

AIR

A FULLY REFURBISHED AND ARCHITECTURALLY RECOGNISED SUSTAINABLE WORKSPACE
TO LET UP TO 70,000 SQ FT

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TO LET UP TO 70,000 SQ FT
AVISON YOUNG
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SNIP PARIDAS REAL ESTATE
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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

IN THE HEART OF THE CITY

AIR

AVISON YOUNG
ALPHA OFFICE
1000-10000
400-447-7700

SNP PARISA'S REAL ESTATE
1000-10000
400-447-7700

WWW.AIRGROUP.CO.UK
881 281 11 - WHAT PROBLEM DOES YOUR BUSINESS SOLVE?



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.





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 1,415 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 | 19,354 SQ FT | 1,798 SQ M |
|---------------------|--------------|------------|

| | | |
|--------------------|-------------|--|
| FIRST FLOOR | UNDER OFFER | |
|--------------------|-------------|--|

| | | |
|-----------------------------------|-------------|----------|
| SECOND FLOOR (EAST, NORTH) | 4,252 SQ FT | 395 SQ M |
|-----------------------------------|-------------|----------|

| | | |
|-----------------------------------|-------------|--|
| SECOND FLOOR (EAST, SOUTH) | UNDER OFFER | |
|-----------------------------------|-------------|--|

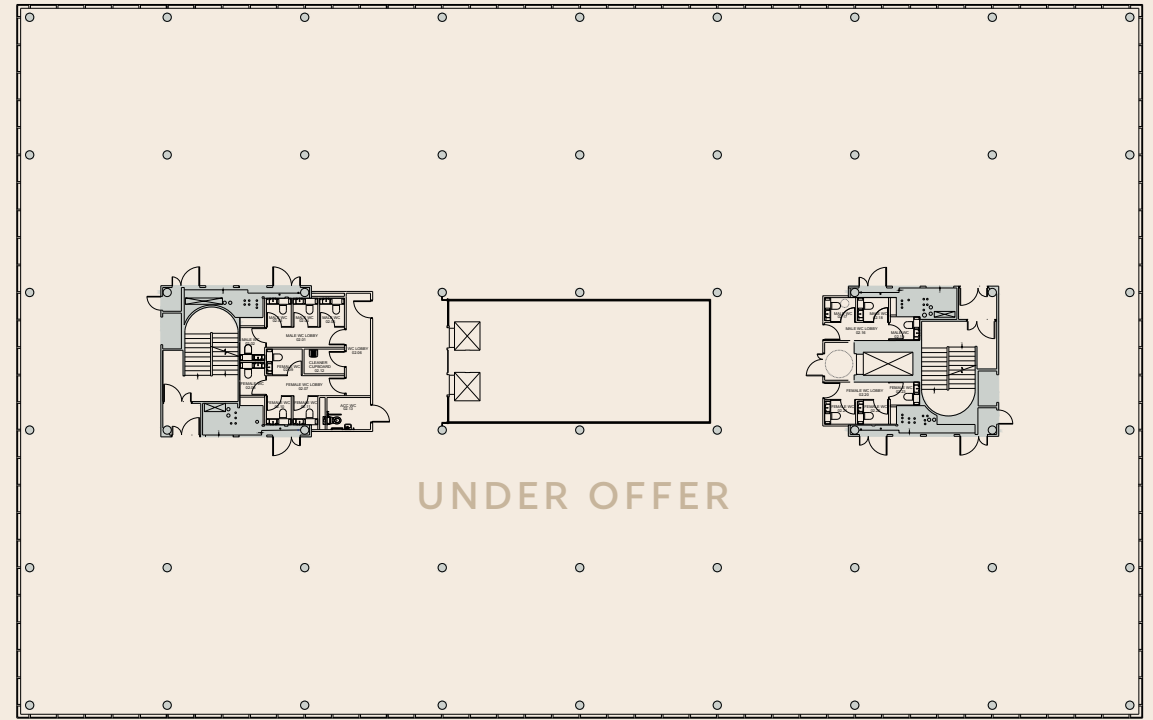
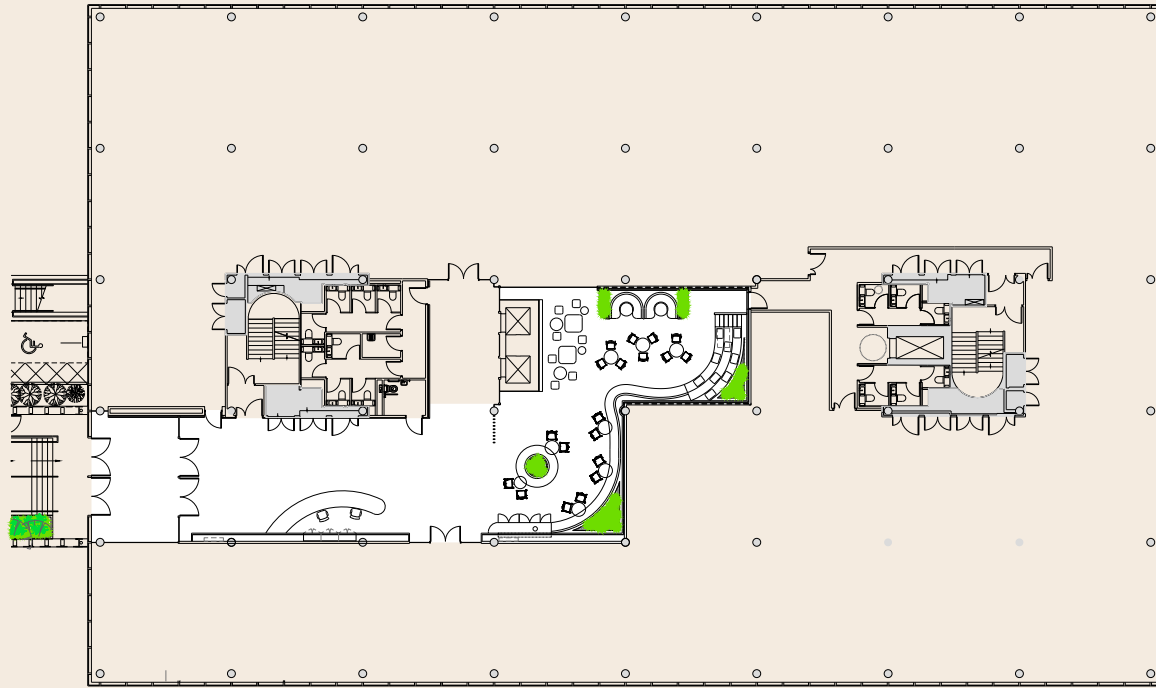
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|----------------------------|--------------------|--|
| SECOND FLOOR (WEST) | LET TO ROBERT HALF | |
|----------------------------|--------------------|--|

| | | |
|--------------------|-------------|----------|
| THIRD FLOOR | 1,415 SQ FT | 131 SQ M |
|--------------------|-------------|----------|

- SUITES AVAILABLE FROM 1,415 SQ FT SUBJECT TO LEASE COMMITMENT.
- 198 CAR PARKING SPACES OF WHICH 24 ARE FOR EV CHARGING.
- 84 BIKE SPACES + 12 BROMPTON BIKE LOCKERS + 6 EXTERNAL BIKE SPACES.

GROUND
FLOOR

19,354 SQ FT



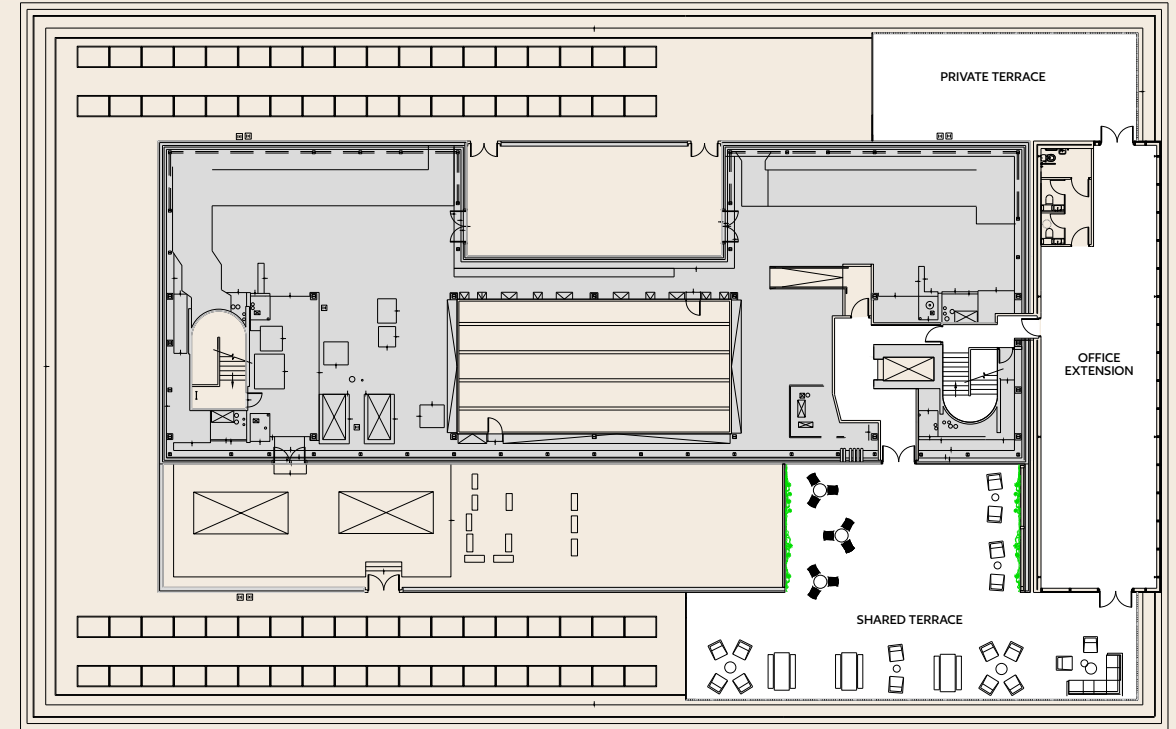
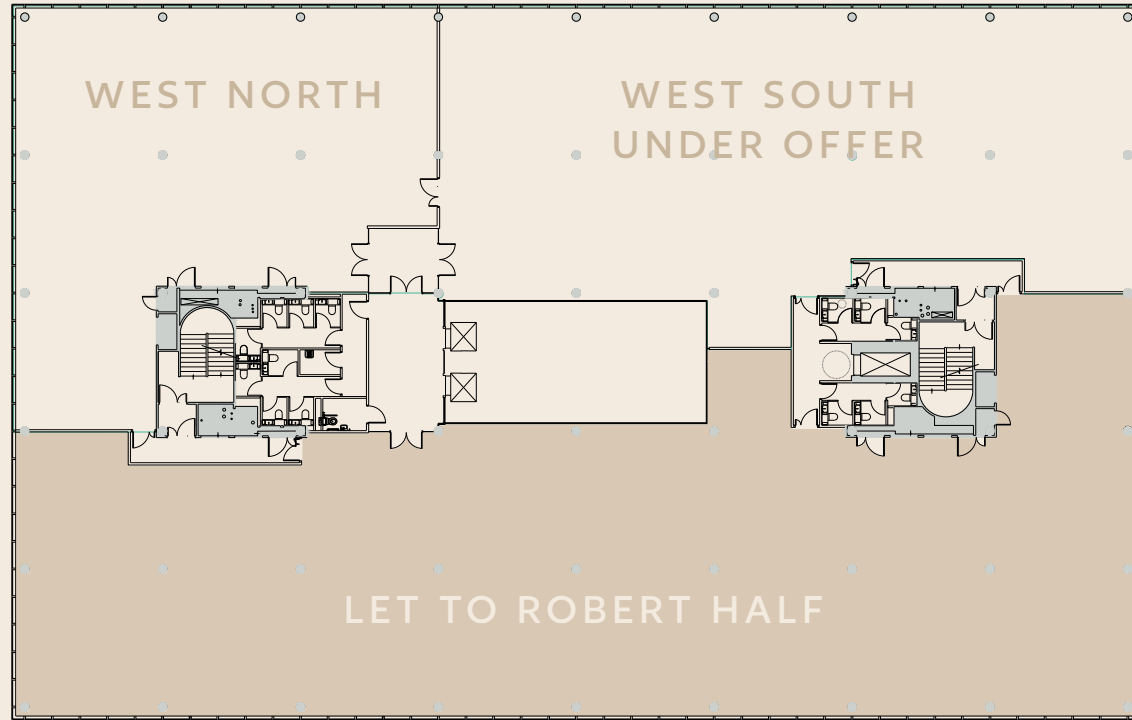
UNDER OFFER

FIRST FLOOR

22,217 SQ FT

SECOND FLOOR

11,001 SQ FT



THIRD FLOOR

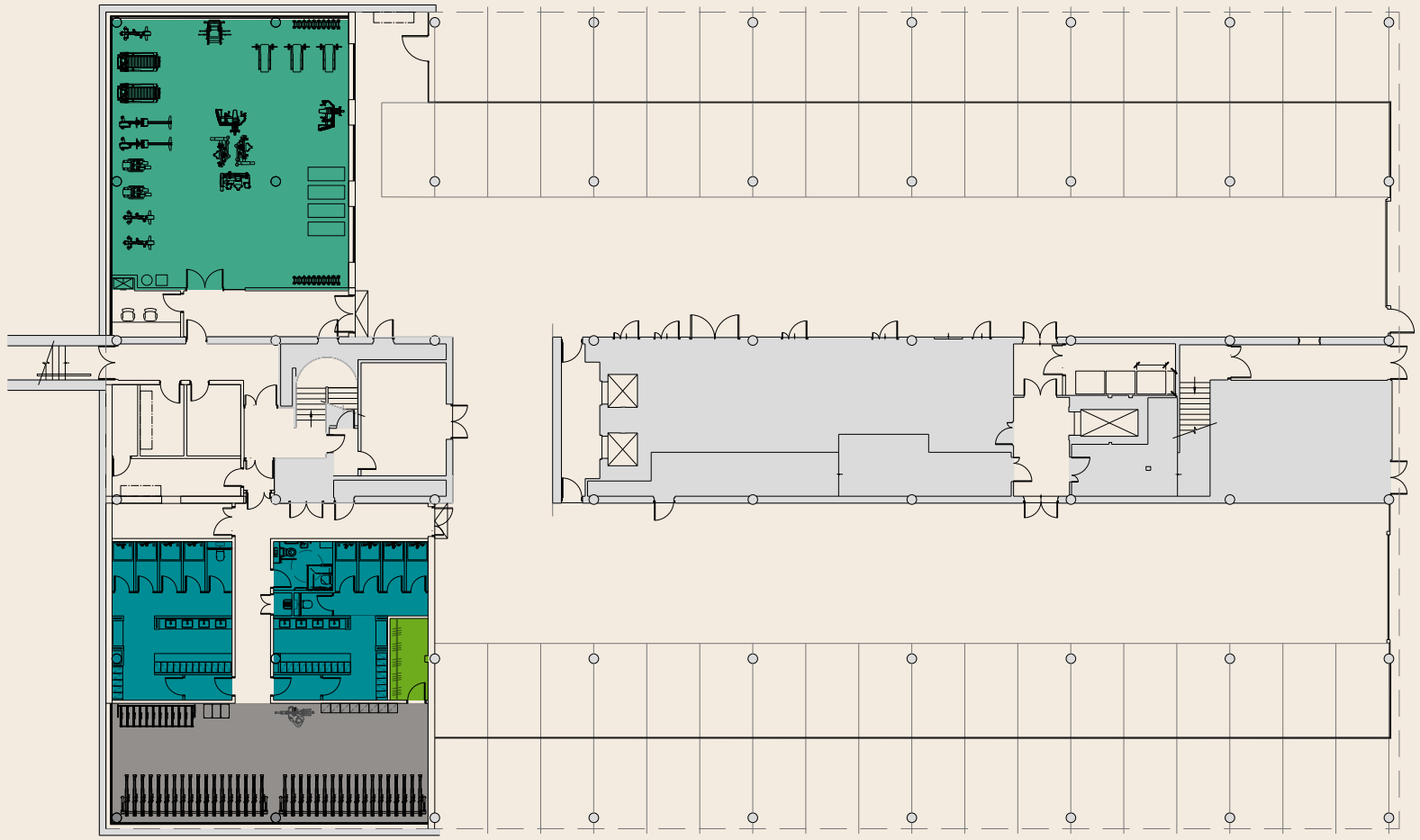
Office 1,415 SQ FT
Terraces 3,000 SQ FT



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

A41 Birmingham
City Centre

AIR

npower

Business
Solutions
powered by e.on

Tudor Grange Park

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

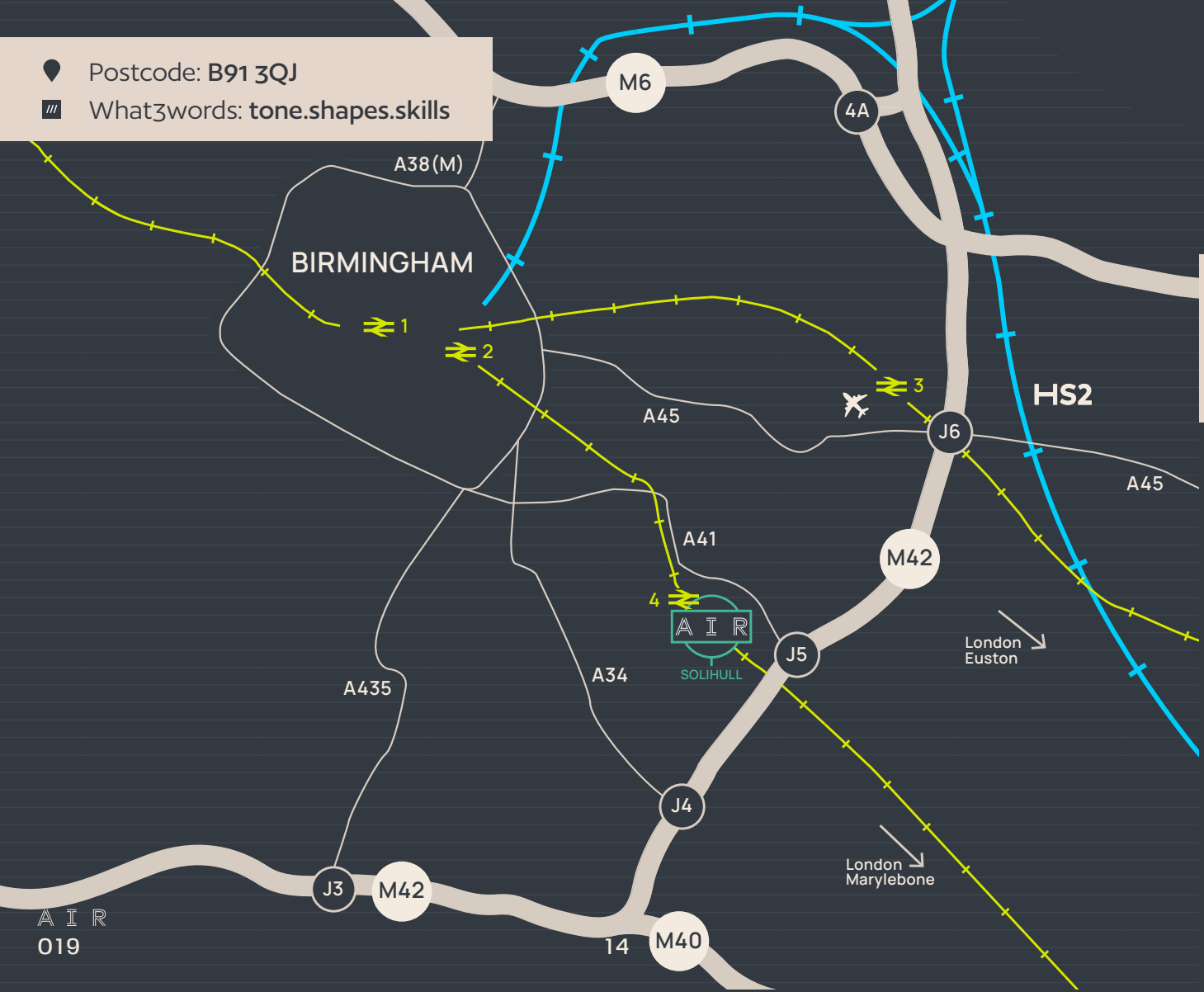
Solihull Train Station

Tudor Grange Leisure Centre

Postcode: B91 3QJ

What3words: tone.shapes.skills

A I R T R A V E L



KEY

Birmingham International Airport

- Rail Line
- HS2 Line

RAILWAY 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 |



A I R
019

AIR

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