



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](http://chelmsleywoodshopping.co.uk)

# M 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



|  |   |  |   |
|--|---|--|---|
| <br>Sat Nav<br><b>B37 5TT</b> | <br><b>£45 million</b><br>Potential consumer spend within the immediate retail catchment | <br><b>525</b><br>FREE Parking spaces | <br>OVER <b>460,000 sq.ft</b><br>(42,735 sq.m)<br>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

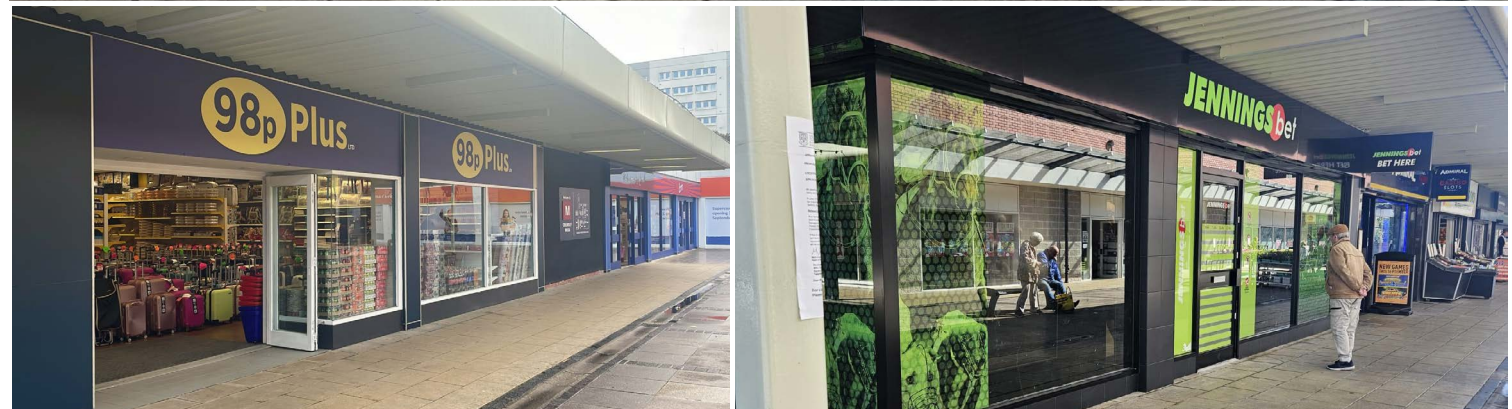
Further information available upon request.

## 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  |
| <b>TOTAL</b>        |           |      |
| Rent                | £23,000   |      |
| Rateable Value      | £15,750   |      |
| Service Charge      | £8,931.81 |      |
| Insurance           | £904.70   |      |
| EPC                 | TBC       |      |

**UNDER OFFER**

**Unit UG1A**



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

**UNDER OFFER**

**Unit UG6**



| Areas (approx. NIA) | Sq.ft         | Sq.m       |
|---------------------|---------------|------------|
| Ground Floor        | 2,952         | 274        |
| <b>TOTAL</b>        | <b>2,952</b>  | <b>274</b> |
| Rent                | £23,000       |            |
| Rateable Value      | £36,250       |            |
| Service Charge      | £15434.49     |            |
| Insurance           | £1,500 approx |            |
| EPC                 | B:26          |            |

**Unit 19**



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

**Unit 27-28**



| Areas (approx. NIA) | Sq.ft        | Sq.m         |
|---------------------|--------------|--------------|
| Ground Floor        | 2,568        | 238.6        |
| <b>TOTAL</b>        | <b>2,568</b> | <b>238.6</b> |
| Rent                | £28,500      |              |
| Rateable Value      | £20,250      |              |
| Service Charge      | £14,015      |              |
| Insurance           | £1,312       |              |
| EPC                 | D:83         |              |

**Unit 42 C**



| Areas (approx. NIA) | Sq.ft        | Sq.m       |
|---------------------|--------------|------------|
| Ground Floor        | 337          | 31         |
| First Floor         | 2,103        | 196        |
| <b>TOTAL</b>        | <b>2,440</b> | <b>227</b> |
| Rent                | £15,000      |            |
| Rateable Value      | £20,250      |            |
| Service Charge      | £13,697      |            |
| Insurance           | £1,343       |            |
| EPC                 | C:26         |            |



# 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:

**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

**0121 400 0407**

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)

**M&P**  
PROPERTY CONSULTANTS

**LCP**  
part of MCore

**01384 400123**

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