



# TO LET

**From 358 sq ft (33.26 sq m)**

**Stylish studio office space**

**Rhubarb,  
25 Heath Mill Lane,  
Birmingham,  
B9 4AE**

- Purpose-built self contained office suites
- Air-conditioning
- Modern Specification

[www.kwboffice.com](http://www.kwboffice.com)

0121 233 2330

# Property details – Rhubarb

## Description

Arranged over 5 floors, Rhubarb is an office building imaginatively designed to create 15 self-contained studio spaces. Each studio has heating/cooling system, its own bathroom and fully equipped kitchen. The units benefit from the following:

- Full height windows with low-energy double-glazing
- Air-conditioning
- Private cloakroom comprising back-to-wall WC, wash basin with monobloc tap and Italian tiling
- ‘Space-saver’ fully equipped kitchen
- Integrated fire alarm and smoke detection system
- Intercom entry system
- Passenger lift to all floors

## Accommodation/Rent

Unit	Sq Ft	Sq M	Rent
201	460	42.74	£6,210
202	400	37.16	£5,400
203	358	33.26	£4,833
204	460	42.74	£6,210
205	418	38.83	£5,643

## Tenure

The property is available on a new lease for a number of years to be agreed.

## Business rates

The business rates on each unit are as follows:

## VAT

Will be payable on all costs unless stated otherwise.

## Legal costs

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

## Viewings

Strictly by appointment with the sole letting agents.

Unit	Business Rate	Business Rate
201	£2,495	£2,495
202	£1,800	£1,800
203	£1,633	£1,633
204	£2,495	£2,495
205	£1,800	£1,800

## Legal costs

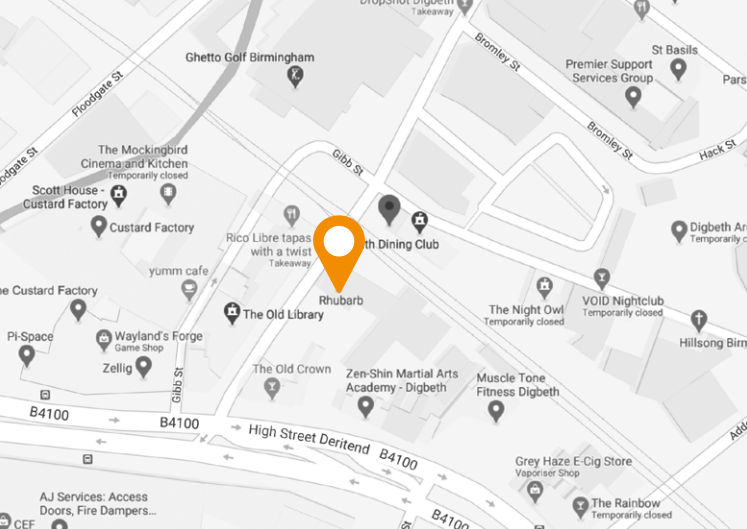
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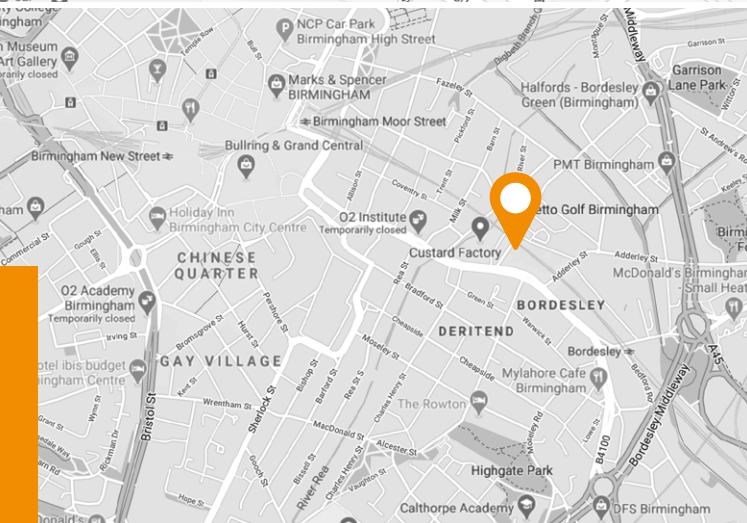
# Location details

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Situated within the Digbeth and Deritend conservation area, Rhubarb is located next to the historic Old Crown Pub and directly opposite the creative hive of the Custard Factory on Heath Mill Lane. The Custard Factory is a well known landmark in the City accommodating several hundred businesses and creative enterprises.

Only a stone's throw from Selfridges and the Bullring, Rhubarb is within easy reach of both New Street and Moor Street railway stations.

Heath Mill Lane leads directly onto the middle ring road system (A4540) giving easy access to all outlying areas.



For further information  
and to arrange a viewing,  
please contact:

**Malcolm Jones**

0121 233 2330

07825 848 425

[mjones@kwboffice.com](mailto:mjones@kwboffice.com)

[www.kwboffice.com](http://www.kwboffice.com)



KWB Office Agency Ltd, Lancaster House,  
67 Newhall Street, Birmingham B3 1NQ

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