



**FLOODGATE  
FACTORIES**

**355**

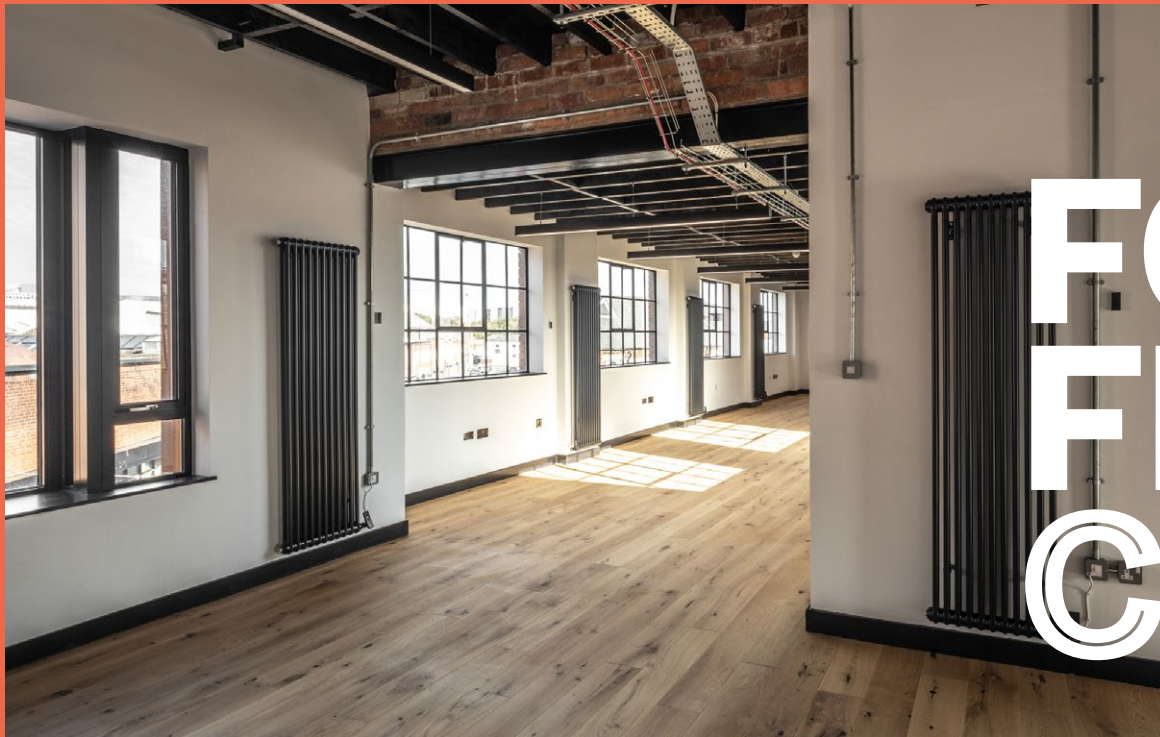
Part of the Digbeth estate  
**DIGBETH**

Floodgate Factories is one of several new exciting spaces in Digbeth offering a one-of-a-kind opportunity for businesses seeking a vibrant and dynamic setting. Sympathetically restored with a range of flexible spaces available, from intimate studios to expansive floorplates.

# FORGED FROM CREATIVITY FORGED



↳ [DIGBETH.COM/  
WORKSPACES/  
FLOODGATE-  
FACTORIES](https://digbeth.com/workspaces/floodgate-factories)



# FORGED FROM CREATIVITY.



Echoes of industry resonate throughout Floodgate Factories, where historic industrial features merge seamlessly with modern functionality. Exposed wooden beamed ceilings and red brick walls are complemented by chunky Victorian metalwork and large windows that flood the spaces with natural light.

# 6,480 sqft



# THE COURTYARD

35 Floodgate Factories is centered around a lush green courtyard, providing a tranquil oasis amidst the hustle and bustle of Digbeth's vibrant streets.



Nestled amidst Birmingham's creative hub, Floodgate Factories boasts a range of meticulously designed workspaces, from intimate studios to expansive open-plan floorplates, catering to the diverse needs of dynamic teams.



With high ceilings, abundant natural light, and industrial aesthetics, every corner exudes charm and character. Prime location with easy access to transport links, eclectic eateries and cultural hotspots.



“

I often think of Digbeth is very similar to Brooklyn, and as an American it reminds me of growing up in New York! I love the vibrant atmosphere of creativity, the sense of community between the tenants and the extraordinary standard of talent that can be found there.

”

**Melissa Snover**  
CEO and Founder of  
Rem3dy Health (Nourished)  
Floodgate Street



# ENGINEERED FOR THE INDUSTRIOUS

# SPECIFICIFICATION



External central courtyard

Fibred building providing super fast connectivity



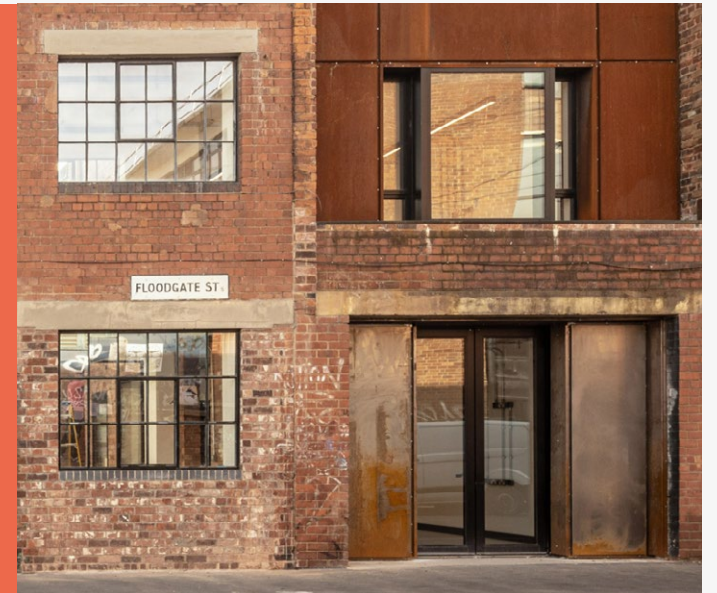
WCs on each floor



Electric sourced from 100% green energy suppliers including PV's



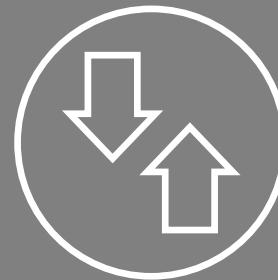
Self-contained building



Feature roof lights



Shower facilities



Lift access to all floors



Private roof terrace



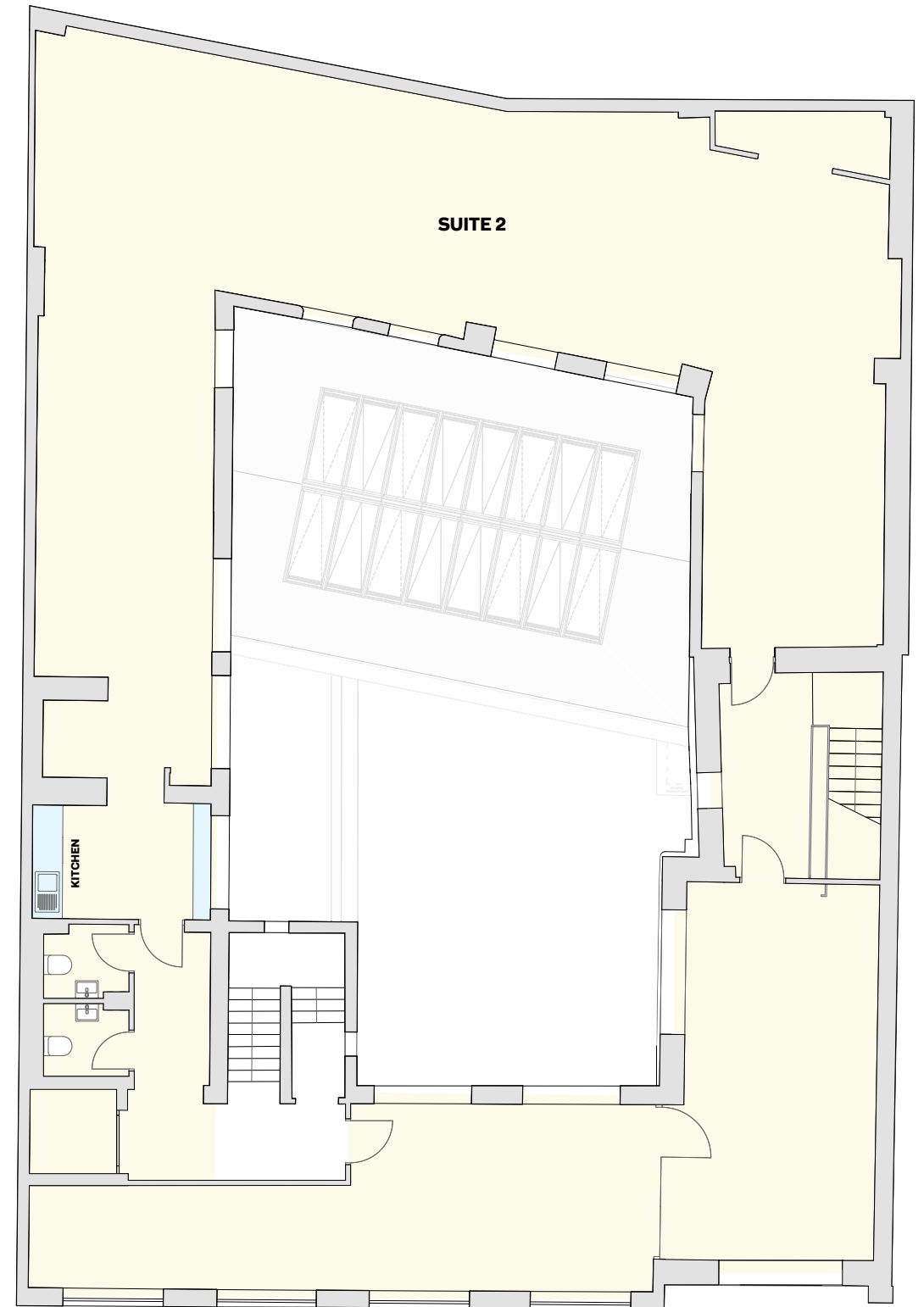
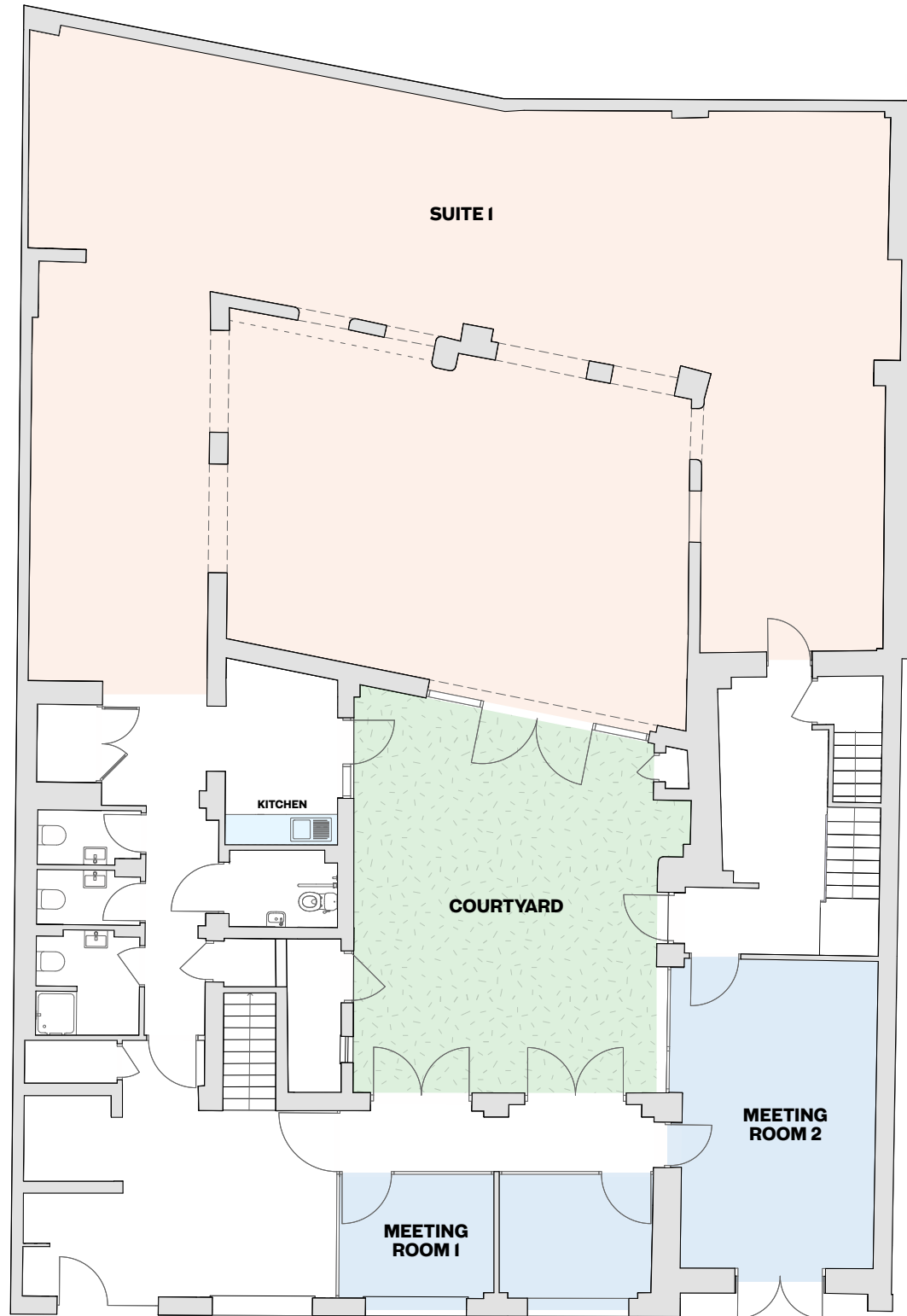
# FLOORPLANS

← Ground Floor

Suite 1: 2038sqft  
Meeting Room 1: 226sqft  
Meeting Room 1: 258sqft

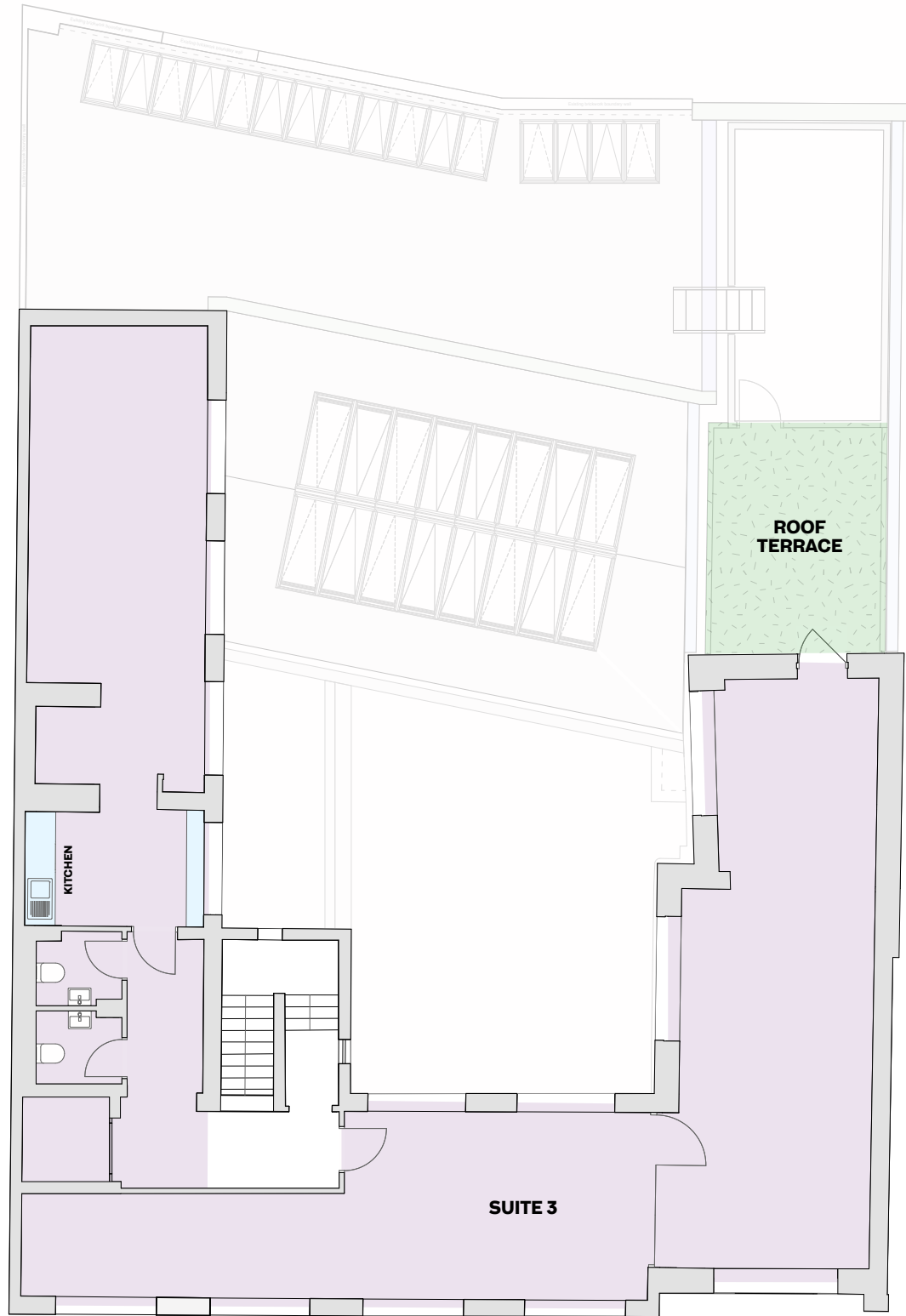
↴ First Floor

Suite 2: 2240sqft



Second Floor

Suite 3: 1343sqft



**WE MADE  
MOULDS.  
NOW WE  
BREAK THEM.**



This is a Birmingham neighbourhood with limitless potential — and its fearless inventive spirit is something worth celebrating.

## 'THE COOLEST NEIGHBOURHOOD IN BRITAIN'

The Sunday Times' Homes supplement



YOU'LL FIND THINGS IN DIGBETH THAT YOU WON'T FIND ANYWHERE ELSE.

↳ [DIGBETH.COM](https://digbeth.com)



# DIGBETH



Digbeth Estate — 35 Floodgate Factories

Clockwise from left: Kray Treadwell, head chef at 670 Grams, Cafe Lovelife on Floodgate Street, Baked in Brick at the Custard Factory, Burgers and craft beer at Original Patty Men, Hanbao on Floodgate Street, Bruch at Kanteen and the Custard Factory courtyard with the Mockingbird Theatre, Sobremesa, Chance and Counters, NO64 and Factory Works event space.



Tanneries and blacksmiths may have given way to film production, gaming and creative agencies, but this is still a place for industrious folk — as it has been for centuries.

Home to young, independent businesses attracted by the industrial architecture and street art, Digbeth is a characterful neighbourhood, known for its friendly people, innovation and creativity.

Distinctive and just a bit different, Digbeth provides a relaxed, stylish neighbourhood to base your business. It brims with excitement, creativity and individuality — all in an unmistakably Digbeth way.

Digbeth is just a ten-minute walk from the Bullring, 13-minute walk from New Street and nine-minute walk from Moor Street Station.

It's also five minutes from Birmingham Coach Station and the soon-to-arrive HS2 station at Curzon Street. You can drive to Spaghetti Junction and the M6 in under 10 minutes.

The Birmingham Eastside Metro extension to Digbeth, with a Digbeth High St Metro stop, will serve the HS2 station at Curzon Street and get you into the city centre even more quickly. HS2 will provide high-speed rail links between Birmingham and London.

**BIRMINGHAM > LONDON ON HS2**

**49** mins

# CREATIVITY CENTRAL

- Train line
  - Metro line
  - ... Metro-extension
  - Canal
- |                         |                      |                   |
|-------------------------|----------------------|-------------------|
| 1 Bullring shopping     | 5 Red Brick Market   | 9 Kanteen         |
| 2 Original Patty Men    | 6 Chance & Counters  | 10 Strand & Lock  |
| 3 St Martins Square     | 7 Mockingbird Cinema | 11 Cafe Love Life |
| 4 Digbeth Coach Station | 8 Baked in Brick     | 12 Hanbao         |



## WHERE TO FIND US

### Floodgate Factories

35 Floodgate Street  
Digbeth  
Birmingham  
B5 5SL

## FOR MORE INFORMATION ON LETTINGS CONTACT:

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A development by:

**Oval**

Part of the Digbeth estate

**DIGBETH**