



CHELMSLEY WOOD

Birmingham B37 5TT

8.5m
Annual Footfall

M CHELMSLEY WOOD
Shopping Centre

Welcome to Chelmsley Wood Shopping Centre

Total Development

460,000 sq.ft

(42,735 sq.m)

Local Occupiers Include



chelmsleywoodshopping.co.uk



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 sq.ft ASDA supermarket and benefits from a total of 525 free parking spaces. Other national retailers include B&M, Iceland, Home Bargains, Sports Direct, Poundland and Boots.

- Current annual footfall exceeds 8.5 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



 Sat Nav B37 5TT	 £45 million Potential consumer spend within the immediate retail catchment	 525 FREE Parking spaces	 OVER 460,000 sq.ft (42,735 sq.m) occupied by circa 70 tenants
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CHELMSLEY WOOD

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 incoming 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.



Serviced by over

1500

BUSES a day



98k Catchment Population

within a 10 minute drive time

569k Catchment Population


within a 20 minute drive time



8.5m


Annual Footfall

Unit UG1



Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,653	154
TOTAL	1,653	154
Rent	£20,000	
Rateable Value	£15,750	
Service Charge	£8,931.81	
Insurance	£904.70	
EPC	TBC	

Unit UG1A



Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,611	150
TOTAL	1,611	150
Rent	TBC	
Rateable Value	£17,500	
Service Charge	TBC	
Insurance	TBC	
EPC	TBC	


Unit UG6



Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	2,952	274.2
TOTAL	2,952	274.2
Rent	£27,000	
Rateable Value	£36,250	
Service Charge	£15,951	
Insurance	£1,625	
EPC	B:26	

SUBJECT TO VP

Unit 12



Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,028	95.5
Basement	1,047	97.1
TOTAL	2,074	192.6
Rent	£16,000	
Rateable Value	£14,250	
Service Charge	£14,206	
Insurance approx.	£1,140	

SUBJECT TO VP

Unit 19



Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,390	129
Basement	1,319	123
TOTAL	2,709	252
Rent	£25,000	
Rateable Value	£TBC	
Service Charge	£TBC	
Insurance	£TBC	
EPC	D:14	

Unit 42 C



Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	337	31.1
First Floor	337	31.1
TOTAL	674	62.2
Rent	£15,000	
Rateable Value	£20,250	
Service Charge	£13,697	
Insurance	£1,343	
EPC	C:26	

UNDER OFFER

Unit 83B



Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	3,637	338
First Floor	3,637	338
TOTAL	7,274	676
Rent	£43,500	
Rateable Value	£36,500	
Service Charge	£22,184	
Insurance	£2,175	
EPC	C:29	

UNDER OFFER

Unit 40-42



Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	8,733	807
Basement	8,733	807
TOTAL	17,466	1614
Rent	£43,500	
Service Charge	TBC	
Insurance	TBC	
EPC	TBC	

UNDER OFFER



CHELMSLEY WOOD

Location - B37 5TT



Chelmsley Wood is approximately 8 miles to the east of Birmingham and 5 miles to the north of Solihull. It benefits from excellent links to the national road network, located approximately 0.5 miles west of the intersection between the M42 and the M6.

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