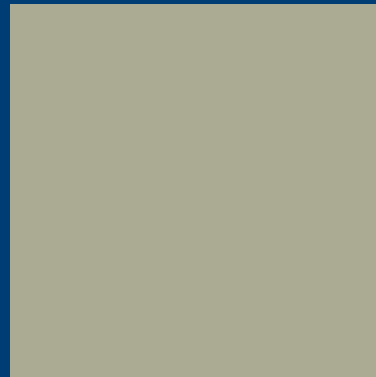




AQUEOUS ONE



HIGH QUALITY OFFICE SPACE TO LET
2,839 - 10,779 sq ft (256 - 994 sq m)

AQUEOUS ONE

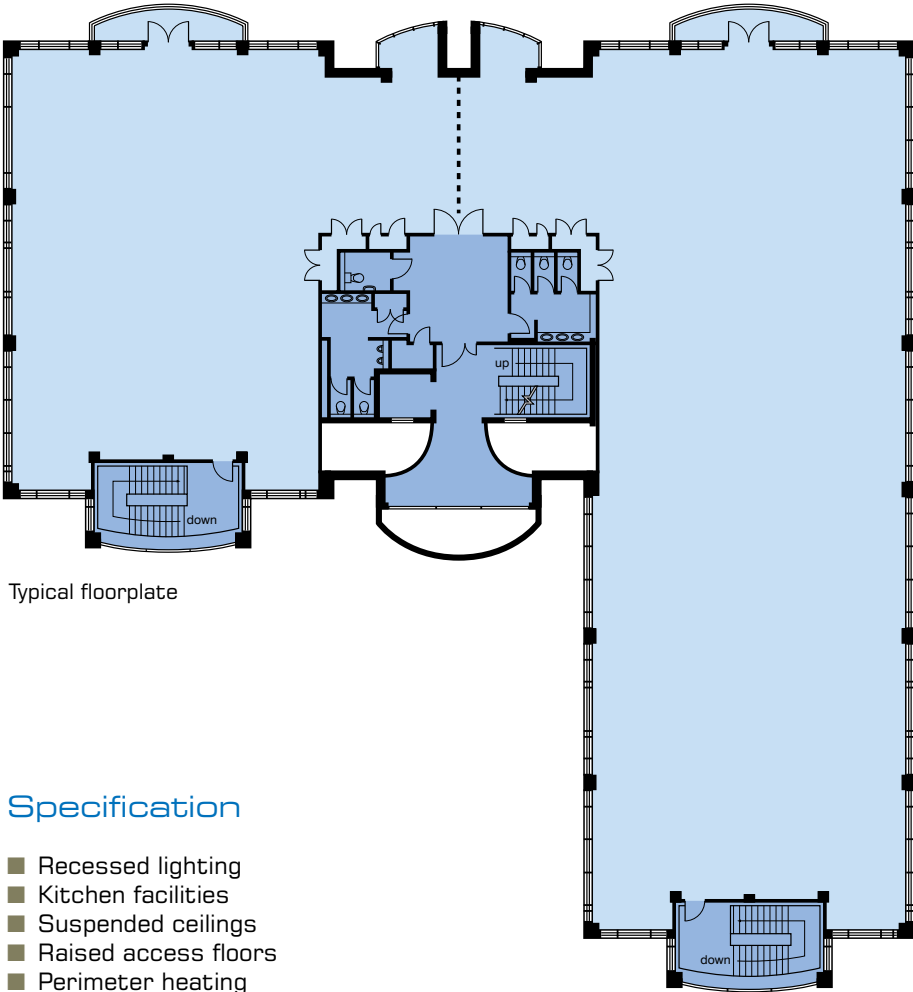
Aqueous One offers high quality, modern office space in the Aston Waterlinks area of Birmingham.

Office accommodation is available across two floors of this impressive three storey building, which forms part of Aston Cross Business Park, an attractive contemporary complex within a prime location, just one mile north of Birmingham city centre.

The newly refurbished offices benefit from an open plan layout that creates a light and spacious working environment.

Tenants also benefit from a welcoming reception area complete with passenger lift, which provides the perfect space to meet and greet guests. In addition, a generous allocation of spaces in the onsite car park ensures easy access for the workforce.

With its well designed space and high quality features including raised access floors, perimeter heating and a comfort cooling system – Aqueous One is purpose built to meet all the needs and wants of a twenty first century business.



Typical floorplate

Specification

- Recessed lighting
- Kitchen facilities
- Suspended ceilings
- Raised access floors
- Perimeter heating
- VRV comfort cooling
- Male, female and disabled WC's on each floor
- Passenger lift
- 42 allocated car spaces (ratio 1:256 sq ft)

Accomodation schedule

First Floor	2, 839 sq ft	(256.40 sq m)
Second Floor	7, 940 sq ft	(737.63 sq m)
Total	10, 779 sq ft	(994.03 sq m)



AQUEOUS ONE

SAT NAV REF: B6 5RQ



Location

Situated at Aston Cross in the Aston Waterlinks area of Birmingham, Aqueous Business Park boasts a host of on site amenities, including a post office, general store, sandwich shop and restaurant. Its enviable location is within close proximity to Birmingham's business core.

Aqueous One benefits from excellent transport links by bus, road and railway. It offers direct access to the A38 (M) Aston Expressway, which leads on to the region's motorway network, including junction 6 of the M6.

The nearby Aston train station runs a frequent service to Birmingham New Street station, from which passengers can access London Euston and the majority of major national stations.

The area is well serviced by bus routes, including a regular service to the city centre and New Street station, which is increased at peak times.

Lambert Smith Hampton on behalf of ourselves and the Sellers or the Lessors of this property whose Agents we are give notice that:- 1. The Particulars are a general outline of the property only for the guidance of the intended Buyers or Lessees and do not constitute any part of an offer or a contract. 2. All descriptions dimensions references to condition and other details are given without responsibility and may not be relied on statements or representations of fact. Any reference to the use or occupation of the property or alterations does not imply that any necessary permissions have been obtained and any intended Buyer or Tenant must make his own enquiries. 3. Any Buyer or Tenant must satisfy himself by inspection or otherwise as to the correctness of any information provided by Lambert Smith Hampton. 4. No person our employment has any authority to make or give any representation of warranty whatever in relation to the property. Designed and produced by Core Marketing 0121 643 8151. July 2008.

Contact Amy Haywood

**Lambert Smith
Hampton**

0121 236 2066

INTERCHANGE PLACE EDMUND ST BIRMINGHAM B3 2TA

ahaywood@lsh.co.uk