



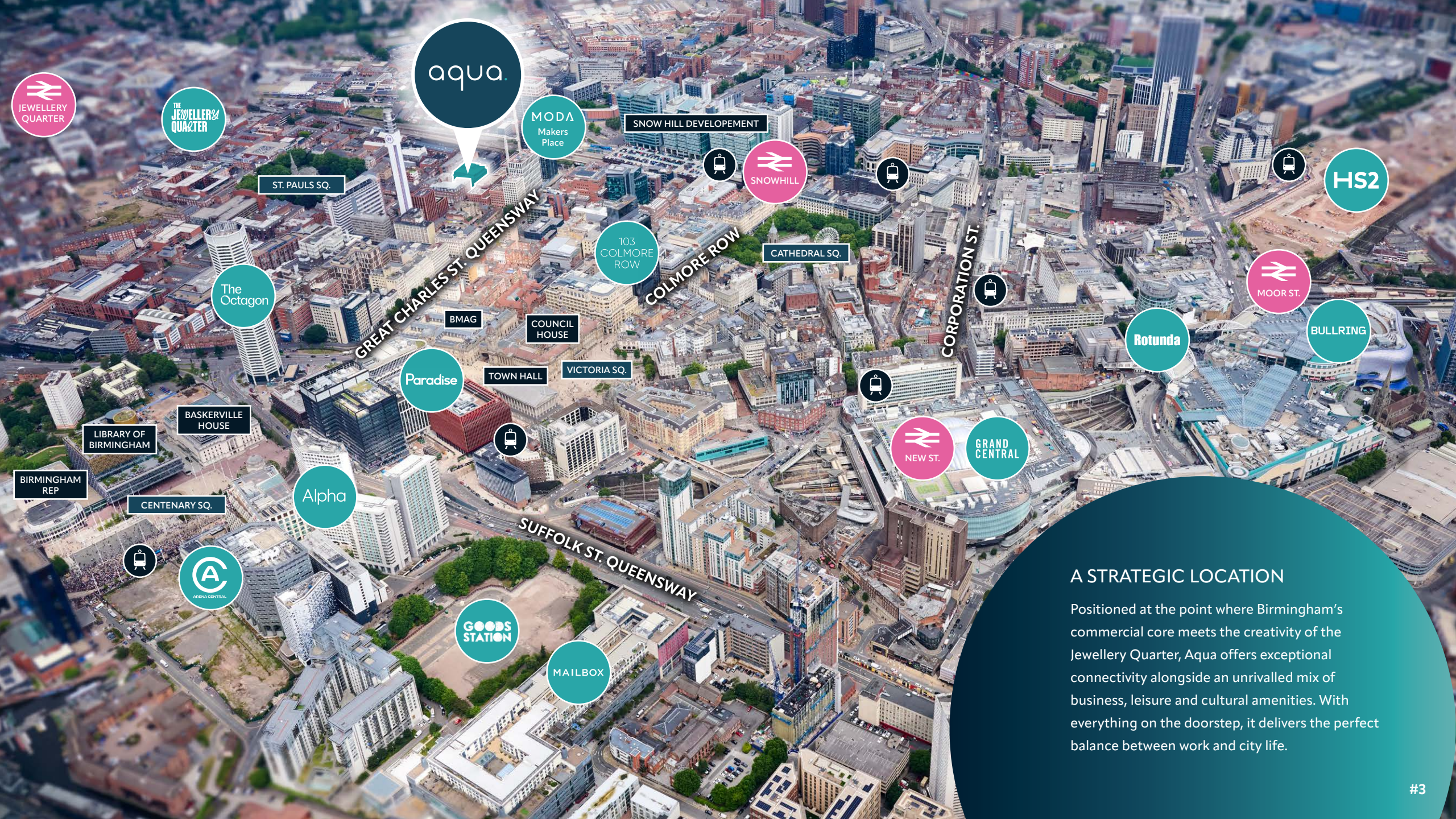
3,390 TO 7,963 SQ FT HIGH QUALITY OFFICE SPACE TO LET

AQUA HOUSE, 20 LIONEL STREET, BIRMINGHAM B3 1AQ



COLMORE
BUSINESS DISTRICT
MEETS THE JEWELLERY
QUARTER

**PREMIUM OFFICE
SPACE WITHOUT THE
PREMIUM COST**



A STRATEGIC LOCATION

Positioned at the point where Birmingham's commercial core meets the creativity of the Jewellery Quarter, Aqua offers exceptional connectivity alongside an unrivalled mix of business, leisure and cultural amenities. With everything on the doorstep, it delivers the perfect balance between work and city life.



EVERYTHING WITHIN REACH

Aqua occupies a prominent position between heart of Birmingham's CBD and the thriving Jewellery Quarter.

Lionel Street is located to the west of Birmingham City Centre approximately 500m from Colmore Row, the traditional centre of the office core. The building is highly accessible situated c100m from the entrance to Snowhill Station, one of Birmingham's three primary transport hubs.



3 mainline stations in walking distance



3 Metro stops in five-minute walk



500 metres to Colmore Row



More than 50 cafes, bars and restaurants nearby



Jewellery Quarter one of UK's fastest-growing urban villages



Colmore business district in five-minute walk



More than 145 million visits to Birmingham & region



City has more business start-ups than anywhere else*

*Source: West Midlands Growth Company

The Aqua logo is a pink circle containing the word "aqua." in a white, lowercase, sans-serif font.A nighttime aerial photograph of Birmingham, UK. The city is illuminated by streetlights and building lights. In the foreground, the grand, classical architecture of the Birmingham Museum and Art Gallery is prominent. To the right, modern glass skyscrapers like the Birmingham Council Tower and the HSBC building are lit up. In the background, the BT Tower stands out with its distinctive blue and white lights. The city extends into the distance, with a dense network of lights under a dark sky.

aqua.

A CITY THAT WORKS AFTER HOURS

Surrounded by some of Birmingham's finest restaurants, independent cafés, historic pubs and vibrant new venues, Aqua offers an exceptional choice for business lunches, after-work drinks and entertaining. Neighbours include Michelin-starred restaurants Opheem and The Wilderness, alongside countless independent favourites.

1

3

2

4

SPACE TO RECHARGE

Despite its central location, Aqua is surrounded by some of Birmingham's most attractive open spaces. St Paul's Square, St Philip's Cathedral grounds and the wider Jewellery Quarter provide places to relax, while the city's renowned canal network offers miles of walking, cycling and running routes.

1. Cathedral Square
2. Colmore Row
3. St. Paul's Square
4. Jewellery Quarter



DESIGNED FOR MODERN WORKING

A welcoming reception sets the tone, complemented by high-quality common areas, co-working and breakout spaces that support collaboration and flexibility. End-of-trip facilities add everyday convenience, creating a modern workplace designed around people and how they work.





THE SPACE

Aqua offers 40,614 sq ft of high-quality office accommodation arranged across the ground floor and four upper floors. Efficient floorplates, abundant natural light and impressive city views combine to create an inspiring workplace designed to meet the needs of today's occupiers.

AQUA HOUSE DELIVERS
BRIGHT, EFFICIENT OPEN
PLAN FLOORPLATES, FINISHED
TO A HIGH SPECIFICATION
INCLUDING:

- Welcoming reception with concierge service
- Refurbished common areas
- End of trip facilities, including male and female changing rooms, WCs and showers
- Secure on-site car parking
- 150mm raised access floors
- New comfort heating/cooling throughout
- Suspended ceilings with energy-efficient LED lighting
- Two passenger lifts
- Private terrace



aqua



Secure on-site
parking spaces



Manned reception/
concierge



End of trip
facilities



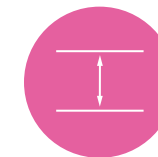
Two passenger
lifts



Private
terrace



LED
Lighting



150mm raised
access floors



New comfort
heating/cooling



EPC B
(37)

aqua.



INDICATIVE LAYOUT



- 94 x desks
- 1 x reception desk
- 1 x 5 person soft seating
- 1 x drinks station
- 1 x kitchen
- 2 x 10 person high bench & stools
- 2 x 8 person meeting rooms
- 1 x 6 person meeting room
- 1 x 6 person collaboration table
- 2 x 3 person soft seating
- 2 x 4 person booths
- 2 x focus rooms
- 2 x focus chairs
- 4 x storewalls
- 3 x coat storage
- 14 x storage areas
- 96 x lockers

FULLY FITTED OPTIONS

Aqua offers the opportunity to bespoke your fit out requirements subject to your own specifications to provide a modern and flexible workspace dedicated to your brand ethos, business trajectory and people needs.

[Click here to watch the video](#)

EXCELLENT NATURAL LIGHT,
PRIVATE TERRACES AND PANORAMIC
VIEWS ACROSS BIRMINGHAM.

The top floor and reception have undergone a comprehensive refurbishment and provides easily divisible, comfort cooled office and break out space ready to be configured, with large feature windows ensuring plenty of natural light from both north-west and south-east aspects.

All enquiries:



Julie Perks

M: 07469 404 041

E: julie.perks@rpcapital.co.uk

Simon Robinson

M: 07771 860985

E: simon.robinson@rpcapital.co.uk

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Alex Watson | James Ackrill

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AQUA HOUSE, 20 LIONEL STREET, BIRMINGHAM B3 1AQ

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