



AQUEOUS II
MODERN REFURBISHED OFFICES
TO LET

5,346 TO
25,255 SQ FT

142 CAR PARKING SPACES

AQUEOUS2.COM

AVISON
YOUNG
0121 236 8236
avisonyoung.co.uk/1191

JLL
0121 643 6440

SUMMARY

- Refurbished business centre suites
- Grade A office space
- Premium break out space & kitchen amenity
- Dual passenger lifts
- Established business location
- Showers for tenant use

DESCRIPTION

Aqueous II is a modern six-storey office building located in Aston Cross Business Village. Recently refurbished to a high standard, the building now offers a range of business centre suite options, in addition to larger floorplates. The building features a sleek glazed and brick façade and offers flexible, high-quality office space designed with health and wellbeing in mind.

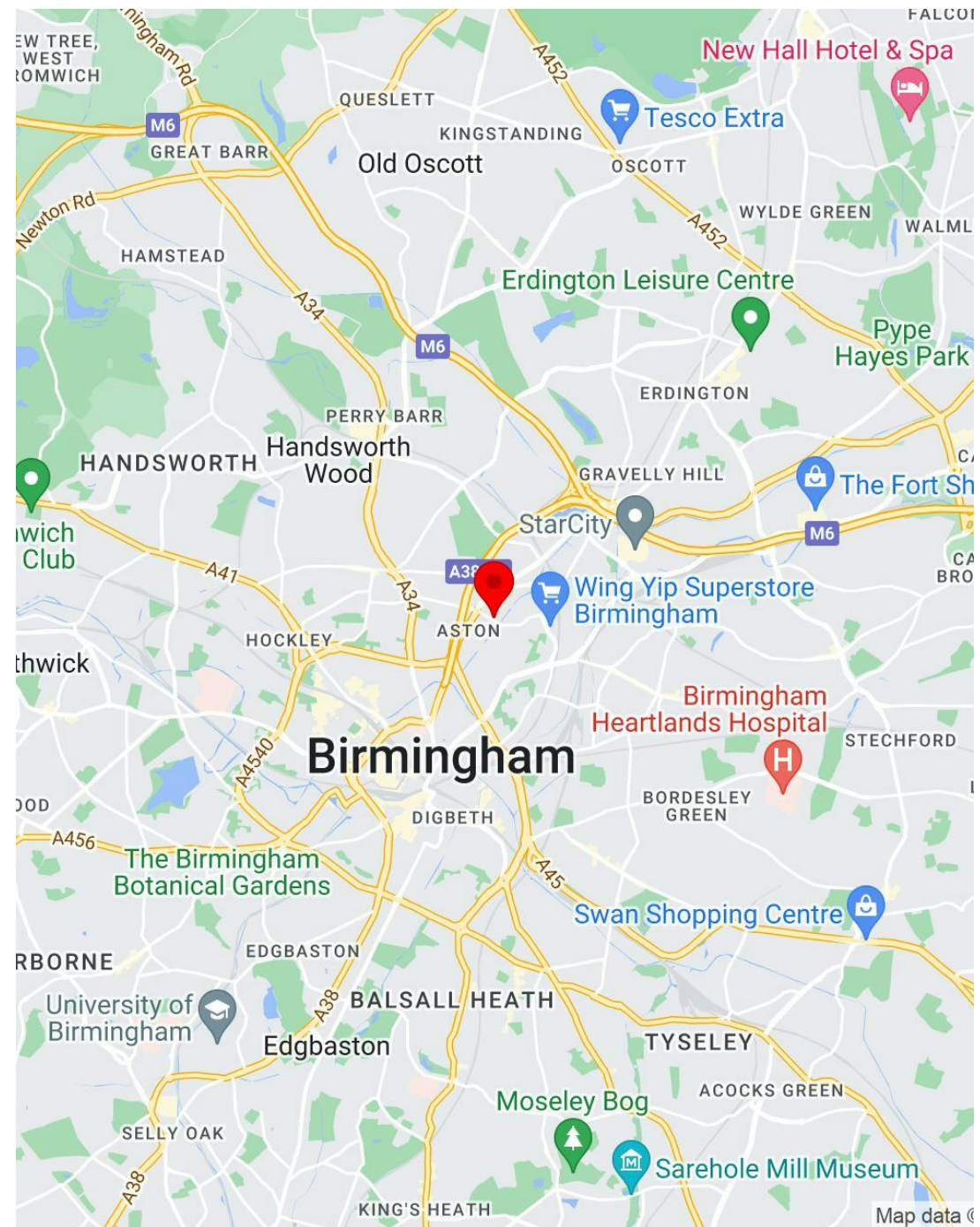
Set in a prime canal-side location, Aqueous II benefits from excellent access to both regional and national transport links. On-site parking is available at a generous ratio of 1 space per 260 sq. ft., making it a convenient and accessible option for businesses of all sizes.



LOCATION

Aqueous II is exceptionally well-connected by road, rail, and air. Duddeston and Aston train stations are both within walking distance, providing easy access to Birmingham city centre and the wider rail network.

The property also offers direct access to the M5, M6, and M42 motorways, linking quickly to the M1, M40, and the rest of the national motorway network. Birmingham Airport is easily reached via the M6/M42 by car or from nearby Birmingham International train station, making national and international travel straightforward and convenient.

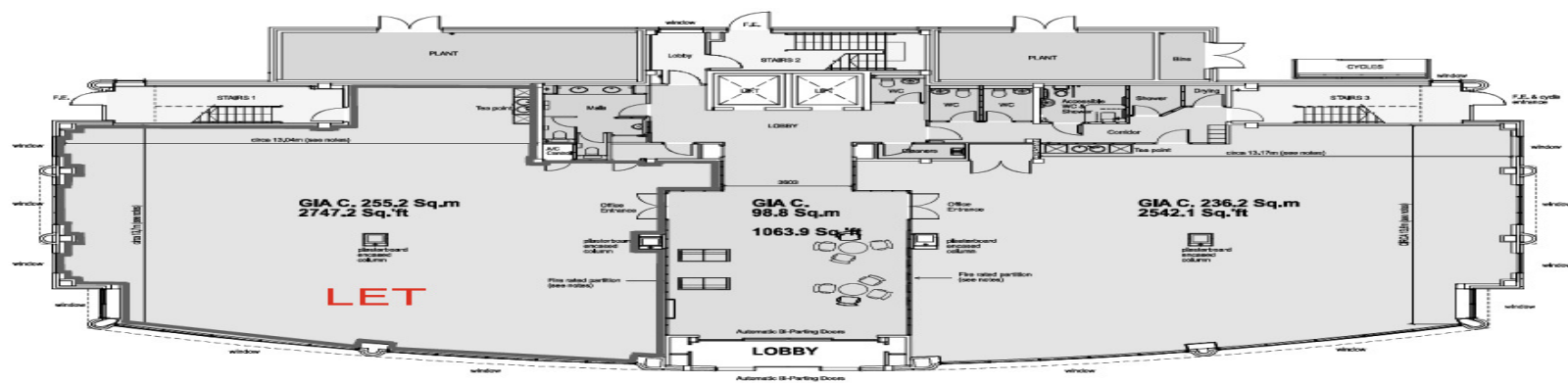


Aqueous II, Aston Cross Business Park, Birmingham, B6 5RQ



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NOTE: This drawing is a preliminary design and is not to be used for construction purposes. It is intended for informational purposes only. The design is subject to change without notice. The client is responsible for obtaining all necessary permissions and approvals for the proposed development.



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- LEGEND
- EXISTING WORK/CONSTRUCTION
 - NEW WORK
 - EXISTING WORK/CONSTRUCTION
 - PROPOSED WORK
 - PLANNED WORK

EXISTING GROUND FLOOR PLAN

TENDER			
DATE	NO.	BY	DATE
JULY 24	RG	RG	11/00
THE BATCHELOR GROVES PARTNERSHIP			
ARCHITECTS			

AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE	AVAILABILITY
3rd - Suite 1	1,180	£1,770 /month	On Application	Available
3rd - Suite 2	950	£1,425 /month	On Application	Available
3rd - Suite 3	870	£1,305 /month	On Application	Available
3rd - Suite 4	965	£1,448 /month	On Application	Available
3rd - Suite 5	1,160	£1,740 /month	On Application	Available
Total	5,125			

LEASE TERMS

New Lease ,12 month minimum term.

AVAILABILITY

Available Immediately

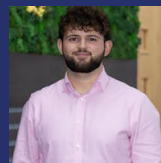
TO ARRANGE A VIEWING, PLEASE CONTACT



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TO LET

**HURSTWOOD
HOLDINGS**

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