

**The Custard Factory, Gibb Street, Digbeth,  
Birmingham, B9 4AA**



**TO LET**  
**Creative Office and Studio Space from £297 PCM**  
**From 170 ft<sup>2</sup> / Flexible Lease Terms**

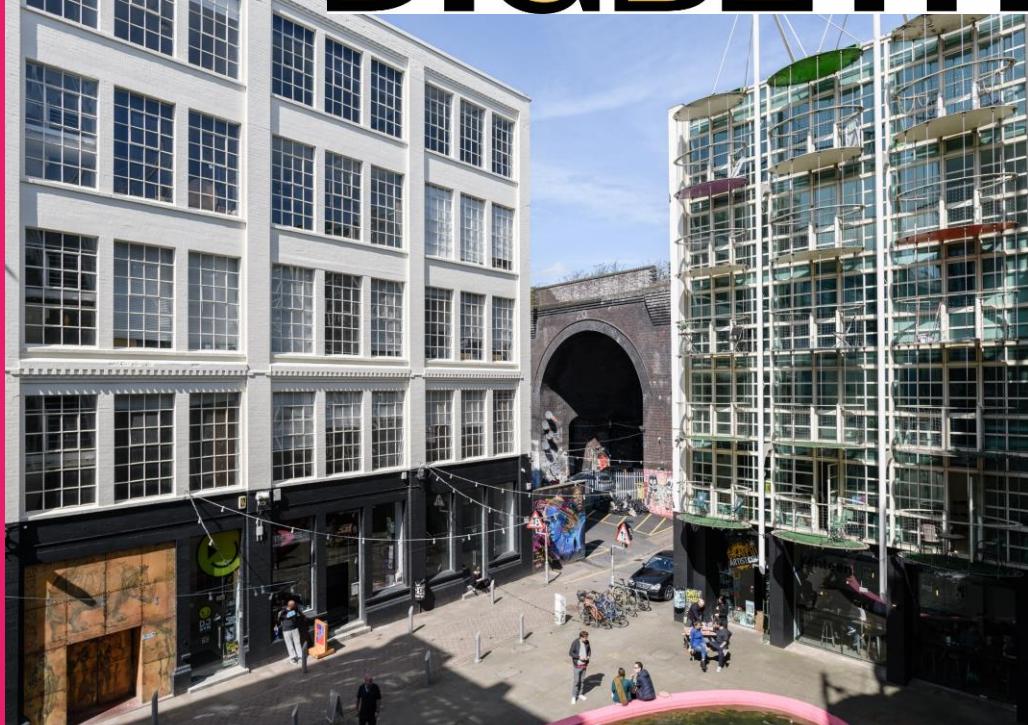
## The Custard Factory

Gibb Street, Digbeth, Birmingham, B9 4AA

# DIGBETH

## Overview

- The Heart of Digbeth's Creative and Digital Community
- Flexible Rental Terms
- Rentals from £297 PCM
- Meeting Space / Conference Rooms
- On Site Bars and Restaurants
- Staffed Front of House Reception with Tenant Break Out Areas
- Bike Storage / Car Parking
- Lift Access



## Location

Digbeth is ever evolving. Situated to the east of the second city, old industrial sprawl and the winding canal network provide the perfect, rich backdrop for big ambitions. This is truly an area to make your business stand out. What was once Birmingham's industrial heartland has been transformed into a thriving, creative community with plans afoot for new public plazas alongside state-of-the-art residential, commercial and leisure spaces to inspire a new generation.

Digbeth is undergoing radical regeneration thanks to new infrastructure projects such as HS2 and the Midlands Metro extension. Proposed new commercial and residential developments will put Digbeth at the heart of Birmingham's new travel links - all ready for a new swathe of residents to enjoy Digbeth's unique atmosphere. With over 7,000 units now enjoying planning consent, there's never been a better time to choose Digbeth.

## Description

It all started with Alfred Bird inventing his world famous Bird's instant Custard right here in B9. Carrying on this trend (and also created from a secret recipe), The Custard Factory today hosts fairs, festivals and gigs plus corporate and private events.

Throw a stick in Digbeth and you're nailed on to hit an independent store, place to eat or thriving indie business. Pop into The Framers for, wait for it, fabulous picture frames. Or call in at Riddings & Wynn - purveyors of finery and curiosities. Baked in Brick serves award winning pizza and Chance Encounters mixes board games with great food. Digbeth Dining Club needs no explanation. Ghetto Golf is an inspired, urban take on golf. Oh - and that's not even the half of it. Come, stroll, lose yourself.

Home to tech companies, media agencies, makers, and creators. Data centres, film production companies, broadcast studios and post-production spaces.



## Availability Example (more units available via enquiry)

Building	Size	Rental PCM	Rental PA
Green House	170 ft2	£248	£2,975
Green House	240 ft2	£350	£4,200
Green House	375 ft2	£547	£6,563
Green House	420 ft2	£613	£7,350
Green House	500 ft2	£729	£8,750
Green House	600 ft2	£875	£10,500
Scott House	155 ft2	£239	£2,868
Scott House	335 ft2	£838	£10,056
Scott House	480 ft2	£740	£8,880
Scott House	605 ft2	£999	£11,988
Scott House	778 ft2	£1,426	£17,112
Scott House	1,348 ft2	£2,078	£24,938
Scott House	2,832 ft2	£4,366	£52,392

Please note that all of the above figures are quoted exclusive of any relevant service/estate/insurance charges.

## Energy Performance Certificate

Available upon request from the agent.

### VAT

All figures quoted are exclusive of VAT which may be payable.

### Legal Fees

Each party to be responsible for their own legal costs incurred during this transaction.

### Service Charge

A service charge is levied against the upkeep of the communal areas.

### Availability /Viewings

The property is immediately available, subject to the completion of legal formalities.

Viewings are strictly via the letting agent Siddall Jones on 0121 638 0500

