



TO LET

11,452 SQ FT
(1,063.93 SQ M)

£7,158 PER MONTH

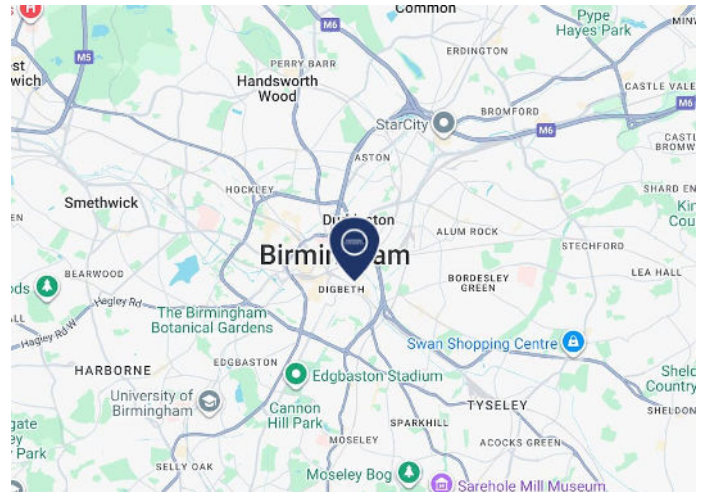
Prominent refurbished industrial property providing studio and production space close to Birmingham city centre.

- Refurbished former industrial building with retained character
- Located within Birmingham's recognised creative quarter
- Established mixed-use area including commercial and educational uses
- Access to local bus routes and nearby rail stations
- Convenient access to the inner ring road and motorway network

Rea Studios

91 Floodgate Street, Birmingham, B5 5SR

SHEPHERD
COMMERCIAL



Summary

Available Size	11,452 sq ft / 1,063.93 sq m
Rent	£7,158 per month
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Rea Studios is a substantial commercial building located at 91 Floodgate Street, Deritend, Birmingham B5 5SR. The property comprises a refurbished former industrial building that has been adapted for creative and educational use. The building provides a combination of studio, teaching, production and ancillary accommodation arranged over multiple floors. Internally, the space has been configured to support specialist uses, including large open areas, enclosed rooms and supporting facilities. The property retains elements of its industrial character, reflecting the historic nature of the Deritend and Digbeth area. Rea Studios has been occupied by creative and educational institutions and is used for film, media and performance-related activities. The building forms part of a wider cluster of former industrial properties that have been repurposed for commercial, cultural and educational uses. The property is situated to the east of Birmingham city centre within an established mixed-use environment.

Location

Rea Studios is located at 91 Floodgate Street, Deritend, Birmingham B5 5SR, to the east of Birmingham city centre. Deritend lies immediately adjacent to Digbeth and forms part of an established mixed-use area comprising commercial, educational, leisure and residential uses. Floodgate Street connects directly to Digbeth High Street, providing access towards the city centre and surrounding districts.

The area is served by local bus routes and is within walking distance of Birmingham Moor Street and New Street railway stations, offering regional and national rail connections. Birmingham's inner ring road system is accessible nearby, providing onward access to the wider motorway network, including the M6. The surrounding locality includes a range of creative, educational and cultural occupiers, as well as independent retail and leisure uses. Deritend has been the subject of ongoing regeneration activity in recent years, with a number of redevelopment and refurbishment schemes contributing to changes in the built environment and land use profile.

Additional Costs

Additional costs payable include an Estate Charge of £2,858 per annum and Insurance of £5,035 per annum.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

VAT will be payable in addition to the quoted figures.

Viewings

Viewings are by appointment only with Shepherd Commercial.



Kaine Arkinson

01564 778 890 | 07487 521802
kaine@shepcom.com



Charlie Boswell

01564 778 890 | 07913 142038
charlie@shepcom.com



