OFFICE | TO LET

VIEW ONLINE

AQUEOUS II, ASTON CROSS BUSINESS VILLAGE, BIRMINGHAM, B6 5RQ

870 TO 5,500 SQ FT (80.83 TO 510.97 SQ M)

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Modern Grade A Canal Side Offices in Aston Cross Business Village Offering Flexible Suites, Excellent Transport Links, and Generous Parking

- CCTV Security
- Two 10-Person Passenger Lifts
- On Site Car Parking
- Cycle Parking and Shower Provision
- Readily Accessible with Direct Access to the M5, M6 and M42 Motorways
- Cafe On-Site
- Train Stations Located Within Walking Distance

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DESCRIPTION

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, making it a convenient and accessible option for businesses of all sizes.

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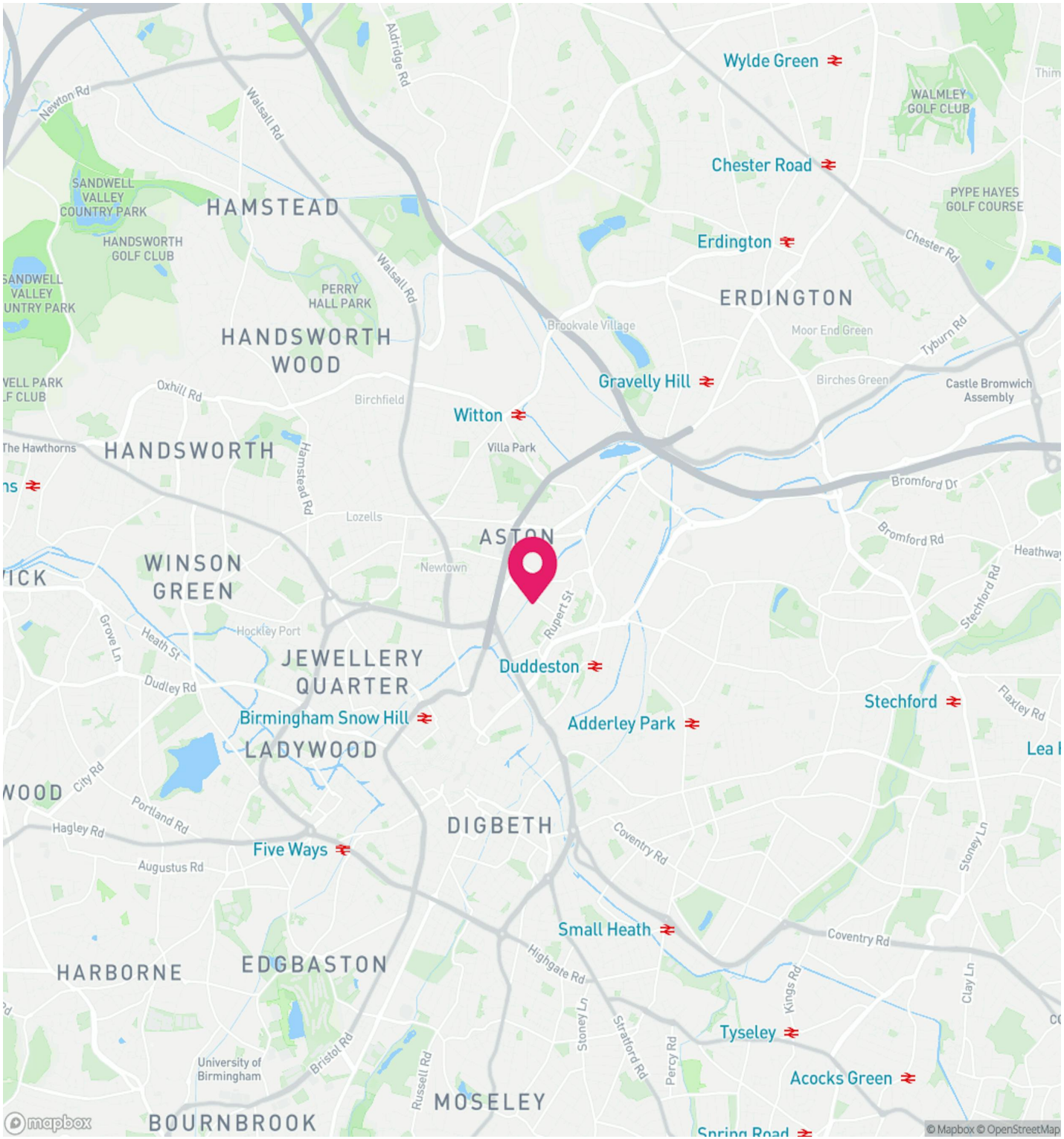
LOCATION

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.



Fire exit

AQUEOUS II

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AVAILABILITY

Name	sq ft	sq m	Rent	Service charge	Availability
3rd - Suite 1 (BC)	1,180	109.63	£1,770 /month	On Application	Available
3rd - Suite 2 (BC)	950	88.26	£1,425 /month	On Application	Available
3rd - Suite 3 (BC)	870	80.83	£1,305 /month	On Application	Available
3rd - Suite 4 (BC)	965	89.65	£1,447.50 /month	On Application	Available
3rd - Suite 5 (BC)	1,160	107.77	£1,740 /month	On Application	Available
Total	**5,125**	**476.14**			

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SERVICE CHARGE/UTILITY LEVI

A Service Charge is levied in respect of the upkeep and maintenance of communal areas. We understand this is currently charged at £6.00 (exclusive) per ft2.

There is also a utility levy payable which is currently charged at £2.00 (exclusive) per ft2.

VAT

All prices quoted are exclusive of VAT, which we understand may be payable.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£18 per sq ft

POSSESSION

The property is immediately available following the completion of legal formalities.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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