

INGENUITY HOUSE

INGENUITY HOUSE,
BICKENHILL LANE, SOLIHULL, B37 7HQ

UP TO 14,564 SQ FT OF
GRADE A OFFICE SPACE

[DISCOVERINGINGENUITY.CO.UK](https://discoveringingenuity.co.uk)



DISCOVER

A NEW STANDARD

Ingenuity House incorporates innovation and technology to create a healthy and inspiring work environment.

Situated in a prime commercial location immediately adjacent to Birmingham International Airport and Train Station, Ingenuity House offers businesses a flexible workspace ideal for different occupier requirements and needs.



DIGITAL
CONSTRUCTION
AWARDS



DISCOVER

OUR ACCOMPLISHMENTS

Ingenuity House won both Gold National and the Silver Regional Innovation awards at the British Council for Offices (BCO) 2019. It also the winner of Celebrating Construction 2017 Digital Construction Project award.

Ingenuity House has achieved a BREEAM Excellent, EPC B and has recently secured WiredScore Gold.

BREEAM®



Indicative images showing atrium post refurbishment
to be completed Q4 2024

DISCOVER

MORE SPACE

Extensive workplace analysis was used to inspire, design and construct Ingenuity House resulting in an intelligent 5 storey 114,635 sq ft highly sustainable and future-proof HQ building.

Immediately ready for occupation, the top floor suite at Ingenuity House provides the largest single floorplate in the out of town Midlands Market. It offers panoramic views across the central atrium and can be taken in its existing fully fitted configuration with all furniture in situ, if required. Consideration will also be given to reverting this prime floor back to an open plan format.

Occupiers of Ingenuity House benefit from the ability to easily scale up in size by utilising the Orega serviced office provisions located on the ground and first floors.

Indicative images showing reception post refurbishment to be completed Q4 2024



WiredScore
GOLD

The offices have achieved a WiredScore Gold certification which means Ingenuity House is able to offer through its partners a best-in class digital experience and unparalleled connectivity. A connectivity report is available from the agents and also on the website.

DISCOVER

FLEXIBILITY

Ingenuity House has been built to adapt and flex over time in response to changing business needs, with each floorplate having the ability to accommodate a variety of working modes.

GROUND FLOOR AMENITIES

CONCIERGE SERVICE

BOOKABLE MEETING ROOMS
AND BOARD ROOMS WITH
FULL AV PROVISION AVAILABLE
VIA OREGA

ATRIUM WITH BREAK OUT
AREAS, BIOPHILIA,
FREE COMMUNAL WI-FI

CAFÉ

BASEMENT SHOWERS, CYCLE
AND LOCKER FACILITIES



Indicative image showing
café post refurbishment to be
completed Q4 2024

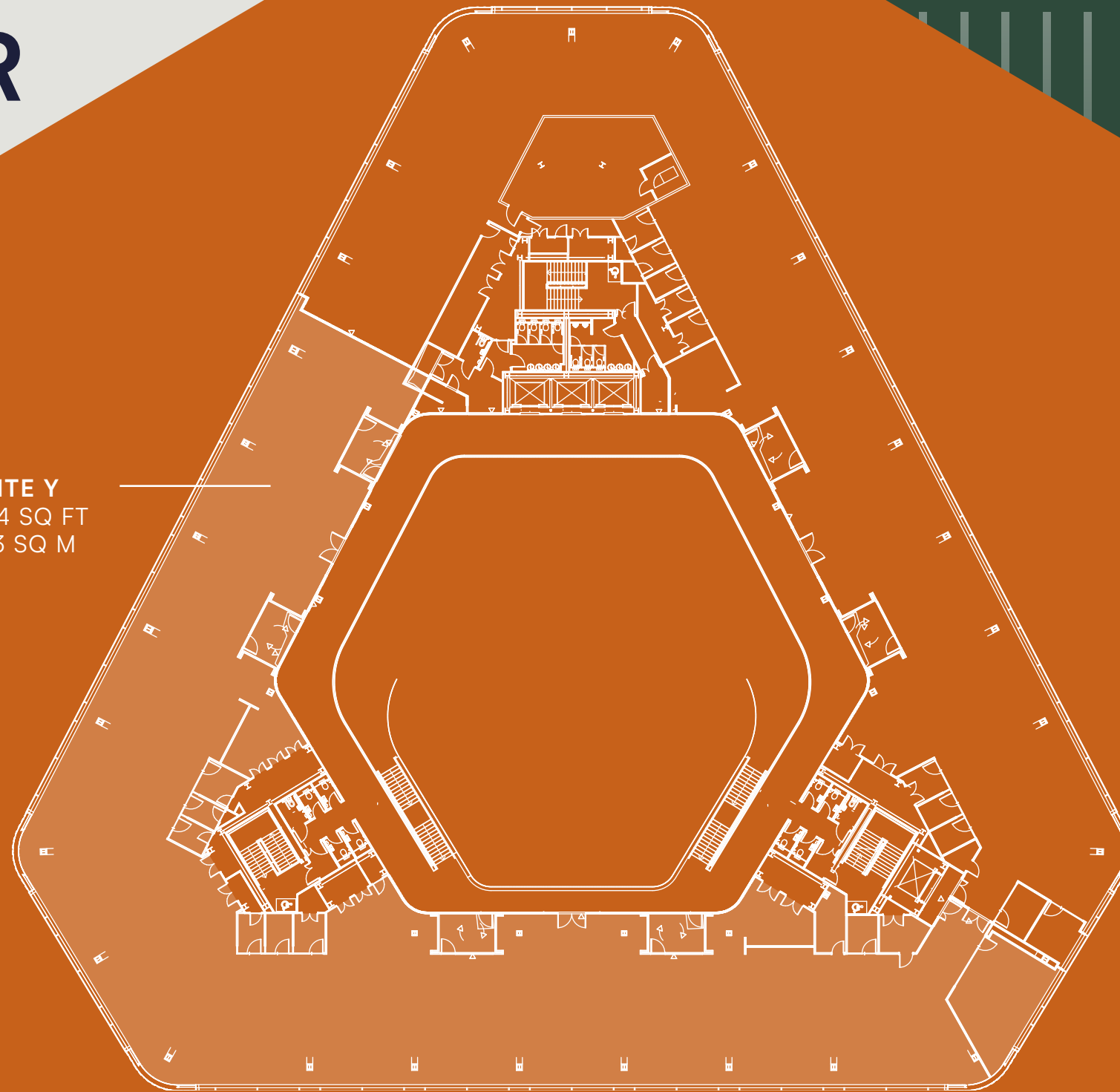
DISCOVER

YOUR NEW OFFICE

Ingenuity House has been designed to adapt and evolve over time in response to changing business needs, with each floorplate capable of accommodating various working modes.

The third floor of Ingenuity House is arguably the best in the building, offering incredible views as you step out from the lifts. The suite is divided to provide two offices with 14,564 sq ft available. The accommodation includes boardrooms, meeting rooms, Zoom rooms, breakout areas, lockers, storage, teapoints, post areas, an IT room, and a server room.

SUITE Y
14,564 SQ FT
1,353 SQ M



DISCOVER

HIGH-SPECIFICATION





UP TO 37,230 SQ
FT TOTAL GRADE A
OFFICE SPACE



QUADRUPLE
HEIGHT
ATRIUM



BREEAM
EXCELLENT



CAR PARKING
RATIO OF
1:196 SQ FT



1 PERSON
PER 10M2
OCCUPATION



EPC B



DESIGNATED
EV CHARGING
POINTS



AC SYSTEM 4
PIPE FAN COIL



WIREDSCORE
GOLD



55 CYCLE
SPACES AND
20 MOTORBIKE
SPACES



FULL ACCESS
RAISED
FLOORS



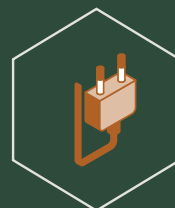
FULLY
FURNISHED



76 SOLAR
PANELS



LED MOTION
SENSOR
LIGHTING



11,000 KVA
POWER



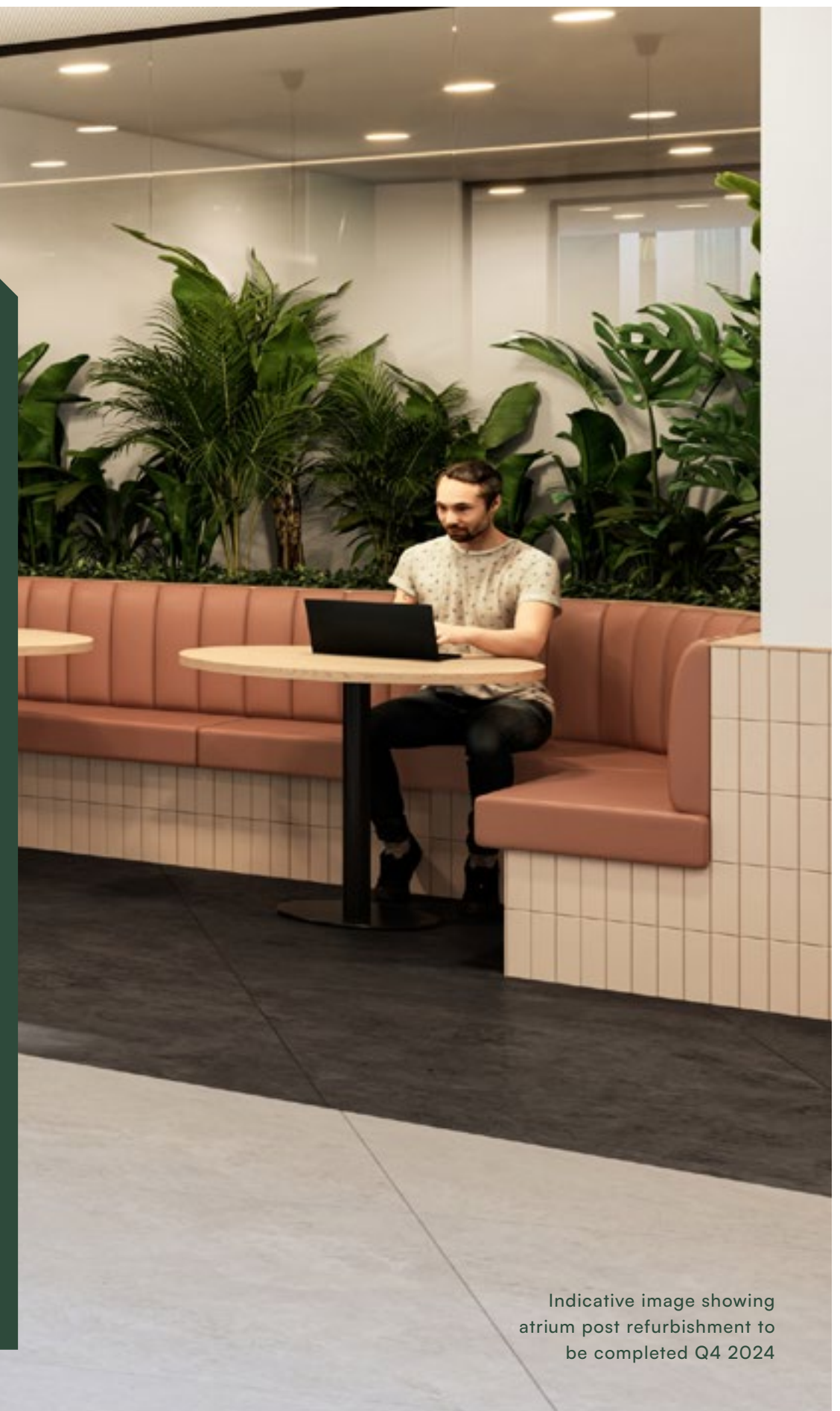
DOUBLE HEIGHT
RECEPTION



FLOOR TO
CEILING
HEIGHT 2.7M



SHOWERS,
CHANGING
ROOMS AND
LOCKERS



Indicative image showing
atrium post refurbishment to
be completed Q4 2024



Indicative image showing atrium post refurbishment to be completed Q4 2024

DISCOVER

CONNECTIVITY

Ingenuity House is located in a key commercial area near Birmingham Airport, Birmingham International Train Station, NEC, Resorts World, and the upcoming Birmingham Interchange HS2 Station. With the completion of HS2, travel times to London are set to be reduced from 81 minutes to 52.

BIRMINGHAM INTERNATIONAL RAIL TRAVEL TIMES:

| | | |
|-----------------------|-----------------|----------|
| BIRMINGHAM NEW STREET | 10 minutes | Direct |
| LONDON EUSTON | 1 hr 08 minutes | Direct |
| SHEFFIELD | 1 hr 36 minutes | 1 Change |
| MANCHESTER PICCADILLY | 1 hr 48 minutes | Direct |



what3words: tigers,vibe,buyers

SAT NAV: B37 7HQ

HS2 STATION
UNDER
CONSTRUCTION

M42

NEC

RESORTS WORLD

ACCESS
TO M6

BIRMINGHAM
INTERNATIONAL
STATION

BICKENHALL
LANE

BIRMINGHAM
INTERNATIONAL
AIRPORT

A45

Flights to
over 150
destinations
direct from
BHX





DISCOVER

AMENITIES

The location has plenty to offer and is just a short drive from the Resorts World complex, where you'll find superb restaurants, outlet stores, an IMAX™ cinema, and arcade fun at Vortex. There are also nearby hotels with spa facilities.

Additionally, a rapid monorail link provides quick access to Birmingham Airport, where you'll find a range of dining and shopping options

CAFFÈ
NERO



Nando's

**GOURMET
BURGER
KITCHEN**

GREGGS

☆cineworld


CROWNE PLAZA
HOTELS & RESORTS

M&S
SIMPLY FOOD



==== Railway Line
— Future HS2 Route



10
MINUTES

Birmingham Airport is a
10 minute walk and
Birmingham International station
is a short 6 minute walk.



INGENUITY HOUSE

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BICKENHILL LANE,
SOLIHULL B37 7HQ

/// WHAT3WORDS:
TIGERS,VIBE,BUYERS

FOR FURTHER INFORMATION
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