

INDUSTRIAL, WAREHOUSE | FOR SALE

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21 MILK STREET, DIGBETH, BIRMINGHAM, B5 5TR

0.20 ACRES (0.08 HECTARES)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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A Freehold Ground Rent Investment Opportunity

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- Ground Rent of £18,000 per annum
  - 99 Year Lease Expiring 11 December 2084
  - Next Rent Review 2027
  - Located in the Creative Quarter of Birmingham
  - Close to the Custard Factory and Bull Ring Shopping Centre
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## DESCRIPTION

Freehold ground rent is secured by a long lease of 99 years' duration expiring 11 December 2084.

The passing rent of £18,000 per annum is subject to upward review every seven years, with the next review falling in 2027.

This structure provides an investor with:

- A long-dated income stream with over 58 years remaining on the term.
- Regular, contractual rent reviews providing a degree of inflation protection and income growth.
- A secure, low-management-intensity investment in one of Birmingham's strongest regeneration locations.
- Capital value appreciation potential underpinned by the exceptional pace of Digbeth's transformation.

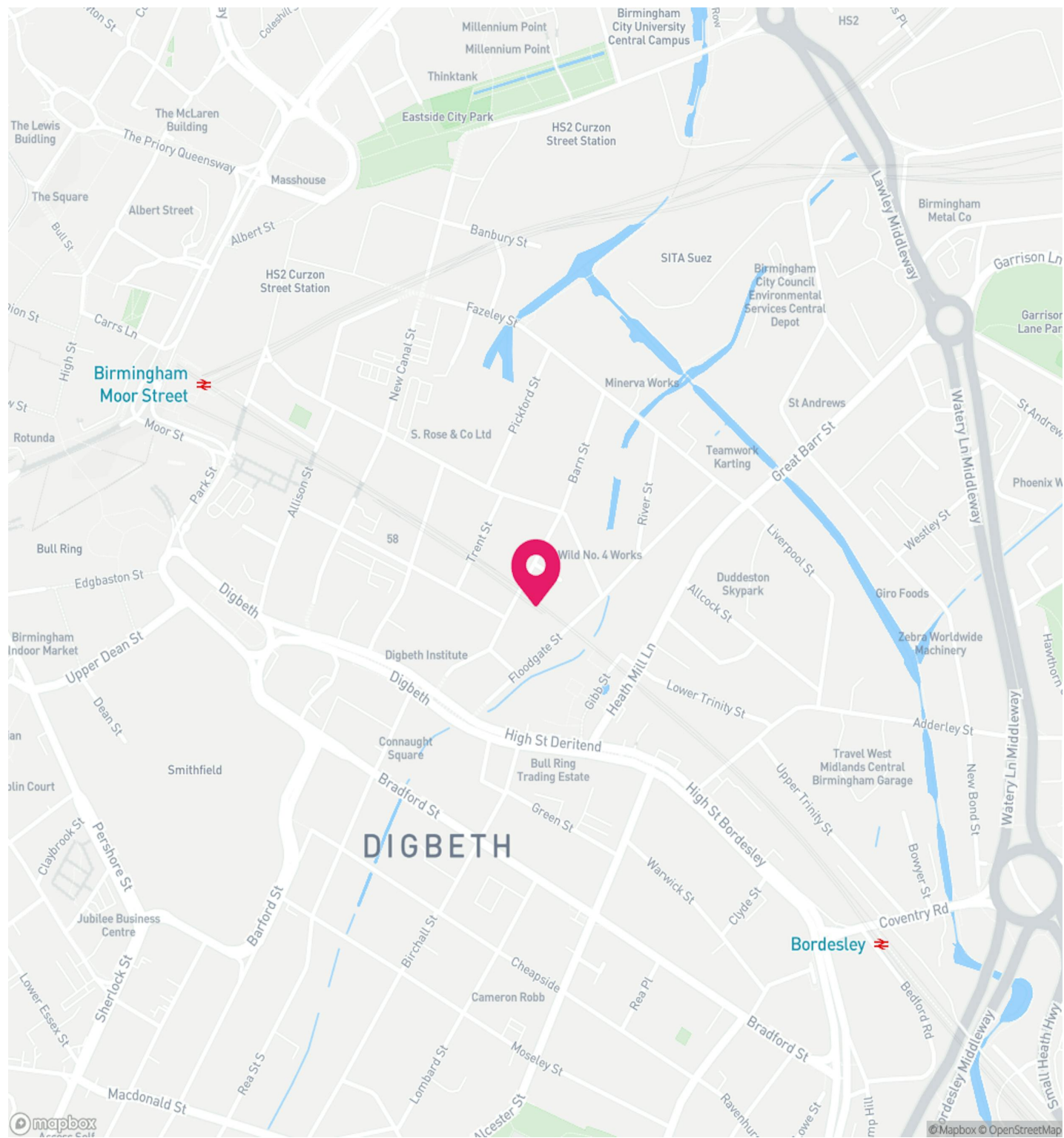
## LOCATION

Digbeth is Birmingham's Creative Quarter, situated immediately east of the city centre and adjacent to Curzon Street — the future HS2 terminus. Once a Victorian industrial heartland, the area has transformed into one of the UK's most dynamic and investment-active urban districts.

The area is home to a growing cluster of creative, media and technology occupiers including the BBC, Netflix, Huel and Digbeth Loc Studios — the major film and TV production campus associated with Steven Knight. Digbeth is firmly established as a location of national significance for the screen industries.

Birmingham City Council's Digbeth Prospectus (launched May 2025) identifies over 6,650 new homes and 310,000 sq m of commercial space across 10 development sites. The £1.9 billion Smithfield Masterplan and Warwick Bar regeneration (covering an area equivalent to 22 football pitches) further reinforce the scale of committed public and private capital flowing into this corridor.

Transport connectivity is being materially enhanced through the Eastside Metro extension and HS2's Curzon Street station (scheduled for opening 2033), which will place Birmingham within 50 minutes of London.



## SITE AREA

We understand the site area extends to approximately 0.20 acres or thereabouts.

## TENURE

Freehold- subject to a 99 year lease expiring 11th December 2084

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## PRICE

Price on application

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



**Edward Siddall-Jones**

0121 638 0500

[edward@siddalljones.com](mailto:edward@siddalljones.com)

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