

31 HOMER
ROAD
SOLIHULL



A **premium** building in a **prime** location

Headquarters office building benefiting
from a first class refurbishment

- 66,364 sq ft Grade A office building
- Suites from 3,405 sq ft
- Floorplates from 13,471 sq ft
- 205 on site car parking spaces
- Prime Solihull business location



An **attractive** and **accessible** location

Situated in a newly landscaped setting
with excellent transport connections
within Solihull Town Centre



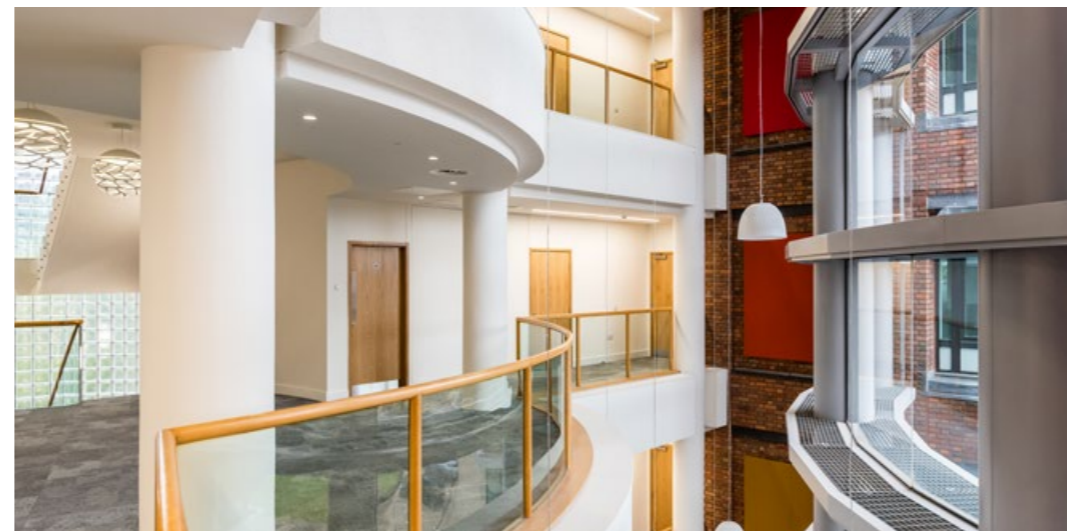
Good for your business

- Designed to 1:8 sq m occupational density
- Business Park car parking ratio in a town centre location – 1:287 sq ft
- Internal design specification for office areas:
Summer 23 degrees (+/- 2 degrees)
Winter 21 degrees (+/- 2 degrees)
- 2 x electric vehicle charging points
- EPC Rating B (46)
- Automatic electronic solar blinds



Grade A offices with a high specification

- 3 pipe VRV air conditioning system
- Building Management System installed
- LG7 compliant LED lighting
- Motion sensor PIR units on light diffusers
- 600mm x 600mm metal perforated ceiling tiles
- 2.70m clear floor to ceiling height
- 150mm clear access raised floor
- 4 x 10 person lifts



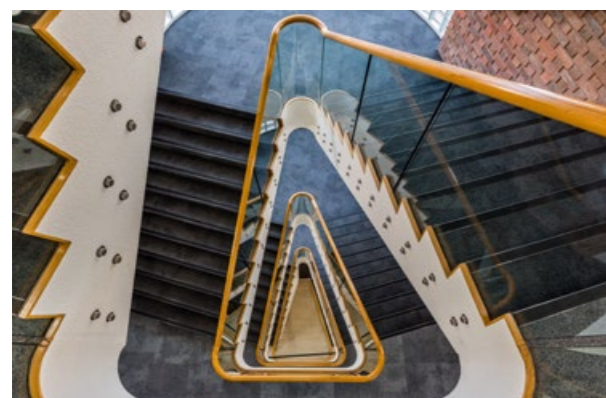


Schedule of accommodation

Floor	Wing	SQ FT	SQ M
Third	LET to Sales-i		
Second	North	6,716	623.98
Second	East	4,689	435.6
Second	South	4,633	430.46
First	North	6,803	632.01
First	East	4,687	435.45
First	South	4,638	430.88
Ground	North 1	3,405	316.31
Ground	North 2	1,701	158.04
Ground	East	4,210	391.04
Ground	South	4,155	386.04
Total		45,637	4,239.9
Car Parking Spaces			159
Parking Ratio (per sq ft)			287

Basement storage is available extending to 3,305 sq ft

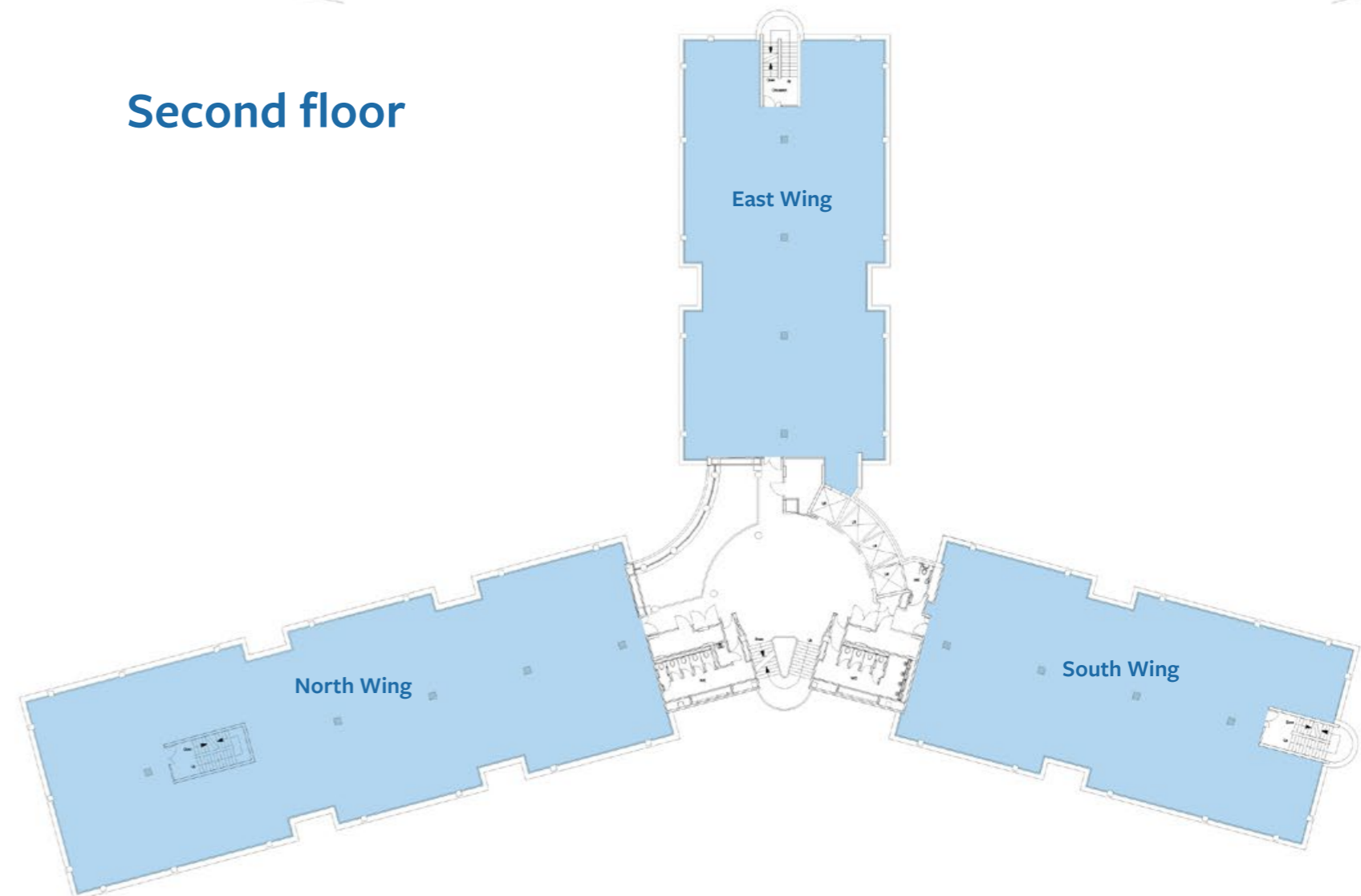
Measured in accordance with IPMS3 code of measuring practice



Ground floor



Second floor



- 1 x Receptionist

- 147 x 1,600 workstations

- 1 x 14-person meeting room

- 2 x 12-person meeting rooms

- 3 x 8-person meeting rooms

- 3 x 5-person meeting rooms

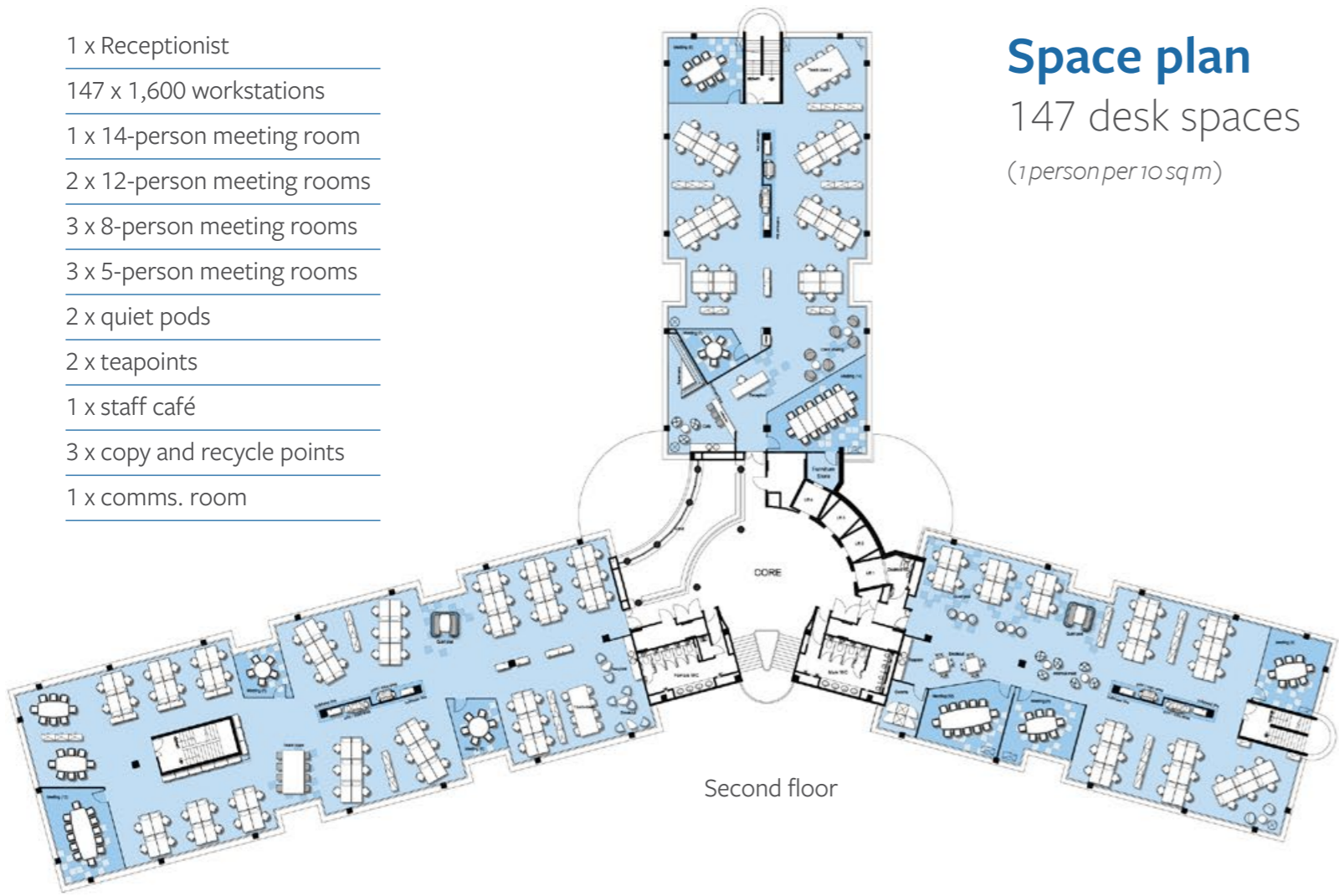
- 2 x quiet pods

- 2 x teapoints

- 1 x staff café

- 3 x copy and recycle points

- 1 x comms. room



Space plan
147 desk spaces
(1 person per 10 sqm)



- 4 x Receptionist

- 150 x 1600 workstations

- 1 x 14-person meeting room

- 1 x 12-person meeting room

- 1 x 8-person meeting room

- 1 x 6-person meeting room

- 2 x 5-person meeting rooms

- 1 x 4-person meeting room

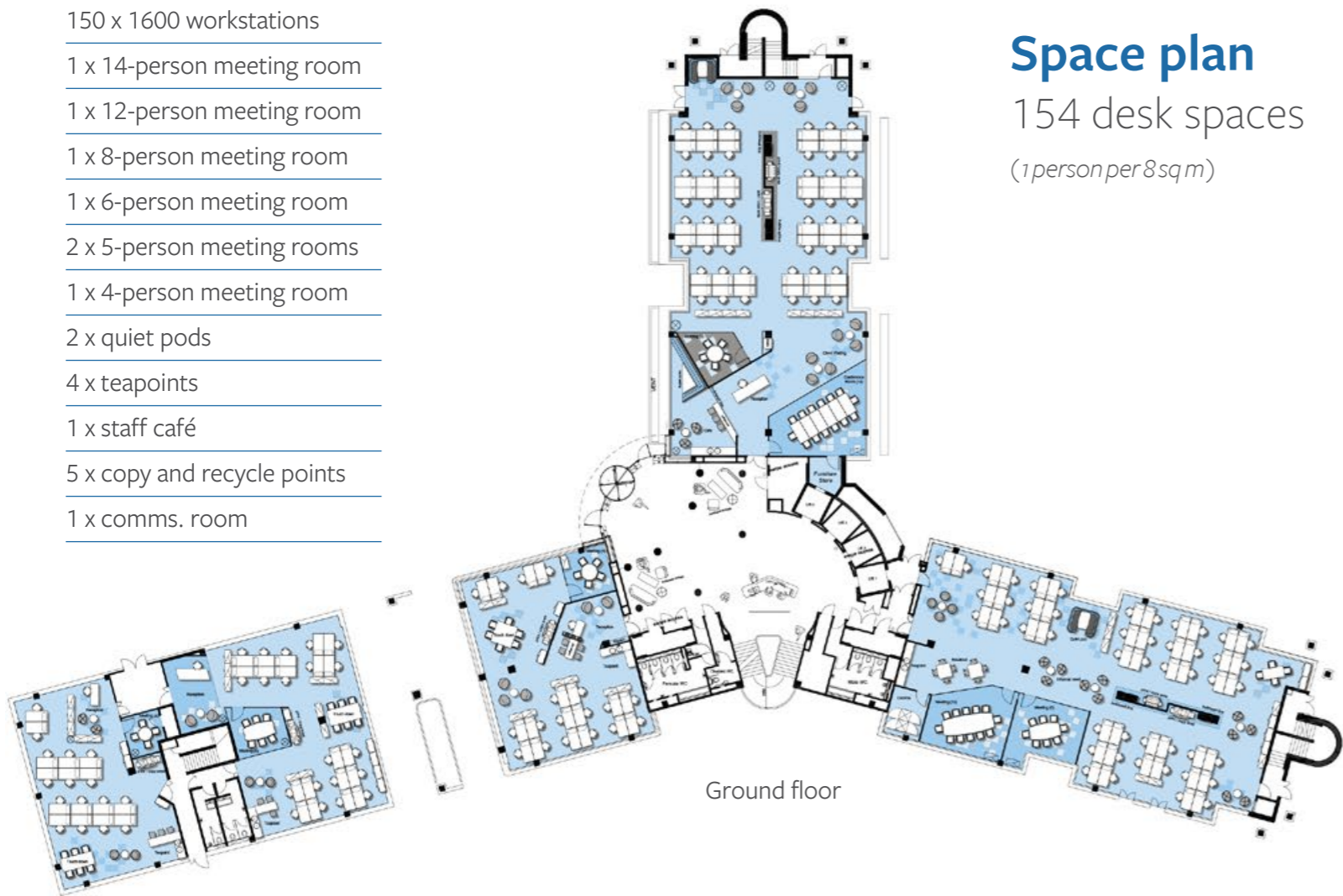
- 2 x quiet pods

- 4 x teapoints

- 1 x staff café

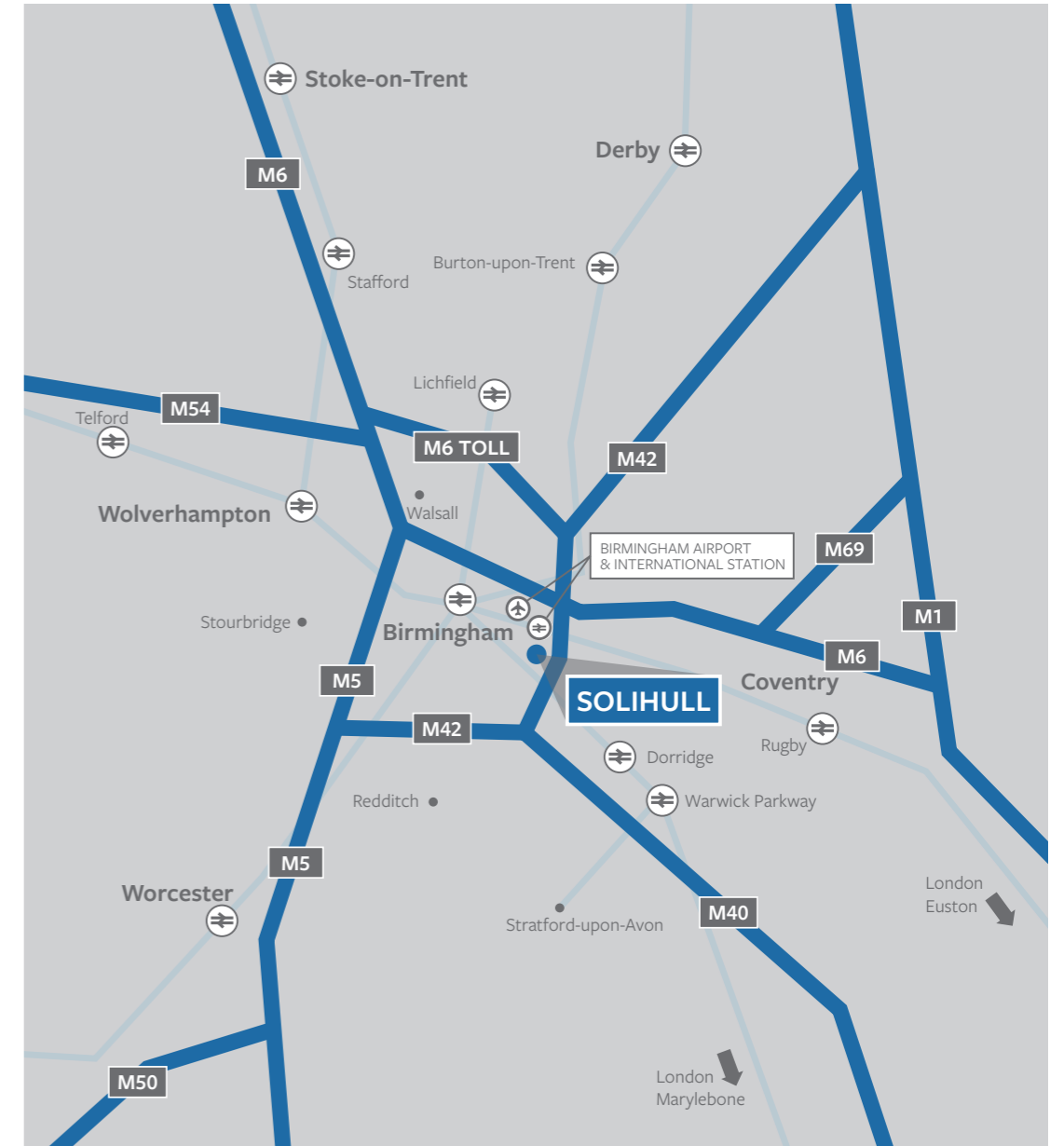
- 5 x copy and recycle points

- 1 x comms. room



Space plan
154 desk spaces
(1 person per 8 sqm)

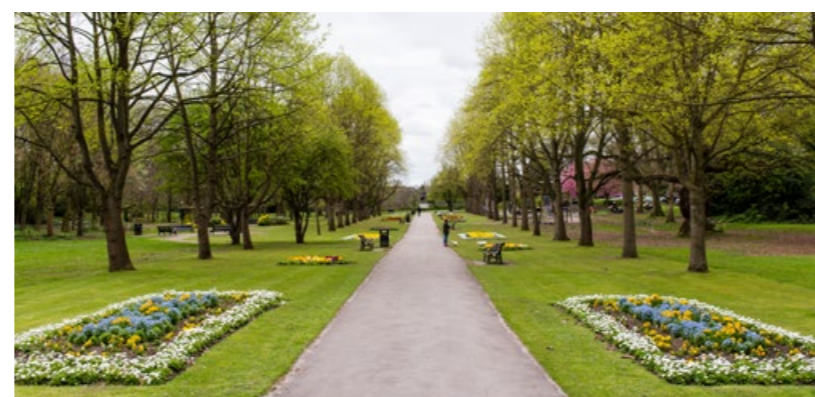




A great place to work and live

Solihull is a leafy and prosperous borough in a green belt to the south east of Birmingham. Consistently listed in the 'Best places to live in the UK', Solihull is an ideal place to live and work. Solihull benefits from:

- Highly rated state and independent schools
- High street shops in Mell Square and Touchwood in the town centre including John Lewis, House of Fraser, Apple, Fatface and Waitrose
- Local occupiers include: JLR, Rolls Royce, Arup, Npower, Kier Group, National Grid, Fujitsu and Tarmac
- The NEC with its spectacular live events and recently opened Resorts World Birmingham which offers over 40 outlet shops, 12 restaurants and bars, an 11 screen cinema, luxury spa, conference facilities, a 4/5 star Genting Hotel and the Genting Casino
- Birmingham International railway station and the HS2 Interchange station
- Birmingham International Airport
- 31 Homer Road being a 2 minute walk from Solihull railway station



Located within Solihull town centre, 31 Homer Road benefits from an unrivalled location for staff and visitor accessibility

By car

M42 Junction 5	2 miles
Birmingham city centre	7 miles
Birmingham International & Airport	5 miles
Warwick	19 miles
Coventry	15 miles

By train

Birmingham Snow Hill	16 minutes
Warwick Parkway	11 minutes
Coventry (from Birmingham International Station)	10 minutes
Worcester	1 hour 15 minutes
London Marylebone	1 hour 40 minutes



M42 JUNCTION 5

SOLIHULL SCHOOL

SOLIHULL HOSPITAL

HOUSE OF FRASER

MELL SQUARE

RAMADA HOTEL

TOUCHWOOD SHOPPING CENTRE

JOHN LEWIS

PREMIER INN

HOLIDAY INN

WAITROSE

31 HOMER ROAD
SOLIHULL

SOLIHULL RAILWAY STATION



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