

VERSATILE OFFICES

TO LET/MAY SELL

9,597 – 29,339 sq ft (891.6 – 2,725.7 sq m)



www.aq3-aston.co.uk



Excellent accessibility to Birmingham City Centre and M6 motorway



Generous car parking

Aqueous 3 is an impressive looking office building offering versatile accommodation.

The offices can be refurbished to provide a quality open plan environment with good natural light.

Aston Cross Business Village is a modern business park located 1.7 miles from Birmingham City Centre, one mile from Junction 6 M6 and within close proximity of Aston and Duddeston railway stations.

Accommodation

Floor	sq ft	sq m
Ground	9,767	907.4
First	9,975	926.7
Second	9,597	891.6
Total	29,339	2,725.7

Based upon International Property Measuring Standards 3 (Offices)

From 9,597 sq ft up to 29,339 sq ft



Specification

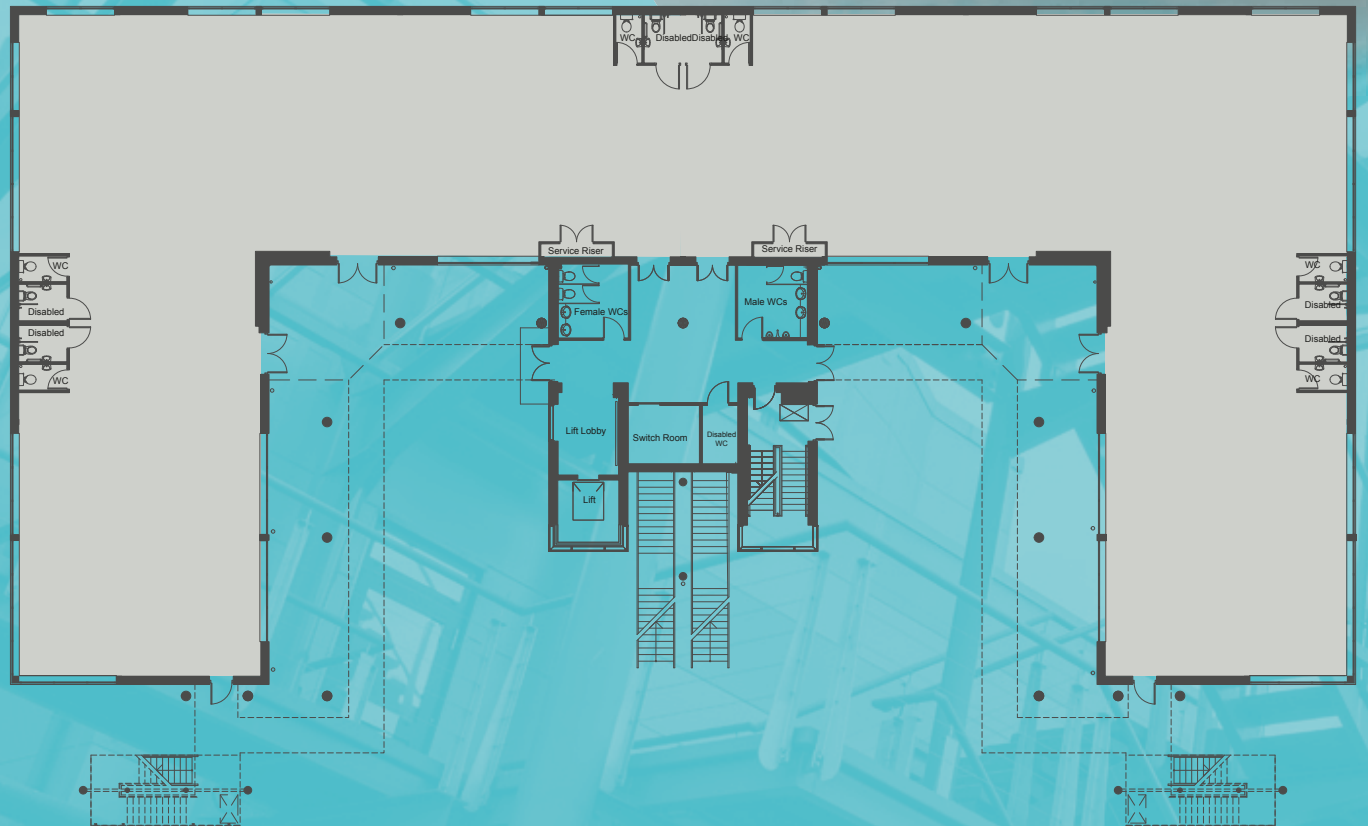
- Raised access floors
- Suspended ceilings incorporating mostly Cat 2 lighting
- VRV comfort cooling and heating
- 8 person passenger lift
- Broadband options
- EPC, to be assessed
- Male and Female WC's on each floor
- Pillarless floorplates
- Manned 24/7 security including CCTV
- Excellent dedicated car parking (1:274 sq ft)

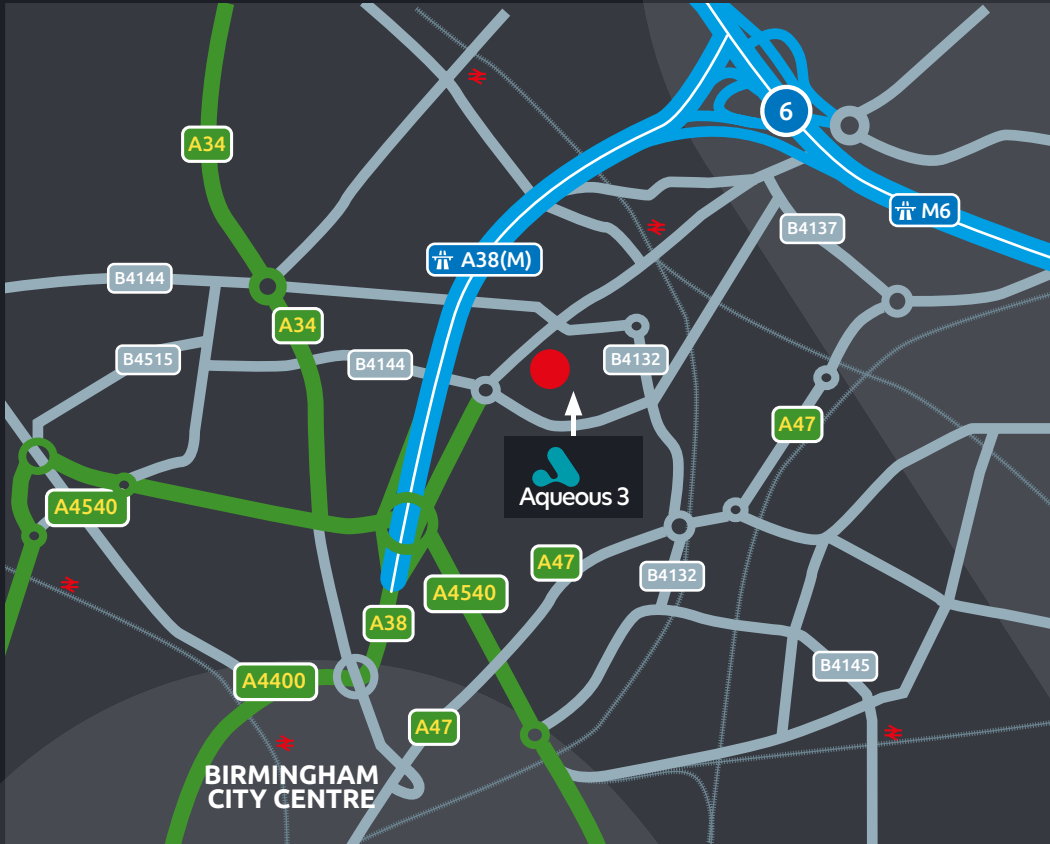
Lease/Price

Further details available from the agents.



Typical Floor





Sat Nav: B6 5RQ



vague.facing.intro

On site facilities include a newsagent and sandwich bar/takeaway.

High Profile Occupiers at Aston Cross Business Village include: Uber, Secom plc, ATS Euromaster and London School of Science & Technology.

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IMPORTANT: While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. AUGUST 2023.

Viewing

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