

Unit S5

The Tubeworks, Birmingham, B5 5SL

SHEPHERD
COMMERCIAL



TO LET

550 SQ FT
(51.10 SQ M)

£12,100 PER ANNUM

550 sq ft creative studio-style workspace in the sought-after Tube Works development.

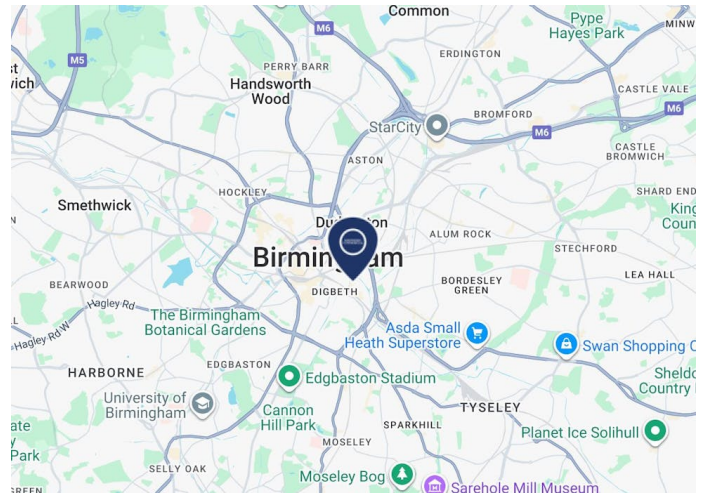
- 550 sq ft self-contained studio/office
- Characterful space with modern finishes
- Suitable for creatives, designers or start-ups
- Set within the vibrant Tube Works courtyard
- Excellent links to Digbeth, City Centre and transport

01564 778890
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Summary

Available Size	550 sq ft / 51.10 sq m
Rent	£12,100 per annum
Service Charge	£2,990 per annum
Estate Charge	£502 per annum
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Unit S5 offers a 550 sq ft creative studio-style workspace within the well-established Tube Works development in Digbeth. Compact yet highly functional, the unit provides an open-plan layout with modern finishes, making it ideal for small creative agencies, digital teams, start-ups or businesses seeking an affordable, characterful base. The space benefits from good natural light and sits within an attractive courtyard environment that supports a lively blend of studios, offices and independent operators. Tube Works forms part of the wider Digbeth Estate, a thriving hub for media, design and creative businesses. With Birmingham City Centre, Moor Street Station and the forthcoming HS2 Curzon Street Station all within easy reach, the location provides excellent connectivity and convenience. Unit S5 presents a rare opportunity to secure an affordable, design-led workspace in one of Birmingham's most dynamic and energetic neighbourhoods.

Location

Tube Works is located within the Digbeth Estate, one of Birmingham's most vibrant creative districts. The area is home to a diverse mix of digital, media and artistic occupiers, supported by an excellent range of cafés, bars, studios and cultural venues.

The location offers strong transport connections via Moor Street and New Street stations, with HS2 Curzon Street set to further enhance accessibility. Digbeth's distinctive blend of heritage architecture and creative energy makes it a prime destination for innovative businesses.

Terms

Flexible lease terms are available, with both short-term licences and longer-term leases considered to suit occupier requirements.

Additional Costs

In addition to the annual rent, occupiers will be responsible for a service charge of £2,990 per annum, an estate charge of £502 per annum, and building insurance of £302 per annum, bringing total additional costs to £3,794 per year.

Viewings

Strictly by appointment only.



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