

A modern, multi-story building with a glass and metal facade is shown at dusk. The building's interior lights are on, and the sky is a deep blue. A large, white, stylized logo consisting of the letters 'A', 'I', and 'R' is overlaid on the building. The 'A' is a simple triangle with a horizontal bar. The 'I' is a vertical bar with horizontal bars at the top and bottom. The 'R' is a vertical bar with a curved top and a diagonal base. The building has a prominent vertical metal frame that runs up the side, and the windows are framed with metal. The overall aesthetic is clean and modern.

AIR

HOMER ROAD – SOLIHULL
AIRSOLIHULL.CO.UK

AIR



AIR offers a rare opportunity to occupy an exceptional landmark workspace within the heart of Solihull town centre.

When originally constructed the building was awarded the British Council for Offices Best Commercial Workspace. It will now undergo a comprehensive refurbishment to fully update the buildings presentation and specification.

The building will be enhanced to improve its appeal to modern occupiers through the creation of a new triple height external canopy, fitness studio, cycle hub, and a roof terrace with far reaching views over Tudor Grange Park.

Sustainability is at the heart of the buildings improved specification with the intention of ensuring low running costs. The building has been Wiredscore accredited with a Platinum rating and will have multiple rapid EV chargers installed.

It's time to lift your business and go higher.

Time to get in the AIR.

OPEN AIR

One of the most impressive additions to an already stand out design is the new entrance.

Grabbing attention from the road the new lit canopy walkway will lead you into an open, natural feeling minimally designed reception.

A welcome that will feel open and approachable.





AIRY

From the second you walk into the reception, the aim is to create a feeling of space drenched in natural light and easy to breath in.

Through a combination of sustainable timber, finished stonework, and contemporary lighting in the extensive reception and atrium spaces the building will create an AIR of quality and spaciousness that will set it ahead of its competition

AIR will be a benchmark building of sustainability and wellbeing, combining corporate professionalism with the comforts of home.

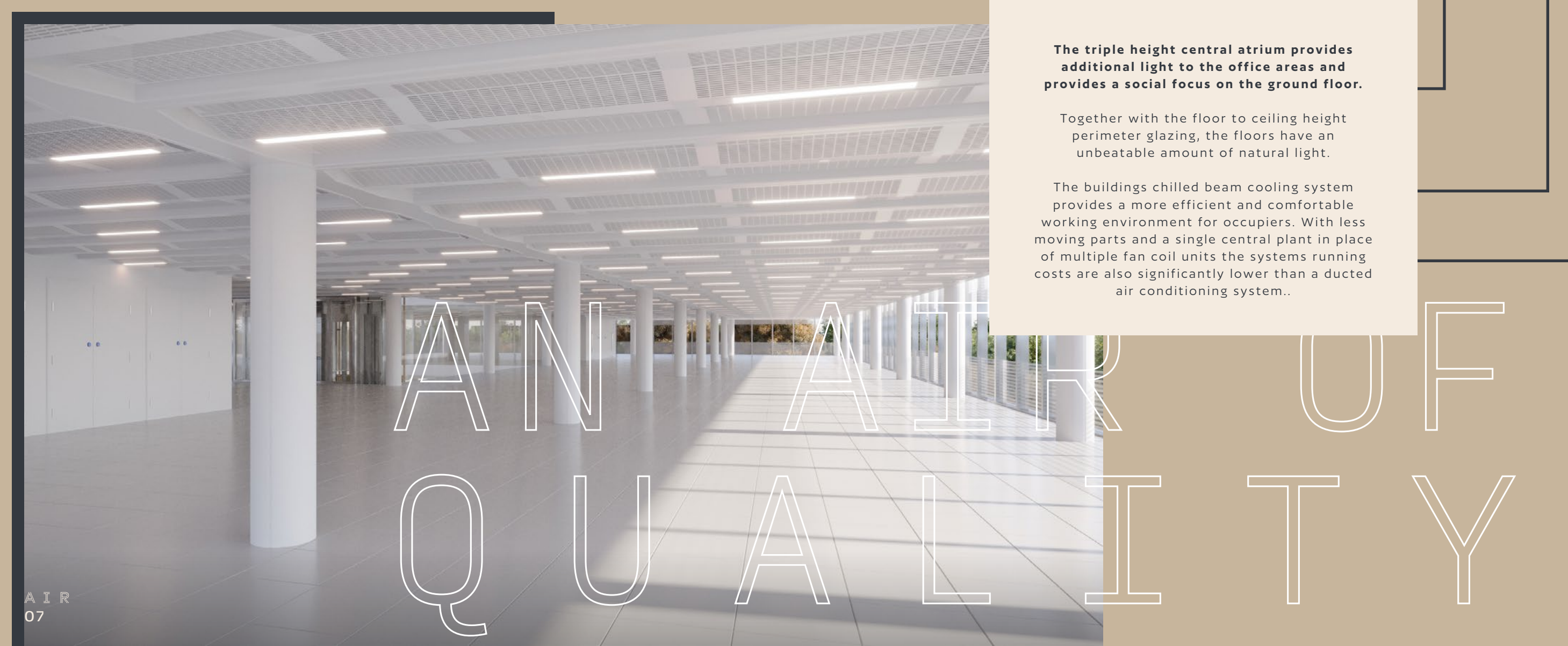
SPECIFICATION

An environmentally responsible comprehensive refurbishment throughout delivering a space fit for the modern occupier.

- Targeting EPC B
- Wiredscore Platinum
- Environmentally efficient chilled beam air conditioning
- Business lounge / coffee bar
- Dual Roof Terraces
- Floor to ceiling glazed elevations
- Triple height atrium
- 20 EV Charging Points
- 198 car parking spaces
- 84 bike racks + 12 Brompton bike lockers + 6 external bike spaces
- Fitness Studio
- High quality shower & changing facilities
- Feature reception and break out area







The triple height central atrium provides additional light to the office areas and provides a social focus on the ground floor.

Together with the floor to ceiling height perimeter glazing, the floors have an unbeatable amount of natural light.

The buildings chilled beam cooling system provides a more efficient and comfortable working environment for occupiers. With less moving parts and a single central plant in place of multiple fan coil units the systems running costs are also significantly lower than a ducted air conditioning system..

AN AIR QUALITY

WALKING DOWN AIR

A combined 2,355 sq ft of new roof terraces provide clear views in all directions over Tudor Grange Park and the town centre.

Adjacent to the communal roof terrace an additional 3rd floor office suite of 1,415 sq ft will be created for future occupiers to lease for use as either meeting, collaboration, or wellbeing space.





It won't feel like you're arriving at work, more checking into a hotel spa from the moment you step into the reception.

The building will naturally encourage its occupants to travel green with its new cycle hub and comfortable changing, drying and showering facilities.

The new roof terraces are the perfect environment to practise yoga and take time out from the stress of the day.



GROUND RECEPTION	3,218 SQ FT	299 SQ M
GROUND ATRIUM	937 SQ FT	87 SQ M
GROUND FLOOR	19,354 SQ FT	1,798 SQ M
FIRST FLOOR	22,217 SQ FT	2,064 SQ M
SECOND FLOOR	22,217 SQ FT	2,064 SQ M
THIRD FLOOR	1,415 SQ FT	131 SQ M
LOWER GROUND FITNESS STUDIO	1,518 SQ FT	141 SQ M
ROOF TERRACES	2,355 SQ FT	219 SQ M
PRIVATE ROOF TERRACE (EAST)	870 SQ FT	81 SQ M
SHARED ROOF TERRACE (WEST)	1,485 SQ FT	138 SQ M

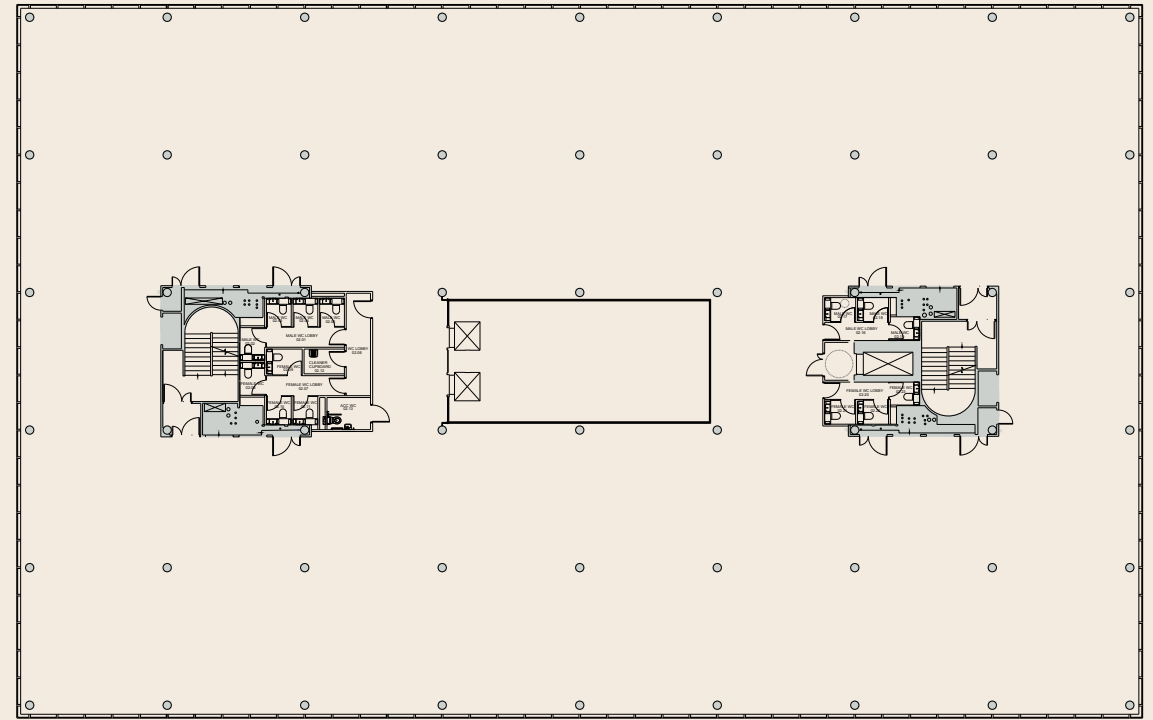
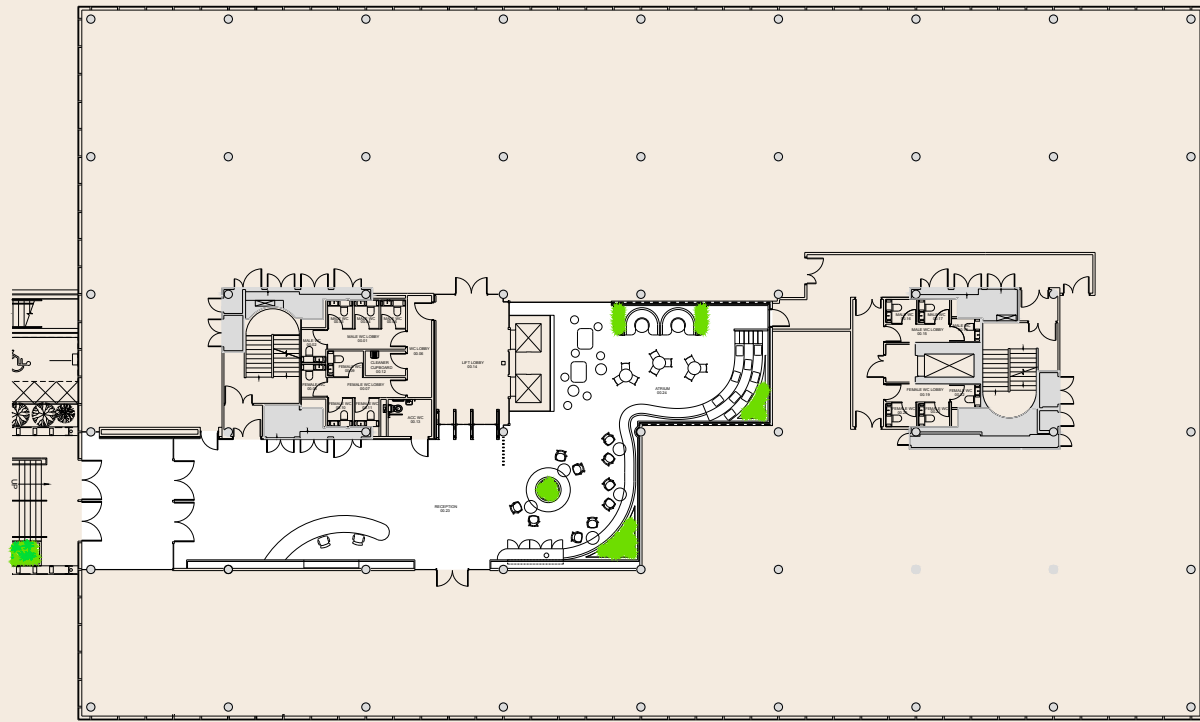


- SUITES AVAILABLE FROM 10,337 SQ FT SUBJECT TO LEASE COMMITMENT.
- 20 EV CHARGING POINTS AND 198 CAR SPACES
- 84 BIKE SPACES + 12 BROMPTON BIKE LOCKERS + 6 EXTERNAL BIKE SPACES.

FLOOR SCHEDULE

GROUND FLOOR

Atrium 937 SQ FT
Reception 3,218 SQ FT
Office Space 19,354 SQ FT

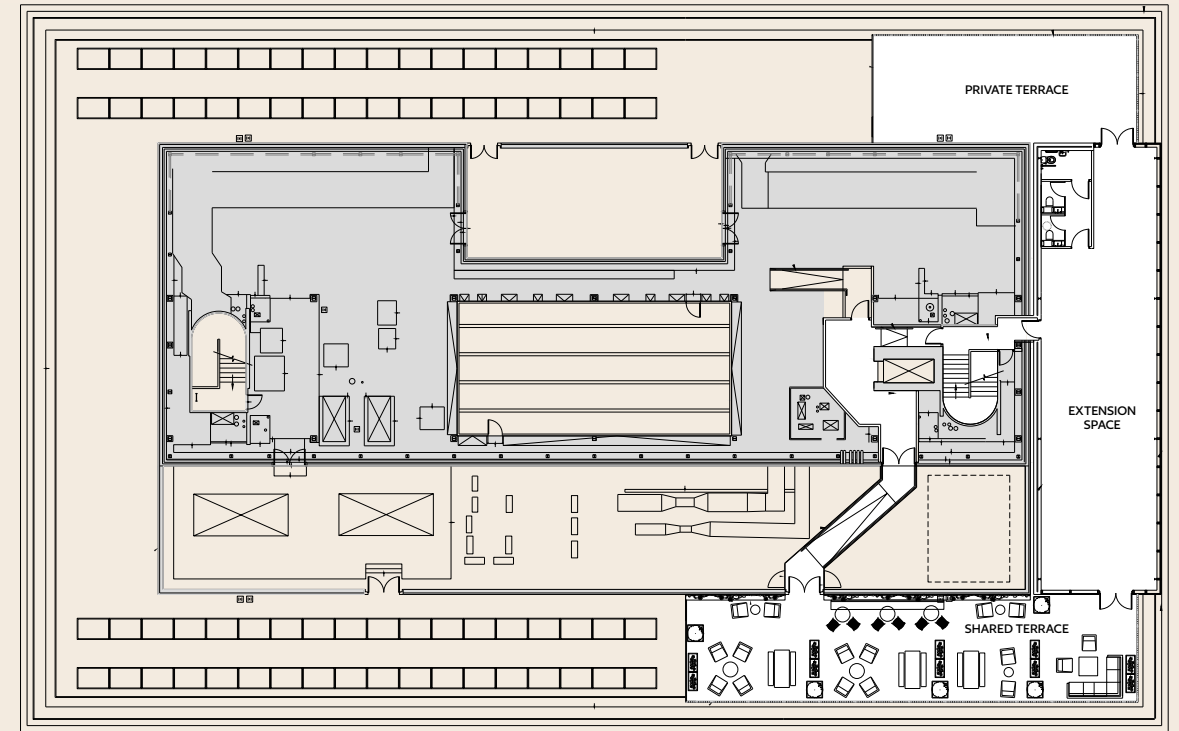
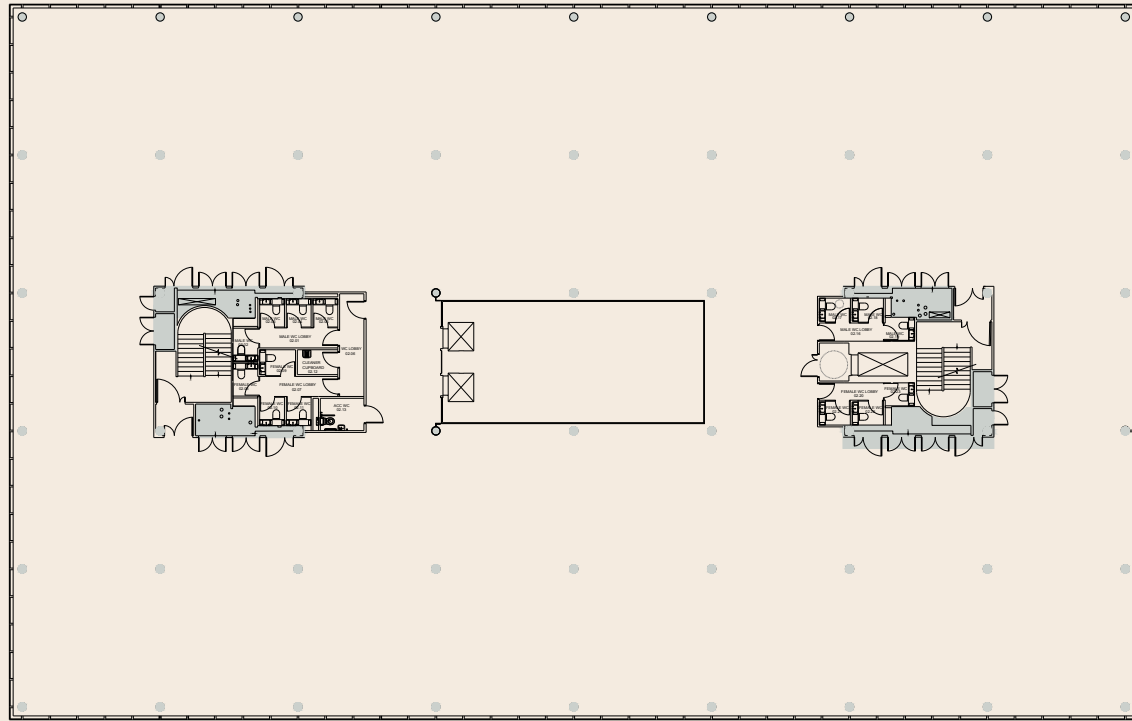


FIRST FLOOR

22,217 SQ FT

SECOND FLOOR

22,217 SQ FT



THIRD FLOOR

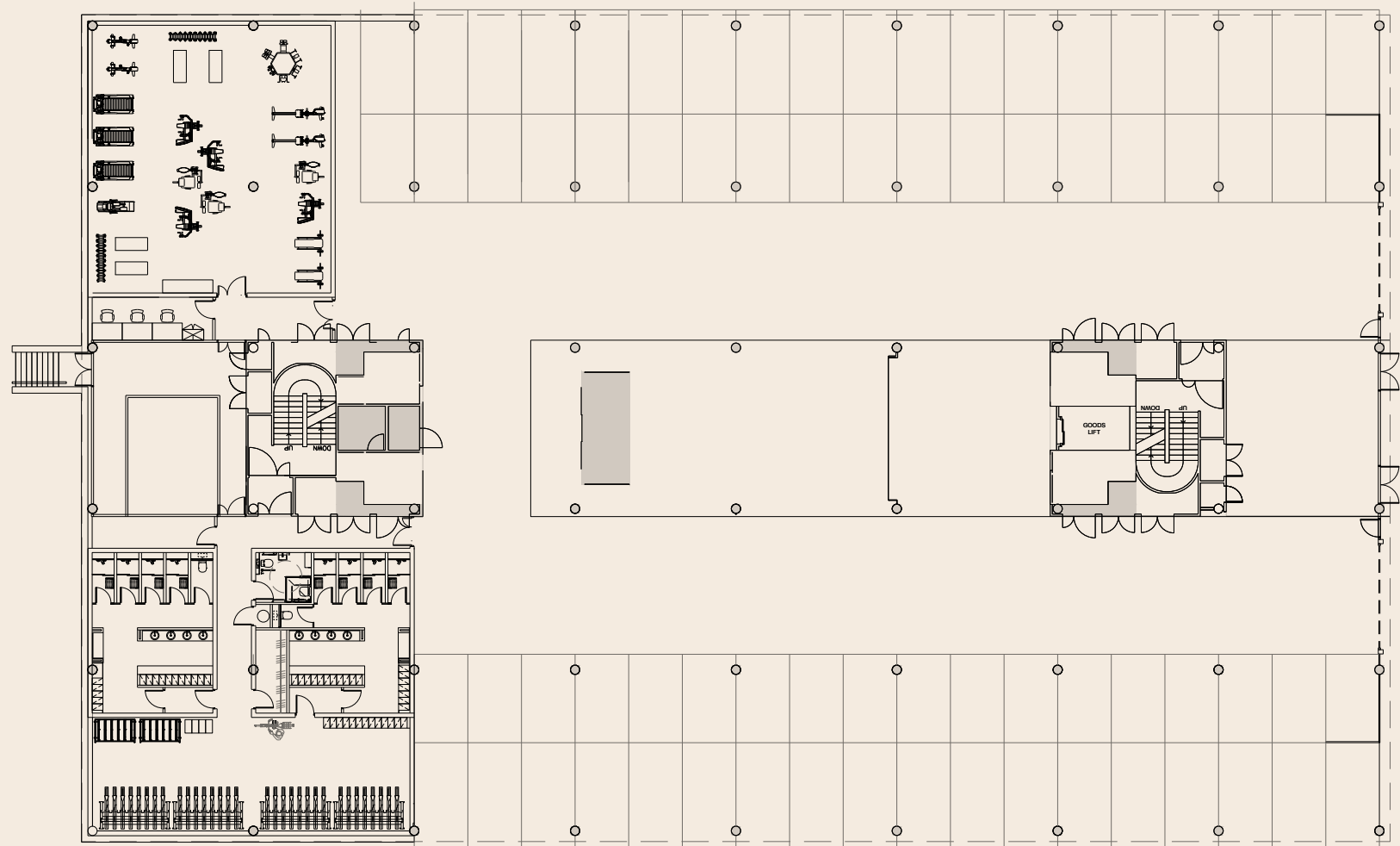
Office 1,415 SQ FT
Terraces 2,355 SQ FT

Private Roof Terrace (East) 870 SQ FT
Shared Roof Terrace (West) 1,485 SQ FT

1,518 SQ FT

FITNESS
STUDIO

AIR
013





Solihull School

M42

Solihull Hospital

MELL SQUARE
SOLIHULL

5 6

TOUCHWOOD

cineworld

7

JOHN LEWIS
& PARTNERS

CROWNE PLAZA

1

3

4

2

ALDI

paragon

Premier Inn
Rest easy



WAITROSE
& PARTNERS

Business Solutions
powered by e.on

AIR

npower

Tudor Grange Park

A41 Birmingham
City Centre

Solihull Train Station
& Interchange

Tudor Grange Leisure Centre

- 1 UK Power Reserve
- 2 ARVAL
- 3 BNP Paribas Personal Financial
- 4 Cadent
- 5 Corella
- 6 Xoserve
- 7 Solihull MBC
- Bus Interchange

Postcode: B91 3QJ

What3words: tone.shapes.skills



A I R T R A V E L

KEY

Birmingham International Airport

- Rail Line
- HS2 Line

RAILWAYS STATIONS

- HS2** HS2 Interchange
- 1 Birmingham New Street
- 2 Birmingham Moor St
- 3 Birmingham International
- 4 Solihull

BY TRAIN

Birmingham Moor St	10 min
Warwick	15 min
London Marylebone	1 hr 40 min

BY CAR

M42 J5	5 min
Birmingham Airport	15 min
Birmingham International	15 min
Birmingham	25 min
London	2hr 25 min



AIR

**AVISON
YOUNG**

ADRIAN GRIFFITH

M: 07760 172918

ADRIAN.GRIFFITH@AVISONYOUNG.COM



**BNP PARIBAS
REAL ESTATE**

MARK ROBINSON

M: 07342 069808

MARK.D.ROBINSON@REALESTATE.BNPPARIBAS

[AIRSOLIHULL.CO.UK](https://www.airsolihull.co.uk)

AVISON YOUNG and BNP PARIBAS for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of AVISON YOUNG and BNP PARIBAS has any authority to make or give any representation or warranty whatsoever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. October 2022

Crafted by cab Property.