

OFFICE | TO LET

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SUITE 302, RHUBARB, 25 HEATH MILL LANE, DIGBETH, BIRMINGHAM, B9 4AE

466 SQ FT (43.29 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Self Contained Third Floor Office
Accommodation in the Heart of Digbeth,
Benefiting from Excellent Natural Light &
Private Facilities

- Open Plan Layout
 - Air Conditioning
 - Private Kitchen & WC
 - Passenger Lift Access
 - Prime Digbeth Location
 - Self Contained Accommodation
 - Modern Third Floor Office
-



DESCRIPTION

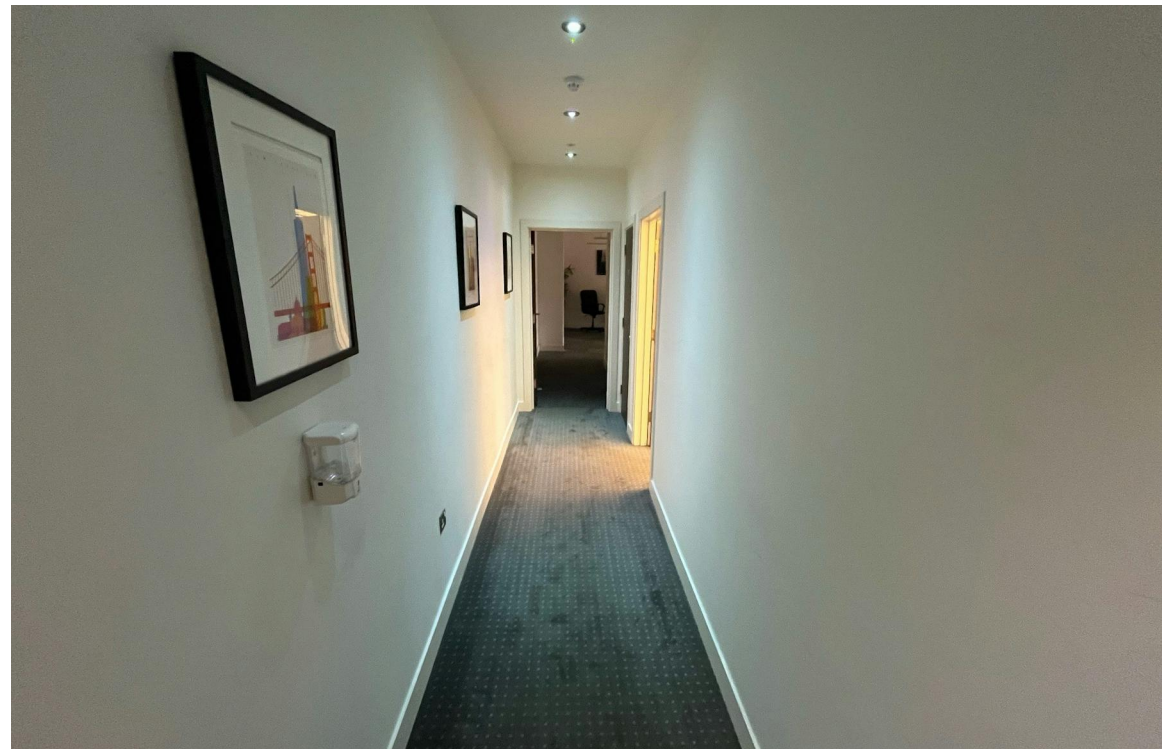
The property is accessed via a spacious ground floor reception area, benefiting from passenger lift access to all floors and DDA compliant WC facilities.

The subject suite is situated on the third floor and provides modern, well presented office accommodation, predominantly arranged in an open plan configuration with excellent levels of natural light provided by full height, energy efficient double glazed windows.

Internally, the accommodation benefits from carpet tiled flooring, contemporary suspended lighting, energy efficient heating and cooling, and walnut-veneered internal doors, creating a bright and comfortable working environment.

The suite further benefits from its own fitted kitchenette, incorporating base and wall mounted units, worktop surfaces and stainless steel sink, together with private WC facilities.

Additional features include a digital intercom entry system and integrated fire alarm and smoke detection system.



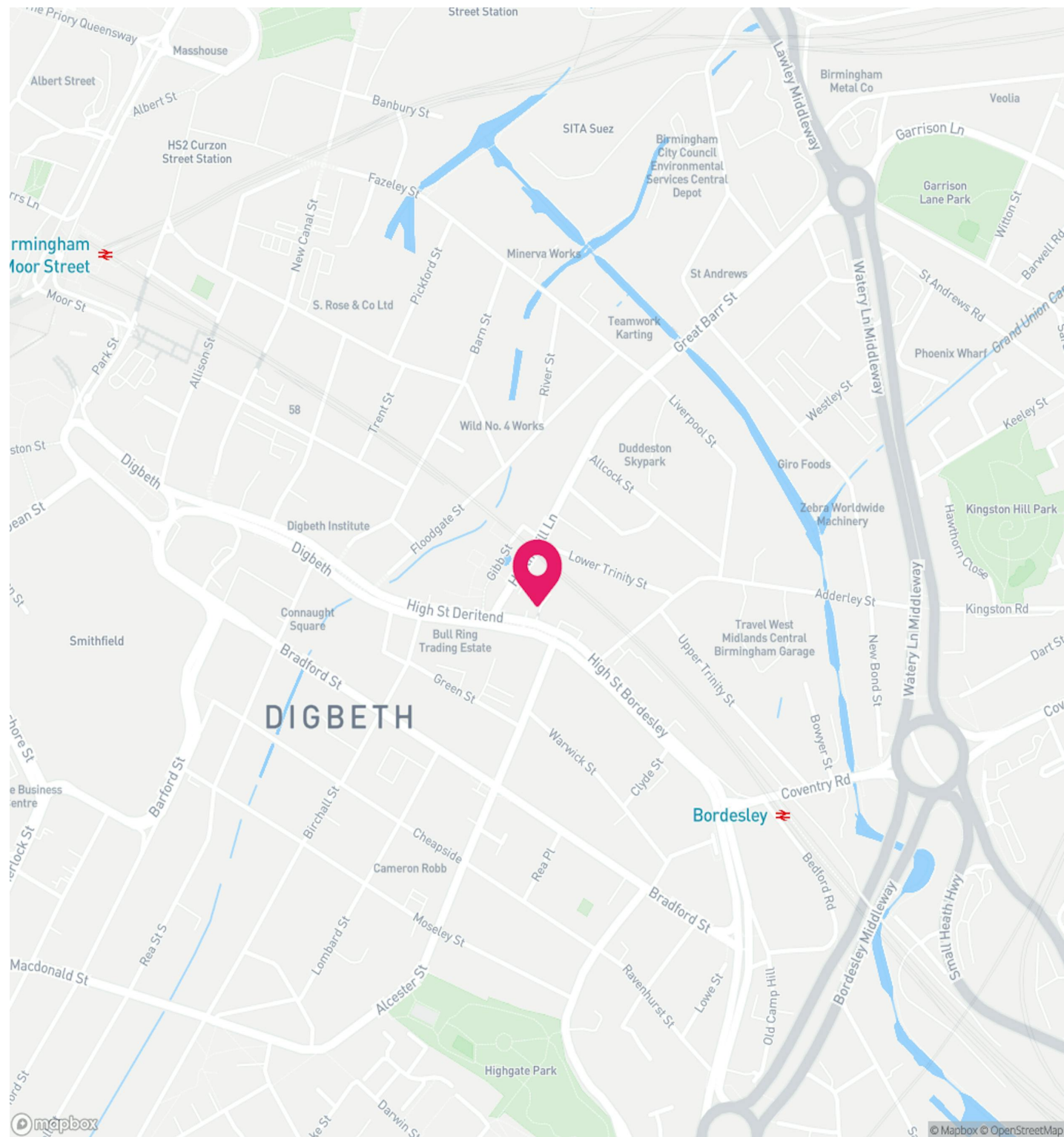
LOCATION

Rhubarb Studios occupies a prominent position on Heath Mill Lane, in the heart of Birmingham's vibrant Digbeth district, within the Digbeth and Deritend Conservation Area.

The property is situated adjacent to the historic Old Crown public house and directly opposite the renowned Custard Factory, an established creative and commercial hub home to a diverse mix of independent businesses, restaurants, bars and leisure operators.

Birmingham City Centre is within easy walking distance, with the Bullring Shopping Centre, Selfridges and the wider retail and commercial core accessible in approximately 15 minutes.

The property also benefits from excellent transport connectivity, with Birmingham Moor Street and New Street railway stations within walking distance, providing regular regional and national rail services. The A38(M) Aston Expressway is also readily accessible, offering convenient links to the M6 motorway and wider national motorway network.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

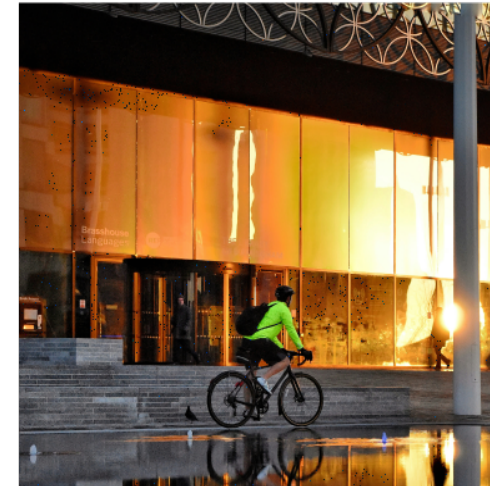
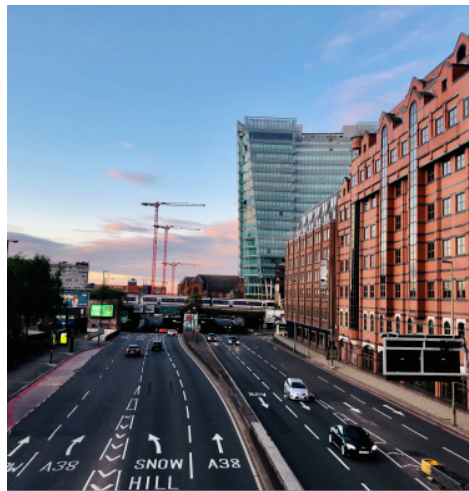
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



TERMS

The property is available on a new lease, with length to be agreed, at a passing rental of £8,000 per annum (exclusive).

SERVICE CHARGE

A service charge is levied in respect of the maintenance and upkeep of communal areas.

BUSINESS RATES

Rateable Value: £5,900

The property may qualify for 100% Small Business Rates Relief, subject to the occupier meeting the relevant eligibility criteria. Interested parties are advised to make their own enquiries with Birmingham City Council to confirm their individual liability and entitlement to any relief.

VAT

All figures quoted are exclusive of VAT which we understand is payable.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate available on request from the agents.

AVAILABILITY

The property is expected to be available for occupation from December 2026.

LEGAL COSTS

Each party are to be responsible for their own legal fees incurred during this transaction.

VIEWINGS

Viewings are strictly via the sole selling letting agent Siddall Jones.

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.

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CONTACT



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