

GUSTARD FACTORY

**BORN OF
PERSPIRATION
REARED ON
INNOVATION
OUR FIRE
IT NEVER
DIMMED**

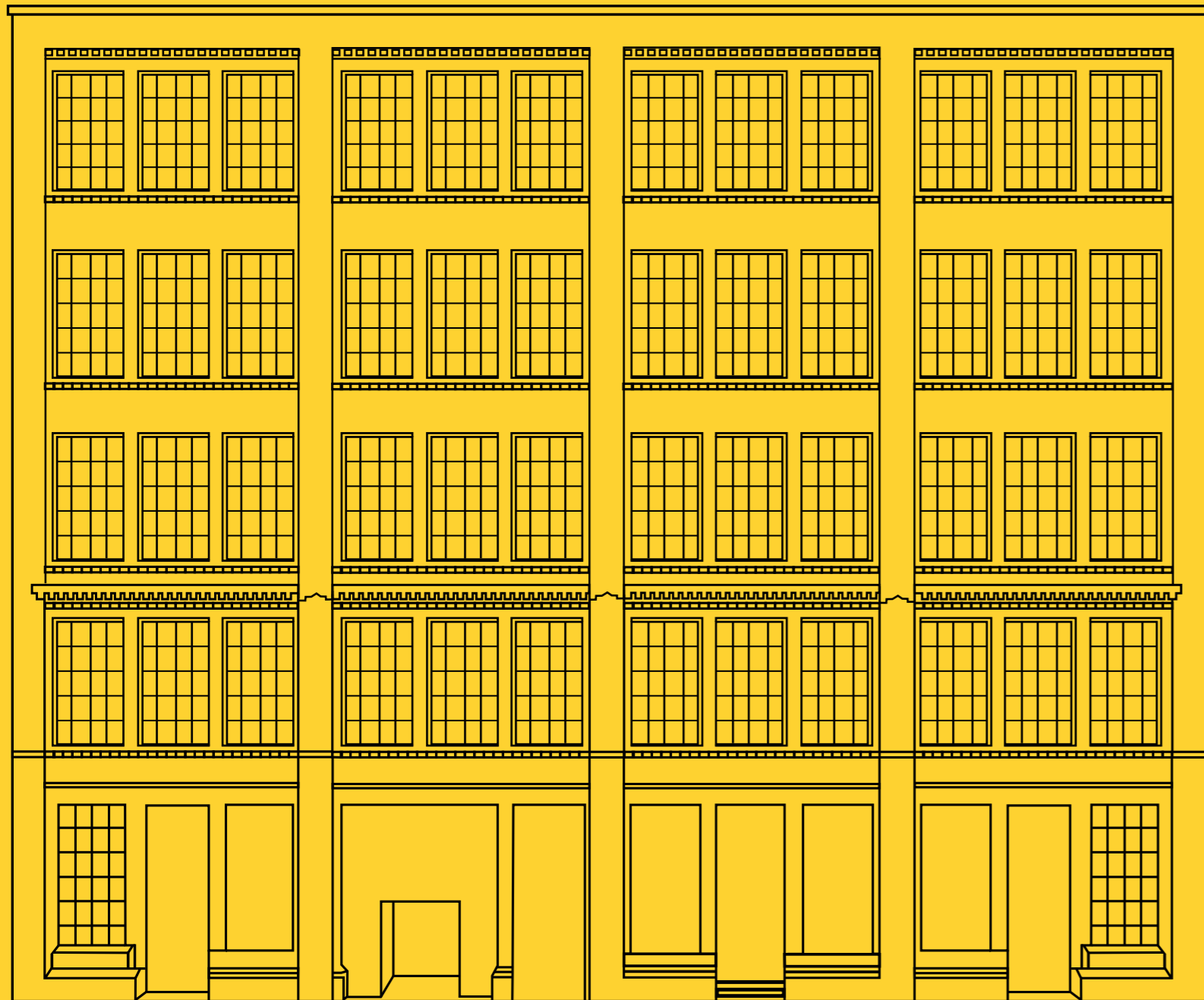
OFFICES TO LET



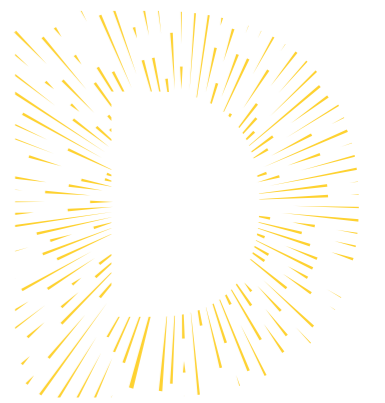
WHERE SPARKS FLY

CUSTARD FACTORY

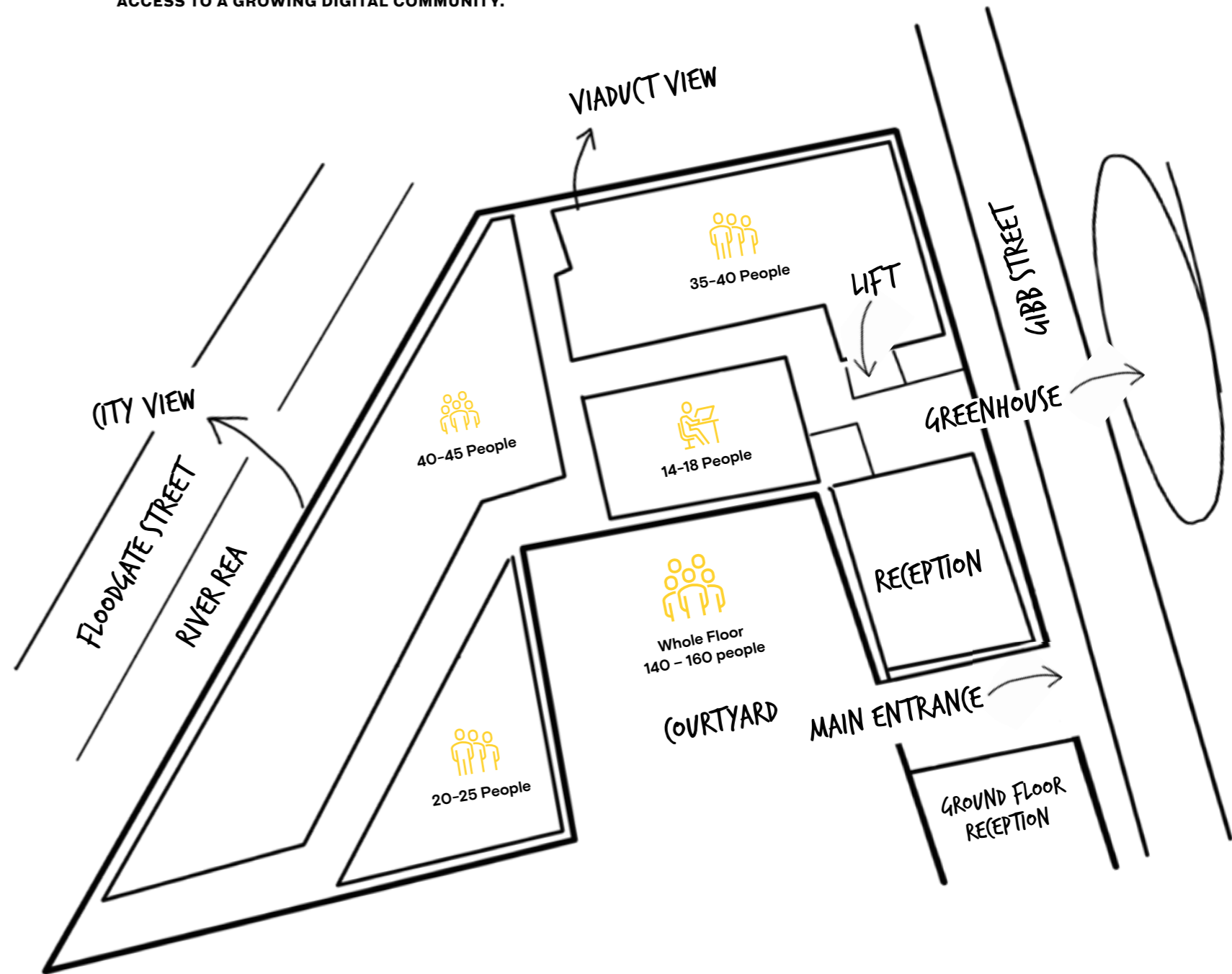
- CONCIERGE FRONT OF HOUSE
- COMMUNAL TENANT FOYER
- FULLY DDA ACCESSIBLE
- CONFERENCE ROOMS
- SHOWER & CHANGING FACILITIES
- ACCESS TO MULTI FAITH ROOM
- MEETING SPACES
- BIKE STORAGE
- AIR CONDITIONING AVAILABLE



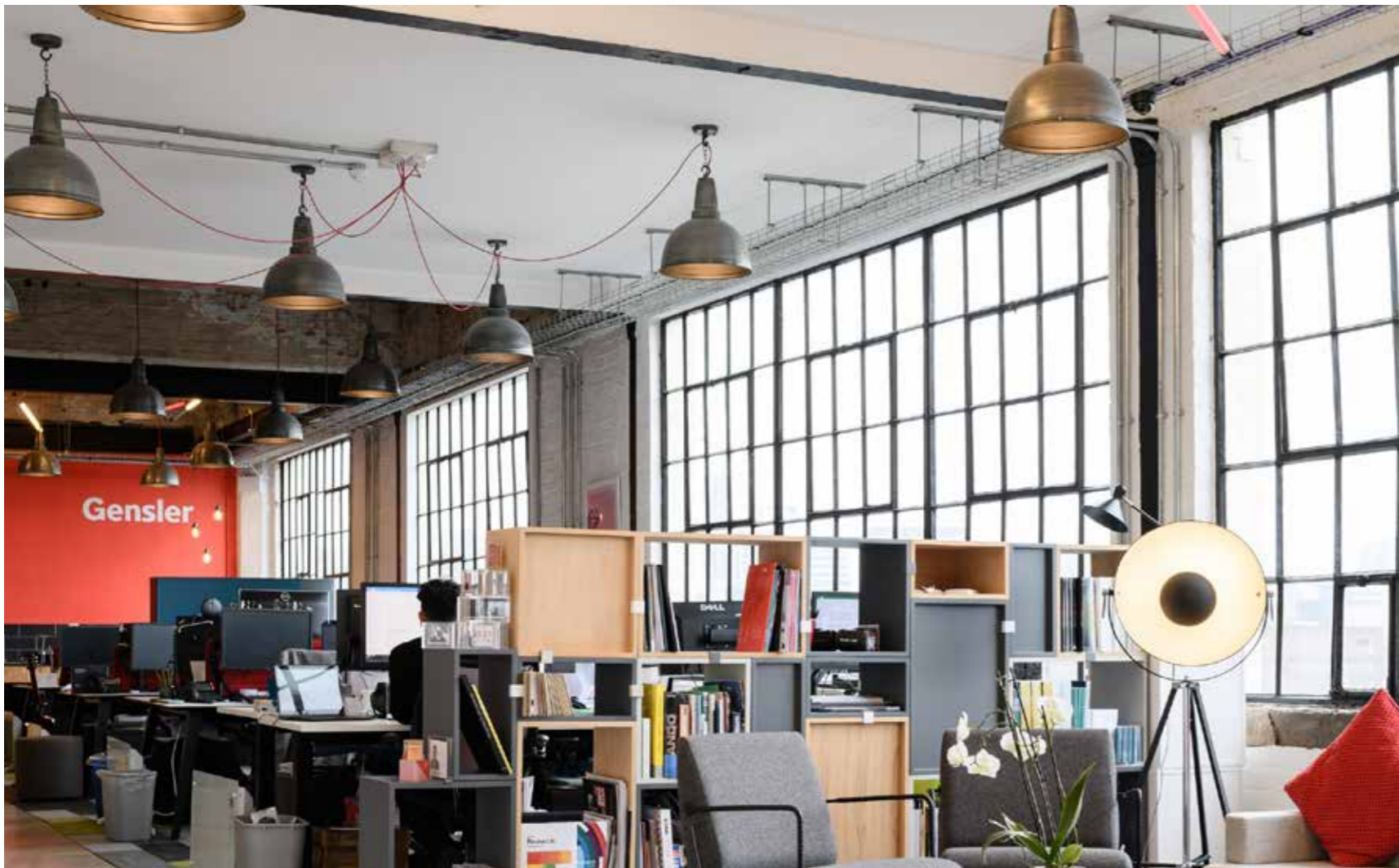
INDUSTRIOUS, INDIVIDUAL AND IN IT TOGETHER.



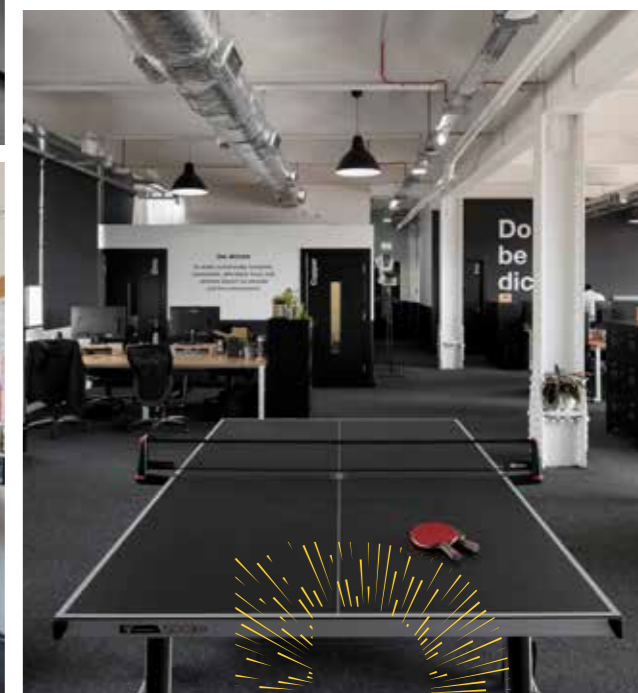
SPACE FROM 500 SQ FT TO WHOLE FLOORS OF 15,000 SQ FT.
 SUITABLE FOR 5 - 160 STAFF.
 BESPOKE SPECIFICATION TO SUIT YOUR NEEDS.
 CREATIVE AND LIGHT WORKSPACES.
 FLEXIBLE LEASE STRUCTURES.
 ACCESS TO A GROWING DIGITAL COMMUNITY.

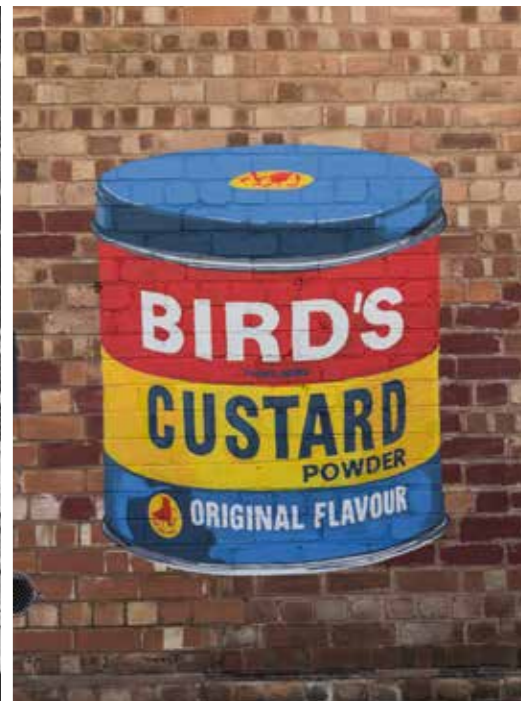


SCOTT HOUSE




GREEN HOUSE





FORGED FROM CREATIVITY, KNOWLEDGE, DIVERSITY AND PERSONALITY.



Home to tech companies, media agencies, makers, and creators. Data centres, film production companies, broadcast studios and post-production spaces. Here, everyone sparks off each other. Why not pay a flying visit and discover what we're all about...

A STONE'S THROW AWAY FROM THE BULLRING, MOOR STREET RAIL STATION AND HS2.

THE METRO CALLS AT THE CUSTARD FACTORY FROM 2022.



**DIGBETH.
CREATIVITY
IS IN THE
LARGE PRINT.**



IT ALL STARTED WITH ALFRED BIRD INVENTING HIS WORLD FAMOUS BIRD'S INSTANT CUSTARD RIGHT HERE IN B9. CARRYING ON THIS TREND (AND ALSO CREATED FROM A SECRET RECIPE), THE CUSTARD FACTORY TODAY HOSTS FAIRS, FESTIVALS AND GIGS PLUS CORPORATE AND PRIVATE EVENTS.

Throw a stick in Digbeth and you're nailed on to hit an independent store, place to eat or thriving indie business. Pop into The Framers for, wait for it, fabulous picture frames. Or call in at Ridging & Wynn - purveyors of finery and curiosities. Baked in Brick serves award winning pizza and Chance Encounters mixes board games with great food. Digbeth Dining Club needs no explanation. Ghetto Golf is an inspired, urban take on golf. Oh - and that's not even the half of it. Come, stroll, lose yourself.



GIBB STREET, DIGBETH, B9 4AA.

B9

BIRMINGHAM INTERNATIONAL
9 MINS FROM NEW STREET



Digbeth is undergoing radical regeneration thanks to new infrastructure projects such as HS2 and the Midlands Metro extension.

Proposed new commercial and residential developments will put Digbeth at the heart of Birmingham's new travel links - all ready for a new swathe of residents to enjoy Digbeth's unique atmosphere.

WITH OVER 7,000 UNITS NOW ENJOYING PLANNING CONSENT, THERE'S NEVER BEEN A BETTER TIME TO CHOOSE DIGBETH.



Digbeth is ever evolving. Situated to the east of the second city, old industrial sprawl and the winding canal network provide the perfect, rich backdrop for big ambitions. This is truly an area to make your business stand out.

What was once Birmingham's industrial heartland has been transformed into a thriving, creative community with plans afoot for new public plazas alongside state-of-the-art residential, commercial and leisure spaces to inspire a new generation.





OTHER POTENTIAL AND EXCITING

FUTURE DEVELOPMENTS

BUILDING A 'SKY GARDEN' AS PART OF DUDDESTON VIADUCT. ENHANCING AND CELEBRATING THE RIVER REA AND THE GRAND UNION CANAL. CREATING MORE GREEN SPACES.



Image supplied by HS2 Ltd™



Image supplied by West Midlands Combined Authority.

KEEPING THINGS MOVING

NEW TRANSPORT LINKS

**HS2 CURZON STREET STATION.
MIDLANDS METRO EXTENSION.
SPRINT BUS LINK.**



**WE TURNED
PIG IRON INTO
PULLED PORK.
WORKING BOOTS
TO TRENDY SUITS,
ALL ARE
WELCOME HERE.
WHERE OLD
NEIGHBOURS
EMBRACE THE
NEXT GEN.'**

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Oval

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