

The Green House

Unit 220, Digbeth, B9 4AA

SHEPHERD
COMMERCIAL



TO LET

170 SQ FT
(15.79 SQ M)

£2,125 PER ANNUM

Affordable 170 sq ft workspace ideal for freelancers or small creative businesses.

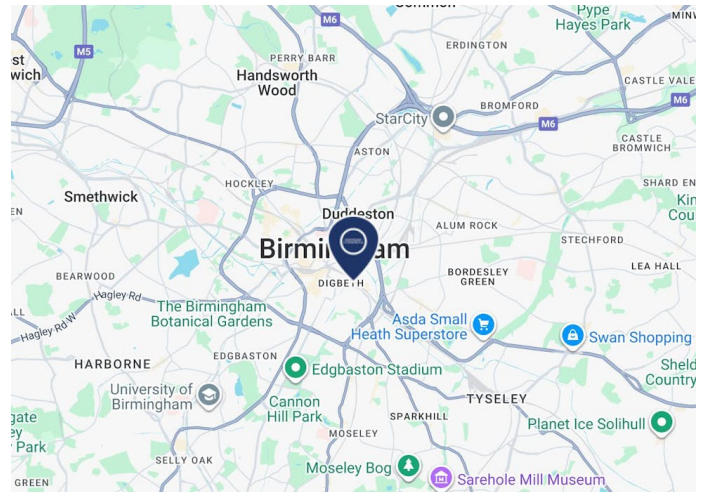
- 170 sq ft compact office suite
- Ideal for freelancers or micro-businesses
- Excellent entry-level cost
- Refurbished Green House building
- Located in Digbeth's vibrant creative hub

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Summary

Available Size	170 sq ft / 15.79 sq m
Rent	£2,125 per annum
Service Charge	£1,713 per annum
Estate Charge	£266 per annum
EPC	D

Description

Unit 220 offers a compact 170 sq ft office space within the well-regarded Green House building, making it an ideal option for freelancers, micro-businesses or start-ups seeking an affordable base within the Digbeth Estate. The unit provides a simple, open-plan layout with good natural light and a clean, modern finish following recent refurbishment works. Its manageable size and low occupational cost make it particularly attractive for businesses seeking a focused, professional workspace without the overheads associated with larger accommodation. Positioned at the heart of Digbeth, the Green House benefits from close proximity to an eclectic mix of cafés, studios, independent retailers and cultural venues, as well as excellent public transport links to Birmingham City Centre. With HS2 Curzon Street Station due nearby, the area continues to strengthen as a prime destination for creative and digital businesses. Unit 220 presents an excellent value opportunity within one of Birmingham's most distinctive commercial districts.

Location

The Green House is centrally located within the Digbeth Estate, a thriving creative neighbourhood just a short walk from Birmingham City Centre.

The area is home to a diverse community of digital, media and artistic occupiers, complemented by an excellent mix of cafés, bars and independent venues. Birmingham Moor Street and New Street stations are easily accessible, while the forthcoming HS2 Curzon Street Station will further enhance regional and national connectivity. Digbeth's blend of heritage character and modern creative energy makes it a highly attractive base for small and growing businesses.

Terms

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

Additional Costs

In addition to the annual rent, occupiers will be responsible for a service charge of £1,713 per annum, an estate charge of £266 per annum, and building insurance of £82 per annum, bringing total additional costs to £2,061 per year.

Viewings

Viewing by appointment only.



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