

OFFICE | TO LET

[VIEW ONLINE](#)



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

320 TO 2,542 SQ FT (29.73 TO 236.16 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Refurbished Grade A Offices to Let

- CCTV Security
 - Two 10-Person Passenger Lifts
 - On Site Car Parking (1:385 sq ft)
 - 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
-



DESCRIPTION

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 recently underwent a comprehensive refurbishment.

Aqueous II offers outstanding space designed with health and wellbeing at its heart, with a prime canal-side location, flexible layouts and excellent regional and national transport links.

The third floor is currently being developed in to a new Grade A Business Centre providing 6 suites of 322 - 1,167 sq ft, which will be available for occupation in Q2 2025.



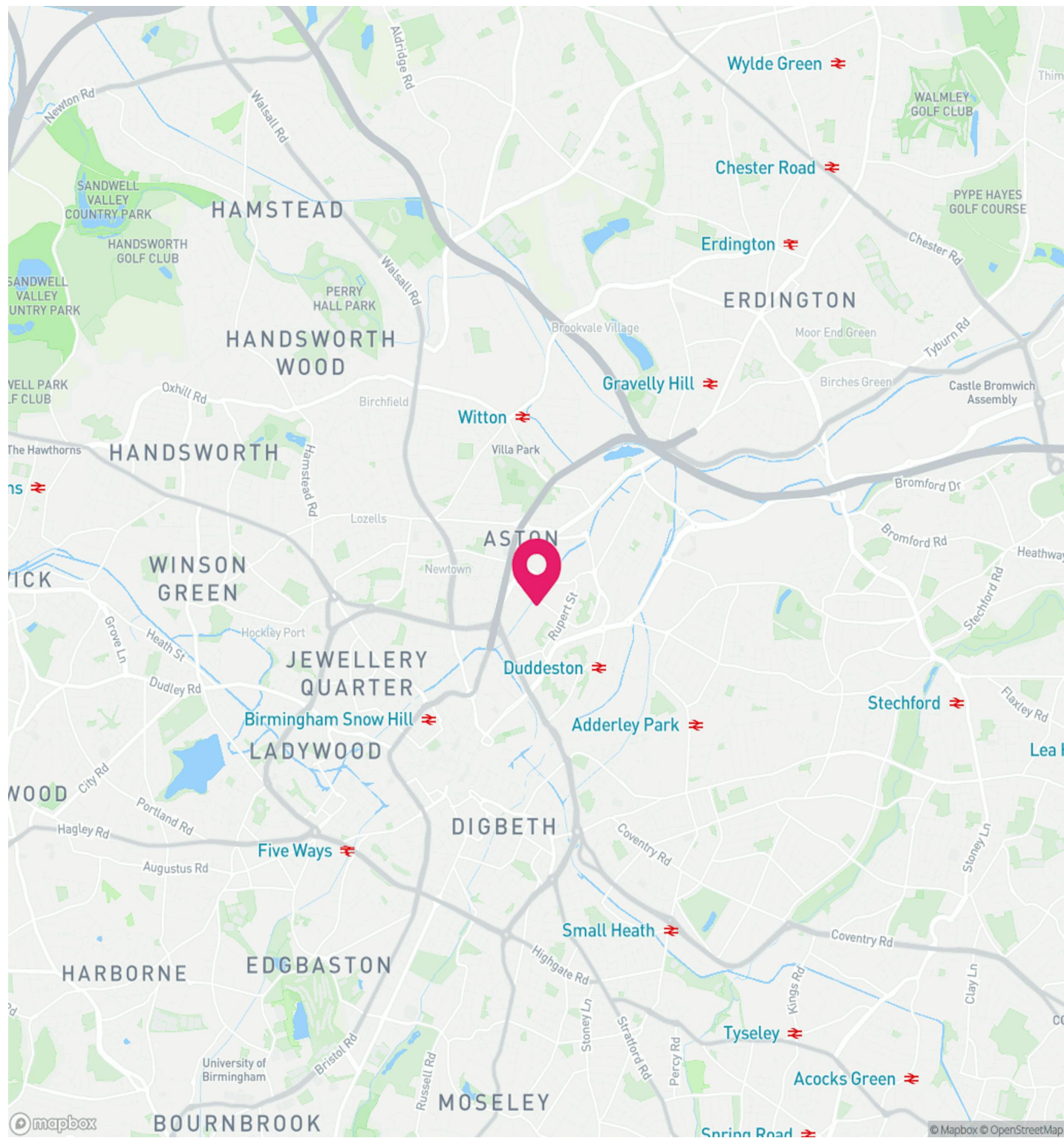
LOCATION

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.







AVAILABILITY

Name	sq ft	sq m	Service charge	Availability
Ground - Suite 2	2,542	236.16	£7.75 /sq ft	Available
3rd - Suite 1 (BC)	1,180	109.63	£7.75 /sq ft	Available
3rd - Suite 2 (BC)	950	88.26	£7.75 /sq ft	Available
3rd - Suite 3 (BC)	870	80.83	£7.75 /sq ft	Available
3rd - Suite 4 (BC)	965	89.65	£7.75 /sq ft	Available
3rd - Suite 5 (BC)	1,160	107.77	£7.75 /sq ft	Available
3rd - Suite 6 (BC)	320	29.73	£7.75 /sq ft	Available
Total	7,987	742.03		

UTILITY LEVI

£2psf

SERVICE CHARGE

£7.75 per sq ft

LEASE

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

RENT

£20 - £23.51 per sq ft

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



Edward Siddall-Jones

0121 638 0500

edward@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 27/08/2025

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://siddalljones.com)