

NEW

PROMINENT TRADE COUNTER /
AUTOMOTIVE / LEISURE OPPORTUNITIES

**FROM 5,400 TO 13,400 SQ FT
TO LET**

**ERDINGTON
BIRMINGHAM
B24 0QY**

CHESTER ROAD TRADE PARK

GET CONNECTED



**BRAND NEW
DEVELOPMENT**

3 UNITS
> 4,550 SQ FT - **PRE-LET**
> 5,400 SQ FT
> 8,000 SQ FT

**UNDER CONSTRUCTION
READY TO OCCUPY JANUARY 2021
AVAILABLE TO LET
ONLY 2 UNITS REMAINING**

CHESTERROADTRADEPARK.CO.UK

CHESTER ROAD TRADE PARK IS A NEW HIGH QUALITY TRADE COUNTER/AUTOMOTIVE/ LEISURE DEVELOPMENT TOTTALLING 17,950 SQ FT.

M6 J5

GET CONNECTED

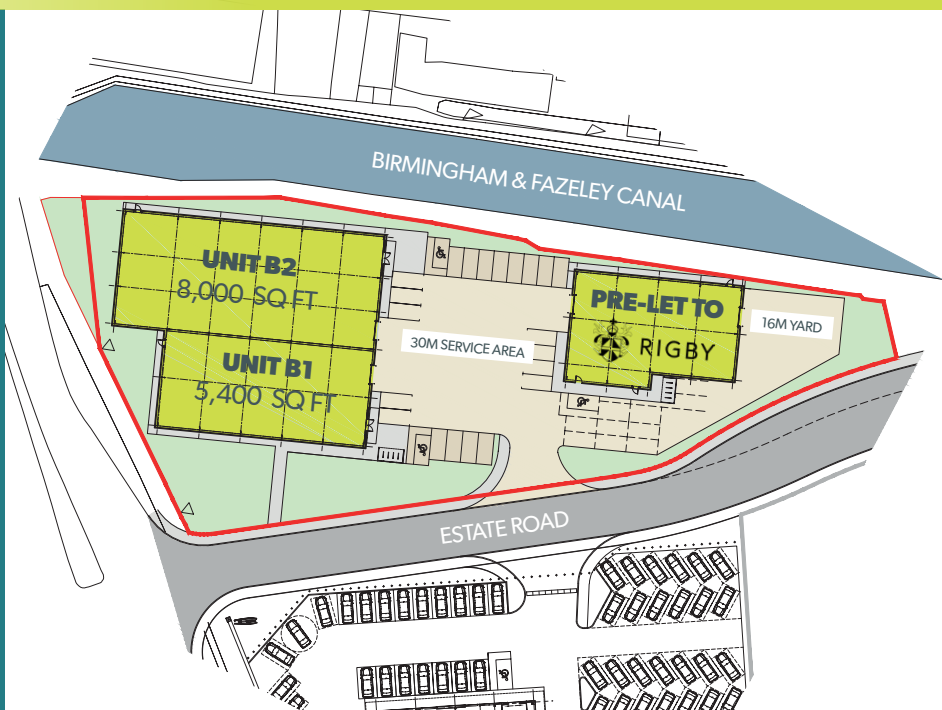


Schedule of accommodation

The development will comprise 3 units with the following approximate floor areas;

Accommodation	sq ft	sq m
UNIT A - PRE-LET	4,550	423
UNIT B1	5,400	502
UNIT B2	8,000	743
TOTAL APPROX	17,950	1,668

Note: Units B1 & B2 could be combined to provide 13,400 sq ft.



19%
QUALIFIED TO NVQ4+

(ERDINGTON CONSTITUENCY ECONOMIC & EMPLOYMENT PROFILE 2015)

ERDINGTON, BIRMINGHAM, B24 0QY

VISIT OUR WEBSITE TO DOWNLOAD SITE INFORMATION AND TO VIEW OUR AERIAL VIDEO ONLINE AT:

CHESTERROADTRADEPARK.CO.UK

**SITUATED
ADJACENT TO THE
A435 AND CLOSE
PROXIMITY TO
M6 JUNCTION 5**

A38

**PROVEN
LOCATION WITH
NEIGHBOURING
OCCUPIERS
INCLUDING SELCO,
JEWSONS, VOLVO,
THE RANGE AND
HALFORDS**



Specification

The buildings are being constructed to the highest standards by one of the Midland's leading contractors, Quantum Construction.

The specification includes;

- Modern curved roof design
- Glazed shop frontages with canopy
- 6.50m clear internal height
- CA Twin-Therm built up cladding system
- CA Products Twin-Therm Griffon roof system
- 10% roof lights
- FM2 standard, 37.50 kN/m² floor slab
- 6.00 tonne racking leg load
- Crawford electrically operated up and over level access door
- Reinforced concrete 30m shared service yard
- On site car parking

The buildings will be provided in a shell finish ready to receive occupiers bespoke fitout.

Please note the products stated are subject to change during procurement depending upon availability.



36,248
**VEHICLES A DAY
ON AVERAGE TRAVEL
ALONG CHESTER ROAD**
(WWW.DFT.GOV.UK)

2,400
**ACTIVE BUSINESSES
IN ERDINGTON**



1.1M
**LOCAL
POPULATION**

LOCATION

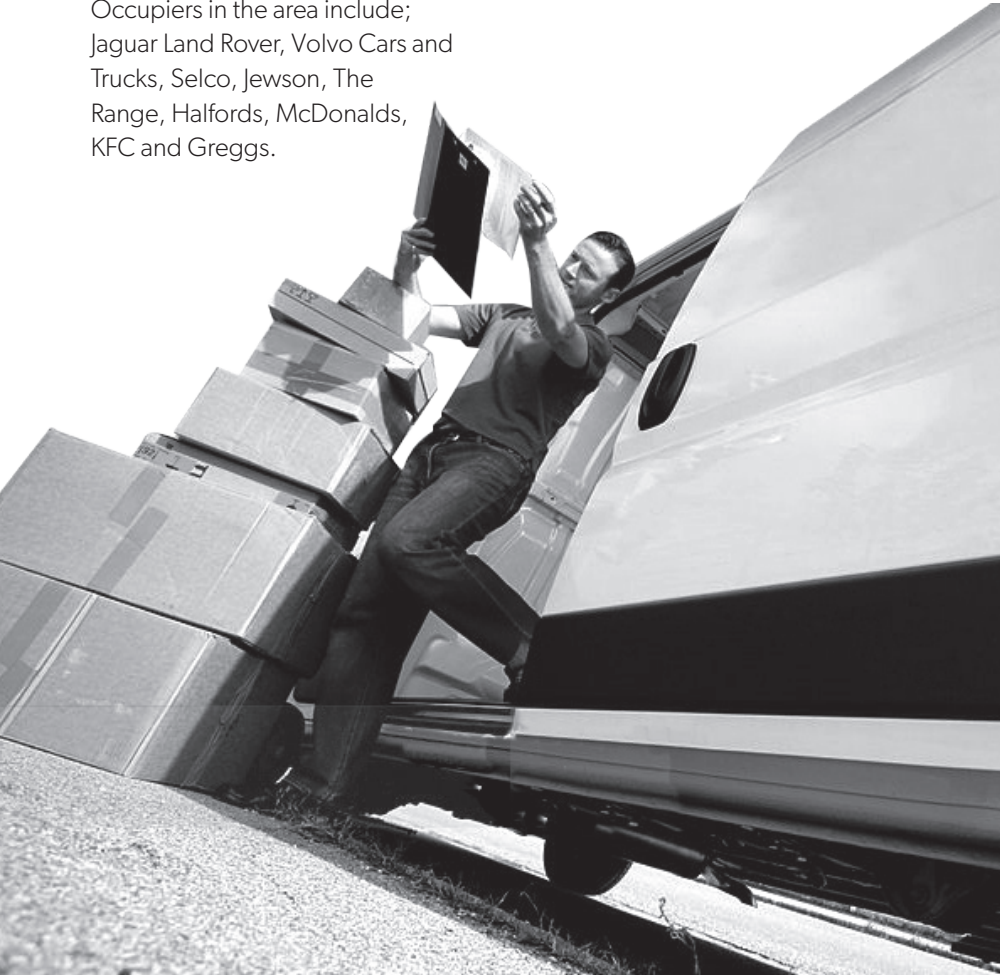
Located in the heart of the West Midlands, Erdington is a north east suburb of Birmingham with excellent road network links, both to Birmingham City Centre, 5 miles and the national motorway network, via Junction 5 of the M6 motorway, 1 mile. The development is located close to the junction connecting the two main arterial routes, Chester Road A452 and Kingsbury Road A38.

TRADING POSITION

The development has prime frontage and is situated in the heart of a mixed use area, which includes retail, trade, automotive, hot food retail and manufacturing.

ESTABLISHED BRANDS

Occupiers in the area include; Jaguar Land Rover, Volvo Cars and Trucks, Selco, Jewson, The Range, Halfords, McDonalds, KFC and Greggs.



TENURE The units are available on new leases, subject to a term certain of not less than 10 years.

TERMS Upon application.

PLANNING The site benefits from an existing outline consent for B1(c), B2, B8 and sui generis use. Other uses may be suitable subject to planning.

RATING Non-domestic business rates will be assessed upon practical completion of the development.

ENERGY PERFORMANCE CERTIFICATE Energy performance ratings will be assessed upon completion of the development.



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WATCH OUR AERIAL VIDEO ONLINE AT:
CHESTERROADTRADEPARK.CO.UK

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