

# Warmstry House

THE  
*waterside*  
ROYAL WORCESTER



In a unique position on the edge of the Worcester and Birmingham Canal, Warmstry House is a new landmark office building.

Named after the original Royal Worcester porcelain factory building established in the 18th century, the building presents a dramatic glazed façade to the canal, while still respecting the traditional architecture of the historic buildings surrounding it.

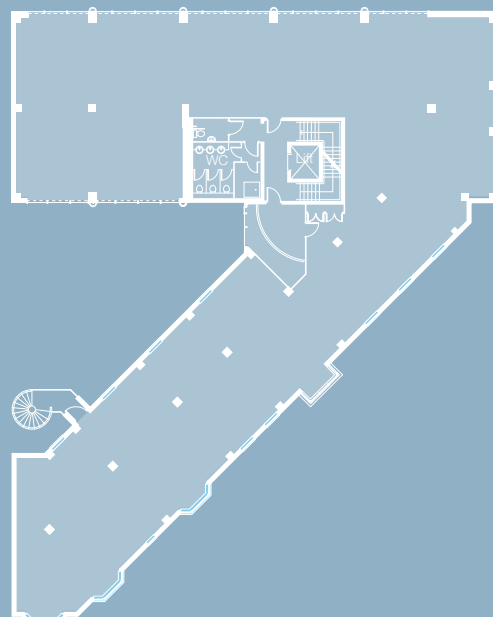
Warmstry House is arranged around a secure courtyard, with allocated parking. The cutting edge design offers 18,146 sq ft (1,684 sq m) of flexible, modern high specification office space over three floors, each flooded with natural light and offering views over the canal.

*a working heritage*

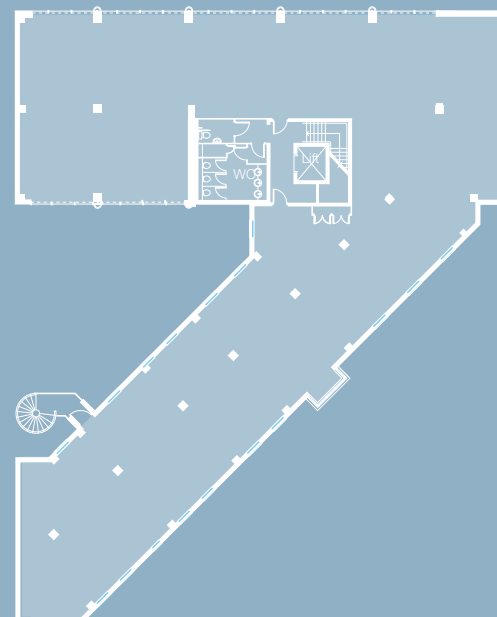
# Warmstry House



Ground Floor



First Floor



Second Floor

Ground Floor Office Area (Canalside)  
2,959 sq ft 275 sq m

Ground Floor Office Area (Portland Walk side)  
1,733 sq ft 161 sq m

First Floor Office Area  
6,641 sq ft 617 sq m

Second Floor Office Area  
6,813 sq ft 631 sq m

Total Net Internal Area  
18,146 sq ft 1,684 sq m

- Comfort cooling
- Full access raised floor
- Suspended ceilings with integral lighting
- Intelligent lighting, designed to assist in achieving LG7 compliance
- High quality finishes throughout
- Impressive reception area
- Kone passenger lift
- Car parking



These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP nor Halls Commercial in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Halls Commercial have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

The VAT position relating to the property may change without notice. July 2011.