



THE COMMERCIAL PROPERTY SPECIALISTS

TO LET

WORKSHOP UNIT

**3,259 sq ft
(302.77 sq m)**



**UNIT 16, MINERVA WORKS, DIGBETH,
BIRMINGHAM, B5 5RT**



- ◆ Suitable for a range of users (subject to planning).
- ◆ Strategically positioned near Deritend, Digbeth and the East Side Regeneration Zone.
- ◆ Close proximity to major road connections, including the A4540 Ring Road and routes into the city core.
- ◆ Birmingham City Centre in close proximity.

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LOCATION

Minerva Works is situated in a highly accessible position on the fringe of Birmingham City Centre, within the established Digbeth and Deritend area. This location has become one of the City's most dynamic districts, benefitting from extensive regeneration and a growing mix of commercial, residential and cultural uses.

The surrounding area is home to a diverse occupier base, ranging from traditional industrial and trade users to creative and independent businesses. Connectivity is excellent, with convenient access to the A4540 Ring Road, providing direct routes to the wider city and the regional motorway network, including the M6.

Both Birmingham Moor Street and Birmingham New Street are both within close proximity to site.

DESCRIPTION

The premises benefit from being a brickwork constructed unit, along with a steel truss framed roof.

Access is via a staircase which leads directly onto a communal courtyard which provides shared WC and kitchenette facilities.

The unit is a first floor open plan commercial unit and the common parts of the building benefit from a CCTV system and 24 hour access on the general estate.

ACCOMMODATION

The property provides the following approximate gross internal floor areas:

	sq ft	sq m
Industrial/Warehouse:	3,259	302.77

RENT

POA

TENURE

Leasehold. Available on new terms to be agreed.

PLANNING

Interested parties are advised to make their own enquiries with Birmingham City Council on 0121 303 1115.

RATES

From the VOA website, the current assessment is as follows:

Rateable Value: £6,300.00 (from 1 April 2026)

Interested parties should enquire to the Local Authority to confirm their specific liability.

VAT

All figures quoted do not include VAT which will be payable at the current prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

EPC

An EPC' have been carried out on this unit. The unit has been graded as follows:-

C-70

WEBSITE

Photography and further information is available at bulleys.co.uk/16minerva

VIEWING

Strictly by prior appointment with the sole agent Bulleys at their Oldbury office on 0121 544 2121.

Details prepared 04/26