

# AIR

A FULLY REFURBISHED AND ARCHITECTURALLY RECOGNISED SUSTAINABLE WORKSPACE

AIR  
A FULLY REFURBISHED AND ARCHITECTURALLY RECOGNISED SUSTAINABLE WORKSPACE  
**TO LET**  
OVALVIEW  
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AIRSOLIHULL.CO.UK

HOMER ROAD – SOLIHULL  
AIRSOLIHULL.CO.UK

**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 has gone through a comprehensive refurbishment to fully update the building's presentation and specification.

The building has been 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 building's improved specification 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.**







AIR





# O P E N

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

Grabbing attention from the road, the newly lit canopy walkway leads you into a natural feeling, minimally designed reception.

A welcome that feels open and approachable.

# A I R

# AN AIRY FEELING

**From the second you walk into the reception, there is a feeling of space, drenched in natural light and easy to breathe in.**

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

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





AIR

AIR  
OF FOREVER LIVING  
OF  
L1 BNP PERSONAL FINANCE  
L2 BNP PERSONAL FINANCE  
L2 ROBERT HALF  
L2  
L3

# S P E C I F I C A T I O N

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

- EPC B Rating
- WiredScore Platinum
- Environmentally efficient chilled beam air conditioning
- Business lounge / coffee bar
- Communal roof terrace
- Third floor office extension with private terrace
- Floor-to-ceiling glazed elevations
- Triple height atrium
- 198 car parking spaces including 24 EV charging points
- 84 bike racks + 12 Brompton bike lockers + 6 external bike spaces
- Gym
- High quality shower and changing facilities
- Feature reception and break out area



**The triple height central atrium provides additional light to the office areas and 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 building's 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 system's running costs are also significantly lower than a ducted air conditioning system.



# WALKING



With over 3,000 sq ft of new roof terraces, AIR provides 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 1,615 sq ft has been created for future occupiers to lease for use as either meeting, collaboration, or wellbeing space.

# ON AIR



**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 naturally encourages occupiers to travel green with its new cycle hub and comfortable changing, drying and showering facilities.

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

# AVAILABILITY



**GROUND FLOOR (EAST)**

**11,432 SQ FT**

**1,062 SQ M**

**34 PARKING SPACES**

GROUND FLOOR (WEST)

LET TO FOREVER LIVING

FIRST FLOOR

LET TO BNP PARIBAS PERSONAL FINANCE UK

**SECOND FLOOR (EAST, NORTH)**

**4,282 SQ FT**

**398 SQ M**

**14 PARKING SPACES**

SECOND FLOOR (EAST, SOUTH)

LET TO BNP PARIBAS PERSONAL FINANCE UK

SECOND FLOOR (WEST)

LET TO ROBERT HALF

**THIRD FLOOR**

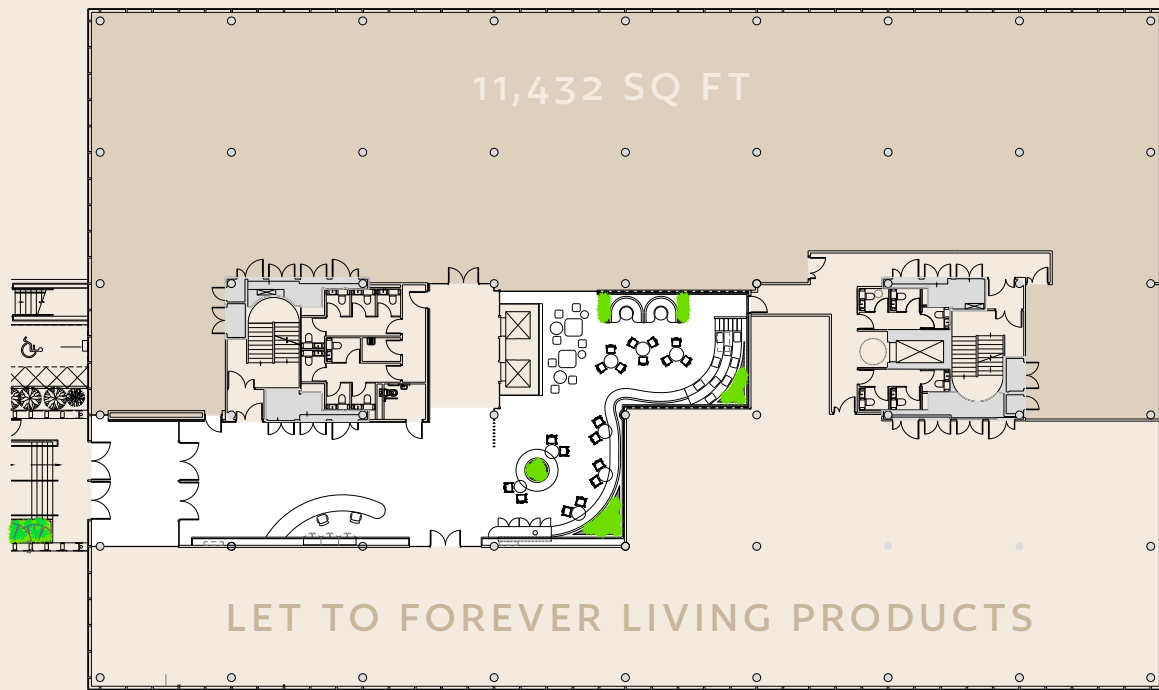
**1,615 SQ FT**

**150 SQ M**

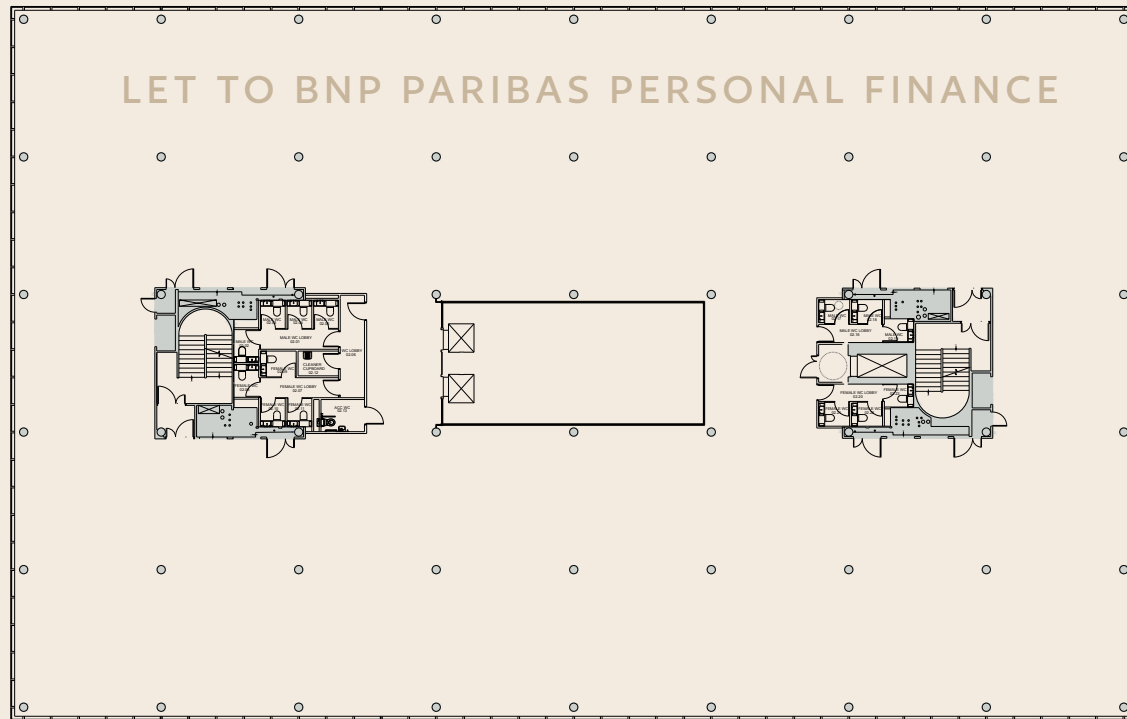
**5 PARKING SPACES**

- 198 CAR PARKING SPACES OF WHICH 24 ARE FOR EV CHARGING.
- 84 BIKE SPACES + 12 BROMPTON BIKE LOCKERS + 6 EXTERNAL BIKE SPACES.

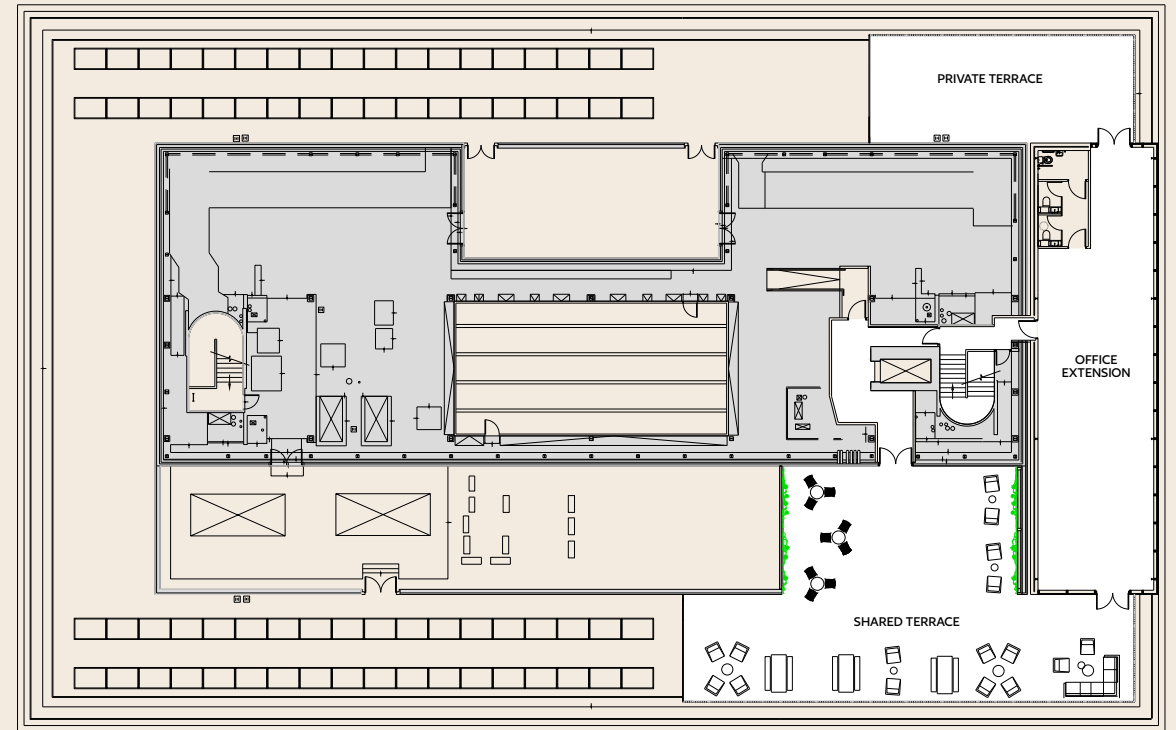
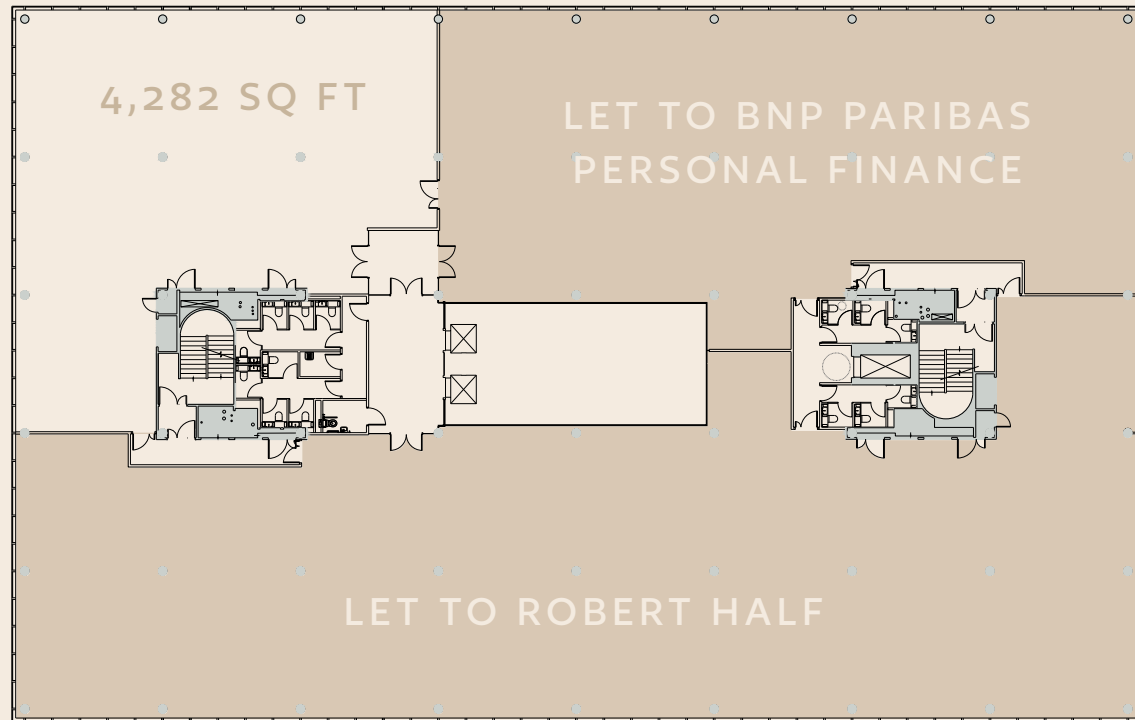
GROUND  
FLOOR



LET TO BNP PARIBAS PERSONAL FINANCE



# SECOND FLOOR



# THIRD FLOOR

Office 1,615 SQ FT  
Terraces 3,000 SQ FT

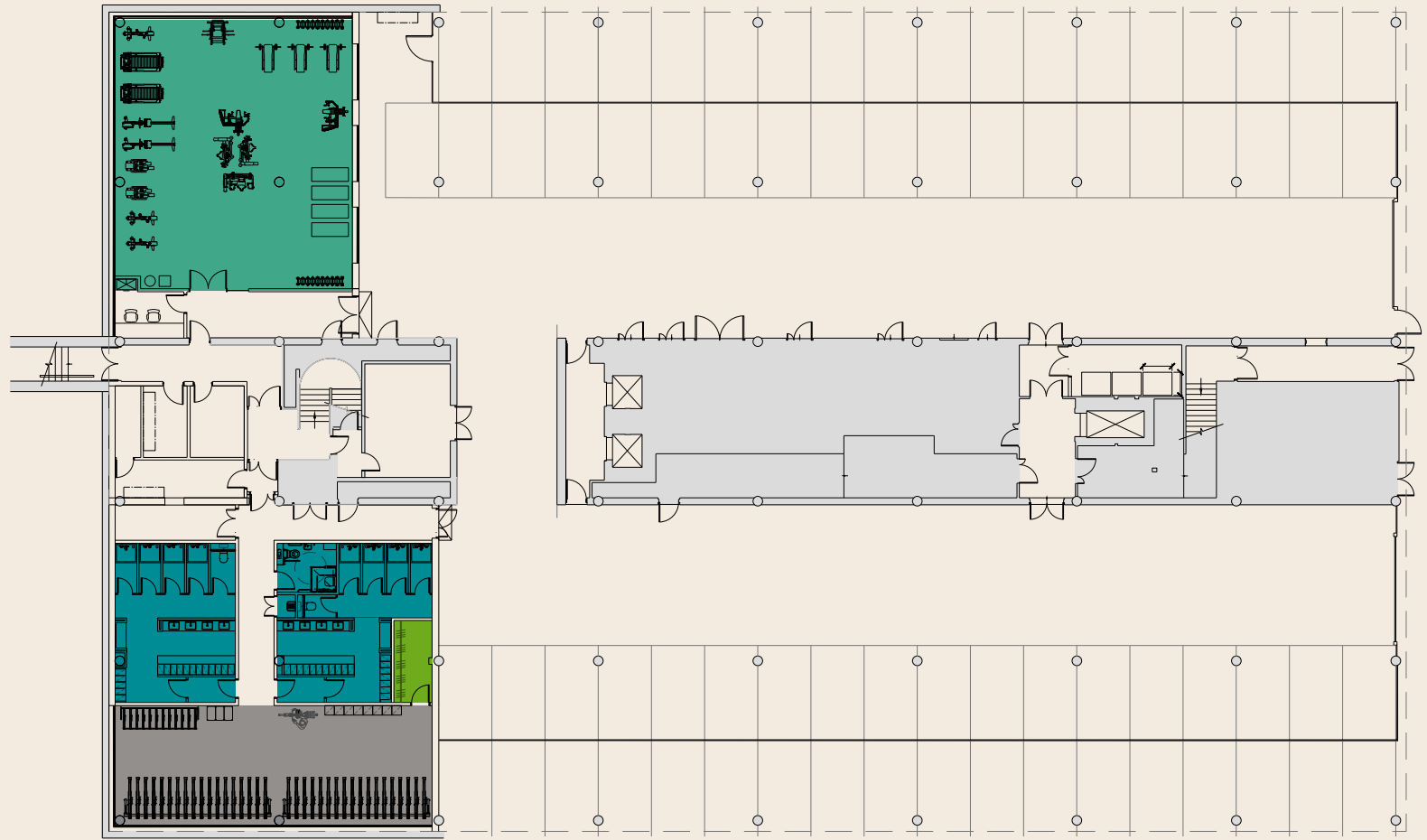
PRIVATE: 870 SQ FT    SHARED: 2,130 SQ FT



FITNESS  
STUDIO

AIR  
016

- Gym
- Showers & Changing Rooms
- Bike Storage
- Drying Room







Solihull School

M42, J5

Solihull Hospital

MELL SQUARE  
SOLIHULL

4 5

TOUCHWOOD

☆cineworld

1 2 3

JOHN LEWIS  
& PARTNERS

ALDI

CROWNE PLAZA

paragon

Premier Inn  
*Rest easy*



WAITROSE  
& PARTNERS

npower

Business Solutions  
powered by e.on

AIR

A41 Birmingham  
City Centre

Tudor Grange Park

1 UK Power Reserve

2 Oracle

3 Legal & General

4 Corella

5 Xoserve

6 Solihull MBC

Bus Interchange

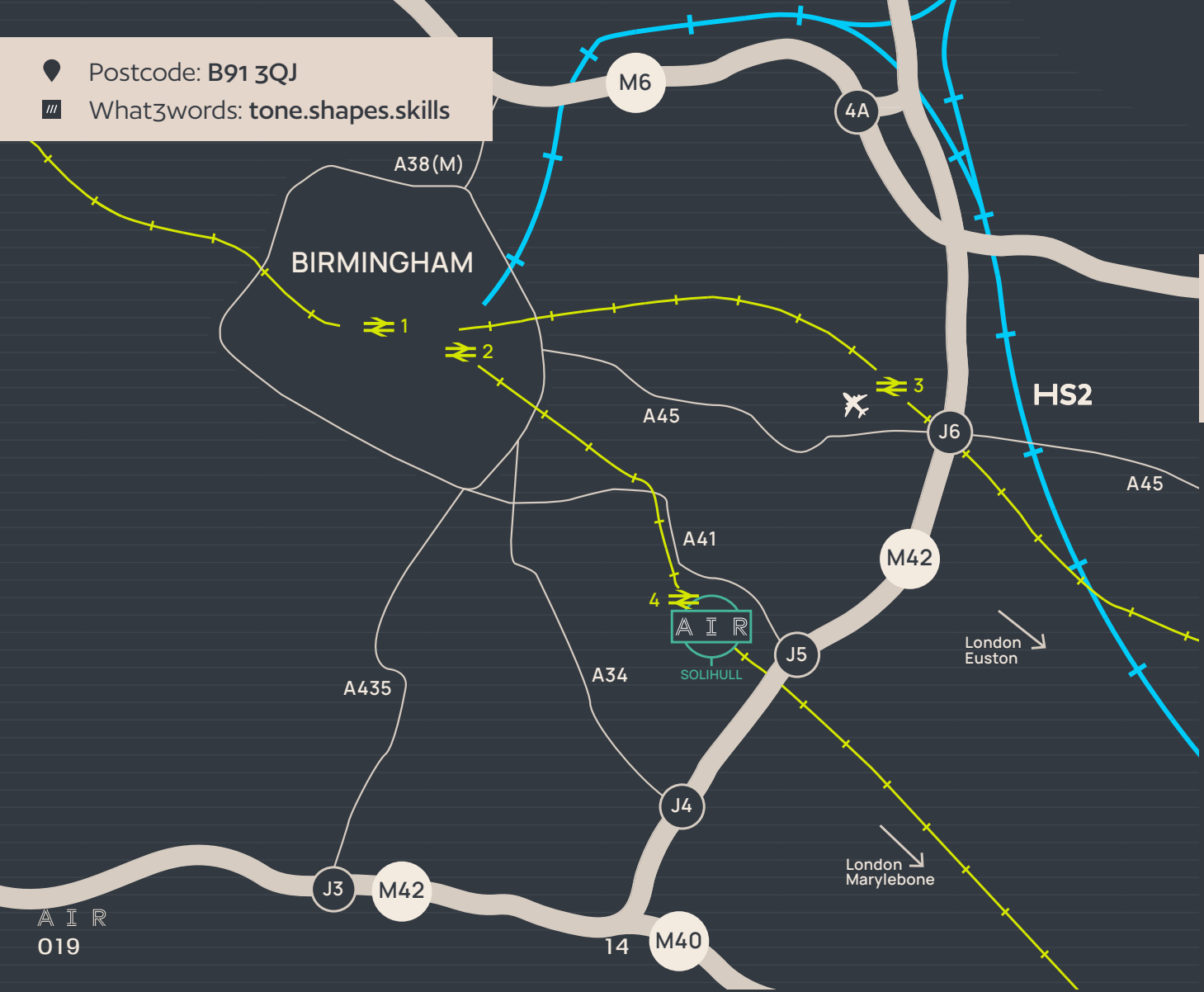
Solihull Train Station

Tudor Grange Leisure Centre

Postcode: B91 3QJ

What3words: tone.shapes.skills

# A I R T R A V E L



## KEY



Birmingham International Airport

### BY TRAIN

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

Rail Line

HS2 Line

### RAILWAY STATIONS

**HS2** HS2 Interchange

1 Birmingham New Street

2 Birmingham Moor St

3 Birmingham International

4 Solihull

### BY CAR

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

A I R  
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# AIR



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