

# WESTGATE

21 HOMER ROAD / SOLIHULL / B91 3QG

UP TO 120,000 SQ FT OF GRADE A  
OFFICE SPACE



# LEADING THE WAY

A standout new 120,000 sq ft commercial building in the heart of Solihull's established business district, Westgate leads the way by bringing unrivalled connectivity together with best in class office space.

Flexible floorplates and collaborative space meets clean, green and sustainable features with a focus on future-proofing.

This will ensure adaptability is built into the design from the outset and the building can deliver against a range of occupier demands.

Set amid central Solihull's park-like landscape, Westgate is just minutes from the heart of the town centre with its quality facilities, connectivity and leisure offering.



**UKCENTRAL**  
S O L I H U L L

UK Central Solihull is one of the country's strongest performing economies with outstanding inward investment opportunities, presenting a substantial lifestyle offer alongside a bold future ambition for growth and development.

> **35**  
**MILLION**

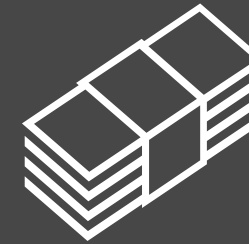


people within a two  
hour travel time

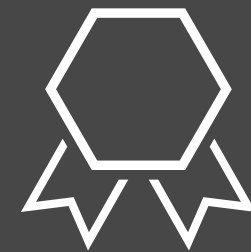


> Accommodate up to  
**5,000**  
new homes with high resident  
disposable incomes

> One of the strongest  
**ECONOMIES**  
outside London - 34% above  
national average



> **STRONG**  
enterprise growth



> Ranked in the  
**TOP 10**  
UK destinations for business



> One of the UK's most  
**STRATEGICALLY**  
important development areas

> **PRIME**  
inward investment location



> At the heart of the regions  
**ESTABLISHED**  
commercial sector



> **127,679**  
working age population



> Contributing  
**£5.1BN**  
to UK GDP



# AT THE HEART OF SOLIHULL BUSINESS

Alongside Solihull town centre's major amenities and businesses, Westgate is in a premier location that delivers unrivalled connectivity.

1. Touchwood Shopping Centre
2. Mell Square
3. Tudor Grange Leisure Centre
4. National Grid
5. N Power

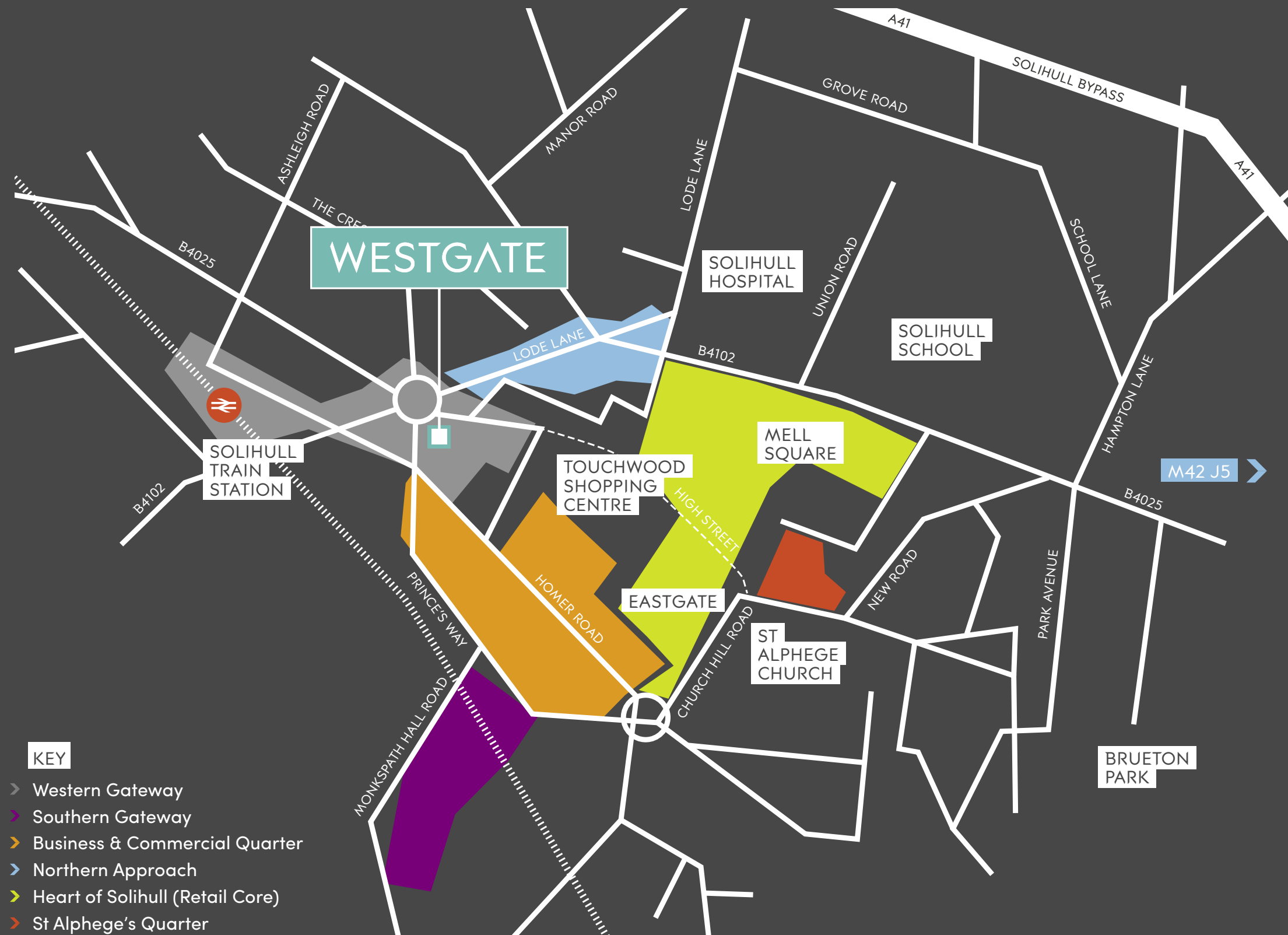


# SOLIHULL LEADS THE WAY WITH DEVELOPMENT

Solihull's vision identifies a range of mixed use, leisure and commercial development opportunities which will significantly enhance the area, supported by a proactive land owning local authority.

Improvements will include;

- New multi-modal transport hub
- Prime development site on a key gateway with size, setting and location to offer flexibility for a wide range of development uses including residential, commercial, leisure or education
- Eastgate 5.25 acre mixed use development site, including leisure, retail and commercial opportunities
- Enhanced, vibrant 'Town Centre Living' community
- Extensive Build to Rent opportunities
- Additional homes for families and young professionals
- New quarter integrated with Solihull's historic high street



# LEADING THE WAY IN SOLIHULL

Solihull is known for being one of the most thriving places to live in the UK.

With a dynamic local economy 34% more productive than the national average, Solihull offers those who live and work here the best of all worlds: beautiful landscapes and high quality housing alongside world class connectivity with easy access to some of the biggest names in national and international business.

With unbeatable retail and leisure amenities just a short walk away, Solihull Town Centre is home to the award-winning Touchwood shopping mall featuring a range of chain and independent retailers, eateries and the region's only John Lewis store.

Westgate plugs directly into the centre of the town's commercial and leisure offer with space that is both flexible and sustainable. With collaborative work spaces and a landmark location, Westgate brings a unique business offer to Solihull.





> Big city benefits with a greener and more  
**SUSTAINABLE**  
 quality of life



> **1,040**  
 business start  
 up's (2017)



> Solihull Metropolitan  
 Borough Council delivering  
**1,400**  
 new homes

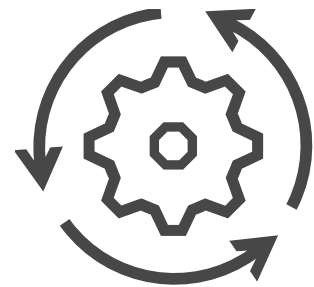
> One of the most  
**DYNAMIC**  
 labour markets in the country



> **FIVE**  
 universities within the  
 region and 8,000 students  
 graduating per year  
 from the town's colleges



> Rated the  
**BEST**  
 place to live in England



> Strong background in a range of  
**SECTORS**  
 including automotive and high technology  
 R&D, banking, finance and professional  
 services, life sciences and ICT

> Potential for  
**£395M**  
 Gross Capital  
 Expenditure



# LIFE IN SOLIHULL

From well-kept parkland to summers packed with festivals and events, Solihull gives its residents and those who visit and work in the town a hundred different reasons to spend time here.

With high performing schools, excellent retail and leisure amenities and a wide range of quality housing across several different districts and villages as well as in the town itself, Solihull offers everything necessary for maintaining a high quality of life.

Constantly ranked as the best place to live in England, Solihull offers the proximity of big city benefits with its own greener and more sustainable quality of life.

“As the country’s youngest, most diverse region – with our brilliant universities leading the way producing breath taking innovation and talent – the West Midlands is buzzing with entrepreneurial spirit.”

*Andy Street, Mayor of the West Midlands.*





# REGIONAL CONNECTIVITY

With world class connectivity on the doorstep, Solihull excels at matching staff to clients and suppliers to customers.

With unbeatable local connectivity, Westgate is conveniently positioned directly adjacent to Station Approach and provides easy access to junction 5 of the M42, linking to the wider region via the national motorway network.

## Distances

Birmingham	10 miles
Coventry	14 miles
Oxford	63 miles
Bristol	88 miles
Manchester	95 miles
Cambridge	97 miles
Leeds	105 miles
London	112 miles

*Approximate travel distances sourced from Google maps 2021.*

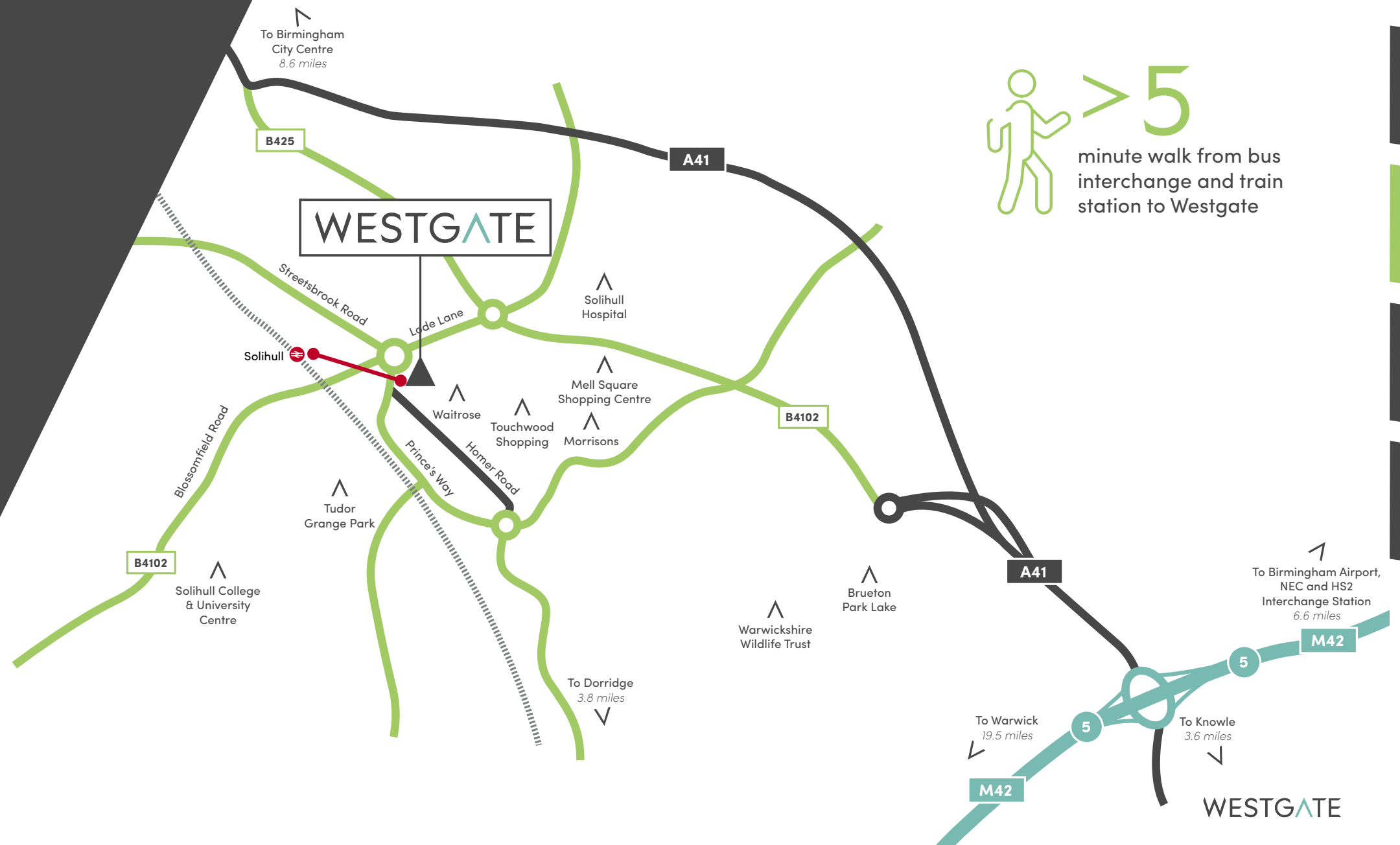
SAT NAV: B91 3QG



**12**   
 > minutes to Birmingham Airport by road



 **> 5**  
 minute walk from bus interchange and train station to Westgate

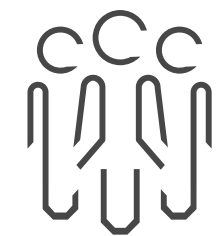


# NATIONAL CONNECTIVITY

At the forefront of a region going through a host of positive changes, Solihull has world-class connectivity with Birmingham Airport and HS2 underpinning regeneration within the Borough.

Situated at the intersection of the country's motorway and rail network, Solihull's unparalleled location means more than 90% of the UK population live within a four-hour travel time.

The arrival of HS2 will also further strengthen Solihull's enviable transport links, with travel times to London significantly reduced bringing 1.3m people within a 38-minute public transport commute.



**1.3m**

> people within a 38-minute public transport commute (HS2)

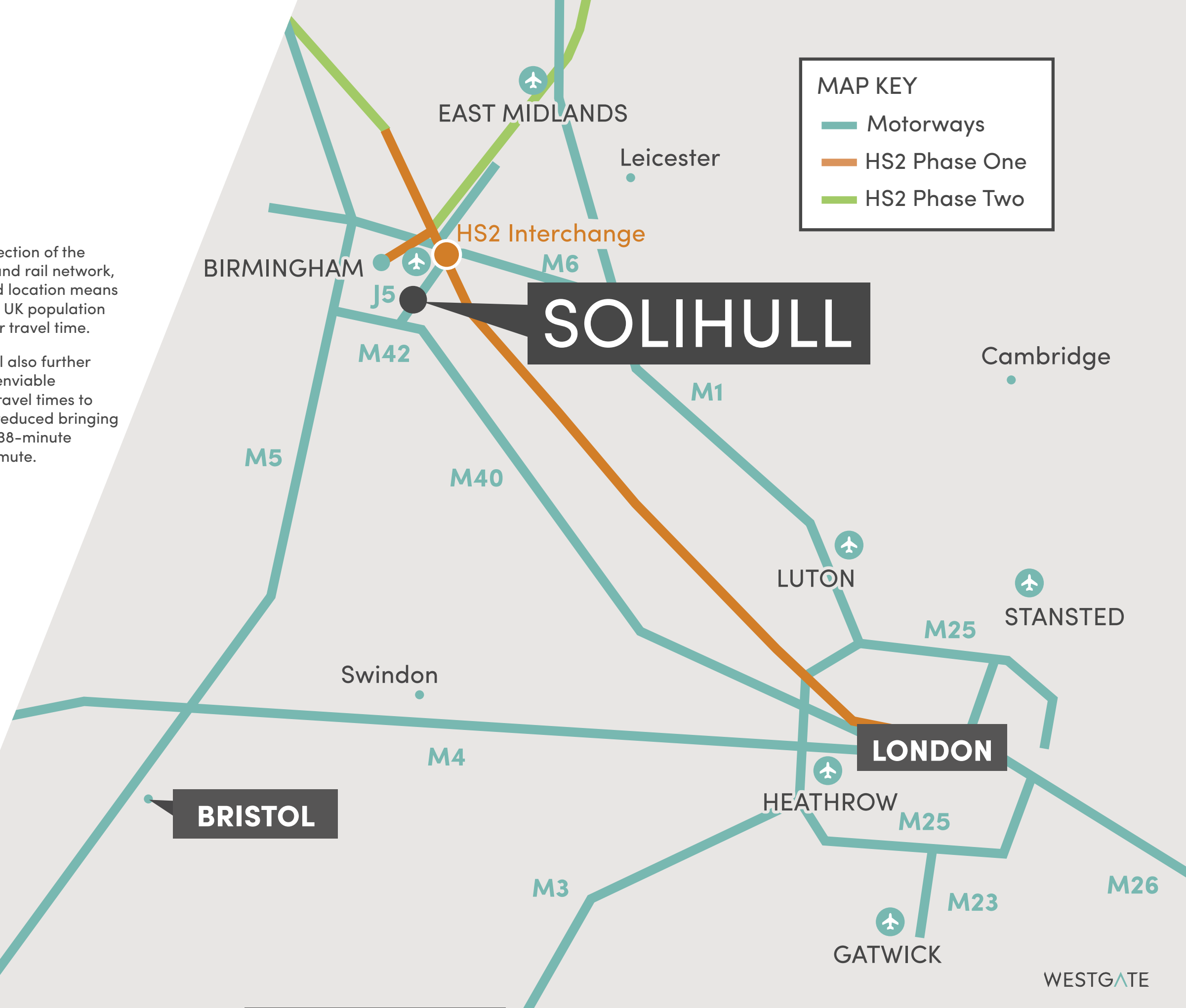


**HS2**

> arriving 2028-2031

**MAP KEY**

- Motorways
- HS2 Phase One
- HS2 Phase Two



# TRAIN CONNECTIONS

Located a stone's throw away from Westgate, Solihull train station is served by West Midlands Trains and Chiltern Railways.

With regular trains travelling between Birmingham and London and additional services also to Leamington Spa and Warwick, Solihull provides direct access to and from a number of routes across the region.

A major new integrated, multi-modal transport hub is being planned to replace the existing 1938 built railway station in order to create a modern interchange fit for the 21st century.

## Train journey times from Solihull

Birmingham Moor Street	7 mins
Leamington Spa	18 mins
Warwick	22 mins
Banbury	35 mins
Stourbridge	44 mins
Kidderminster	52 mins
London Marylebone	1 hr 37 mins



To Stourbridge and Wolverhampton

- **BIRMINGHAM SNOW HILL**  
7 minute walk to New Street Station
- **BIRMINGHAM MOOR STREET**  
5 minute walk to New Street Station



HS2 Interchange Station

Up to  
**20**  
> direct services from Solihull to Birmingham and London per hour



# SUSTAINABLE LINKS

Plans for a new, fully integrated transport hub just a few minutes from Westgate will facilitate the full range of sustainable transport modes.

Cycling and walking options, which will help maintain and further the character and charm of the borough, will directly lead to and from Westgate.

All future developments will increasingly encourage the safe and enjoyable use of non-motorised transport by providing changing and storage facilities.

Transport plans will be supported by actively engaging with both occupiers and the wider public of Solihull.

## SOLIHULL CYCLING NETWORK PLAN

- Acocks Green to Olton
- Balsall Common to Coventry
- Balsall Common to north of A452 Kenilworth Road
- Birmingham Border to M42 Junction
- Blossomfield Road & Dickens Heath
- Canal Towpath (Grand Union Canal & Stratford-upon-Avon canal)
- Chelmsley Wood to NEC
- Elmdon & Catherine-de-Barnes to UK Hub
- Monkspath & Blythe Valley
- Potential Connection
- Solihull to Damson Parkway
- Solihull to Knowle
- Solihull to Shirley
- Town Centre to Sheldon and Marston Green
- Secondary Corridors



# LEADING THE WAY IN GRADE A SPACE

Westgate will be a building unrivalled in Solihull in terms of space, place and sustainability.

With low carbon credentials built into the design and smart floorplates of up to 18,000 sq ft, Westgate will be expertly tailored to the needs of its occupiers.

Innovative co-working and collaboration space will be matched with a ground floor coffee shop and signature reception area.

At the heart of Solihull's established business district, Westgate positively marks the next generation of quality office space for the town, providing a forward-thinking ecosystem of working environments which support convenience, functionality and wellbeing.



Double-height reception



# LEADING THE WAY IN COLLABORATION

Westgate not only offers places to bring people and ideas together, it does so in stylish, connected surroundings supported by the latest in building WELL standards and connectivity.

Designed to support well-being and engagement the collaborative spaces build community, inspire people and harness innovation.

However you work best there is a suitable solution, from catch-ups at the refreshment bar to agile working over a coffee, as well as options for more formal arrangements with bookable meeting rooms and quiet private desks to catch up on emails and calls.

With essential business facilities and further amenities close by, Westgate is the natural choice to nurture your business.



# LEADING THE WAY IN INNOVATION

Westgate has been designed to deliver flexible and sustainable Grade A office space.

- Signature double-height reception
- Dedicated visitor seating area
- Flexible co-working space
- Potential space for a ground floor gym and multi-functional fitness studio
- 6 new feature lifts
- Suspended ceiling with perforated metal tiles
- LED lighting
- Clear floor to ceiling height to office levels of 2.8m
- Four pipe fan coil air-conditioning with multi-zone control
- Fully raised access floor of 150mm
- WC, shower and changing facilities
- 52 secure car parking spaces
- Onsite electrical car charging points
- 66 covered occupier cycle bays and 10 visitor bays
- 24/7 access, security & CCTV



> Target BREEAM

**EXCELLENT**



> Target Wired score

**PLATINUM**



> Target WELL Building

**PLATINUM**

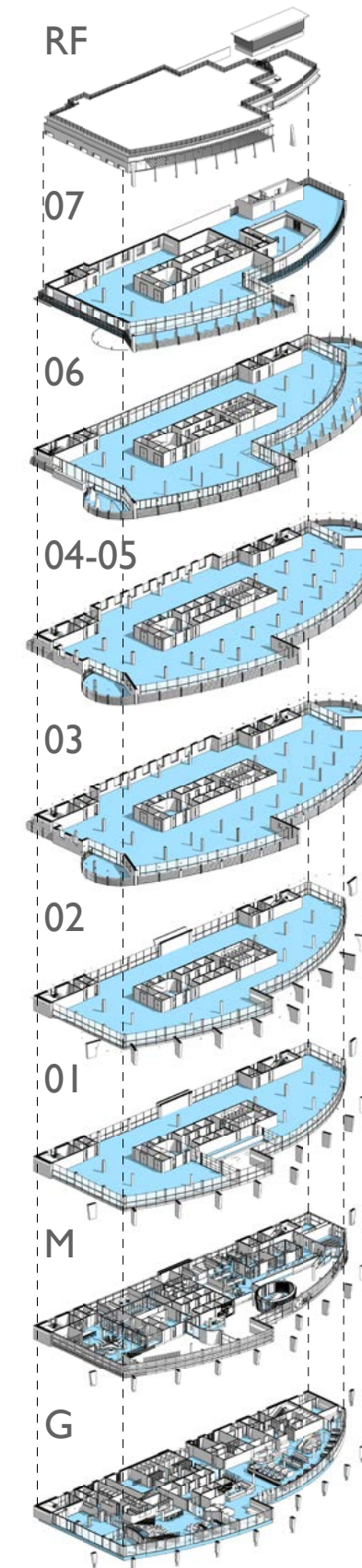


> Target

**EPC - A**

Approximate measurements in accordance to IPMS3.

8,543 sq ft 794 sq m	Seventh Floor
15,414 sq ft 1,432 sq m	Sixth Floor
18,345 sq ft 1,704 sq m	Typical Floor (4 <sup>th</sup> -5 <sup>th</sup> )
18,489 sq ft 1,718 sq m	Third Floor
13,662 sq ft 1,269 sq m	Second Floor
12,071 sq ft 1,121 sq m	First Floor
8,288 sq ft 770 sq m	Mezzanine Floor
5,915 sq ft 550 sq m	Ground Floor
<b>119,071 sq ft 11,062 sq m</b>	<b>Total Area</b>





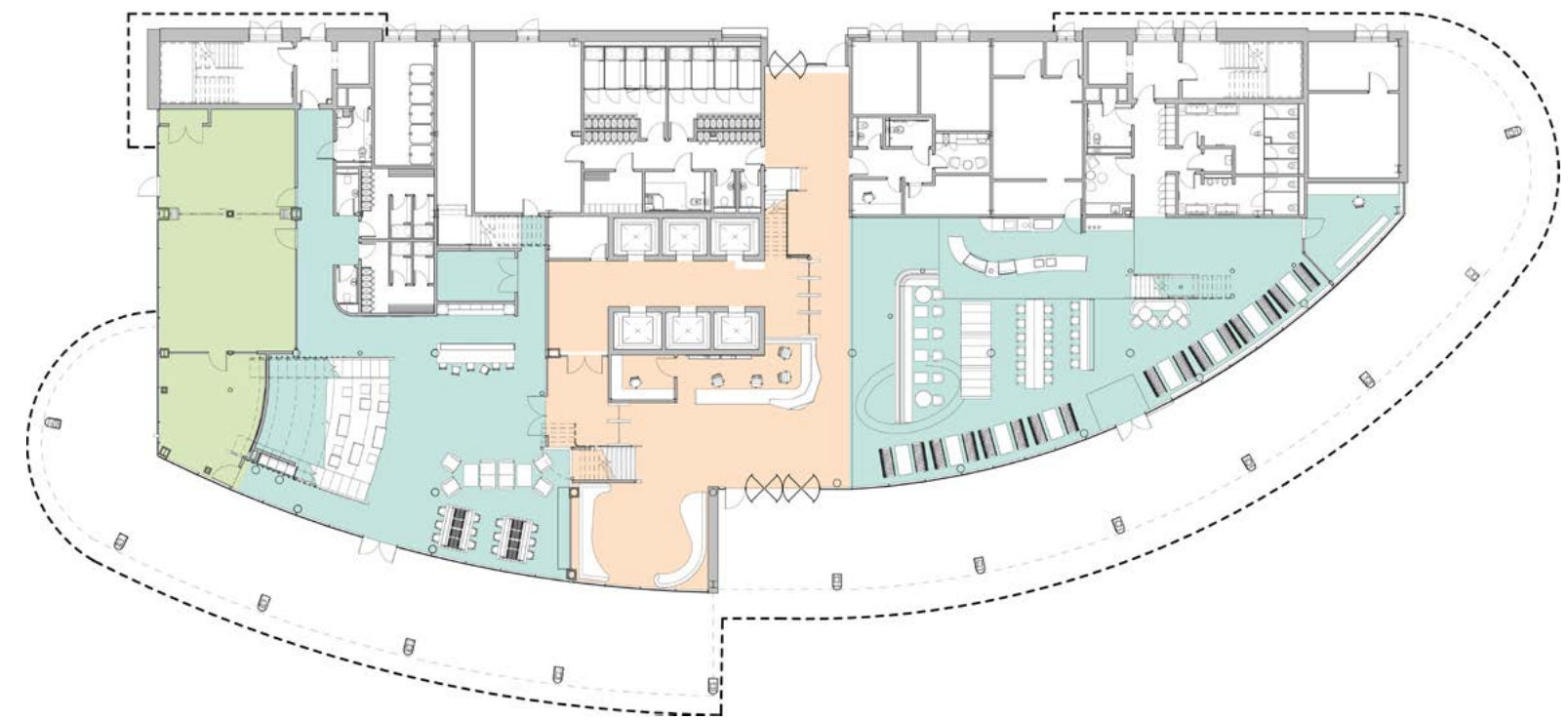
# CAR PARK

52 car parking spaces



# GROUND FLOOR

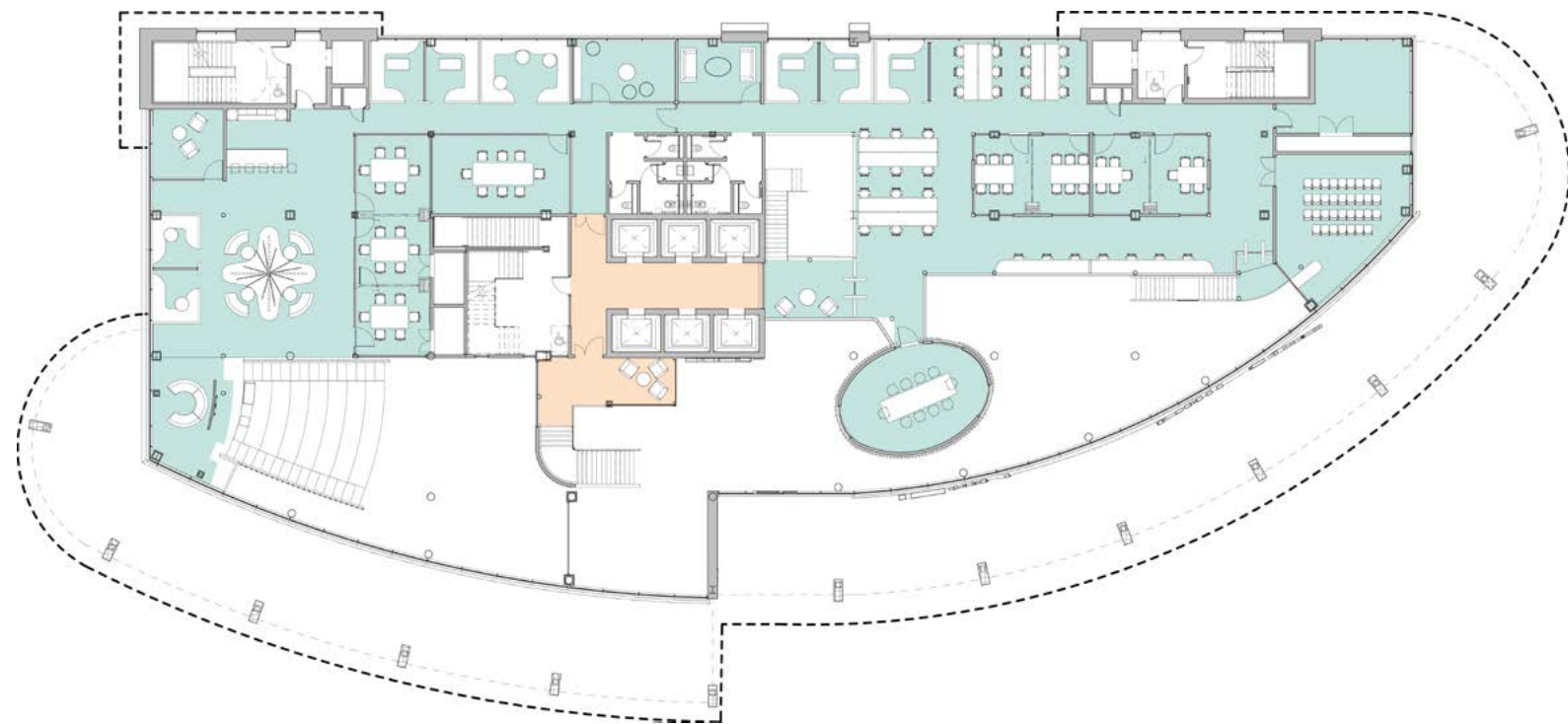
Reception and collaboration space  
5,915 sq ft (550 sq m)



Approximate measurements in accordance to IPMS3.

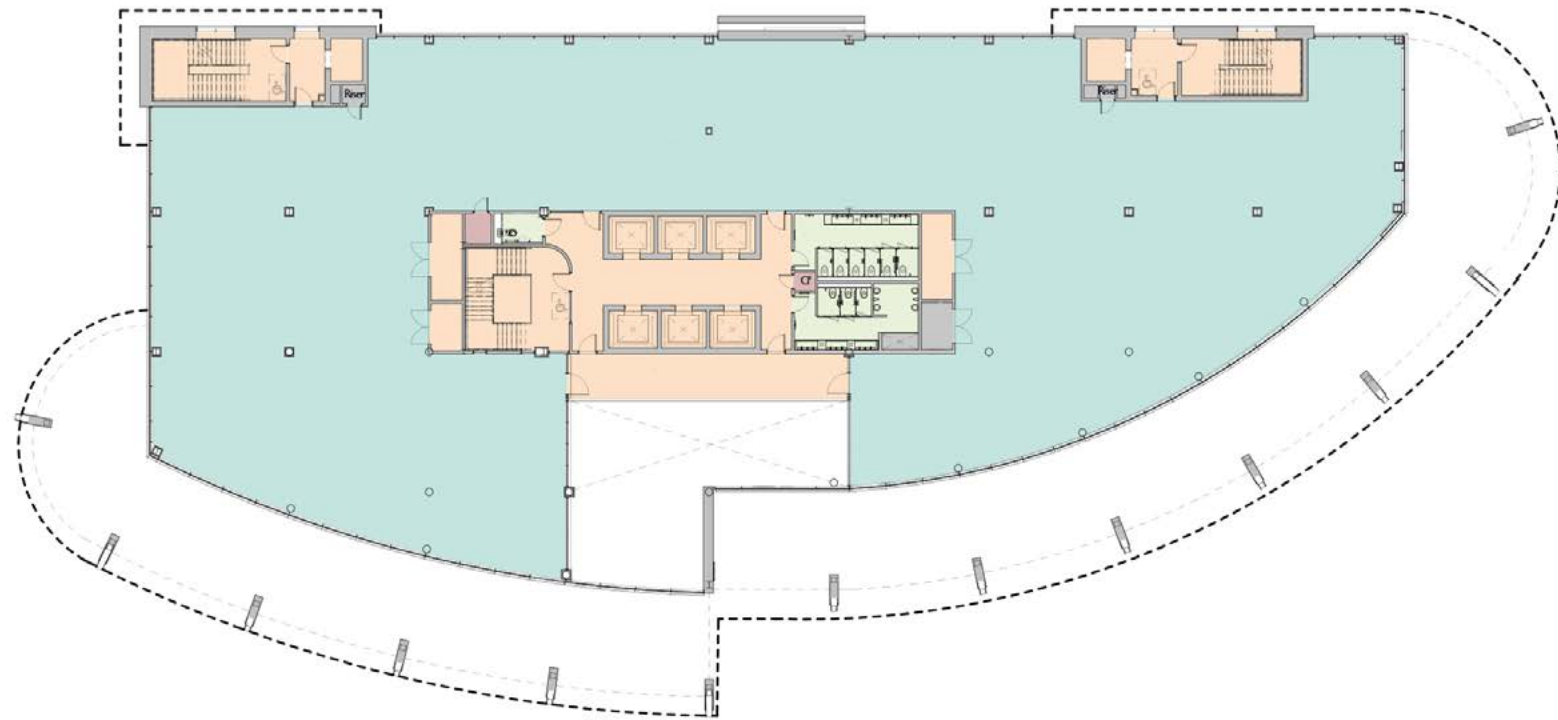
# MEZZANINE FLOOR

8,288 sq ft (770 sq m)



# FIRST FLOOR

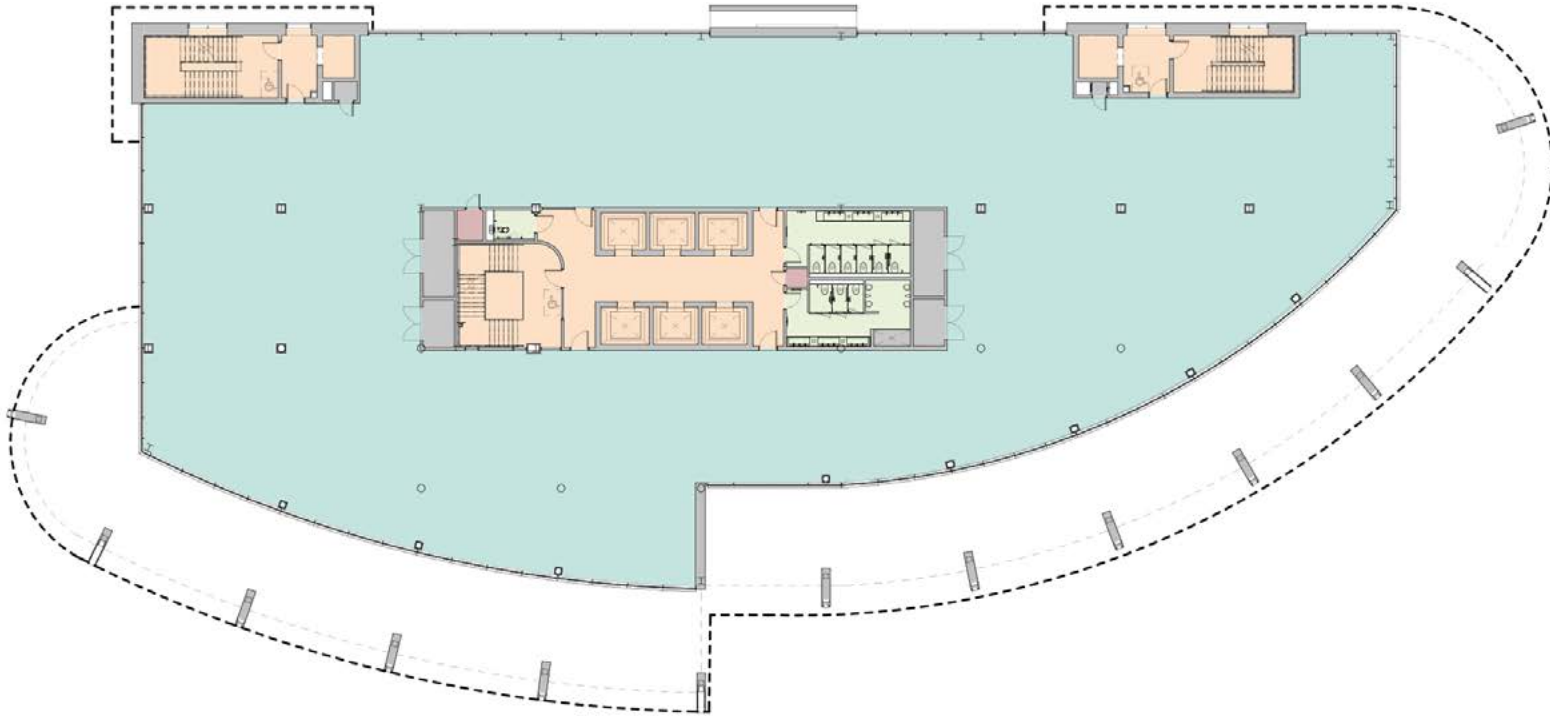
12,071 sq ft (1,121 sq m)



Approximate measurements in accordance to IPMS3.

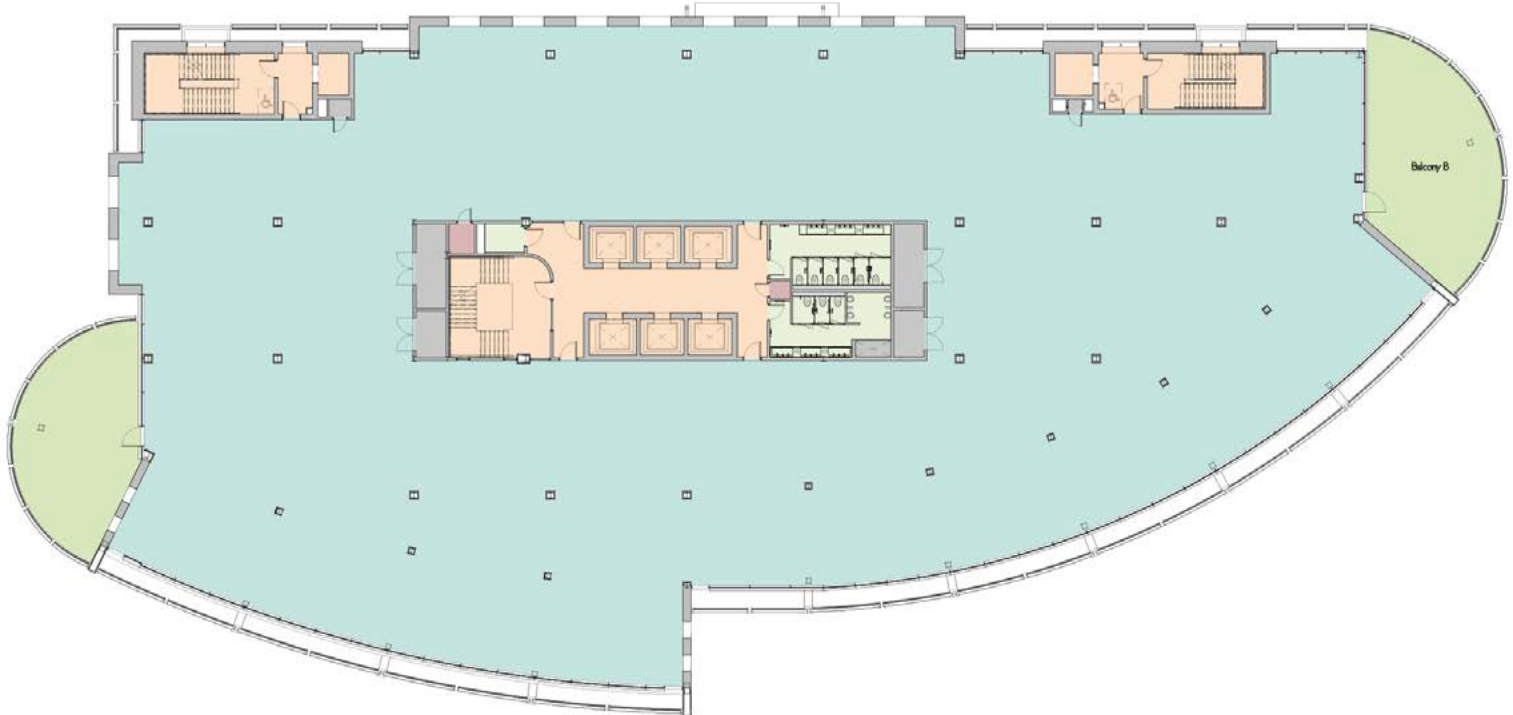
# SECOND FLOOR

13,662 sq ft (1,269 sq m)



# THIRD FLOOR

18,489 sq ft (1,718 sq m)

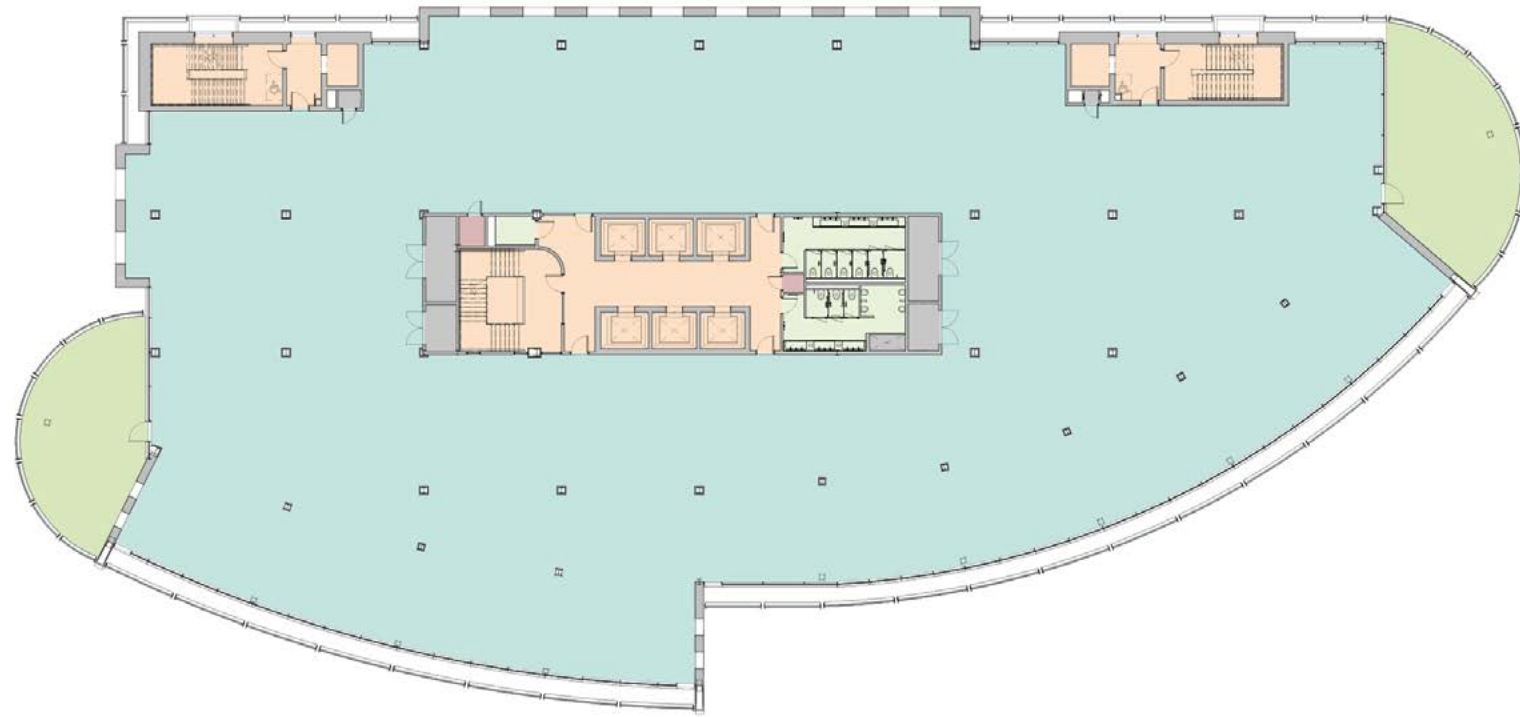


Approximate measurements in accordance to IPMS3.



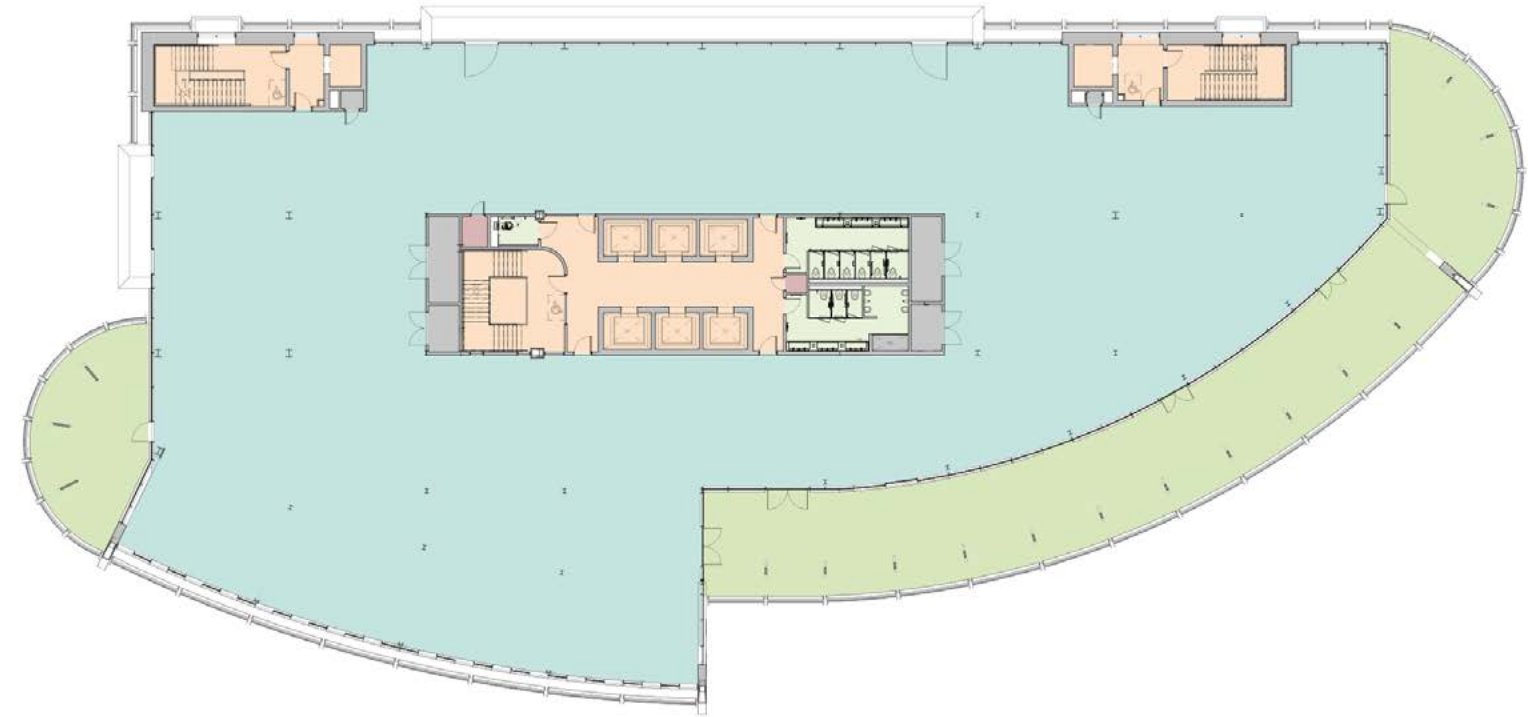
# TYPICAL FLOOR (4<sup>TH</sup> - 5<sup>TH</sup>)

18,345 sq ft (1,704 sq m)



# SIXTH FLOOR

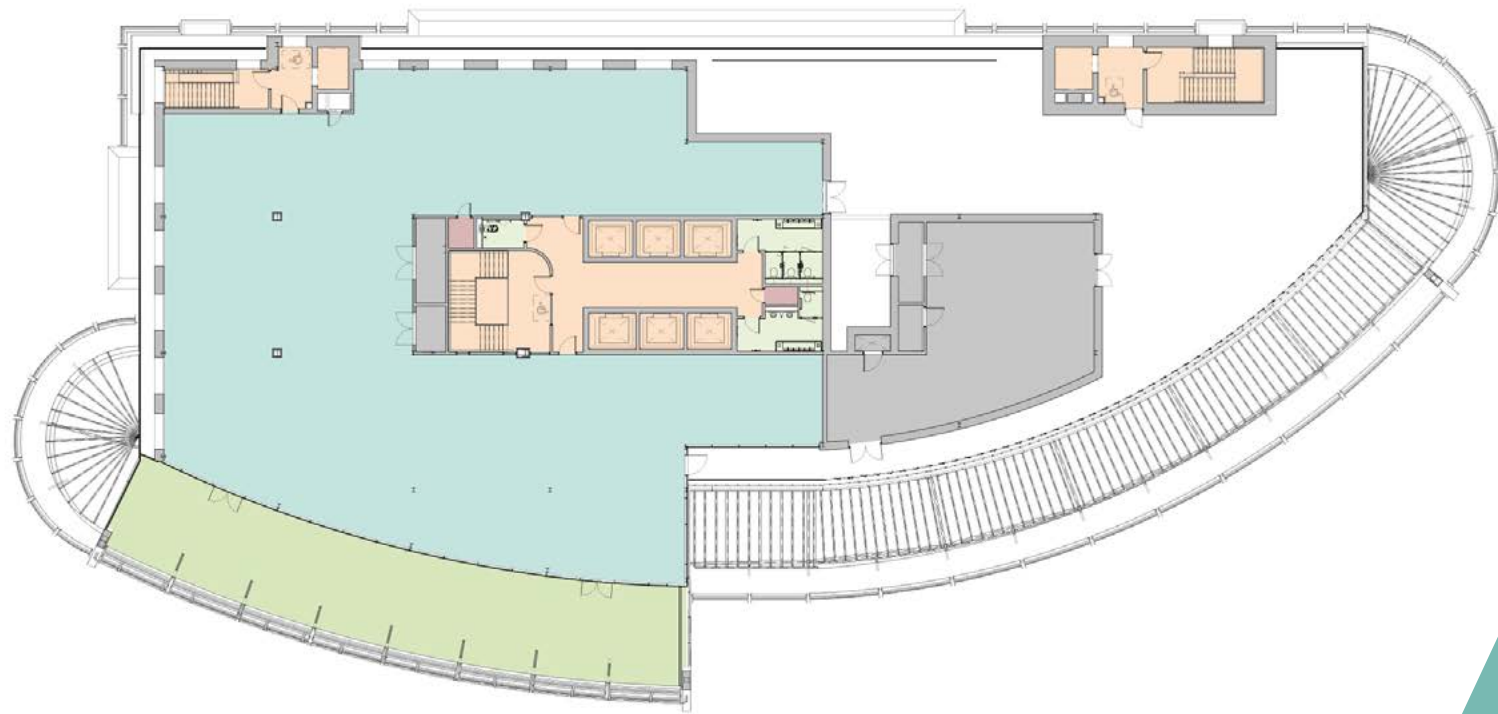
15,414 sq ft (1,432 sq m)



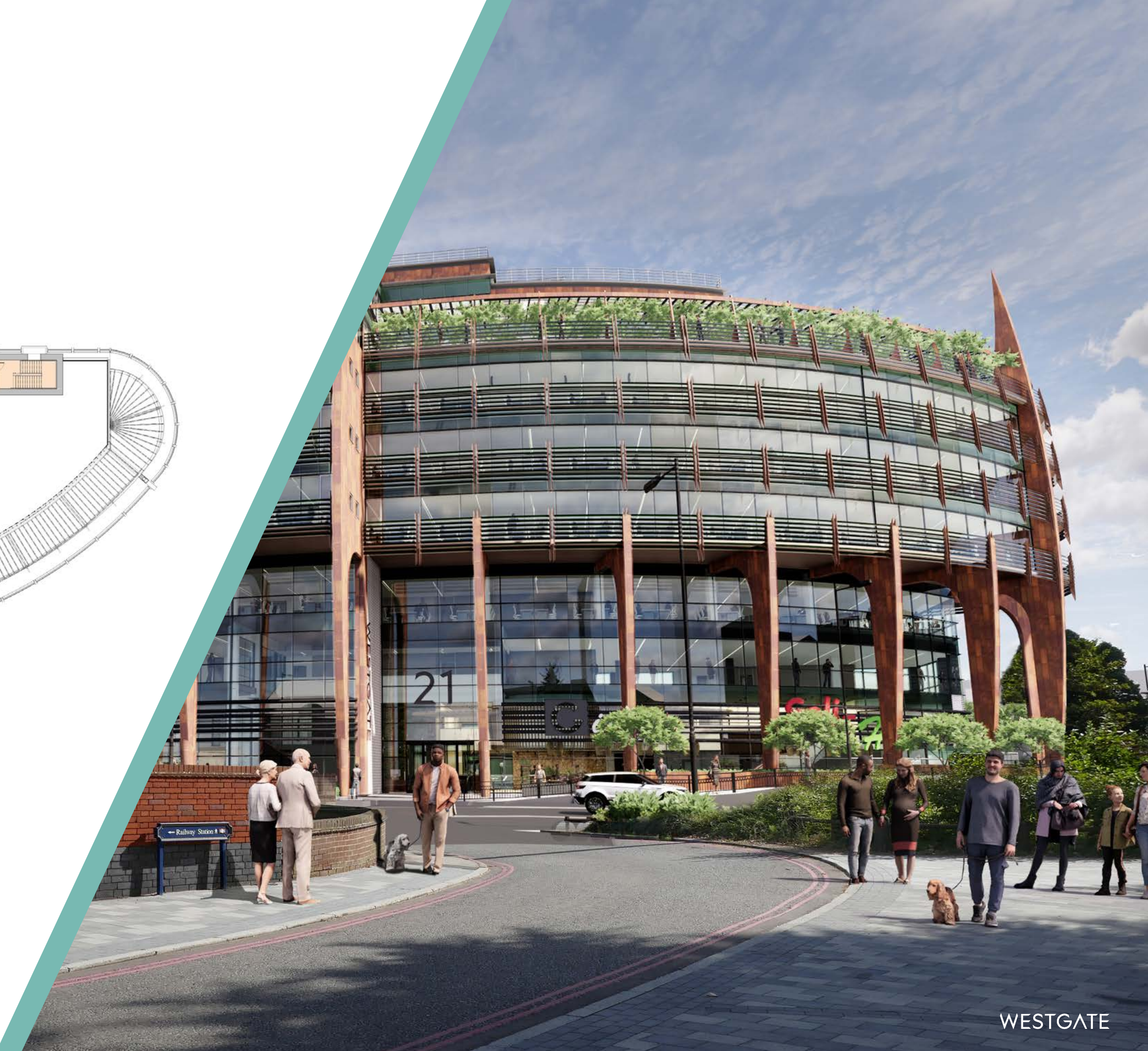
*Approximate measurements in accordance to IPMS3.*

# SEVENTH FLOOR

8,543 sq ft (794 sq m)



Approximate measurements in accordance to IPMS3.



# TYPICAL FLOOR FIT-OUT

176 WORKSTATIONS

## KEY

- Workspace/ Meeting Rooms
- Breakout
- Stores



- 176 x workstations
- 4 x private office pods
- 1 x 12 person meeting room
- 7 x 8 person meeting rooms
- 9 x 2 person meeting rooms
- 1 x 3 person meeting room
- Visitor lounge/soft seating
- 2 x tea points
- Stores
- Print area
- Breakout areas

# TYPICAL FLOOR FIT-OUT

158 WORKSTATIONS

## KEY

- Workspace/ Meeting Rooms
- Breakout
- Stores



- 158 x workstations
- 2 x private office pods
- 7 x 8 person meeting rooms
- 6 x 3 person meeting rooms
- 2 x 2 person meeting room
- Various pod rooms
- Visitor lounge/soft seating
- 2 x tea points with dining
- Stores
- Print area
- Breakout areas



Westgate is leading the way in creating collaborative and flexible Grade A workspace for Solihull.

# CONTACT

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# WESTGATE