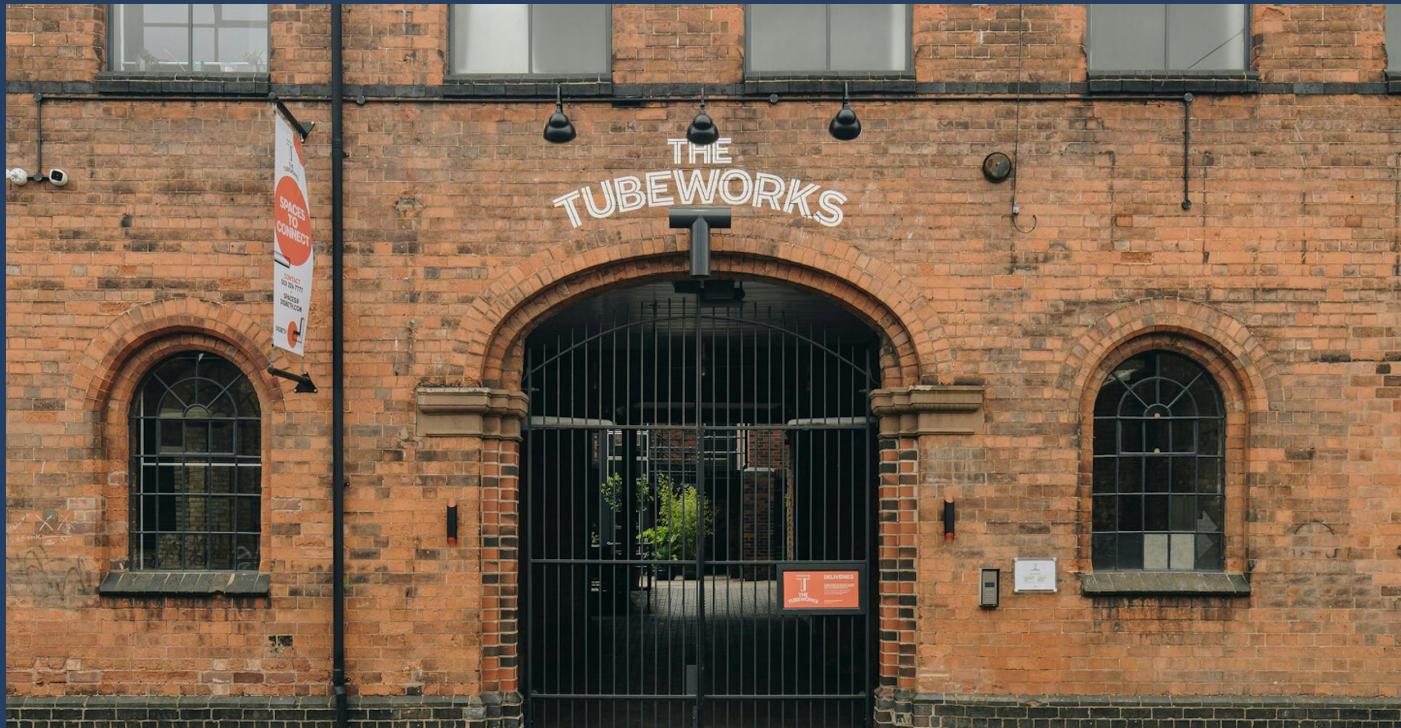


Unit S1

The Tubeworks, Birmingham, B5 5SL

SHEPHERD
COMMERCIAL



TO LET

947 SQ FT
(87.98 SQ M)

£20,834 PER ANNUM

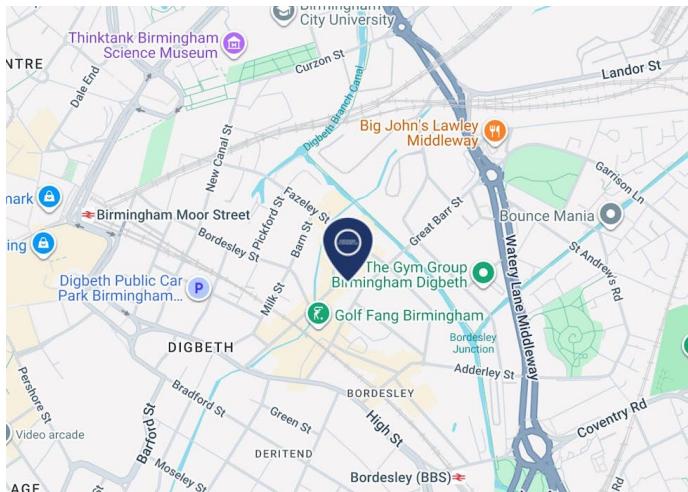
947 sq ft characterful
office/creative unit in the
popular Tube Works
development.

- 947 sq ft self-contained creative workspace
- Characterful setting within Tube Works courtyard
- High ceilings and adaptable open-plan layout
- Ideal for creative, digital or studio-based businesses
- Excellent access to cafés, amenities and transport

Unit S1

The Tubeworks, Birmingham, B5 5SL

**SHEPHERD
COMMERCIAL**



Summary

| | |
|----------------|--|
| Available Size | 947 sq ft / 87.98 sq m |
| Rent | £20,834 per annum |
| Service Charge | £7,845.54 per annum |
| Estate Charge | £1,206.59 per annum |
| EPC | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

Description

Unit S1 provides a 947 sq ft creative workspace within the sought-after Tube Works development, located in the heart of Digbeth's thriving business community. The unit benefits from a characterful industrial aesthetic, with high ceilings, exposed finishes and an open-plan layout suitable for a variety of creative, digital or design-led occupiers. Large windows provide strong natural light, while the self-contained configuration allows for flexible internal planning. Positioned within an attractive courtyard environment, Tube Works offers a vibrant mix of studios, offices and independent operators, contributing to a lively and collaborative atmosphere. The location provides excellent access to Birmingham City Centre, the Bullring, Moor Street Station and the upcoming HS2 Curzon Street Station, making it ideal for businesses seeking an inspiring, well-connected base. Unit S1 represents an exciting opportunity for occupiers looking for a distinctive workspace in one of Birmingham's most energetic and evolving districts.

Location

Tube Works forms part of the Digbeth Estate, a renowned creative cluster just minutes from Birmingham

City Centre. Surrounded by independent cafés, bars, studios and cultural venues, the area attracts a diverse mix of digital, media and artistic businesses. With excellent access to Moor Street and New Street stations, and the future HS2 Curzon Street Station nearby, the location offers strong regional and national connectivity. Digbeth's combination of heritage character and modern creative energy makes it a leading destination for innovative organisations.

Terms

Flexible lease options are available, with both short-term and longer-term arrangements considered depending on occupier requirements.

Additional Costs

In addition to the annual rent, occupiers will be responsible for a service charge of £7,845.54 per annum, an estate charge of £1,206.59 per annum, and building insurance of £519.39 per annum, bringing total additional costs to £9,571.52 per year.

Viewings

Strictly by appointment only.



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