The Custard Factory

Unit 101-130 Scott House, The Custard Factory, Birmingham, B9 4

SHEPHERD COMMERCIAL

TO LET

2,957 SQ FT
(274.71 SQ M)

£36,962 PER ANNUM QUOTED AT £12.5PSF

The Custard Factory - Unit 101-130 providing 2,957 sq ft of Grade A office space.

- Digbeth Location
- Private Kitchen and WC
- Grade A Facilities
- Dedicated Reception
- High Specification Meeting Rooms
- Open-Plan Office

01564 778890
www.shepcom.com

The Custard Factory

Unit 101-130 Scott House, The Custard Factory, Birmingham, B9 4AA

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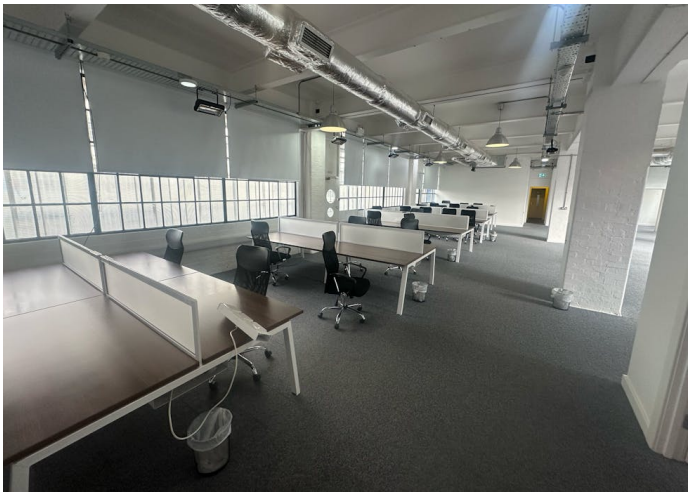


Summary

Available Size	2,957 sq ft / 274.71 sq m
Rent	£36,962 per annum Quoted at £12.5psf
Service Charge	£28,081.84 per annum
Estate Charge	£4,508.50 per annum
EPC	C

Description

Unit 101-130 Scott House, The Custard Factory is an exemplary Grade A office accommodation comprised on open-plan space with ancillary meeting rooms, kitchen and W.C facilities. Unit 101-130 at Scott House in The Custard Factory offers an outstanding Grade A office environment designed for flexible, modern working. Set within a landmark former industrial building, the space benefits from open-plan layouts that can be tailored to your exact requirements, alongside high-quality meeting rooms, a fitted kitchen and dedicated WCs. With air-conditioning, 24-hour access, secure bike storage and shower facilities, the accommodation caters for the demands of today's dynamic workforce

Location

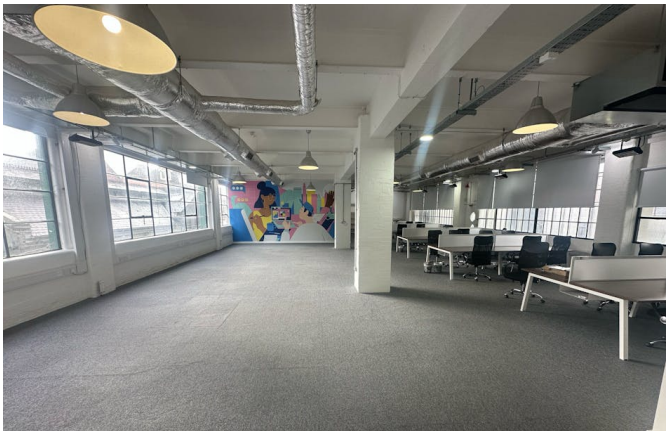
The Custard Factory is prominently situated in the heart of Digbeth, one of Birmingham's most dynamic and fast-evolving districts. Just a short walk from Birmingham Moor Street and New Street stations, the area offers exceptional connectivity across the Midlands and beyond.

The location benefits from close proximity to the Bullring and Grand Central, HS2 Curzon Street Station (under construction), and the Midlands Metro extension, ensuring excellent accessibility for staff and visitors. Digbeth is renowned as Birmingham's creative quarter, home to independent cafés, bars, design studios, and tech companies, creating a unique and vibrant working environment with a rich industrial heritage and a strong sense of community.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

Each unit, space or accommodation is to be let on proposed terms from the landlord in accordance with their standard procedures.

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