

AIR

A FULLY REFURBISHED AND ARCHITECTURALLY RECOGNISED SUSTAINABLE WORKSPACE

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A FULLY REFURBISHED AND ARCHITECTURALLY RECOGNISED SUSTAINABLE WORKSPACE

TO LET

GERALDINE
Adrian Griffiths
07780 671 329

AVISON
Mark Robinson
07362 099 808

AIRSOLIHULL.CO.UK

SPACE AVAILABLE FROM
4,282 SQ FT – 11,192 SQ FT

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.









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

GF FOREVER LIVING

GF

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.





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.



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)	11,192 SQ FT	1,040 SQ M	32 PARKING SPACES
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GROUND FLOOR (WEST)	LET TO FOREVER LIVING
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FIRST FLOOR	LET TO BNP PARIBAS PERSONAL FINANCE UK
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SECOND FLOOR (EAST, NORTH)	4,282 SQ FT	398 SQ M	13 PARKING SPACES
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SECOND FLOOR (EAST, SOUTH)	LET TO BNP PARIBAS PERSONAL FINANCE UK
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SECOND FLOOR (WEST)	LET TO ROBERT HALF
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THIRD FLOOR	LET TO WARMFLAME DEVELOPMENTS
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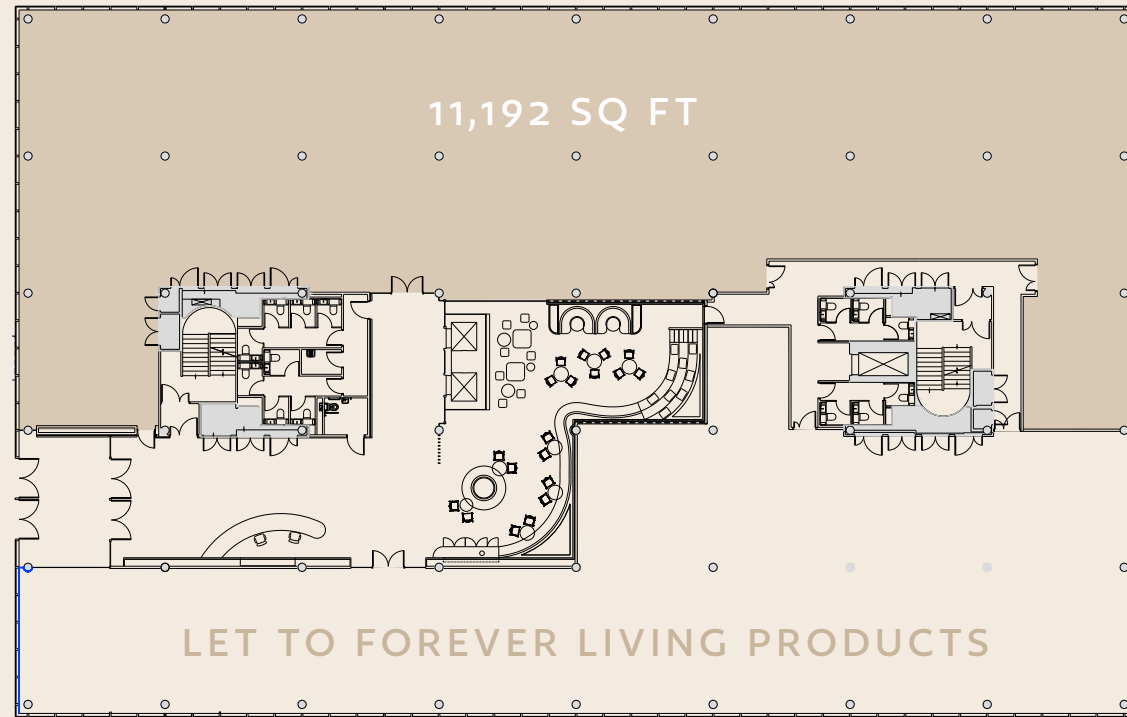
- 198 CAR PARKING SPACES OF WHICH 24 ARE FOR EV CHARGING.
- 84 BIKE SPACES + 12 BROMPTON BIKE LOCKERS + 6 EXTERNAL BIKE SPACES.



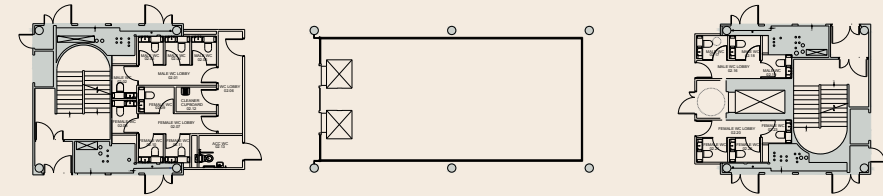
AIR
013



GROUND FLOOR

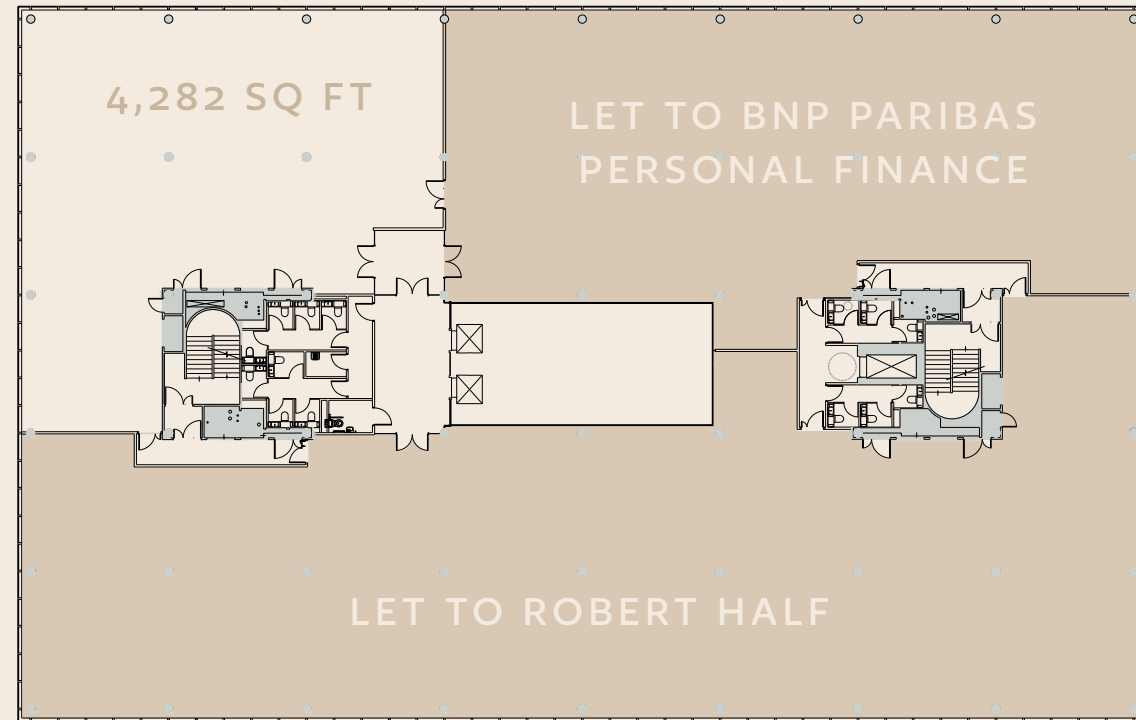


LET TO BNP PARIBAS PERSONAL FINANCE

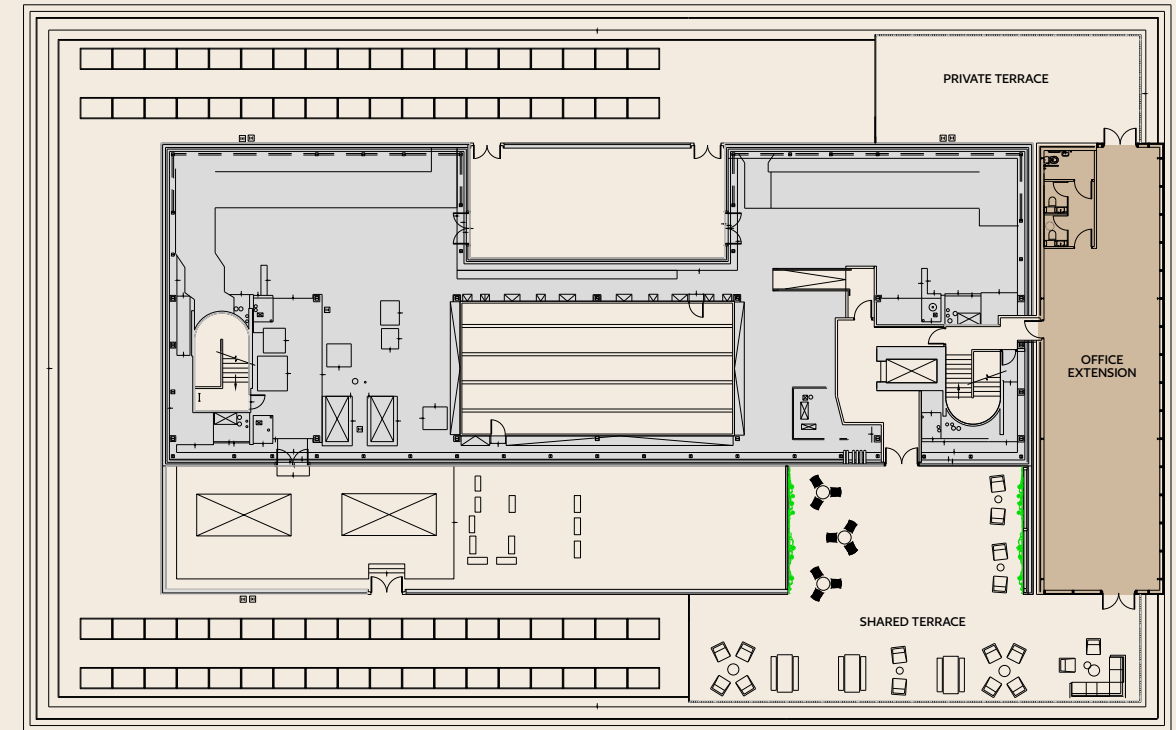


FIRST FLOOR

SECOND FLOOR

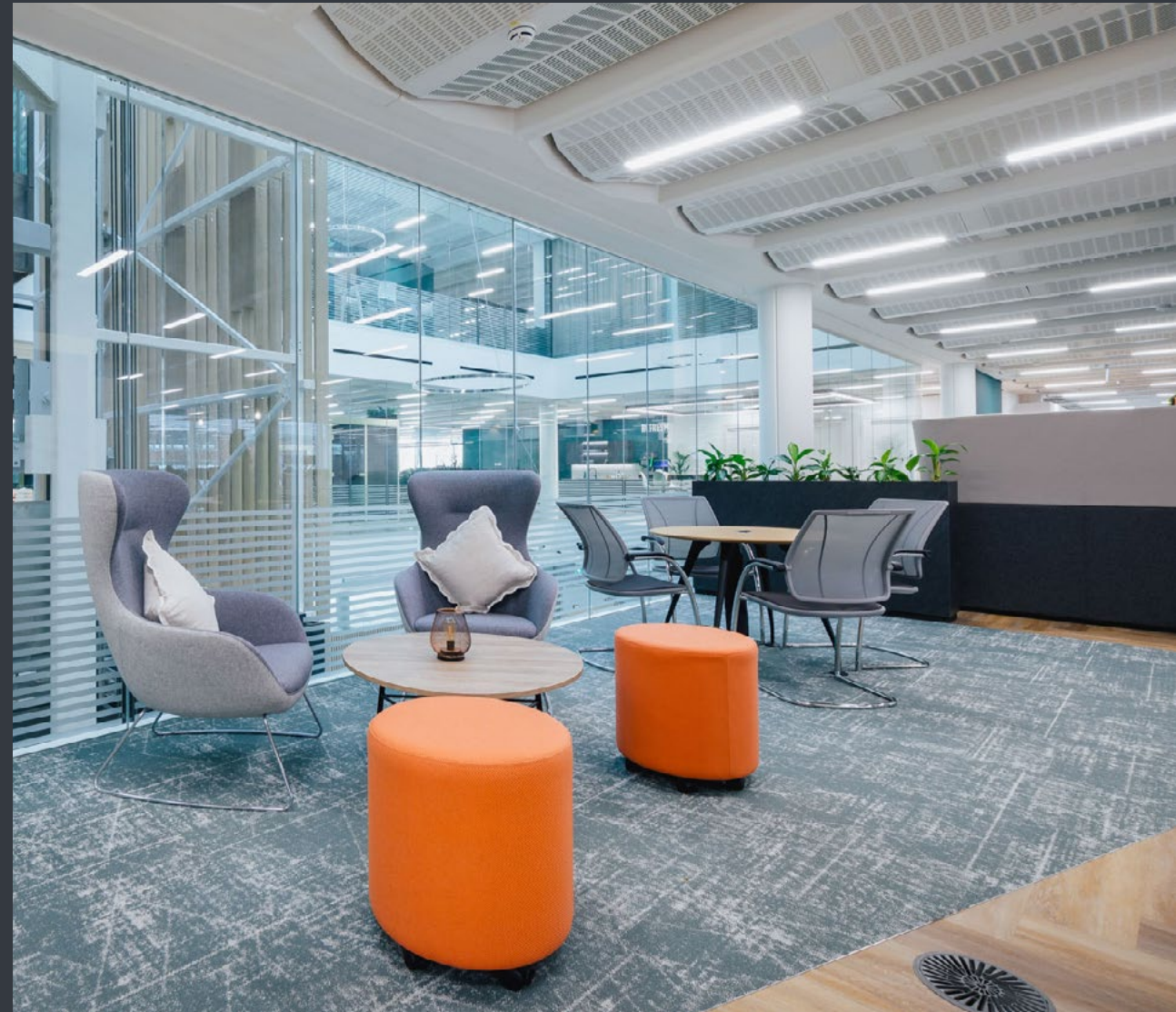


LET TO WARMFLAME DEVELOPMENTS







THIRD FLOOR



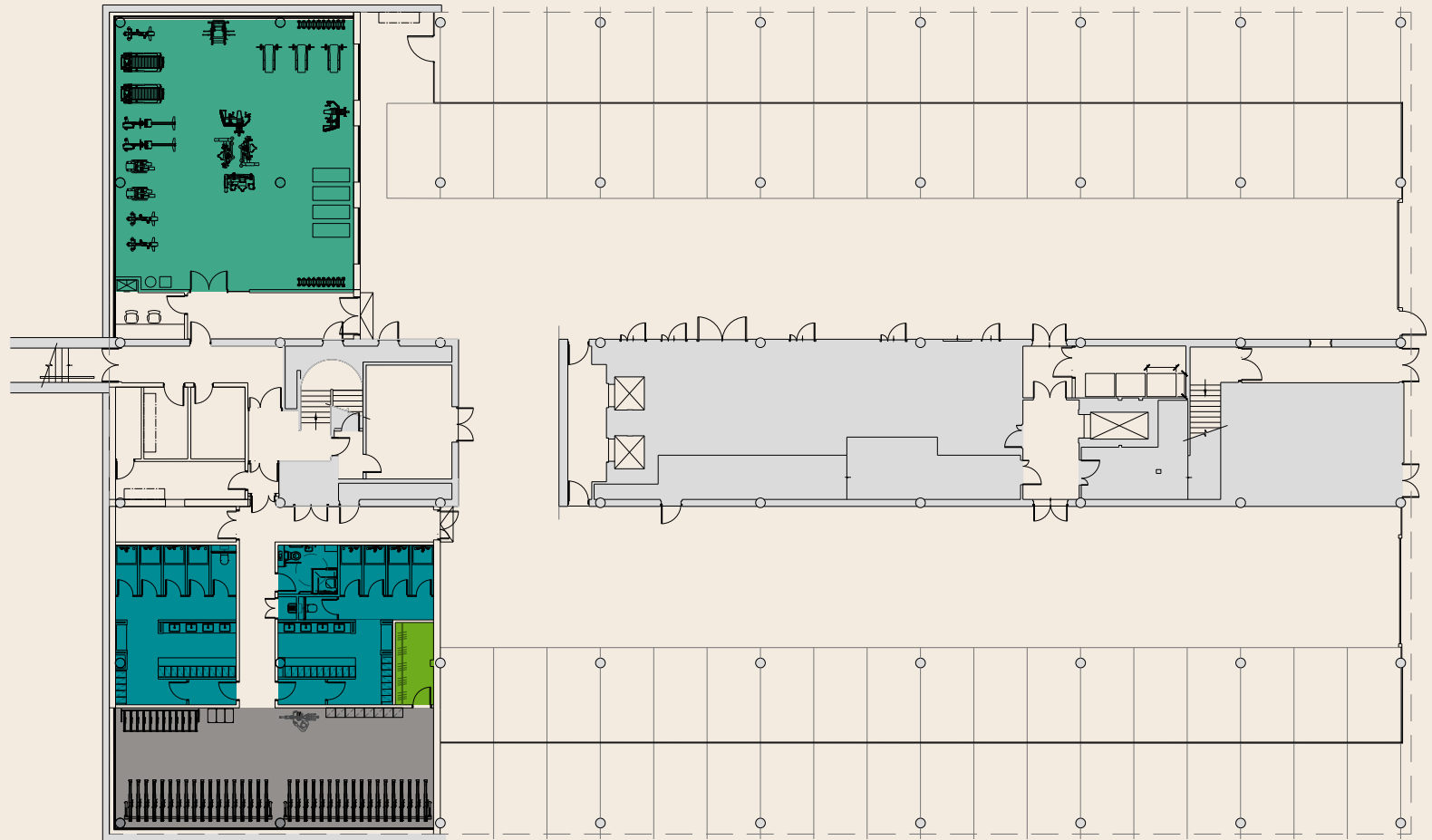




-  Gym
-  Showers & Changing Rooms
-  Bike Storage
-  Drying Room

FITNESS STUDIO

AIR
019







Solihull School

M42, J5

Solihull Hospital

MELL
SQUARE
SOLIHULL

TOUCHWOOD

☆cineworld

CROWNE PLAZA

paragon

JOHN
LEWIS
& PARTNERS

ALDI

WAITROSE
& PARTNERS

nPower

Business
Solutions
powered by e.on

AIR

Tudor Grange Park

Tudor Grange Leisure Centre

Solihull Train Station

Premier Inn
Rest easy

A41 Birmingham
City Centre

1 UK Power Reserve

2 Oracle

3 Legal & General

4 Corella

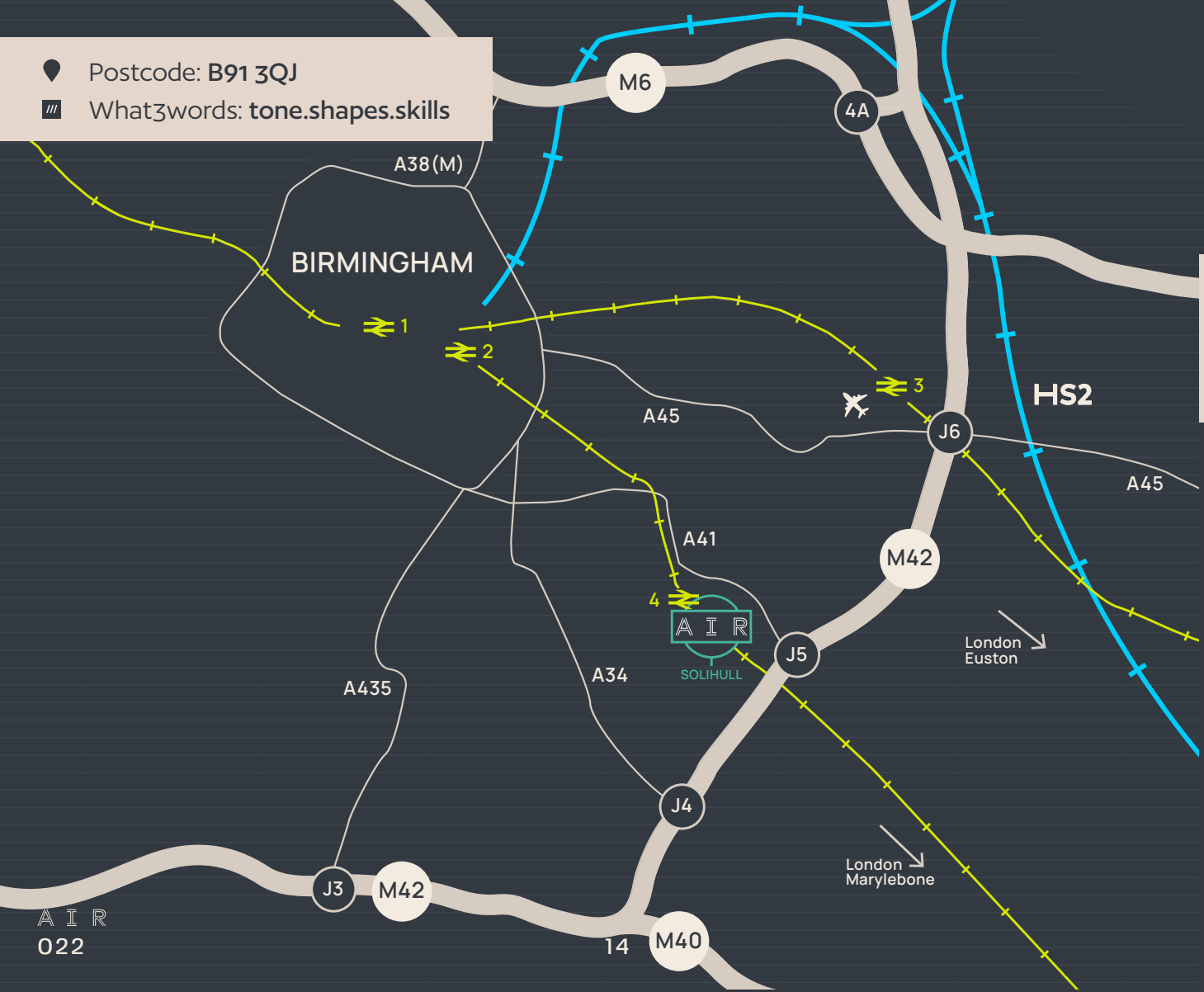
5 Xoserve

6 Solihull MBC

Bus Interchange

Postcode: B91 3QJ

What3words: tone.shapes.skills



A T 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



AIR

NEWMARK

ADRIAN GRIFFITH

M: 07780 671 329
ADRIAN.GRIFFITH@NMRK.COM

**AVISON
YOUNG**

MARK ROBINSON

M: 07342 069 808
MARK.ROBINSON@AVISONYOUNG.COM

AIRSOLIHULL.CO.UK

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