



# PARK ASTLE

West Bromwich, West Midlands B70 8NS

[www.astlepark.co.uk](http://www.astlepark.co.uk)







# 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](http://www.creative-retail.co.uk)

**Ed Purcell** 07793 808 974  
[ed@creative-retail.co.uk](mailto:ed@creative-retail.co.uk)

**Guy Sankey** 07415 408 196  
[guy@creative-retail.co.uk](mailto:guy@creative-retail.co.uk)

**HARVEY SPACK FIELD**

**T: 020 7629 9663**

[www.harveyspackfield.co.uk](http://www.harveyspackfield.co.uk)

**Tom Wyatt** 07718 916870  
[wyatt@harveyspackfield.co.uk](mailto:wyatt@harveyspackfield.co.uk)

**Seb Marley** 07477 859099  
[seb@harveyspackfield.co.uk](mailto:seb@harveyspackfield.co.uk)



### DRIVE TIMES

- 10 minutes  
370,000
- 30 minutes  
2.4 million
- 45 minutes  
4.3 million

Owned and Managed by

**M Core**  
LCP UK

**01384 400123**

[lcpgroup.co.uk](http://lcpgroup.co.uk)



**Barry Flint**  
07825 138755  
[BFlint@lcpproperties.co.uk](mailto:BFlint@lcpproperties.co.uk)



**Rakesh Joshi**  
07741 385322  
[RJoshi@lcpproperties.co.uk](mailto:RJoshi@lcpproperties.co.uk)

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