

NEWLY REFURBISHED GRADE A OFFICES

322 SQ FT - 5,289 SQ FT

ENTER >>>

GRADE A NEWLY
DEVELOPED
BUSINESS CENTRE

PROVIDING 6 SUITES FROM
322 SQ FT - 1,167 SQ FT

ONE GRADE A
GROUND FLOOR
SUITE REMAINING

2.5K SQ FT



LINK TO
VIDEO



HURSTWOOD
HOLDINGS

ASTON CROSS BUSINESS VILLAGE | BIRMINGHAM | B6 5RQ

AQUEOUS II



DESCRIPTION



SPECIFICATION



GALLERY



ACCOMMODATION



LOCATION



DEMOGRAPHICS



ENQUIRIES



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 has been developed into a **Grade A Business Centre** providing **6 suites** from **322 - 1,167 sqft**. Suites can be combined to provide accommodation of up to 5,481sqft.

The building is located in Aston Cross Business Village a premium business park less than a mile away from Birmingham City Centre. The village benefits from canal side landscaping, external seating, on site cafe and shops and 24/7 on site security and CCTV.



On-site
24-7
security



Bike racks
available



On-site
amenity
including
cafe & shop



On-site
parking
spaces

DESCRIPTION	>>>
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GALLERY	>>>
ACCOMMODATION	>>>
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DEMOGRAPHICS	>>>
ENQUIRIES	>>>

THE ACCOMMODATION BENEFITS FROM:

GRADE A SUITES WITH FULL DECORATION AND NEW LED LIGHTS



TWO 10-PERSON PASSENGER LIFTS



CAR PARKING RATIO OF 1 SPACE PER 260 SQ FT (1: 385)



CYCLE PARKING AND SHOWERS



EXCELLENT VIEWS AND NATURAL LIGHT



150MM RAISED ACCESS FLOORS





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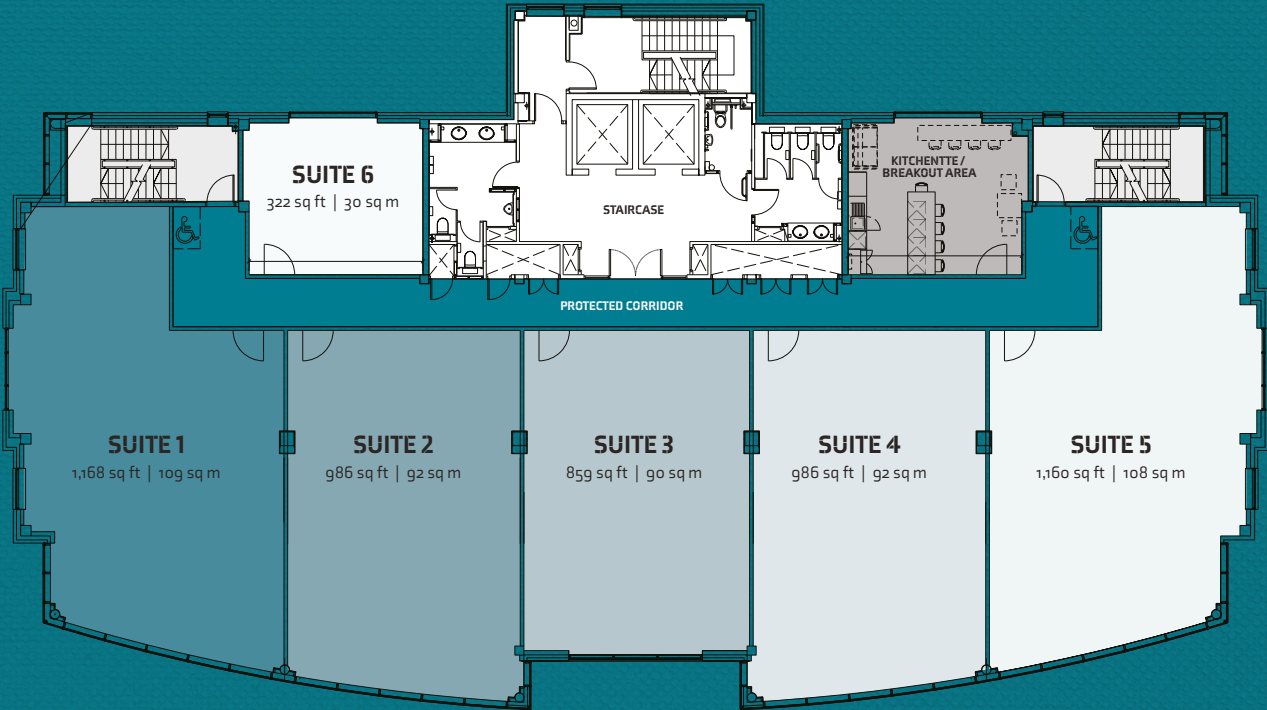


GALLERY



GRADE A BUSINESS CENTRE PROVIDING 6 SUITES FROM
322 SQ FT - 1,167 SQ FT

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ENQUIRIES	>>>



Floor	Sq ft	Sq m
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
TOTAL	5,481	521

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322 SQ FT - 1,167 SQ FT



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LAST REMAINING GROUND FLOOR SUITE
2.5K SQ FT

DESCRIPTION

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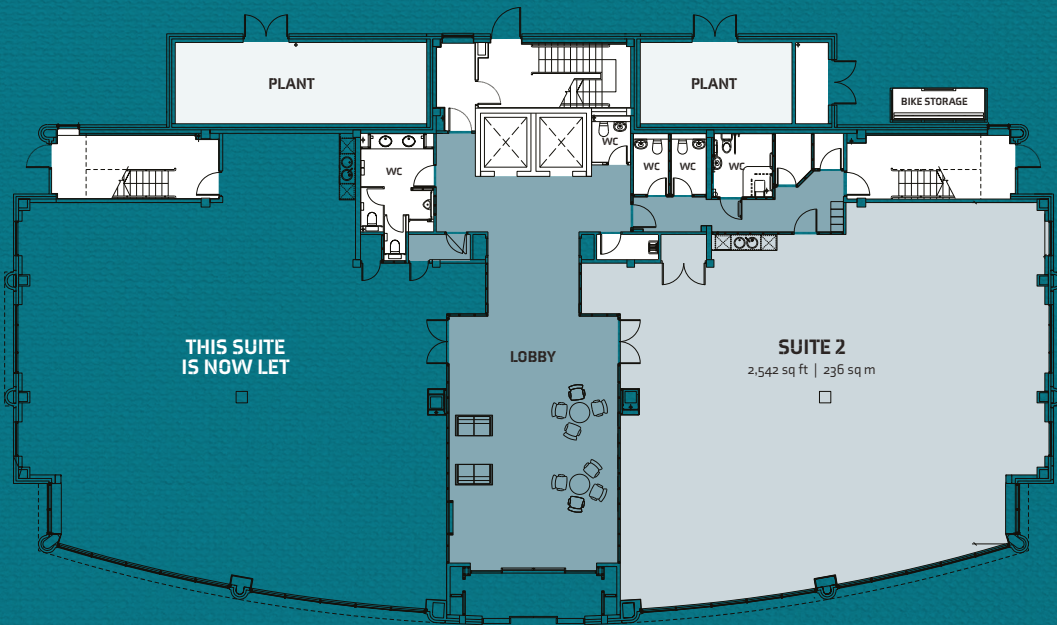
GALLERY

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ENQUIRIES



LOCATIONS



- 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.

DRIVE TIMES

M5	25 mins	7 miles
M6	10 mins	1.8 miles
M42	28 mins	10 miles

Birmingham	5 mins	1 mile
Manchester	2 hrs	98 miles
Liverpool	2 hrs 20 mins	111 miles

London	2 hrs 42 mins	120 miles
Birmingham Airport	30 mins	13 miles



Direct access to the M5, M6 and M42, which lead to the M1, M40



Duddeston and Aston train stations are within walking distance



Birmingham Airport reached via the M6/M42 or Birmingham International train station

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1.14 Million

population of
Birmingham



96,204

active businesses
in Birmingham

234,944

businesses in the
West Midlands



5 universities with

69,000+

students

2M people

within a 60 minute
drivetime

Economically active:

570,200

In employment:

526,800

Total population:

1,157,603



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ENQUIRIES



TERMS

Flexible lease terms are available.

VAT

We understand that the property is elected for VAT and therefore VAT will be charged on the transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2025. Designed & produced by Creativeworld.co.uk 01282 858 200.



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YOUNG**

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY


**HURSTWOOD
HOLDINGS**