



INGENUITY
HOUSE

**UP TO 114,635 SQ FT OF
UNIQUE SUSTAINABLE
OFFICE SPACE**

DISCOVERINGENUITY.CO.UK

DISCOVER
/INGENUITY

**SETTING THE STANDARD FOR AN
INNOVATIVE AND INSPIRATIONAL
WORKING ENVIRONMENT**

DESIGNED TO INSPIRE

Ingenuity House sets the standard as a highly innovative workplace that utilises outstanding and integrated technology to successfully create a healthy, inspirational working environment. The stepped form of the building, carefully calculated to provide a self-shading solution, reflects one of the ways in which sustainability was inherent in the design and structure of this iconic building.

Located in one of the UK's best commercial hubs, any business will benefit from occupying such a unique space, ready for flexible ways of working to help support open communication and collaboration.

BCO

Awards

X DIGITAL
CONSTRUCTION
AWARDS

Ingenuity House received both the Gold National and the Silver Regional Awards for Innovation at the annual British Council for Offices (BCO) awards in 2019. Additionally, the project won the Celebrating Construction 2017 Digital Construction Project award.

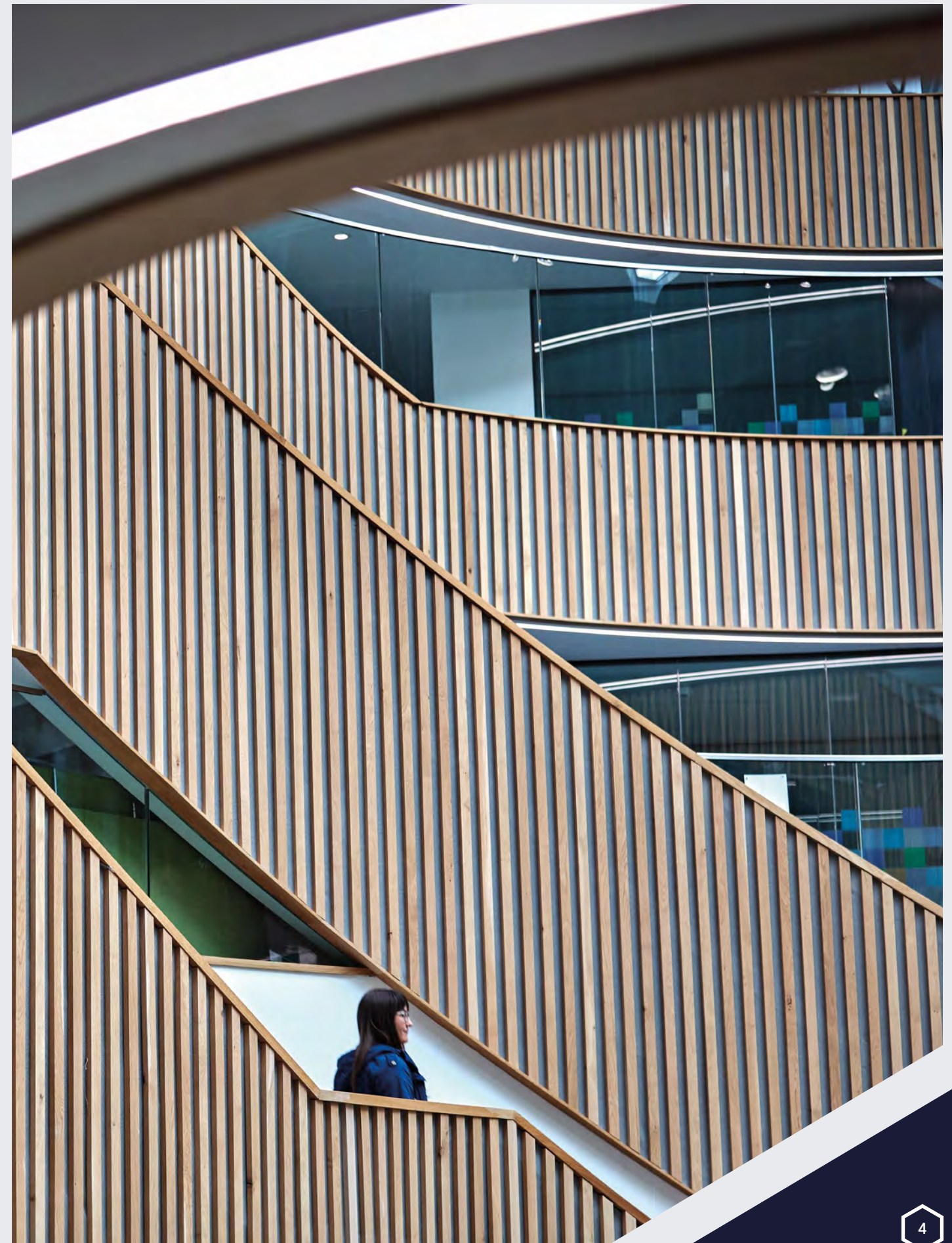
The project has been recognised by these prestigious awards programme, recognising the highest quality developments in the UK and setting the standard for excellence in the regional and national office sectors.



DISCOVER / DESIGN

Ingenuity House has been designed to support changing workplace demographics and associated space requirements.

With a range of terraces and collaboration areas arranged around the atrium, as well as a central café and restaurant hub, the building allows people to break away from their desk bringing an air of vibrancy to the workplace.





WiredScore GOLD

WiredScore is a global digital connectivity rating scheme designed to assess, improve and benchmark digital connectivity in commercial buildings.

The offices have been given the WiredScore Gold certification. The building will provide its occupiers with a best-in-class digital experience & connectivity. A building report is available from the agents and on the website within which is an depth analysis on the building's connectivity.



SPACE / INGENUITY

Extensive workplace analysis was used to inspire and provide an intelligent 5 storey 114,635 sq ft highly sustainable and future-proofed building.

Immediately ready for occupation, the building can be taken in its existing configuration and potentially with furniture if required. Alternatively, consideration will be given to reverting each floorplate back to open plan format.

SPACE
/ **INGENUITY**

THIRD FLOOR 30,813 SQ FT / 2,862.6 SQ M

SECOND FLOOR 29,213 SQ FT / 2,714 SQ M

FIRST FLOOR 27,444 SQ FT / 2,549.7 SQ M

GROUND FLOOR 26,184 SQ FT / 2,432.5 SQ M



DISCOVER / INNOVATION

Ingenuity House has been built to adapt and flex over time in response to changing business needs, with each floor plate having the ability to accommodate a variety of working modes.

VIEW MATTERPORT

Area: 114,635 SQ FT net, Grade A office space

Car Parking: 450 on site spaces (1:254 sq ft), with the potential ability to lease further spaces if required

EV Charge Points: 28, with ducting and power capacity for additional

Cycle Spaces: 55, with space for more

Motorbike Spaces: 20

Reception: Double height glazed with access through to atrium

Atrium: Quadruple height

Occupation: 1 person per 10m²

AC System: 4 Pipe Fan Coil

Raised Floors: 150mm

Lighting: LED — motion sensor to daylight levels

Ceiling: Metal pan plank configuration

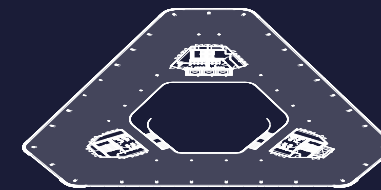
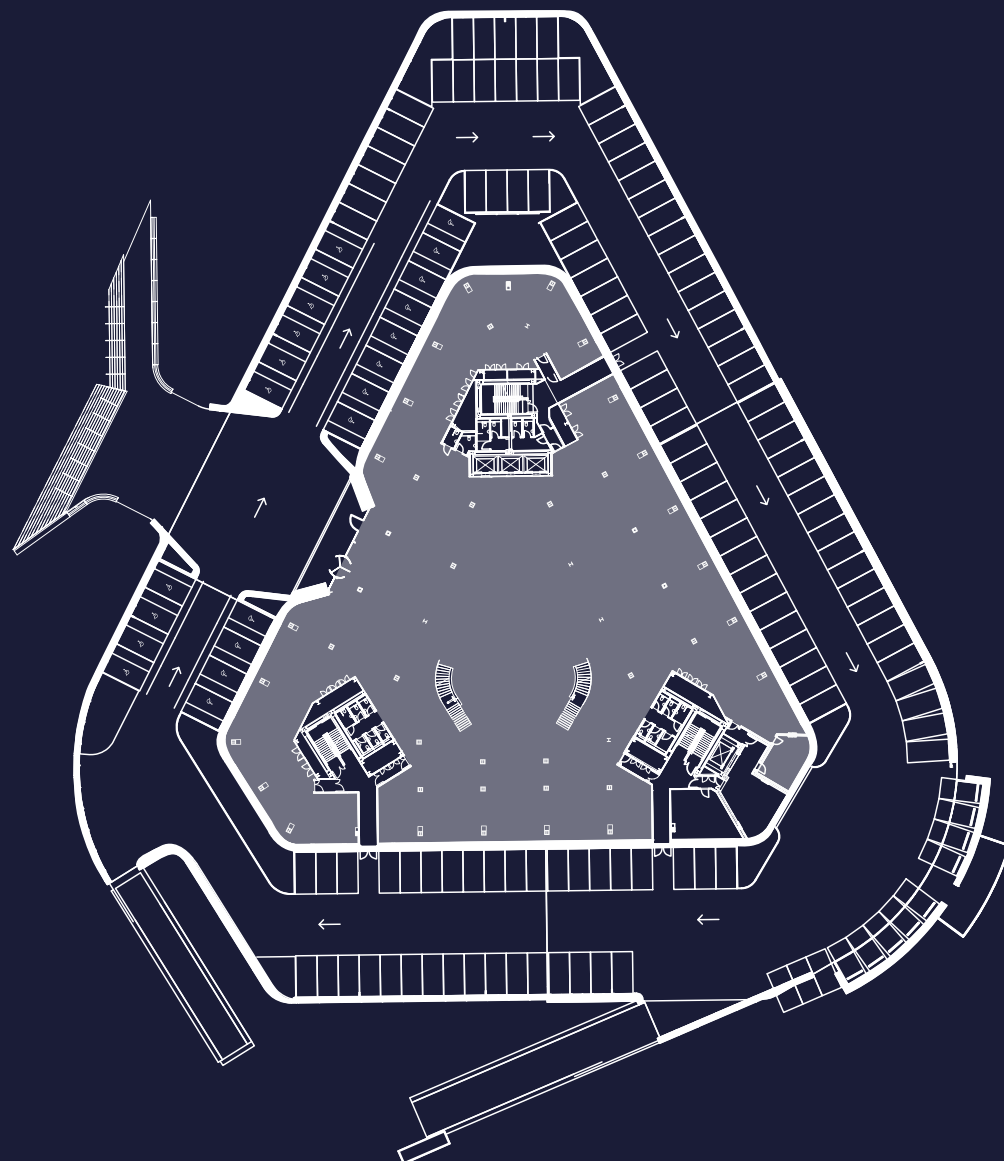
Floor to Ceiling: 2.7m

Environmental: BREEAM Excellent / EPC B

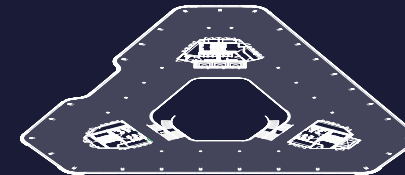
Floor Loading: 2.5kN/m² + 1.0kN/m²

Power: 11,000 kVA

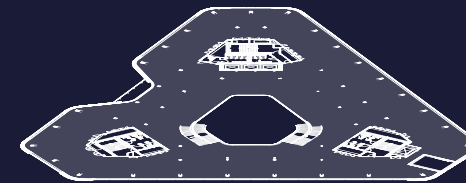
/ GROUND FLOOR



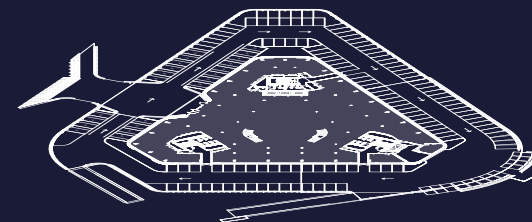
/ THIRD FLOOR
30,813 SQ FT / 2,862.6 SQ M



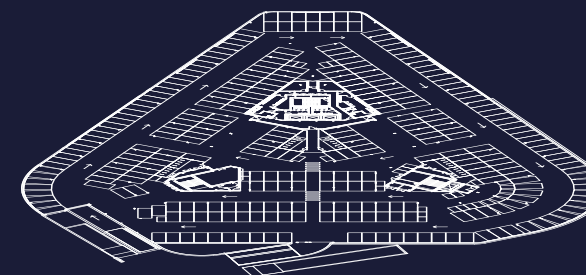
/ SECOND FLOOR
29,213 SQ FT / 2,714 SQ M



/ FIRST FLOOR
27,444 SQ FT / 2,549.7 SQ M

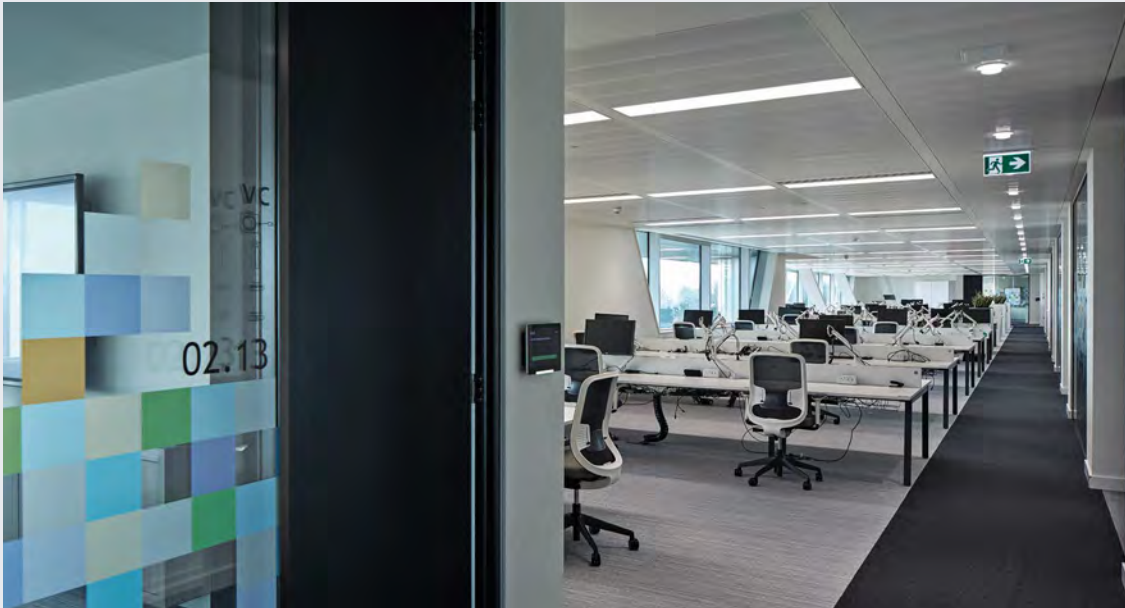


/ GROUND FLOOR
26,184 SQ FT / 2,432.5 SQ M



/ BASEMENT
983 SQ FT / 91.3 SQ M





**HS2 STATION
UNDER
CONSTRUCTION**

M42

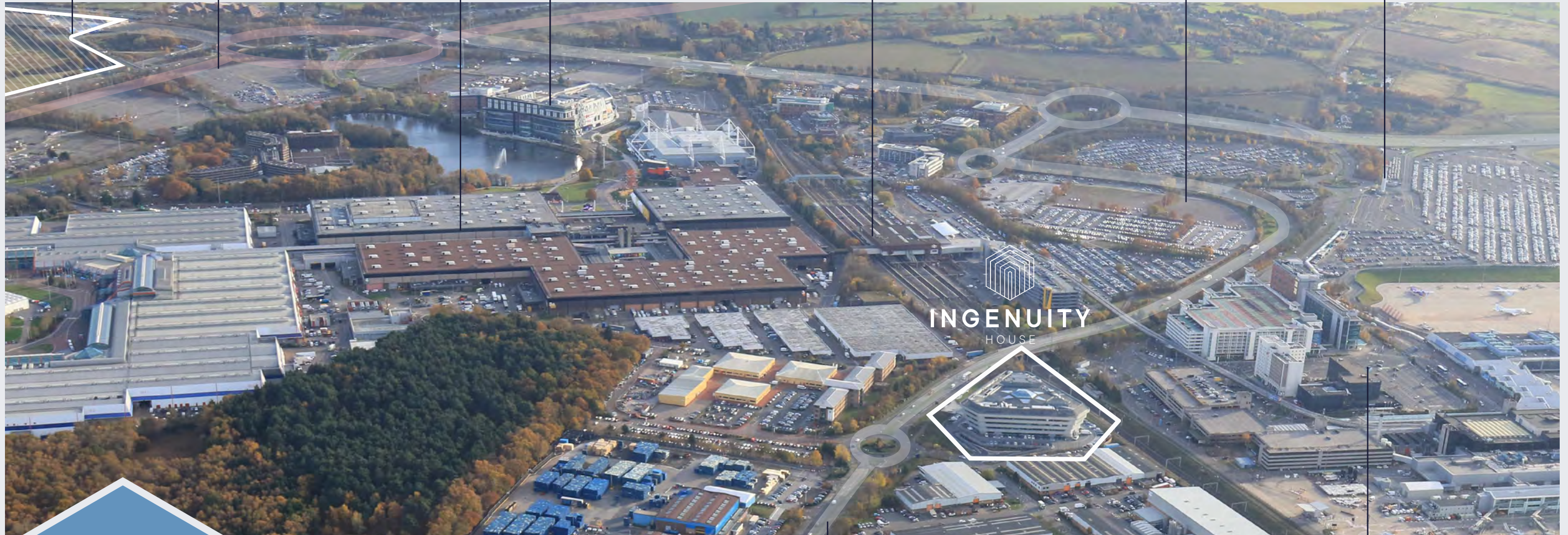
NEC

RESORTS WORLD

**BIRMINGHAM
INTERNATIONAL
STATION**

BICKENHALL LANE

A45



ACCESS TO M6

**BIRMINGHAM
INTERNATIONAL
AIRPORT**

Flights
to over
150
destination
direct from
BHX

Direct flights
to US being
reintroduced
in 2022

The building is located in one of the UK's best commercial hubs, adjacent to Birmingham's International Airport and Railway Station and close to NEC, Resorts World and the Birmingham Interchange HS2 Station which is currently under construction.

Once complete, HS2 will cut Birmingham to London journey times from one hour 21 minutes, down to 52 minutes.

**Birmingham International
Rail Travel Times:**

- / **Birmingham New Street** - 13 minutes
- / **London Euston** - 1 hr 12 minutes
- / **Manchester Piccadilly** - 1 hr 46 minutes
- / **Sheffield** - 1 hr 39 minutes



BREEAM EXCELLENCE

EPC-B
RATING

Ingenuity House provides an intelligent building, successfully using space occupation analysis systems to maximise space utilisation and energy consumption. Additionally, the project won the Celebrating Construction 2017 Digital Construction Project award.

WINNER

Digital Construction
Project Award 2017.

Excellent
BREEAM
SCORE

70%

/ Intelligent space occupation analysis systems are incorporated in the design. A detailed 'heat map' can identify meeting room and workspace usage, under/over occupation and enable changes to increase more efficient space utilisation. The result is an optimised use of space and maximised occupation capacity.

/ The use of building analytics — a mix of software and services upgrades. Improves environmental conditions and signalling early warning of issues, optimising the building's energy performance.

/ The environmental systems (air conditioning or heating/ cooling/ ventilation) are highly versatile with self-balancing mechanisms and intelligent smart control. This adapts the operation according to occupancy, optimises comfort and minimises energy use.

GOLD

National BCO
Innovation
Award.

SILVER

Regional BCO
Innovation
Award.

76
SOLAR
PANELS

/ Ingenuity House optimises energy efficiency, achieving EPC-B and BREEAM Excellent, through the rigorous air tightness specification, supplementary power through solar panels, Turbo Cooled Chillers and Ability intelligent fan-coil-units; all managed through the comprehensive infrastructure network.

/ Dome roof structure which expands across 50 metres, creating the environment and setting the tone for people to work in the building. The large roof light at the centre of the atrium lets light stream in, with the structure carefully modelled to control solar gain.

/ Motion sensors are aligned to daylight levels and LED lighting.

DISCOVER /INGENUITY

/ The environmental impact of construction materials was quantified enabling an 18% reduction in embodied carbon.

/ Data from the Energy Hub in the first year of operation identified savings of approx. £4500 and 26 tonnes of CO2 respectively by adapting the overnight site lighting strategy.

/ As a Connected Building the smart building technologies on a separate IT network enable assets to be centrally monitored and adjusted in advance of predicted external conditions.

/ Based on last year's GRESB submission the Solar PV generation was **19,327kWh in 2020**. Compared with **18,899kWh in 2019**.

/ Environmental performance, with the sustainability agenda revolving around robust, carefully calibrated passive measures such as the self-shading form.

/ **450 parking spaces**

/ **28 vehicle charging points**

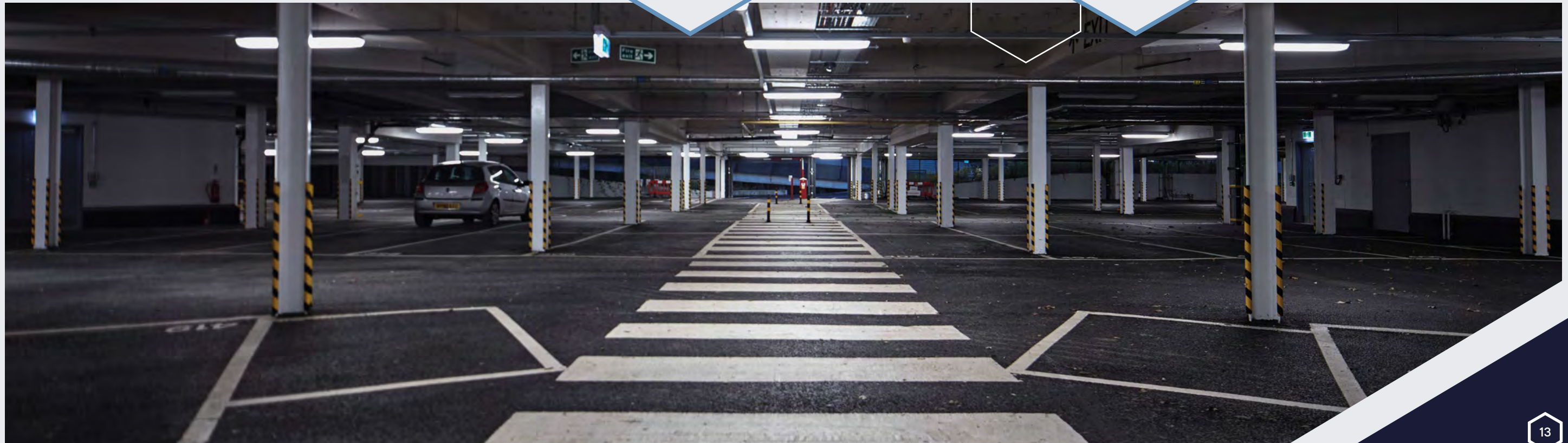
/ **55 secure bicycle parking**

/ **Showers and changing rooms and lockers**

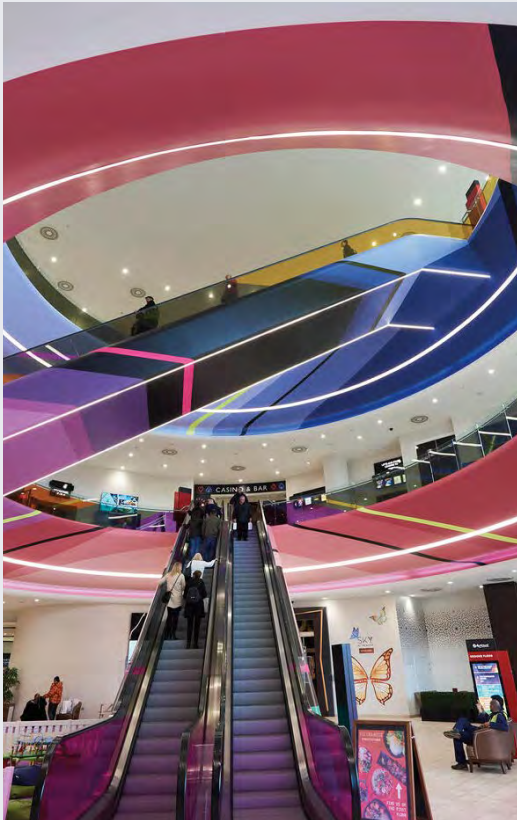
40 tonnes
of waste recycled
/upcycled using
the National
Community Wood
Recycling

Saved over
2,000kg
of embodied
carbon in new
tarmac type trial

Considerate
Constructor
**Ultra
Site** status



DISCOVER / AMENITIES



The location has plenty to offer and is just a short drive from Resorts World complex. With superb restaurants, outlet stores, cinema with IMAX™ and arcade fun at Vortex.

Nando's



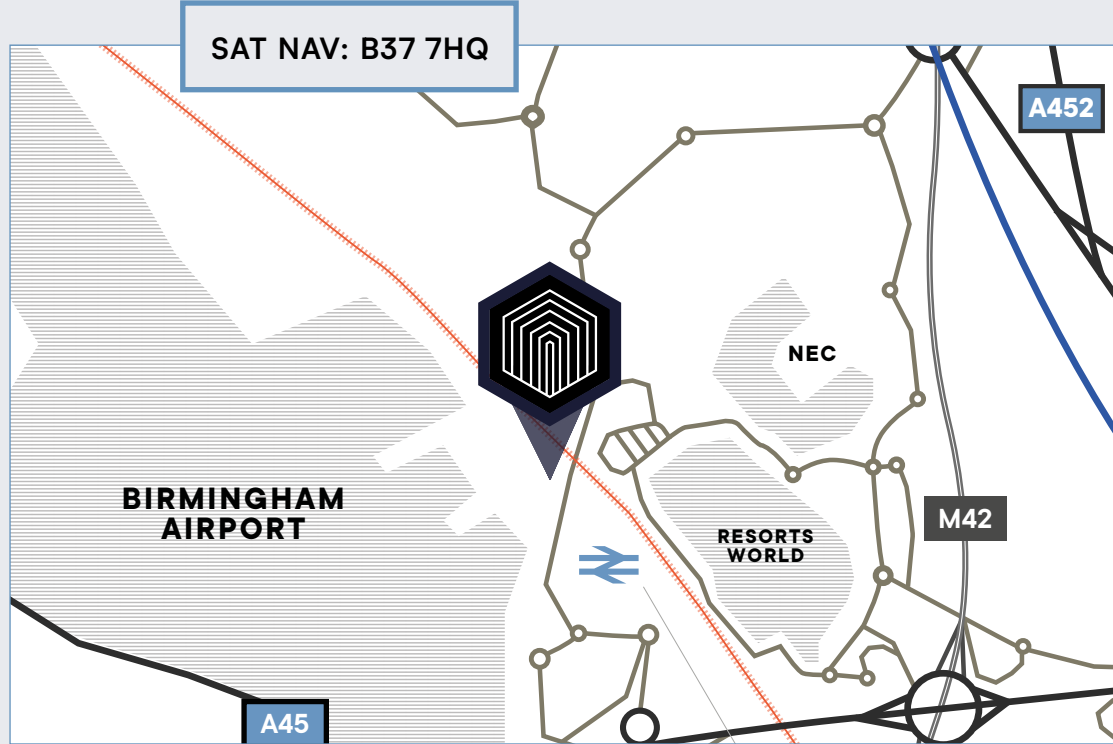
**GOURMET
BURGER
KITCHEN**



/// what3words: tigers,vibe,buyers

==== Railway Line
— Future HS2 Route

10 minutes
walk to Birmingham
airport and 6 minutes
walk to Birmingham
International station.







Ingenuity House
Bickenhill Lane
Solihull
B37 7HQ

FOR FURTHER INFORMATION
PLEASE CONTACT:



CBRE

MICHELLE MILLS

michelle.mills@cbre.com
T: 0121 616 5511
M: 07733 314585

WILL VENTHAM

william.ventham@cbre.com
T: 0121 616 5509
M: 07786 236090

discoveringingenuity.co.uk