

AQUEOUS II

ASTON CROSS BUSINESS VILLAGE, BIRMINGHAM



LAST REMAINING SUITE TO LET

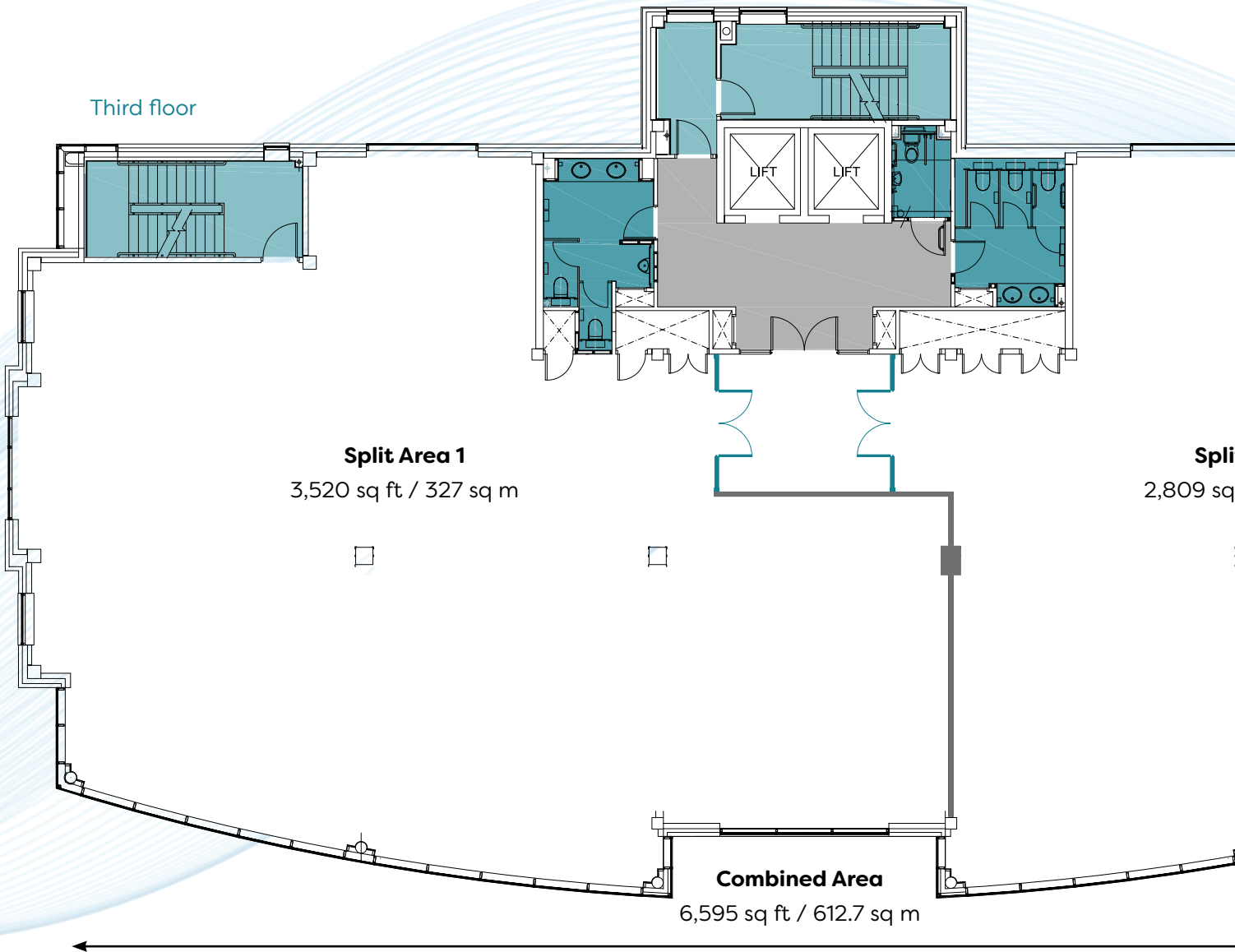
Refurbished 3rd Floor Office - 6,595 sq ft / 612.7 sq m

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

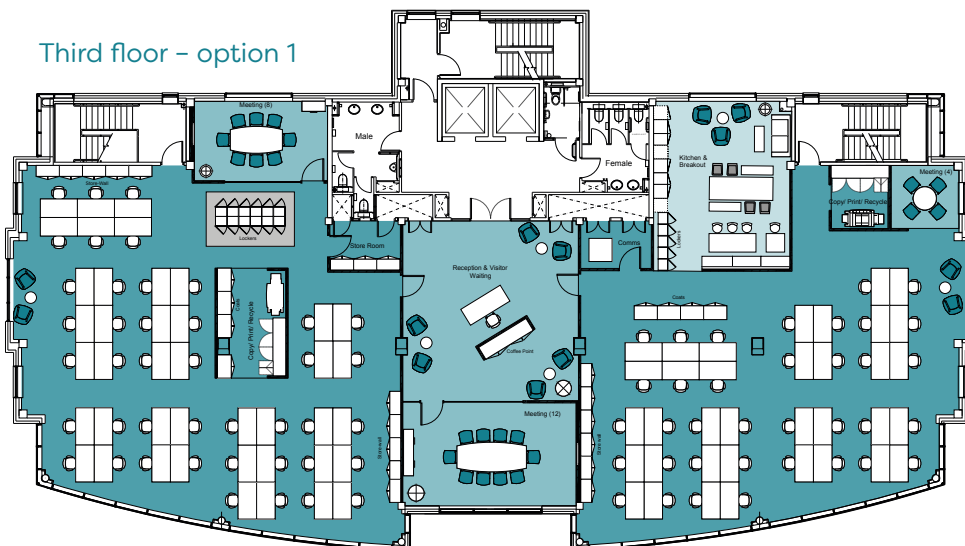
Situated at Aston Cross Business Village, the building has recently undergone a comprehensive refurbishment.







INDICATIVE SPACE PLANS



1:8 DENSITY

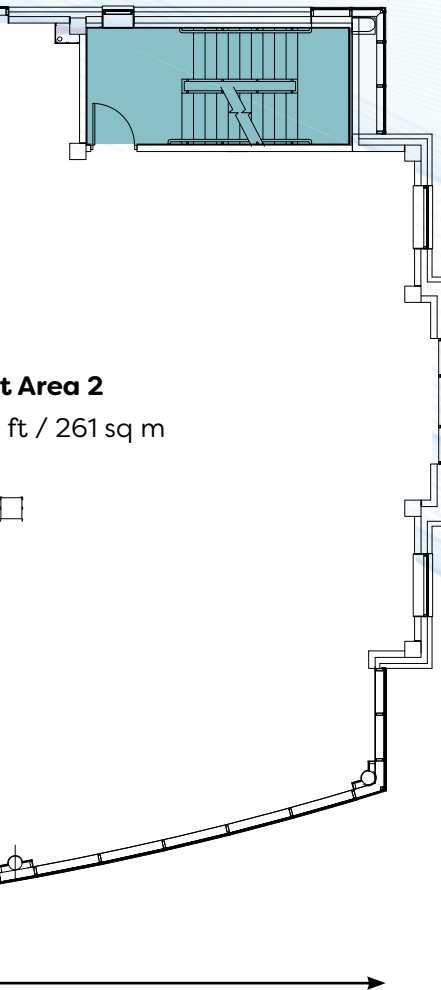
Space Available: 613 sq m

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

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)

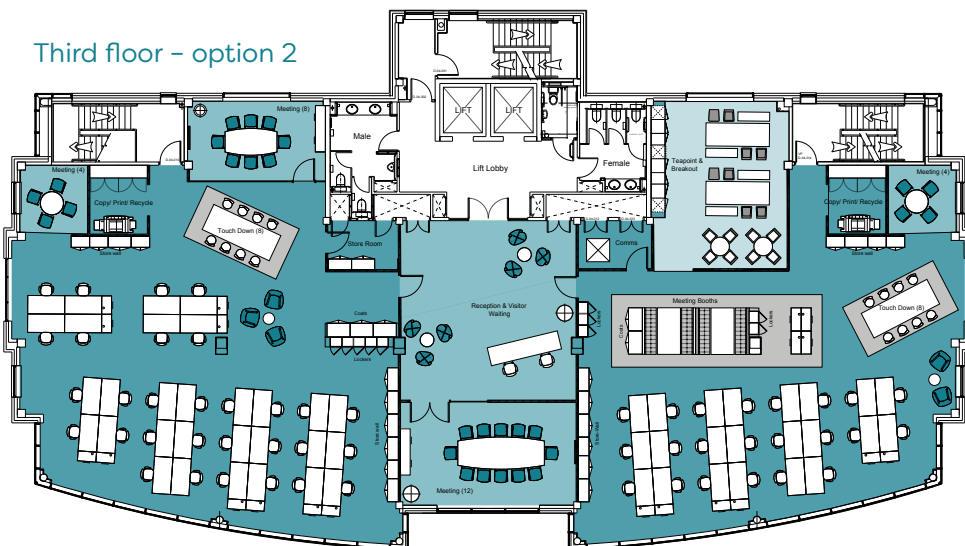


Area 2
ft / 261 sq m

ACCOMMODATION

Floor	Sq ft	Sq m
Ground floor	LET	LET
Ground floor reception	LET	LET
First	LET	LET
Second	LET	LET
Third	6,595	612.7
Fourth	LET	LET
Fifth	LET	LET
TOTAL N.I.A.	6,595	612.7

Third floor - 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

LOCATION

- Aqueous II benefits from excellent transport connections by road, rail and air.
- Duddeston 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



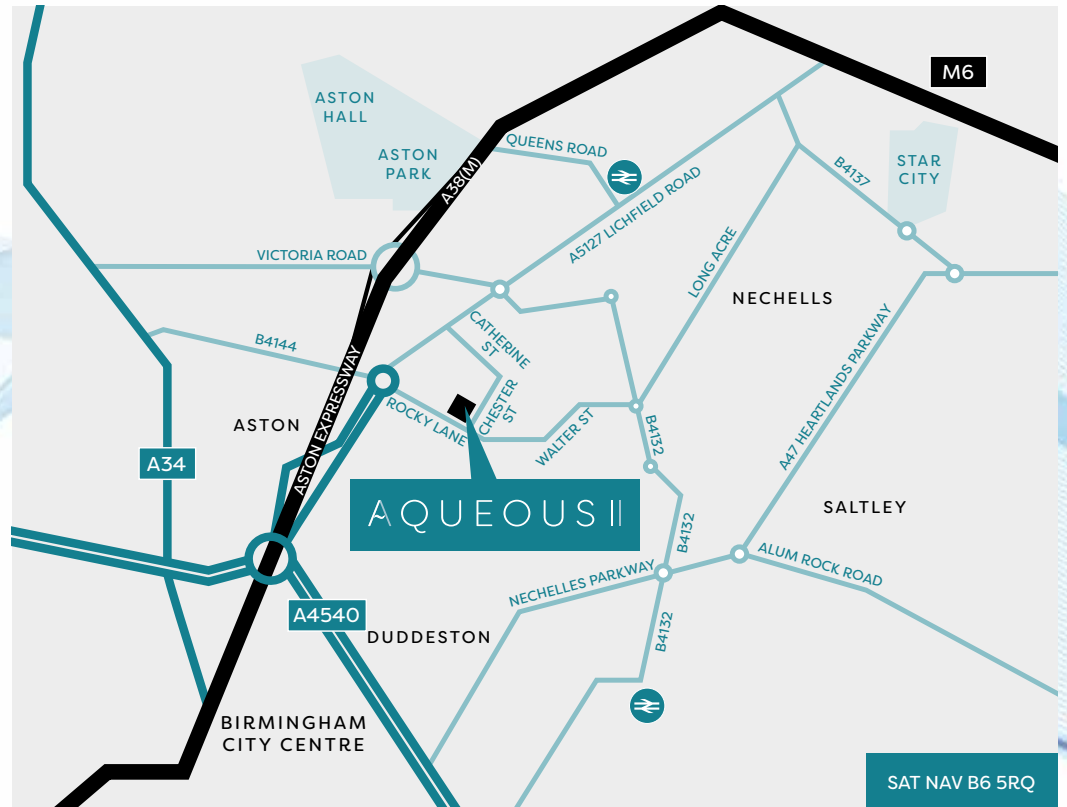
CCTV security



Regular bus services to the city centre and New Street Station



Access to London in just 80 minutes



AQUEOUS2.COM

EPC Rating B (32)

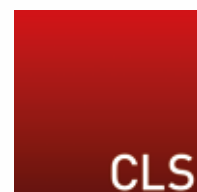
Owned and managed by:



George Jennings
 george.jennings@avisonyoung.com
 +44 7900 678 125



Jonathan Carmalt
 Jonathan.Carmalt@eu.jll.com
 +44 7967 184 245



Terms and Conditions Messrs. Avison Young and JLL for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Messrs. Avison Young and JLL have any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. Subject to Contract. Designed by Core. core-marketing.co.uk 0121 232 5000. November 2022.