M PARK ASTLE

West Bromwich, West Midlands B70 8NS

www.astlepark.co.uk





M PARK ASTLE



- Popular in-town Retail Park
- 300 car parking spaces
- With occupiers including B&M and Pure Gym
- Just off West Bromwich High Street, 5 minutes from Junction 1 M5
- 16 units totalling 117,761 sq.ft (10,940 sq.m) retail and leisure space





SITE PLAN



SERVICE CHARGE & INSURANCE
There is a service charge arrangement in place. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES
All mains services are available.

ENERGY PERFORMANCE
Further information available upon request.

PLANNING
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.

AVAILABLE UNITS



UNIT 5	sq.ft	sq.m
TOTAL	7,630	709
RENT	£95,000 per annum	
RATEABLE VALUE	£50,000	
RATES PAYABLE	£27,300	
SERVICE CHARGE	£20,864	
INSURANCE	£2,690	

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DESCRIPTION

Astle Outlet Park is located adjacent to West Bromwich town centre, just off the High Street, with vehicular access from Cronehills Linkway and a direct pedestrianised link to High Street. The park is anchored by a new 150,000 sq.ft. Tesco Extra.

LOCATION - B70 8NS

From the M5, exit at junction 1 and take the A41 (The Expressway). At the roundabout take the first exit on to Cronehills Linkway. At the following roundabout, take the third exit in to Astle Retail Park.

- 2 minute drive from Junction 1 of the M5
- 5 minutes from Junction 8 M6
- 6 miles west of Birmingham City Centre

ENQUIRIES TO:

CREATIVE RETAIL PROPERTY CONSULTANTS
0121 400 0407
www.creative-retail.co.uk

Ed Purcell 07793 808 974
ed@creative-retail.co.uk

Guy Sankey 07415 408 196
guy@creative-retail.co.uk

HARVEY SPACK FIELD
T: 020 7629 9663
www.harveyspackfield.co.uk

Tom Wyatt 07718 916870
wyatt@harveyspackfield.co.uk

Seb Marley 07477 859099
seb@harveyspackfield.co.uk



Owned and Managed by

M Core LCP UK
01384 400123
lcpgroup.co.uk



Barry Flint
07825 138755
BFlint@lcpproperties.co.uk



Rakesh Joshi
07741 385322
RJoshi@lcpproperties.co.uk

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