



CHELMSLEY WOOD

Birmingham B37 5TT



8.5m
Annual Footfall

Total Development

460,000 sq.ft

(42,735 sq.m)

Local Occupiers Include

GREGGS

Poundland

b&m

Iceland.co.uk



acorns
Your local children's superstore

ASDA

chelsleywoodshopping.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



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

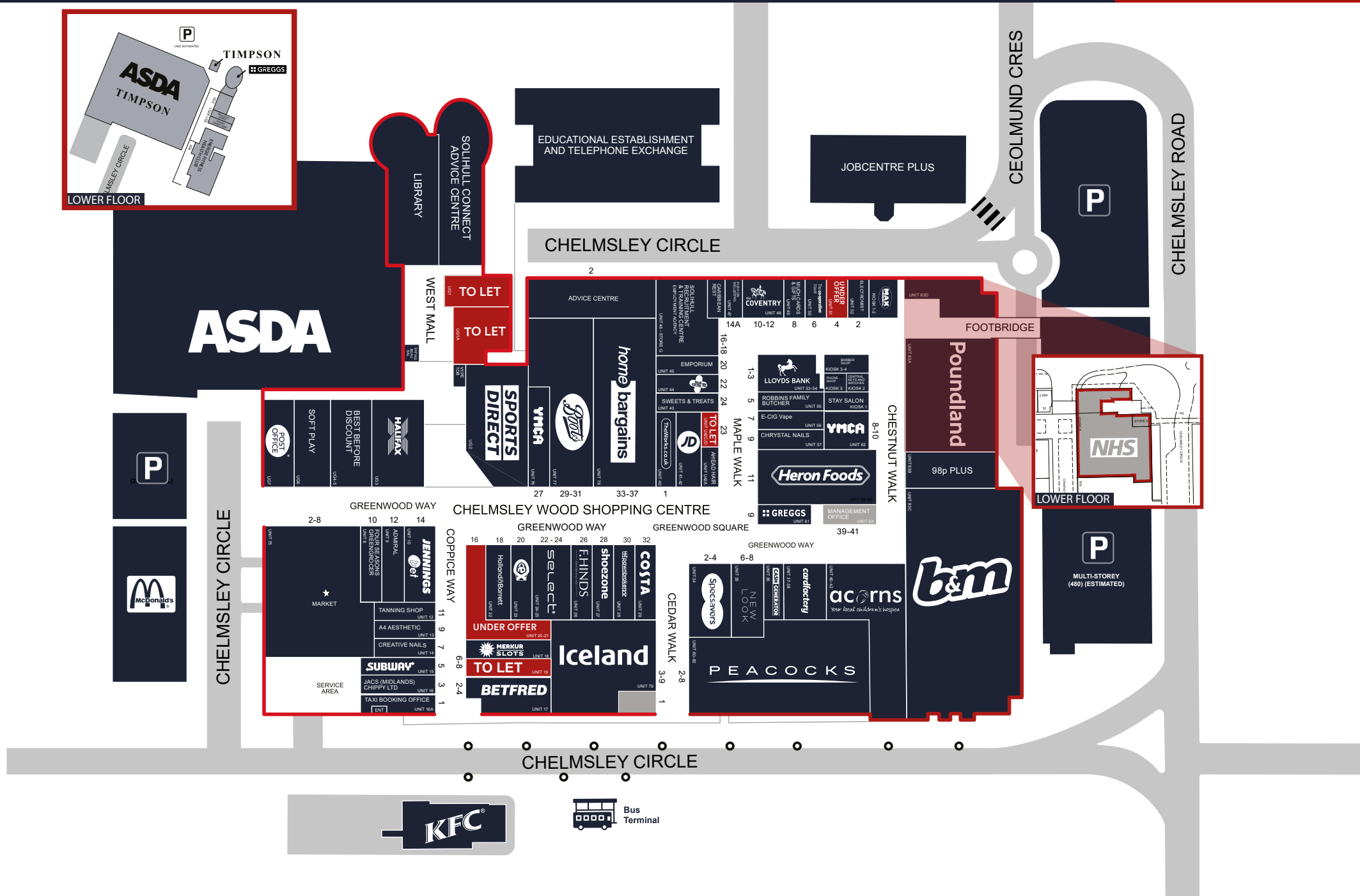


98k Catchment
Population
within a 10 minute drive time

569k Catchment
Population
within a 20 minute drive time



8.5m
Annual Footfall



Unit UG1

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	1,653	154
TOTAL		
Rent	£15,000	
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
TOTAL		
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
TOTAL		
Rent	£23,000	
Rateable Value	£36,250	
Service Charge	£15,434.49	
Insurance	£1,500 approx	
EPC	B:26	

TO LET
UNDER OFFER

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	2,877	266
TOTAL	2,877	266
Rent	£28,500	
Rateable Value	£20,250	
Service Charge	£14,015	
Insurance	£1,312	
EPC	D:83	

UNDER OFFER

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.



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01-05-25 MAY25

VIEWING Strictly via prior appointment with the appointed agents:

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