



AQUEOUS II

ASTON CROSS BUSINESS VILLAGE, BIRMINGHAM



**NEWLY REFUBISHED
GRADE A OFFICES TO LET**

Sizes to suit all - 322- 5,289 sqft

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

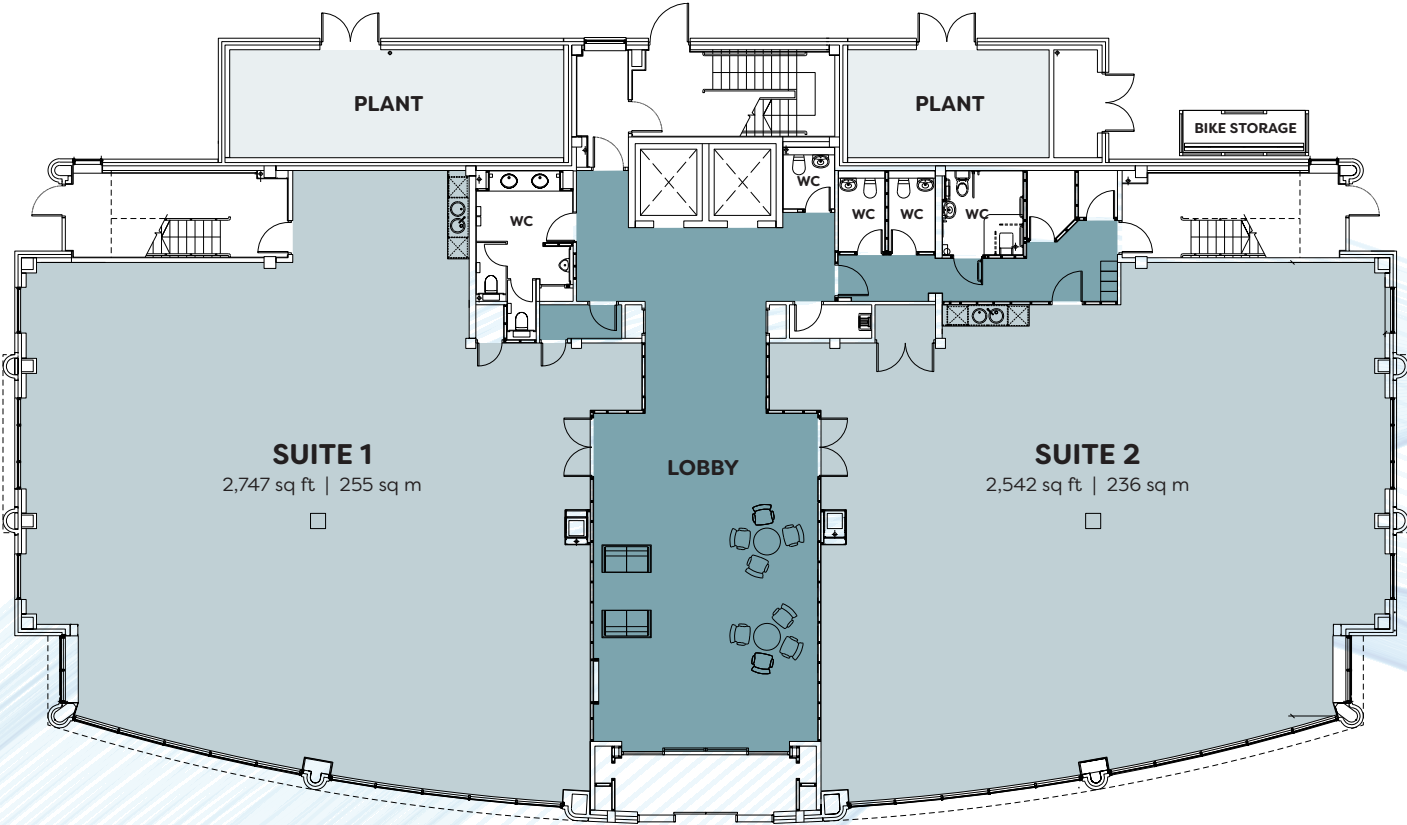
Situated at Aston Cross Business Village, the building has recently undergone a comprehensive refurbishment.

The third floor is currently being developed into a new Grade A Business Centre providing 6 suites from 322 - 1,167 sqft.

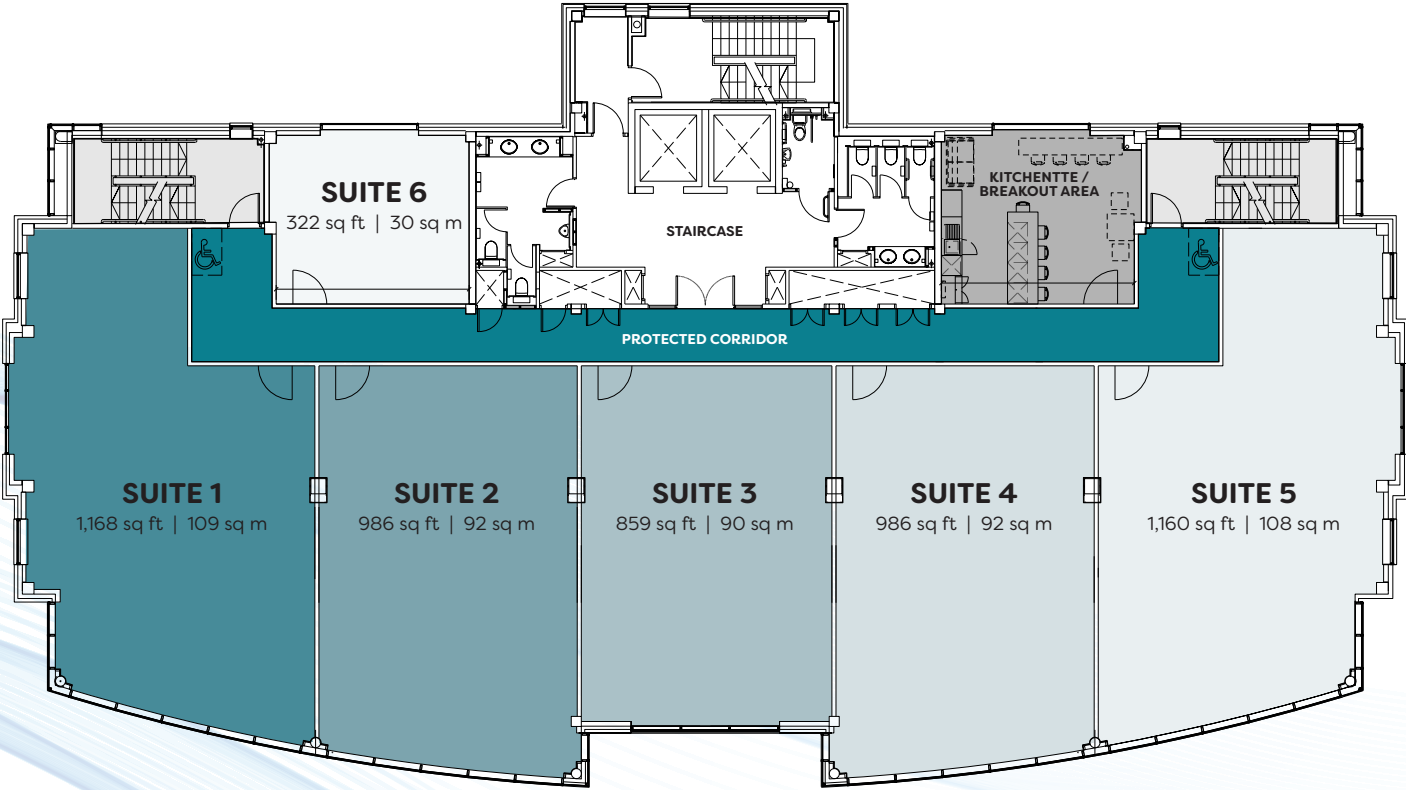


PROPOSED BUSINESS CENTRE
UNDER CONSTRUCTION (AVAILABLE Q1 2025)

Ground floor



Third 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
- Car parking ratio of 1 space per 260 sq ft
- EPC B (32)

ACCOMMODATION

Floor	Sq ft	Sq m
Ground Suite 1	2,747	255
Ground Suite 2	2,542	236
First	LET	LET
Second	LET	LET
Third Suite 1	1,168	109
Third Suite 2	986	92
Third Suite 3	859	90
Third Suite 4	986	92
Third Suite 5	1,160	108
Third Suite 6	322	30
Fourth	LET	LET
Fifth	LET	LET
TOTAL N.I.A.	10,770	1,000.5

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



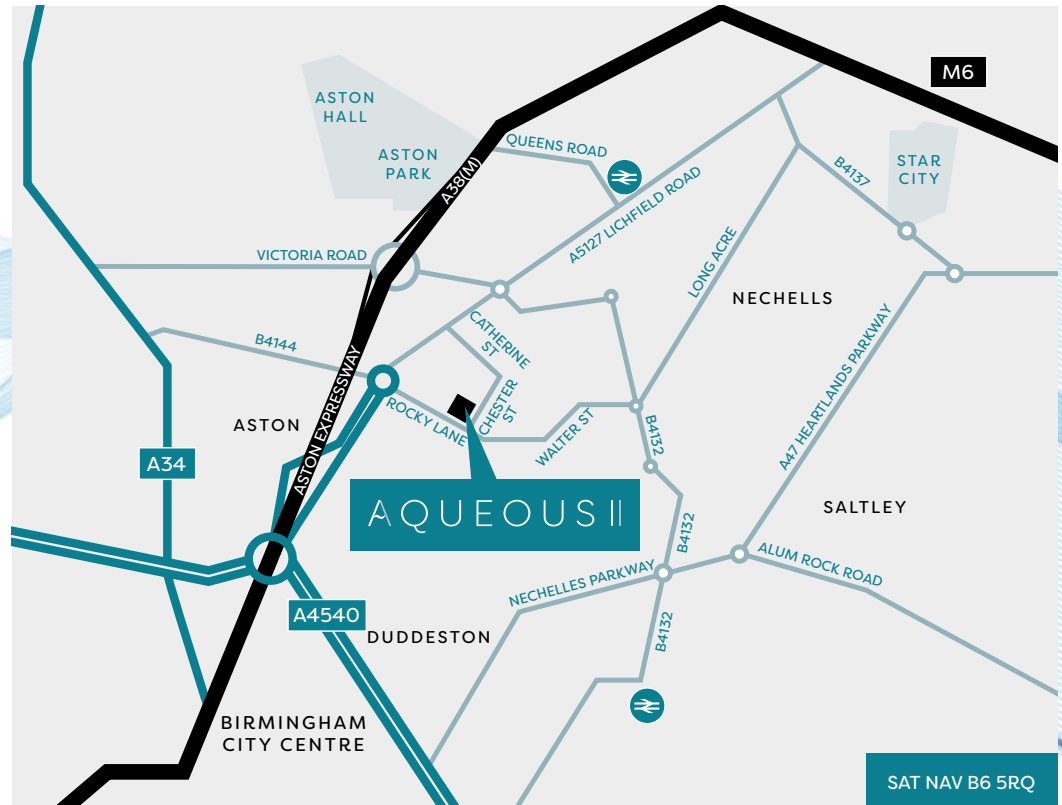
CCTV security



Regular bus services to the city centre and New Street Station



Access to London in just 80 minutes



AQUEOUS2.COM

EPC Rating B (32)



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**HURSTWOOD
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