

First floor space with ground floor access

TO LET

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Retail/Office Unit

2,440 sq.ft

(226.7 sq.m)

Unit 42C-D, Chelmsley Wood Shopping Centre, Birmingham B37 5TT

- 686 free parking spacing
- Anchored by a 75,000 sq.ft ASDA supermarket
- Late night trading availability
- Nearby national occupiers include: **GREGGS** **Poundland**



Iceland.co.uk



wilko



## Unit 42C-D, Chelmsley Wood Shopping Centre, Birmingham B37 5TT

Areas (approx. NIA)	Sq.ft	Sq.m
Ground Floor	337	31.3
First Floor	2,103	195.4
<b>TOTAL</b>	<b>2,440</b>	<b>226.7</b>

Rent	£18,000
Rateable value from April 23	£20,250
Service Charge	£13,697
Insurance	£1,343
EPC	C26



# Unit 42C-D, Chelmsley Wood Shopping Centre, Birmingham B37 5TT

## Description

Chelmsley Wood Shopping Centre is a dominant convenience and community shopping centre in the heart of the town. The centre benefits from an annual footfall of 7.5m people and is anchored by a 75,000 sq.ft ASDA supermarket. Chelmsley Wood Shopping Centre benefits from a total of 686 free parking spacing. Other national retailers include Wilko, Iceland, Home Bargains, New Look, Sportsdirect, Poundland, Boots.

## Rent

£18,000 per annum.

## Rateable Value

Rateable Value (2023) £20,250. Interested parties are advised to make their own enquiries with the local authority.

## 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

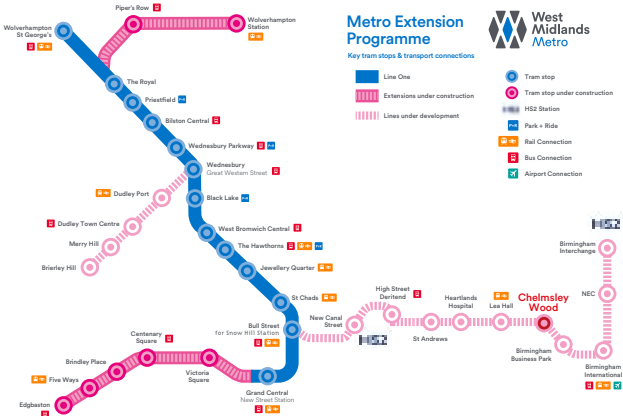
All uses considered subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

## 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. 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.



## Viewing

Via prior appointment with the appointed agents, or if you are onsite and would like an immediate viewing please contact the centre manager, Rich Miles on 07568 429141.

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Serviced by over

**1500**  
**BUSES**

A Day



**686**

**FREE**

Car Park Spaces



**£45m**

Potential consumer spend  
within the immediate retail  
catchment



**8m**

Annual Footfall



**98k** Catchment  
Population  
within a 10 minute drive time

**569k** Catchment  
Population  
within a 20 minute drive time

