



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 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



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

M

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 10	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	2,046	190
	Basement		
	TOTAL	2,046	190
	Rent	£35,000	
	Rateable Value	£31,000	
	Service Charge	£24,120	
	Insurance	£2,365	
	EPC	E:30	

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
	First Floor		
	TOTAL	337	31
	Rent	£15,000	
	Rateable Value	£20,250	
	Service Charge	£13,697	
	Insurance	£1,343	
	EPC	C:26	

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

Unit 40-42	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	8,733	807
	TOTAL	8,733	807
	Rent	£43,500	
	Service Charge	TBC	
	Insurance	TBC	
	EPC	TBC	

Unit 12	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	1,000	93
	TOTAL	1,000	93
	Rent	£16,000	
	Rateable Value	£14,250	
	Service Charge	£14,206	
	Insurance approx.	£1,140	



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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30-05-24 MAY 2024

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