

# Chadwick House

Chadwick House,  
Blenheim Court, Solihull B91 2AA

## Solihull

Grade A Offices In  
Solihull Town Centre

**BLENHEIM  
COURT**

6,704 - 56,307  
SQ FT



# Introducing Chadwick House

Set within Blenheim Court, the 84,000 sq ft Chadwick House stands at the centre of Solihull's thriving business community. Now entering a major phase of investment and refurbishment, this landmark building is being reimaged as a sustainable, design-led workspace built for the future of business.

A comprehensive upgrade to the building's communal areas, core facilities and arrival experience will create a premium environment for occupiers, one that celebrates Solihull's growing prominence as the Midlands' most connected and amenity-rich town centre.

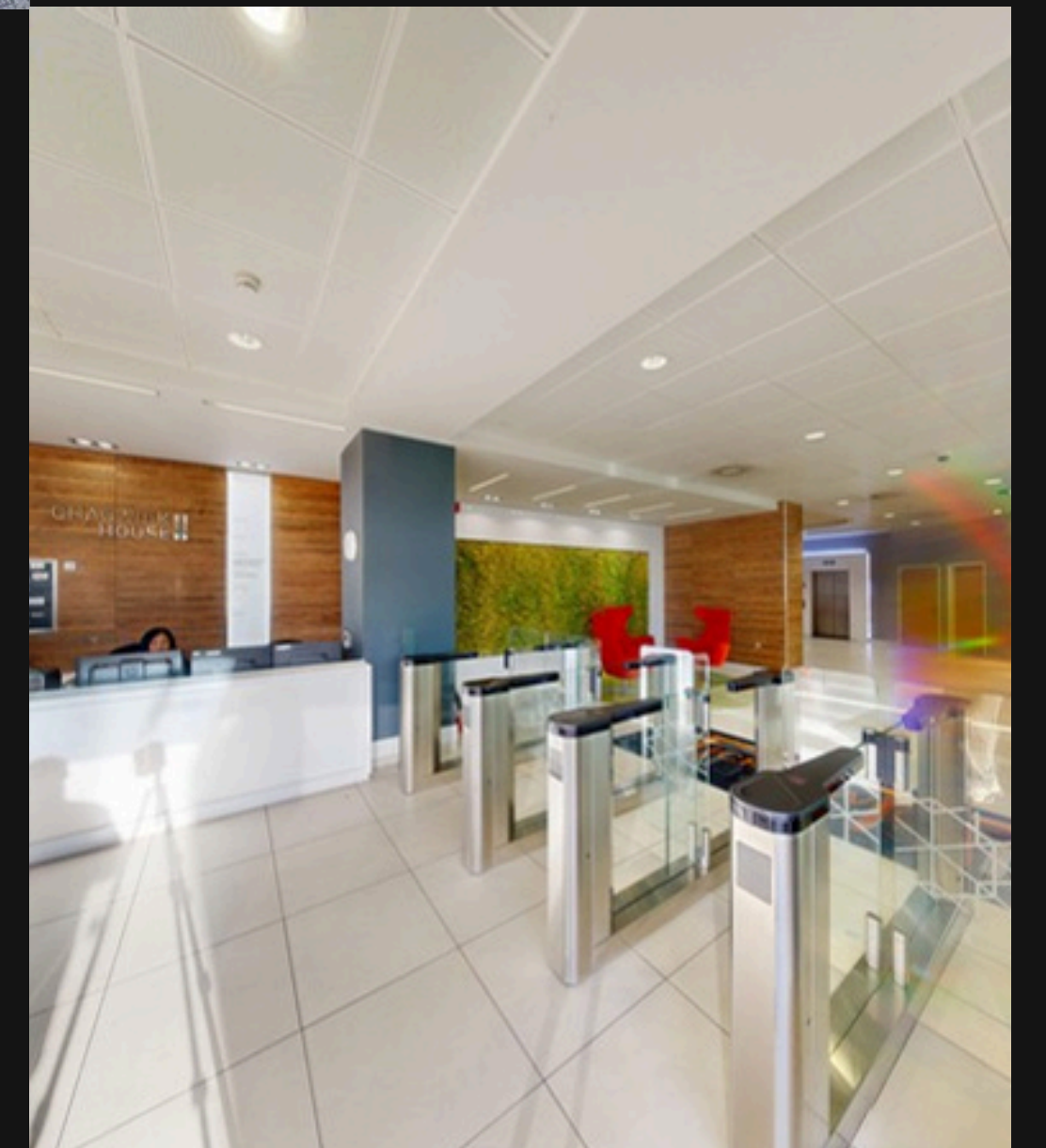
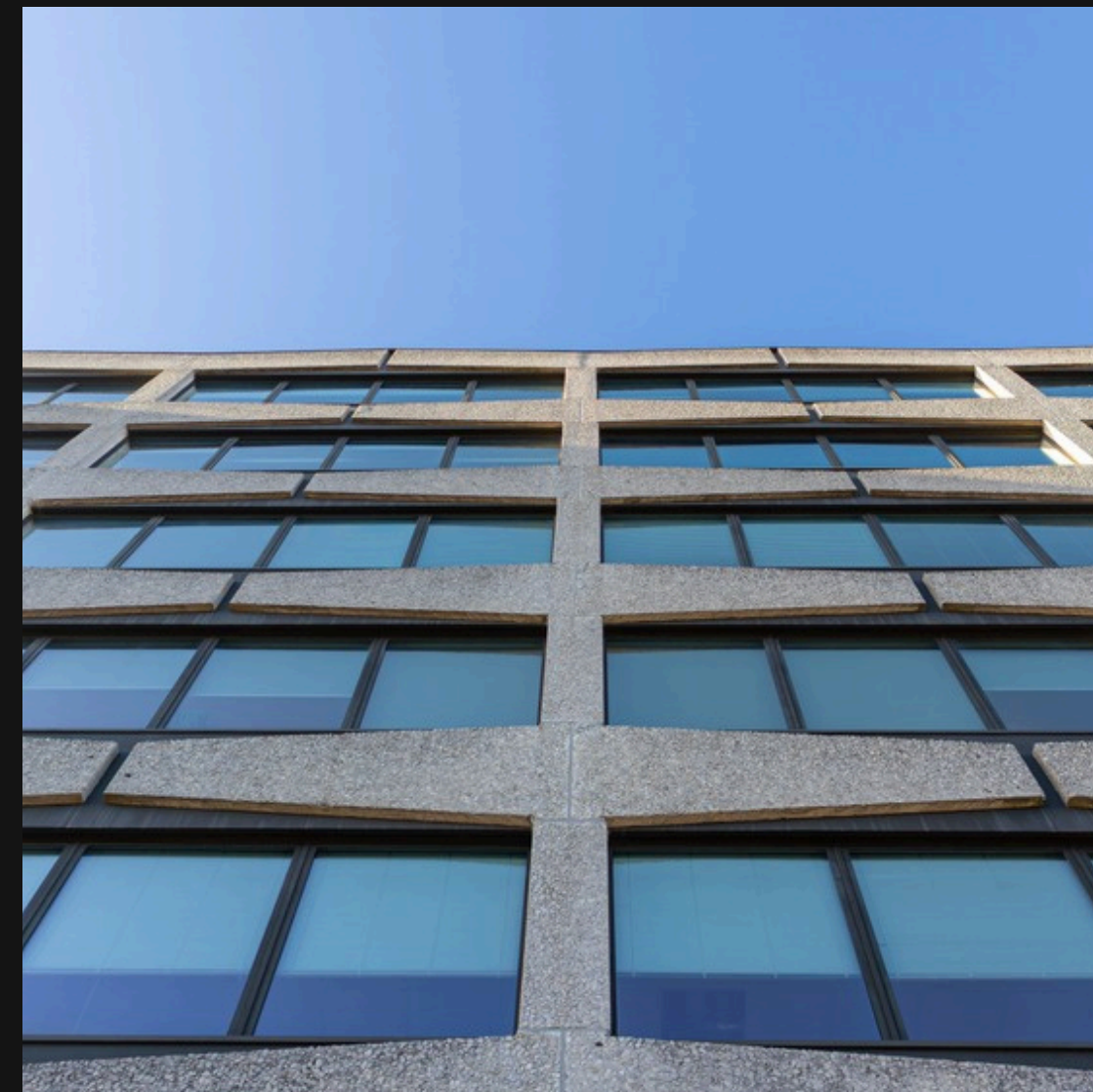
6,704 -  
56,307  
SqFt

421  
Town centre car parking spaces within its secure private car park

146,000  
SqFt  
Total Area of Blenheim Court



‘Repositioned for the future, built around people.’



# A connected office campus designed for the next generation of work.

Chadwick House forms part of the wider Blenheim Court campus, a multi-occupancy environment home to a growing community of National and Regional businesses.

Occupiers benefit from a thriving business ecosystem, excellent car parking (ratio 1:400 sq ft), and access to additional Solihull Borough Council car parks directly opposite, offering further annual licence spaces.

The refurbishment will deliver bright, open floor plates, redefined communal areas, and a reconfigured ground floor reception designed to bring people together.

This is not just a refurbishment, it's a transformation of how space, technology and well-being intersect in a Solihull setting.



# Prime Location. Central to Everything.

Perfectly positioned in the heart of Solihull, Blenheim Court benefits from exceptional connectivity and amenities on its doorstep. The town's bustling High Street and Touchwood Shopping Centre are moments away, offering retail, dining and leisure in abundance. Solihull Station provides direct rail links to Birmingham and London, while easy access to the M42 connects seamlessly to the wider motorway network and Birmingham Airport.



The High Street thrives with a mix of independent boutiques and national names, notably, with zero vacancy, reflecting Solihull's strength as a regional destination.



Touchwood Shopping Centre, anchored by John Lewis, sits moments away, offering major retail, dining and leisure.



For balance and well-being, Malvern and Brueton Park, a Local Nature Reserve, is just a short walk from the campus, offering space for walks, exercise and downtime amidst greenery.



Blenheim Court is more than a place to work, it's embedded within Solihull's cosmopolitan town centre lifestyle.

# Exceptional Connectivity

Blenheim Court occupies one of Solihull's most connected positions, adjacent to the town centre retail core, a few minutes' walk from Solihull Rail Station, and minutes from Junction 5 of the M42.

Getting here is effortless; multiple access routes by car, a rail station within minutes, and regular bus and Uber connections throughout the town make commuting seamless.

## Food & Drink

Oko Café	3 mins walk
The Masons Arms	5 mins walk
Starbucks Coffee	5 mins walk
The Beech House	8 mins walk

## Transport Links

	Distance
Birmingham	10 mins by train
Birmingham Airport	15 mins drive/monorail
Birmingham International Railway Station	15 mins drive
Coventry	30 mins
London Marylebone	1hr 30mins

**Unlike out-of-town business parks, Blenheim Court places you in the heart of the town, surrounded by every amenity your team needs, a real advantage in recruitment, well-being and day-to-day convenience.**



- 1 - Birmingham New Street
- 2 - Birmingham Moore Street
- 3 - Birmingham Snowhill
- 4 - Birmingham International (Airport)
- 5 - Solihull
- 6 - Coventry
- 7 - Warwick Parkway Rail Station
- 8 - Warwick
- 9 - Leamington Spa



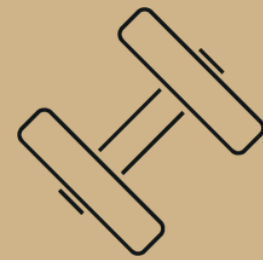


# Arrive Better, Work Better

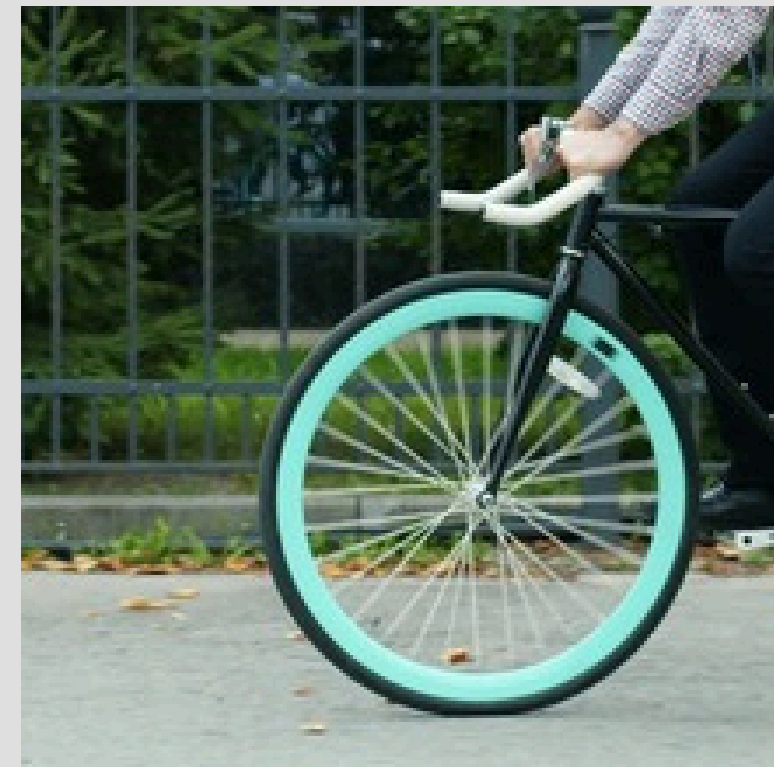
Chadwick House already offers secure cycle storage and shower facilities, with plans to go further. With a plan to relocate the building's central M + E plant to the roof, additional ground floor space will be released to create a more welcoming cycle arrival zone, complete with enhanced changing areas and the potential for a dedicated on-site gym.

A simple change that makes a big difference, encouraging active travel, supporting everyday well-being, and creating a workplace that truly works for its people. Priorities.

On-Site Gym



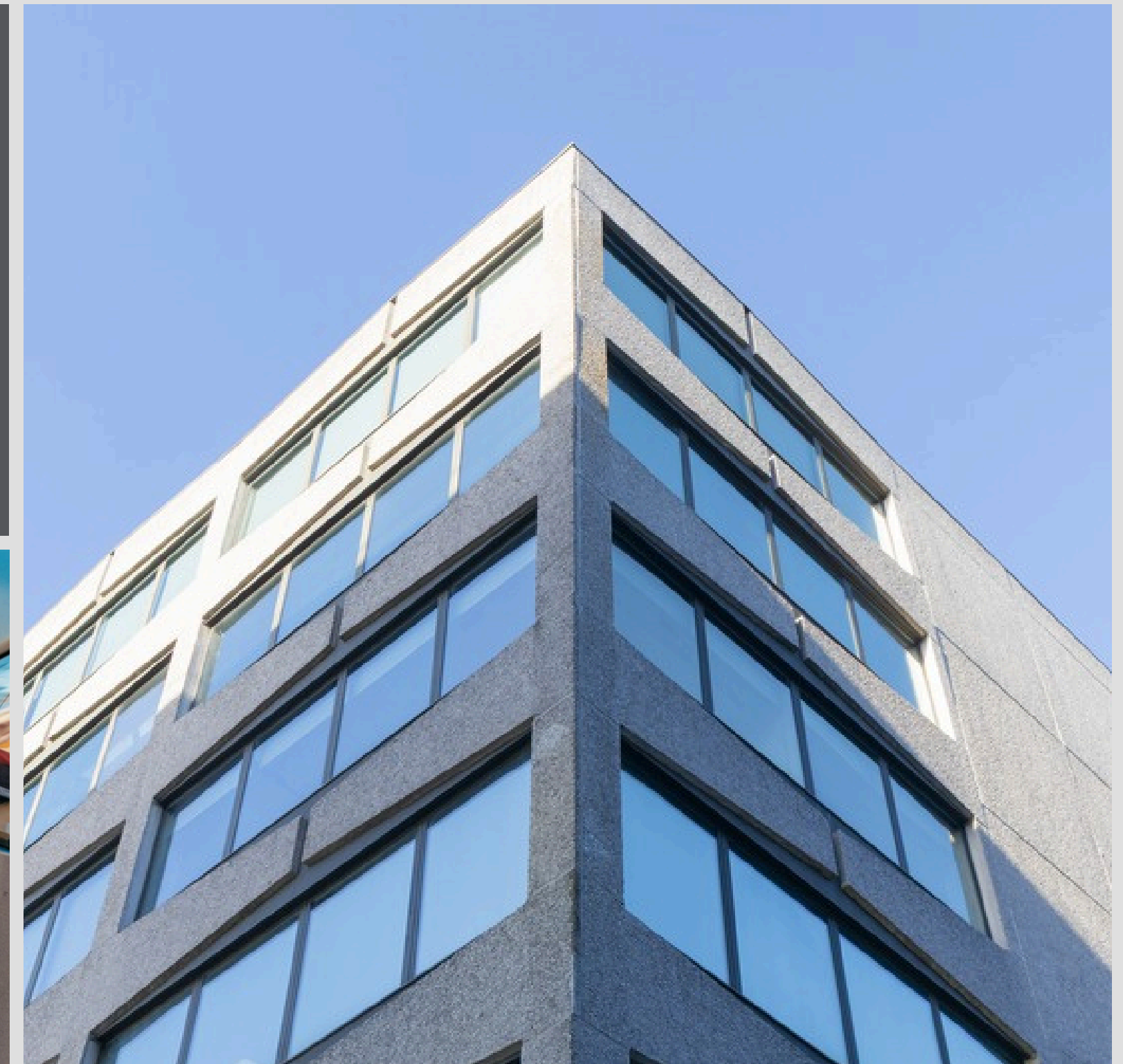
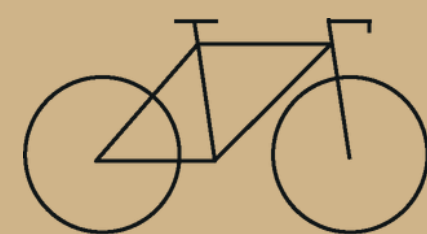
Shower Facilities



Electric Vehicle  
Charging Points



Bike Storage

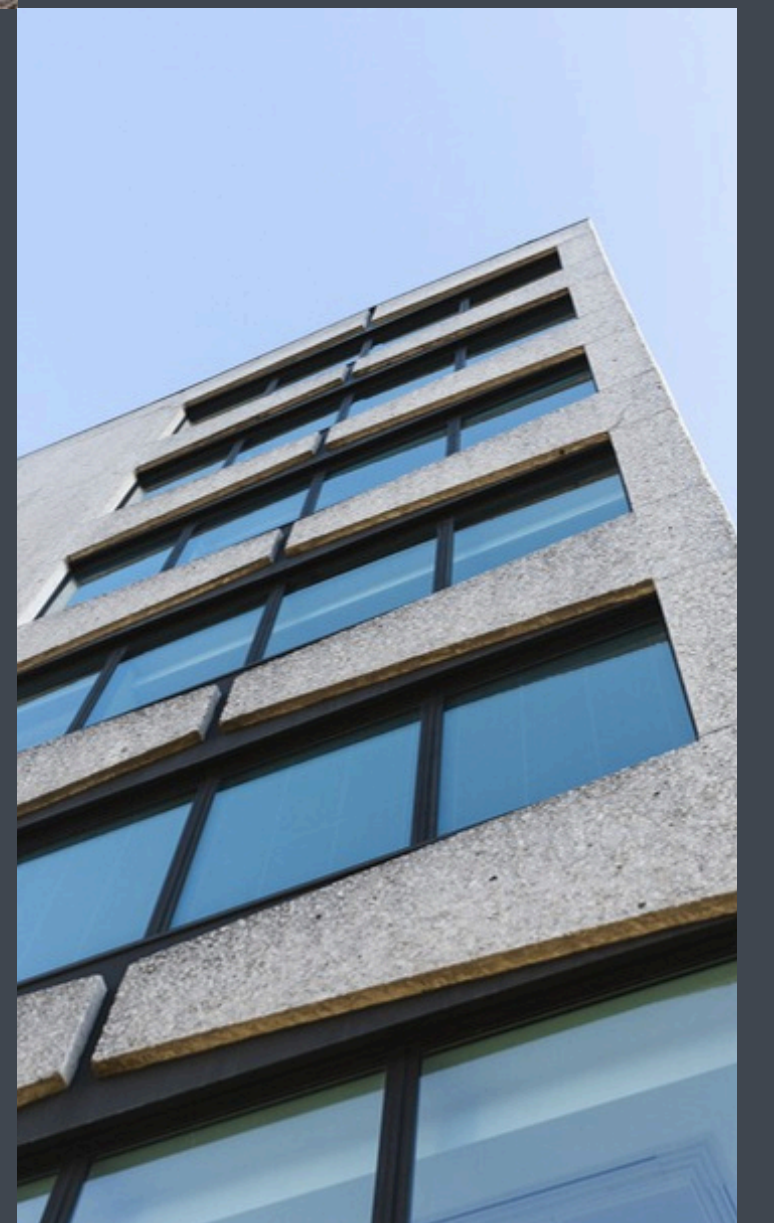


# Landlord Works: Transforming The Experience

Working with Ramboll, a global engineering, architecture and sustainability consultancy, we have analysed energy consumption and carbon data across Blenheim Court.

This has provided clear direction on the focus of improvement works, particularly within Chadwick House, enabling substantial carbon reduction and energy efficiency.

Critically including complete removal of the gas supply to the building, the mechanical and electrical works will underpin a decisive shift towards an increased performance lower carbon consumption without reliance on any fossil fuel, and long term energy savings.





# Reimagining the Arrival Experience

Beyond the technical improvements, the core areas and communal spaces will be comprehensively redecorated and modernised to reflect a crisp, light and contemporary aesthetic.

The ground floor reception will be reconfigured to create a welcoming, flowing arrival experience, with the security barriers repositioned to open the space and form a multi-purpose lounge for informal meetings, waiting areas and day-to-day breakout use.

A stronger link between the internal reception and external seating areas will be established through folding doors, encouraging natural airflow and interaction with the landscaped courtyard in warmer months.

Proposed Design



Current Design



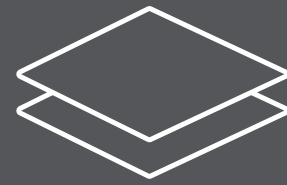
# Specification & Sustainability

The Chadwick House transformation is underpinned by clear ESG goals. Targeting considerable EPC improvement, the programme will deliver measurable improvements in building performance and occupant experience.

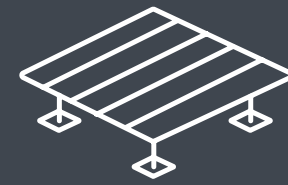
Our partnership with Ramboll provides an engineering-led roadmap to carbon reduction, guiding design, materials and systems across all aspects of the refurbishment.

The comprehensively refurbished building will deliver a contemporary specification designed to enhance comfort, efficiency and flexibility.

Suspended Ceilings

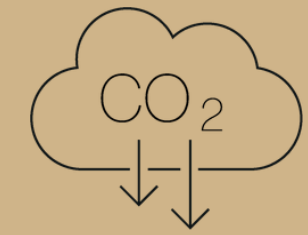


Raised Access Floors

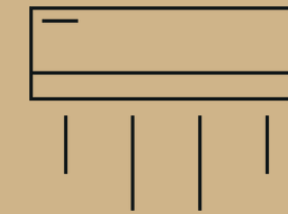


**RAMBOLL**

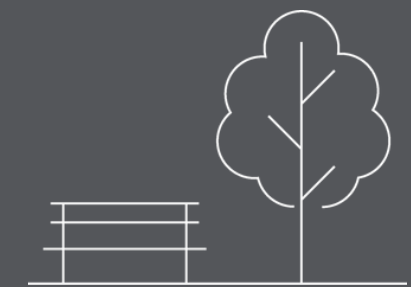
Provides an engineering-led roadmap to carbon reduction



VRF Air Conditioning



External Landscape Amenity Areas



Generous Car Parking





# Your Future Space, Your Way



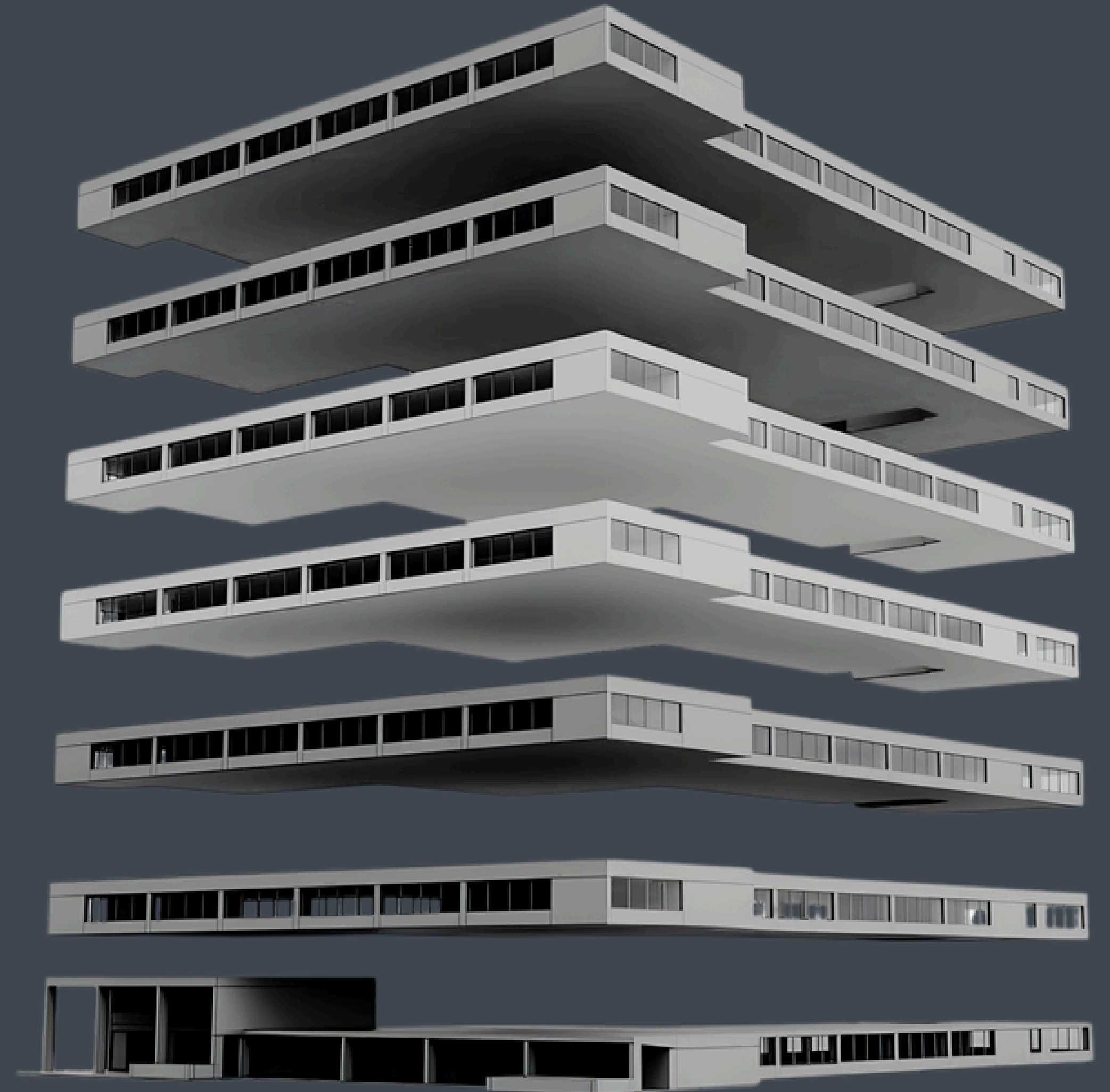


# Availability

	Sq Ft	Sq M
<b>First</b>	14,069	1,307
<b>Second</b>	14,020	1,303
<b>Third</b>	Let to Secretary of State	
<b>Fourth</b>	Let to Legal & General	
<b>Fifth N</b>	6,704	623
<b>Fifth S</b>	7,341	682
<b>Sixth</b>	14,173	1,317
<b>Total</b>	56,307	5,232

All areas are approximate and measured on an IPMS3 basis

- Sixth Floor Available
- Fifth Floor Available
- Legal & General
- Secretary of State
- Second Floor Available
- First Floor Available
- Reception, Lounge & Amenities

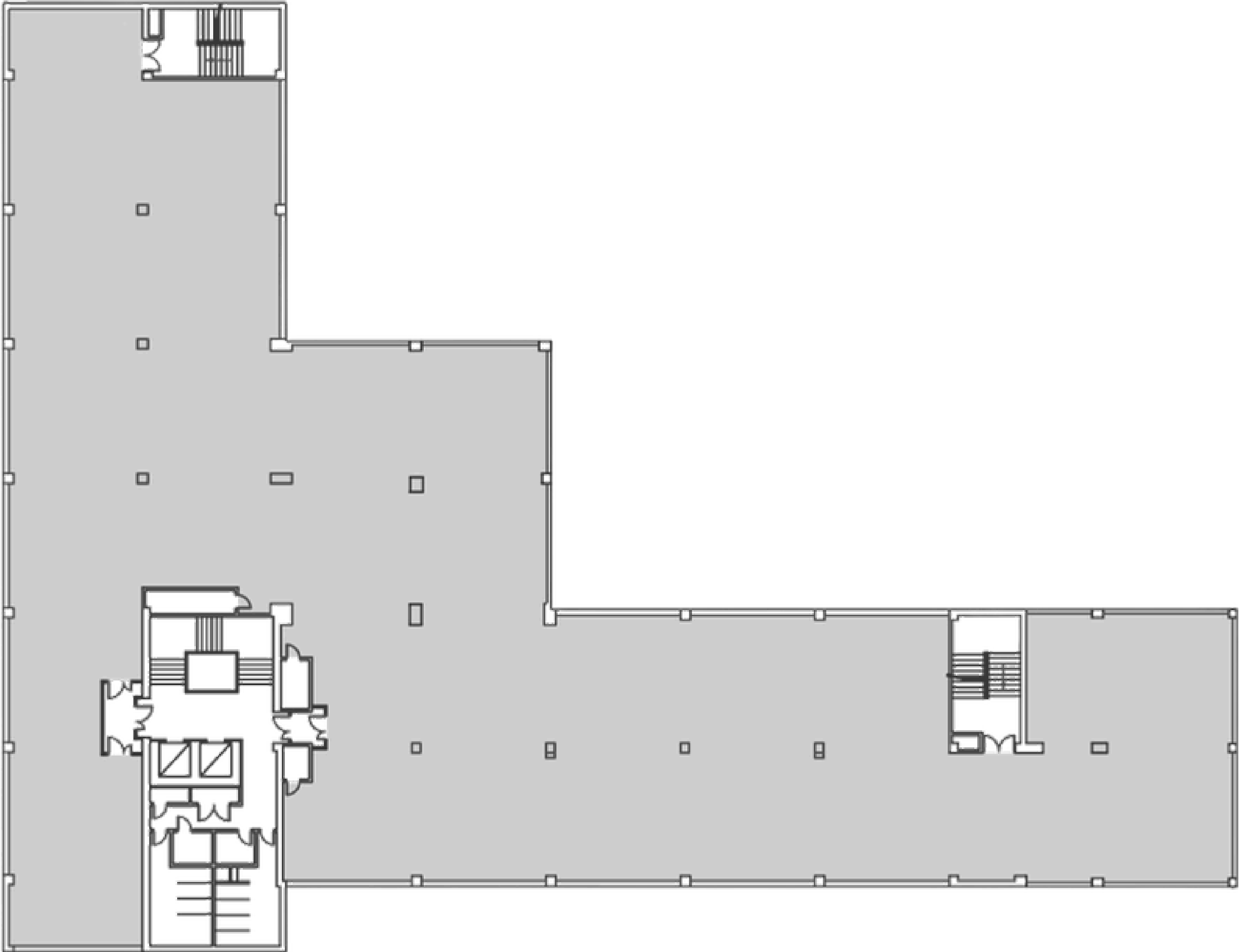




# Typical Floorplate

Chadwick House offers bright, flexible floorplates that can be adapted to reflect each occupier's brand, culture and operational needs.

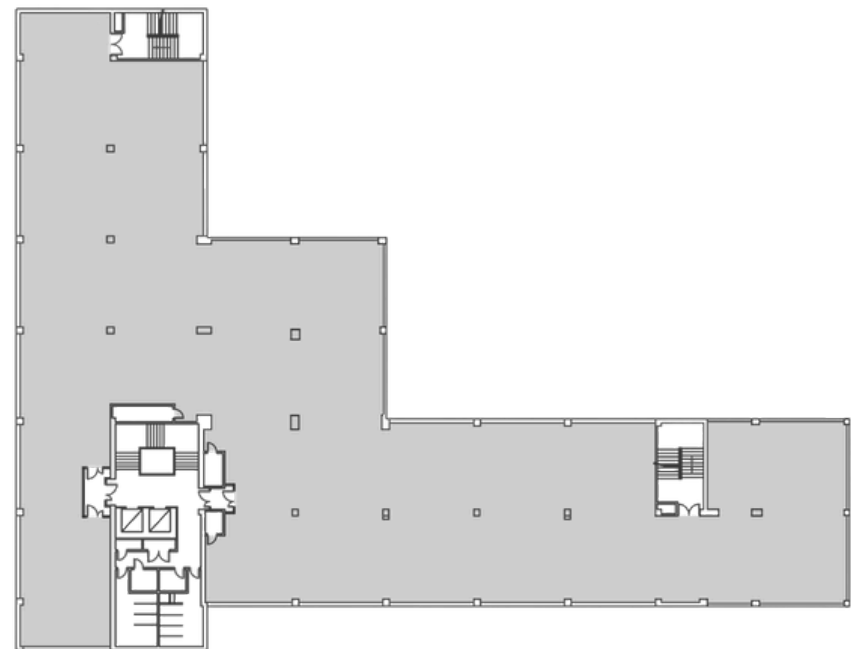
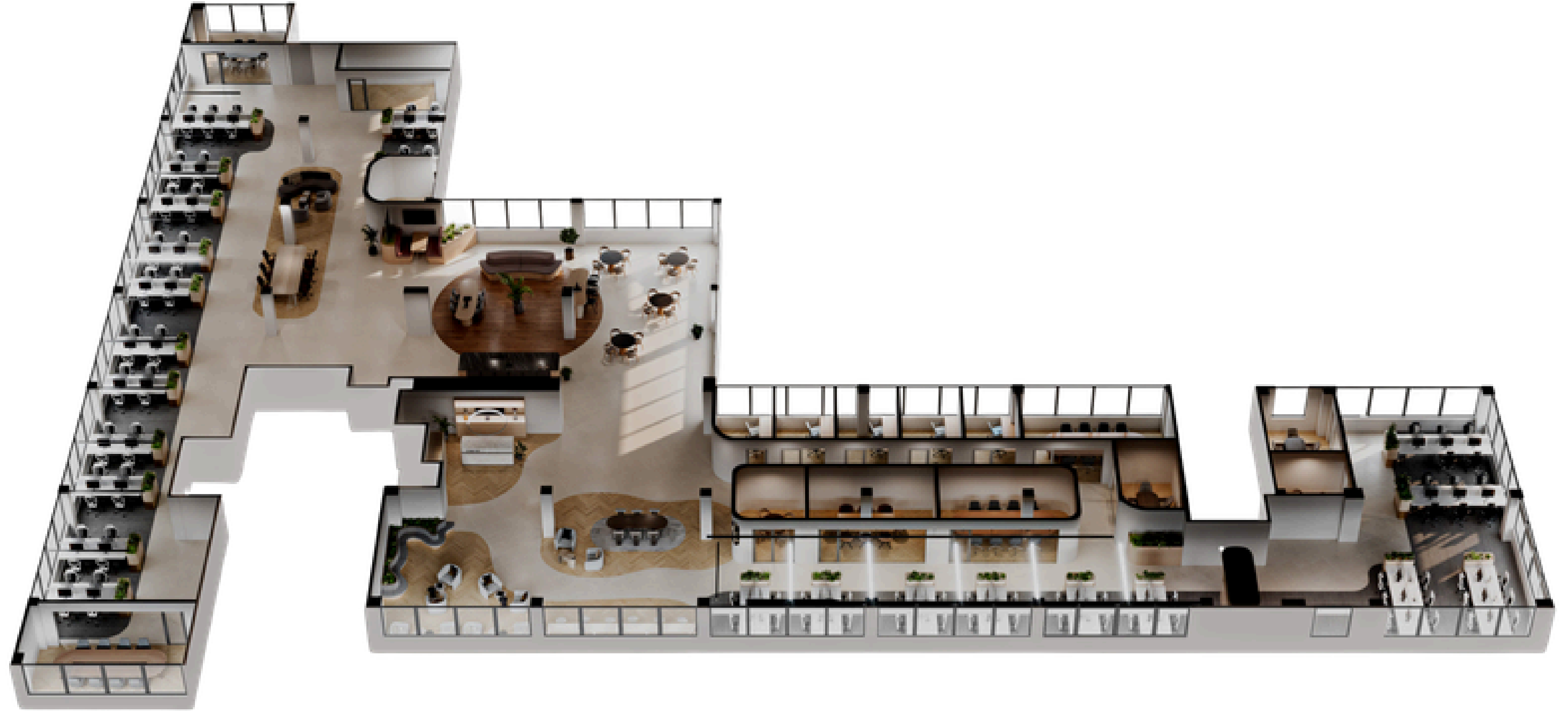
The space acts as a blank canvas, allowing incoming tenants to design layouts that complement the vibrant energy of Solihull town centre and the business community within Blenheim Court.





# Space Planning Visualisation

First Floor with fit out example 14,069 sq ft













**BLENHEIM  
COURT**

**CHADWICK  
HOUSE**

With refurbishment works underway, Chadwick House offers businesses a rare opportunity to shape their space as the building evolves, combining sustainability, location and community within a single, well-connected campus.

Join a forward-looking environment where business, wellbeing and sustainability align, all within the most vibrant town centre in the West Midlands.

## Your future Solihull address

Blenheim Court, Solihull B91 2AA

## Website

[blenheimcourtsolihull.co.uk](http://blenheimcourtsolihull.co.uk)

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