

# 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.

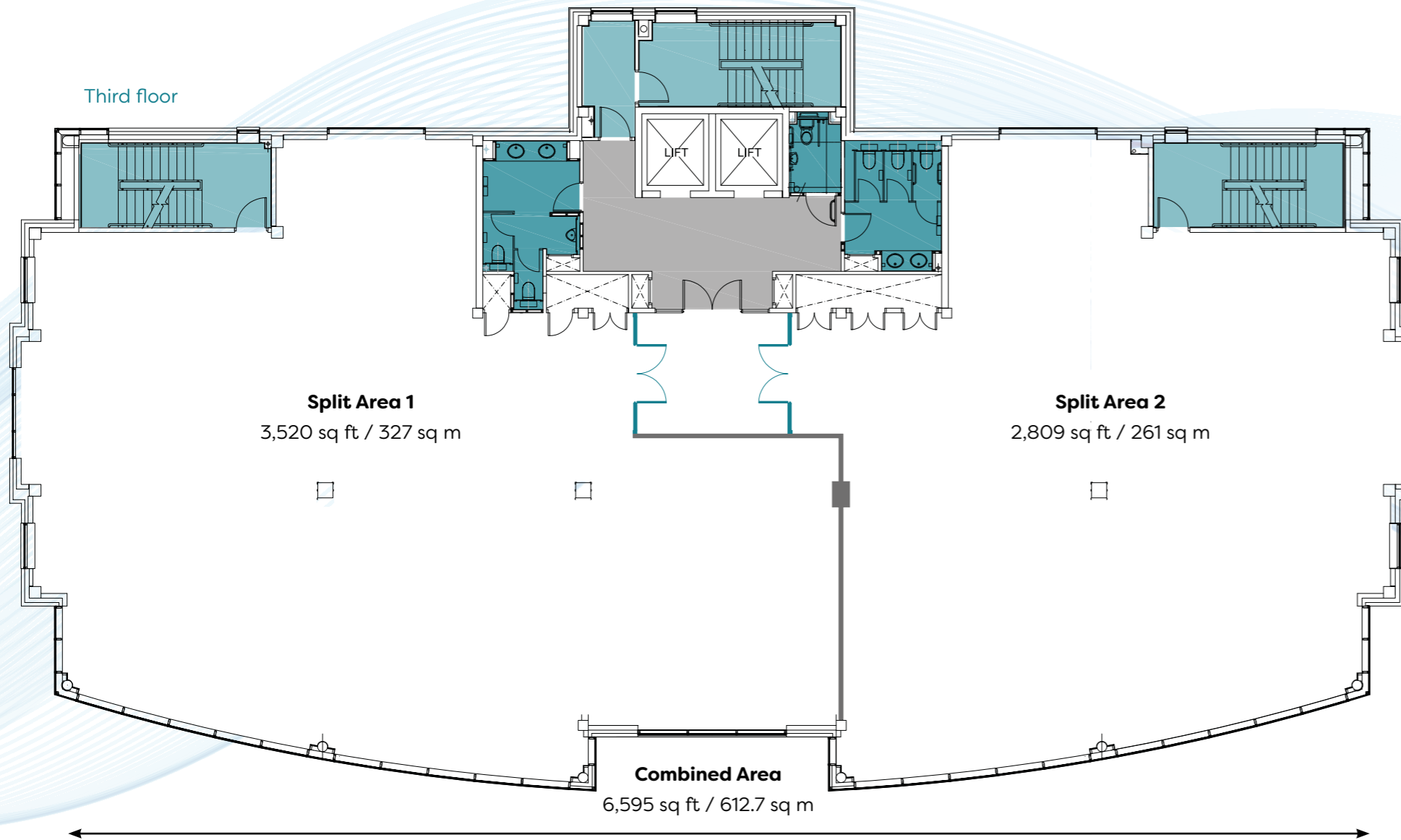


## BUILDING SPECIFICATION

- 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 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
<b>TOTAL N.I.A.</b>	<b>6,595</b>	<b>612.7</b>



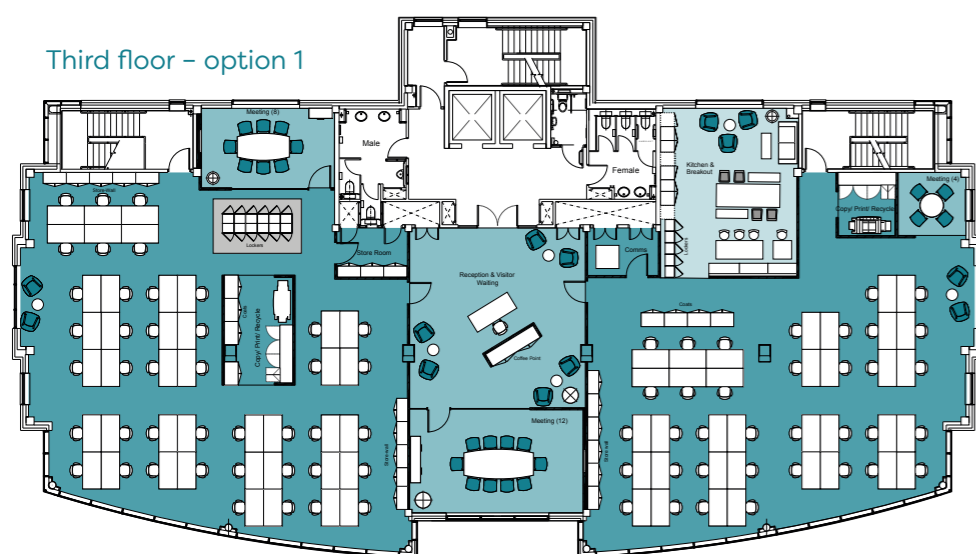
## INDICATIVE SPACE PLANS

### 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



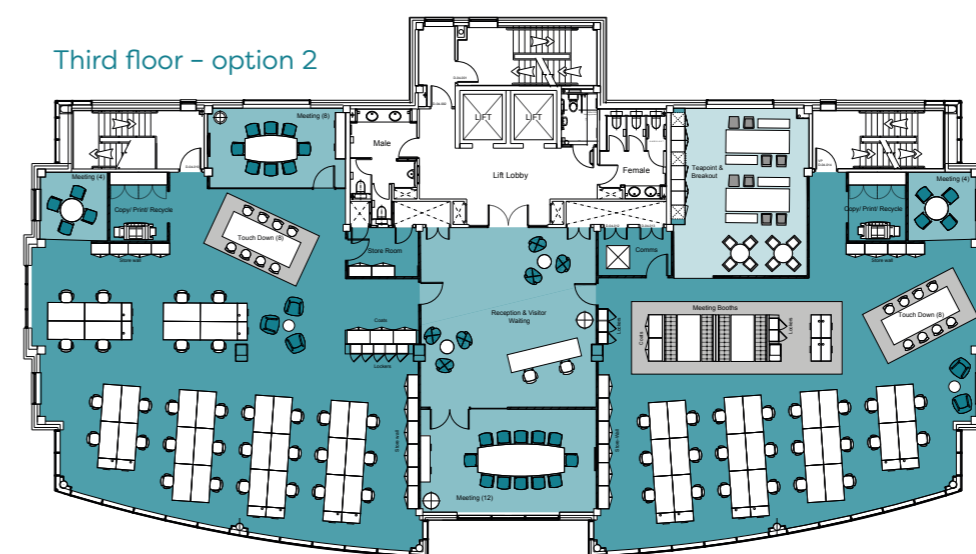
### 1:12 DENSITY

### 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



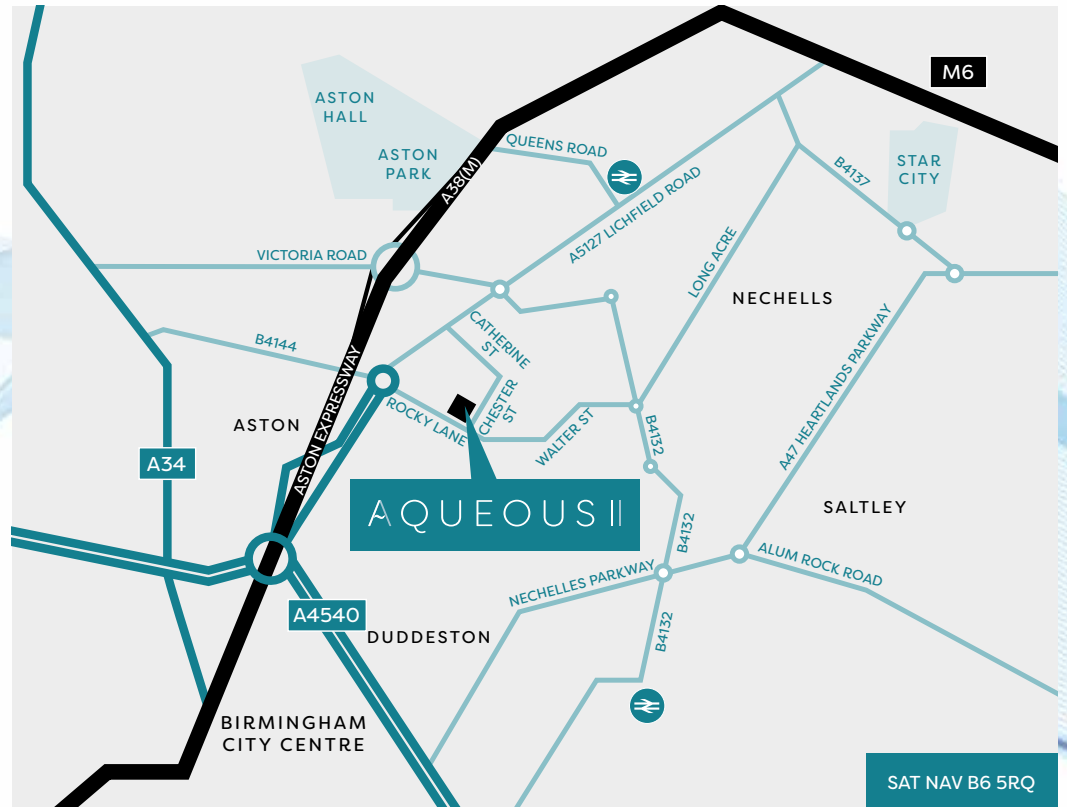
CCTV security



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



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