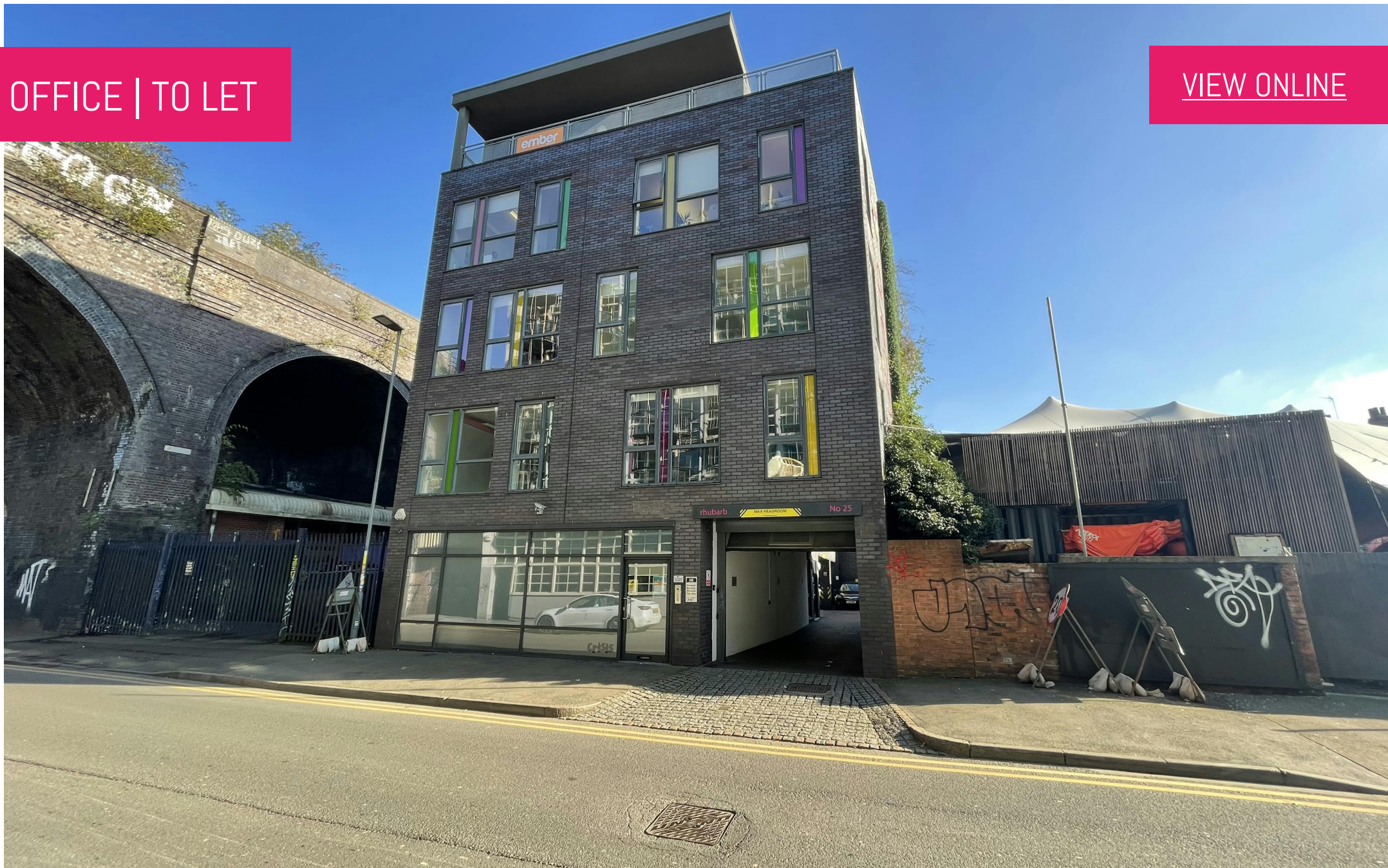


OFFICE | TO LET

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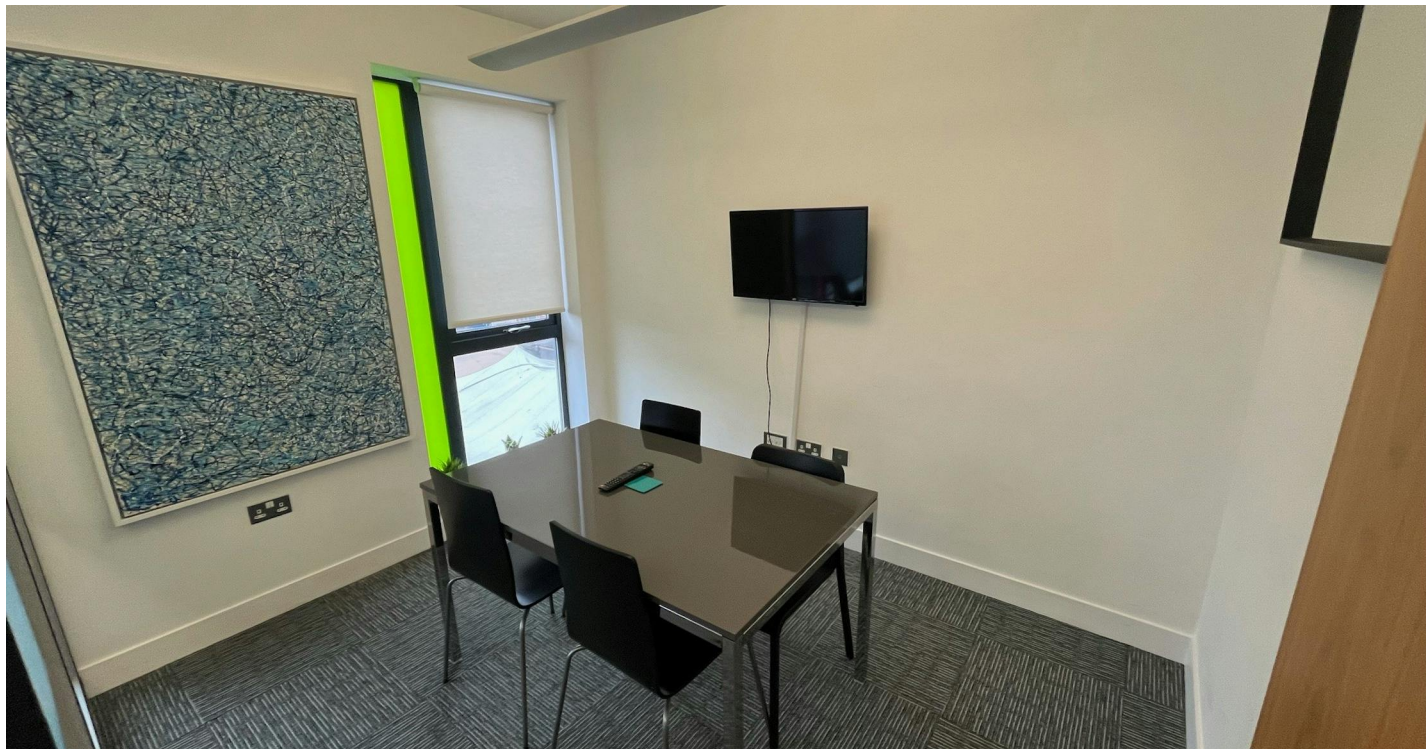
SUITE 301 RHUBARB STUDIOS, HEATH MILL LANE, DIGBETH, B9 4AE

497 SQ FT (46.17 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Contemporary Self-Contained Studio with
Modern Amenities in the Heart of Digbeth's
Creative Quarter.

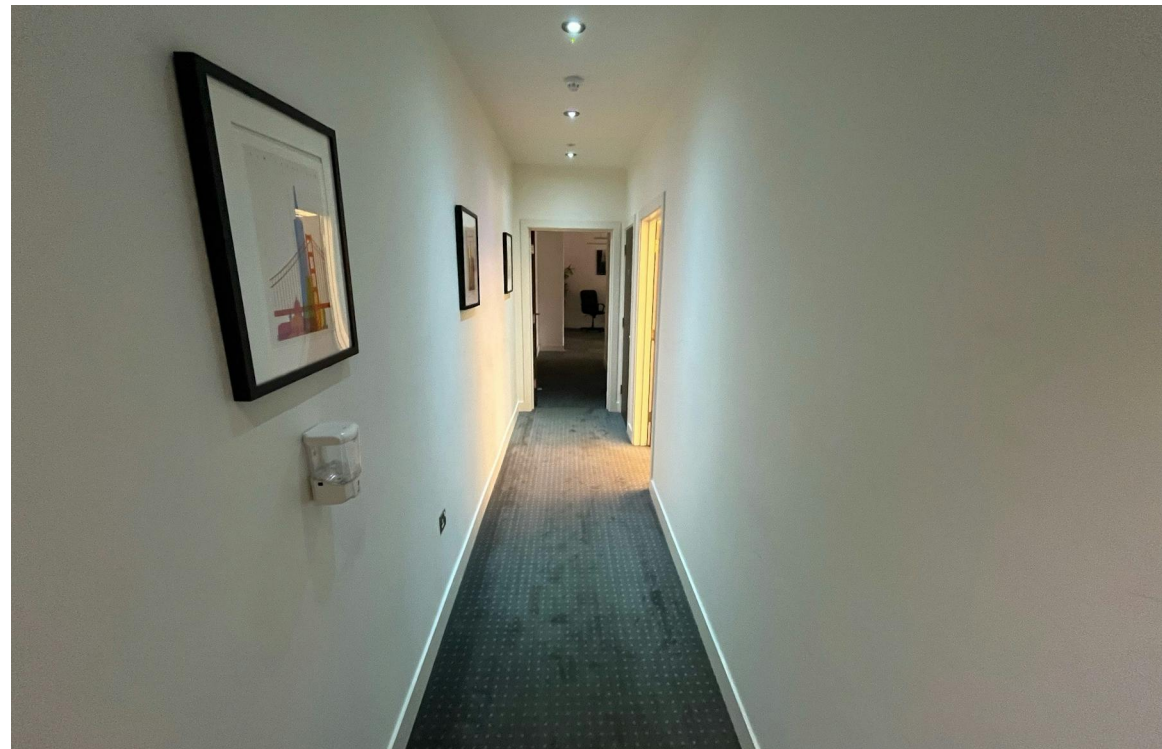
- Energy efficient heating and cooling
 - Contemporary office lighting scheme
 - Full height windows
 - Low energy double glazing
 - Fitted kitchen
 - Digital intercom entry system
 - Passenger lift to all floors
 - Private W/C
-



DESCRIPTION

The property is accessed via a large reception area with lift access and DDA compliant WC to the ground floor. The subject suite is located on the 3rd floor and benefits from:

- Energy efficient heating and cooling
- Contemporary office lighting scheme
- Full height windows with low-energy double glazing
- Fitted kitchen
- Walnut veneered doors
- Digital intercom entry system
- Integrated fire alarm and smoke detection system
- Passenger lift to all floors
- Private bathroom

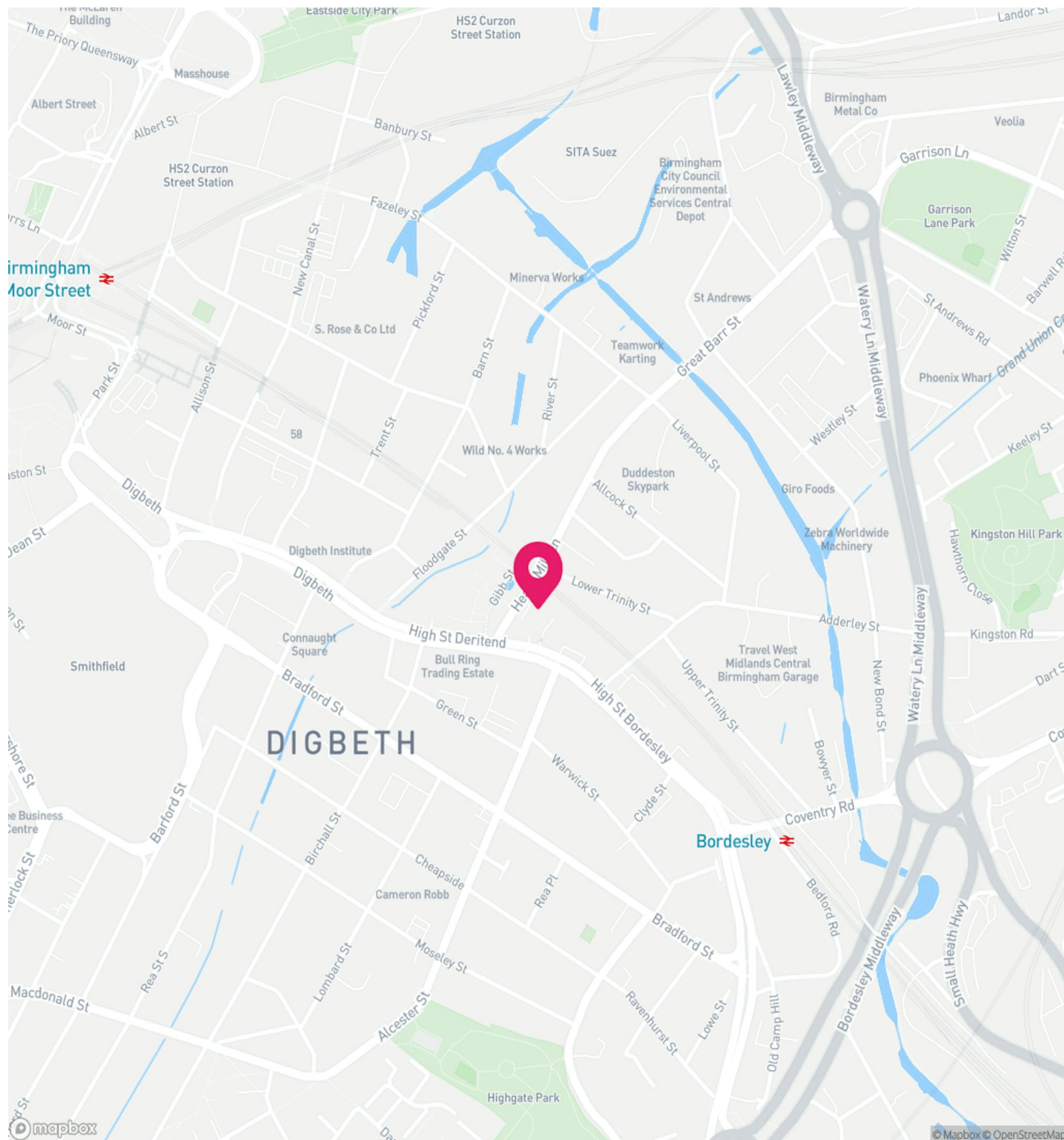


LOCATION

Rhubarb Studios provides self-contained studio offices in Birmingham City Centre and are situated within the Digbeth and Deritend conservation area.

Located on Heath Mill Lane, next to the historic Old Crown Pub and opposite The Custard Factory, Rhubarb is set less than 15 minutes' walk away from Selfridges and the Bullring shopping centre.

The offices are positioned within easy reach of both New Street and Moor Street railway stations, providing links to both the national rail network and the metro system and are within just 5 minutes' drive of the A38 Aston Expressway, providing direct links to the 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.

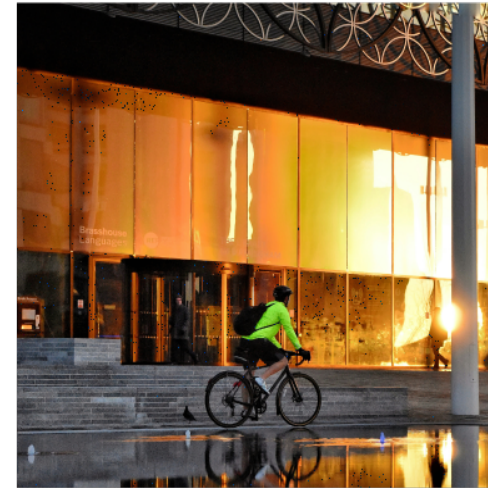
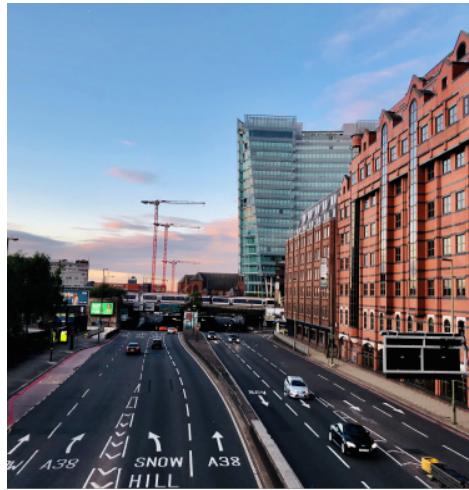
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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 upkeep and maintenance of communal areas.

LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

SERVICES

We understand that the suite has the benefit of all mains services.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

The property is available to let on a new lease with length to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

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



Sophie Froggatt
0121 638 0500
sophie@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 02/10/2025

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