

# The Green House

Unit 314, Digbeth, B9 4AA

SHEPHERD  
COMMERCIAL



## TO LET

500 SQ FT  
(46.45 SQ M)

£6,250 PER ANNUM

500 sq ft self-contained office in the Green House, ideal for freelancers or start-ups.

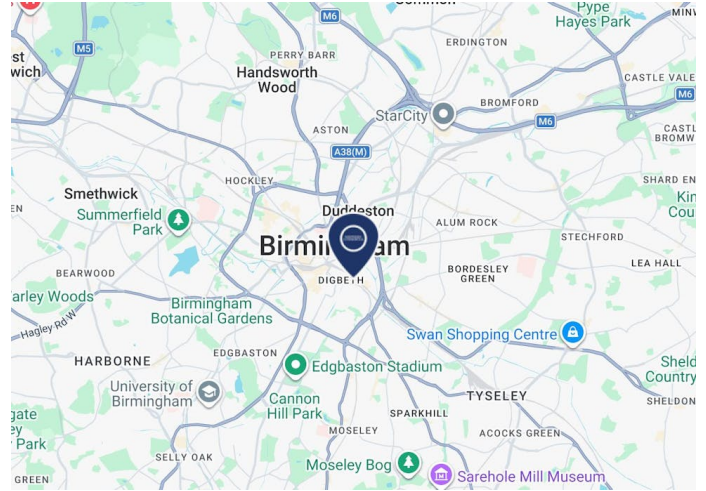
- 500 sq ft single office suite
- Affordable entry-level workspace
- Ideal for small businesses or start ups
- Updated, modernised Green House building
- Part of Digbeth's thriving creative community

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## Summary

Available Size	500 sq ft / 46.45 sq m
Rent	£6,250 per annum
EPC	D

## Description

Unit 314 offers a well-proportioned and cost-effective 500 sq ft office suite within the refurbished Green House building, providing an ideal workspace for growing businesses, creative teams or established occupiers seeking a distinctive base within the Digbeth Estate. The unit benefits from a bright, open-plan layout with excellent natural light from full-height glazing, complemented by a clean, modern finish throughout.

Internally, the suite is arranged to provide a flexible working environment, including a glazed partitioned office/meeting room and a dedicated kitchenette area, allowing occupiers to create a practical and self-contained workspace suited to a range of creative, digital or professional uses.

The overall specification and efficient layout make the space particularly appealing for businesses looking for characterful accommodation with manageable occupational costs, without compromising on functionality or presentation.

The Green House is conveniently positioned within Digbeth's established creative district, surrounded by independent cafés, studios, cultural venues and a vibrant mix of media and design occupiers. Excellent transport links to Birmingham City Centre and the forthcoming HS2 Curzon Street Station further enhance accessibility.

Unit 314 represents a strong value proposition within one of Birmingham's most distinctive commercial neighbourhoods.

## Location

Located within the Digbeth Estate, the Green House benefits from close proximity to Birmingham City Centre and sits within one of the city's most vibrant creative quarters. The area is home to a wide mix of digital, media and artistic occupiers, alongside independent cafés, bars and retail spaces. With Moor Street and New Street stations nearby, and HS2 Curzon Street Station on the horizon, the location provides excellent current and future connectivity. Digbeth's unique blend of cultural energy and characterful buildings makes it an appealing base for small and growing businesses.

## Viewings

Viewing by appointment only.

## Terms

Flexible lease options are available, including short-term licences or longer-term leases depending on occupier needs.

## Additional Costs

In addition to the annual rent, occupiers will be responsible for a service charge of £5,082 per annum, an estate charge of £817 per annum, and building insurance of £245 per annum, bringing total additional costs to £6,134 per year.



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