



Shirley's new shopping experience



SHIRLEY SOLIHULL WEST MIDLANDS



be part of
this exciting
new retail
centre



- 195,000 sq ft new retail development, anchored by an 85,000 sq ft ASDA store

ASDA

- 24 modern retail units with potential for full/part mezzanine cover for sales and/or storage
- High quality pedestrianised shopping environment, with major frontage onto the A34 Stratford Road at the heart of Shirley Town Centre
- 500 space FREE basement car park

- Shirley is a highly affluent Solihull suburb, located in the southeast segment of the Birmingham conurbation
- The 'Acorn' profile confirms that Shirley is over represented with 'wealthy executives' and 'secure families'
- Parkgate has a total catchment population of 1.265m and an immediate shopper population of 27,900 (according to CACI's recent market assessment)
- Existing multiple retailers in Shirley include M&S, Boots, Clinton Cards, Holland & Barrett, Superdrug, Boots Opticians, Specsavers and Greggs



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about parkgate

Parkgate is an open street style shopping development, anchored by ASDA, with a 500 space free of charge basement car park

Specification

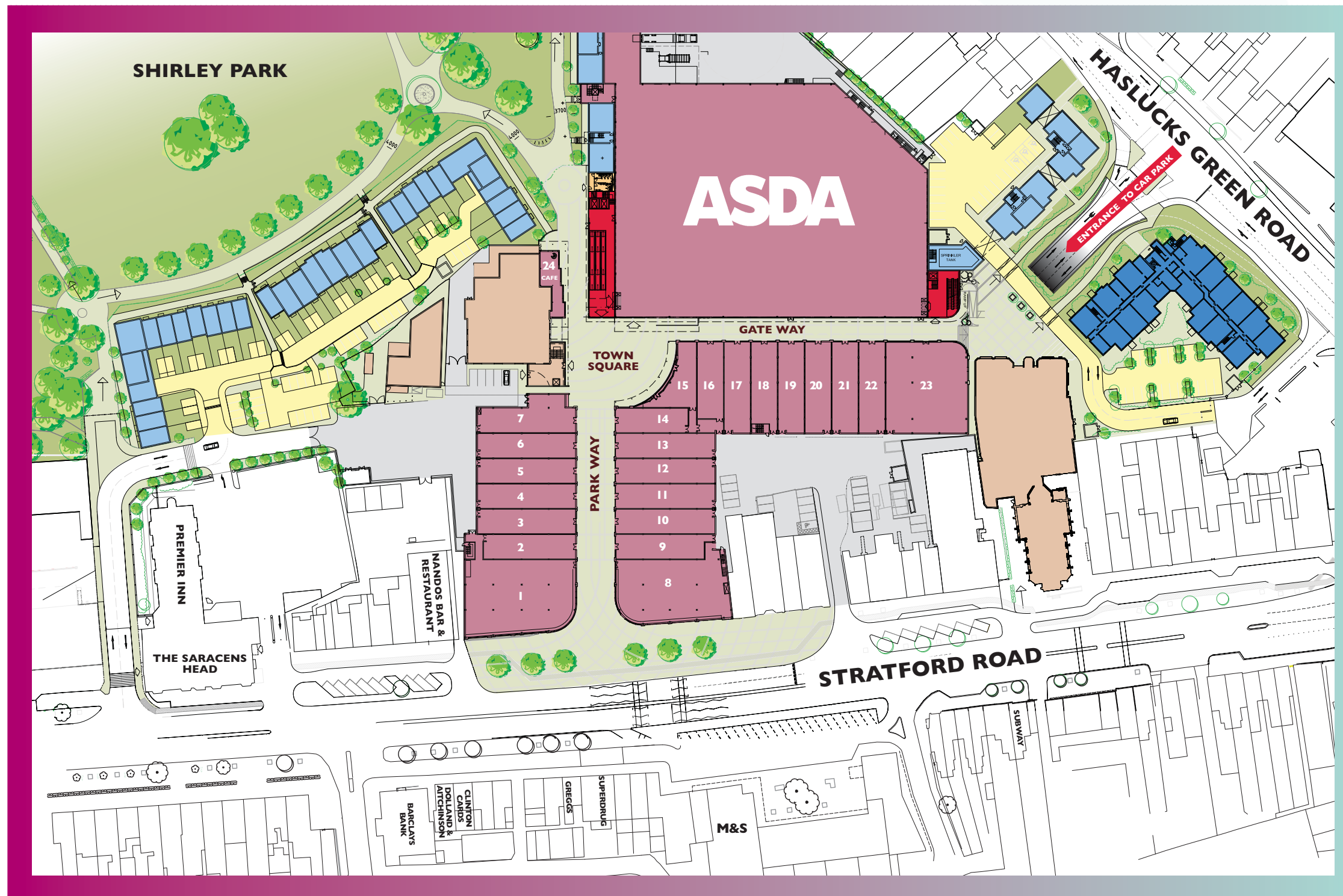
Units will be provided to the developers shell specification, with capped off services, a single staff/disabled WC, floor screed (ready to receive tenants finishes) and fair faced internal blockwork.

Terms

Units are available on full repairing and insuring institutional leases for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

Rent

Upon application.



key

- Retail Units
- Residential
- Retirement Living
- Service Areas
- Public Toilets
- Community Facilities
- Access to/from car park



accommodation

units

Unit	Sq ft	Sq m
1	7,441	691.3
2	2,034	189.0
3	2,185	203.0
4	2,185	203.0
5	2,185	203.0
6	2,185	203.0
7	2,312	214.8
8	6,612	614.2
9	1,959	182.0
10	2,185	203.0
11	2,185	203.0
12	2,185	203.0
13	2,185	203.0
14	1,582	147.0
15	2,067	192.0
16	1,668	155.0
17	2,139	198.8
18	2,139	198.8
19	2,139	198.8
20	2,139	198.8
21	2,139	198.8
22	2,139	198.8
23	6,975	648.0
24 Café	945	87.75

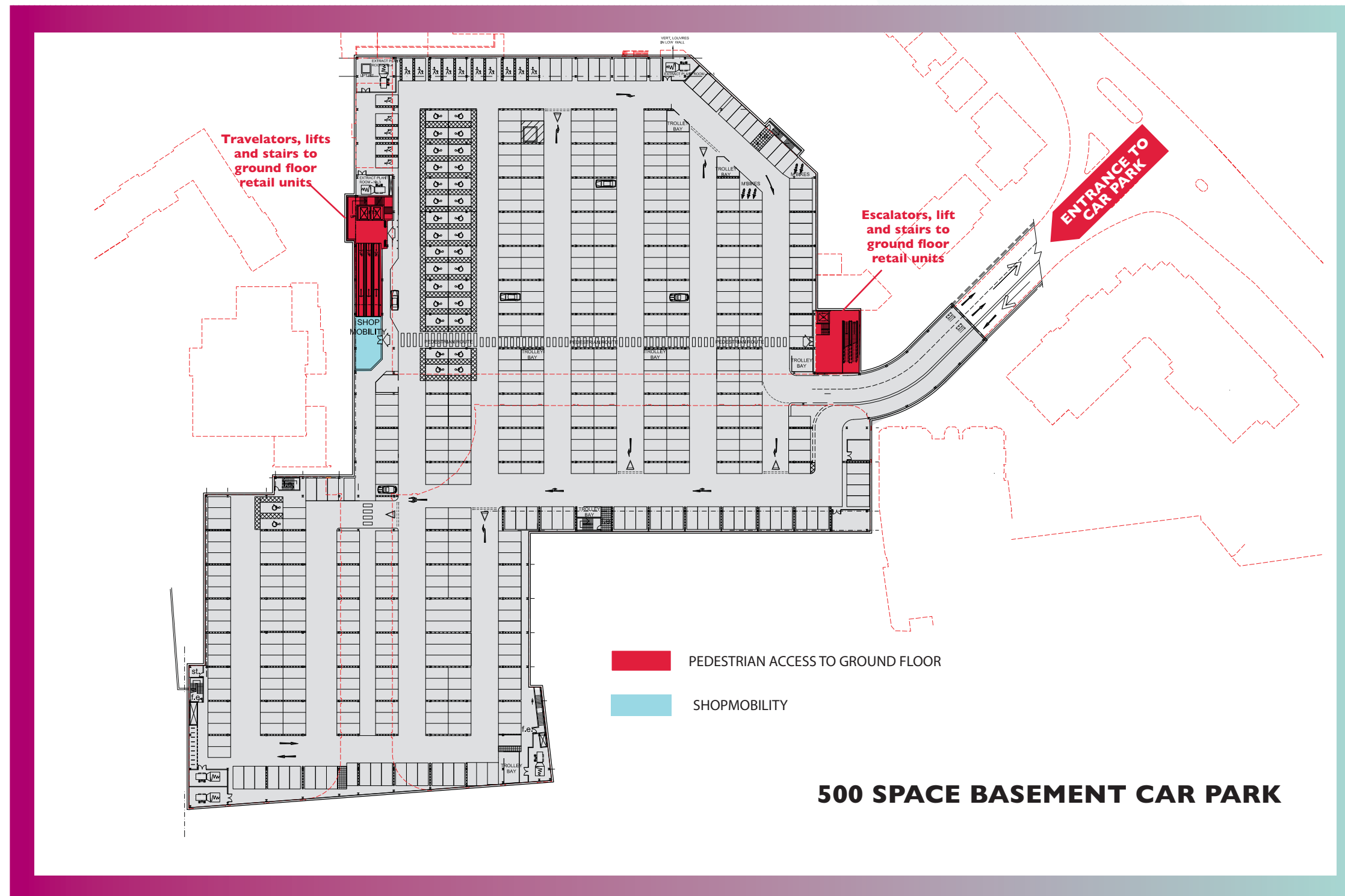
Floor areas quoted are gross internal.

Units can be combined or divided as required.

Mezzanines can be provided for further retail/storage space.



basement car park



- 500 space **FREE** short stay basement car park
- 2 high profile cores leading to ground floor retail units with travelators/escalators, lifts and stairs
- Maintained by **ASDA**, therefore no service charge for the car park will be levied on the other retailers



SHIRLEY SOLIHULL WEST MIDLANDS

B90 3BQ

PARKGATE

	<i>miles</i>
J4 M42	2.3
Birmingham City Centre	8.1
Solihull Town Centre	2.8
Kings Heath	4.1



For further information please contact the joint agents

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