



FOR SALE

**From 400 sq ft to 860 sq ft
(37.16 to 79.90 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

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	Price
201	460	42.74	£92,000 exclusive
202	400	37.16	£80,000 exclusive

The units can be combined to provide 860 sq ft (79.90 sq m).

Tenure

The suites will be sold on new 999 year leases at a peppercorn rent.

Service charge

A variable service charge is payable for upkeep of common areas. The current costs are:

201	£1,745 per annum
202	£1,435 per annum

Business rates

The business rates on each unit are as below:

Unit	Rateable Value	Rates payable pa (2025/2026)
201	£5,000	£2,495
202	£4,800	£2,396

EPC

The building has an Energy Performance rating of C62.

VAT

Will be payable on the purchase price and service charge.

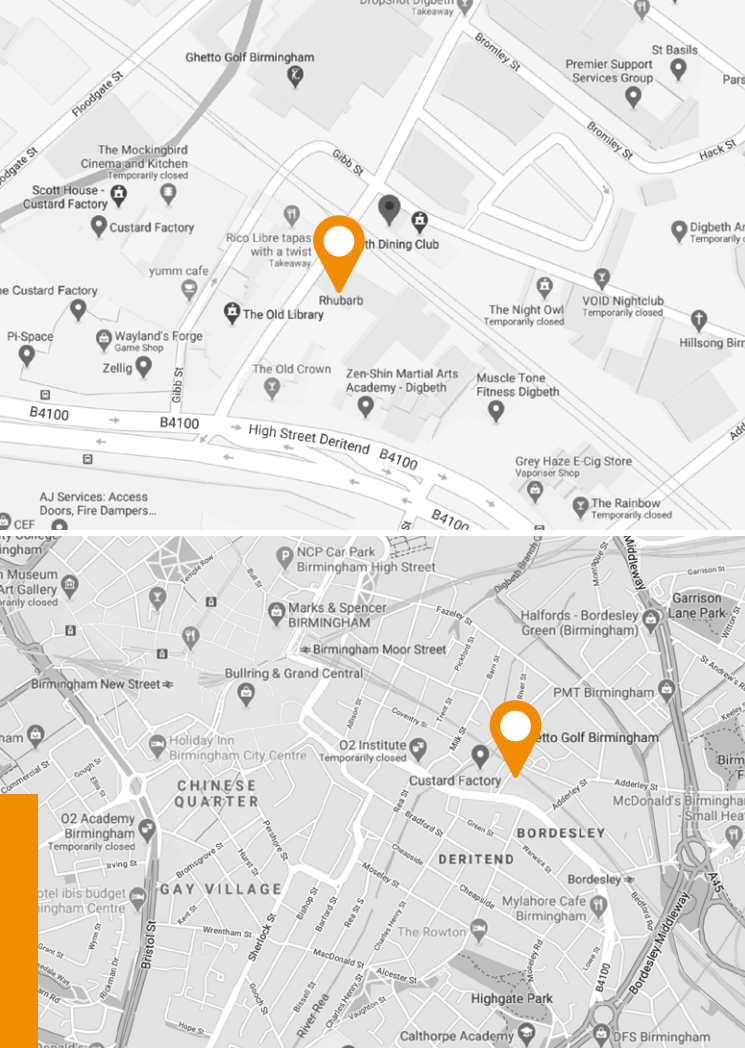
Legal costs

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

Viewings

Strictly by appointment with the sole selling agents.





Location details

**Rhubarb,
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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:**

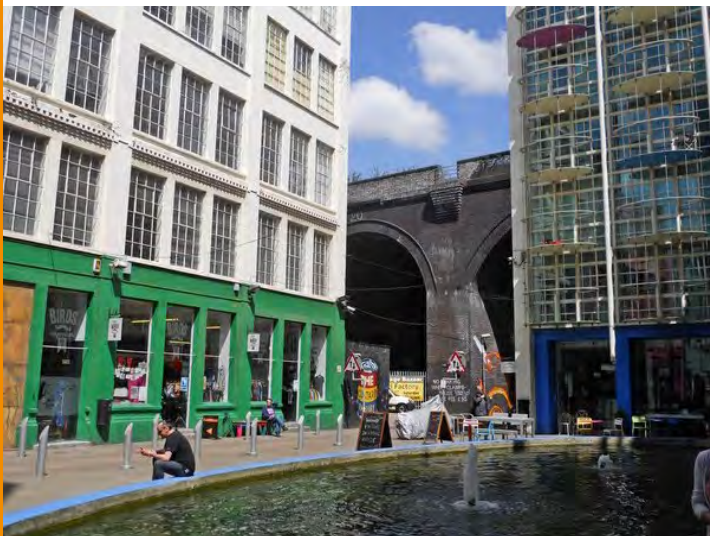
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