

Unit 402

Zellig Building, The Custard Factory, Birmingham, B9 4AT

SHEPHERD
COMMERCIAL



TO LET

1,900 SQ FT
(176.52 SQ M)

£24,000 PER ANNUM

Fourth floor office situated
in the heart of Digbeth

- No Service Charge
- Excellent Transport Links
- Immediate Occupation
- Ancillary Meeting Rooms
- Digbeth Location

01564 778890
www.shepcom.com

Unit 402

Zellig Building, The Custard Factory, Birmingham, B9 4AT

SHEPHERD
COMMERCIAL



Summary

Available Size	1,900 sq ft / 176.52 sq m
Rent	£24,000 per annum
Service Charge	N/A
Estate Charge	N/A
EPC	Upon enquiry

Description

The Zellig Building, located within the established Custard Factory, forms part of Birmingham's well-known creative and digital business district. The building provides a range of refurbished studio and office accommodation within a distinctive former industrial property.

The available accommodation comprises a well-presented fourth floor commercial unit extending to approximately 1,900 sq ft, providing flexible open-plan workspace suitable for office, studio, or creative occupiers (subject to the necessary consents). The space benefits from good levels of natural light, double glazing and central heating, creating a comfortable working environment.

The property is situated within a large mixed-use creative campus comprising office, studio, retail and leisure occupiers, providing a vibrant working environment within the Digbeth district.

Location

The property is situated within the well-established Custard Factory, located in the Digbeth area of Birmingham approximately 0.

7 miles south-east of the city centre. Digbeth has become one of Birmingham's principal creative and digital districts, accommodating a wide range of independent businesses, creative studios, media companies, cafés, bars and cultural venues.

The area benefits from excellent connectivity, with Birmingham New Street Station located approximately a 15-minute walk to the north-west, providing regular national rail services. The property is also within close proximity to the A4540 Middleway ring road, offering convenient access to the wider Birmingham road network and the M6 motorway.

The immediate locality is undergoing significant regeneration, further enhancing Digbeth's profile as a major commercial, creative and cultural destination within Birmingham.

Specification

Building Access

Monday – Friday: 7:00am – 9:00pm

Saturday – Sunday: 8:00am – 8:00pm

Viewings

Strictly by appointment with Shepherd Commercial.

Terms

Available on a term for a minimum of 12 months

Gas, electric and water paid separately - no service charge.



Kaine Arkinson

01564 778 890 | 07487 521802

kaine@shepcom.com

