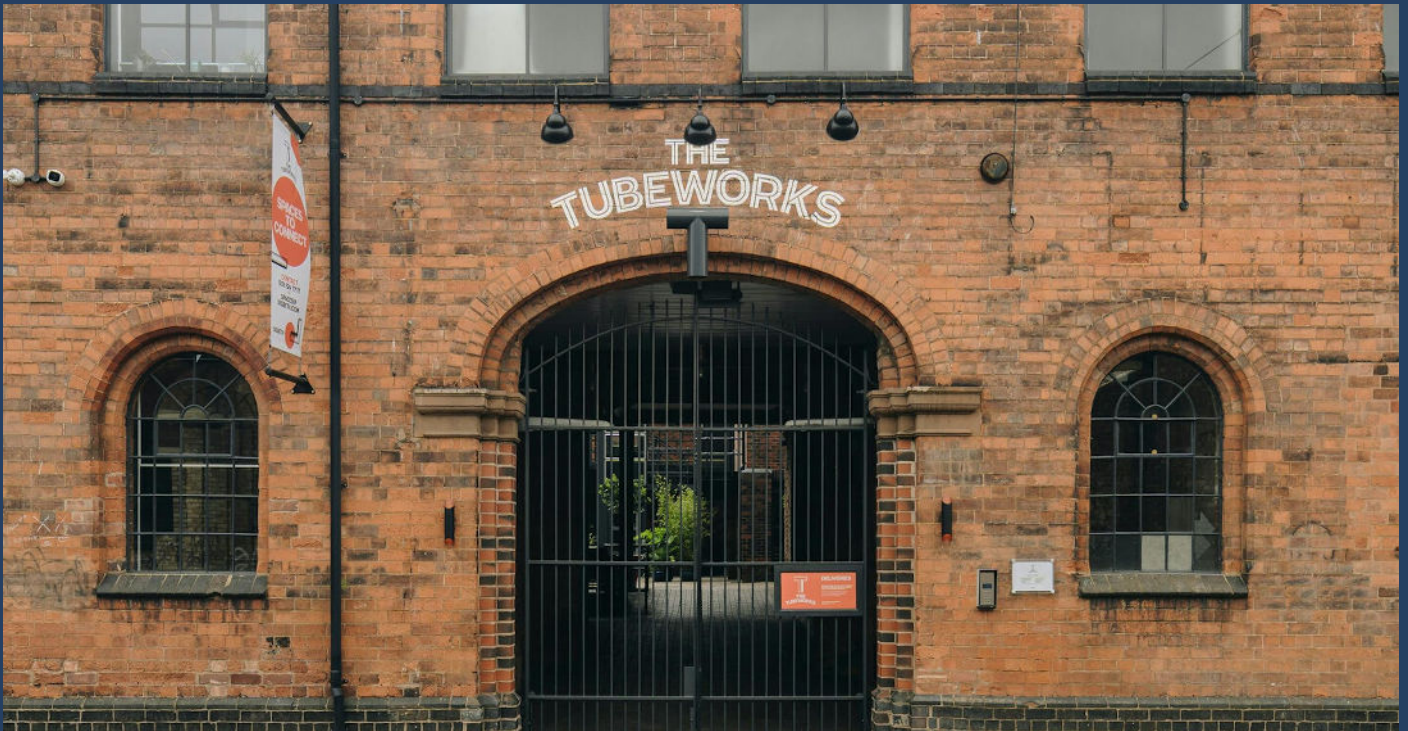


Unit F6-F7

The Tubeworks, Birmingham, B5 5SL

SHEPHERD
COMMERCIAL



TO LET

1,845 SQ FT
(171.41 SQ M)

£40,590 PER ANNUM

A large, self-contained character office in Digbeth's creative quarter, offering scale, autonomy, and 24/7 access.

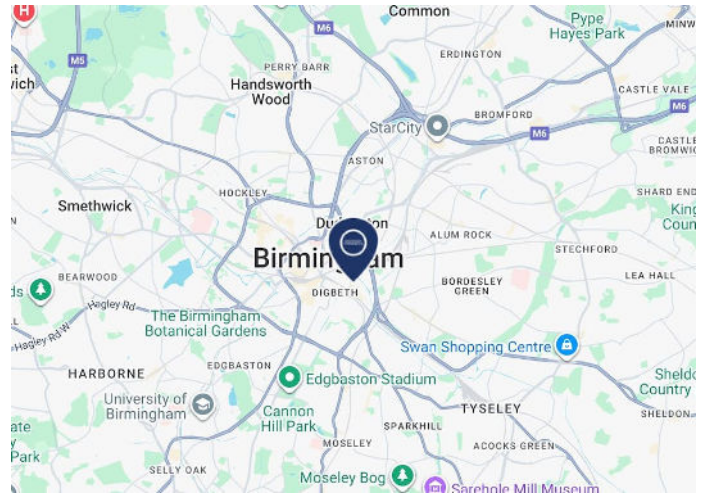
- Characterful setting within Tube Works courtyard
- High ceilings and adaptable open-plan layout
- Ideal for creative, digital or studio-based businesses
- Excellent access to cafés, amenities and transport

01564 778890
www.shepcom.com

Unit F6-F7

The Tubeworks, Birmingham, B5 5SL

**SHEPHERD
COMMERCIAL**



Summary

Available Size	1,845 sq ft / 171.41 sq m
Rent	£40,590 per annum
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Unit F6-F7 provides 1,845 sq ft of self-contained office accommodation within The Tubeworks, a characterful converted industrial building in Digbeth. The suite benefits from excellent natural light, its own kitchenette and WC facilities, and 24/7 secure access via a private courtyard. Offering scale, autonomy and strong digital connectivity, the space is well suited to creative, tech or professional occupiers seeking a distinctive working environment in Birmingham's creative quarter.

Location

Tube Works forms part of the Digbeth Estate, a renowned creative cluster just minutes from Birmingham City Centre. Surrounded by independent cafés, bars, studios and cultural venues, the area attracts a diverse mix of digital, media and artistic businesses. With excellent access to Moor Street and New Street stations, and the future HS2 Curzon Street Station nearby, the location offers strong regional and national connectivity. Digbeth's combination of heritage character and modern creative energy makes it a leading destination for innovative organisations.

Viewings

Strictly by appointment only.

Terms

Flexible lease options are available, with both short-term and longer-term arrangements considered depending on occupier requirements.

Additional Costs

In addition to the annual rent, occupiers will be responsible for a service charge of £16,273.53 per annum, an estate charge of £2,400.21 per annum, and building insurance of £1,752.68 per annum, bringing total additional costs to £20,426.42 per year.



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