



**2,309 SQFT (214.51 SQM)
or 4,618 SQFT (429.02 SQM)**

FOR SALE BUILDINGS 1&2

SELF-CONTAINED OFFICE SPACE

**quartz
point**

BUSINESS PARK
SOLIHULL

WWW.QUARTZPOINTBUSINESSPARK.COM

Self-contained newly refurbished offices set in a landscaped environment, with parking for the whole team included



**Quartz
Point**
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Quartz Point is an attractive and private crescent of office buildings arranged over ground and first floors, each designed to be fully self-contained with their own front doors, providing complete control of the space for the occupier.

The park provides the highest parking ratio (1:154 sq ft) of any equivalent office space along the M42 with ample car parking to the front of each building, a new 95 space car park extension, and additional parking

spaces available as required. The estate also benefits from existing EV charging points (pay as you go) for sole use of the tenants on the estate.

Each unit has dual access, providing additional layout flexibility, and can be easily configured into distinct reception, workspace, client-facing or breakout areas - without compromising on space per desk.



Specification

The buildings provide open plan, Grade A office space with a specification that includes:

- Comfort cooling and heating
- 150mm raised access floors
- Suspended ceilings with inset lighting
- Well-placed services for convenient fit-out.

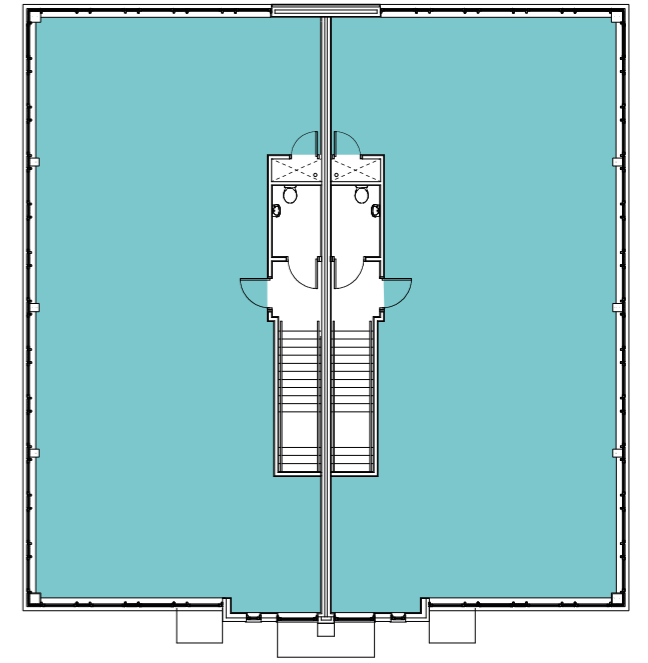
Availability

BUILDING	SQ FT	SQ M	PARKING
Building 1	2,309	214.51	14
Building 2	2,309	214.51	14

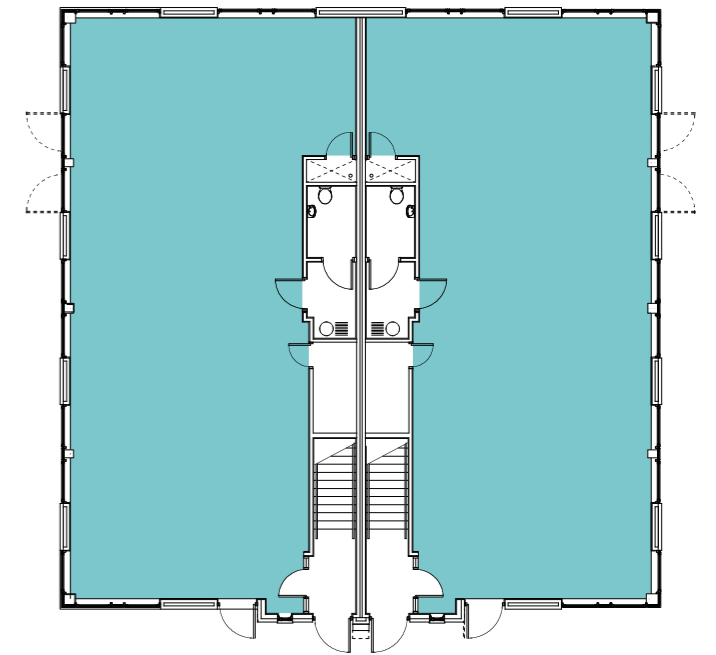
Buildings 1 and 2 can be combined to provide a single building of 4,618 sqft (429.02 sqm)



First Floor Plan



Ground Floor Plan



EPC

The Energy Performance Asset Rating is B30. A certificate can be made available.

Tenure

The units will be sold on new 999 ground leases at a peppercorn rental.

Business Rates

We understand that the property is assessed for business rates. Interested parties should make their own enquiries to the Local Authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Estate Charge

An estate charge will be levied towards the cost of the maintenance of the common areas of the estate.

VAT

VAT if applicable will be charged at the standard rate.



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Location

Quartz Point is ideally located at the heart of the M42 Corridor, the prime Midlands out-of-town office location. The park benefits from excellent transport links, with the M6 accessed within two minutes' drive, Birmingham International Station in less than ten minutes, and Birmingham and Coventry city centres reached in approximately twenty minutes.

Public transport connectivity is set to further improve with the planned opening of the HS2 Birmingham Interchange station, situated one mile south of the site and directly accessible for pedestrians.

Accessibility

The A452 and A446 provide direct dual-carriageway access to the motorway network at Jct 4 of the M6 and Jct 6 of the M42.

Birmingham International Airport and Birmingham International Railway Station are within a five minute drive of Quartz Point, which is located in close proximity to the NEC (National Exhibition Centre).

Directions

From M42 / J6
Exit at Jct 6, at roundabout head toward A45 Coventry. Take next slip road exit off the A45 towards A452 (this turns into the A446). Continue straight on to the roundabout and double back on yourself, continue for half a mile and exit off the first split road. The North entrance of Quartz Point is on the left hand side after you've crossed over the A446.

From M6 / J4
A446 Stonebridge Road exit to Coventry. Continue for half a mile and exit off the first split road. The North entrance of Quartz Point is on the left hand side after you've crossed over the A446

Distances

M6 (Jct 4)	0.5 mile	2 mins
NEC / Resorts World	2 miles	4 mins
M42 (Jct 6)	3 miles	6 mins
Birmingham International	3 miles	6 mins
Birmingham Airport	3 miles	7 mins
Birmingham City Centre	12 miles	19 mins

Solihull	9 miles	20 mins
Coventry	13 miles	22 mins
Warwick Parkway	17 miles	30 mins
Wolverhampton	23 miles	37 mins
Redditch	23 miles	30 mins
London	108 miles	2hrs 30 mins

Sat Nav: B46 3JL



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