

31 HOMER  
ROAD  
SOLIHULL

**ewave**

telecommunications rating

 5 stars



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

Headquarters office building in the heart  
of Solihull Town Centre

- 66,364 sq ft Grade A office building
- 2 suites remaining:  
**2nd Floor Suite** - 4,633 sq ft  
**Ground Floor Suite** - 1,666 sq ft
- Secure on site car parking
- Prime Solihull business location





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

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



As built open plan

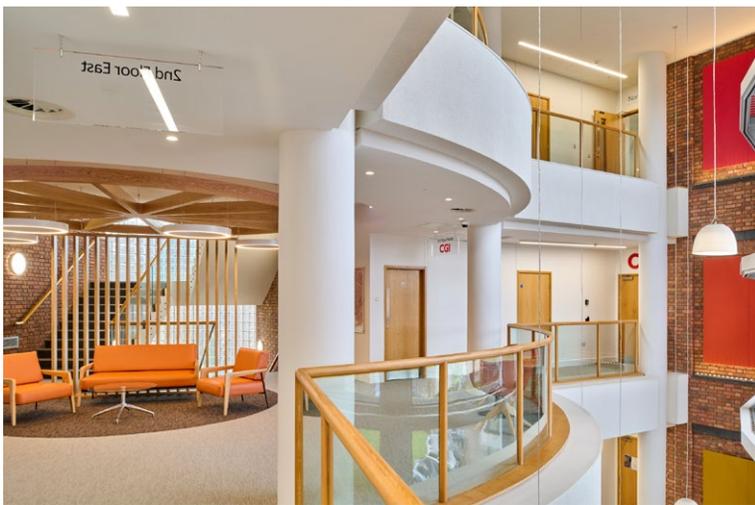
# Grade A offices with a **high** specification

- 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
- 2 Refurbished offices
- South Wing incorporating brand new meetings rooms and kitchen
- Ground Floor suite immediately off the reception



# Good for your business

- Designed to 1:8 sq m occupational density
- Business Park car parking in a town centre location – 1:300 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





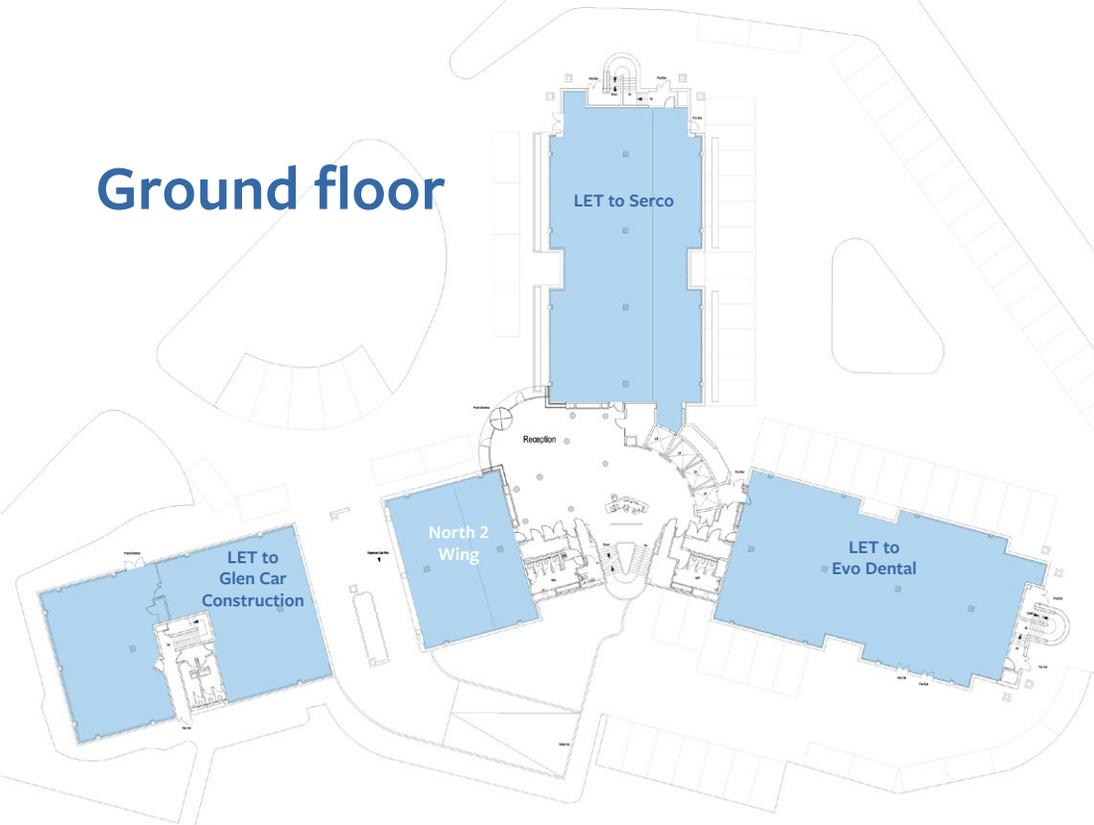
# Schedule of accommodation

Floor	Wing	SQ FT	SQ M
Third	<b>LET to Sales-i</b>		
Second	<b>LET to Serco</b>		
Second	South Wing - Immediately Available	4,633	430.4
Second	<b>LET to CGI</b>		
First	<b>LET to Serco</b>		
First	<b>LET to Serco</b>		
First	<b>LET to Serco</b>		
Ground	<b>LET to Evo Dental</b>		
Ground	North Wing - Available June 2026	1,666	154.8
Ground	<b>LET to Serco</b>		
Ground	<b>LET to Glen Car Construction</b>		
<b>Total</b>		<b>6,299</b>	<b>585.2</b>
Car Parking Spaces			21
Parking Ratio			1 per 300 sq ft

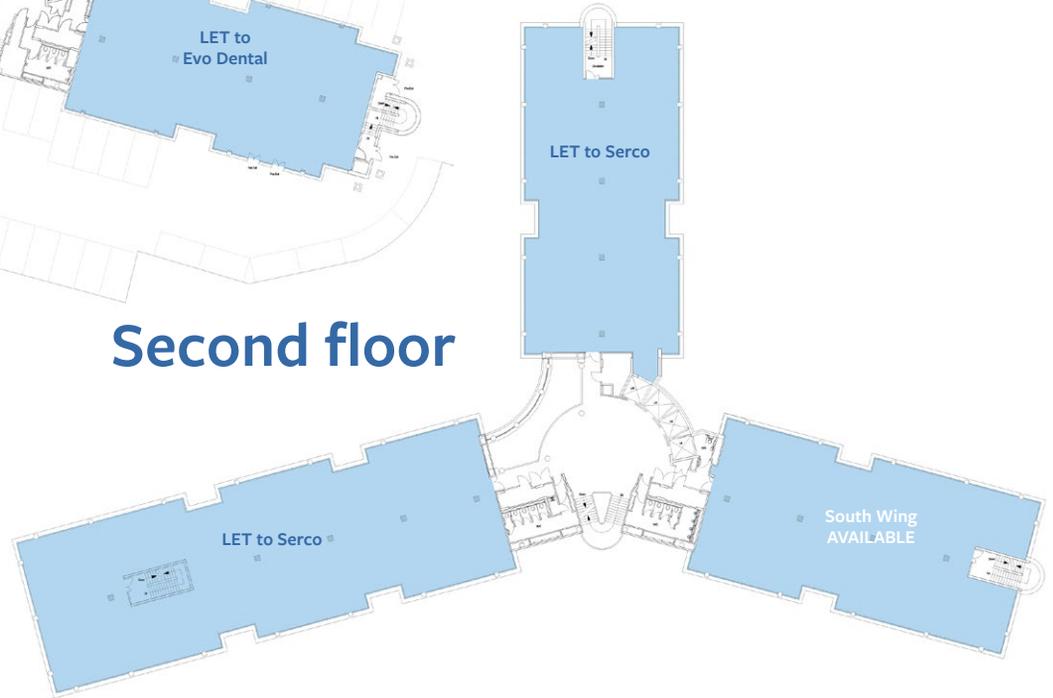
Measured in accordance with IPMS3 code of measuring practice



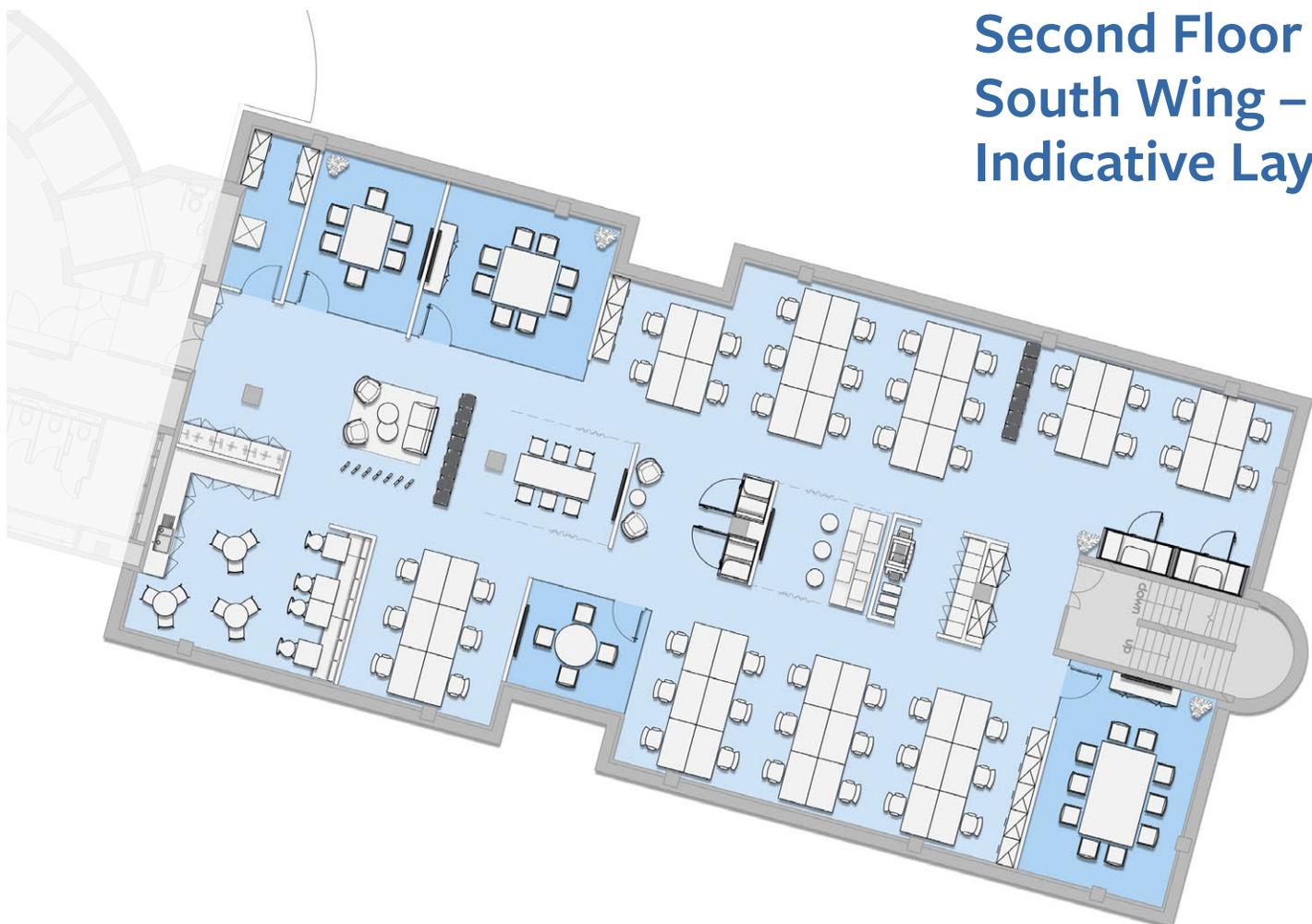
## Ground floor



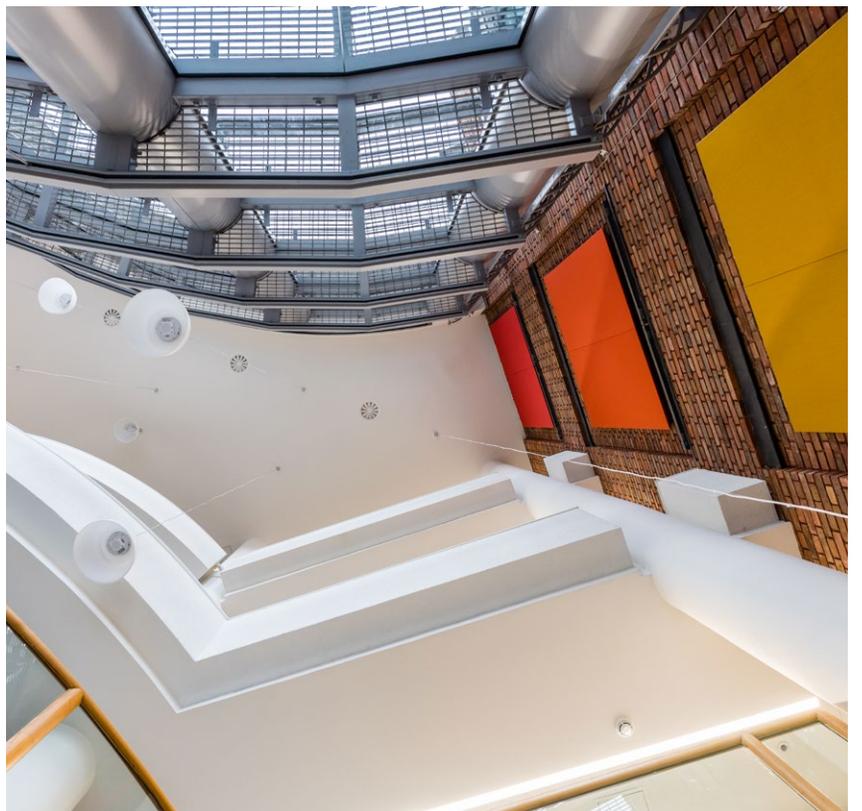
## Second floor

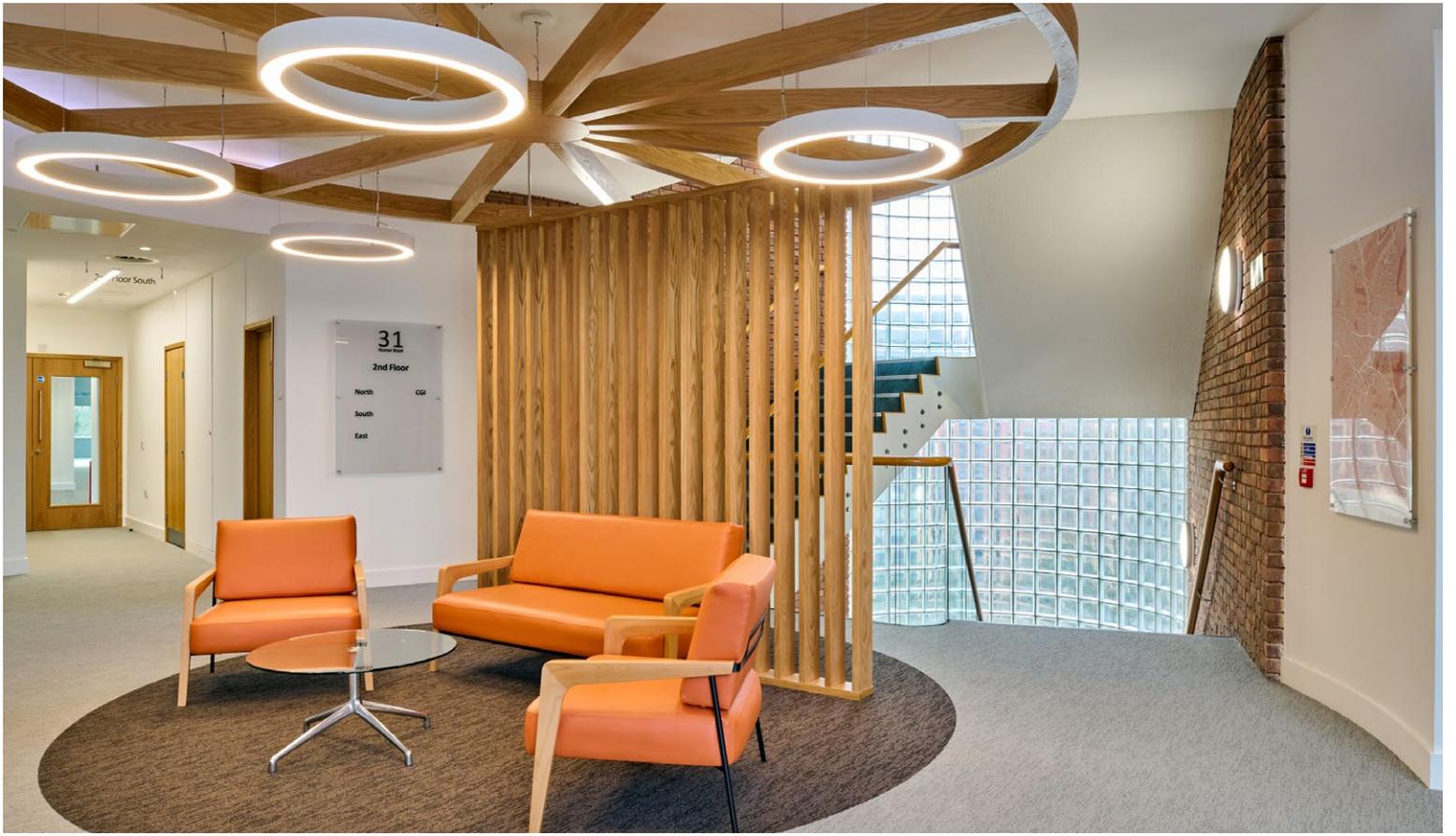


## Second Floor South Wing – Indicative Layout



S





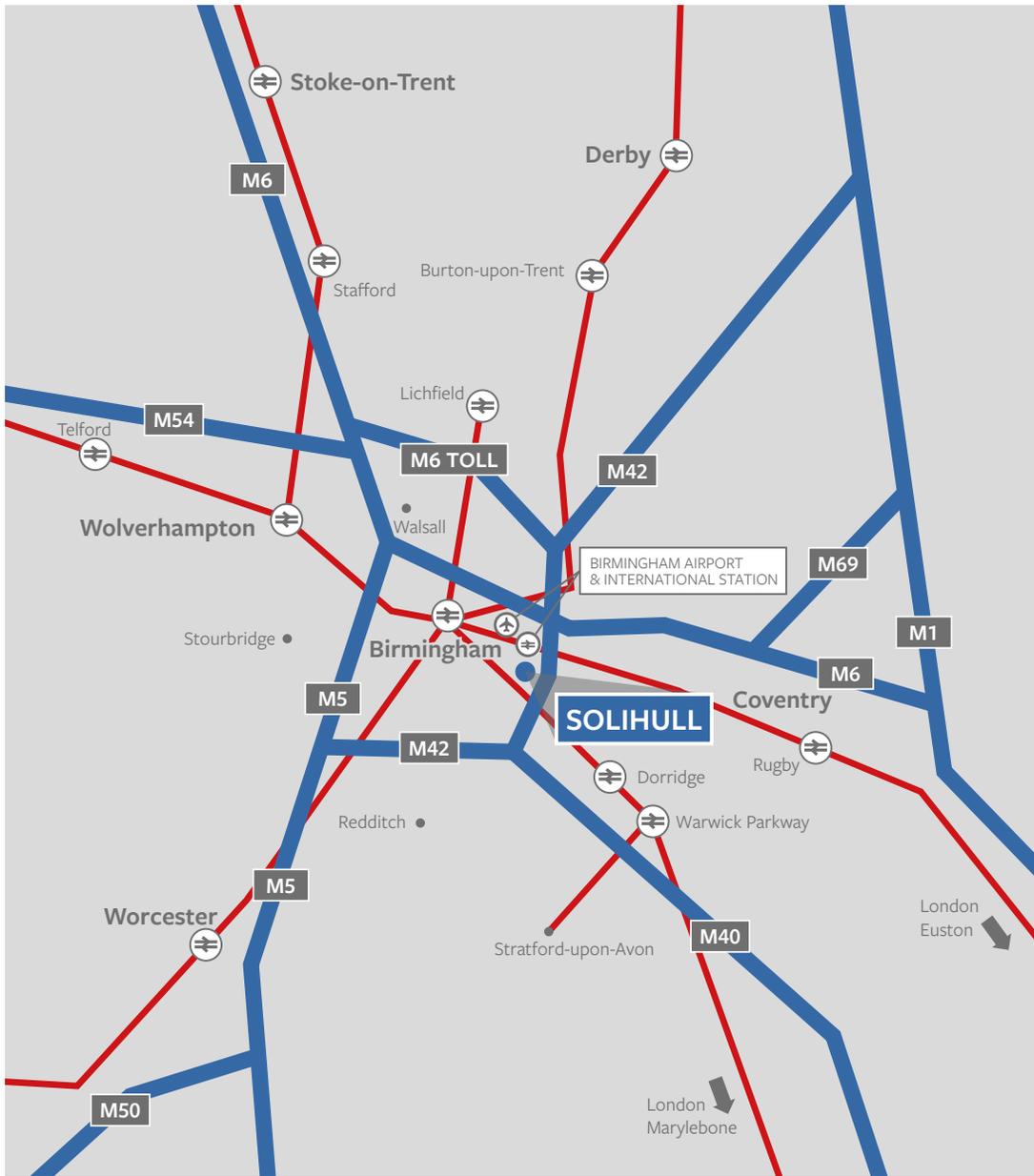


# A great place to work and live

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, 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



31HomerRoad.co.uk



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## FIXED NETWORK SERVICES

BUILDING ENTRIES	
DUCT ENTRIES	YES - 5No.
LOCATION	BASEMENT PARKING AREA
SECURITY	EXCELLENT
OWNERSHIP	BT / CARRIERS
DIVERSITY AVAILABLE	YES BY CARRIER / LOCATION
STATUS (CAPACITY)	SPARE CAPACITY AVAILABLE

CARRIERS	
BT OPENREACH	IN BUILDING
VIRGIN MEDIA	IN BUILDING
VODAFONE	IN BUILDING

SERVICES	
BT OPENREACH	COPPER + FIBRE SERVICES – BASEMENT DEDICATED ROOM / PARKING AREA ADSL BROADBAND AT 10-19Mbps
VIRGIN MEDIA	FIBRE SERVICES IN BASEMENT PARKING AREA
VODAFONE	FIBRE SERVICES IN BASEMENT PARKING AREA

ADDITIONAL SERVICES	
LANDLORD	N/A
OTHERS	N/A

BUILDING DISTRIBUTION	
RESILIENCE	SECURE INTAKE LOCATIONS – BASEMENT DEDICATED ROOM / PARKING AREAS
RISERS	SECURE RISER AVAILABLE – RESTRICTED ACCESS
SECURITY	EXCELLENT SECURITY THROUGHOUT, INTAKE POSITION IN RESTRICTED ACCESS AREA.
TENANT FLOOR SPACE	EXCELLENT CONNECTIVITY/EASE OF INSTALL FROM RISERS VIA RAISED FLOORS / CEILINGS

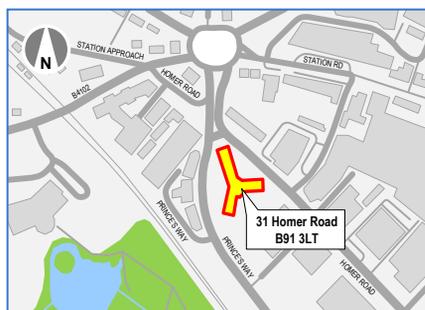
## MOBILE NETWORK SERVICES

OPERATOR SERVICES	THREE, VODAFONE, O2, EE - 2G, 3G, 4G (THREE - 3G/4G ONLY)
COVERAGE SUMMARY	GOOD/VARIABLE COVERAGE ACROSS ALL OPERATORS, POTENTIAL DEGRADATION OF SERVICES IN LIFTS AND BASEMENT AREAS
BUILDING SOLUTIONS	NO COVERAGE SOLUTIONS IN PLACE AT THIS TIME



## 31 Homer Road

Solihull  
B91 3LT



Fixed Network Services	
BT Services	Excellent
Other Carriers	Excellent
Building Distribution	Excellent

Mobile Network Services		
Operator	Voice	Data
Three	Good	Good
Vodafone	Good	Good
O2	Good	Good
EE	Good	Good