

Aqueous II comprises a modern six storey office building constructed behind a glazed and partial brick façade.

Situated at Aston Cross Business Village, the building has recently undergone a comprehensive refurbishment.



LOCATION

- Aqueous II benefits from excellent transport connections by road, rail and air.
- Duddleston and Aston train stations are within walking distance.
- Direct access to the M5, M6 and M42, which lead to the M1, M40 and the rest of the national motorway network.
- Birmingham Airport is reached via the M6/M42 or from Birmingham International train station.



Café on-site



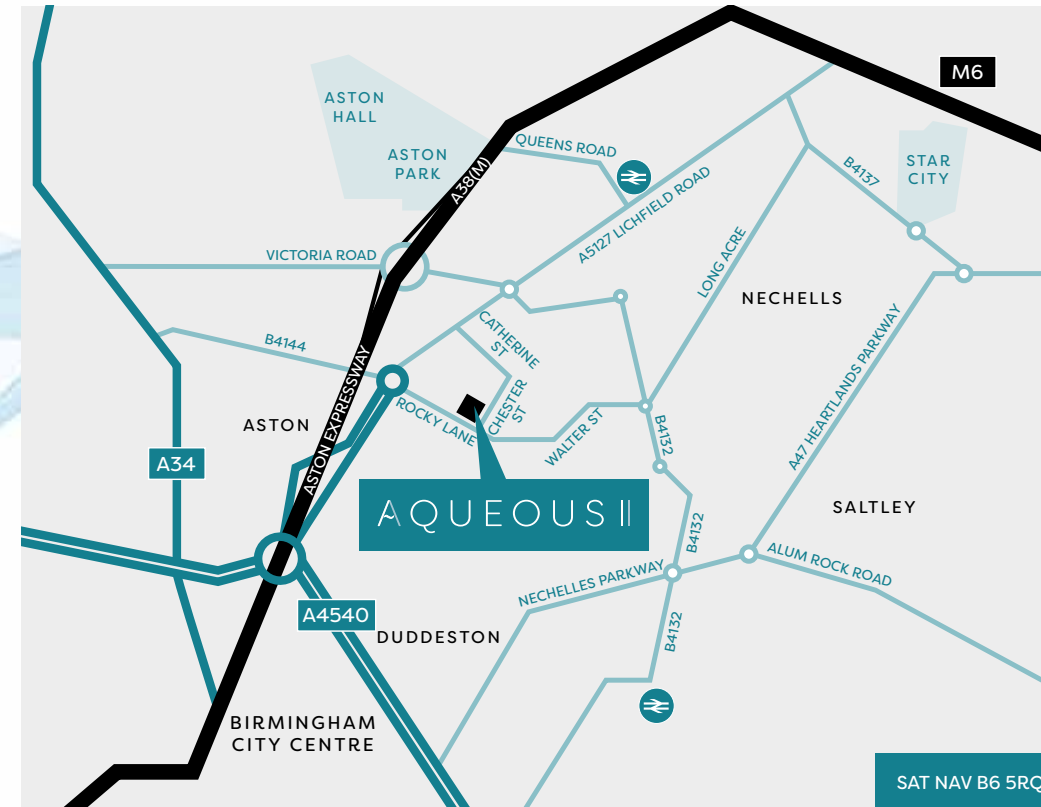
CCTV security



Regular bus services to the city centre and New Street Station



Access to London in just 80 minutes



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AQUEOUS II

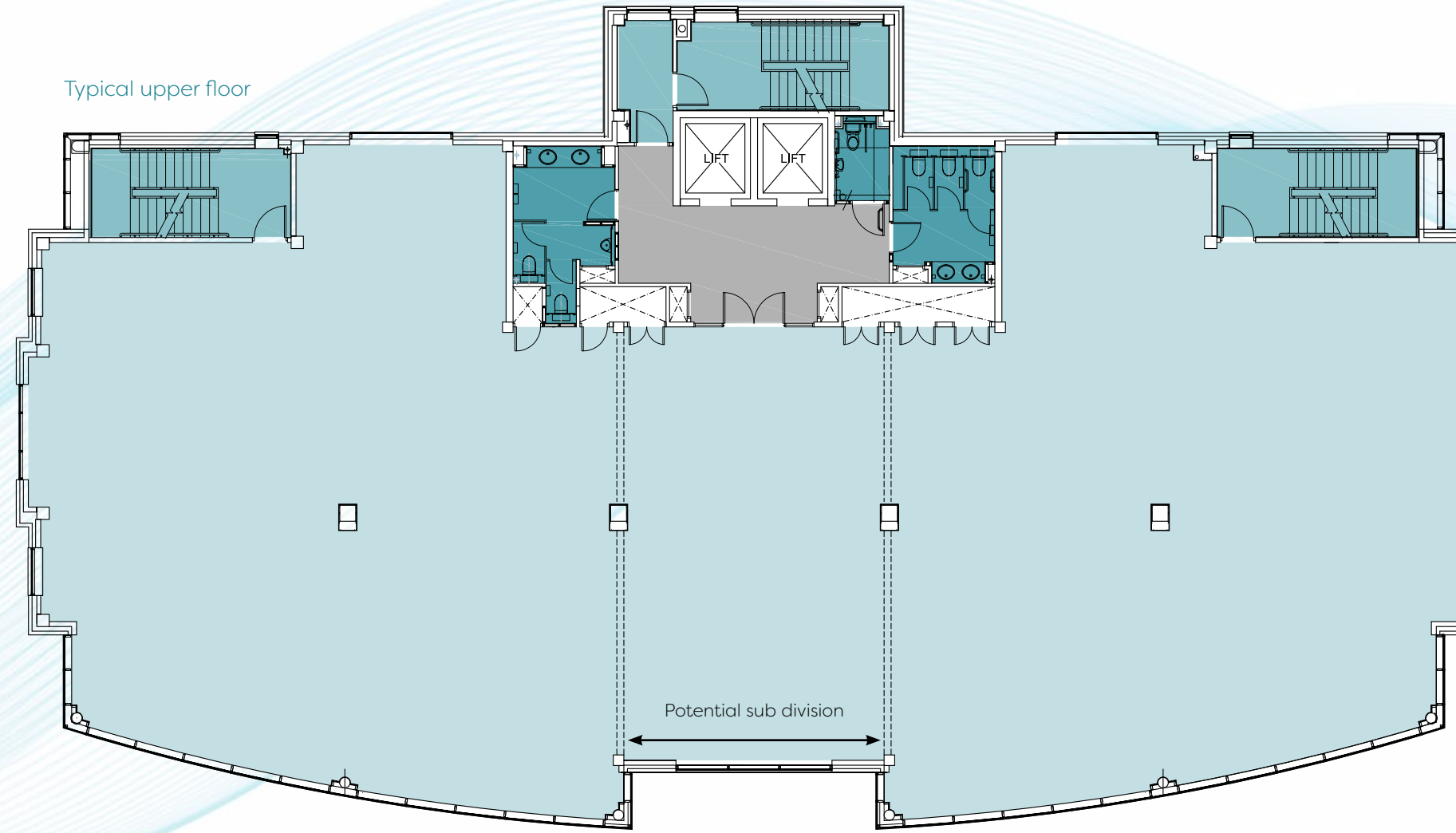
ASTON CROSS BUSINESS VILLAGE, BIRMINGHAM



TO LET
Refurbished Offices
5,346 to 25,055 sq ft over four floors



Typical upper floor



BUILDING SPECIFICATION

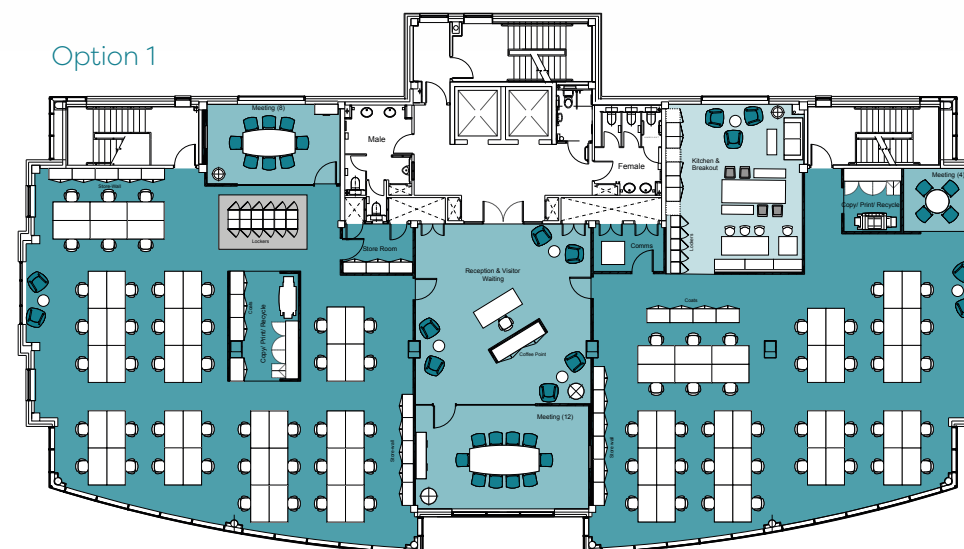
- Suspended ceilings incorporating recessed LED lighting
- 150mm raised access floors
- Two 10-person passenger lifts
- Air conditioning
- Cycle parking and showers
- Excellent views and natural light
- 142 on-site car parking spaces
- EPC B (32)

ACCOMMODATION

Floor		Sq m	Sq ft
Ground floor	UNDER OFFER	496.7	5,346
First		605.1	6,513
Second		613.3	6,601
Third		612.7	6,595
Fourth		LET	
Fifth		LET	
TOTAL N.I.A.		2,417.8	25,055

INDICATIVE SPACE PLANS

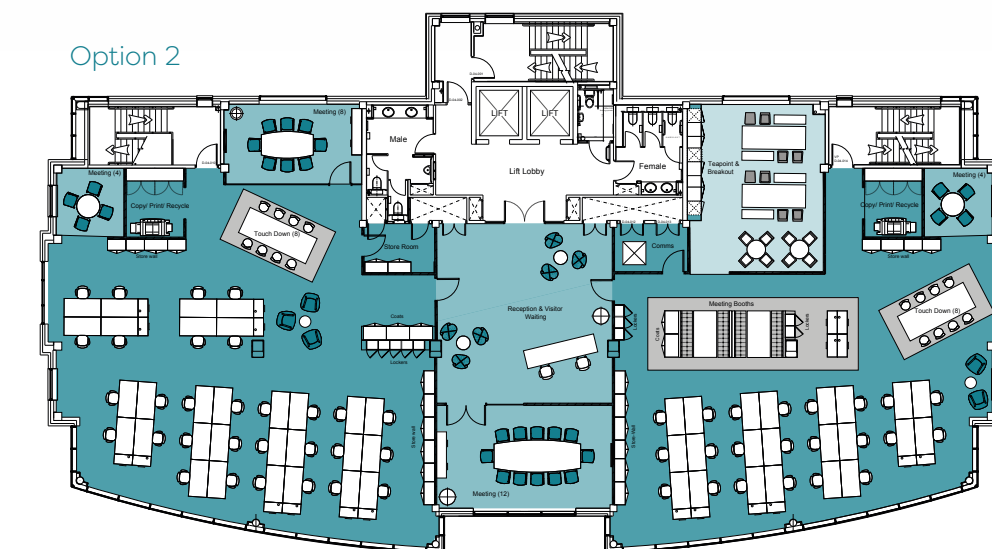
Option 1



1:8 DENSITY

Space Available: 613 sq m
ACCOMMODATION FOR 78 STAFF (1 person per 8 sq m)
 78 Workstations
 1 Reception & Visitor Waiting
 1 Meeting Room (12)
 1 Meeting Room (8)
 1 Meeting Room (4)
 2 Print/Copy/Recycle Points
 1 Teapoint & Breakout
 1 Comms. Room
 1 Store Room

Option 2



1:12 DENSITY

Space Available: 613 sq m
ACCOMMODATION FOR 52 STAFF (1 person per 12 sq m)
 52 Workstations
 1 Reception & Visitor Waiting
 1 Meeting Room (12)
 1 Meeting Room (8)
 2 Meeting Rooms (4)
 2 Meeting Booths
 2 Touchdown Benches (8)
 2 Print/Copy/Recycle Points
 1 Teapoint & Breakout
 1 Comms. Room
 1 Store Room