

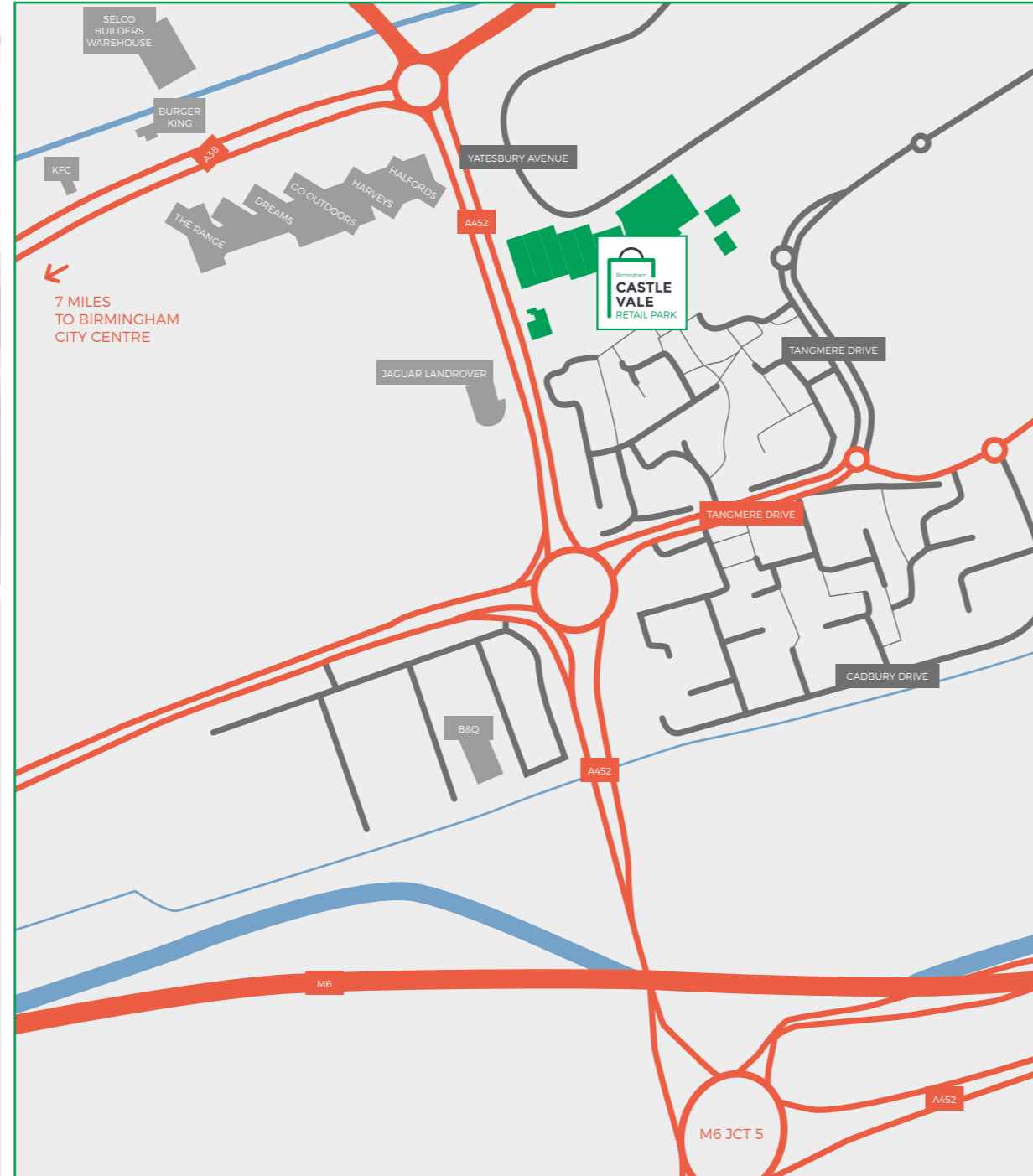
BIRMINGHAM, B35 6HB



Birmingham

**CASTLE
VALE**

RETAIL PARK



Birmingham is the UK's **second largest city** with one of the **youngest, most diverse populations**.

Birmingham is the **fastest growing city** - and has seen the **fastest growth** in numbers of under 25s of any UK city outside London.

Birmingham is the **hub** of the **UK's road and rail infrastructure**.

Birmingham is the **6th most investible city in Europe** (second year running), **ahead of every other UK city**



WHY BIRMINGHAM?

Birmingham has a population of over 1m, and one of the youngest populations in Europe, fuelled by the city's five universities and 70k+ students. The city last year hosted a record 37.2 million tourists; many fuelled by the city's shopping and cultural attractions. Birmingham is the most popular location outside of the SE for people relocating from London as they look for major city living with greater residential property value and opportunities.



GREAT GEOGRAPHY

Castle Vale Retail Park is located just a quarter of a mile off junction 5 of the main routeway into and out of Birmingham - the M6 motorway, sandwiched between the M6 and M6 Toll, and is adjacent to the popular A452 Chester Road and its industrial and retail centres. It is part of the original Castle Vale estate which is home to around 10,000 residents and lies just six miles north east of Birmingham city centre.



ACCESSIBLE RETAIL

Birmingham remains one of England's top most visited places to shop - from Solihull to Merry Hill - with nearly £2 billion expenditure. The city has a fully integrated public transport system, with bus and rail options available to enable easy travel. The retail park was built to replace the previous Castle Vale Shopping Centre, and was developed with Sainsbury's as its first store to open in 2000, and is now home to tenants including TK Maxx and B&M.



BIG BRAND NEIGHBOURS

Castle Vale Retail Park is a 181, 887 sq ft scheme anchored by a Sainsbury's supermarket which sits along other fashion & lifestyle brands including TK Maxx, Argos, B&M, Smyths Toys and ScS. The retail park boasts 659 car parking spaces.



THE CATCHMENT

In addition to the immediate local housing developments and local catchment, including being opposite Jaguar's Castle Bromwich factory, Castle Vale's location means it benefits from passing vehicular traffic en route to/from the M6 and the Chester Road. Subsequently, the catchment stretches across the city. Birmingham's 1m+ population is made up of a slightly higher proportion of females to males, the average age is 35.

Well Connected



5 MINUTES from the M6



6 MILES FROM Birmingham City Centre



POTENTIAL 1m customers within catchment



Customer appeal

Ample customer parking



Sainsbury's anchor store

Concentrated mix of convenience & destination retailers



Neighbouring Jaguar Experience & Ravenside Retail Park

UNIT	TENANT	UNIT SIZE (SQFT)
1		24,994
2		15,006
3&4		25,177
5		10,075
6		10,170
Foodstore & Filling Station		79,991
8	AVAILABLE	3,500
GF 1		1,970
GF 2		1,518
GF 3		1,755
GF 4		1,666
1F		6,065
TOTAL		181,887



181,887
SQ FT



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