

**F O U R**

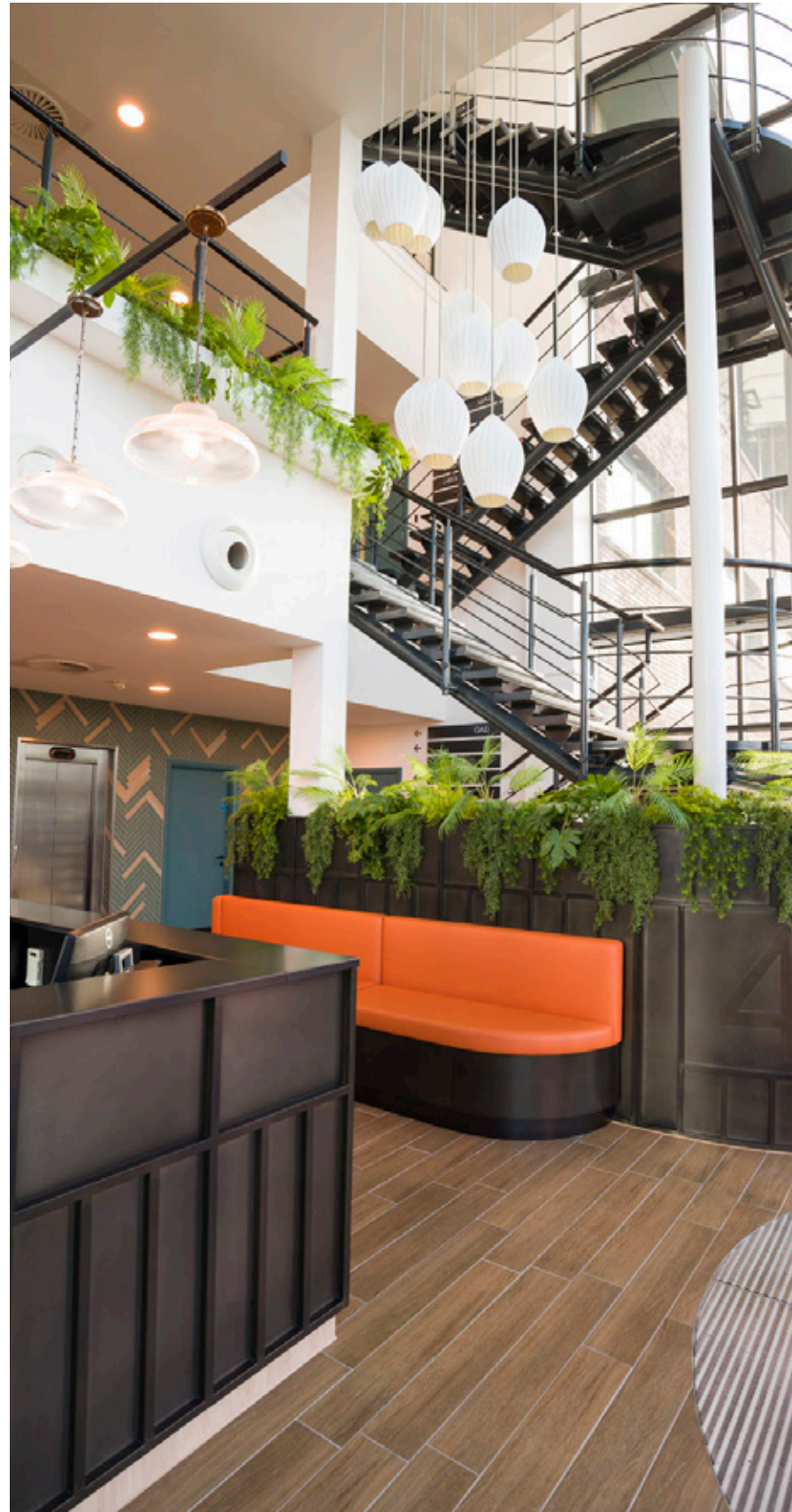
**QUINTON BUSINESS PARK**

**BIRMINGHAM**

**3,583 — 10,071 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.



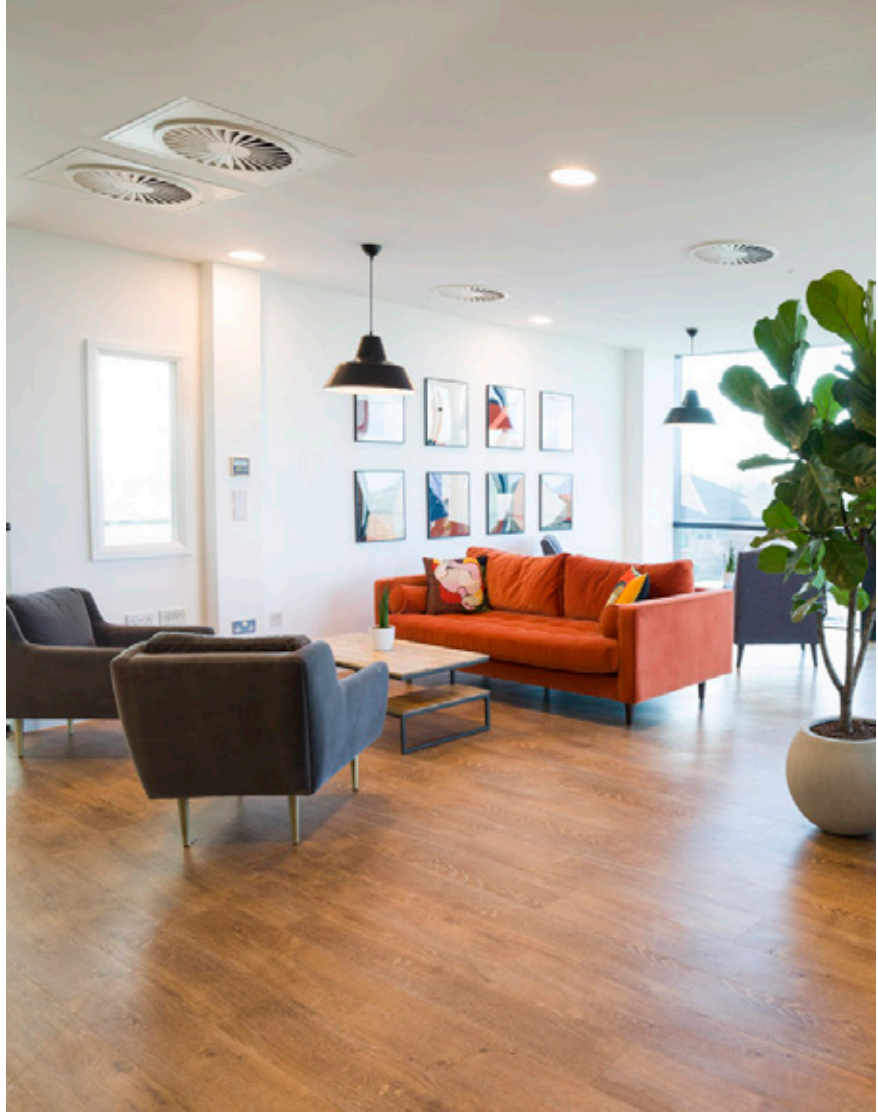


FOUR

005

Four Quinton Business Park

Upstairs Lounge



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

Occupiers in the Park include:



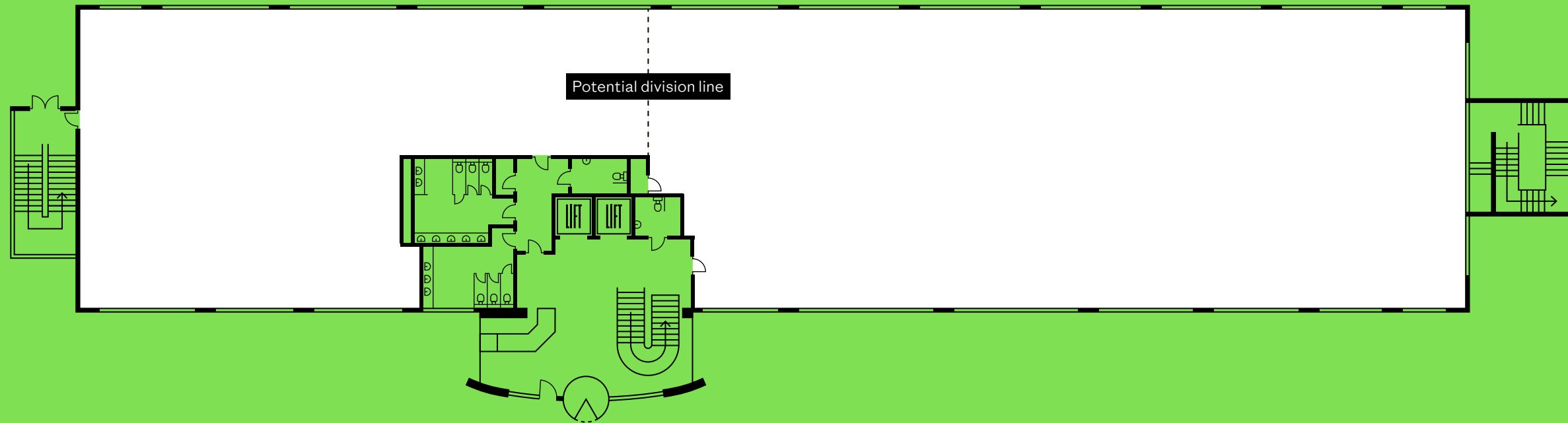
# SCHEDULE OF ACCOMMODATION

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

FLOOR	SQ FT	SQ M
First	10,071	935.6
Potential Split 1		
Suite A	3,583	333
Suite B	6,488	603
Potential Split 2		
Suite A	4,284	398
Suite B	5,555	516
<b>TOTAL</b>	<b>10,071</b>	<b>935.6</b>

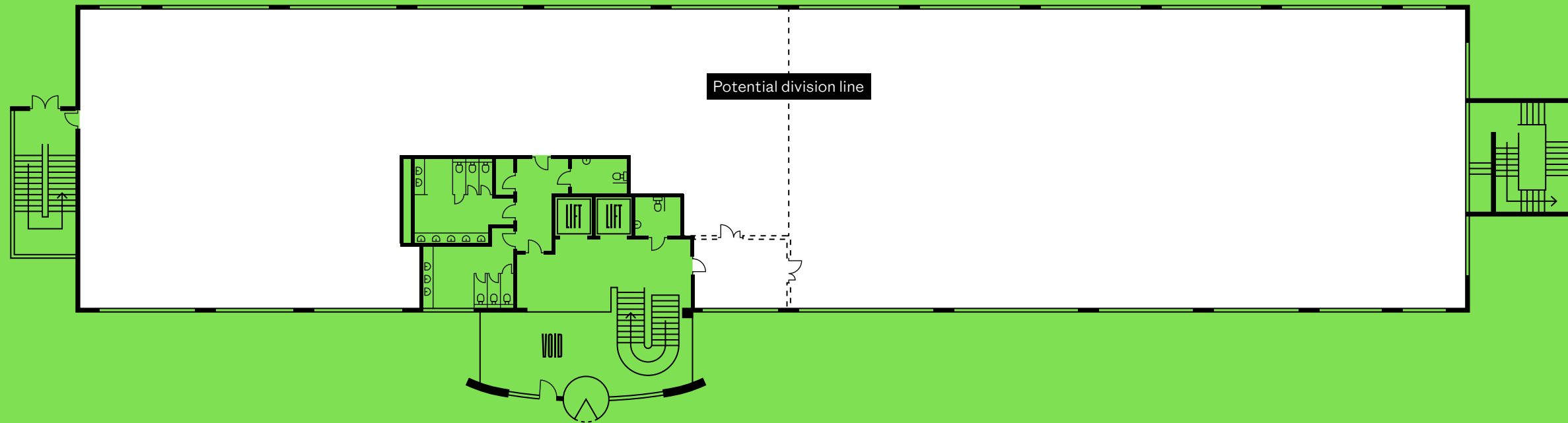


# FIRST FLOOR – POTENTIAL SPLIT 1



3,583 SQ FT – 10,071 SQ FT

# FIRST FLOOR – POTENTIAL SPLIT 2



4,284 SQ FT – 10,071 SQ FT



FOUR



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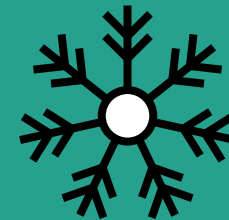
# SPECIFICATION



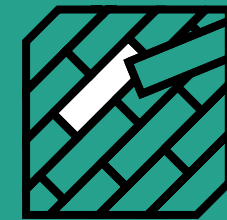
EPC rating A



Wired Score Gold accreditation



Brand new VRF air conditioning system



Raised access flooring



Exposed services with LED lighting



Male & female WCs



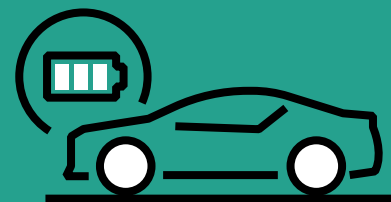
Disabled WCs and shower facilities



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

M5

BIRMINGHAM 18 MINS

AIRPORT 32 MINS



**FOUR** QUINTON BUSINESS PARK

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

Sat Nav B32 1AF



Four Quinton Business Park

Exterior

# FOUR QUINTON BUSINESS PARK

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