Stunning Affordable Workspace Available in High Profile Smith's Gardens Development, Digbeth

195.93 – 383.87m²

(2,023 – 4,014ft²)

- Stunning new BTR development comprising 550 apartments
- Located off Camp Hill, Digbeth
- Adjacent to Bordesley Station
- Est. occupation from Q2 2025
- Range of Units Available
- Affordable Workspace to let for a variety of Class E uses to include Co-working, Café, Gym and Creche
- Discounted rents available to SME's

TO LET

Location | Gallery | Contact

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FHP are delighted to advise Goodstone Living on their Smith's Gardens development in Digbeth. Smith's Gardens is a stunning BTR development which will deliver 550 new apartments together with c. 14,000 sq ft Affordable Workspace centred around a central courtyard garden area.

Location

Smith's Gardens is located off Camp Hill in Digbeth, c. 0.5 miles south east of Birmingham City Centre. The development is very well connected, with access to Bordesley station in the immediate vicinity, the tram network, and of course the bus network which travels along Digbeth High Street.

Digbeth was formerly part of the industrial heart of Birmingham, with much of that heritage being retained as regeneration transforms Digbeth to deliver new housing, with consented developments set to deliver a further 2,000 + homes.

Digbeth is also known as Birmingham's Cultural Quarter, with the Custard Factory well regarded for its employment, arts and leisure provision. The BBC have also confirmed their relocation to Digbeth's New Canal Street in 2026, providing a further boost to the regeneration of this vibrant part of Birmingham City Centre.

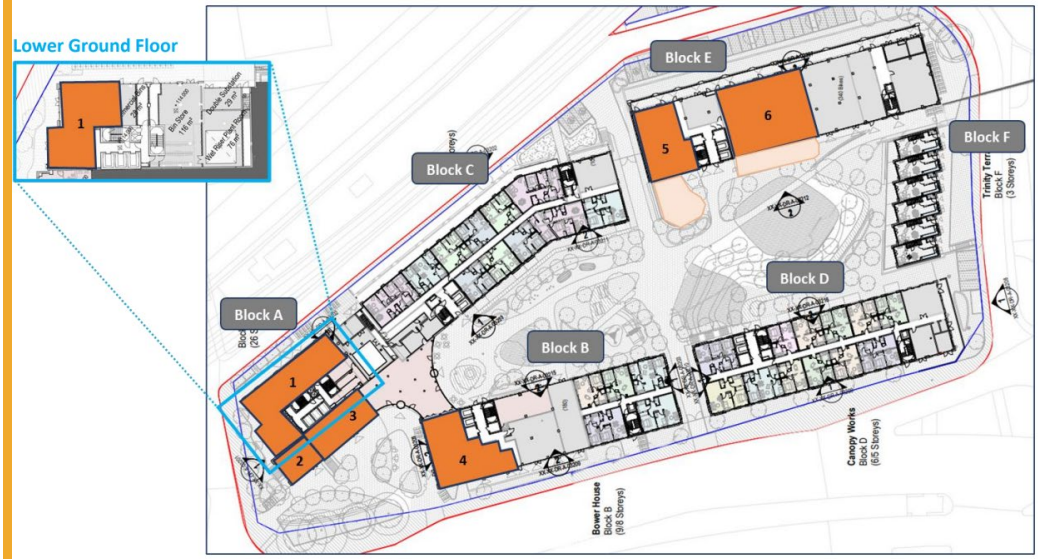
Affordable Workspace

The Affordable Workspace will located within Blocks A, B and E and will provide a range of units set around a courtyard garden area.

Providing various sizes, the developer is looking to curate a tenant mix to include a range of independent and regional businesses, and uses such as Co-working space, a Creche / Day Nursery, a Café / Restaurant and a Gym / Fitness studio.

Leases will offer flexibility, and rents will be set at a lower level to promote such business types.

A Commercial Tenant Pack is available on request, detailing the size, dimensions and specifications for each unit.



Communal Area

Communal Area

Block E

Communal Area

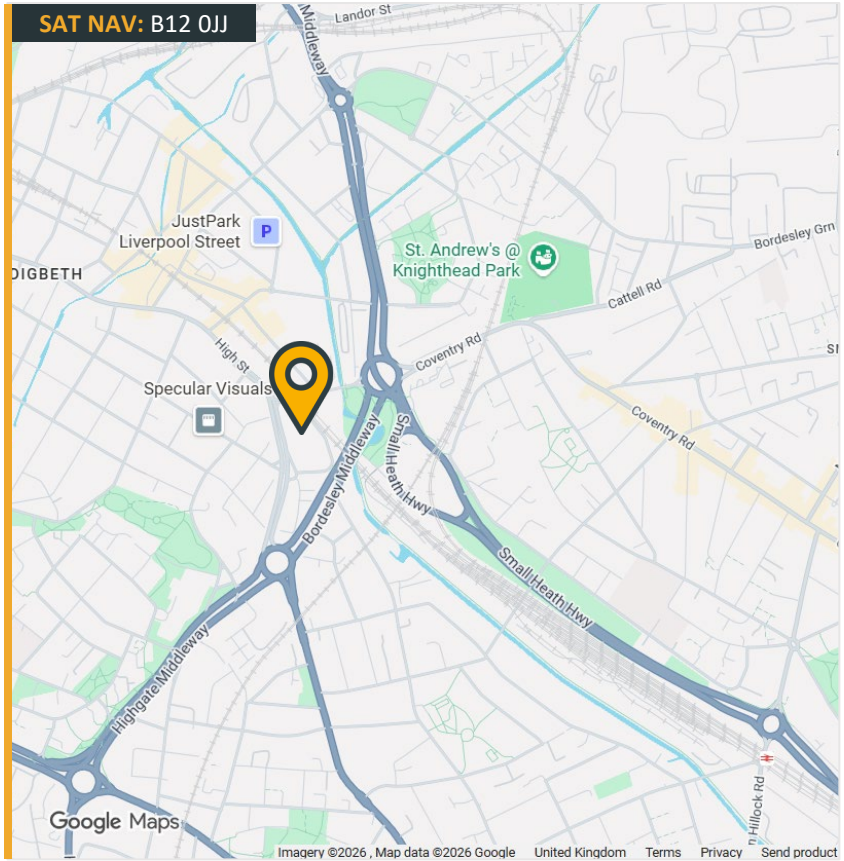
Accommodation, Occupancy Costs and Lease Information

A1 - Lower & Upper	A2 & A3	B4	E5	E6
Size: 4,014 sq ft combined	**UNDER OFFER**	**UNDER OFFER**	**UNDER OFFER**	Size: 3,864 sq ft
Rent: £30,000 pax				Rent: £30,000 pax
Est. Handover: Q3 2025				Est. Handover: Q2 2025
Use: Consented Uses include Class E, F1, B2 and B8				
VAT: All rents quoted shall exclude VAT, which shall be charged in addition to the rent.				
Rateable Value: To be assessed				
Service Charge: £2 psf to increase annually in line with the Consumer Prices Index and paid in addition to the rent. The service charge shall include Management fees, Repair & Maintenance, Grounds Maintenance, Communal cleaning and Security				
Insurance: To be charged in addition to the rent. Premium to be confirmed.				
EPC: To be assessed on completion of the Tenants shop fit.				
Lease: All leases will be drafted on an internal repairing and insuring basis, with payment of a service charge in addition to the rent. The Lease shall incorporate a 3 yearly Tenant only break option, and the rent shall be reviewed every 3rd anniversary of the Term, calculated annually in line with the Consumer Prices Index, with increases capped at 3%.				

Specification

Each unit will be fitted to the following indicative specification;

- Glazed shop front
- Imposed floor load; 5.0kNm2 + 1kNm2 screed
- The unit is finished to a 'Shell & Core' standard with incoming valves and capped connections.
- Electricity Supply will be provided to a 'head end' within the demise of the unit. The Tenant will be responsible for applying for a meter from their chosen supplier.
- Water supply and 2No. telecoms ducts will be provided within the demise of the unit. The Tenant will be responsible for contracting with their chosen supplier.
- Foul water drainage, sprinkler supply and a fire alarm interface will be provided within the demise of the unit for future connection by the tenant.
- Louvres will be provided to the external elevations of the units to allow connection of any intake and exhaust air.
- Compartment fire stopping to the demise of the unit will be provided by the contractor. If the compartmentation of the unit is compromised during the fit out of the unit, the Tenant will be responsible for reinstating to the required standards.
- Foul and rainwater drainage from the residential units drop through the slabs above and are collected to drop through the commercial units.



Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Doug Tweedie
07887 787 892
doug@fhp.co.uk

Caine Gilchrist
07538 606 880
caine.gilchrist@fhp.co.uk

Fisher Hargreaves Proctor Ltd.
First Floor
122-124 Colmore Row
Birmingham, B3 3BD

fhp.co.uk

29/09/24

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