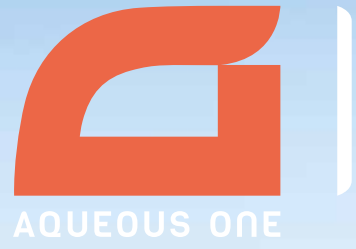


3,728 - 11,940 sqft



Aston Cross Business Village,
Rocky Lane, Birmingham, B6 5RQ

Fully refurbished Grade A offices to let

Location

Following its comprehensive refurbishment, Aqueous One now represents the premier offering at Aston Cross Business Village.

Situated in the Waterlinks area of Birmingham, Aston Cross Business Village has a variety of on-site amenities set within mature landscaped grounds.

Its easy to reach location is within close proximity to Birmingham's central business district.

Aqueous One benefits from excellent transport links, offering direct access to the A38(M) Aston Expressway, which leads onto the region's motorway network via junction 6 of the M6 motorway.

The nearby Aston train station runs a frequent service to Birmingham New Street station from which passengers can access the national rail network.

The area is well serviced by bus routes, including a regular service to the city centre and New Street station, which is increased at peak times.

By train

Duddeston station

02 min drive / 19 min walk
1.2 miles

Aston station

02 min drive / 15 min walk
1.0 miles

Snow Hill station

04 min drive / 1.7 miles

New Street station & Grand Central

07 min drive / 2.7 miles

By bus

After Aston Cross

Route 8C - 02 min walk

Before Aston Cross

Route 8A - 02 min walk

By air

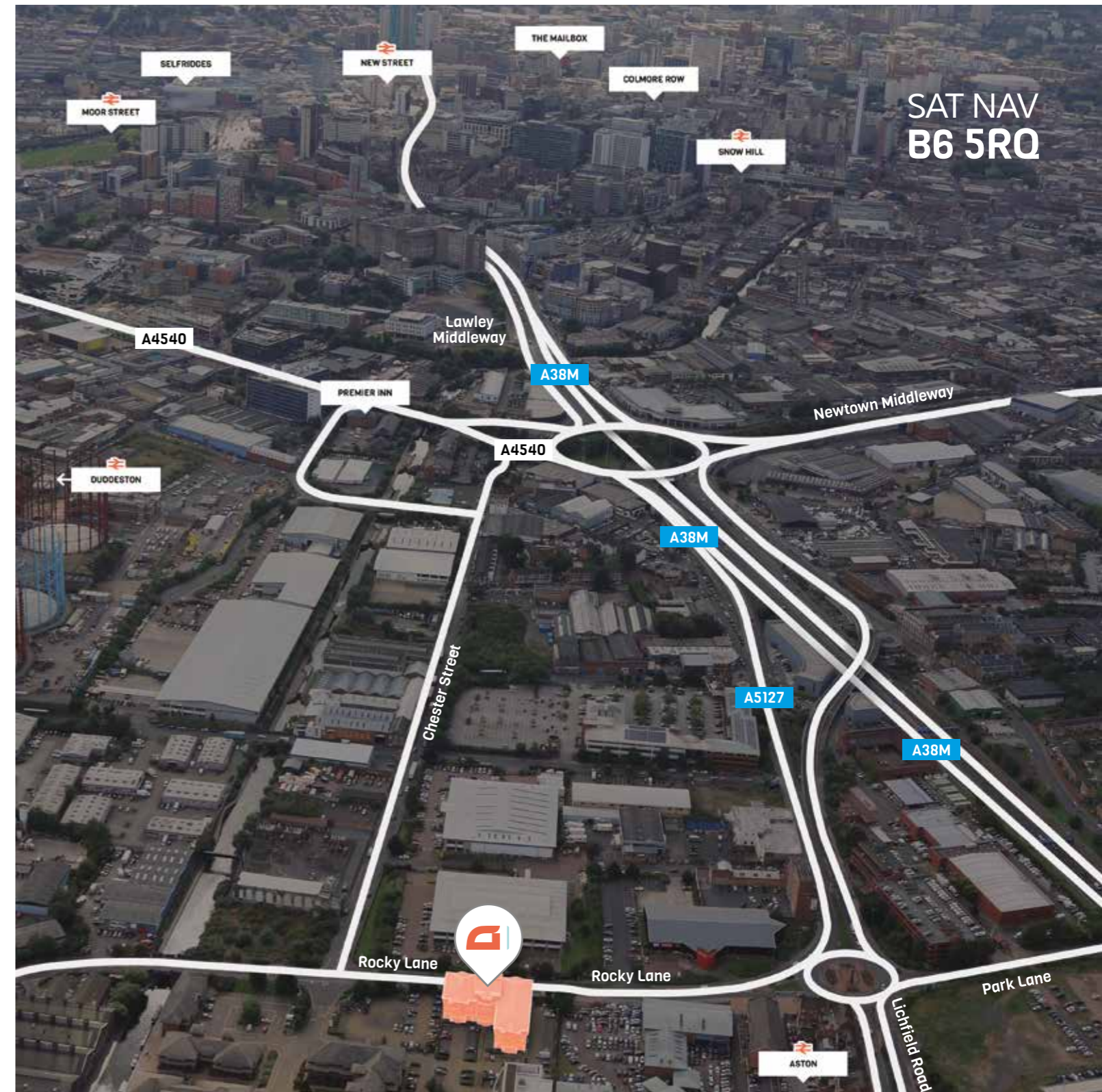
Birmingham International Airport

21 min drive / 13.2 miles

Places nearby

Birmingham city centre
04 min drive / 2.1 miles

Premier Inn Birmingham Central East
11 min walk / 02 min drive / 0.9 mile



Amenities on-site



Aqueous One provides manned 24-hr security for your peace of mind.

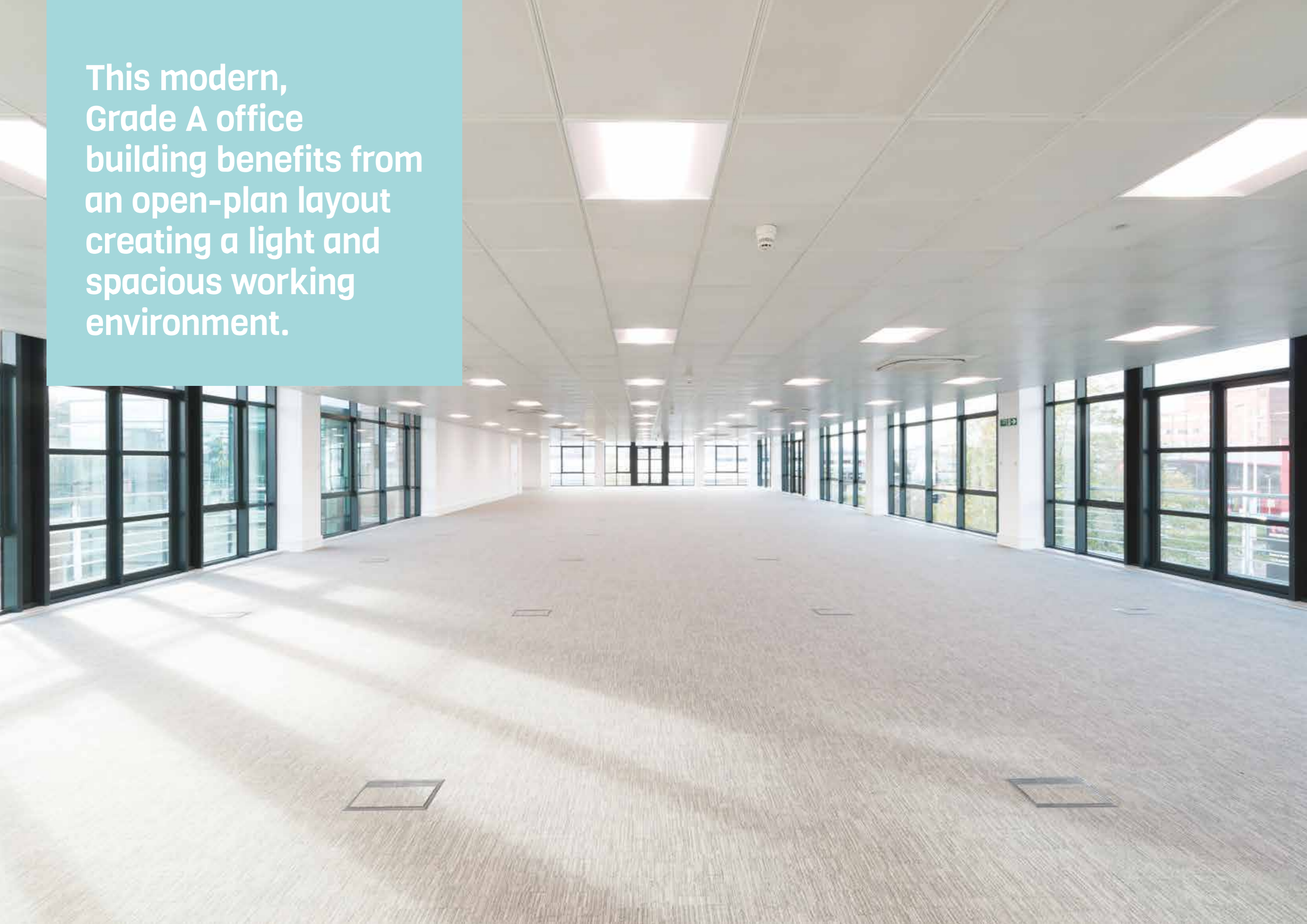


An on-site sandwich bar/cafe is within easy walking distance.

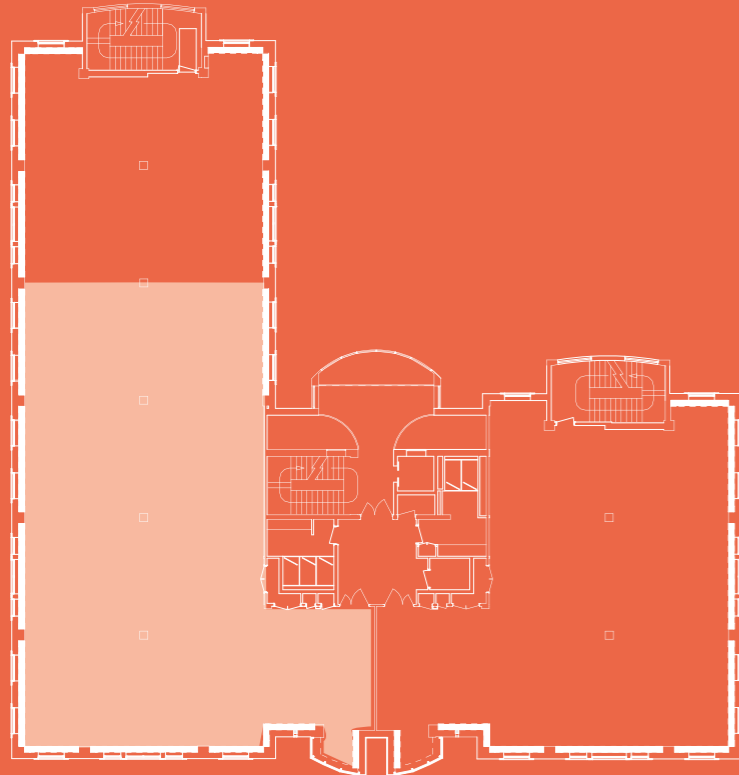


An on-site convenience retail offering providing a range of magazines, newspapers and confectionery is close by.

This modern, Grade A office building benefits from an open-plan layout creating a light and spacious working environment.



First floor



	sq ft	sq m
G	fully let	
1st	3,728	346.3
2nd	8,212	762.9
Total	11,940	1,109.2

First floor (part let)

3,728 sq ft available

Specification

Aqueous One offers a total of 11,940 sq ft of office space over 2 fully refurbished floors offering flexibility to prospective occupiers.

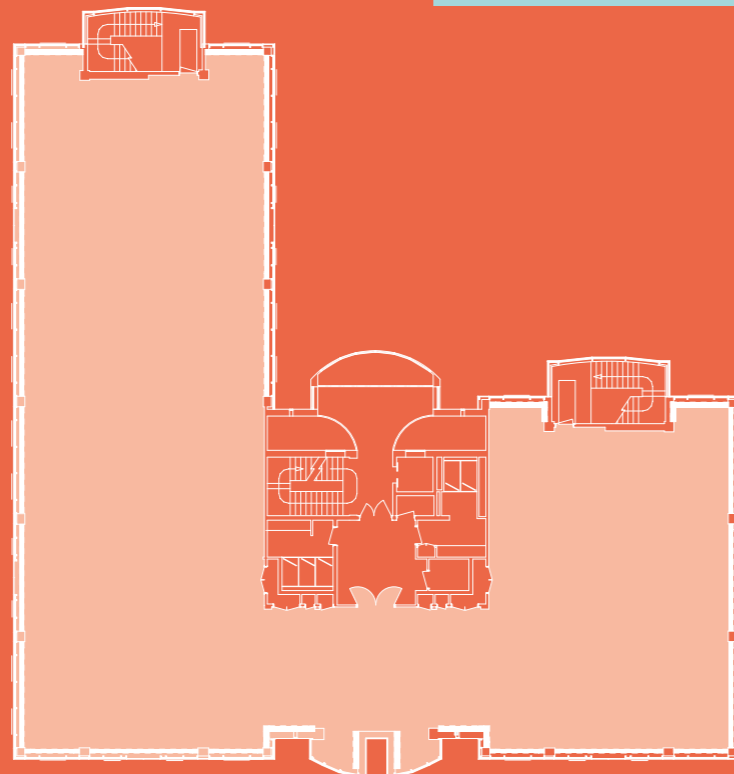
The extensive works have encompassed the complete upgrade of the office floor plates, entrance lobby together with the toilet facilities and communal areas. This has created modern, efficient and bright accommodation.

- Newly refurbished
- Open-plan layout
- Suspended metal tiled ceiling
- Recessed LED Lighting incorporating PIR Motion Sensors
- Air-conditioning
- Male, female & disabled WC's on each floor
- 8 person passenger lift
- On-site car parking spaces at a ratio of 1:250 sq ft
- EPC Rating C

Second floor

Second floor

8,212 sq ft available



available
let

Floor plans not to scale





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ASSET MANAGED BY



aqueous1.com

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