

OFFICE | FOR SALE

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MORTIMER HALL, 1 BIRMINGHAM ROAD, KIDDERMINSTER, DY10 2BX

4,775 SQ FT (443.61 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



A Prominent Headquarters Office Building,  
Suitable for Alternative Uses - STPP and with  
Ample Car Parking

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- Detached Victorian Office Premises within a Landscaped Setting
  - Recently Refurbished - Throughout Including New Double Glazed Windows
  - Close to Kidderminster Town Centre
  - Excellent Car Parking
  - 4,775 ft<sup>2</sup>
  - Freehold - Offers over £750,000
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## DESCRIPTION

Mortimer Hall occupies a prominent position on the edge of Kidderminster Town Centre, providing an attractive and accessible setting for a variety of commercial uses.

This Grade II Listed building stands proudly within its own private grounds, offering a rare combination of historic character, modern functionality, & development potential.

Built in the early 1800s by John Homann as a gentleman's residence, Mortimer Hall has since been thoughtfully adapted to serve as high quality office accommodation arranged over three floors, with additional basement storage.

The building has undergone a comprehensive refurbishment, blending period charm with contemporary standards, including the installation of new double-glazed sash windows throughout, LED lighting, carpet flooring, centrally heated offices, fire alarm and CCTV.

The property retains many original architectural features, reflecting its heritage, while benefitting from modern upgrades that support a professional working environment. To the rear of the main building is a courtyard and Coach House, which has also been fully refurbished and now provides self contained accommodation, ideal for supplementary office use or independent occupation.

Externally the property benefits from its own secure landscaped grounds, with electric gated access from the Birmingham Road & ample car parking and vehicle charging points.



## LOCATION

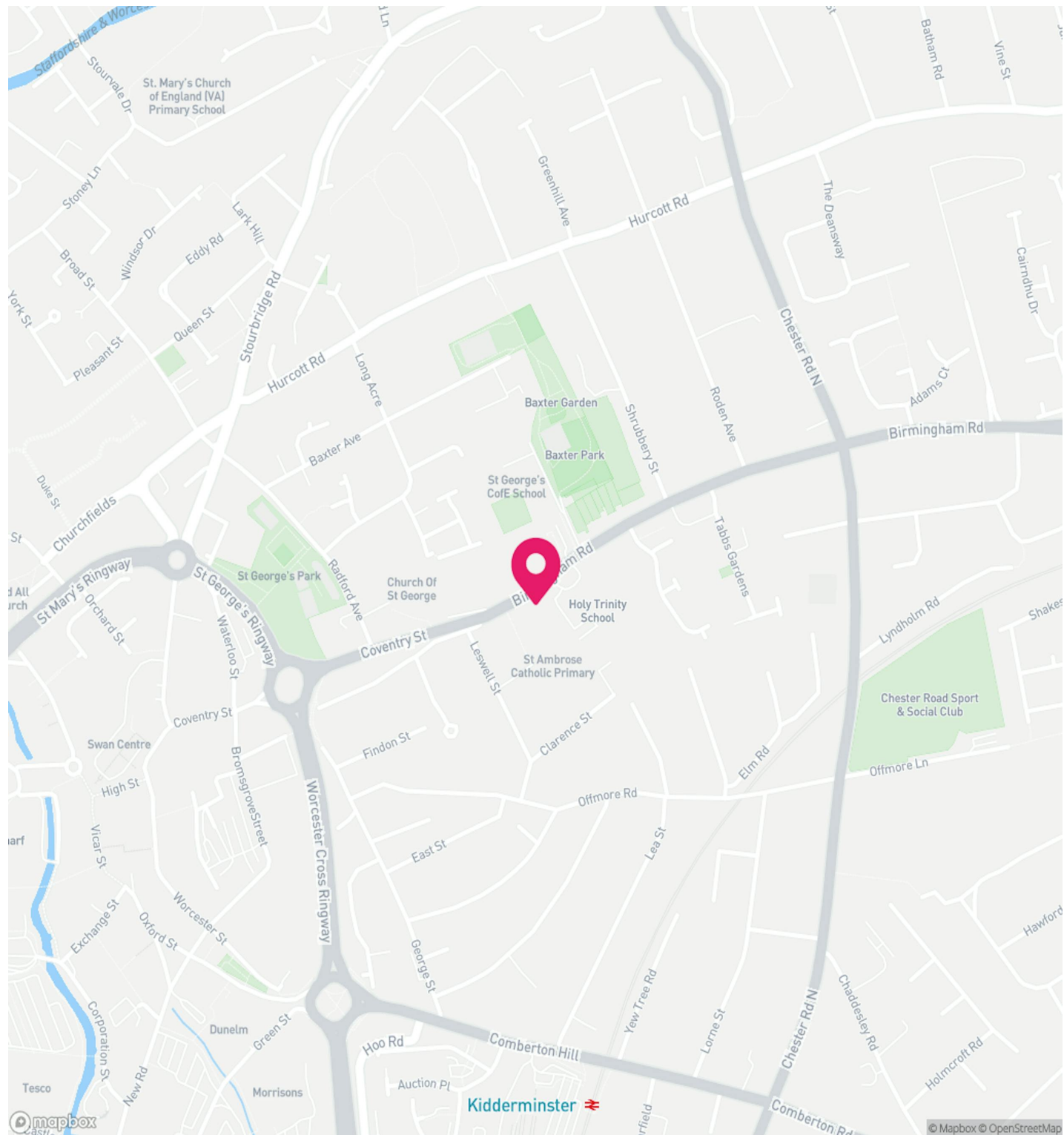
The property occupies a prominent position fronting the Birmingham Road, a short distance to the south of Kidderminster town centre.

Located just off the A456, the property enjoys a strategic position on one of the main arterial routes leading into the town, making it easily accessible by both car and public transport.

Kidderminster benefits from strong transport connections, with Kidderminster Railway Station approximately 0.5 miles from the property and providing regular direct services to Birmingham Snow Hill and Moor Street in around 40 minutes, as well as links to Worcester, Droitwich Spa, and beyond.

Several local bus routes also serve Birmingham Road, offering frequent connections to nearby residential areas and towns across the Wyre Forest district.

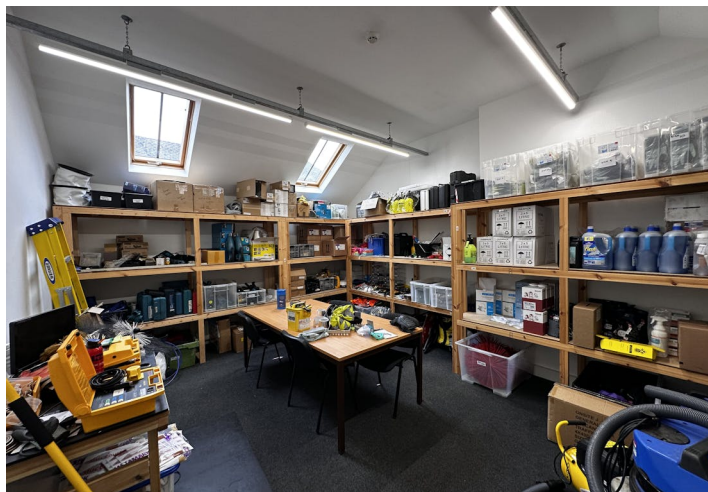
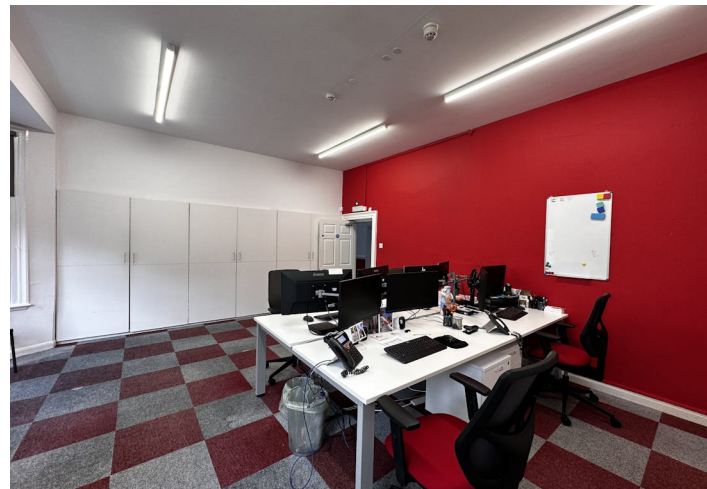
The property is well-placed for regional access, with Worcester around 15 miles to the south, Bromsgrove approximately 10 miles to the east, and Stourbridge less than 9 miles away. Birmingham City Centre is within 18 miles.













## AVAILABILITY

Name	sq ft	sq m	Availability
Basement - Basement Storage	677	62.90	Available
Ground - Ground Floor & Coach House	1,973	183.30	Available
1st - First Floor Offices	1,000	92.90	Available
2nd - Second Floor Offices	1,125	104.52	Available
<b>Total</b>	<b>4,775</b>	<b>443.62</b>	

## SERVICES

We understand that the building has the benefit of all main services connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

## ENERGY PERFORMANCE CERTIFICATE

To be Undertaken

## RATEABLE VALUE

£25,250

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

for the freehold interest, subject to contract

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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