



CampionHouse

**High quality office suites to let
Green Street, Kidderminster**

500 sq ft – 9,485 sq ft
Excellent on-site parking



ElgarHouse

0121 233 2330
KWB ELGAR HOUSE HIGH QUALITY OFFICE SUITES TO LET
500 sq ft - 33,177 sq ft **KWB**

**Fully DDA
compliant**



“Elgar House offers us an excellent location, in close proximity to the facilities of the College and only minutes away from the town centre’s local amenities. The development offers excellent security, is well-maintained and benefits from plenty of natural light, ensuring a pleasant working environment.”

Graham Mason - VLE Middleware (part of Kidderminster College)



Campion House

An attractive period building, offering flexible office space in a convenient town centre location.

As a former Grade II listed carpet warehouse and mill, Campion House offers a high quality office environment in a central location, ideally suited to local and national businesses alike.

Recently refurbished and fully DDA compliant, the three storey period building comprises a range of flexible office suites providing space from 500 – 2,300 sq ft.



Elgar House

Situated in the heart of Kidderminster, Elgar House provides high quality office space in a prime location.

As one of the few major office buildings of its size within the Worcestershire area, the iconic Art Deco and part Victorian style property offers modern, high specification office accommodation, whilst incorporating much of the building's original period character.

Set over four storeys and fully DDA compliant, the locally listed property offers the flexibility of large floor plates, providing space available from 500 – 9,485 sq ft.



Specification

- Grade II listed period property, benefitting from exposed brickwork and King and Queen post roof trusses
- Contemporary architectural features, including glazed stair towers and canopied walkways
- An abundance of natural light
- Flexible office space comprising a range of office suites and whole wings
- Central heating
- Perimeter trunking
- DDA compliant, with lift access to all floors
- Swipe card security system
- Excellent on-site car parking equating to 1:320 sq ft

Schedule of accommodation

Floor	Suites	Sq ft (net)
Ground	1 & 2	Occupied
First	3	1,950
	4 & 5	Occupied
	6	1,240
Second	7, 8 & 9	Occupied
	10	1,145
	11	1,155
	12	Occupied
Total building		14,924
Available suites can be combined/split subject to location		

Specification

- Locally listed building featuring exposed brickwork, suspended ceilings and LG3 lighting
- Modern architectural features, including a glazed entrance and feature panelling
- An abundance of natural light
- Flexible office space offered via suites, wings or whole floors
- Central heating
- Perimeter trunking
- DDA compliant, with lift access to upper floors
- A fob card security system
- Excellent on-site car parking equating to 1:320 sq ft

Schedule of accommodation

Floor	Sq ft (net)
Ground	Occupied
First	Occupied
Second	500-9,485
Third	Occupied
Total building	31,504
Available suites can be combined/split subject to location	





Amenities

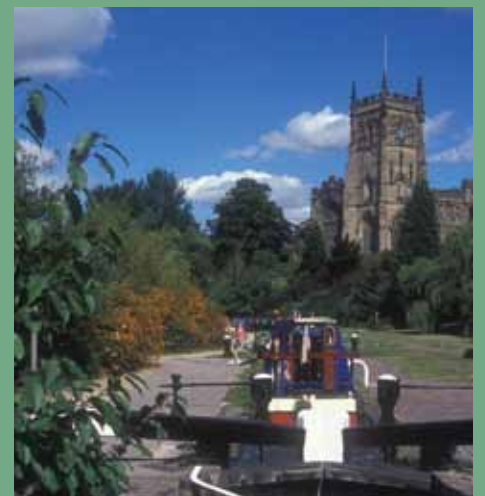
Situated on Green Street, Elgar House and Campion House benefit from a town centre location, providing a wealth of car parks, public transport links and shopping facilities, including the adjacent Morrisons foodstore and B&Q Warehouse.

Completed in 2003, the innovative 'Weaver's Wharf' retail scheme offers 23 high street stores, a 24 hour Tesco and local eateries including Italian coffee bar, Caffè Nero and 50's-style restaurant chain, Frankie & Bennys.

The regeneration of the town centre has included developments to Kidderminster College, resulting in a modern learning environment that is due to receive a further £1.1 million worth of investment.



Kidderminster College



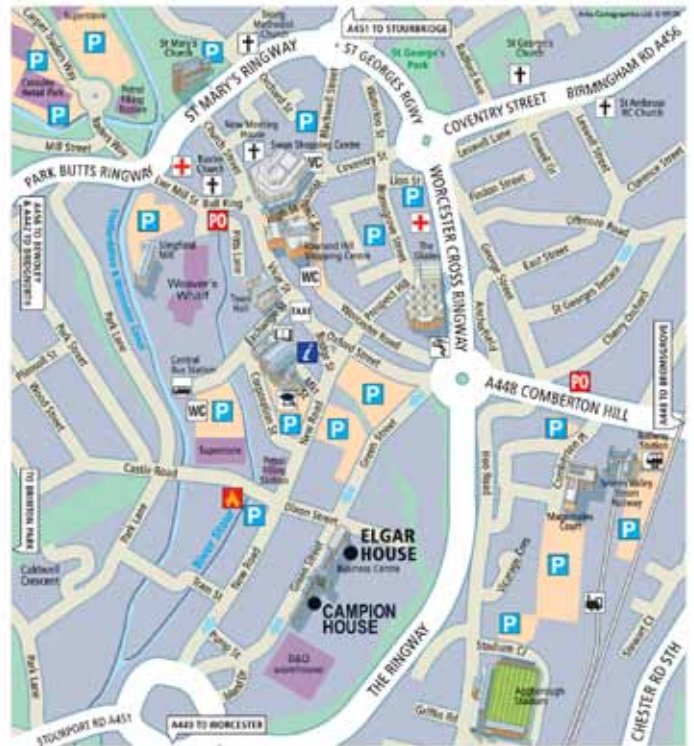
St Mary's church and canal

Location

Situated in the heart of Kidderminster, Elgar House and Champion House benefit from an excellent strategic location, whilst on the outskirts of one of the West Midlands most thriving conurbations.

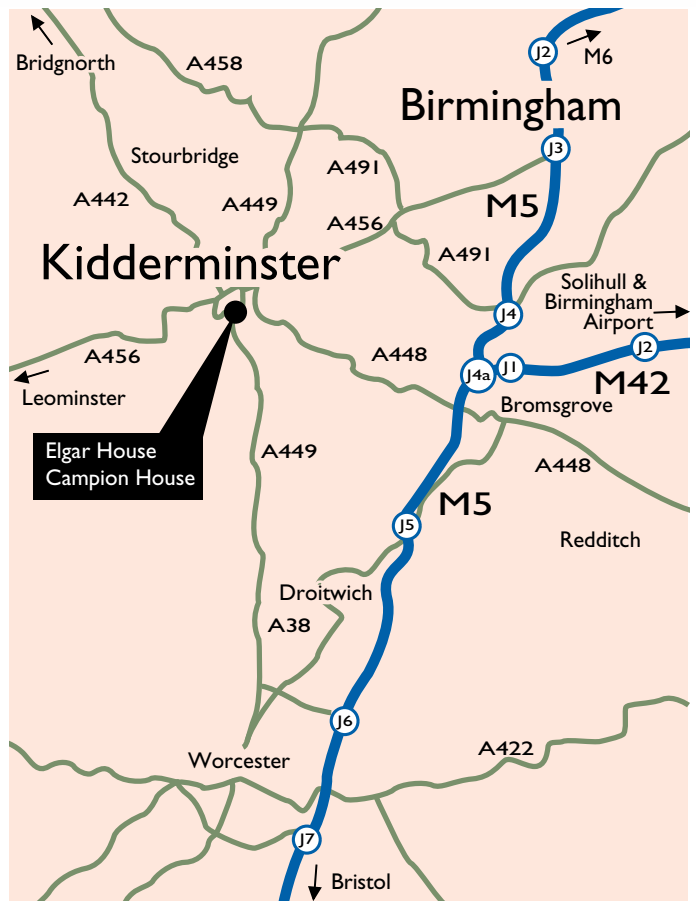
Close to the M5, M6 and M42, the high quality office development offers strong links to the national motorway network, whilst Birmingham City Centre and Airport are easily accessible, less than 40 minutes away by rail. The town's bus terminus at Weaver's Wharf, which offers direct bus links to Worcester, Halesowen, Bewdley, Stourport and Bromsgrove, is also within a 5 minute walk.

Following a £50 million regeneration programme in recent years and significant investment in developing the region's retailing and business centre, Kidderminster offers an attractive base for both local and national companies, providing a pool of high quality employees and excellent local amenities.



Location	Distance (miles)	Drivetime (mins)
J3, M5	12	25
J8, M6	21	34
Kidderminster railway station 	1.1	4
Worcester city centre	14.4	28
Birmingham city centre	19.2	44
Birmingham Airport 	31.7	49

Source: Google maps



Postcode for Sat Nav: DY10 1JL

For more information

Please contact the agent



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