

F O U R

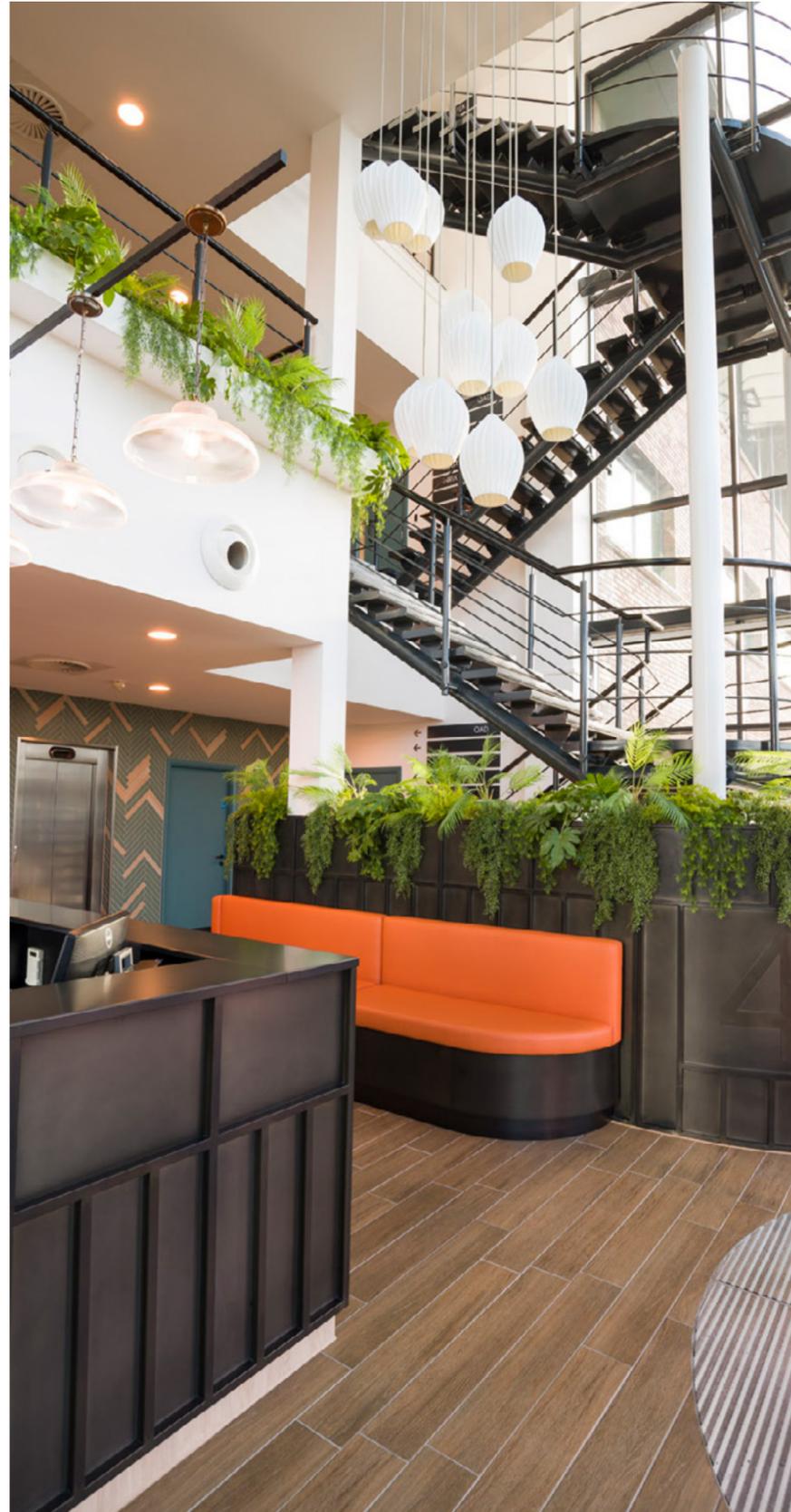
QUINTON BUSINESS PARK

BIRMINGHAM

3,583 — 20,142 SQ FT

Completely refurbished office space in an established and prestigious business park.





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

4 Quinton Business Park is a high quality headquarters office building with an impressive triple height reception.

Just a stone's throw from Quinton Park is Quinton Meadows which has recently been awarded a Local Nature Reserve Status, which have become a haven for a wide variety of species and diverse ecological habitats.



Four

Triple Height Reception



004

Four Quinton Business Park



FOUR

005



4 Quinton Business Park is a high quality headquarters office building with an impressive triple height reception.

Occupiers in the Park include:





SCHEDULE OF ACCOMMODATION

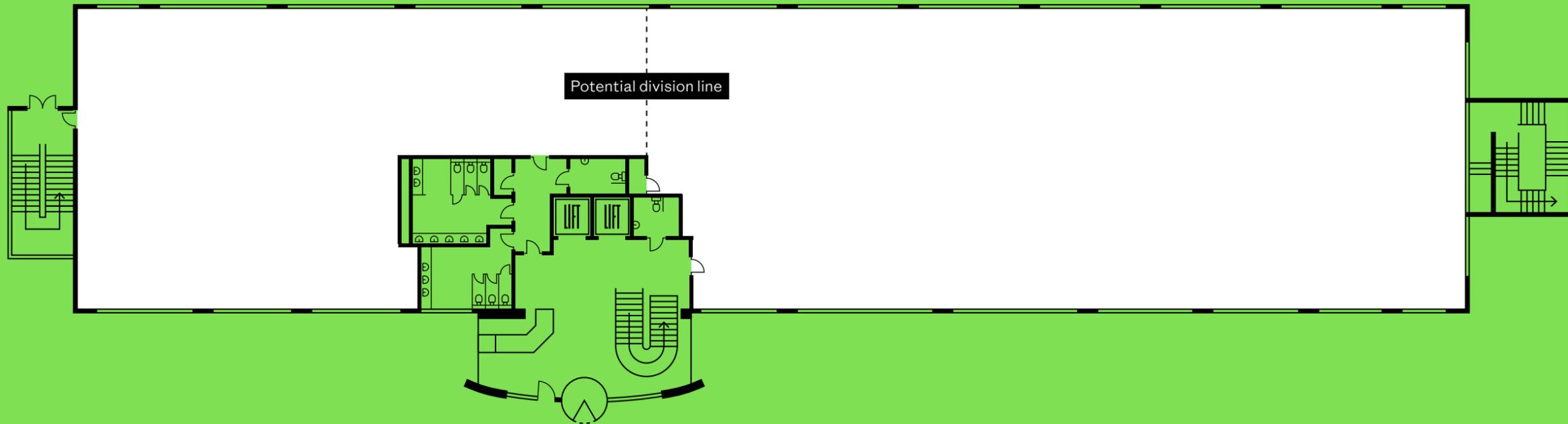
The available accommodation is located on the ground and first floors and has been fully refurbished to provide contemporary open plan accommodation.

| FLOOR | SQ FT | SQ M |
|-----------------|---------------|----------------|
| Ground | 10,071 | 935.6 |
| Potential split | | |
| Suite A | 3,583 | 333 |
| Suite B | 6,488 | 603 |
| First | 10,071 | 935.6 |
| Potential split | | |
| Suite A | 4,284 | 398 |
| Suite B | 5,555 | 516 |
| TOTAL | 20,142 | 1,871.2 |

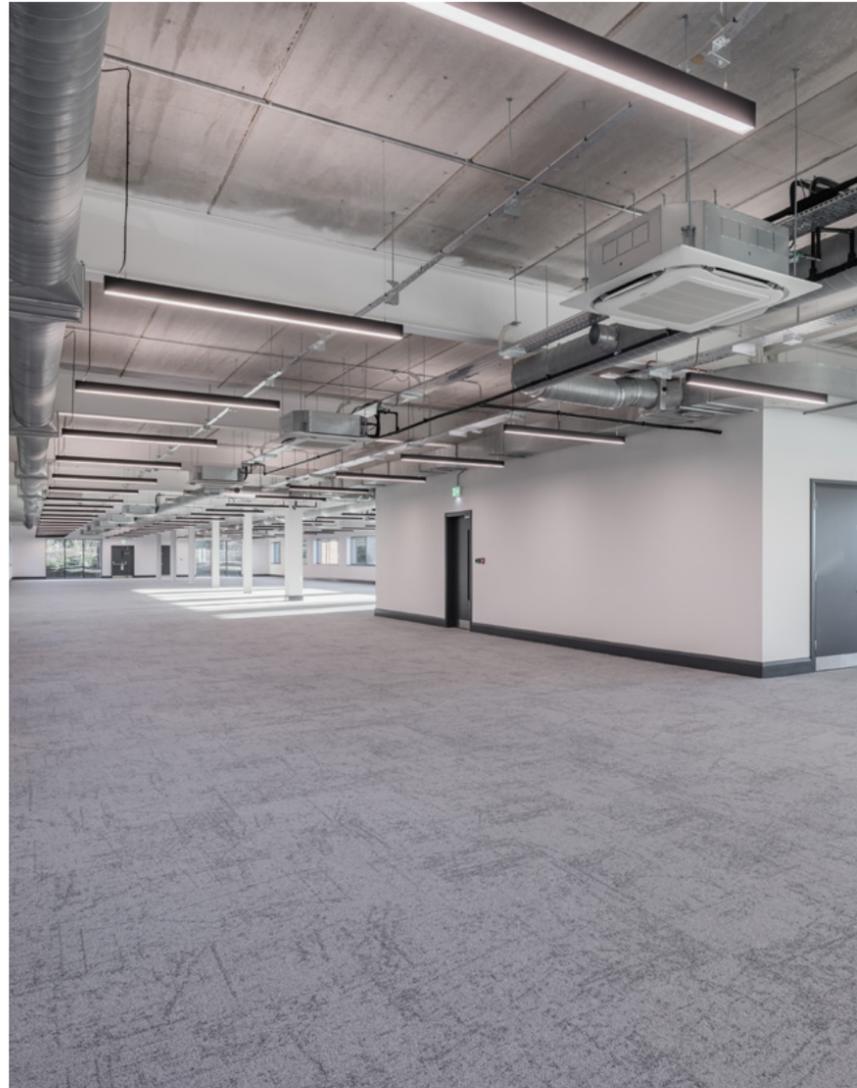
GROUND FLOOR



North



3,583 SQ FT — 10,071 SQ FT



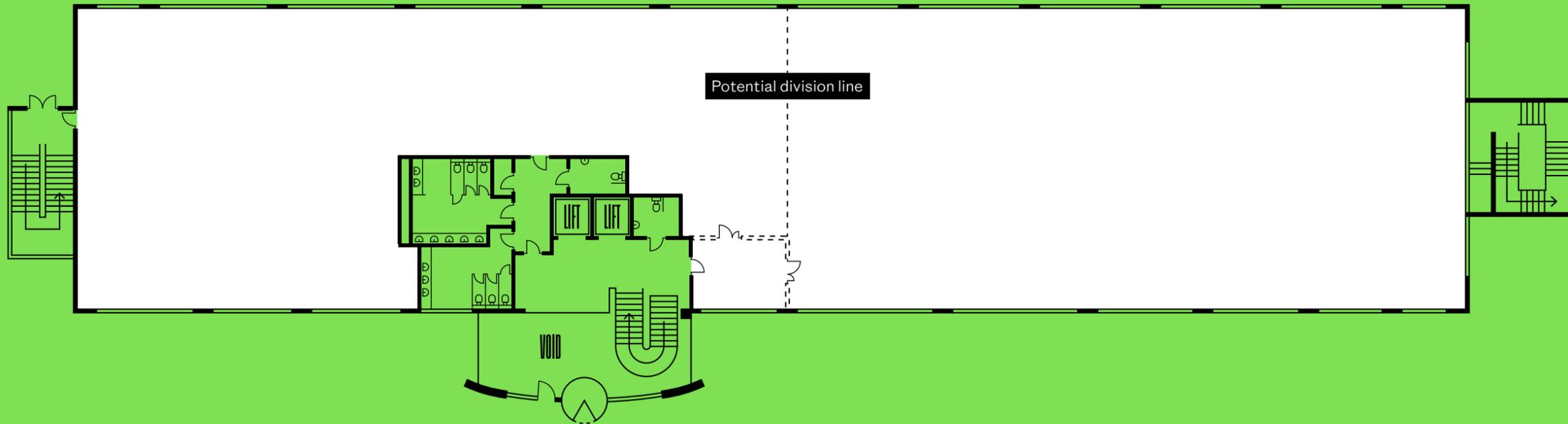
FOUR

010

FIRST FLOOR



North



4,284 SQ FT — 10,071 SQ FT



FOUR



012

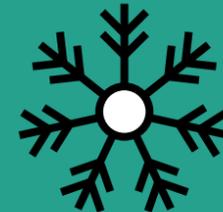
SPECIFICATION



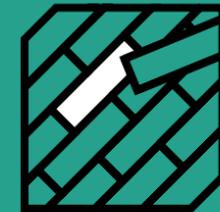
EPC rating A



Wired Score Gold accreditation



Brand new VRF air conditioning system



Raised access flooring



Exposed services with LED lighting



Male & female WCs



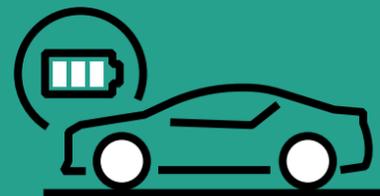
Disabled WCs and shower facilities



Disability Discrimination Act compliant



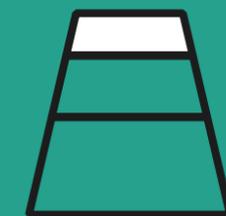
2 passenger lifts



Car parking ratio 1:222 sq ft with additional EV Charging



Secure managed parkland with 24 hour CCTV coverage



Triple-height reception



WOODGATE VALLEY COUNTRY PARK

J3

QUINTON MEADOWS

FOUR QUINTON BUSINESS PARK

A456

BIRMINGHAM 18 MINS

AIRPORT 32 MINS

M5



FOUR QUINTON BUSINESS PARK

BIRMINGHAM

M6

A38

M5

J2

M42

M5

M42

J4

J3

What.Three.Words ///
Places.Drive.Verse

Sat Nav B32 1AF



Four Quinton Business Park

Exterior

FOUR QUINTON BUSINESS PARK

**AVISON
YOUNG**

0121 236 8236

CHARLOTTE FULLARD

07909 484 996

charlotte.fullard@avisonyoung.com

MARK ROBINSON

07342 069 808

mark.robinson@avisonyoung.com



0121 265 7616

DOUGLAS BONHAM

07920 077 100

douglas.bonham@colliers.com

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.