



M

CHELMSLEY WOOD

Birmingham B37 5TT



CHELMSLEY WOOD
Shopping Centre

Welcome to Chelmsley Wood Shopping Centre

Total Development

460,000 sq.ft

(42,735 sq.m)

Local Occupiers Include

 GREGGS

Poundland 







ASDA

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 <small>(42,735 sq.m)</small> occupied by circa 70 tenants
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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



8m

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		



Former Bingo Hall			
Areas (approx. NIA)	Sq.ft	Sq.m	
Ground Floor	4,111	382	
First Floor	18,916	1,757	
Mezzanine Floor	6,521	606	
TOTAL	29,548	2,745	
Rent inclusive of service charge ex VAT	£39,000 pa		



Unit 10			
Areas (approx. NIA)	Sq.ft	Sq.m	
Ground Floor	2,046	190	
Basement	2,046	209	
TOTAL	4,291	399	
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	2,103	196	
TOTAL	2,440	227	
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 87			
Areas (approx. NIA)	Sq.ft	Sq.m	
Ground Floor	405	38	
Basement	6,587	612	
TOTAL	6,992	650	
Rent	£18,000		
Rateable Value	£35,000		
Service Charge	£35,193		
Insurance	£3,625		
EPC	E (Expires 25-01-24)		



Kiosk 1			
Areas (approx. NIA)	Sq.ft	Sq.m	
Ground Floor	609	57	
Basement	591	55	
TOTAL	1,200	112	
Rent	£12,000		
Rateable Value	£11,000		
Service Charge	£7,409		
Insurance	£TBC		





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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VIEWING Strictly via prior appointment with the appointed agents:

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