

The Green House

208-209, Digbeth, B9 4AA

SHEPHERD
COMMERCIAL



TO LET

340 SQ FT
(31.59 SQ M)

£4,250 PER ANNUM

Compact 340 sq ft office suite in the Green House, ideal for small creative teams.

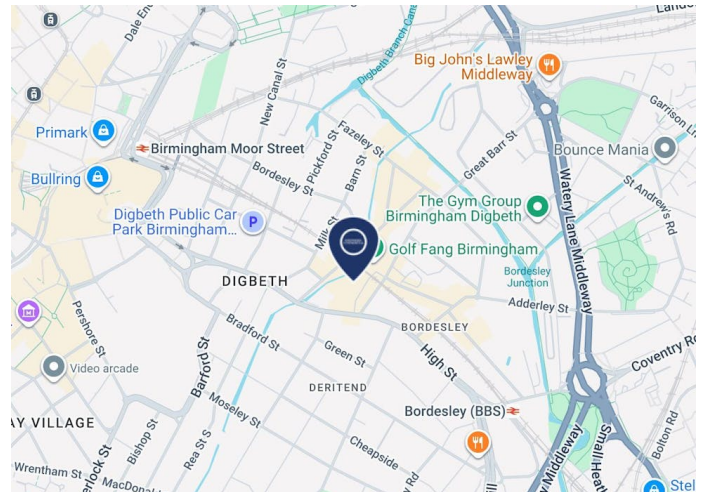
- 340 sq ft open-plan workspace
- Ideal for freelancers or micro-teams
- Bright unit within refurbished Green House
- Affordable occupational cost
- Located within Digbeth's creative quarter

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Summary

Available Size	340 sq ft / 31.59 sq m
Rent	£4,250 per annum
Service Charge	£3,144 per annum
Estate Charge	£484 per annum
EPC	D

Description

Unit 208-209 provides a compact and efficient 340 sq ft office space within the Green House, one of the most popular multi-let buildings in the Digbeth Estate. Offering excellent value for small creative, digital or professional occupiers, the unit features an open-plan layout with good natural light and the modernised finishes associated with the refurbished Green House. Its manageable size makes it ideal for start-ups, freelancers or businesses seeking a small satellite office within a vibrant creative community. Positioned at the heart of Digbeth, the building is surrounded by independent cafés, studios and cultural venues, alongside a growing cluster of media and design companies. The location benefits from strong transport links to Birmingham City Centre, Moor Street Station and the upcoming HS2 Curzon Street Station. Unit 208-209 offers an affordable entry point into one of Birmingham's most dynamic and fast-evolving commercial neighbourhoods.

Location

The Green House is located within the Digbeth Estate, a well-established creative district just minutes from Birmingham City Centre.

The area is home to a thriving mix of digital agencies, media studios, independents, cafés and leisure venues, creating a lively environment for modern businesses. Excellent transport links are available via Birmingham Moor Street and New Street stations, while the forthcoming HS2 Curzon Street Station will further strengthen connectivity. Digbeth's blend of heritage buildings, cultural activity and new development makes it one of the city's most attractive areas for innovative and growing companies.

Terms

Flexible lease terms are available, with the option of short-term occupation via a simple licence or a longer-term lease, depending on occupier requirements.

Additional Costs

In addition to the annual rent, occupiers will be responsible for a service charge of £3,144 per annum, an estate charge of £484 per annum, and building insurance of £153 per annum, bringing total additional costs to £3,781 per year.

Viewings

Viewing by appointment only.



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