



HIGHLY COMPETITIVE RENTAL

**1ST FLOOR, BUILDING TWO, QUINTON BUSINESS PARK,
BIRMINGHAM, B32 1AF**

OFFICE TO LET
5,073 SQ FT (471.30 SQ M)



Summary

REFURBISHED FIRST FLOOR OFFICE

Available Size	5,073 sq ft
Rent	£12 per sq ft
Business Rates	All parties are advised to make their own enquiries of the local Rating Authority
Service Charge	TBC
Estate Charge	£0.62 per sq ft
EPC Rating	C (62)

- Well specified, modern office building
- 1st Floor available on a new lease direct from the Landlord/owner occupier
- Excellent accessibility being located adjacent to junction 3 of the M5
- 13 allocated car parking spaces
- Good levels of natural light
- Pleasant working environment in a parkland setting

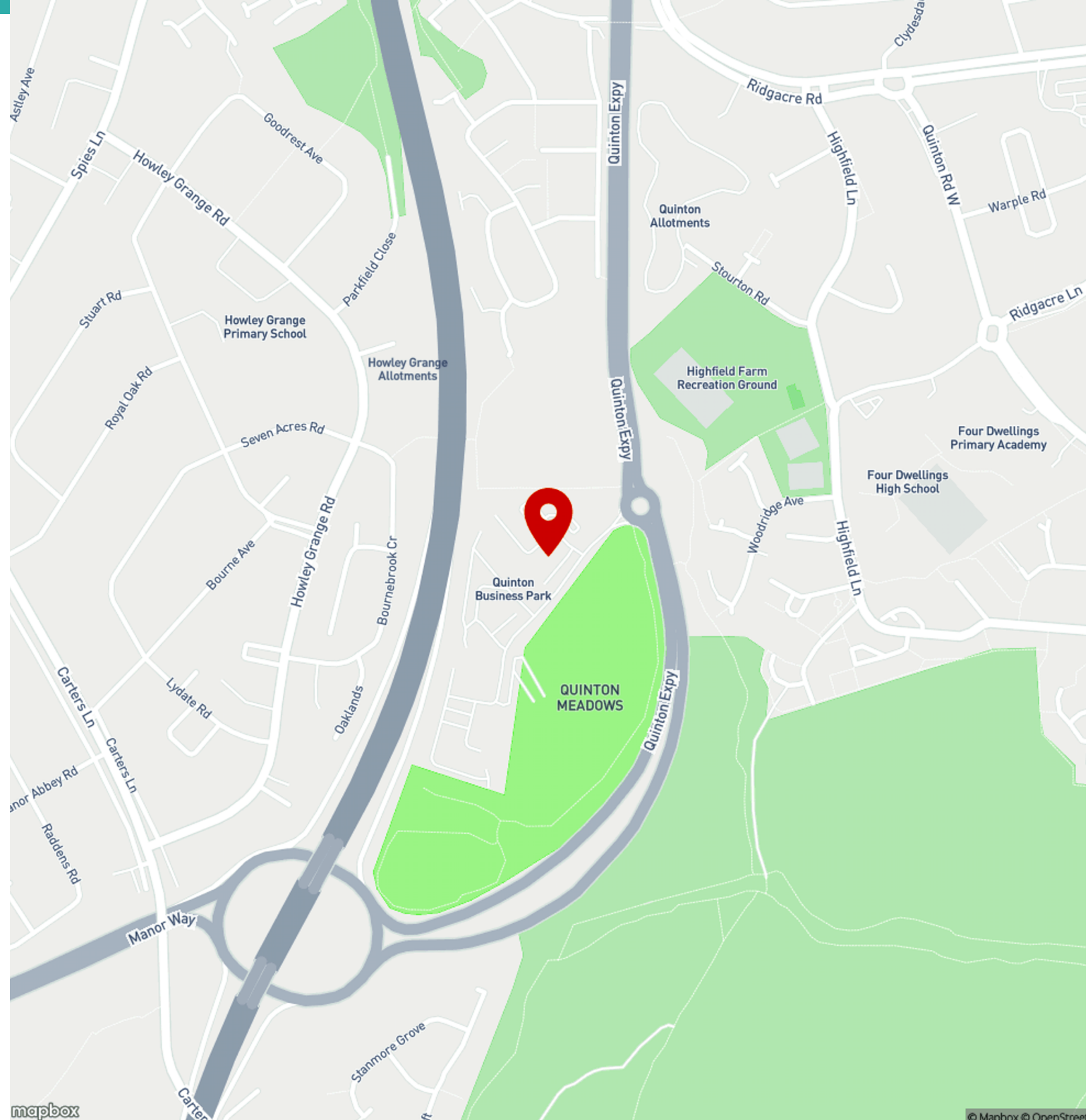


Location



**1st Floor, Building Two
Quinton Business Park,
Birmingham, B32 1AF**

Quinton Business Park is an established and prestigious business park to the south west of Birmingham City centre, situated adjacent to junction 3 of the M5 and on a main arterial route (A456) leading in to the City, approximately 5 miles distant.





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Further Details

Description

Building 2 is a modern self-contained office building, prominently located as you enter Quinton Business Park.

Quinton Business Park is an 18-acre office business park in an attractive and securely managed parkland setting with 24 hour CCTV coverage and a secure gated entrance that is closed out of normal office hours.

Occupiers on the park include Prater, Wates, Serco, Telent Technology, Lovell Construction, Health & Safety Executive, Highways England and the Independent Police Complaints Commission.



Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
1st	5,073	471.30	To let	Under Offer
Total	5,073	471.30		

Specification

- 4 pipe fan coil VRV heating/cooling system and LED lighting
- Raised access floor
- 1 passenger lift
- Shared male/female wc's, disabled wc/shower room
- Access controlled building

Viewings

Strictly by appointment via the sole letting agents



Enquiries & Viewings



Oli Muscutt

omuscutt@vailwilliams.com

07823 791049



Charlotte Fullard

cfullard@vailwilliams.com

07901037998

