HURSTWOOD HOLDINGS

AQUEOUS II

BIRMINGHAM, B6 5RQ

More Details



SUMMARY

- Refurbished business centre suites
- Grade A office space
- Premium break out space & kitchen amenity
- Dual passenger lifts
- Established business location
- Showers for tenant use
- Complimentary meeting rooms

DESCRIPTION

Aqueous II is a modern six-storey office building located in Aston Cross Business Village. Recently refurbished to a high standard, the building now offers a range of business centre suite options, in addition to larger floorplates. The building features a sleek glazed and brick façade and offers flexible, high-quality office space designed with health and wellbeing in mind.

Set in a prime canal-side location, Aqueous II benefits from excellent access to both regional and national transport links. On-site parking is available at a generous ratio of 1 space per 260 sq. ft., making it a convenient and accessible option for businesses of all sizes.

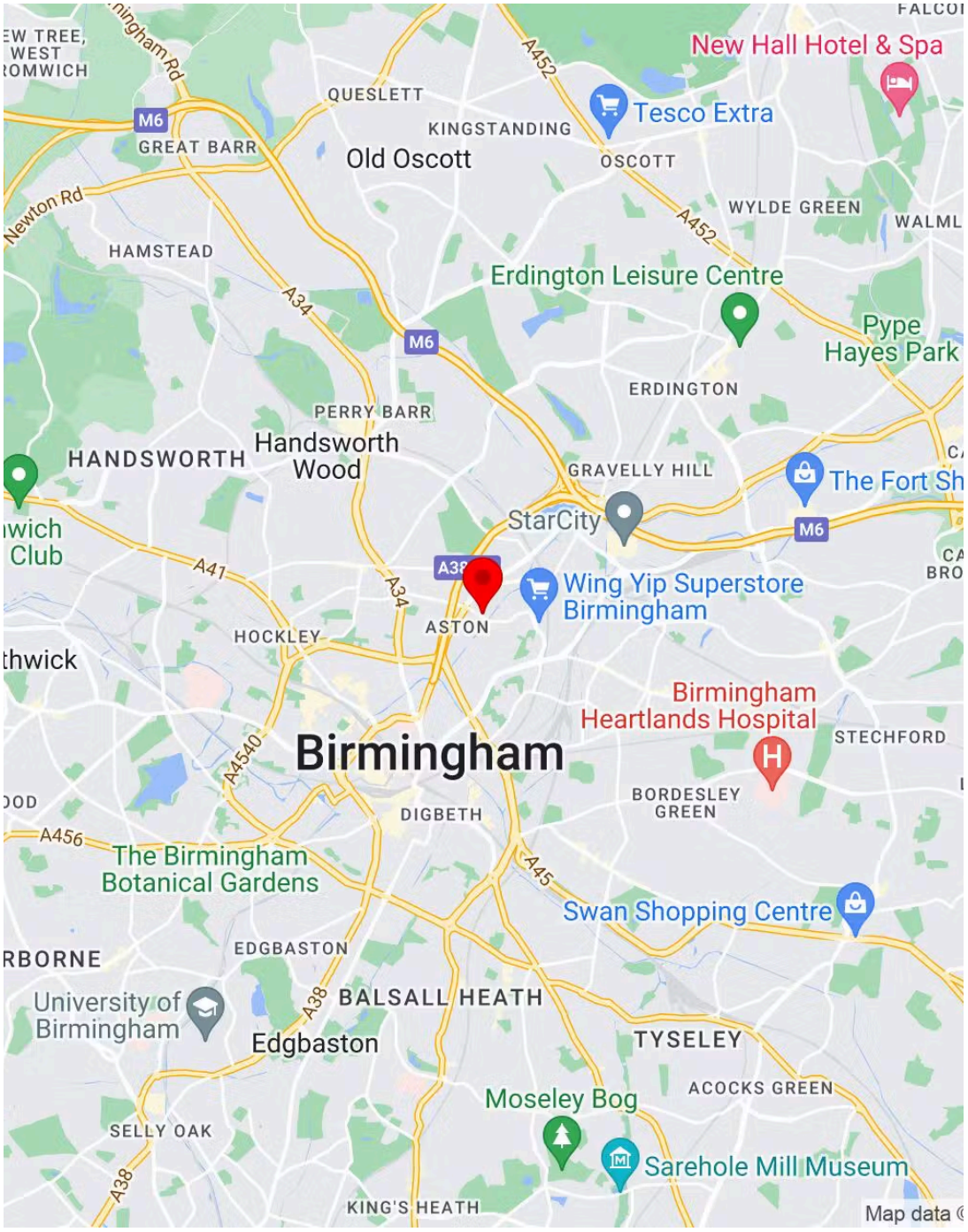




LOCATION

Aqueous II is exceptionally well-connected by road, rail, and air. Duddeston and Aston train stations are both within walking distance, providing easy access to Birmingham city centre and the wider rail network.

The property also offers direct access to the M5, M6, and M42 motorways, linking quickly to the M1, M40, and the rest of the national motorway network. Birmingham Airport is easily reached via the M6/M42 by car or from nearby Birmingham International train station, making national and international travel straightforward and convenient.



Aqueous II, Aston Cross Business Park, Birmingham, B6 5RQ









Aqueous II, Aston Cross Business Park, Birmingham, B6 5RQ











ABC.PDF



SCALE 1:100

0m 1 2 3 4 5 6

WALL SPECIFICATION NOTE

Unless otherwise noted; all new partitions to comprise:

2no. layers of 12.5mm of Gyproc WallBoard each side of Gyproframe 70 S 50 'C' Studs at 600mm centres.
25mm Isover Acoustic Partition Roll (APR 1200) in the cavity.
British Gypsum wall reference: A209047 (B) (EN)

Alternative partition systems by other manufacturers can be considered provided they achieve equal or better technical performance to the noted BG system.

BG specification suitable wall for heights up to 4600mm. Note max height of substrate above suspended ceilings to be reviewed on site; which may adjust partition specification to suit height.

Suitable fire rated head deflection detail to be included within wall specification that is compatible with system and appropriate for substrate. Allow for head detail that provides 50mm of downward deflection prior to confirmation of design deflection by a suitably qualified structural engineer.

For required fire rating of proposed partitions please refer to RGP fire strategy drawings.

Where new partition fixes to structural downstands within ceiling void; allow for any gaps between structure and floor above to be fully firestopped.

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SITE SPECIFIC HAZARDS

IN ACCORDANCE WITH THE REQUIREMENTS OF THE CDM REGULATIONS 2015 THE FOLLOWING SIGNIFICANT RESIDUAL HAZARDS HAVE NOT BEEN DESIGNED OUT OF THIS PROJECT AND MUST BE TAKEN INTO CONSIDERATION BY CONTRACTORS PLANNING TO UNDERTAKE THE WORKS SHOWN ON THIS DRAWING:

NOTES

DRAWING PRODUCED BASED ON AS BUILT RECORD INFORMATION PREPARED BY MECHANICAL ENGINEERS; ALL DIMENSONS TO BE CHECKED ON SITE

DRAWING TO BE READ IN CONJUNCTION WITH RELEVANT FIRE STRATEGY DRAWINGS

CONDITION OF EXISITNG DOORS TO BE REVIEWED ON SITE AND REFURBISHED WHERE REQUIRED SUBJECT TO AGREEMENT WITH CLIENT

ANY EXISTING FIRE RATED DOORS TO BE REVIEWED AND REPAIRED WHERE NECESSARY TO ENSURE THE FIRE RATING OF DOORS IS MAINTAINED.

HEIGHT OF SUSPENDED CEILING AND SOFFIT ABOVE SUBJECT TO CHECK ON SITE

ENCASEMENT NOTE: EXISTING PLASTERBOARD COLUMN ENCASEMENTS TO BE REVIEWED ON SITE; CONTRACTOR TO MAKE ALLOWANCES FOR MODIFICATION WORKS TO ENSURE CONTINUITY OF FIRE PROTECTION

FOR PARTIION SETTING OUT REFER TO RGP DRAWING 11665-C-P12

LEGEND

- DENOTES PROPOSED PARTITION
- COLUMNS AND ENCASEMENTS TO BE RETAINED SUBJECT TO FURTHER REVIEW ON SITE (see notes)
- 3D05 — DOOR REFERENCE; REFER TO RGP INTERNAL DOOR SCHEDULE; *REF 11665.13.01*
- NEWLY FORMED CORRIDOR
- RECONFIGURED OFFICE ACCOMMODATION

REV.	DATE	NOTES	INIT.
H	19/03/25	CONSTRUCTION ISSUE; MINOR UPDATES; DIMENSIONS ADDED	JH
G	04/02/25	REVERTED TO PREVIOUS LAYOUT FOLLOWING CLIENT COMMENTS; FULL DIVISION OF SUITE 4 INTO TWO SEPERATE SUITES 4 & 5	WDD
F	22/01/25	RELOCATION OF COMMS ROOMS TO LEFT SIDE OF KITCHEN; ADDITION OF SLIDING DOOR IN SUITE 5 + & 5 PARITION, RELOCATION OF 3D08	WDD
E	17/01/25	REVERTED TO EXISTING KITCHEN LAYOUT; SUITE 4 & 5 CONJOINED; ADDITION OF 2NO. 2M CLEAR DOORS IN SUITE 4 PARTITION	WDD
D	17/09/24	REVERTED TO PREVIOUS LAYOUT FOLLOWING CLIENT COMMENTS IN REGARDS TO TENANTS	RG
C	19/08/24	NOTES REGARDING GLAZED PARTITION TO SUITE 1 ADDED; NOTES REGARDING BUILDING CONTROL LEGEND UPDATED; MINOR AMENMENTS TO WALL SPEC NOTE.	JH
B	18/07/24	LOBBIES OMITTED; NOTES AND KEY UPDATED	JH
A	16/07/24	UPDATED TO REFLECT COMMENTS FROM CLIENT.	DB

CLIENT / PROJECT

HURSTWOOD HOLDINGS

AQUEOUS II, BIRMINGHAM

DRAWING TITLE

PROPOSED THIRD FLOOR PLAN

PROPSOED SUBDIVISION

STATUS

CONSTRUCTION

DATE	DRAWN	SCALE @ A2
JULY '24	RG	1:100

PROJECT NUMBER	UNIT / BLOCK	CI / SFB CODE	TYPE & NUMBER	REVISION LETTER
11665			P06	H

DRAWING NO.

Site Location Plans	L	GA Plans	P	Elevations	E
Sections	S	Details	D	Prefix; Colour	C

THE RATCLIFFE GROVES PARTNERSHIP

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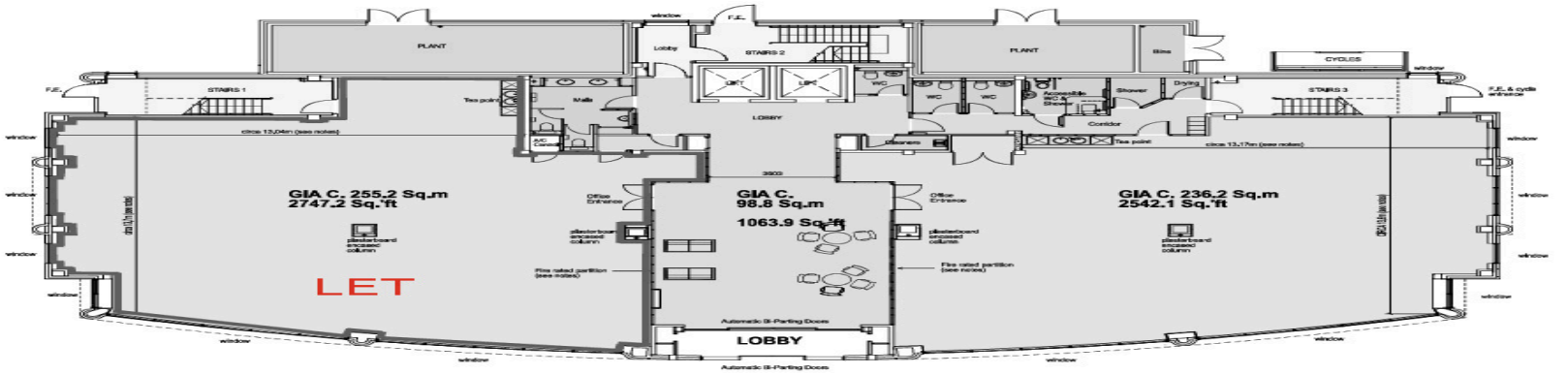
RGP architects

GFA.PDF



SCALE 1:100

NOTE

LEGEND

HURSTWOOD HOLDINGS
AQUEDUS II, BIRMINGHAM

EXISTING GROUND FLOOR PLAN

TENDER

JULY '24 | RG | 1:100

11665 | C | P01

THE RATCLIFFE GROVES PARTNERSHIP

AVAILABILITY

NAME	SQ FT	RENT	SERVICE CHARGE	AVAILABILITY
3rd - Suite 1	1,180	£1,770 /month	On Application	Available
3rd - Suite 2	950	£1,425 /month	On Application	Available
3rd - Suite 3	870	£1,305 /month	On Application	Available
3rd - Suite 4	965	£1,448 /month	On Application	Available
3rd - Suite 5	1,160	£1,740 /month	On Application	Available
Total	5,125			

LEASE TERMS

New Lease ,12 month minimum term.

AVAILABILITY

Available Immediately

TO ARRANGE A VIEWING, PLEASE CONTACT



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HURSTWOOD HOLDINGS