

# The Green House

Unit 222, Digbeth, B9 4AA

SHEPHERD  
COMMERCIAL



## TO LET

170 SQ FT  
(15.79 SQ M)

£2,125 PER ANNUM

170 sq ft self-contained office in the Green House, ideal for freelancers or start-ups.

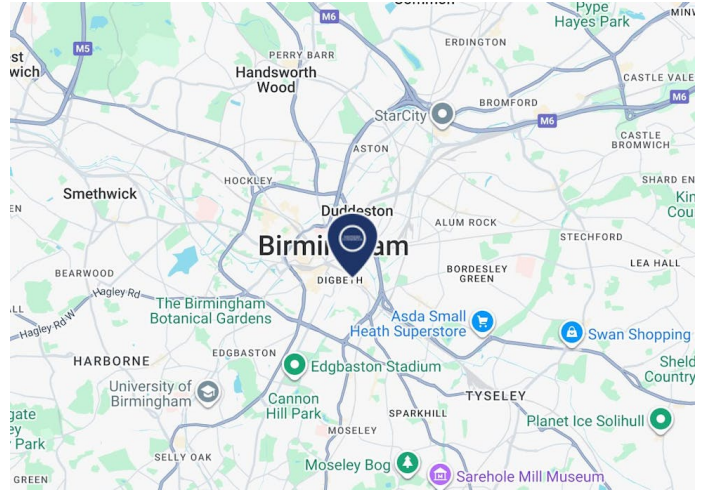
- 170 sq ft single office suite
- Affordable entry-level workspace
- Ideal for solo occupiers or micro-teams
- Updated, modernised Green House building
- Part of Digbeth's thriving creative community

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## Summary

Available Size	170 sq ft / 15.79 sq m
Rent	£2,125 per annum
Service Charge	£1,714 per annum
Estate Charge	£260 per annum
EPC	D

## Description

Unit 222 offers a compact and cost-effective 170 sq ft office suite within the refurbished Green House building, providing an ideal workspace solution for freelancers, small start-ups or businesses seeking a focused base within the Digbeth Estate. The unit features a simple open-plan layout with good natural light and a clean finish throughout, making it suitable for a range of creative, digital or professional uses. Its low total occupational cost makes it especially appealing for occupiers searching for a private, manageable workspace without the commitments of larger accommodation. The Green House is conveniently positioned within Digbeth's established creative district, surrounded by independent cafés, studios, cultural venues and a vibrant mix of media and design occupiers. Excellent transport links to Birmingham City Centre and the forthcoming HS2 Curzon Street Station further enhance accessibility. Unit 222 represents a strong value proposition within one of Birmingham's most distinctive commercial neighbourhoods.

## Location

Located within the Digbeth Estate, the Green House benefits from close proximity to Birmingham City

Centre and sits within one of the city's most vibrant creative quarters. The area is home to a wide mix of digital, media and artistic occupiers, alongside independent cafés, bars and retail spaces. With Moor Street and New Street stations nearby, and HS2 Curzon Street Station on the horizon, the location provides excellent current and future connectivity. Digbeth's unique blend of cultural energy and characterful buildings makes it an appealing base for small and growing businesses.

## Terms

Flexible lease options are available, including short-term licences or longer-term leases depending on occupier needs.

## Additional Costs

In addition to the annual rent, occupiers will be responsible for a service charge of £1,714 per annum, an estate charge of £260 per annum, and building insurance of £82 per annum, bringing total additional costs to £2,056 per year.

## Viewings

Viewing by appointment only.



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