



**THE
PIANO
BUILDING**
WEAVERS WHARF
KIDDERMINSTER
DY10 1AA

A modern and attractive space for
workers, visitors and businesses.

Office space arranged over the first, second
and third floors extending from
3,886 sq ft (361 sq m) to
12,206 sq ft (1,134 sq m)

GJS | Dillon

The Commercial Property Consultants

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The Piano Building, Weavers Wharf, Kidderminster DY10 1AA

Location

The Piano Building is located within Kidderminster, Worcestershire. Kidderminster is situated 15 miles north of Worcester and 17 miles southwest of Birmingham. The town benefits from being in close proximity to major transport links, such as the M5 & M42 motorways, and has a mainline railway station to the east of the town centre, which offers frequent services to Birmingham Snow Hill, Worcester Foregate Street and Stratford-upon-Avon.

The building forms part of the gentrified Weavers Wharf Shopping Centre site, being adjacent to the Kidderminster Bus Station, Premier Inn and Tesco superstore. There are multiple other national and local retailers adjacent to the property, offering an extensive retail and food & beverage offering to occupants of the office space.

Description

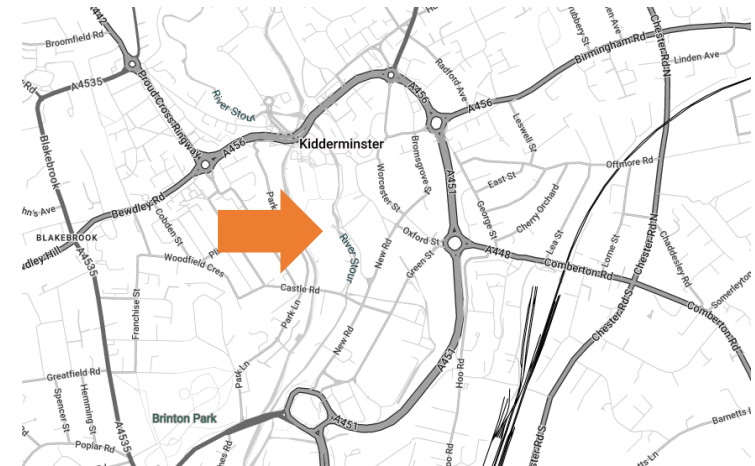
The Piano Building blends its rich industrial heritage with modern functionality. Seen from above, its unique shape resembles a grand piano, giving this iconic structure its name.

Originally built as a wool warehouse for Brintons Carpets and later used as a college, it now stands as a vibrant Kidderminster landmark offering work and office spaces and inviting food and drink.

The subject office space is situated over the first, second and third floors. There are WC facilities to each floor, along with lift access and accessible facilities. Each floor also has the provision of breakout and employee welfare space. The space can be offered open plan or with a combination of integrated glass meeting rooms. Floor plans are available upon request.

First Floor	3,886 ft ²	(361 m ²)
Second Floor	4,263 ft ²	(396 m ²)
Third Floor	4,058 ft ²	(377 m ²)
Total	12,206 ft²	(1,134 m²)

Additional First Floor space of 4,208 ft² (391 m²) is also available.



Guide Rental

On Application

Tenure

The property is available on either an individual floor basis or multiple floors, on a new formal business lease, terms to be agreed.

Energy Performance Certificate (EPC)

To be assessed following completion of the development

Service Charge

Details and price on application

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

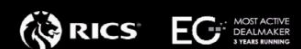
Viewing and further information:
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Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region



These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.