

Birmingham B37 5TT

Stople & HA



M CHELMSLEY We Shopping Centre

# Welcome to Chelmsley Wood Shopping

R

### **Total Development**

460,000 sq.ft

(42,735 sq.m)

Local Occupiers Include

**H**GREGGS

Iceland.co.uk

Poundland ()





chelmsleywoodshopping.co.uk

#### $\mathbf{N}$ **CHELMSLEY WOOD**

M Chelmsley Wood Shopping Centre is a dominant convenience and community shopping centre in the heart of the town. The centre is anchored by a 75,000 sg.ft ASDA supermarket and benefits from a total of 525 free parking spacing. Other national retailers include Wilko, Iceland, Home Bargains, Sports Direct, Poundland and Boots.

- Current annual footfall exceeds 8 million people
- 84% of our customers visit at least once a week

- The centre includes a sizeable bus interchange, bringing passengers from throughout the borough and beyond
- The centre is adjacent to the WMG Academy for Young Engineers and the Police HQ
- Solihull MBC occupy about 40,000 sq ft of offices in the centre and Birmingham Business Park is just a few miles away













The area which surrounds Chelmsley Wood Shopping Centre is predominantly residential providing an immediate and loyal shopper catchment. Retailing is predominantly focussed along the main shopping mall of Greenwood Way with further retailing provided on the ancillary malls of Cedar Walk, Coppice Way, Maple Walk and Chestnut Walk. A market hall is located at the southern end of Greenwood Way providing kiosk space for independent and local retailers.

In addition, the area is currently undergoing the biggest redevelopment project in its history and is earmarked as a key transport hub for High-Speed Rail 2 and the tram link between Birmingham City Centre and the International Airport.

#### Services

All mains services are available.

#### Service Charge & Insurance

All units in the scheme contribute to the service charge. The landlord insures the structure and recovers the cost of the premium from the tenant.

#### **Energy Performance**

Further information available upon request.

#### Planning

All uses considered subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

#### Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

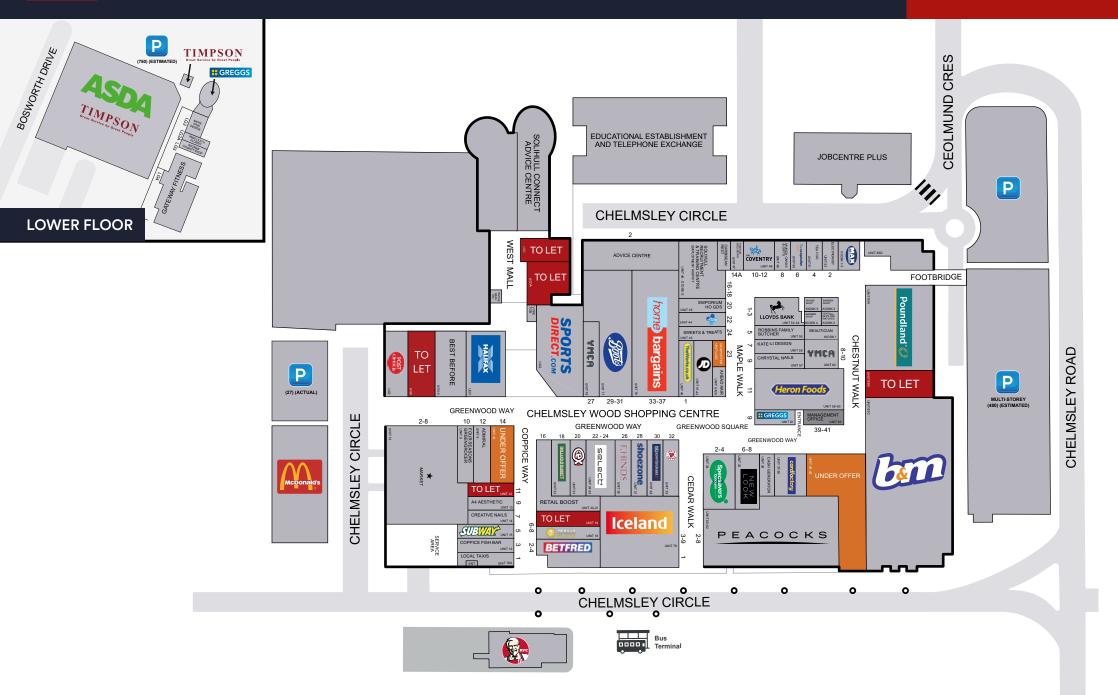




**98k** Catchment Population within a 10 minute drive time **569k** Catchment Population within a 20 minute drive time



#### Site plan



#### Available units

Ind Floor	
	1,653
AL	1,653
	£2
	£1
ice Charge	£8
	£9
	able Value ice Charge



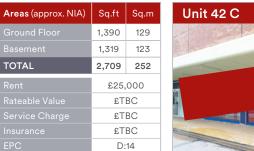




Unit UG6	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	2,952	274.2
	TOTAL	2,952	274.2
	Rent	£27,	,000
		£36	,250
	Service Charge	£15	,951
		£1,0	625
SUBJECT TO VP	EPC	B:	26







Unit 42 C	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	337	
	First		
UNDER	OFFER		
UNDER		£15,	000
	Rateable Value	£20,	,250
OFFER	Service Charge	£13,	697
		£1,3	343
	EPC	C:	26

Unit 83B	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	3,637	338
		3,240	301
	TOTAL	6,877	639
	Rent	£35,	000
	Rateable Value	£36,	500
	Service Charge	£22	,184
		£2,	175
	EPC	C:	29



Unit 12	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	1,028	95.5
RETAIL UNIT TO LET		1,047	97.1
	TOTAL	2,074	192.6
	Rent	£16,000	
	Rateable Value	£14,	250
	Service Charge	£14,206	
SUBJECT TO VP	Insurance approx.	£1,	140



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#### **VIEWING** Strictly via prior appointment with the appointed agents:



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