



# aqua.

BIRMINGHAM

7,963 sq ft High Quality Office Space To Let



# unique

Occupying a prominent position between the city's thriving Colmore Business District and the historic St Paul's Square in the Jewellery Quarter, the unique fourth floor of Aqua offers the perfect opportunity for a forward-looking business.

Stunning views from its panoramic balcony across the City Core are included as part of the 7,963 sq ft fourth floor.

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.

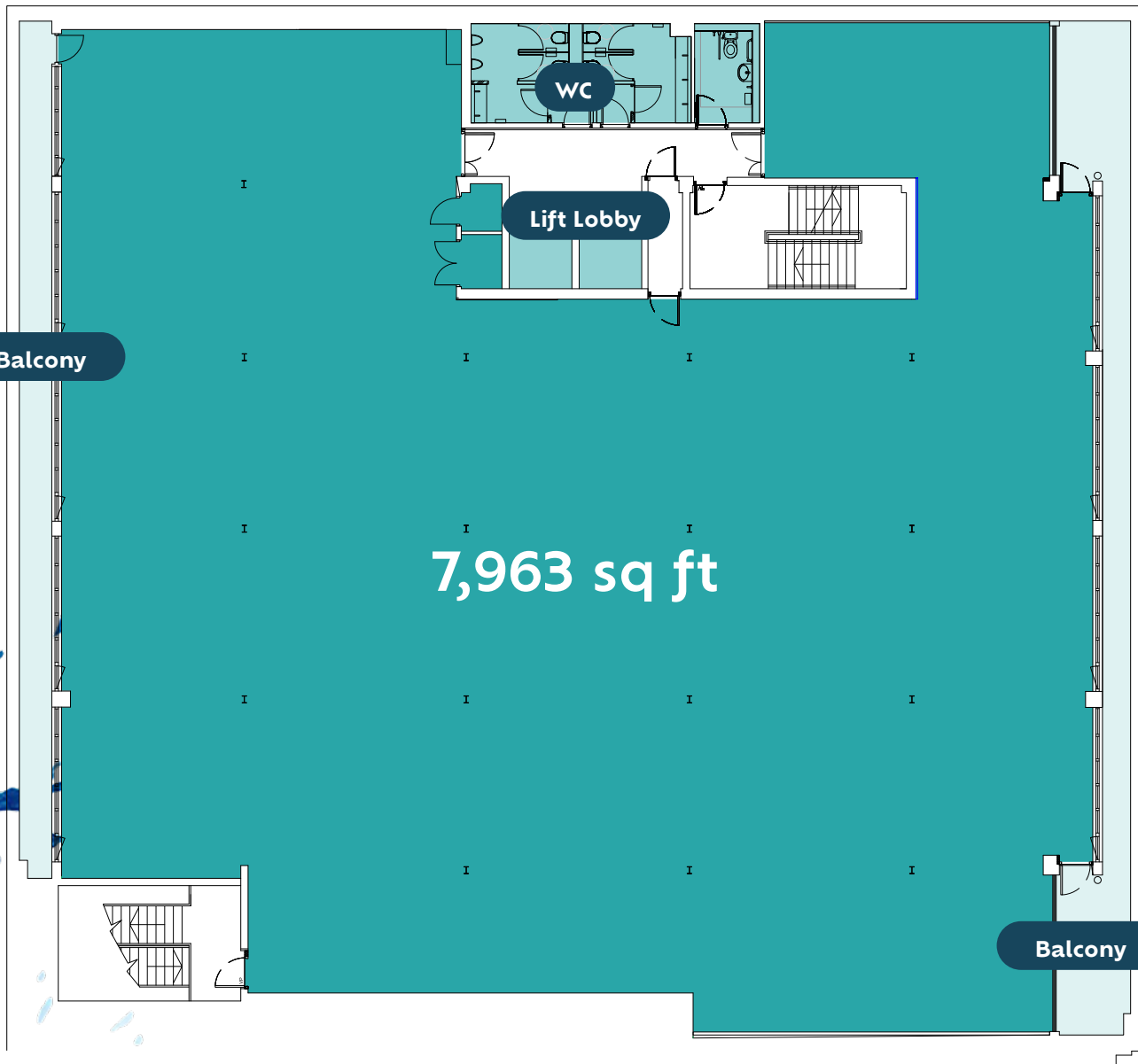




The fourth floor of Aqua has undergone a comprehensive refurbishment to provide cost-effective office space in a well-positioned modern building.

The open-plan floorplates are light and bright, providing high quality office space with a high specification, including:

- A newly-enlarged reception area with concierge
- Upgraded common areas
- End of trip area with Male/Female WCs and shower facilities
- Comfort cooling
- Secure on-site car parking spaces
- 150 mm raised access floors
- Suspended ceilings with LED lighting
- Two passenger lifts
- EPC D (92)

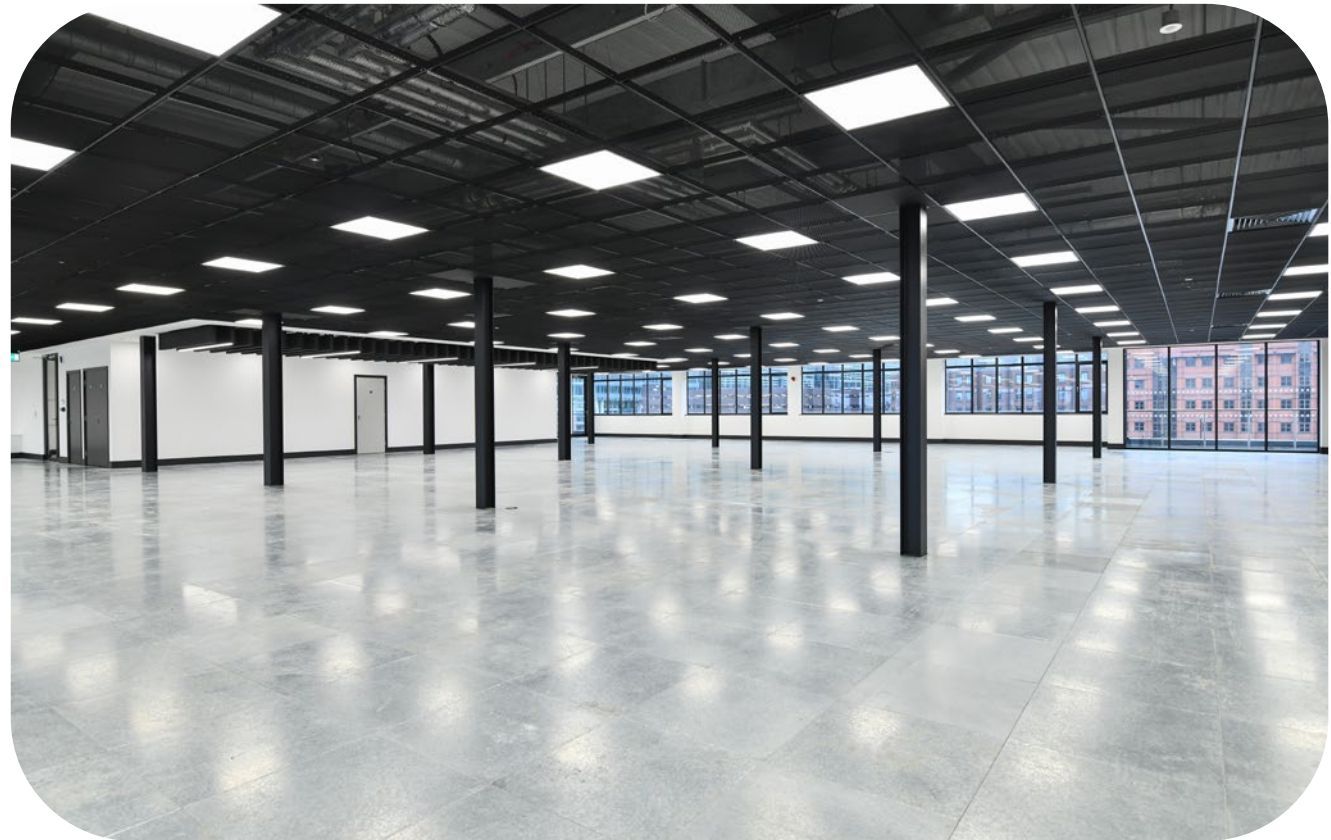
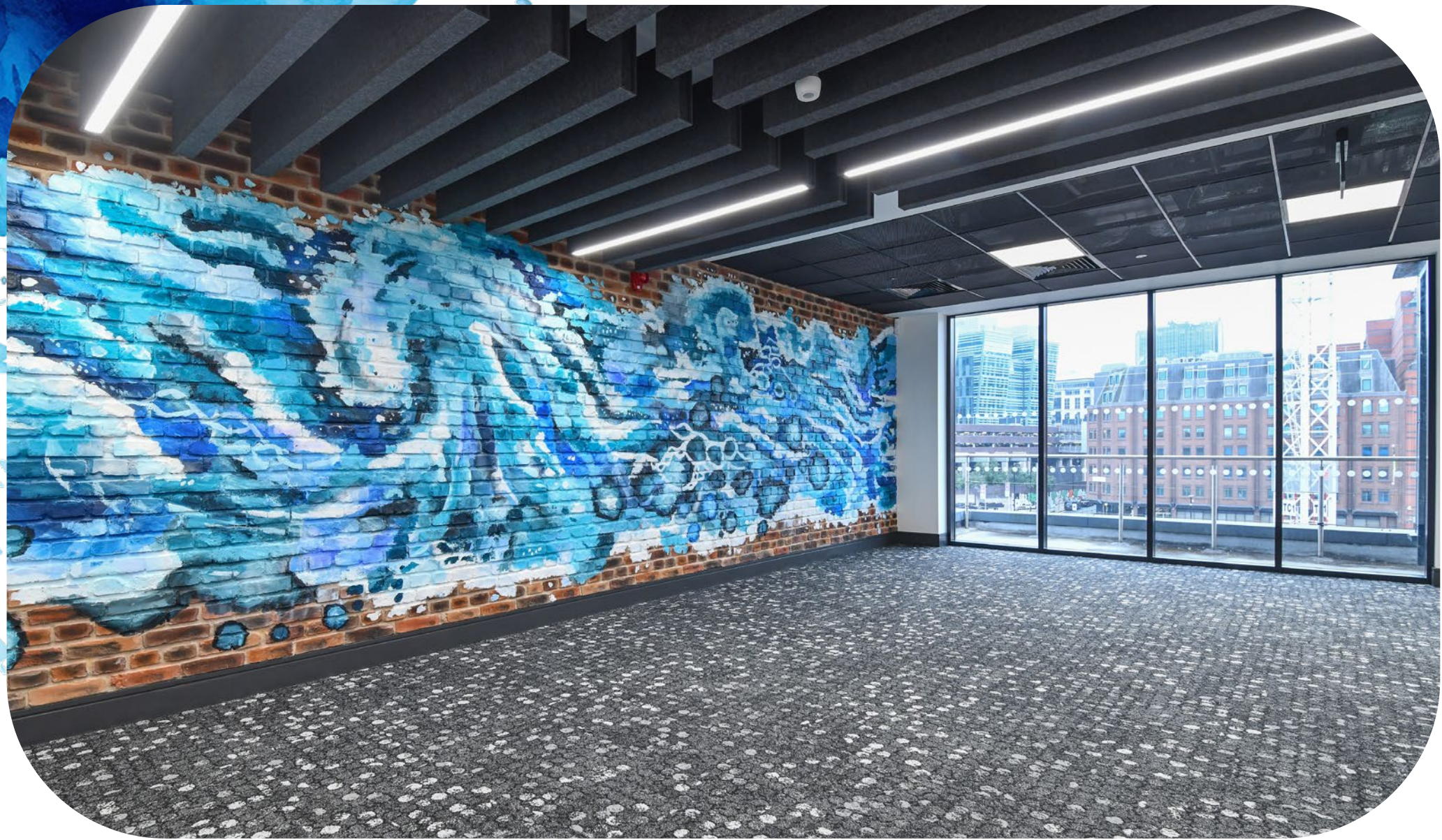


LIONEL STREET



modern







# Central

aqua.

Situated on Lionel Street, Aqua benefits from its close proximity to Colmore Business District, the city's traditional commercial heartland, and the nearby St Paul's Square that can easily be reached on foot in a few minutes and features a wide selection of bars, restaurants and cafés. It is also just a short walk from other established business areas like Snow Hill and Paradise.

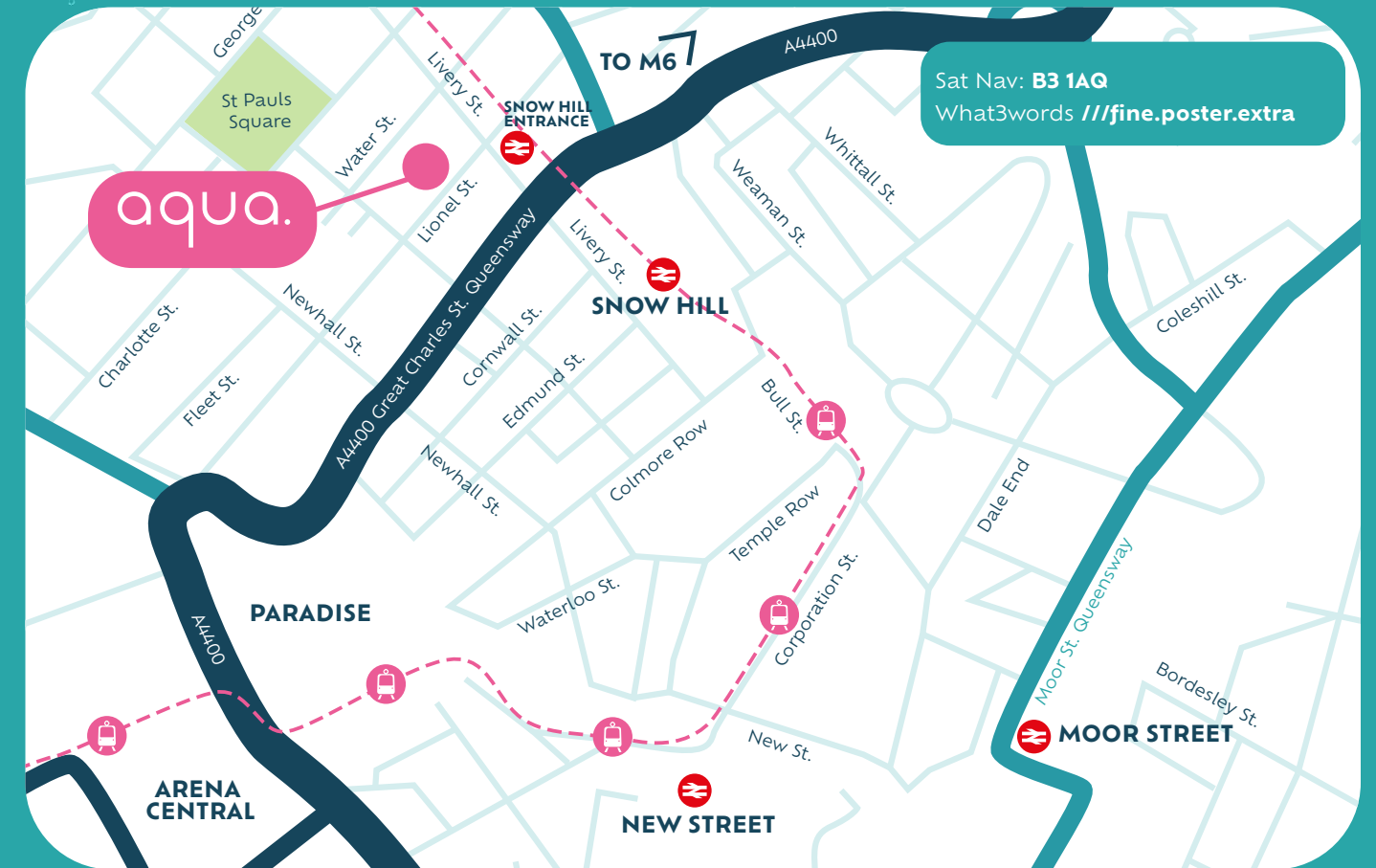
Aqua is adjacent to the new Moda Great Charles Street residential development, currently under construction, offering 722 brand new rental homes and leisure and retail amenities in an enviable position.

The Colmore Business District flows into Birmingham's retail and leisure quarters, underpinned by New Street Station – the UK's busiest rail hub outside of London – and the Grand Central and Bullring shopping centres, all within a 20 minute walk of Aqua.



walk to Livery Street Snow Hill train station entrance

| Saint Pauls House



Sat Nav: B3 1AQ  
What3words ///fine.poster.extra



| Folium



| Actress & Bishop



| St Pauls Square

Highly accessible, Aqua is less than 100m from the Livery Street pedestrian entrance to Snow Hill Station, providing connections to both national rail services and the West Midland Metro tram.

As well as its existing Wolverhampton connectivity, the tram network is also currently being extended to the HS2 Curzon Street station, Digbeth and Eastside, as well as the newly opened Westside extension to Edgbaston and Hagley Road. A new line to Dudley and Brierley Hill is also due to open in 2025.

A series of local bus services run through the area and Birmingham is well connected to the national motorway network via the A38 Aston Expressway, with the M6, M5 and M42 all accessed directly from nearby Spaghetti Junction (J6 of the M6).





**aqva.**  
BIRMINGHAM

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