

AIR



2 SUITES IMMEDIATELY AVAILABLE
4,282 SQ FT AND 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.



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.



SPECIFICATION

An environmentally responsible, comprehensive refurbishment throughout, delivering a space fit for the modern occupier.

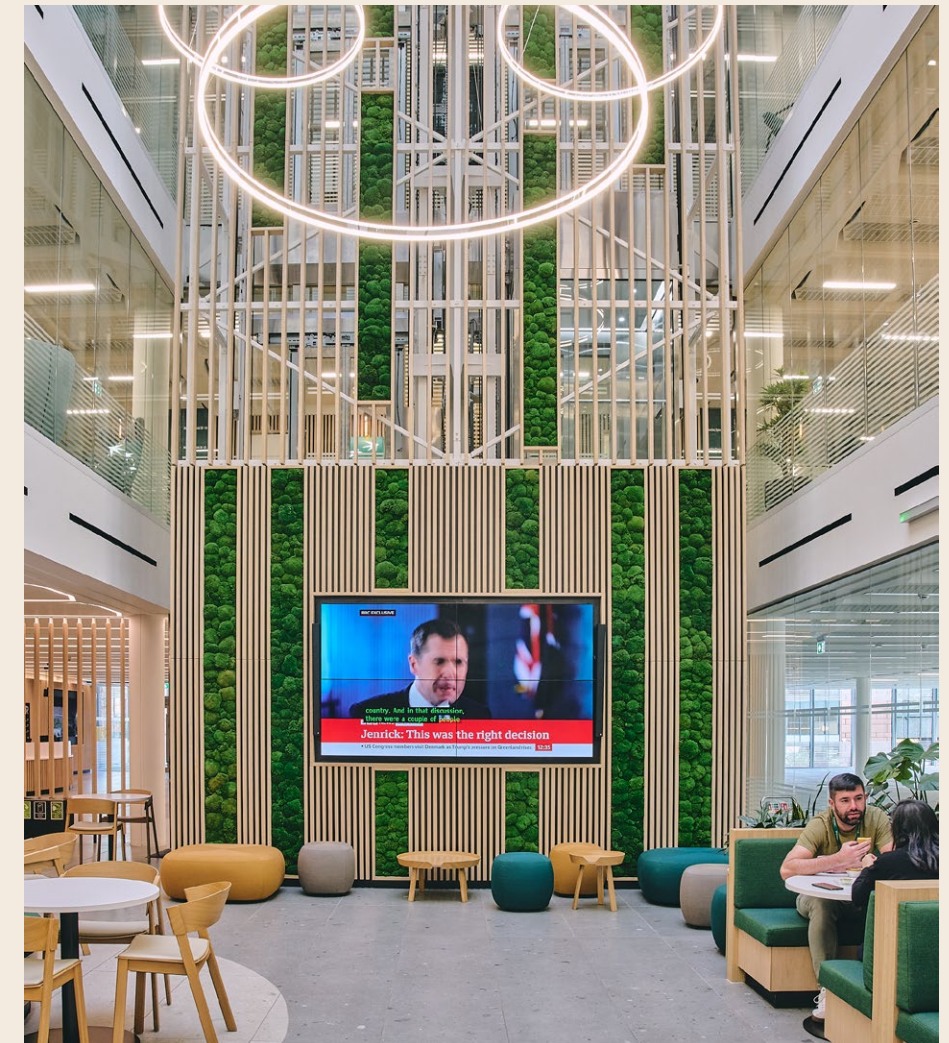
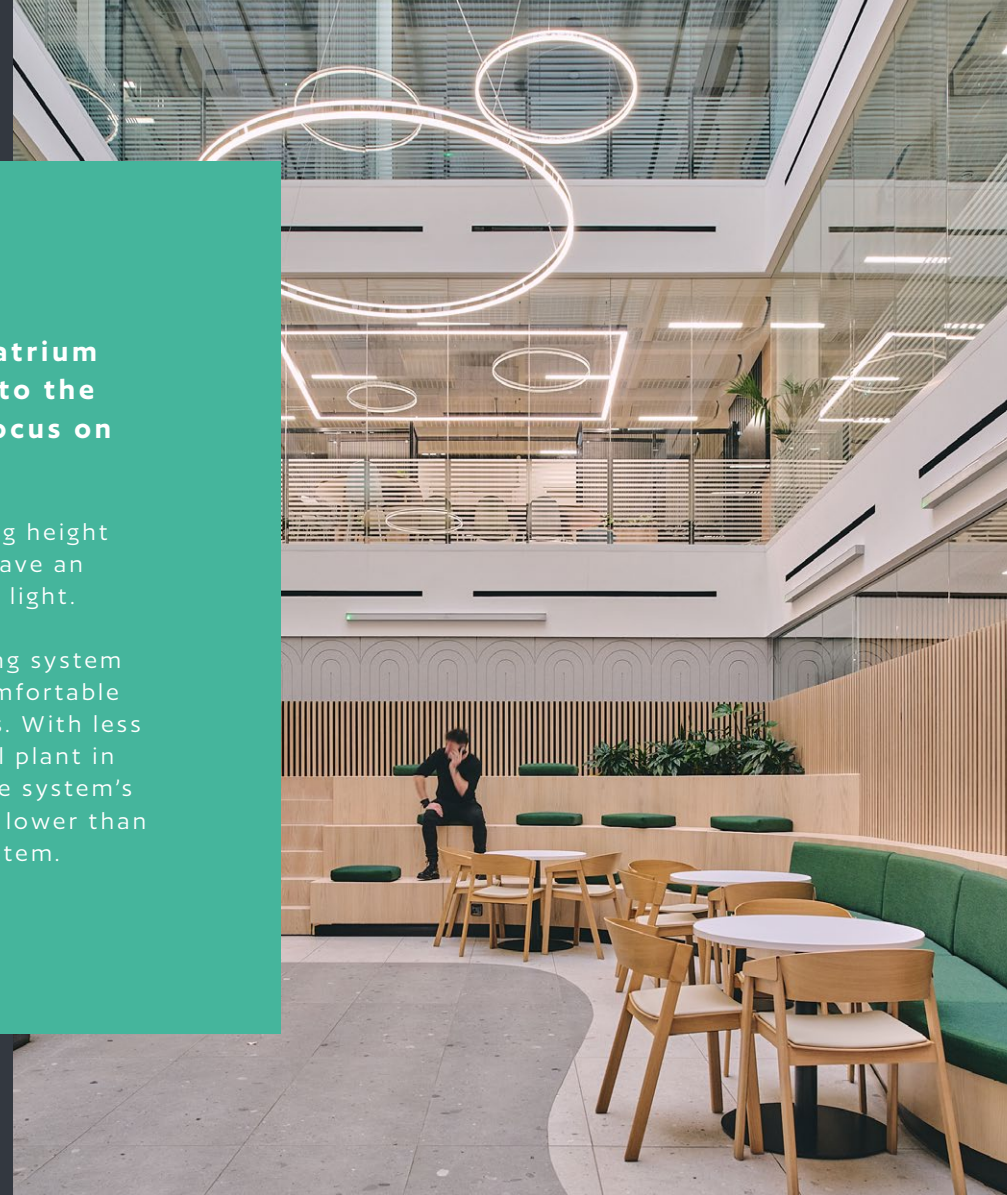
- EPC B Rating
- WiredScore Platinum
- Environmentally efficient chilled beam air conditioning
- Floor-to-ceiling glazed elevations
- Triple height atrium
- Business lounge / coffee bar
- Communal roof terrace
- 84 bike racks + 12 Brompton bike lockers + 6 external bike spaces
- Gym
- High quality shower 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.

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.

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.



AVAILABILITY

GROUND FLOOR (EAST)

11,192 SQ FT

1,040 SQ M

34 PARKING SPACES

GROUND FLOOR (WEST)

LET TO FOREVER LIVING

FIRST FLOOR

LET TO BNP PARIBAS PERSONAL FINANCE UK

SECOND FLOOR (EAST, NORTH)

4,282 SQ FT

398 SQ M

14 PARKING SPACES

SECOND FLOOR (EAST, SOUTH)

LET TO BNP PARIBAS PERSONAL FINANCE UK

SECOND FLOOR (WEST)

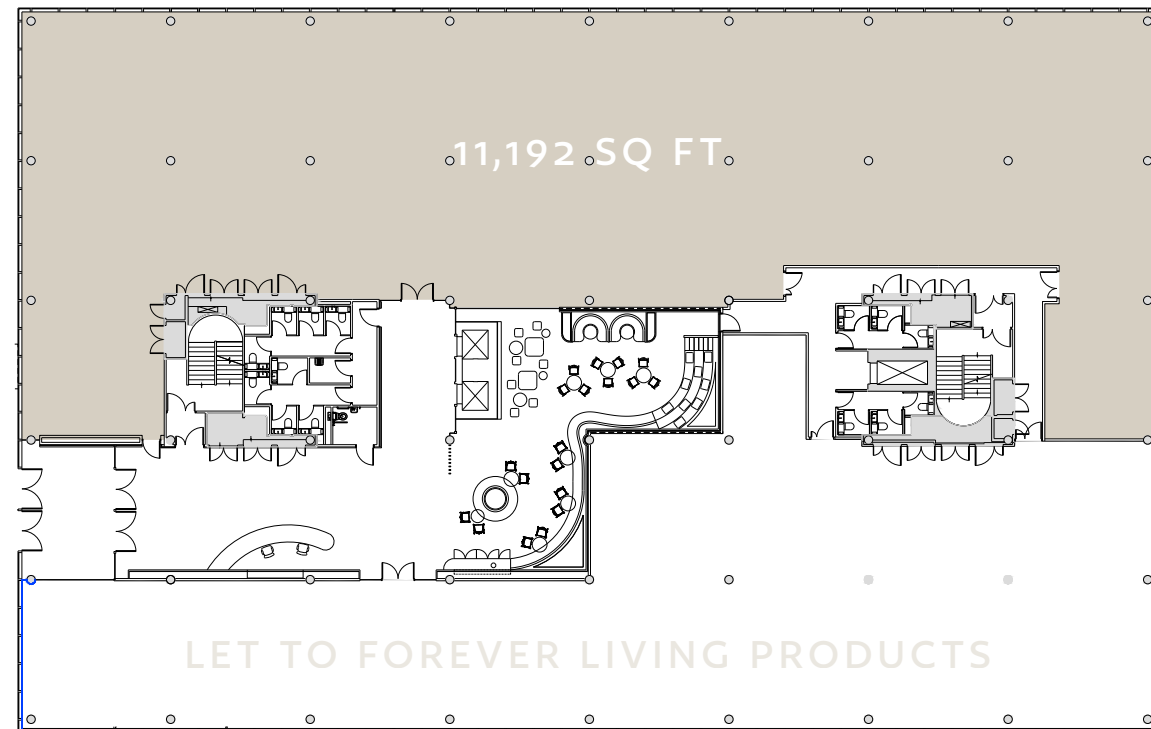
LET TO ROBERT HALF

THIRD FLOOR

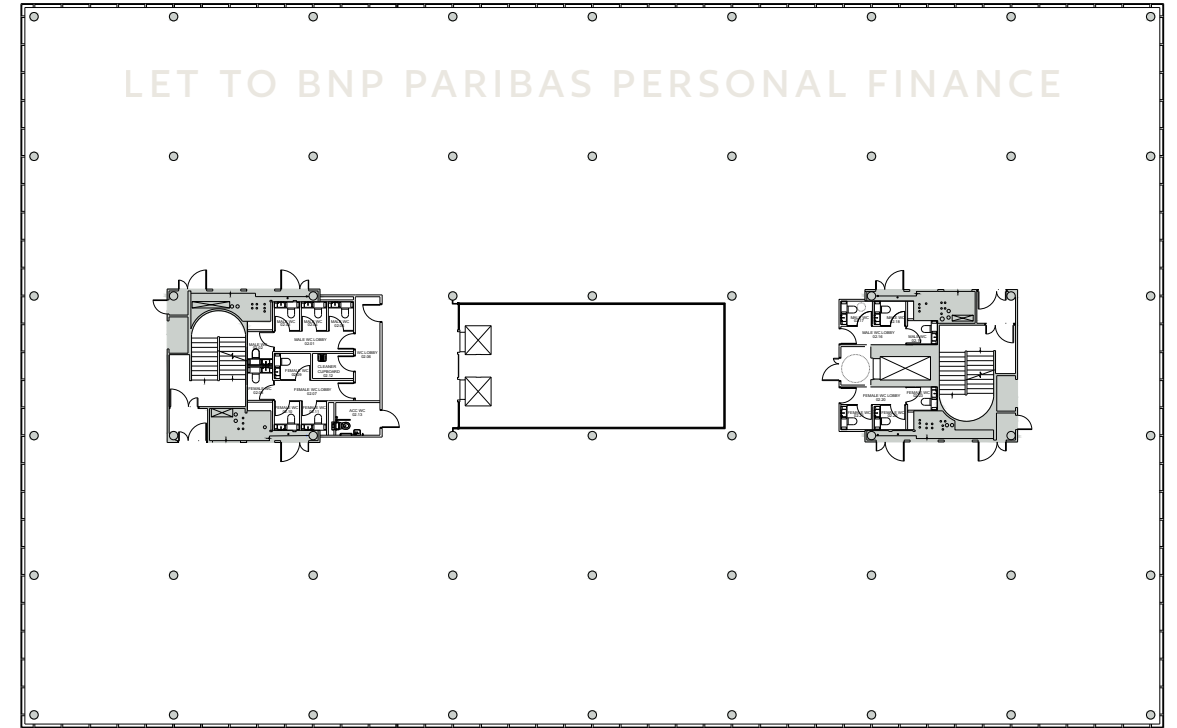
LET TO WARMFLAME DEVELOPMENTS

84 BIKE SPACES + 12 BROMPTON BIKE LOCKERS + 6 EXTERNAL BIKE SPACES.

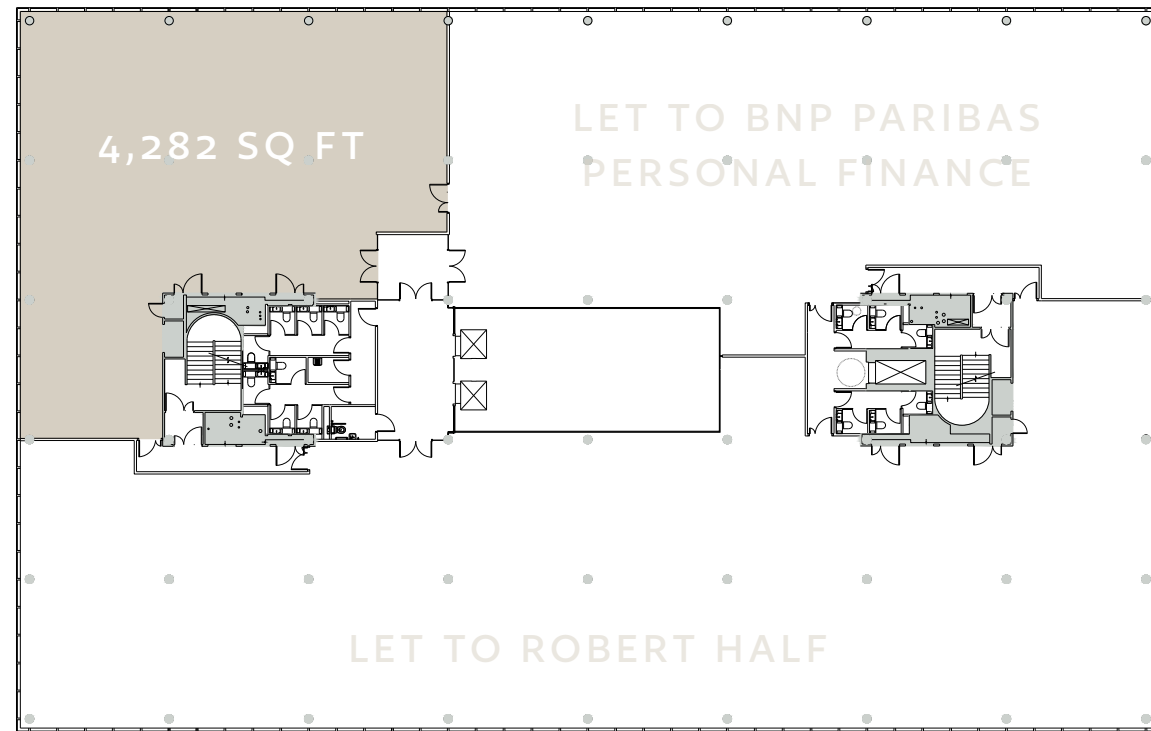
GROUND FLOOR



LET TO BNP PARIBAS PERSONAL FINANCE

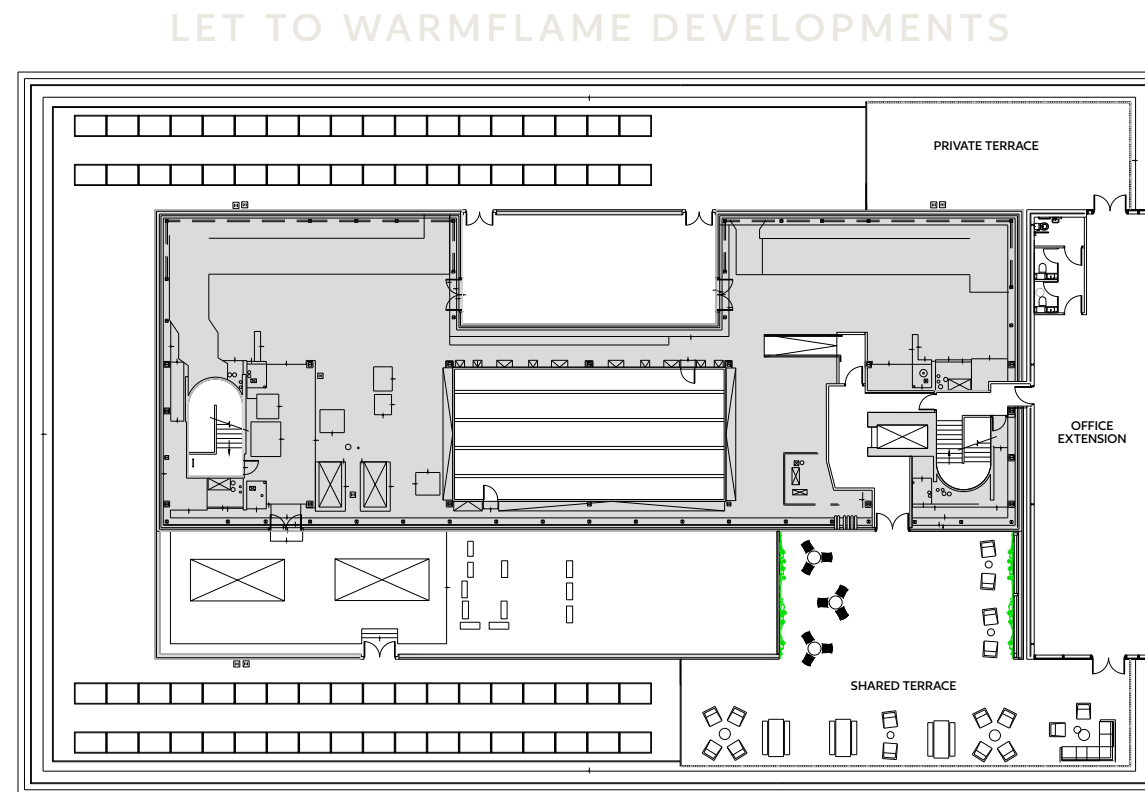


FIRST FLOOR

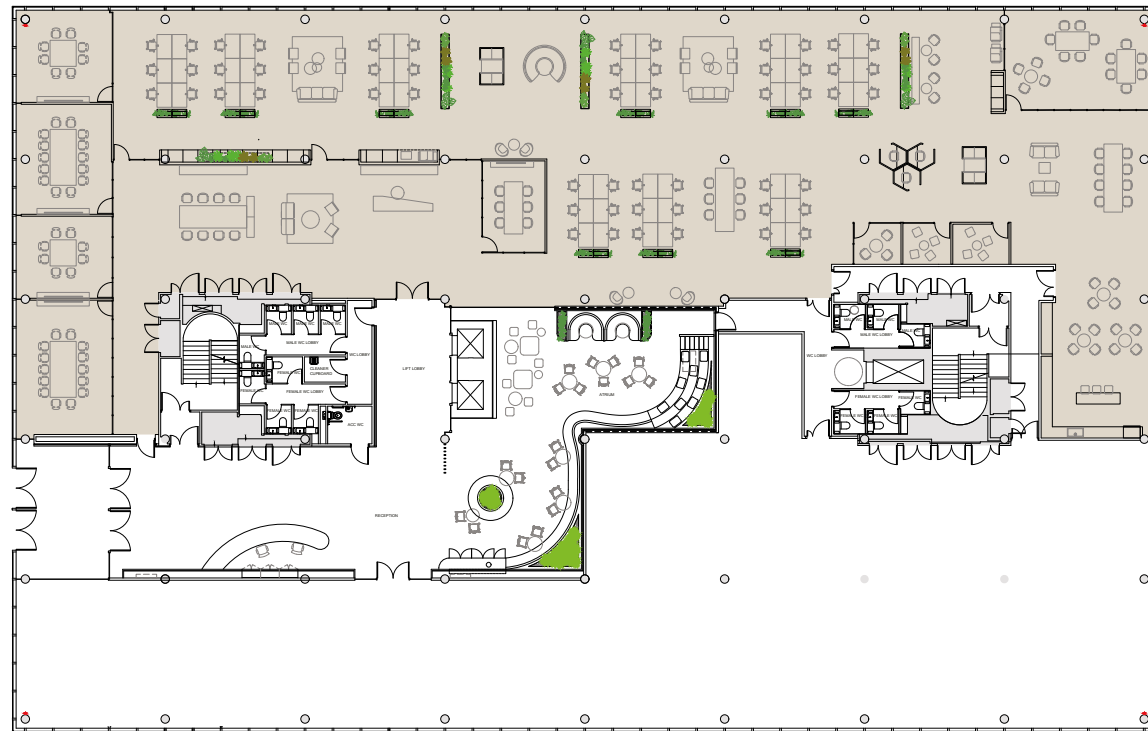


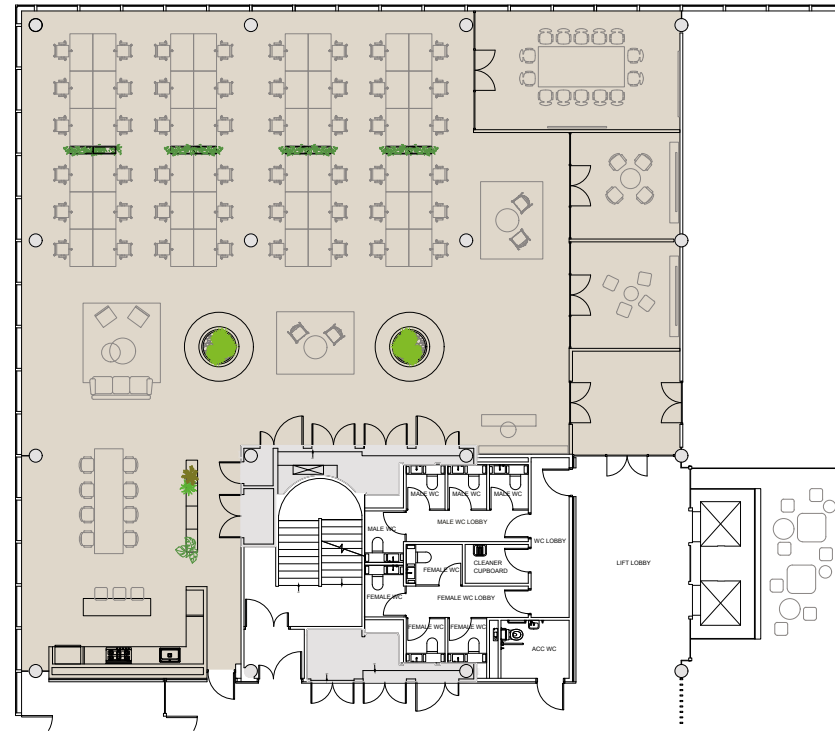
SECOND FLOOR

THIRD FLOOR



GROUND FLOOR SPACE PLAN

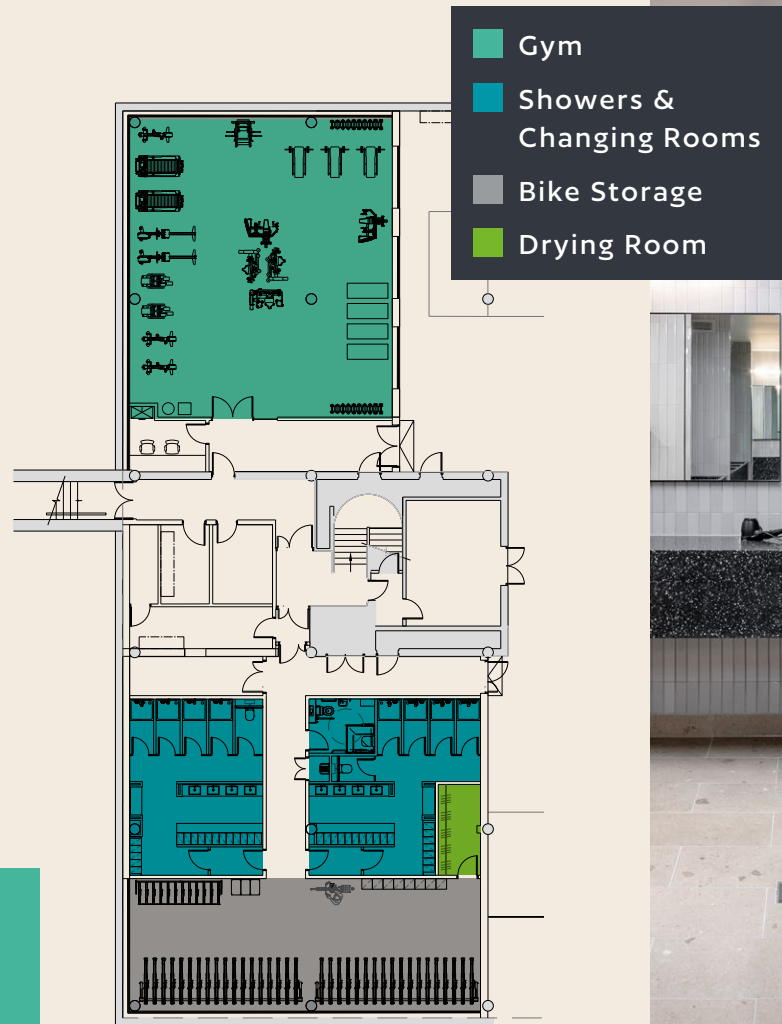




SECOND FLOOR SPACE PLAN



FITNESS STUDIO





STRONGER
than
YESTERDAY



Solihull School

M42, J5

Solihull Hospital

MELL
SQUARE
SOLIHULL

4 5

TOUCHWOOD

☆cineworld

6

CROWNE PLAZA

paragon

1 2 3

JOHN
LEWIS
& PARTNERS

ALDI

Premier Inn
Rest easy



WAITROSE
& PARTNERS

npower

Business
Solutions
powered by e.on

AIR

A41 Birmingham
City Centre

Tudor Grange Park

Solihull Train Station

Tudor Grange Leisure 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

BY TRAIN

Birmingham Moor St	10 min
Warwick	15 min
London Marylebone	1 hr 40 min

Rail Line

HS2 Line

RAILWAY STATIONS

HS2 HS2 Interchange

1 Birmingham
New Street

2 Birmingham
Moor St

3 Birmingham
International

4 Solihull

BY CAR

M42 J5	5 min
Birmingham Airport	15 min
Birmingham International	15 min
Birmingham	25 min
London	2hr 25 min



AIR

NEWMARK
0121 616 4800
nmrk.com/en-gb/

ADRIAN GRIFFITH

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

0121 233 2330
KWB
kwboffice.com

MALCOLM JONES

M: 07825 848 425
MJONES@KWBOFFICE.COM

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