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 reimagined 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.

421

Town centre car parking spaces within Blenheim Court's secure private car park

6,704 - 55,259
SqFt

146,000
SqFt

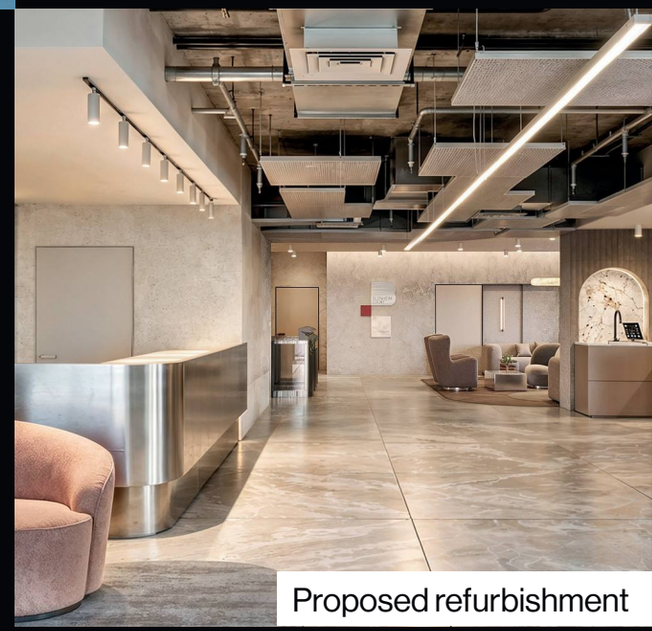
Total Area of Blenheim Court



‘Repositioned for the future, built around people.’







Proposed refurbishment

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

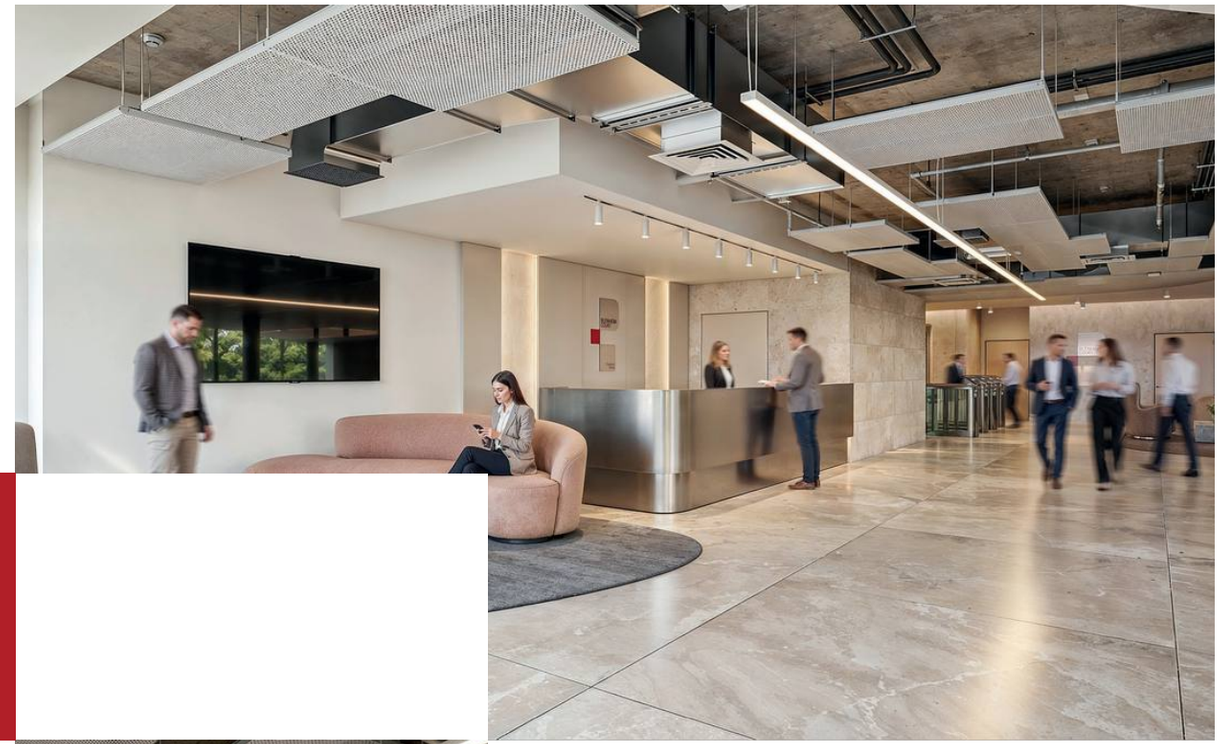
Chadwick House forms part of the wider Blenheim Court campus, a multi occupancy environment home to a growing community of National and Regional businesses.

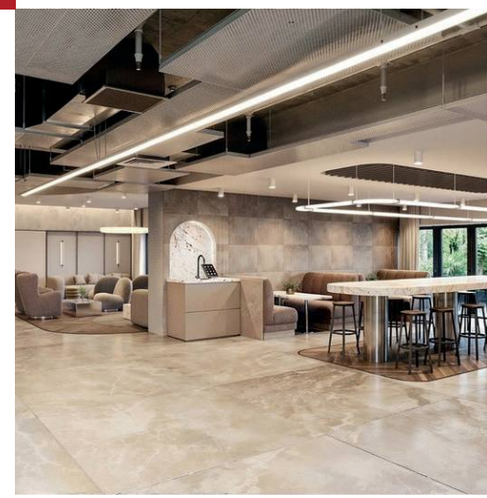
Occupiers benefit from a thriving business ecosystem, excellent car parking (ratio 1:400 sq ft), and access to additional Solihull Borough Council car parks directly opposite, offering further annual licence spaces.

Already designed to RIBA Stage 3, the refurbishment sees new M&E throughout, driving substantial improvements to carbon efficiency and projected EPC 'A'.

The project will deliver bright, open floor plates, redefined communal areas, and a reconfigured ground floor reception designed to bring people together. New cycle arrival facilities, changing and shower areas and gym will make the building an entirely new offering to companies and their staff.

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





**CGIs are indicative of proposed refurbishment*

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

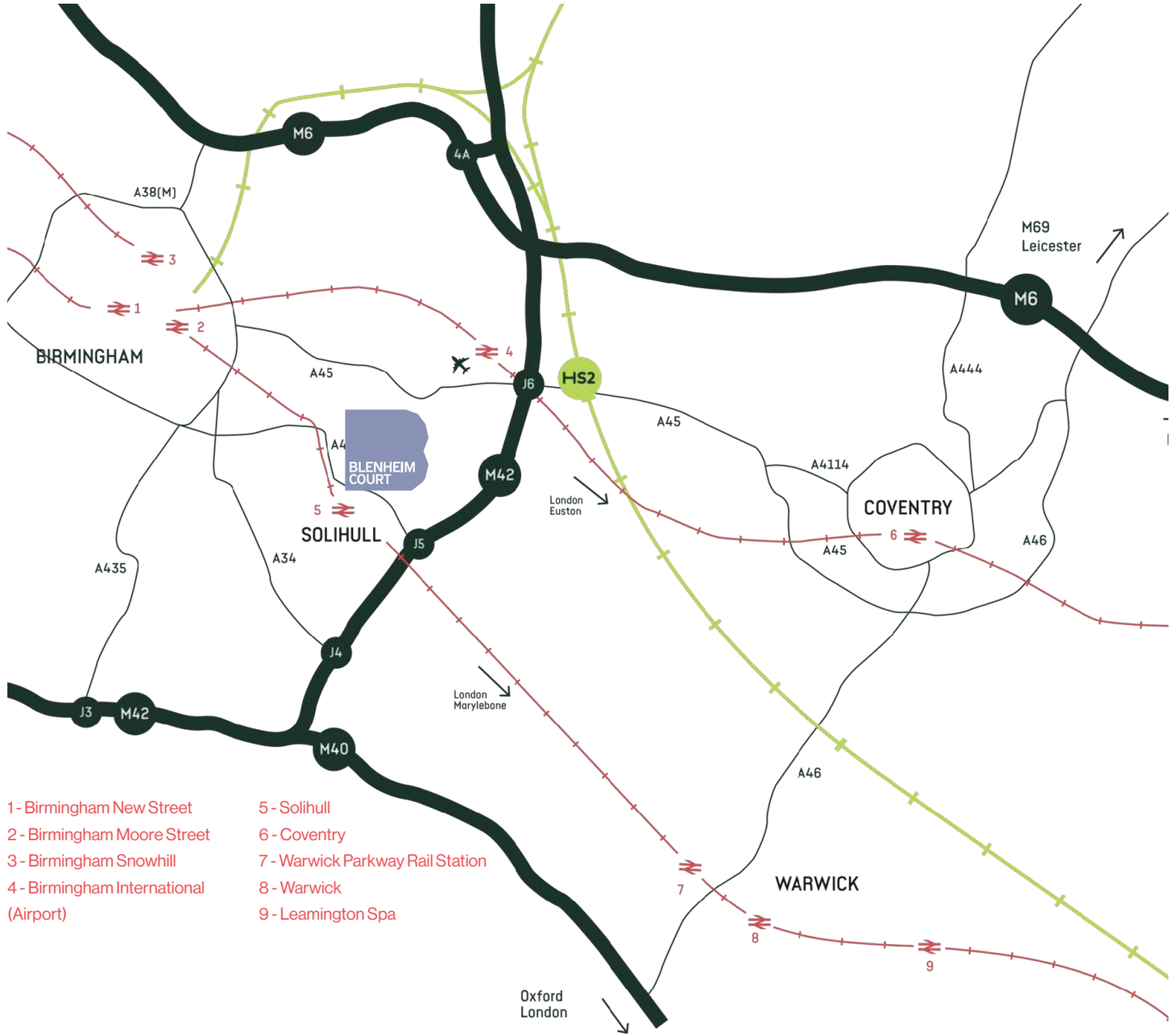
Blenheim Court occupies one of Solihull's most connected positions, adjacent to the town centre retail core, a few minutes' walk from Solihull Rail Station, and minutes from Junction 5 of the M42.

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.

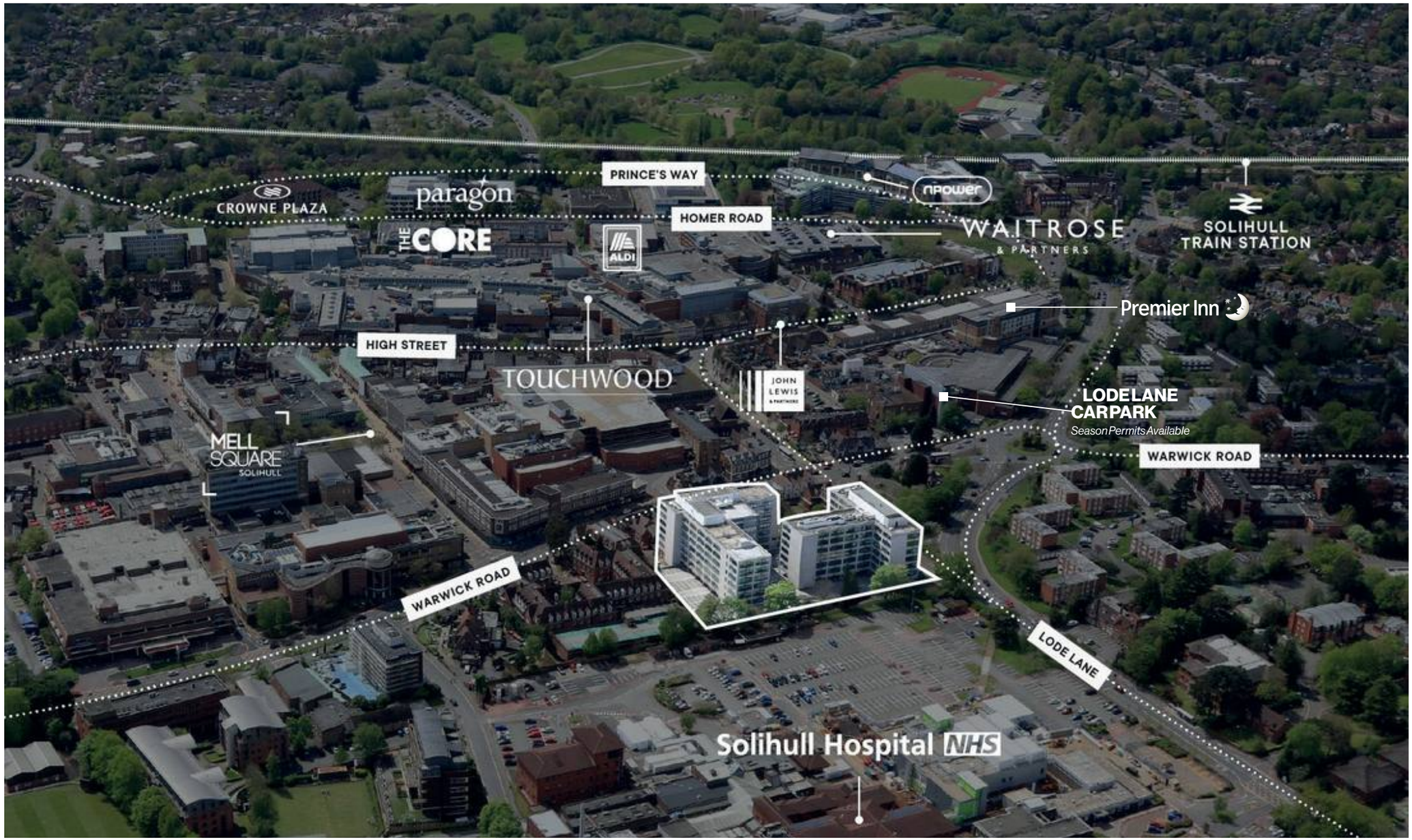
Food & Drink	Distance
Oko Café	3 mins walk
High Street	3 mins walk
Touchwood Shopping Centre	3 mins walk
The Masons Arms	5 mins walk
Starbucks Coffee	5 mins walk
The Beech House	8 mins walk

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


PRINCE'S WAY
CROWNE PLAZA
paragon
THE CORE
HOMER ROAD
ALDI
npower
WAITROSE & PARTNERS
SOLIHULL TRAIN STATION
Premier Inn
HIGH STREET
TOUCHWOOD
JOHN LEWIS & PARTNERS
LODE LANE CARPARK
Season Permits Available
MELL SQUARE SOLIHULL
WARWICK ROAD
WARWICK ROAD
LODE LANE
Solihull Hospital NHS

Arrive Better, Work Better

Chadwick House already offers secure cycle storage and shower facilities, with plans to go further.

The RIBA Stage 3 design shows a relocation of much of the building's central M + E plant to the roof, releasing additional ground floor space to create a more welcoming cycle arrival zone, complete with enhanced changing areas. Additionally an occupiers' gym is introduced at 1st floor level.

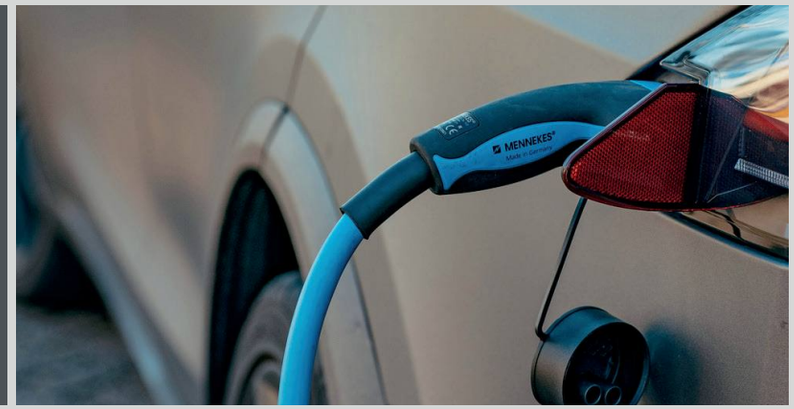
Simple changes which make a big difference, encouraging active travel, supporting everyday well-being, and creating a workplace that truly works for its people..

On-Site Gym

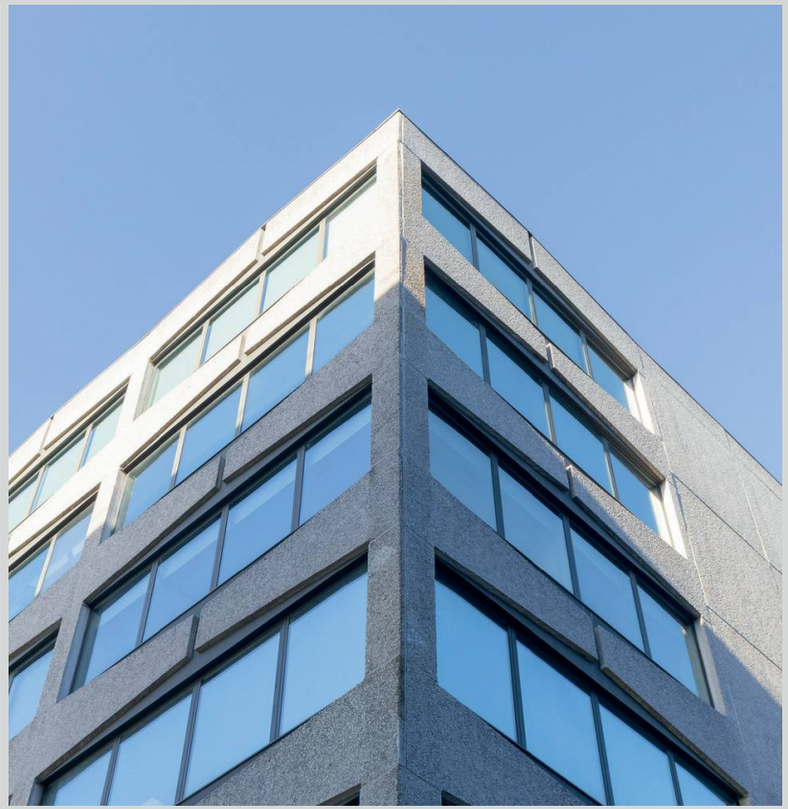


Electric Vehicle Charging Points

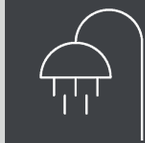








Shower Facilities





Bike Storage



Landlord Works: Transforming The Experience

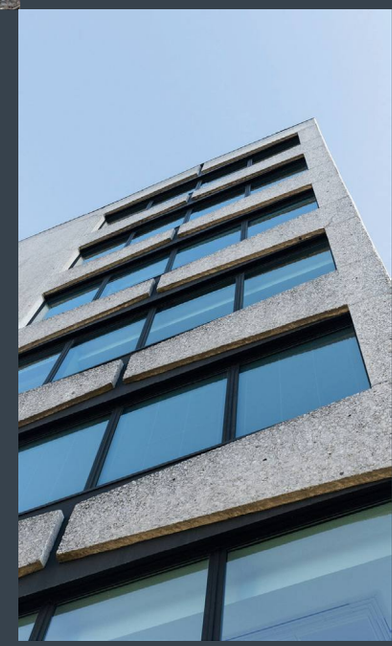
Working with Ramboll, a global engineering, architecture and sustainability consultancy, we have analysed energy consumption and carbon data across Blenheim Court.

This gave clear direction to the design team, led by CBP/Darling Associates Architects and Hilson Moran MEP and Sustainability Consultants, 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.







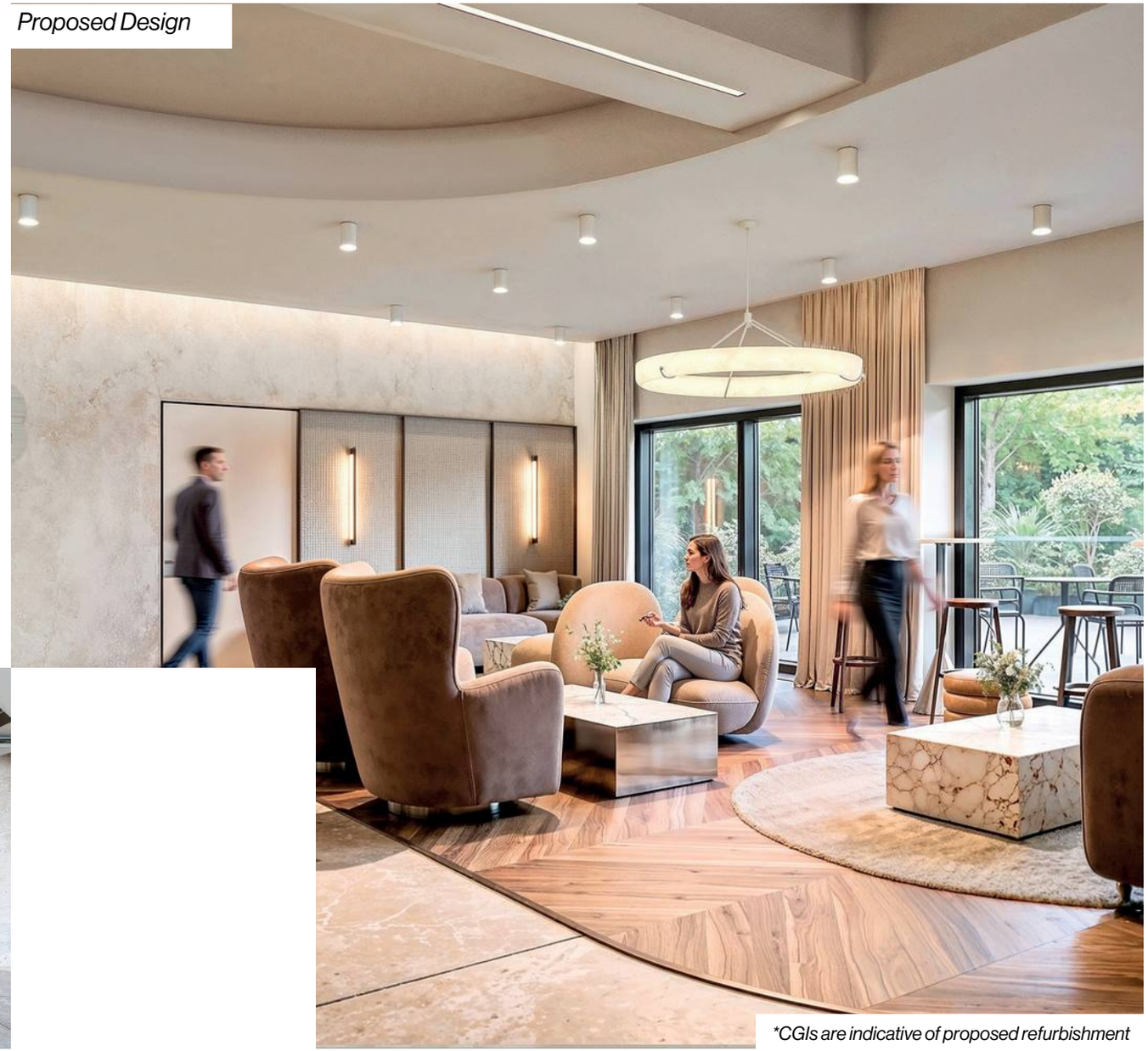
Reimagining the Arrival Experience

Beyond the technical improvements, the core areas and communal spaces will be comprehensively 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.

Proposed Design





**CGIs are indicative of proposed refurbishment*



*CGIs are indicative of proposed refurbishment

Specification & Sustainability

The Chadwick House transformation is underpinned by the clear ESG goals. The RIBA Stage 3 design shows EPC improvement to 'A' rating and will deliver measurable improvements in building performance and occupant experience.

The partnership with our highly experienced design team 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

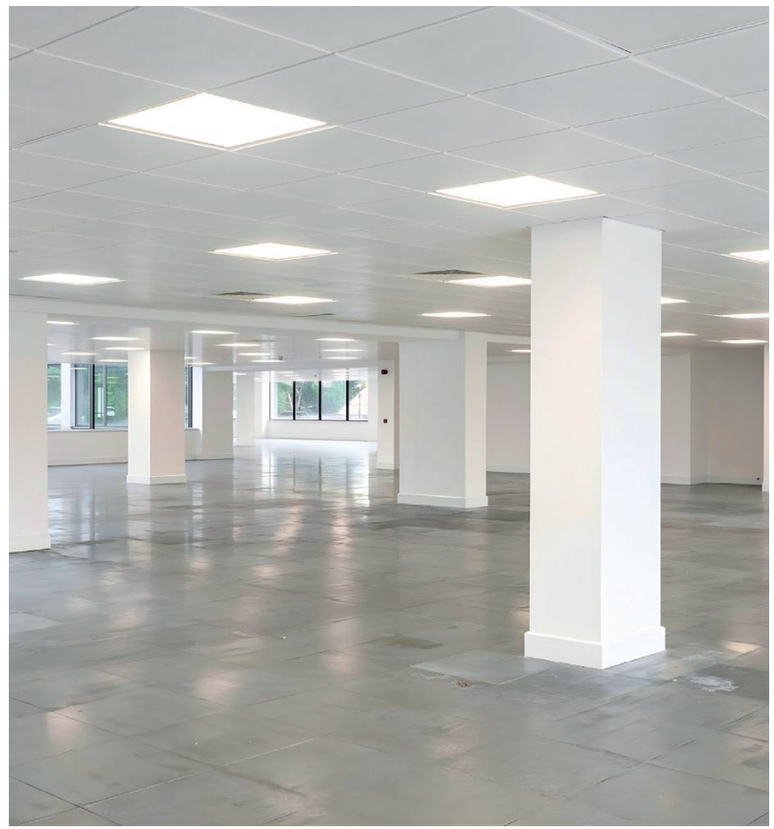
Raised Access Floors



RAMBOLL

Provides an engineering-led roadmap to carbon reduction

CO_2

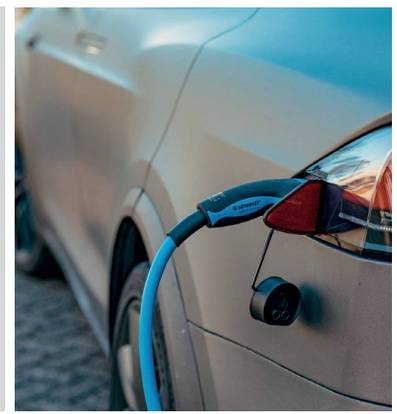


VRF Air Conditioning

External Landscape Amenity Areas

Generous Car Parking

P

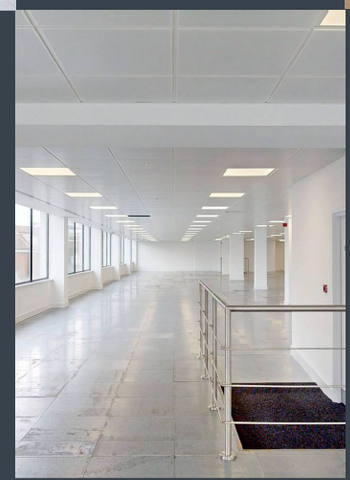


Your Future Space, Your Way





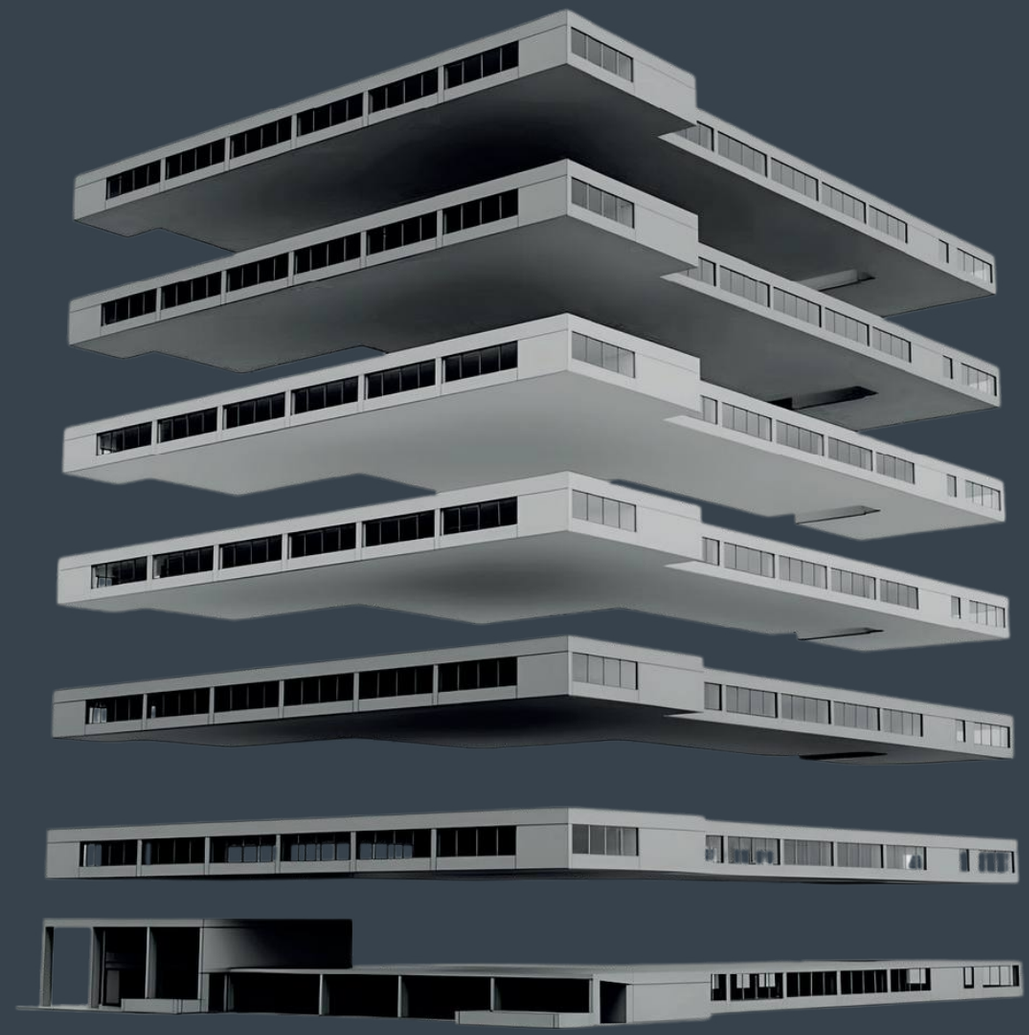




Availability

	Sq Ft	Sq M
First	13,021	1,210
Second	14,020	1,303
Third	Let to Secretary of State	
Fourth	Let to Legal & General	
Fifth N	6,704	623
Fifth S	7,341	682
Sixth	14,173	1,317
Total	55,259	5,134

All areas are approximate and measured on an IPMS3 basis

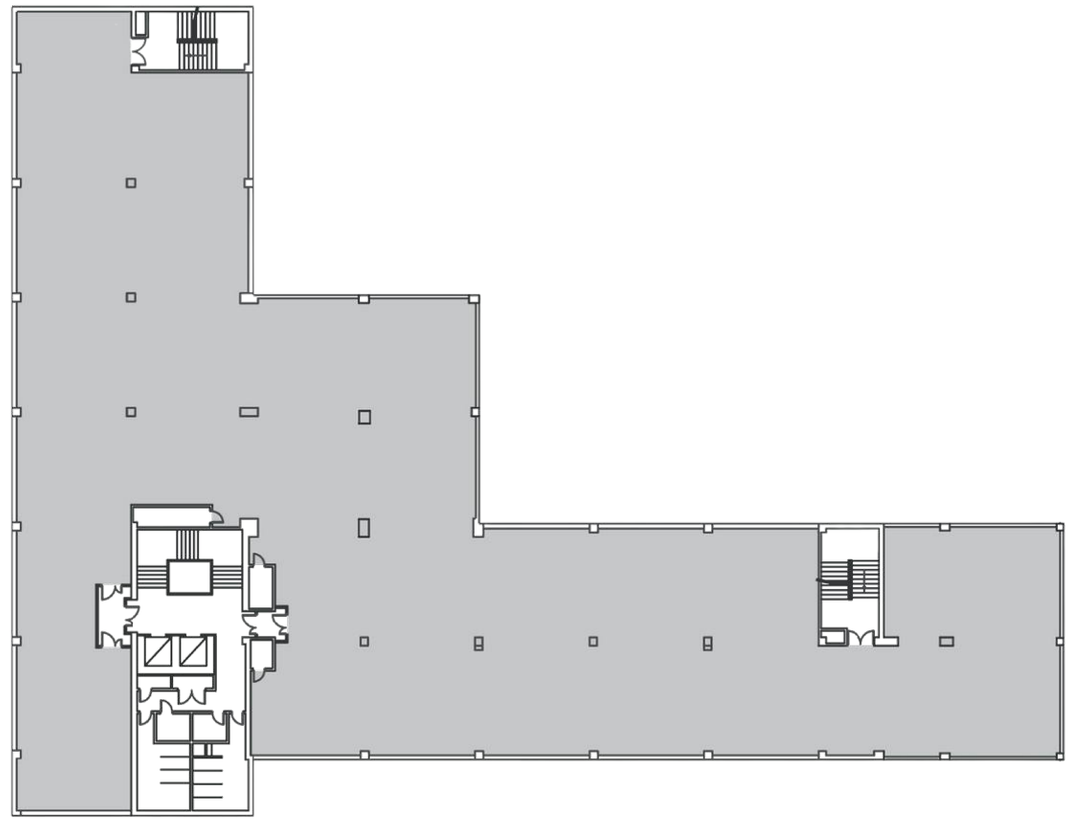


Typical Floorplate

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

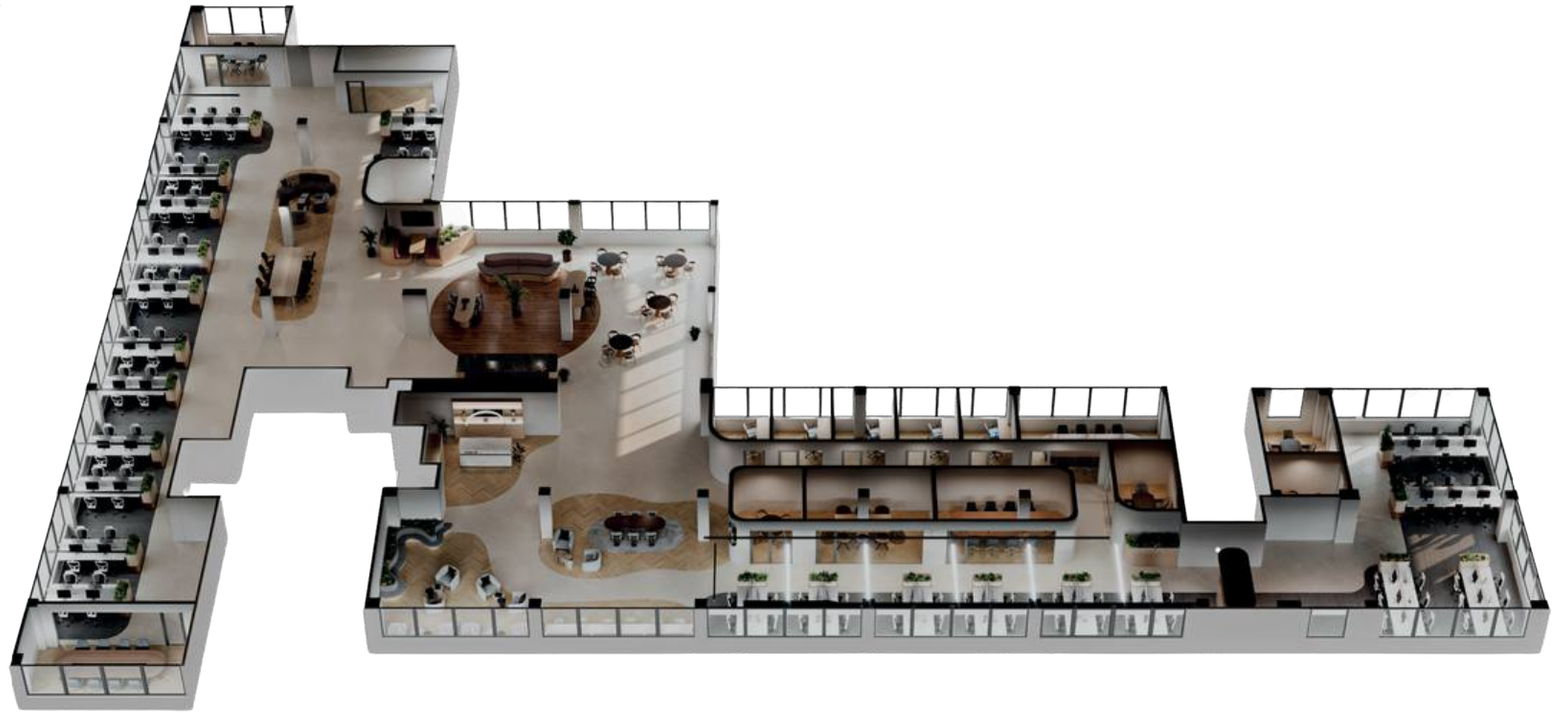
The space acts as a blank canvas, allowing incoming tenants to design layouts that complement the vibrant energy of Solihull town centre and the business community within Blenheim Court.

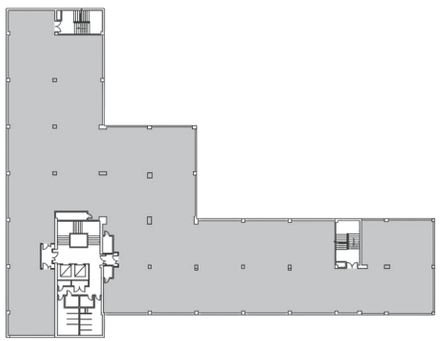




Space Planning Visualisation

Sample Floor with fit out example 14,069 sq ft











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