



CHELMSLEY WOOD

Birmingham B37 5TT



8.5m
Annual Footfall

Total Development

460,000 sq.ft

(42,735 sq.m)

Local Occupiers Include

 GREGGS

Poundland 



Iceland.co.uk



acorns
Your local children's superstore

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 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



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

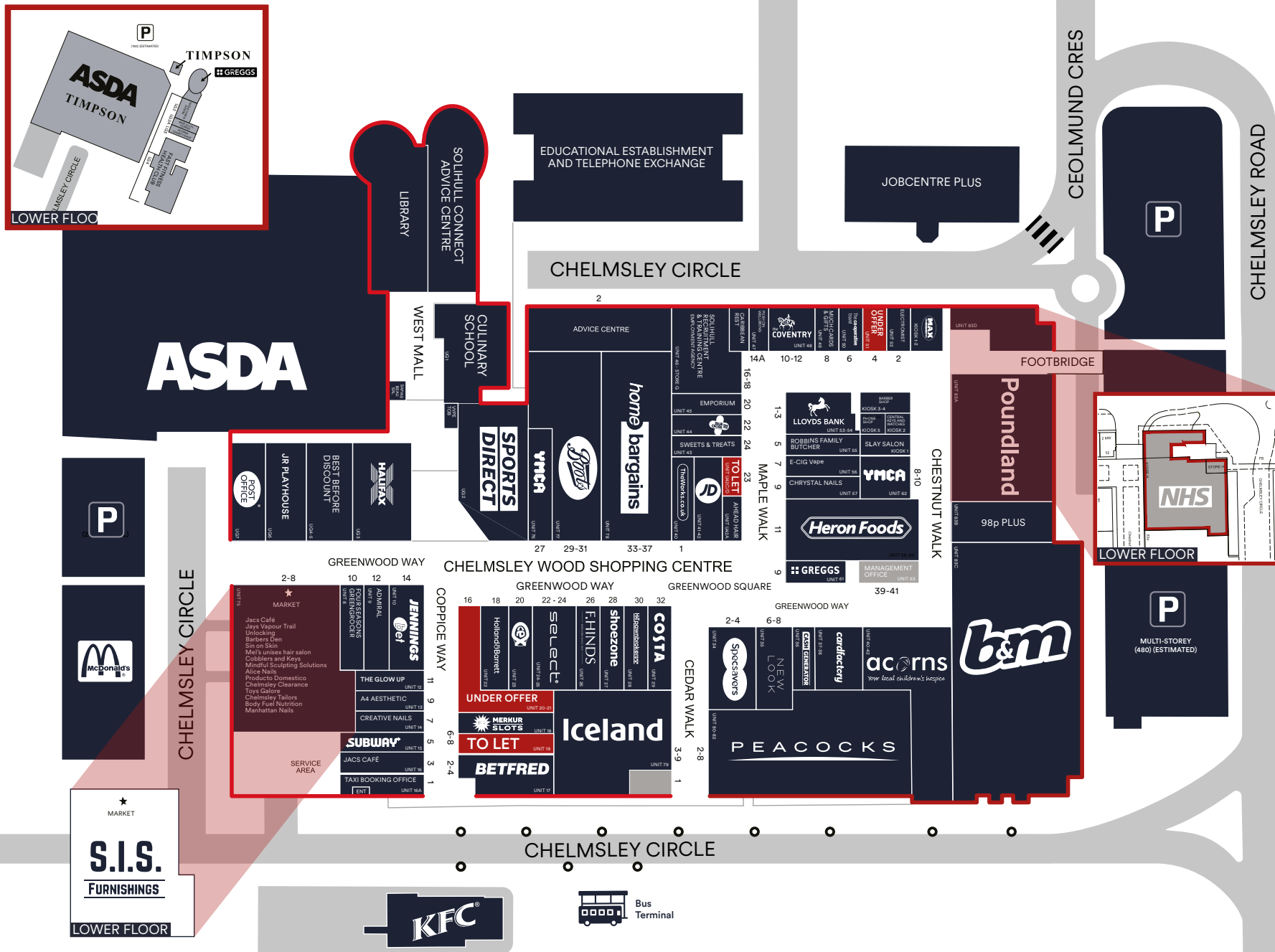


98k Catchment
Population
within a 10 minute drive time

569k Catchment
Population
within a 20 minute drive time



8.5m
Annual Footfall



Unit UG6	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	2,952	274
	TOTAL		
	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
	TOTAL	2,709	252
	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	2,709	252
	TOTAL		
	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
	TOTAL	2,440	227
	Rent	£15,000	
	Rateable Value	£20,250	
	Service Charge	£13,697	
	Insurance	£1,343	
	EPC	C:26	

Unit 51	Areas (approx. NIA)	Sq.ft	Sq.m
	Ground Floor	1,195	111
	TOTAL	1,195	111
	Rent	£16,000	
	Rateable Value	£10,750	
	Service Charge	£5,717 + VAT	
	Insurance	£601.89	
	EPC	E:116	



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.



MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property.

SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholdingprofessional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

12-06-25 JUNE25

VIEWING Strictly via prior appointment with the appointed agents:

CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

Ed Purcell 07793 808 974
ed@creative-retail.co.uk

Guy Sankey 07415 408 196
guy@creative-retail.co.uk

M&P
PROPERTY CONSULTANTS

Russ Power 07810 824 374
DD: 0117 970 7536
russ@mp-pc.co.uk

LCP
part of MCore

01384 400123

searchlcp.co.uk

Rob Ellis 07918 931 081
REllis@lcpproperties.co.uk