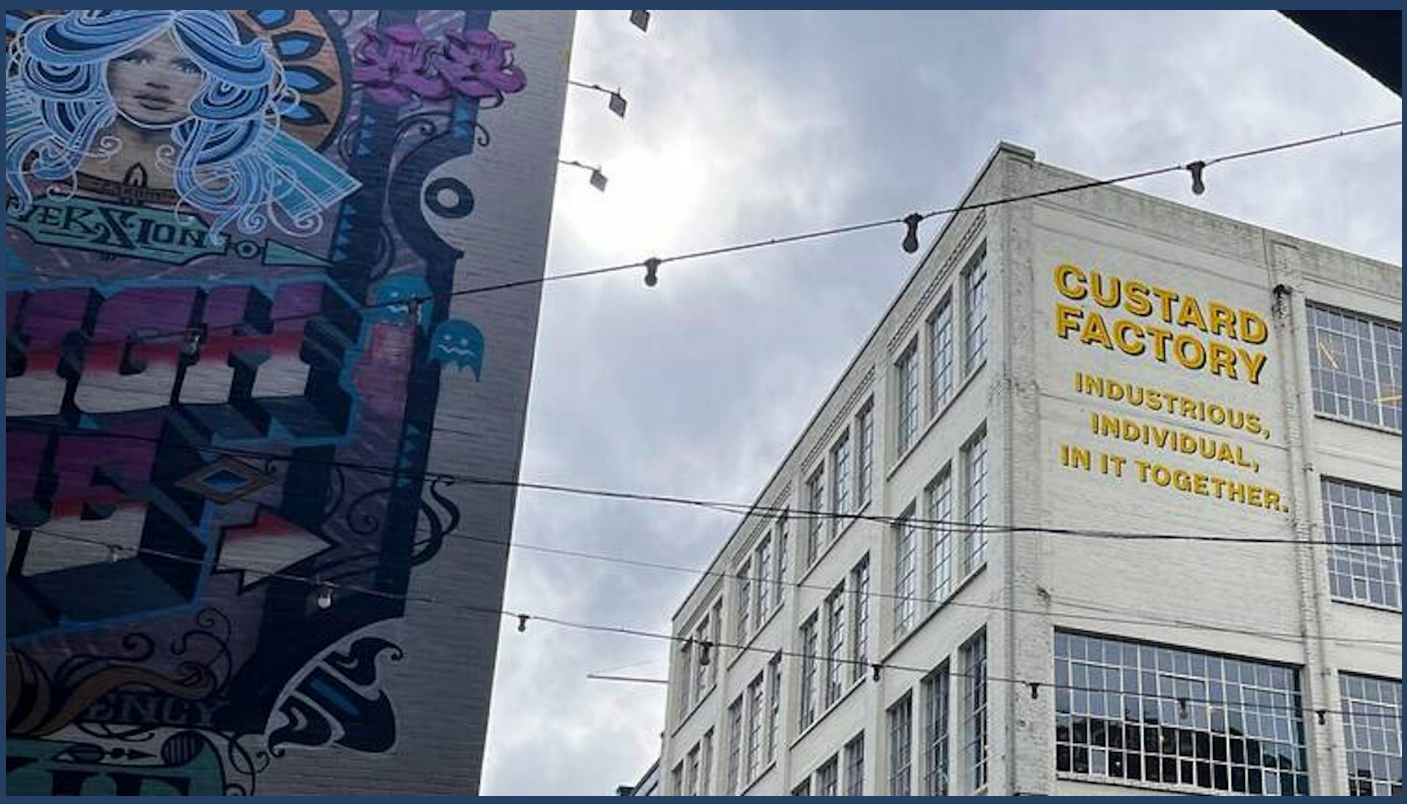
Unit 216

The Custard Factory, Digbeth, B9 4AA

SHEPHERD COMMERCIAL



TO LET

480 SQ FT
(44.59 SQ M)

£6,000 PER ANNUM

Flexible 480 sq ft creative office in Scott House, at the heart of the Custard Factory.

- 480 sq ft open-plan creative workspace
- Industrial character with exposed features
- Ideal for small to medium teams
- Part of the thriving Custard Factory community
- Excellent access to cafés, transport and city centre

01564 778890
www.shepcom.com

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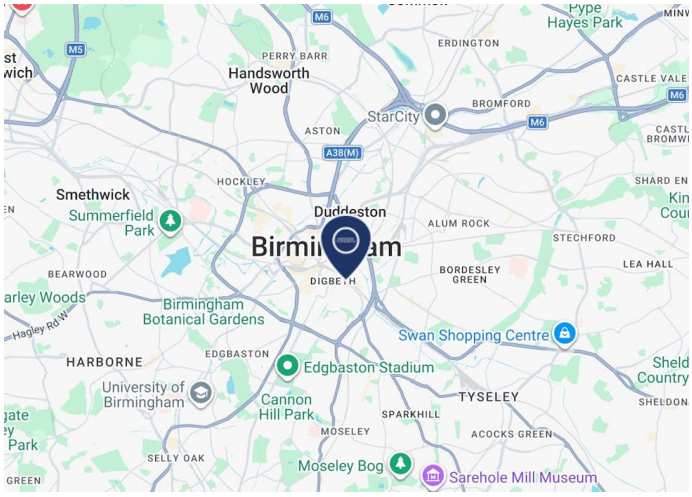

Summary

Available Size	480 sq ft / 44.59 sq m
Rent	£6,000 per annum
EPC	Upon enquiry

Description

Unit 216 offers a highly flexible 480 sq ft office suite within Scott House, positioned in the centre of the Custard Factory—Birmingham's leading creative business district. The space benefits from the industrial character that defines Digbeth, including exposed finishes, high ceilings and excellent natural light. Its open-plan layout provides an adaptable environment suitable for digital, creative, media and professional teams seeking an inspiring workplace. Located among a vibrant mix of independent cafés, studios, leisure venues and event spaces, the unit places occupiers at the heart of a thriving community. The estate offers excellent connectivity, with Birmingham City Centre and major transport links within a short walk, and HS2 Curzon Street set to enhance accessibility further. Unit 216 represents a rare opportunity to secure an authentic, design-led workspace in one of the city's most dynamic commercial neighbourhoods.

Location

Situated in the renowned Custard Factory on Gibb Street, Unit 216 benefits from a prime position in Digbeth, one of Birmingham's most established creative quarters.

The area is home to a thriving community of digital, media, design and artistic occupiers, supported by an excellent mix of cafés, bars, retail and cultural venues. Digbeth lies just a short walk from Birmingham City Centre, Moor Street Station and the Bullring, with strong transport connectivity across the region. The arrival of HS2 at Curzon Street will further elevate the district's accessibility, placing London within under an hour. This authentic, character-filled environment makes the Custard Factory a standout destination for innovative and fast-growing businesses.

Viewings

Strictly by appointment only.

Terms

Flexible lease terms are available, with the option of short-term occupation on a simple licence agreement or longer-term commitment via a traditional commercial lease, depending on the occupier's requirements.

Additional Costs

In addition to the annual rent, occupiers will be responsible for a service charge of £4,558.43 per annum, an estate charge of £973.06 per annum, and building insurance of £304.40 per annum, bringing the total additional costs to £5,835.89 per year.

Charlie Boswell
01564 778 890 | 07913 142038
charlie@shepcom.com

Kaine Arkinson
01564 778 890 | 07487 521802
kaine@shepcom.com

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RECEPTION
DIGBETH