



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

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- 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

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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.

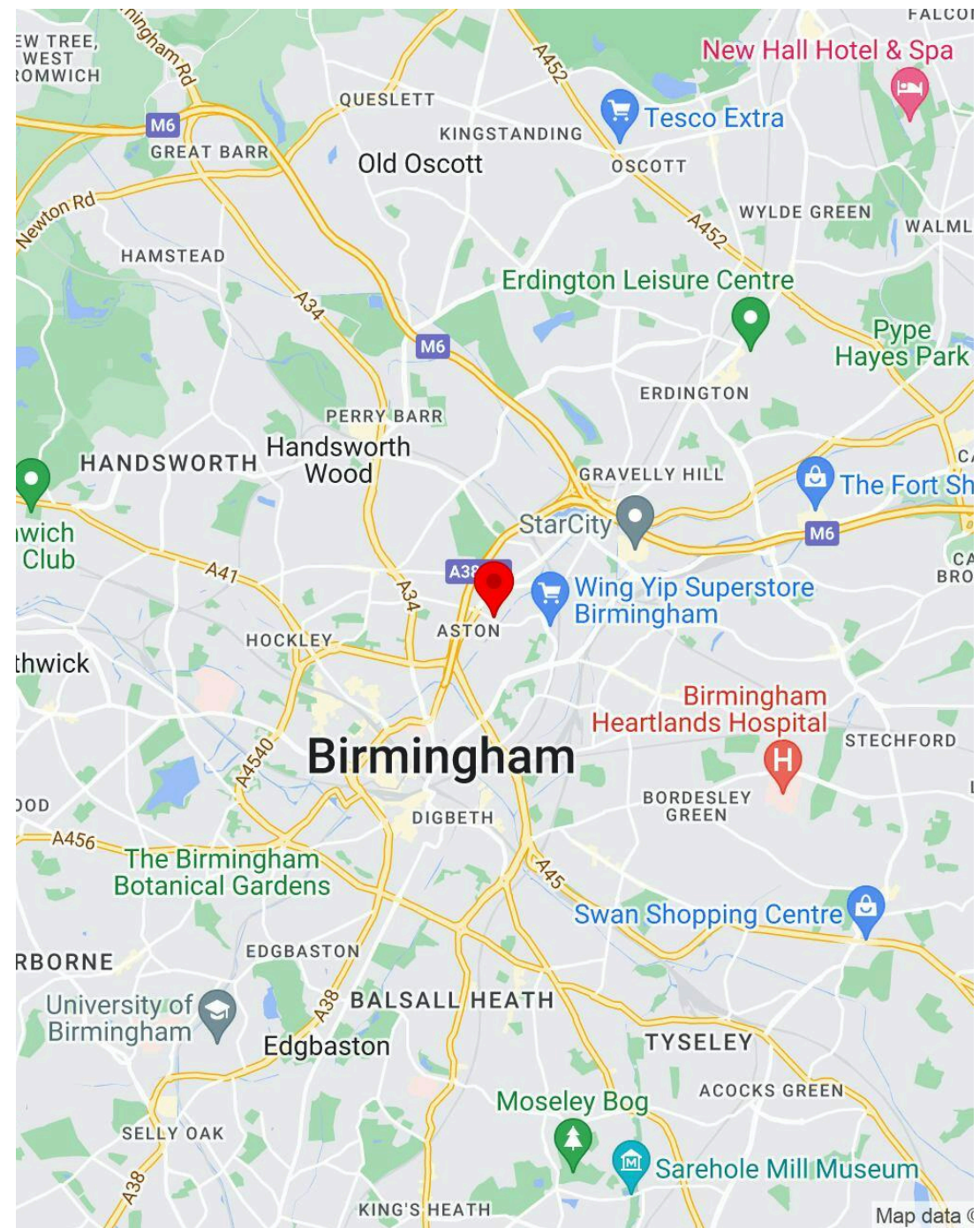
Set in a prime canal-side location, Aqueous II benefits from excellent access to both regional and national transport links. On-site parking is available at a generous ratio of 1 space per 260 sq. ft., making it a convenient and accessible option for businesses of all sizes.



# 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**

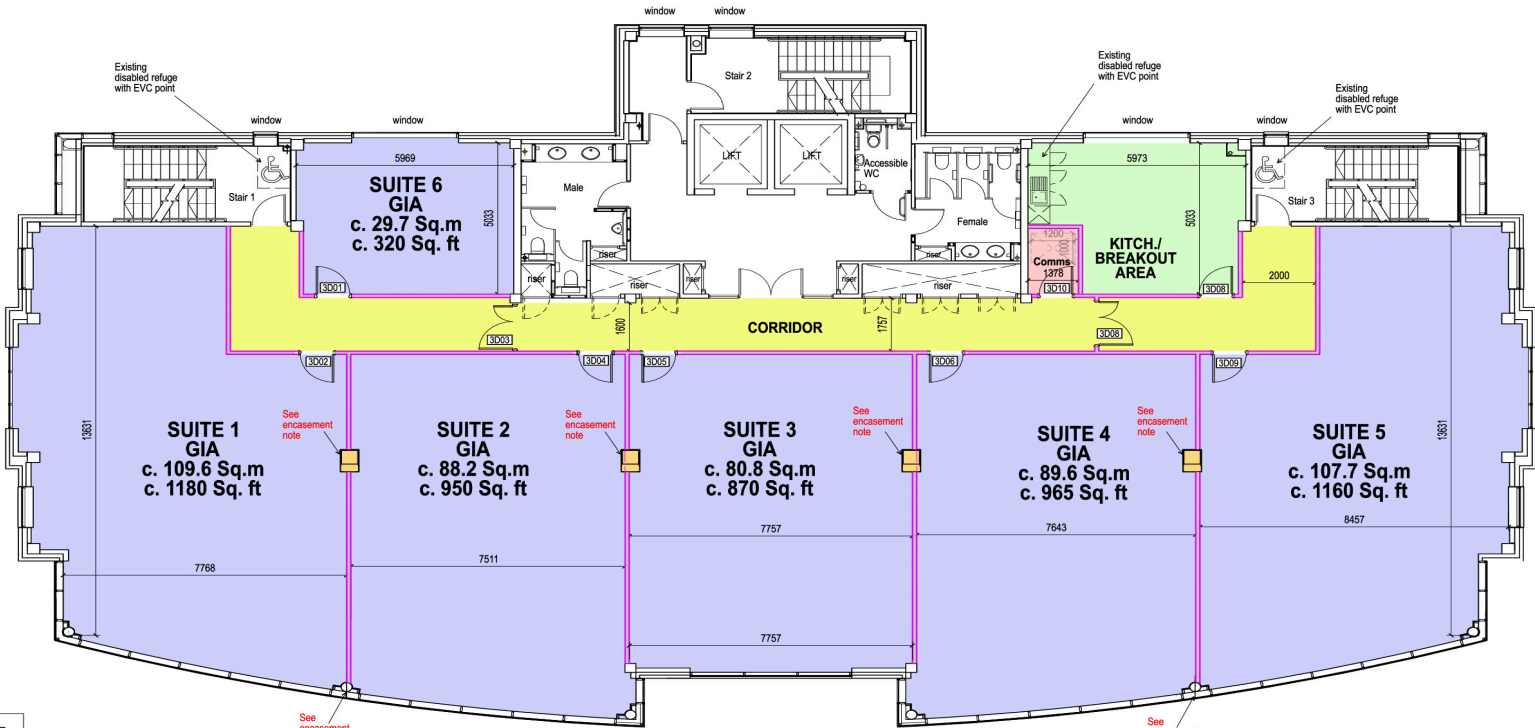




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WALL SPECIFICATION NOTE

Unless otherwise noted, all new partitions to comprise:  
2no. layers of 12.5mm of Gyproc Wallboard each side of  
Gyplime 70 S 50 17' Studs at 600mm centres.  
25mm lower Acoustic Partition Filler (APF) 1200 in the cavity.  
British Gypsum wall reference: A30047 (B) (EN)  
Alternative partition systems by other manufacturers can be  
considered provided they achieve equal or better technical  
performance to the noted BSI system.  
RG specification suitable wall for heights up to 4000mm. Note  
max height of substrate above suspended ceilings to be  
reviewed on site, which may adjust partition specification to suit  
height.  
Suitable fire rated head deflection detail to be included within wall  
specification that is compatible with system and appropriate for  
substrate. Allow for head detail that provides 50mm of downward  
deflection prior to confirmation of design deflection by a suitably  
qualified structural engineer.  
For required fire rating of proposed partitions please refer to RGP  
fire strategy drawings.  
Where new partition fixes to structural downstands within ceiling  
void, allow for any gaps between structure and floor above to be  
fully firestopped.

THIS DRAWING IS PROTECTED BY COPYRIGHT AND MUST NOT BE COPIED OR  
REPRODUCED WITHOUT THE WRITTEN CONSENT OF ITS PARTNERSHIP  
LIMITED. NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL  
DIMENSIONS AND SIZES TO BE CHECKED ON SITE. NORTH POINTS SHOWN  
ARE INDICATIVE &.

SITE SPECIFIC HAZARDS  
IN ACCORDANCE WITH THE REQUIREMENTS OF THE COM REGULATIONS 2015  
THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN  
DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION  
BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS  
DRAWING.

NOTES

DRAWING PRODUCED BASED ON AS BUILT RECORD INFORMATION  
PREPARED BY MECHANICAL ENGINEERS. ALL DIMENSIONS TO BE  
CHECKED ON SITE.  
DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT FIRE  
STRATEGY DRAWINGS.  
CONDITION OF EXISTING DOORS TO BE REVIEWED ON SITE AND  
REPLISHED WHERE REQUIRED SUBJECT TO AGREEMENT WITH  
CLIENT.  
ANY EXISTING FIRE RATED DOORS TO BE REVIEWED AND REPAIRED  
WHERE NECESSARY TO ENSURE THE FIRE RATING OF DOORS IS  
MAINTAINED.  
HEIGHT OF SUSPENDED CEILING AND SOFFIT ABOVE SUBJECT TO CHECK  
ON SITE.  
ENCASUREMENT NOTE: EXISTING PLASTERBOARD COLUMN ENCASEMENTS  
TO BE REVIEWED ON SITE. CONTRACTOR TO MAKE ALLOWANCES FOR  
MODIFICATION WORKS TO ENSURE CONTINUITY OF FIRE PROTECTION  
FOR PARTITION SETTING OUT REFER TO RGP DRAWING 11665-C-P12

LEGEND

- DENOTES PROPOSED PARTITION
- COLUMNS AND ENCASEMENTS TO BE  
RETAINED SUBJECT TO FURTHER REVIEW  
ON SITE (see notes)
- DOOR REFERENCE: REFER TO RGP  
INTERNAL DOOR SCHEDULE: REF  
11665.13.01
- NEWLY FORMED CORRIDOR
- RECONFIGURED OFFICE ACCOMMODATION

H	19/03/25	CONSTRUCTION ISSUE: MINOR UPDATES: DIMENSIONS ADDED	JH
G	04/02/25	REVERTED TO PREVIOUS LAYOUT FULL DIVISION OF SUITE 4 INTO TWO SEPARATE SUITES 4 & 5	WDO
F	22/01/25	RELOCATION OF COMMS ROOMS TO LEFT SIDE OF KITCHEN. ADDITION OF SLIDING DOOR IN SUITE 4 & 5 PARTITION. RELOCATION OF 3009	WDO
E	17/01/25	REVERTED TO EXISTING KITCHEN LAYOUT. SUITE 4 & 5 TO REMAIN. ADDITION OF 2ND 3M CLEAR DOORS IN SUITE 4 PARTITION	WDO
D	17/09/24	REVERTED TO PREVIOUS LAYOUT FOLLOWING SUBMITTALS IN RELEVANT TO REVISIONS	RG
C	19/08/24	NOTES REGARDING GLAZED PARTITION ADDED FOLLOWING FEEDBACK FROM BUILDING CONTROLS. LEGEND UPDATED: MINOR AMENDMENTS TO WALL SPEC NOT	JH
B	18/07/24	LOBBIES OMITTED. NOTES AND KEY UPDATED	JH
A	16/07/24	UPDATED TO REFLECT COMMENTS FROM CLIENT	DB
REV.	DATE	NOTES	INT.

CLIENT / PROJECT  
HURSTWOOD HOLDINGS  
AQUEOUS II, BIRMINGHAM

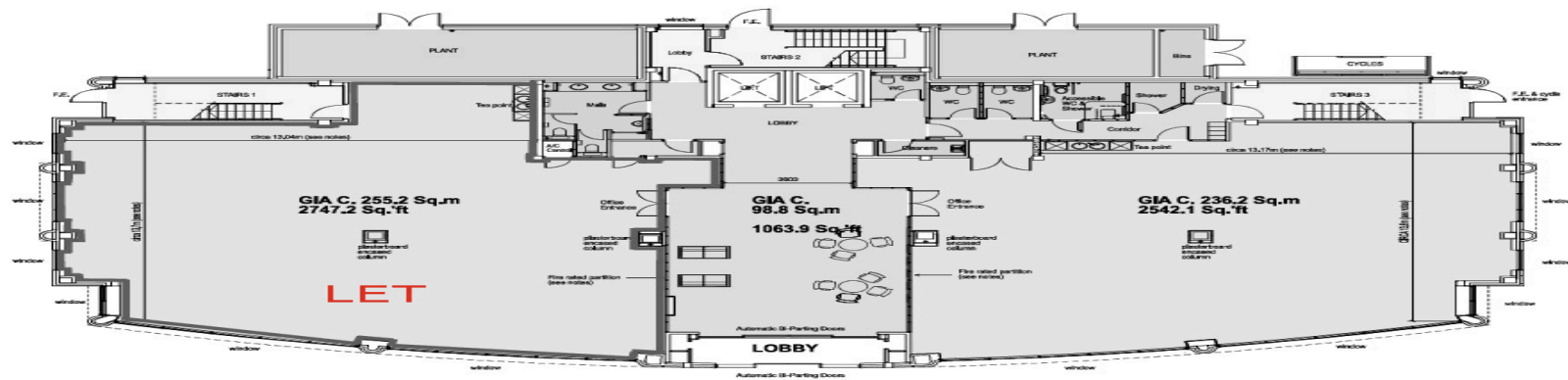
DRAWING TITLE  
PROPOSED THIRD FLOOR PLAN  
PROPOSED SUBDIVISION

STATUS					CONSTRUCTION				
DATE		DRAWN		SCALE @ A2					
JULY '24		RG		1:100					
PROJECT NUMBER		UNIT / BLOCK	CU / SPS CODE	TYPE & NUMBER		REVISION LETTER			
DRAWING NO.									
11665		C		P06		H			
Site Location Plans		L	GA Plans	P	Elevations	Sectional Plans			

THE RATCLIFFE GROVES PARTNERSHIP  
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BURY, LANCASHIRE BL9 8TD  
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www.rgp.co.uk  
LONDON  
10 REDWOOD ROW  
LONDON WC1R 4RH  
T: 020 7600 6566 E: london@rgp.co.uk  
RGP architects







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 the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

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LEGEND

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

EXISTING GROUND FLOOR PLAN

DATE: JULY 24, 2010

THE BATCHELOR GROVES PARTNERSHIP

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# AVAILABILITY

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



# LEASE TERMS

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New Lease ,12 month minimum term.

# AVAILABILITY

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Available Immediately

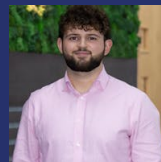
## TO ARRANGE A VIEWING, PLEASE CONTACT



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