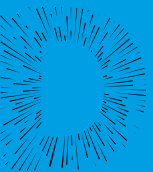


FLOODGATE FACTORIES

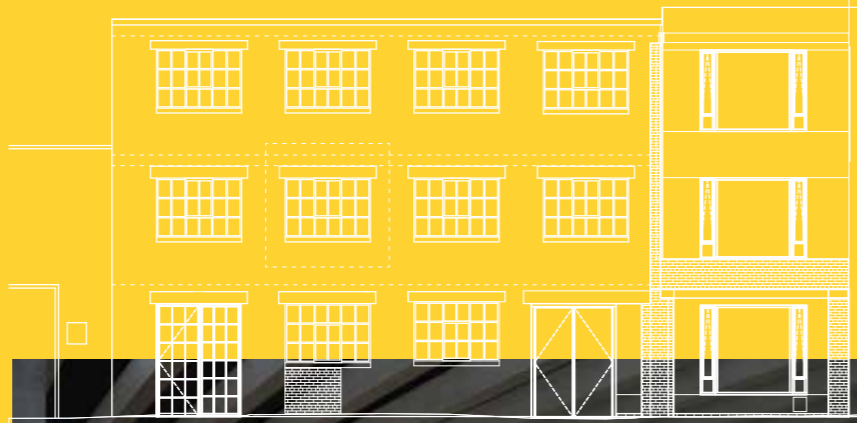
**UNIQUE
PLACES
AND SPACES.
WHERE THE
VISIONARIES
LIVE
UNFETTERED.**





**WHERE
SPARKS
FLY**

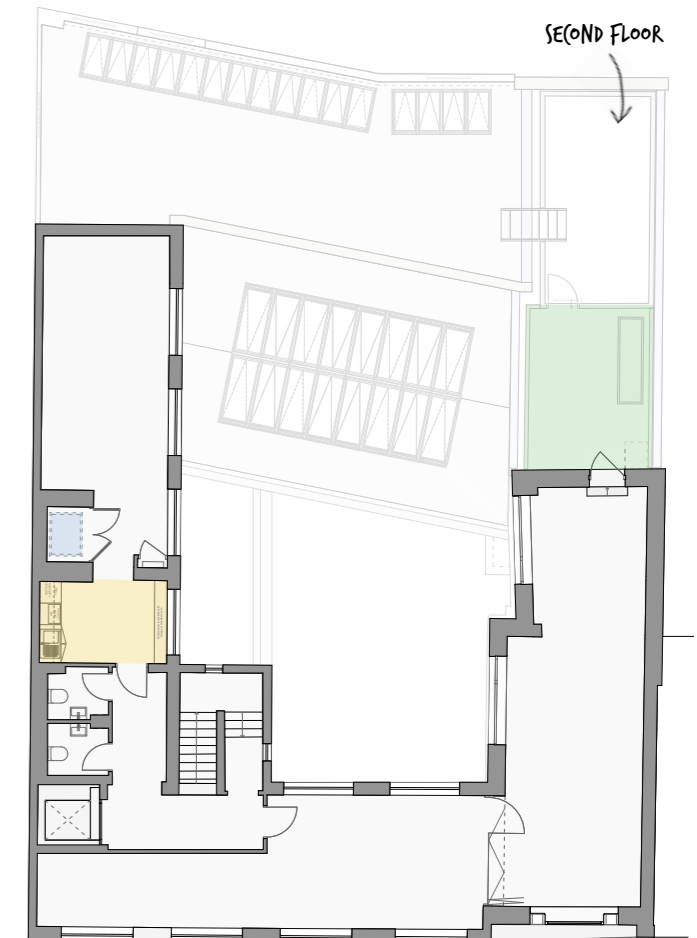
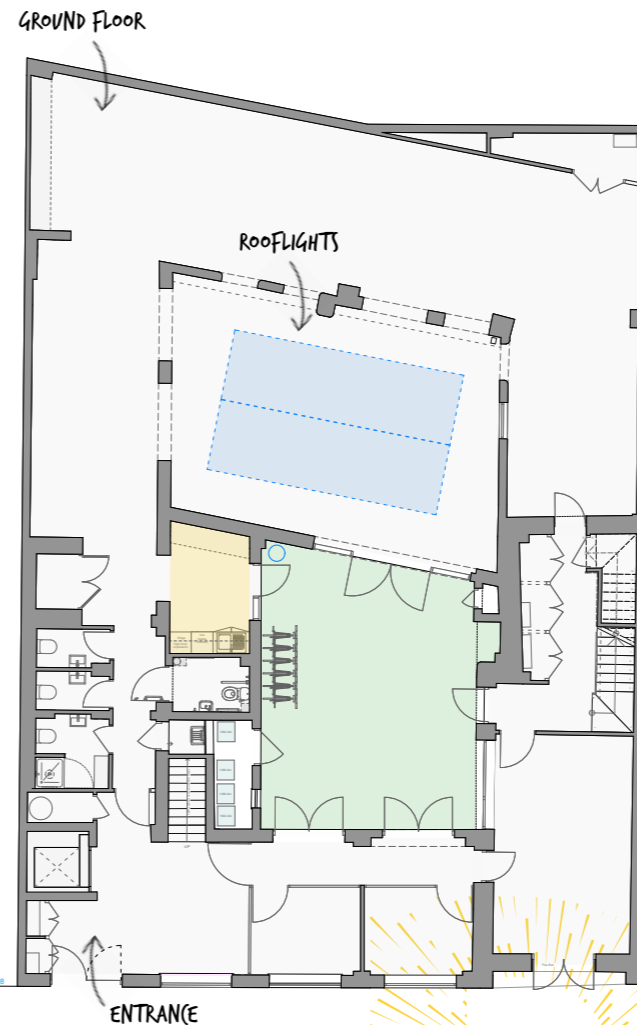
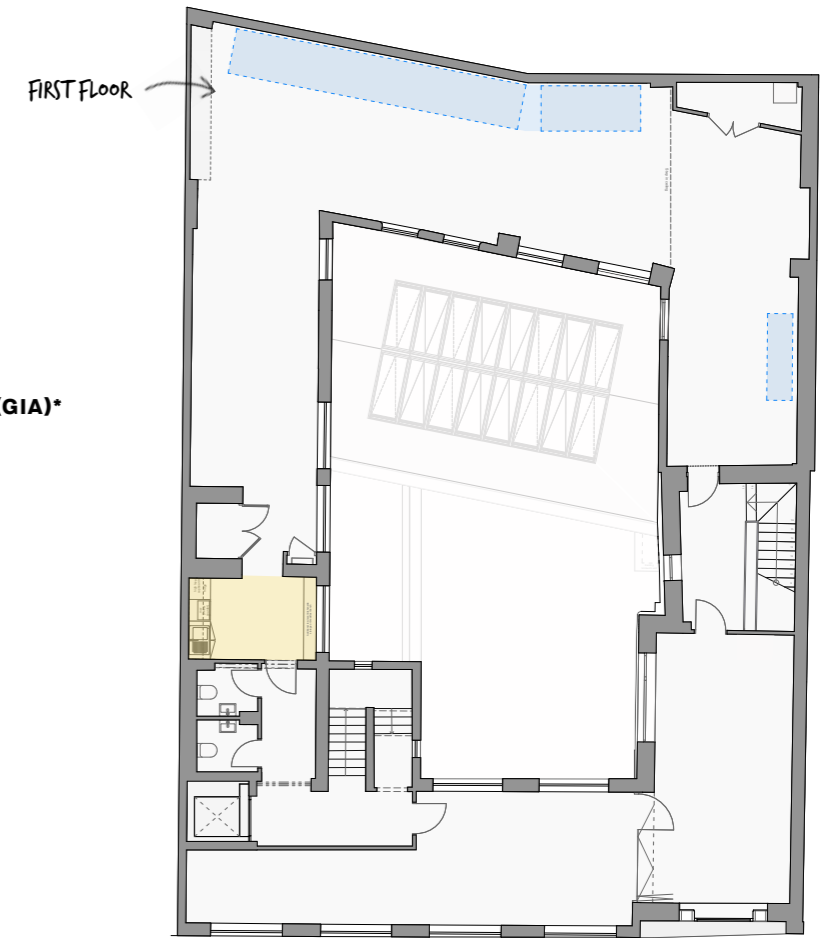
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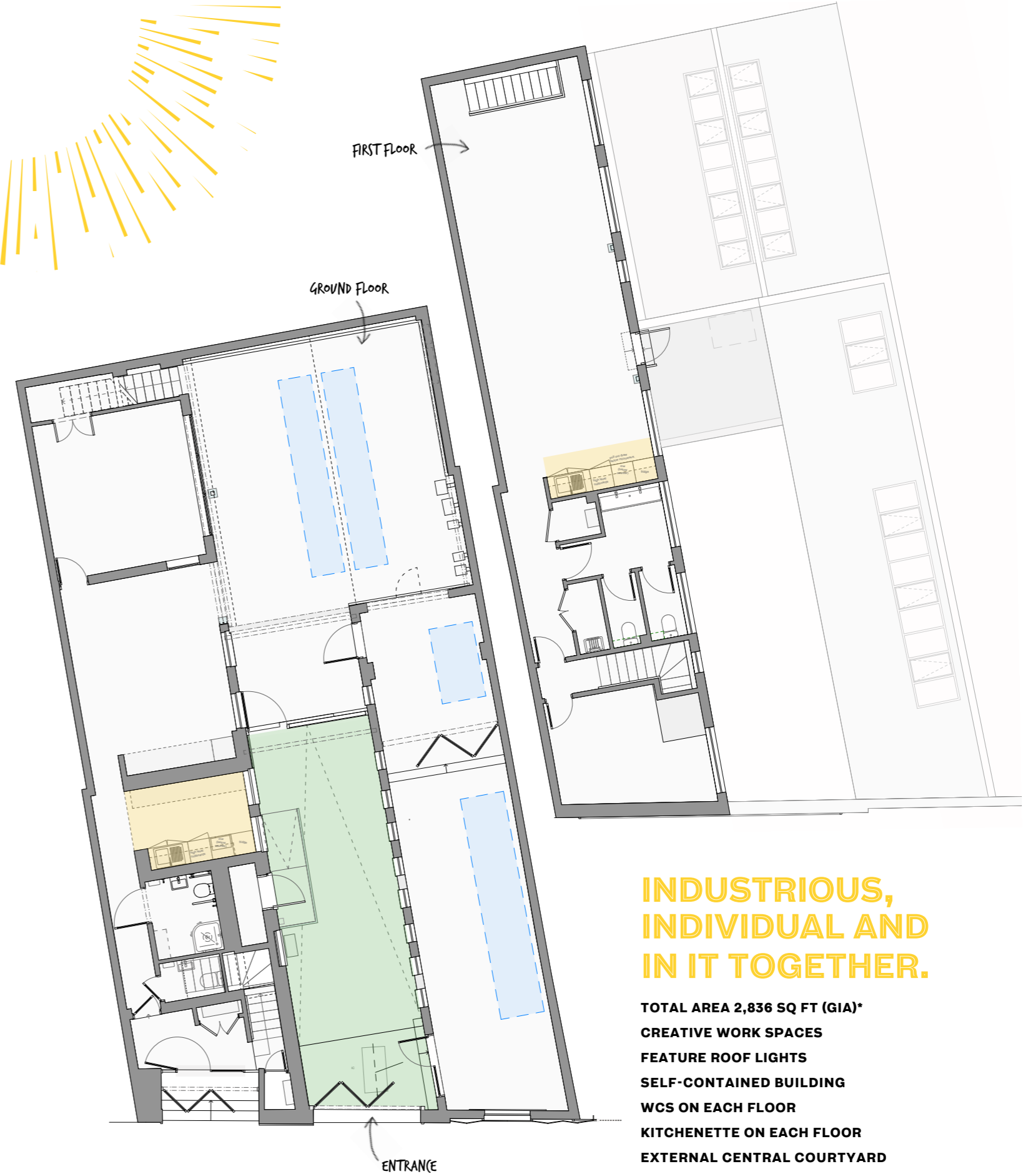
INDUSTRIOUS, INDIVIDUAL AND IN IT TOGETHER.

- TOTAL AREA (INCLUDING EXTENSIONS) 7,970 SQ FT (GIA)***
- SELF-CONTAINED BUILDING**
- EXTERNAL CENTRAL COURTYARD**
- CREATIVE WORK SPACES**
- FEATURE ROOF LIGHTS**
- WCS ON EACH FLOOR**
- SHOWER FACILITIES**
- SECURE CYCLE STORAGE**
- LIFT ACCESS TO ALL FLOORS**
- POTENTIAL SECOND FLOOR ROOF TERRACE**

*IPMS 3 areas provided on completion



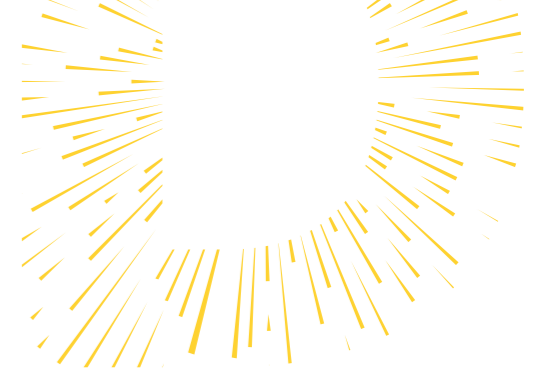
40



INDUSTRIOUS, INDIVIDUAL AND IN IT TOGETHER.

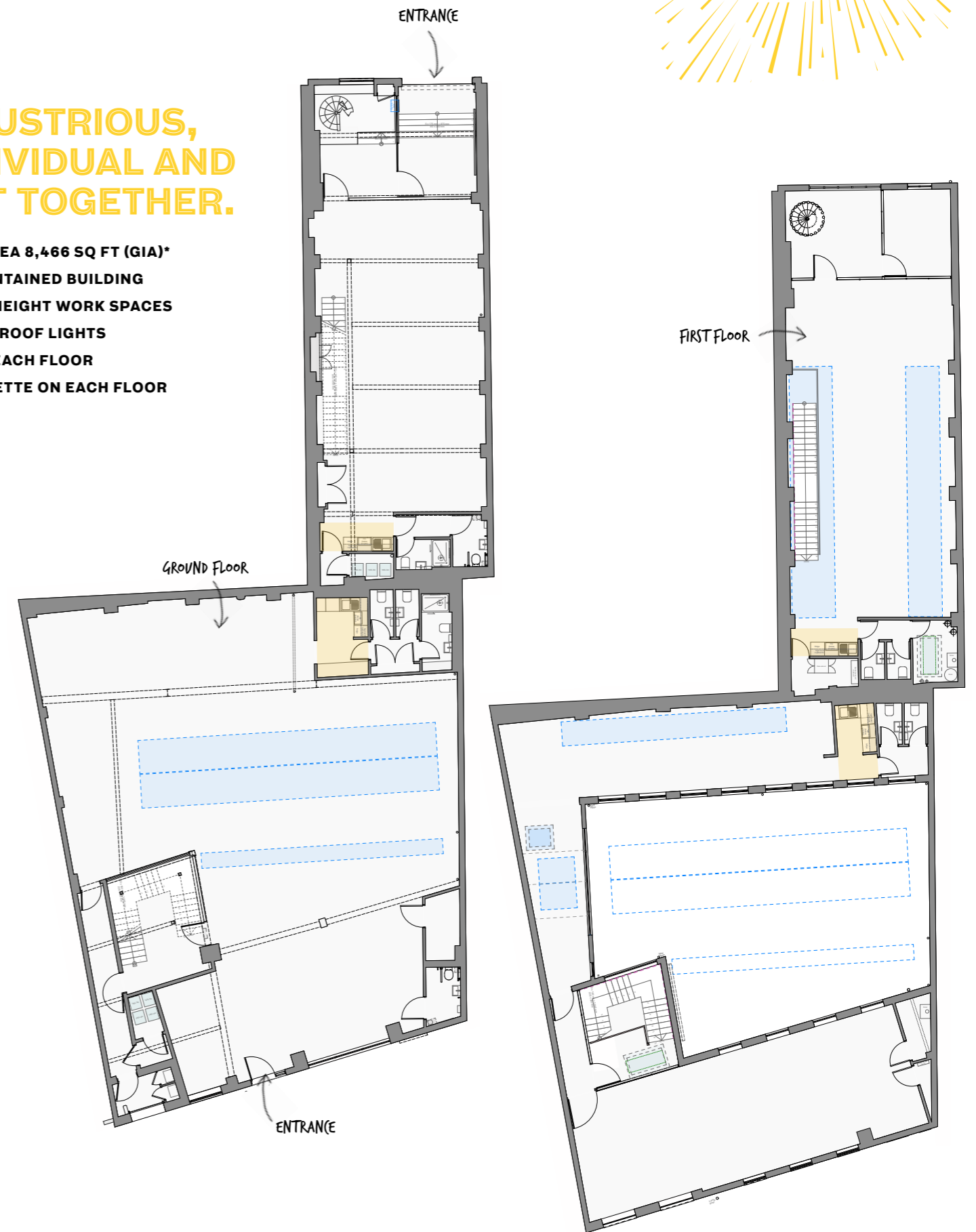
- TOTAL AREA 2,836 SQ FT (GIA)*
- CREATIVE WORK SPACES
- FEATURE ROOF LIGHTS
- SELF-CONTAINED BUILDING
- WCS ON EACH FLOOR
- KITCHENETTE ON EACH FLOOR
- EXTERNAL CENTRAL COURTYARD
- SHOWER FACILITIES
- SECURE CYCLE STORAGE

48




INDUSTRIOUS, INDIVIDUAL AND IN IT TOGETHER.

- TOTAL AREA 8,466 SQ FT (GIA)*
- SELF-CONTAINED BUILDING
- DOUBLE HEIGHT WORK SPACES
- FEATURE ROOF LIGHTS
- WCS ON EACH FLOOR
- KITCHENETTE ON EACH FLOOR





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.



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



FLOODGATE FACTORIES IS A RARE CHANCE TO RESIDE WITHIN A PIECE OF DIGBETH'S RICH, INDUSTRIAL PAST. PERFECT FOR SINGLE OCCUPANCY AND FOR BRINGING TALENTS AND TRADES TOGETHER. THE ONCE IMPOSING, GRITTY FACTORY FLOORS ARE NOW BRIGHT OPEN SPACES - READY TO BECOME YOUR VERY OWN WORKSPACE TO TAKE ON THE WORLD. AFTER ALL, HOW OFTEN DO YOU GET THE OPPORTUNITY TO OCCUPY YOUR OWN INDUSTRIAL POWERHOUSE?

We have taken care of the kitchens, WCs, lifts and outdoor spaces - all kitted out with the next generation of Digbeth's visionaries and modern day industrialists in mind. Floodgate Factories is just across the road from Fazeley Studios and around the corner from the Custard Factory - so you're right at the heart of Birmingham's creative machine too.





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

LINKS OF HTML
NOT IRON.

**UNIQUE PLACES,
BESPOKE SPACES.
WHERE THE
VISIONARIES
LIVE FIRED UP.**



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.**

**WHEELS AND BELTS,
SHAFTS AND PULLEYS,
WHIRR NO MORE ON THIS
NEW FACTORY FLOOR.
TIME FOR THE NEW WITH
JUST AS MUCH PRIDE.
ENGINES OF ENTERPRISE
FOR THOSE WHO
PROVIDE.
FROM ANALOGUE
TO DIGITAL.
METAL BASHERS TO
GLOBAL BIG HITTERS,
CALL IT HOME.**

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0121 224 7777

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0121 643 6440

Oval

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FLOODGATE FACTORIES

