

01564 796800

Ramsdens

CHARTERED SURVEYORS

**COVENTRY ROAD, SHELDON
BIRMINGHAM
B26 3PD**

On the Instructions of Wm Morrison Supermarkets Ltd



SHOPS TO LET

ADJOINING NEW MORRISONS SUPERMARKET

1,302 sq ft up to 6,372 sq ft

Unit 1	TO LET	2,120 sq ft
Unit 2	u/o Indigo Sun	2,013 sq ft
Unit 3	TO LET	2,239 sq ft
Unit 4	u/o Vets 4 Pets	2,239 sq ft
Unit 5	TO LET	1,302 sq ft

- Fronting A45 Coventry Road
- East Birmingham's Newest Retail Destination
- Close to Wheatsheaf Shopping Centre, NEC and Birmingham Airport

48 High Street, Henley in Arden,
Solihull B95 5AN

Fax: 01564 792888

Email: info@ramsdens.com



Whilst every care is taken to ensure that these particulars are correct, their accuracy cannot be guaranteed, neither do they form part of any contract. All rent, prices and premiums are quoted exclusive of VAT.

DESCRIPTION

Shop units to let fronting Coventry Road, Sheldon forming part of the new Morrisons Supermarket of 79,921 sq ft and 513 car parking spaces.

ACCOMMODATION

Shop units are to be made available as follows:-

Unit 1	TO LET	2,120 sq ft
Unit 2	u/o Indigo Sun	2,013 sq ft
Unit 3	TO LET	2,239 sq ft
Unit 4	u/o Vets 4 Pets	2,239 sq ft
Unit 5	TO LET	1,302 sq ft

SPECIFICATION

Units are to be provided to a developer's shell specification ready to receive tenants shop fitting.

PLANNING CONSENT

Planning consent has been granted for use of the retail units for A1, A2, A3, A4 and A5 uses.

TERMS

Units are available on new effective full repairing and insuring leases for a term of 10 years.

RENT

On application.

VIEWING

Viewing can be arranged with the sole letting agent.

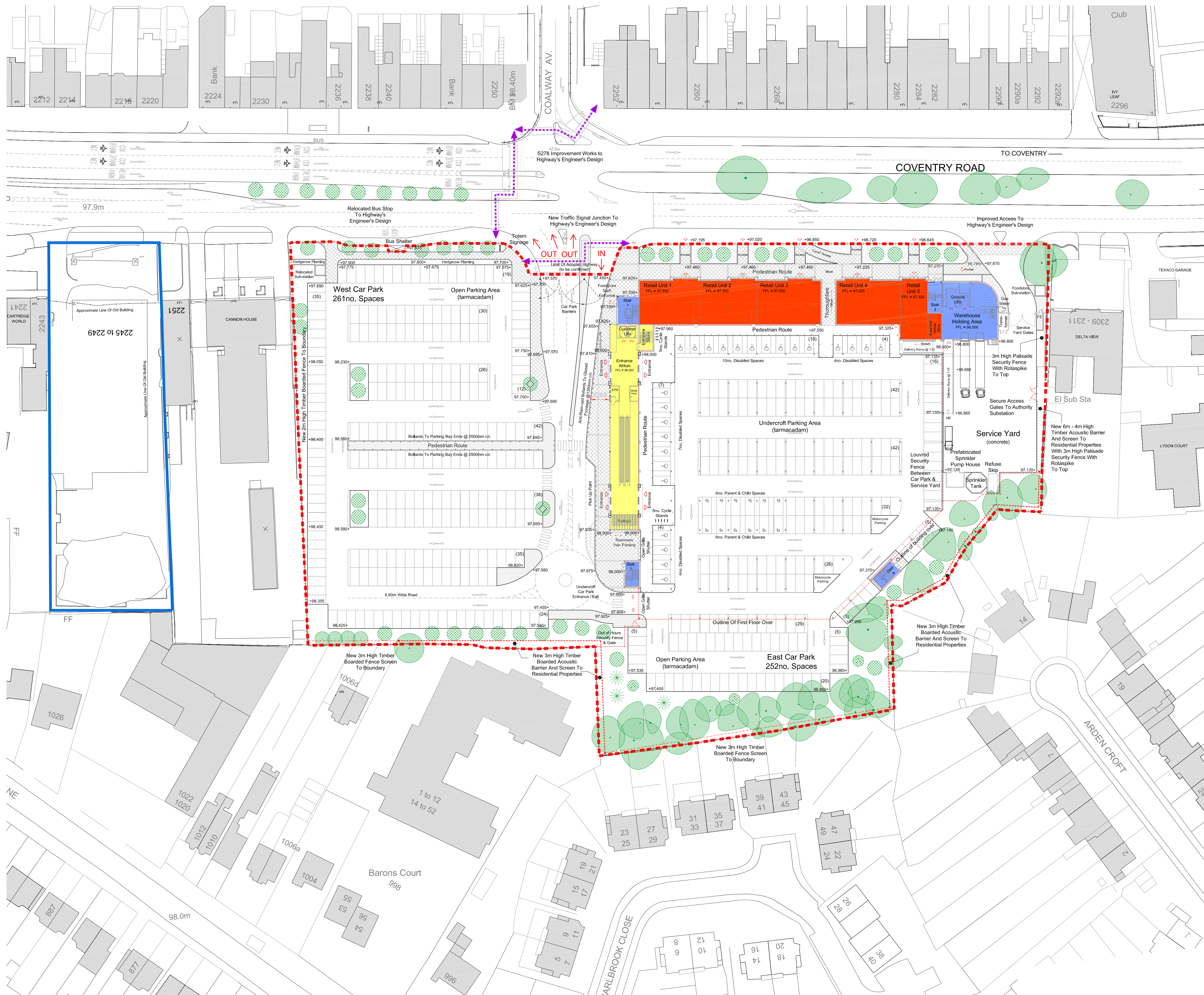
Michael D H Peachey

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Subject to Contract





Notes:
 Contractor to check dimensions and notify any discrepancies or errors to Davis Weatherill Partnership immediately.
 Work to figured dimensions only. Do not scale.
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Drawing based on topographical survey produced by Site Data, drawing reference 7351-1 dated January 2010.
 Site Data levels relate to OSBM located on The Wheatsheaf (P.H.) with value of 97.71m as indicated.
 Refer to Site Data drawing for further information.

Site boundaries are indicative only and subject to Land Registry check.

AREA SCHEDULE (gross internal) :
 Retail Units (ground floor) = 921.3sq.m. / 9,916sq.ft.
 Retail Units Refuse (ground floor) = 28.0sq.m. / 279sq.ft.
 Foodstore Warehouse Holding Area/Stair Core (ground floor) = 258.5sq.m. / 2,782sq.ft.
 Foodstore Staff Stair Cores (ground floor) = 41.9sq.m. / 451sq.ft.
 Foodstore Escape Stair Cores (ground floor) = 46.8sq.m. / 503sq.ft.
 Foodstore Retail/Warehouse/Plant/All Stair Cores (first floor) = 7,424.9sq.m. / 79,921sq.ft.
 Foodstore Staff Accommodation/All Stair Cores (second floor) = 565.6sq.m. / 6,088sq.ft.

GIA (excluding Entrance Atrium)
 = 9,285.0sq.m. / 99,943sq.ft.

Entrance Atrium (ground floor) = 451.2sq.m. / 4,856sq.ft.
 Entrance Atrium (first floor) = 109.8sq.m. / 1,181sq.ft.

TOTAL GIA (including Entrance Atrium)
 = 9,846.0sq.m. / 105,982sq.ft.

CAR PARKING TOTAL :
 513no. CAR PARKING SPACES
 (including 25no. Disabled & 12no. Parent & Child)
 Standard Parking Bay Dimensions 5.0m x 2.50m

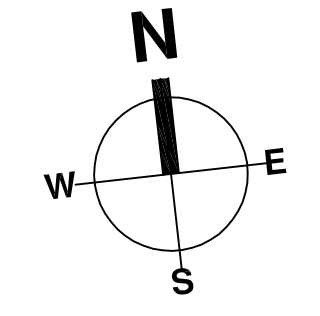
KEY:

- Existing Tree Retained
- New Tree Planting

For Full Details Of Tree Removal, New Tree Planting And Soft Landscape Proposals Refer To Barry Chinn Associates Drawings

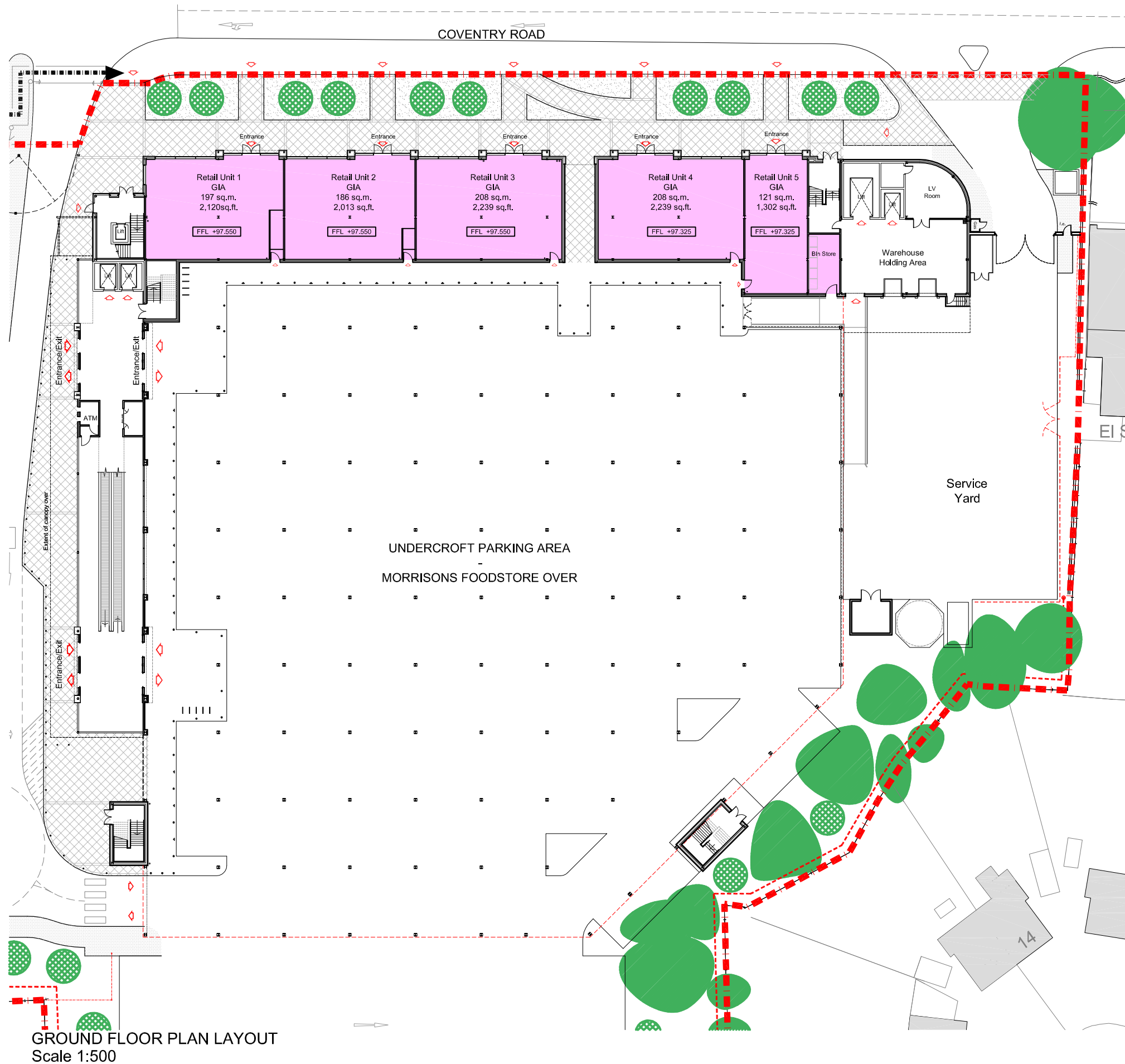
For Details Of New Highway's Works Refer To Complete Design Partnership Drawings

Denotes Site Boundary On Completion (subject to final S278 Adoption Plan)



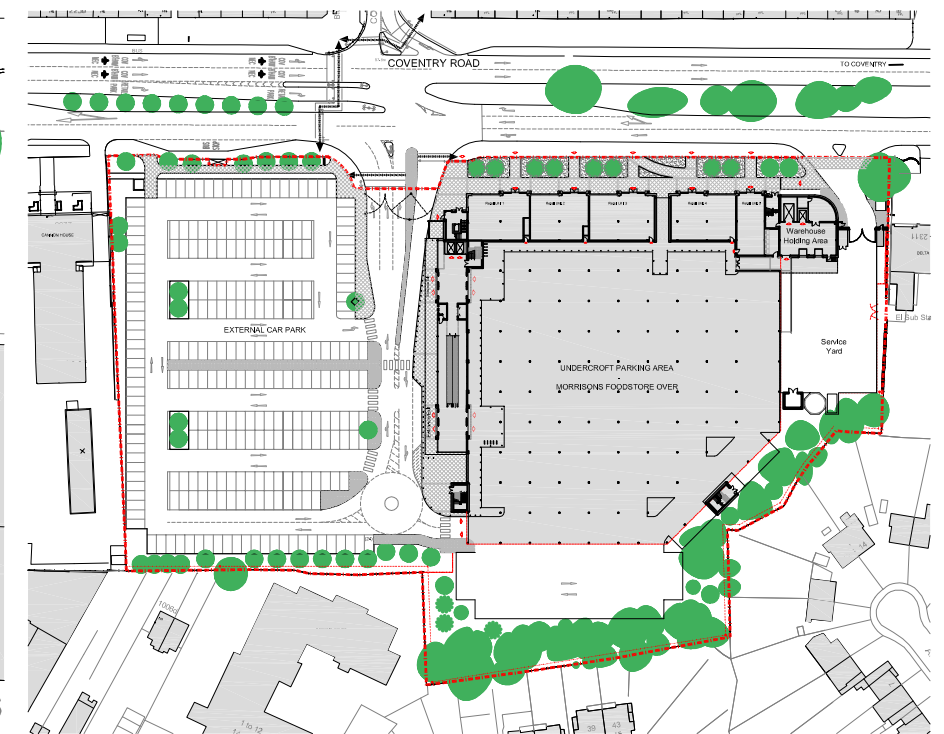
Rev.	Date	Description	Drawn	Checked
D	28.06.11	Updated to Planners comments.	NW	SRD
C	16.06.11	Eastern boundary line amended to suit Title information from Client. Service Yard amended. Floor plans amended. Floor areas updated. Highway's junction updated. Retail Unit landscaped frontage to Coventry Road amended. West Car Park revised. Drawing Status amended to Planning.	NW	SRD
B	22.02.11	Car parking revised. Floor areas updated.	NW	SRD
A	15.02.11	West car park layout amended	NW	SRD

 DAVIS WEATHERILL PARTNERSHIP CHARTERED ARCHITECTS	Client:	 Chase MIDLAND ESTATES LTD	
	Project:		Proposed Development Coventry Road, Sheldon, Birmingham
Harborne Court 67-69 Harborne Rd Edgbaston Birmingham B15 3BL T: 0121 455 0234 F: 0121 456 2232 E: reception@davisweatherill.co.uk Contact Birmingham Office	The Arch Barn Unit 7B, Estate Yard Harwood Leeds LS17 9LF T: 0113 288 6106 F: 0113 288 6787 E: info@davisweatherill.co.uk Contact Leeds Office	Title: Proposed Site Plan	
www.davisweatherill.co.uk	Drawn NW Date Jan. 2101 Status Planning	Checked SRD Scale 1:500@A1	Drg. No. 10138 / PA03 Rev. D



GROUND FLOOR PLAN LAYOUT
Scale 1:500

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KEY/SITE PLAN
Scale 1:1000

GROSS INTERNAL AREAS

- Retail Unit 1 = 197m² / 2120 sq.ft.
- Retail Unit 2 = 187m² / 2013 sq.ft.
- Retail Unit 3 = 208m² / 2239 sq.ft.
- Retail Unit 4 = 208m² / 2239 sq.ft.
- Retail Unit 5 = 121m² / 1302 sq.ft.

Rev.	Date	Description	Drawn	Checked
Harborne Court 67-69 Harborne Rd Edgbaston Birmingham B15 3BU T: 0121 455 9234 F: 0121 456 2232 E: reception@davisweatherill.co.uk		The Arch Barn Unit 7B, Estate Yard Harewood Leeds LS17 9LF T: 0113 288 6106 F: 0113 288 6787 E: info@davisweatherill.co.uk		Client:
Contact: Birmingham Office <input checked="" type="checkbox"/>		Contact: Leeds Office <input type="checkbox"/>		Project: Proposed Development. Coventry Rd, Sheldon
www.davisweatherill.co.uk				Title: Marketing Plan
Drawn	MGP	Checked	DG	
Date	13.03.12	Scale	1:500/1000@a3	
Status	MARKETING			
Drg. No. 10179 / PA 011		Rev. -		