TO LET

Refurbished Offices

6,513 sq ft to 19,709 sq ft over three floors
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
- 142 on-site car parking spaces
- EPC B (32)

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**ACCOMMODATION**

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq m</th>
<th>Sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>LET</td>
<td></td>
<td></td>
</tr>
<tr>
<td>First</td>
<td>605.1</td>
<td>6,513</td>
</tr>
<tr>
<td>Second</td>
<td>613.3</td>
<td>6,601</td>
</tr>
<tr>
<td>Third</td>
<td>612.7</td>
<td>6,595</td>
</tr>
<tr>
<td>LET</td>
<td></td>
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</tr>
<tr>
<td>TOTAL N.I.A.</td>
<td>1,831.0</td>
<td>19,709</td>
</tr>
</tbody>
</table>

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**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 Tea Point & Breakout
  - 1 Comms. Room
  - 1 Store Room

**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 Tea Point & Breakout
  - 1 Comms. Room
  - 1 Store Room
LOCATION

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

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