

One

Quinton Business Park

BIRMINGHAM / B32 1AF

Mission Critical Long Let
Government Occupied
Office Investment



Investment Summary

- One Quinton Business Park is **strategically positioned in West Birmingham, adjacent to Junction 3 of the M5** at the heart of the UK motorway network
- **Located on the highly successful Quinton Business Park**, home to high-calibre corporate and government occupiers including National Highways, the Independent Office for Police Control (IOPC), Lindner Prater and Lovell Partnerships
- High quality office building **constructed in 2004 with extensive refurbishments** undertaken by the occupier
- **Extending to 23,154 sq ft (2,151 sq m)** arranged over ground and first floors, with EPC B (32) rating
- **Single let to National Highways Ltd**, who have been in continuous occupation since 2004 and recently signed a new 15-year FRI lease commencing 31st March 2025 with a tenant break option at year 10
- **Unexpired lease term of 14.2 years to expiry, 9.2 years to break**
- National Highways Ltd offer an **undoubted covenant**, being an executive non-departmental public body underwritten by the Department for Transport
- **Highly reversionary current passing rent of £372,500 per annum, reflecting a very low £16.30 psf**, subject to five-yearly upward-only open market rent reviews
- The building serves as a **mission critical National Highways' facility**, home to the West Midlands Regional Operations Centre, used to manage and control the region's motorway network
- **National Highways occupy a further two buildings on the park**, one of which provides the National Operations Centre for the organisation
- The lease includes **100 designated car parking spaces**, providing an attractive ratio of 1:232 sq ft
- **Long leasehold for 150 years** from 24th June 2002 at a peppercorn rent, with 126 years unexpired



Proposal

We are instructed to seek offers in excess of **£4,115,000 (Four Million One Hundred and Fifteen Thousand Pounds)** subject to contract and exclusive of VAT.


A purchase at this level reflects an attractive **net initial yield of 8.50%** assuming standard purchaser's costs, and a **low capital value of £178 per sq ft**.

Situated at its heart, Birmingham is firmly established as the UK's second city and an economic powerhouse.

Birmingham's strategic advantage stems from its position at the heart of comprehensive transportation infrastructure. Birmingham sits at the centre of the UK's motorway network, surrounded by the M5, M6, M6 Toll, and M42 corridors. As the central hub of the UK rail network, Birmingham features three primary city centre stations—New Street, Snowhill, and Moor Street, providing extensive local and national connections. Birmingham Airport, just 8 miles southeast of the city centre, serves as a major international gateway, completing the integrated transport system that enhances global connectivity and business accessibility.



One
Quinton Business Park

	AIRPORT	time	miles
	Birmingham	33mins	28.8
	Manchester	1hr 39mins	79.7
	London Heathrow	2hrs 7mins	119.0



Situation

Quinton Business Park offers 18 acres of established commercial space, situated directly adjacent to Junction 3 of the M5 and fronting the main A456 route into Birmingham. The park offers exceptional connectivity to the city centre, the Black Country, and the national motorway network (M6/M42).

Developed by St. Modwen Plc, the park comprises nine modern buildings delivering 260,000 sq ft (24,154 sq m) of high-profile office accommodation within a low-density, landscaped environment. The park has a proven track record of attracting high-calibre corporate and government occupiers, including the Independent Office for Police Conduct (IOPC), National Highways, Lindner Prater and Lovell Partnerships.

Barberry, a prominent Midlands-based developer, has secured detailed planning permission for the final development plot at Quinton Business Park. The proposed Barberry Midbox 78 will deliver a 78,335 sq ft best in class distribution and manufacturing facility, with construction scheduled to commence in early 2026.

IOPC

Lindner PRATER

LOVELL



QAD

nonacus

INRIX



Established National Highways Office Campus

One
Quinton Business Park





Description

The property occupies a prominent position at the main entrance to Quinton Business Park.

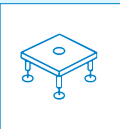
Built in 2004, the modern two-storey office building features an impressive double-height, fully glazed reception that maximises natural light. The building is constructed to a high specification with steel frame construction, brick elevations, and aluminium-framed double-glazed windows beneath a pitched slate roof.

The tenant has made a significant and ongoing capital investment in the property, underscoring their long-term commitment to the site. Key upgrades include a major refurbishment in 2009, replacement of chillers in 2017, and refurbishment to the first-floor canteen and office space in 2023, with several breakout areas and partitioned meeting rooms installed to offer an open plan style layout.

The property provides National Highways with a mission critical facility, home to the West Midlands Regional Operations Centre. This operation, one of just seven in the country, is responsible for the real-time management and safety of motorways and major A roads. Quinton Business Park is the base for the National and Regional Traffic Operations Centres, ensuring this location is of strategic importance in maintaining and improving the strategic road network. It coordinates directly with emergency services and traffic officers across the region to ensure a constant and secure operational presence.

As a 24/7/365 operational hub controlling approximately 2,000 miles of motorway, the building is a vital part of the National Highways network, supported by a dedicated uninterruptible power supply (UPS) room and external backup generators to support the critical infrastructure. The building also serves as the UK training hub for National Highways, fitted with multiple training rooms and desk areas to facilitate this.

Internally, the offices benefit from the following specification:



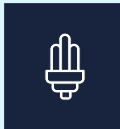
Fully accessible raised floors



Air conditioning



Suspended ceilings



LED lighting



8-person passenger lift



Male, female and disabled WCs on each floor



Canteen and break out areas



Male & female shower and changing facilities



One
Quinton Business Park

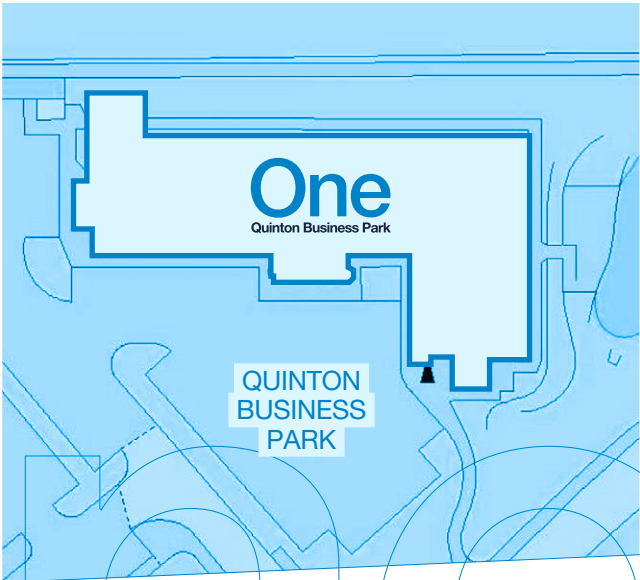
Accommodation Tenure

The property provides the following net internal floor areas.

Floor	sq m	sq ft
First Floor	1,047.3	11,274
Ground Floor	1,046.7	11,267
Reception	57	613
Total	2,151	23,154

The site offers 100 car parking spaces and provides an attractive ratio of 1:232 sq ft.

Long leasehold for 150 years from 24th June 2002 at a peppercorn rent, with 126 years unexpired.





Covenant



National Highways is an executive non-departmental public body, underwritten by the Department for Transport, and as such offers an undoubted Government sponsored covenant.

National Highways are responsible for managing and maintaining motorways and major A roads in the UK. Their work includes planning, building, operating, and improving these key transport routes to ensure safe and efficient travel. They also monitor road conditions, manage traffic flow, and oversee major infrastructure projects, such as new junctions or road expansions, to support economic growth and connectivity across the nation.

Quinton Business Park is a critical hub location for National Highways operations. They occupy three buildings on the site to accommodate the West Midlands Regional Operations Centre (subject property, Building 1), the National Traffic Operations Centre (Building 3), and a technology solutions facility operated by sub-contractor Telnet (Building 6).

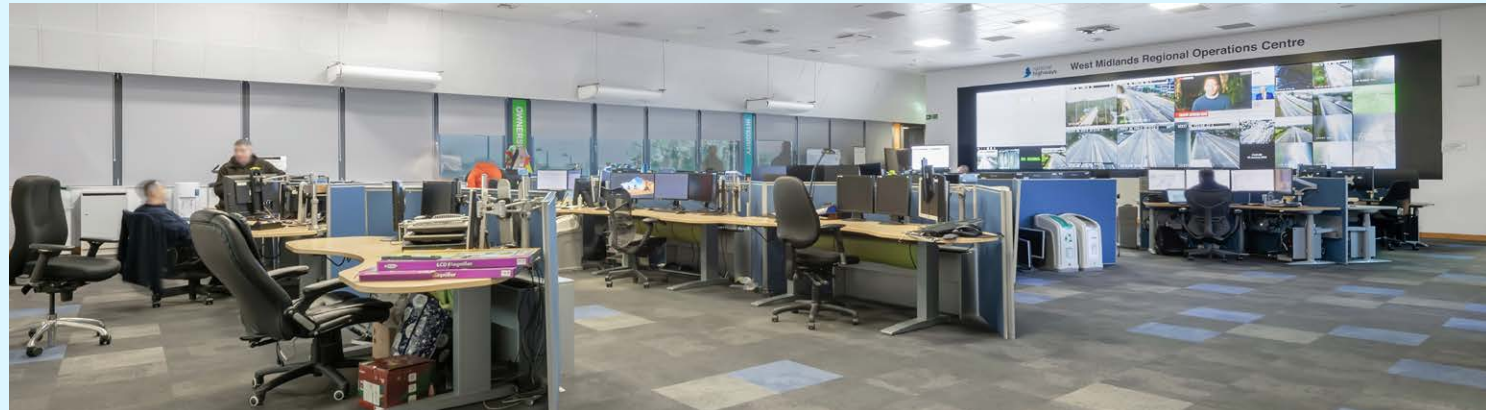
Tenancy

The property is let to National Highways Ltd on a 15-year FRI lease commencing 31st March 2025, with a tenant break option at year 10.

The current passing rent is £372,500 per annum, subject to 5 yearly upward-only open market rent reviews. The tenant benefits from an initial 18-month rent-free period from the lease commencement date, with a further 6-month rent-free period due if the break at year 10 is not exercised.

National Highways Limited has occupied the building continuously since its construction in 2004, initially under a 25-year lease. This original lease was surrendered early to facilitate a lease regear, securing the tenant's occupation for a further 15-year term.

A supplementary lease covers a small parcel of adjacent land on identical terms to the main lease, with the landlord reserving a nominal annual rent of £1.



Office Market Commentary

Quinton Business Park occupies a well-established position within the West Midlands office market.

The park's strategic location close to Junction 3 of the M5 provides excellent connectivity to Birmingham, the Black Country and the wider motorway network, underpinning its appeal to a broad tenant base. The local office market is characterised by limited new supply, supporting stable rental growth prospects and healthy occupancy levels.

Prime rents in Birmingham have risen sharply in recent years, now standing at £46.00 psf in the city centre, £30 psf in the M42 corridor, and £20.00 psf in the M5 corridor and the immediate vicinity of Quinton Business Park. The current passing rent reflects a low rental level of £16.30 psf, providing future reversionary prospects with current quoting rents on the park standing at £19.50 psf.

Letting Comparables

Date	Building	Occupier	Size (sq ft)	Rent (£ psf)
On Market	Building 4, Quinton Business Park	Available to Let	10,071	£19.50 (quoting)
Q4 25	040 The Crescent, Birmingham Business Park	MeJuvenate	1,528	£25.00
Q4 25	One Central Boulevard, Blythe Valley Park	Pinewood AI	23,427	£24.50
Oct 25	T1 Trinity Park, Solihull	VINCI Energies	6,762	£25.00
Sep 25	Hexagon House, 3 Trinity Court	Vistry	12,000	£19.00
Aug 25	3160 Park Square, Birmingham Business Park	ISS Facility Services	8,782	£27.33
Q2 25	6280 Bishops Court, Birmingham Business Park	FICO	7,909	£27.18
Jan 25	Nelson House, Blythe Valley Park	Entrepreneurs Circle	14,792	£26.00
Sep 24	3140 Birmingham Business Park	Mitsubishi Electric Europe	5,881	£24.29
Sep 24	Building 4, Quinton Business Park	Park Place Technologies	4,352	£19.50
Jun 24	1 Parklands Business Park	Zellis UK	10,085	£18.75



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Further Information

VAT

The property has been elected for VAT.
It is anticipated the sale will be treated
as a Transfer of Going Concern (TOGC).

Data Room

Access is available on request.

EPC

B (32).

Estates Management

A service charge is operated by the
Freehold owner. Further information
is available on request.

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