

CAMPION HOUSE




HIGH QUALITY OFFICE SPACE TO LET IN
THE HEART OF KIDDERMINSTER.

200 SQ.FT. TO 11,280 SQ.FT. (18.6 SQ.M. TO 1,047.9 SQ.M.)

AVAILABLE
NOW

CAMPION HOUSE

GREEN STREET  KIDDERMINSTER

LOCATION

Green Street is adjacent to Kidderminster town centre, which is currently undergoing a major regeneration programme of £50m.

Only 10 miles from the M5 motorway, 13 miles from Worcester and 20 miles from Birmingham, Kidderminster's West Midlands location makes it an excellent business base.

ARCHITECTURE

Formerly a mill and warehouse, 3-storey Champion House was built in the 1850's and displays much of its original Victorian character.

Attractive period features include exposed brickwork and King and Queen post roof trusses.

FEATURES AND SPECIFICATION

These include:

- A wide range of suites from 200 sq.ft. to a total of 11,280 sq.ft. (18.6 sq.m. to 1,047.9 sq.m.), including wings of 3,500 sq.ft. (325.2 sq.m.).
- An abundance of natural light.
- Central heating.
- Perimeter trunking.
- Floor coverings.
- Swipe card security system.
- Excellent on-site parking.
- Convenient location for all town centre facilities, including buses and trains.
- Immediately available.

FLEXIBLE LENGTH LEASES

It is anticipated that Champion House will provide an ideal opportunity for local businesses looking to establish themselves within a high quality office environment and a convenient town centre location. This is reflected in the flexibility of leasing arrangements.





KIDDERMINSTER LIFE

COLLEGE COMES TO TOWN

- The new site for Kidderminster College will be right in the town centre at the heart of the community, housed in a modern building with specialist, purpose-built facilities.
- *"The town centre developments in the next few years will provide significant commercial opportunities for businesses that will also be able to benefit from the college in terms of its vocational education and training programmes. The college's Business Development Unit is in regular contact with the local business community and provides off-the-shelf courses and bespoke training in a number of vocational areas."*

Andrew Miller – Principal, Kidderminster College

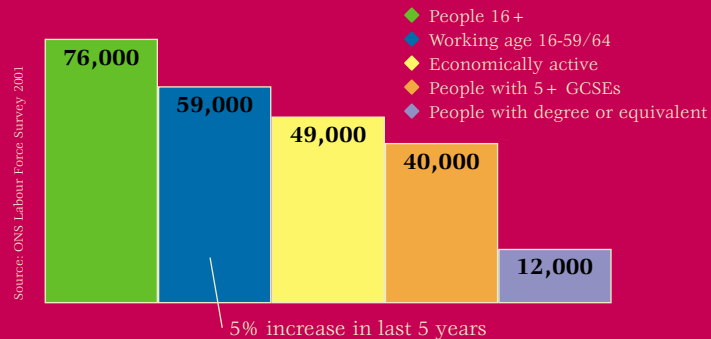
RETAIL THERAPY

- Adding to an already established list of high street names including – Marks & Spencer, Argos, B&Q, and Tesco – Weavers Wharf will introduce JJB Sports, TK Maxx and Next, amongst others.
- *"Kidderminster is an affluent area where consumer spending patterns are high. The standard of workforce in Kidderminster is high with strong commitment and enthusiasm to excel in the workplace."*

Simon Cowey – General Manager, B&Q

WORKFORCE AND INDUSTRY

- The number of people in manufacturing and public admin, education & health has remained constant over the past 5 years, whilst service staff in distribution, hotels and restaurants has increased by 25%.

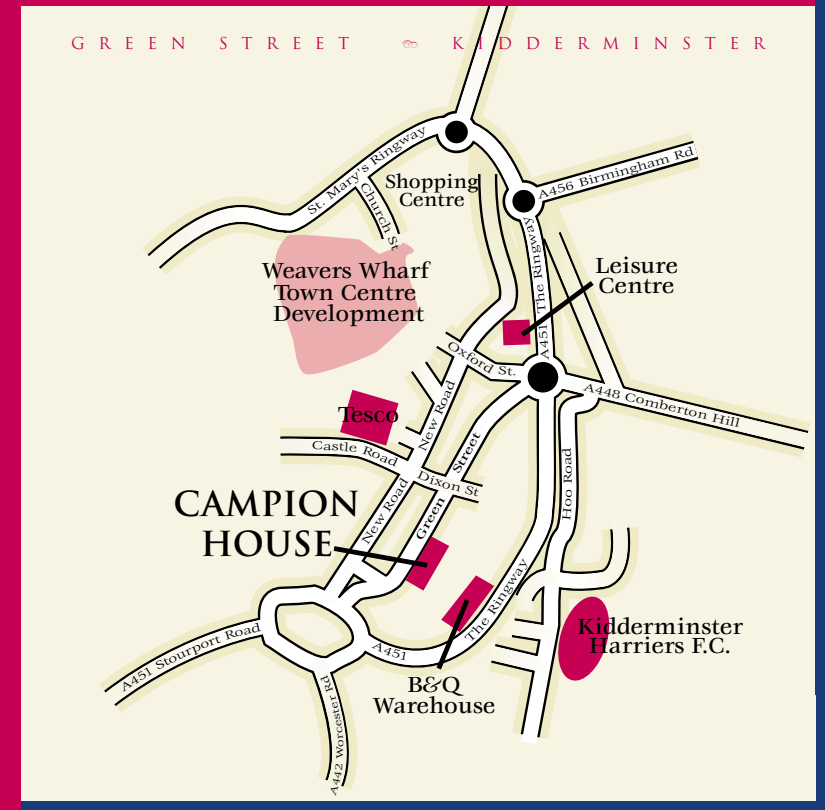


GETTING AROUND

- **Local Bus Services**
Kidderminster Town Centre and surrounding areas are well serviced by local bus routes, enabling the workforce of the town to commute easily.
- **Local Train Connections**
Just 5 minutes walk from Green Street, Kidderminster Station provides good local rail connections to Birmingham New Street, with onward direct links to London, Manchester, Bristol and Leeds.

CAMPION HOUSE

GREEN STREET KIDDERMINSTER



TO VIEW OR FOR MORE INFORMATION ABOUT
CAMPION HOUSE PLEASE CONTACT



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