

# Unit 116-117

The Custard Factory, Digbeth, B9 4AA

SHEPHERD  
COMMERCIAL



## TO LET

930 SQ FT  
(86.40 SQ M)

**£11,625 PER ANNUM**

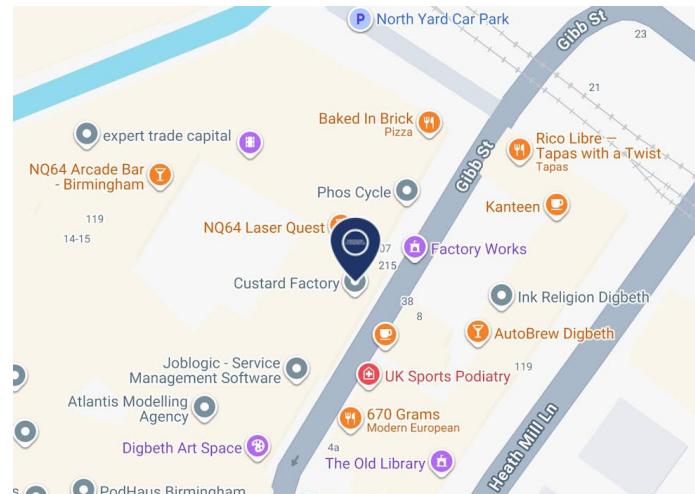
**Flexible 930 sq ft creative office in Scott House, at the heart of the Custard Factory.**

- 930 sq ft open-plan creative workspace
- Industrial character with exposed features
- Ideal for small to medium teams
- Part of the thriving Custard Factory community
- Excellent access to cafés, transport and city centre

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## Summary

Available Size	930 sq ft / 86.40 sq m
Rent	£11,625 per annum
Service Charge	£8,694 per annum
Estate Charge	£1,531 per annum
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Unit 116-117 offers a highly flexible 930 sq ft office suite within Scott House, positioned in the centre of the Custard Factory—Birmingham's leading creative business district. The space benefits from the industrial character that defines Digbeth, including exposed finishes, high ceilings and excellent natural light. Its open-plan layout provides an adaptable environment suitable for digital, creative, media and professional teams seeking an inspiring workplace. Located among a vibrant mix of independent cafés, studios, leisure venues and event spaces, the unit places occupiers at the heart of a thriving community. The estate offers excellent connectivity, with Birmingham City Centre and major transport links within a short walk, and HS2 Curzon Street set to enhance accessibility further. Unit 116-117 represents a rare opportunity to secure an authentic, design-led workspace in one of the city's most dynamic commercial neighbourhoods.

## Location

Situated in the renowned Custard Factory on Gibb Street, Unit 116-117 benefits from a prime position in Digbeth, one of Birmingham's most established creative quarters.

The area is home to a thriving community of digital, media, design and artistic occupiers, supported by an excellent mix of cafés, bars, retail and cultural venues. Digbeth lies just a short walk from Birmingham City Centre, Moor Street Station and the Bullring, with strong transport connectivity across the region. The arrival of HS2 at Curzon Street will further elevate the district's accessibility, placing London within under an hour. This authentic, character-filled environment makes the Custard Factory a standout destination for innovative and fast-growing businesses.

## Terms

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

## Additional Costs

In addition to the annual rent, occupiers will be responsible for a service charge of £8,694 per annum, an estate charge of £1,531 per annum, and building insurance of £590 per annum, bringing the total additional costs to £10,815 per year.

## Viewings

Strictly by appointment only.



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