

ANYWHERE
STARTS HERE

THE NEW VIENNA HOUSE HAS NOW OFFICIALLY LANDED
8,112 - 25,360 SQ FT (754 - 2,356 SQ M)
VIENNAHOUSE.CO.UK

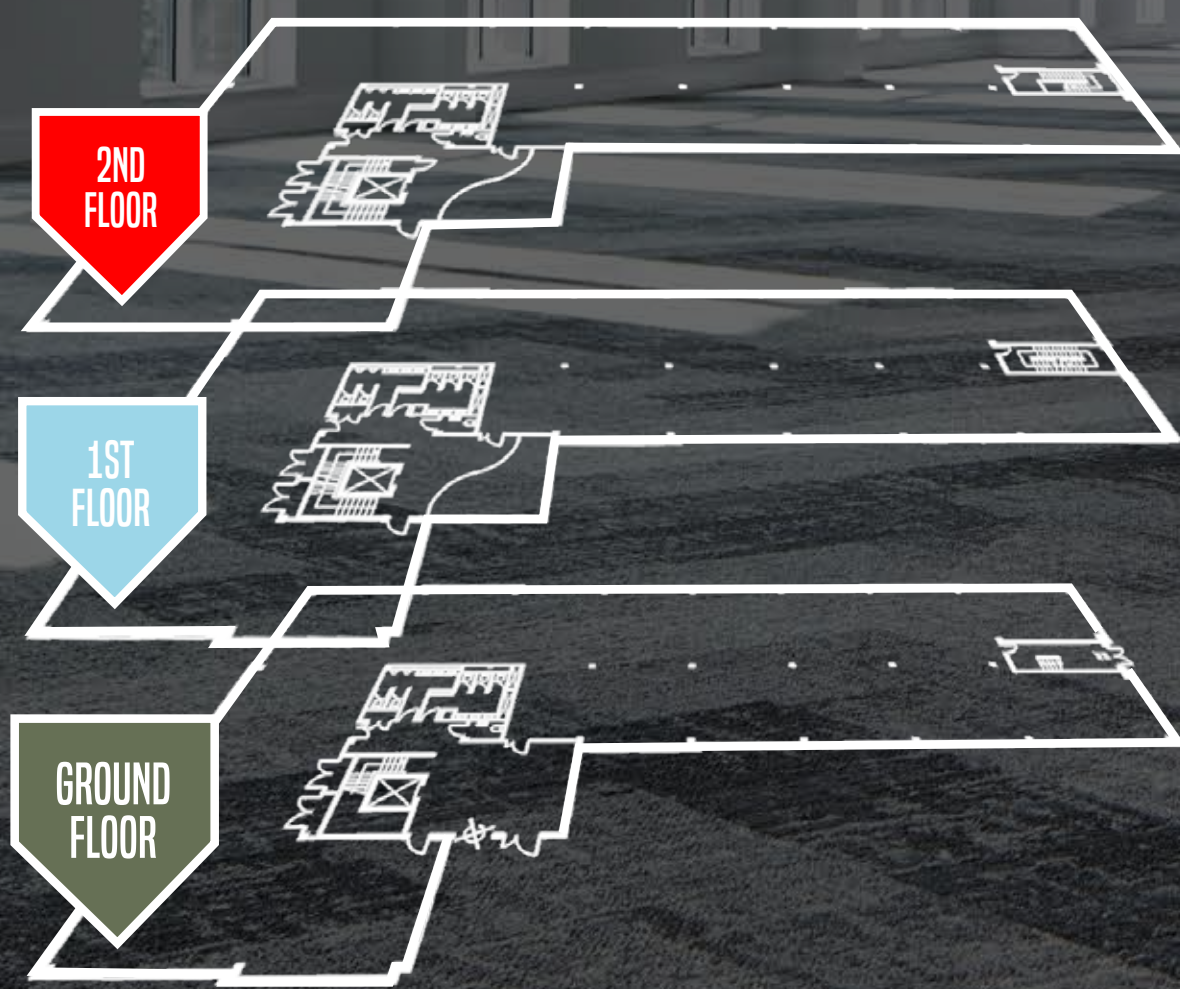
VIENNA
HOUSE

INTERNATIONAL PARK | SOLIHULL

GO ANYWHERE WITH VIENNA HOUSE

Vienna House is an impressive 3 storey Headquarters office building, prominently situated adjacent to Bickenhill Lane.

THE BUILDING TOTALLING 25,360 SQ FT HAS BEEN REFURBISHED TO A CLASS LEADING STANDARD AND IS NOW THE SMARTEST BUILDING IN THE MARKET





The building has been refurbished to provide a **class leading** environment & specification

- ▷ EPC A rating 20 points
- ▷ AirRated Gold accreditation
- ▷ WiredScore accredited
- ▷ Smart building with a full controllable environment
- ▷ New air conditioning & heating system
- ▷ Exposed services providing loft style floors
- ▷ Remodelled contemporary reception
- ▷ LED lighting
- ▷ Fast Charging EV chargers
- ▷ 113 car spaces (ratio 1:224 sq ft)
- ▷ Pavilion style cycle hub including showers, changing rooms, clothes dryers
- ▷ Private landscaped area
- ▷ Passenger lift
- ▷ Raised access floors
- ▷ New Male, Female and disabled toilet facilities



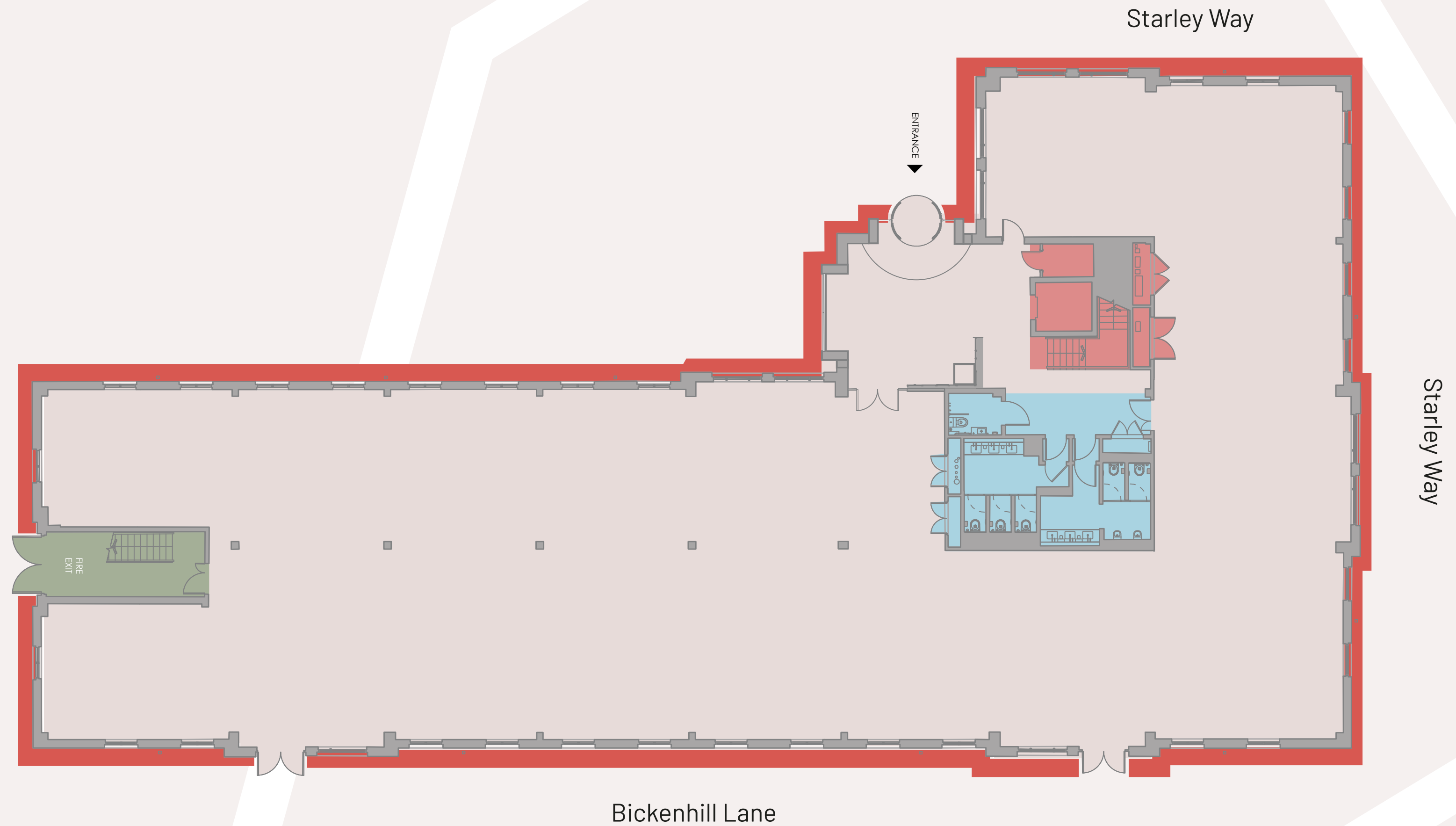
OFFICE SPACE

FLOOR	SQ FT	SQ M
SECOND	8,536	793
FIRST	8,112	754
GROUND RECEPTION	8,270 442	768 41
TOTAL	25,360	2,356



REPRESENTATIVE FLOOR PLAN

Vienna House delivers large, efficient, floor plates which provide a very contemporary and **open** environment.

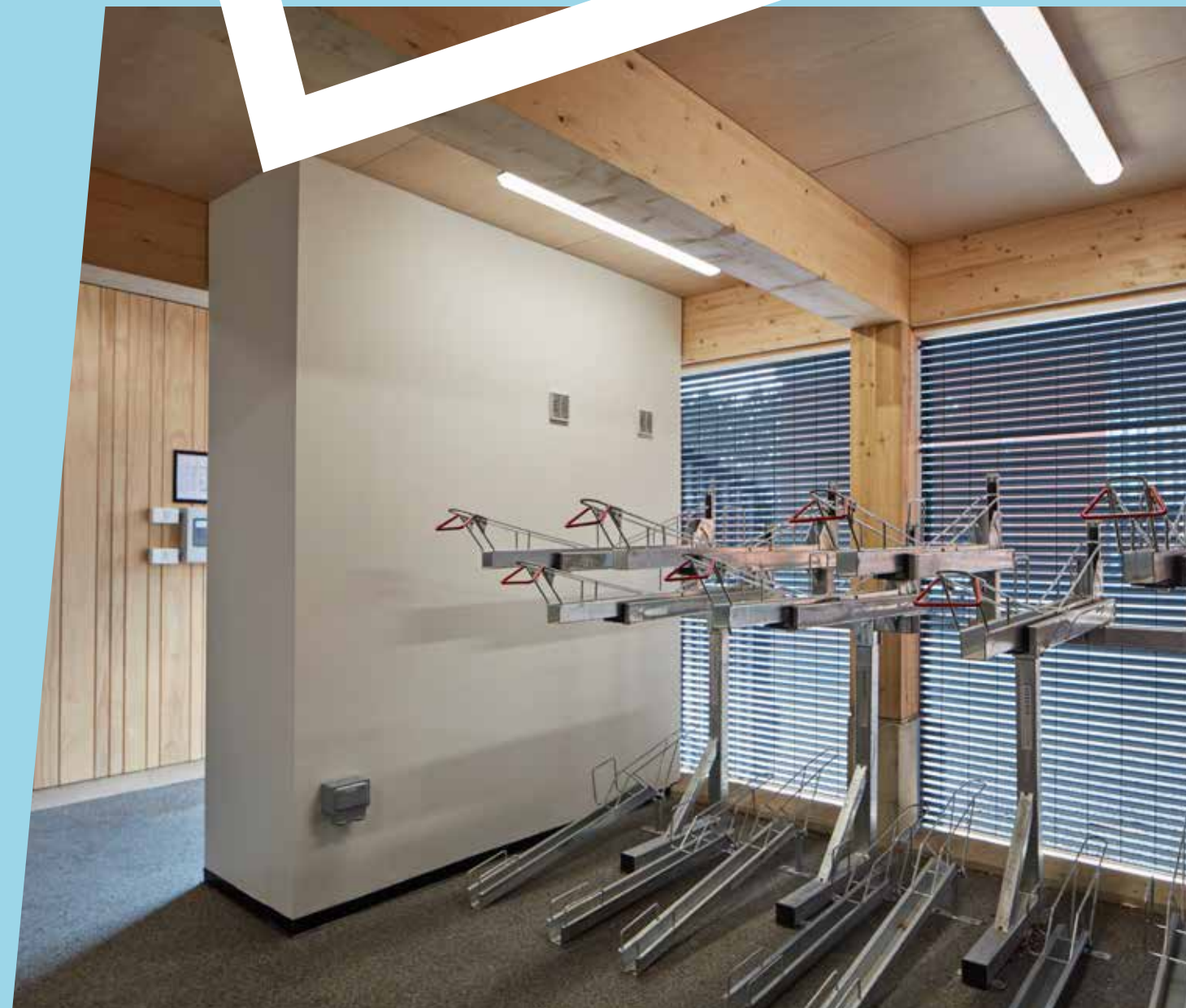


Vienna House has an impressive list of Environmental, Health & Wellbeing and Technology Credentials

87% of employees said they consider health and well-being offerings when choosing an employer.

- ▷ **Smart enabled building**
IBOS system will create an intelligent building via a cloud based platform
- ▷ **EPC A**
- ▷ **Adheres to the principles of BREEAM 'Very Good'**
- ▷ **WiredScore 'Silver'**
Comprising Wi-Fi in the reception, BT Open Reach connection, Circle 2 fibre installation to each tenant area to ensure ease of connection.
- ▷ **AirRated 'Gold'**
Air quality monitoring system.
- ▷ **New external wellbeing building**
Housing male/female showers, changing rooms, drying room, lockers and a bike store.
- ▷ **Various sustainable features**
PV panels, four EV charging points and commuting facilities.
- ▷ **Recycled materials**
Carpet made with recycled yarn and felt backing made from recycled water bottles.

WELLBEING & ENVIRONMENT



WiredScore
SILVER

Vienna House is an intelligent building controlled using the IBOS system, a Tenant App that allows occupiers to enhance their use of the offices, whilst optimising cost and reducing carbon

- ▷ Access and lighting control
- ▷ HVAC Integration
- ▷ Native wellbeing Interface reporting to building management
- ▷ Two way message board
- ▷ Remote lock/access offices
- ▷ Building management Interface



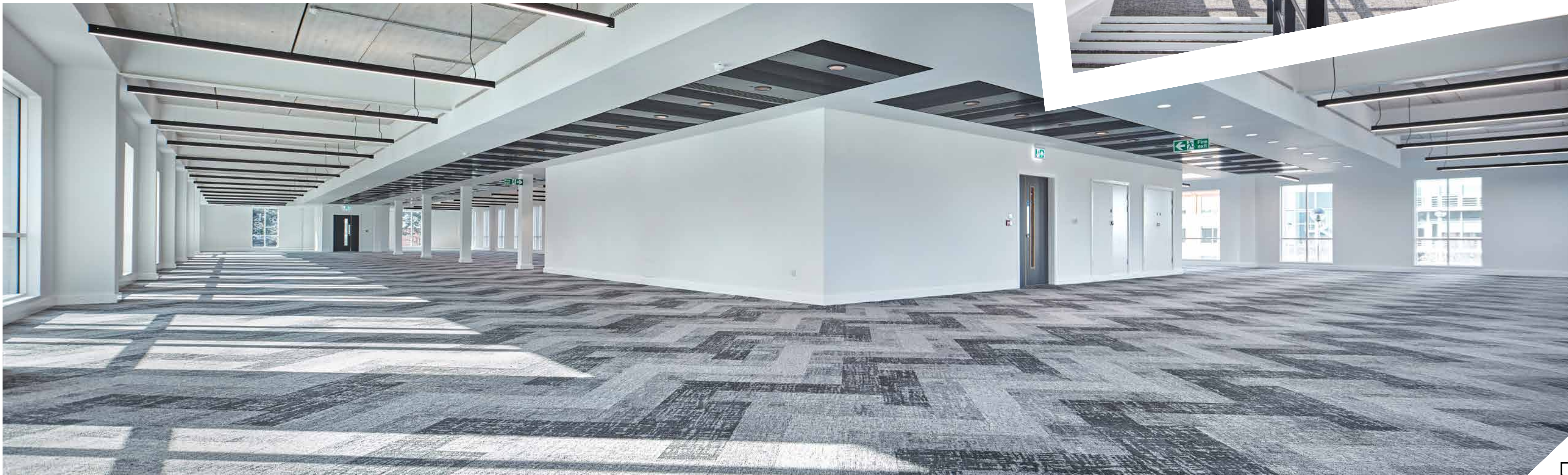
AirRated 'Gold'

The design assessment at Vienna House was carried out in order to evaluate the measures put in place to deliver a healthy indoor environment. The building received a classification of Gold for its design.

The D&O specification for Vienna House displays an exceptional commitment to upholding healthy, safe and productive indoor environments; throughout the lifetime of the building.

- ▷ Occupiers can monitor the air quality to assess and balance the levels of Carbon Dioxide (CO2), Particulates, Organic & Inorganic Gases, Temperature and Humidity from the building.
- ▷ Improved ventilation with lower CO2 levels can boost productivity by 11%.









International Park is located in one of the UK's best commercial hubs, close to Birmingham Airport, Birmingham International Railway Station, the NEC, Resorts World and the proposed Birmingham Interchange HS2 Station.

Excellent motorway access is provided at Junction 4 M6 and Junction 6 M42, both of which are a short distance away.

1. M42 JUNCTION 6

One of UK's smart motorways, Junction 6 will be increasing its capacity in Autumn 2020.
Distance from Vienna House: 6.4 miles / 6 minute drive

2. BIRMINGHAM AIRPORT

The UK's third largest airport outside of London and the seventh largest overall.
Distance from Vienna House: 3 miles / 4 minute drive

3. BIRMINGHAM INTERNATIONAL

One of the busiest national railway stations.
Distance from Vienna House: 0.8 miles / 2 minute drive

4. NEC

The largest exhibition centre in the UK.
Distance from Vienna House: 2.5 miles / 4 minute drive

5. RESORTS WORLD BIRMINGHAM

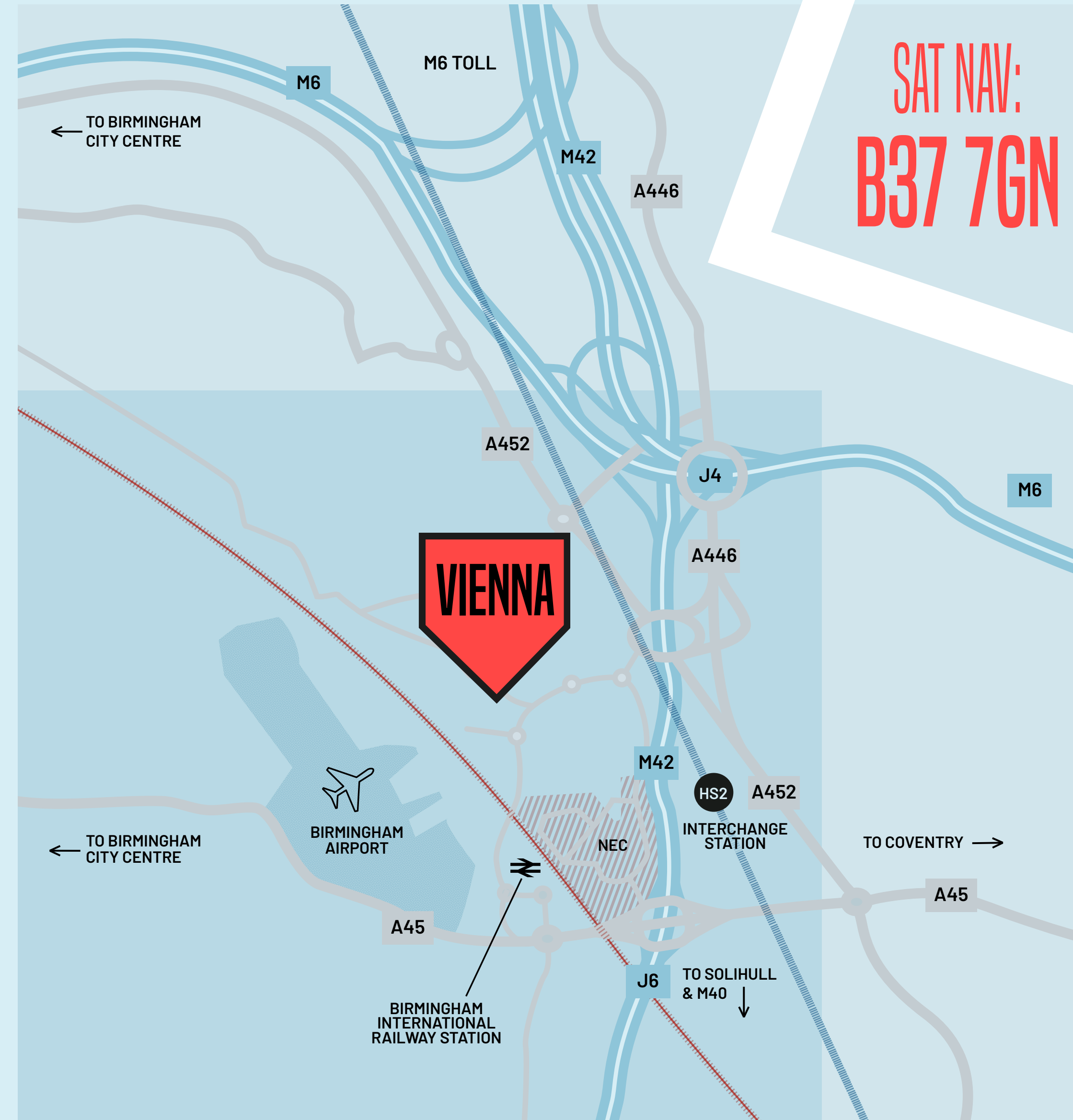
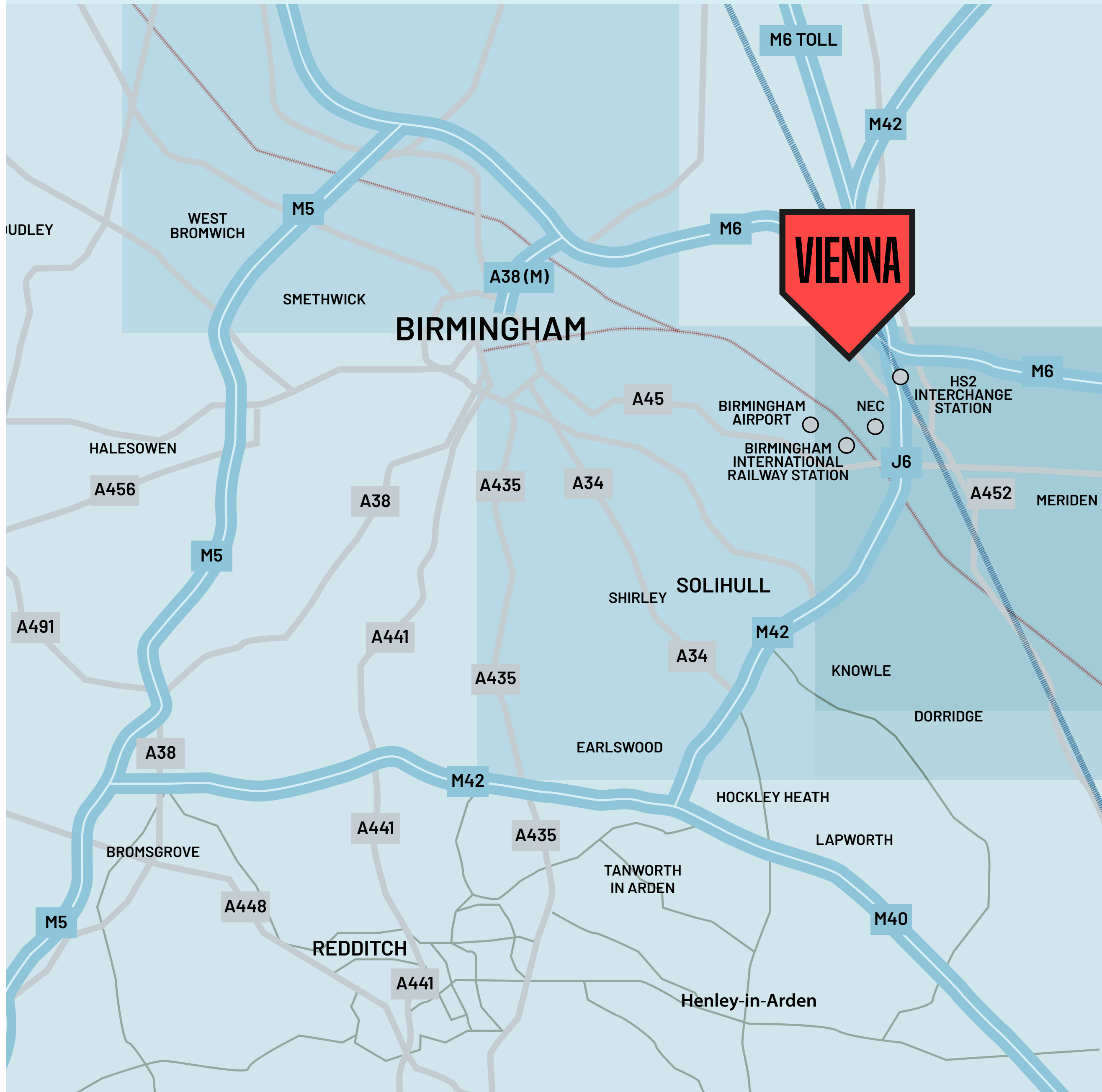
A mixture of outlet shopping, restaurants and leisure.
Distance from Vienna House: 2.4 miles / 4 minute drive

6. HS2 SOLIHULL INTERCHANGE TERMINAL

This proposed rail terminal is expected to enable travel to London in less than 45 minutes.
Distance from Vienna House: 4 miles / 5 minute drive

BICKENHILL LANE





SAT NAV:
B37 7GN

/// what3words: [extend.cook.assist](https://www.what3words.com/extend.cook.assist)

Flights to over
150
direct global destinations



CONNECT ANYWHERE

HS2
Trains will carry up to
26,000
people per hour



13 million
passengers flying from
Birmingham airport
in 2020



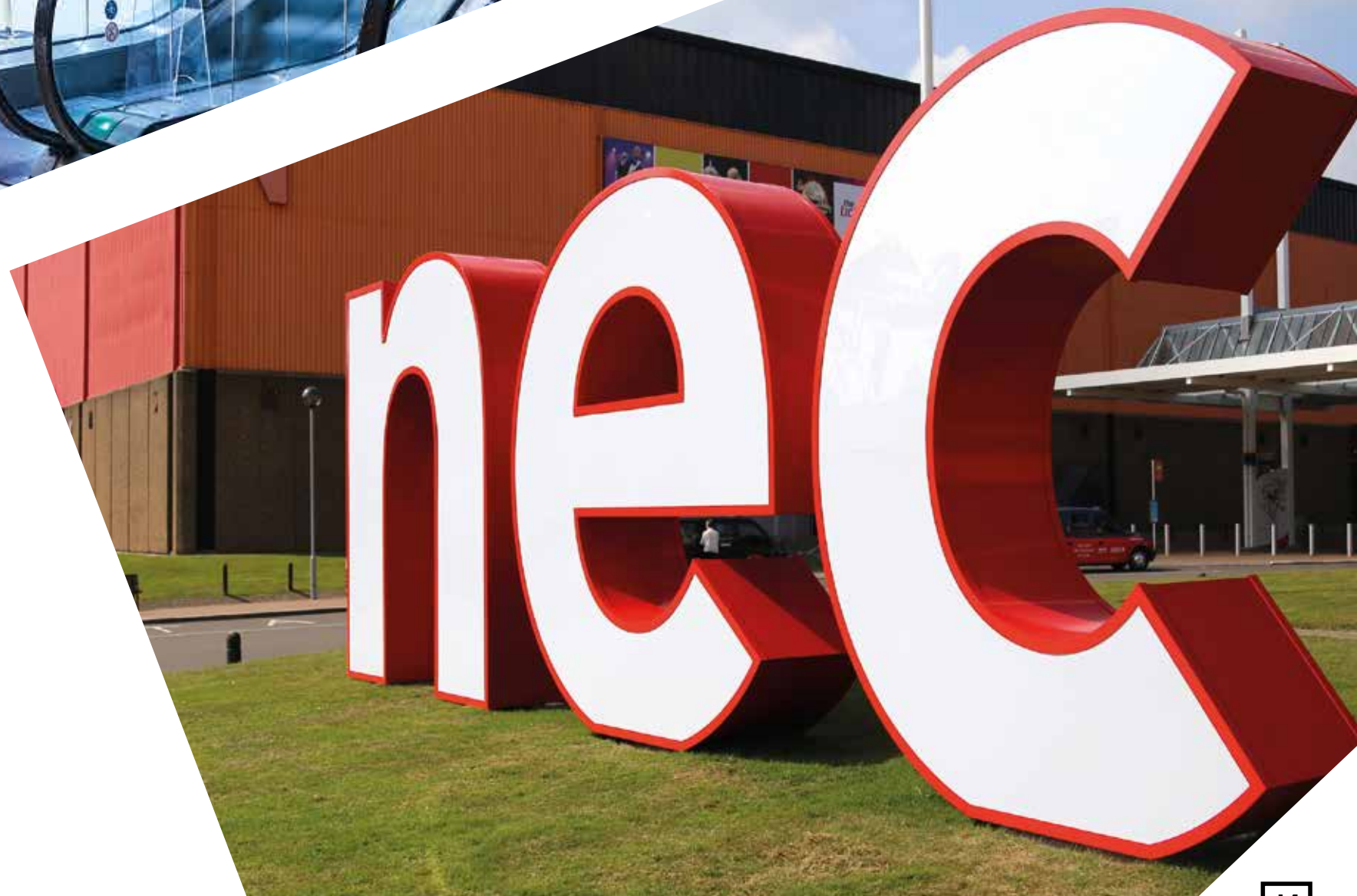
6 minute drive to
M42
smart motorway



Go and **explore**
the local amenities
4 minutes drive from
Vienna House

The location has plenty to offer, just a short drive from Vienna House, Resorts World complex has a little bit of everything you love and more, all under one space.

With superb restaurants, outlet stores, a cinema with IMAX™ and arcade fun at Vortex Gaming, Resorts World Birmingham is the place for a little bit of down time or a team day with your employees.



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VIEWING

For further information or to arrange a viewing contact:



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