

**Lot 14, Units 7-8 Quartz Point Business Park, Stonebridge Road (A446), Birmingham,  
West Midlands B46 3JL**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



Modern Well Located Office Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

<b>Modern Well Located Office Investment</b>		<b>Location</b>	<b>Description</b>
<ul style="list-style-type: none"><li>• Let to Lely Atlantic Limited until December 2030</li><li>• Grade A Office building of approx. 581.50 sq m (6,259 sq ft)</li><li>• December 2025 tenant break option not exercised</li><li>• Rent increased at December 2025 review (previously £100,000 pax)</li><li>• Situated within well established business park at the heart of the M42 corridor</li><li>• Less than 1 mile from Birmingham International Airport</li><li>• New HS2 Railway Station to be situated 1 mile south</li></ul>		<p><b>Miles</b> 8 miles east of Birmingham City Centre,</p> <p><b>Roads</b> M42, M6, A446, A452,</p> <p><b>Rail</b> Birmingham International Railway Station, "Interchange" HS2 station to be 1 mile south (38 minutes to London)</p> <p><b>Air</b> Birmingham International Airport</p>	<p>Quartz Point is a modern and attractive office park comprising six pavilion-style office buildings. Each building contains two semi-detached office units arranged over ground and first floors, offering flexibility for subdivision and varied occupancy needs. The park provides a total of 225 car parking spaces.</p> <p>Each office building is finished to a high specification, featuring raised access floors, suspended ceilings with integrated LED lighting and comfort cooling and heating systems.</p> <p>The subject property, Units 7 and 8, benefits from the right to use 25 car parking spaces within the estate (subject to the rights of the existing occupational lease), providing a car parking ratio of 1:250.</p>
<b>Lot</b> 14	<b>Auction</b> 30th October 2025	<p>Quartz Point Business Park is situated 8 miles east of Birmingham City Centre and approximately 1 mile east of Birmingham International Airport. The location benefits from excellent road connections being less than 1 mile south of the intersection of the M42 (Junction 7a) and M6 (Junction 4). The location will further be enhanced by the new London to Birmingham High Speed Railway, HS2, with "Interchange" station being situated about 1 mile south of Quartz Point Business Park.</p>	<b>VAT</b>
<b>Rent</b> £132,870 per Annum Exclusive (3)			VAT is applicable to this lot.
<b>Sector</b> Office	<b>Status</b> Available		<b>Note</b>
On Behalf of a Major Institutional Real Estate Investor	<b>Auction Venue</b> Live Streamed Auction	<b>Tenure</b>	what3words location: cheek.album.sample
		<b>EPC</b>	

Band B

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Reviews (Reversion)
Ground First	Office Office	273.60 307.90	(2,945) (3,314)	LELY ATLANTIC LIMTIED (CRN: 09899747) with a guarantee from Maasland N.V (1)	10 years from 18/12/2020 (4)	£132,870 (3)	(18/12/2030)
<b>Total Approximate Floor Area</b>		<b>581.50</b>	<b>(6,259) (2)</b>			<b>£132,870 (3)</b>	

(1) Lely are a Dutch based agricultural machine and robotics manufacturer and one of the leading dairy robot manufacturers. Founded in 1948, they now operate across Europe, Asia, Australia and South America ([www.lely.com](http://www.lely.com)).

(2) The floor areas stated above are those published by the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)).

(3) The current rent reserved is £100,000 per annum exclusive, which increases to £132,870 per annum exclusive on 18th December 2025, as per the pre-agreed rent review.

(4) The tenant did not exercise their option to determine the lease on 18th December 2025. Lely Atlantic Limited (CRN: 09899747) were incorporated in 2015 and are owned by Maasland NV, a company incorporated under Dutch company number 24243481 in the Netherlands. For the year ending 31st December 2023 Lely Atlantic Limited (CRN: 09899747) reported net assets of £1,284,382. (Source: Financial Statements as published at Companies House 7/10/25).



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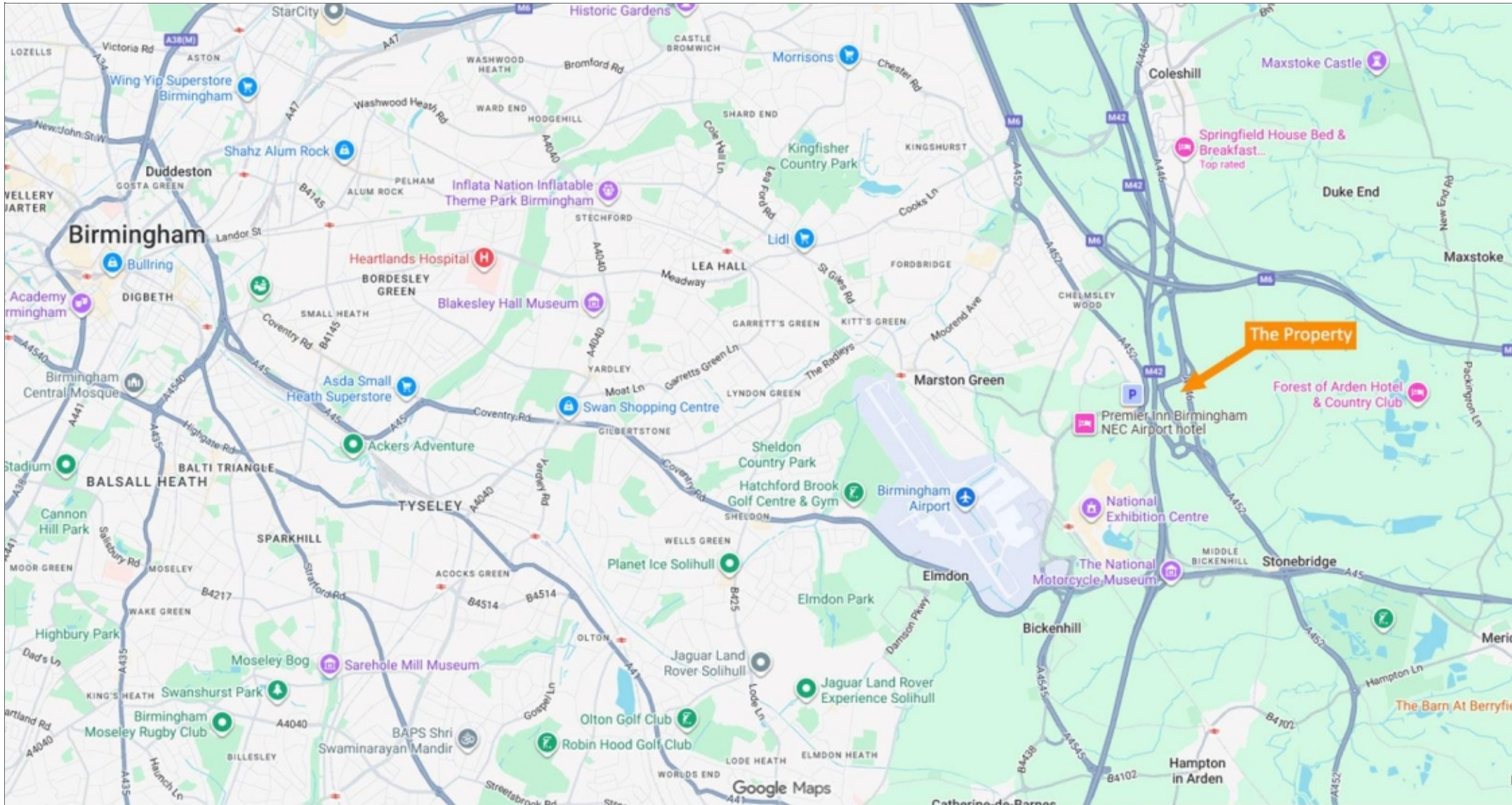
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