

Retail & EV Charging Point Station Opportunity

Bristol Road South, Longbridge, Birmingham, B45 9UA



To Let



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What3words ///prep.lifted.chart

- 20 bay Ultra-Rapid EV Charging Point Station
- c.2,790 Sq Ft of Retail / Café / Amenity Block
- Located on a major arterial road linking Birmingham with Junction 4 of the M5
- 17 additional car parking spaces
- Estimated 21,877 daily traffic movements
- 2.5 MVA power supply to be provided [Colliers.com/uk-automotive](https://colliers.com/uk-automotive)

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Location

The property occupies a highly prominent position in Longbridge, Birmingham, fronting the A38 Bristol Road South one of the city's key arterial routes linking Junction 4 of the M5 Motorway with Birmingham's southern suburbs. This strategic location offers excellent visibility to passing traffic and convenient access to major transport networks.

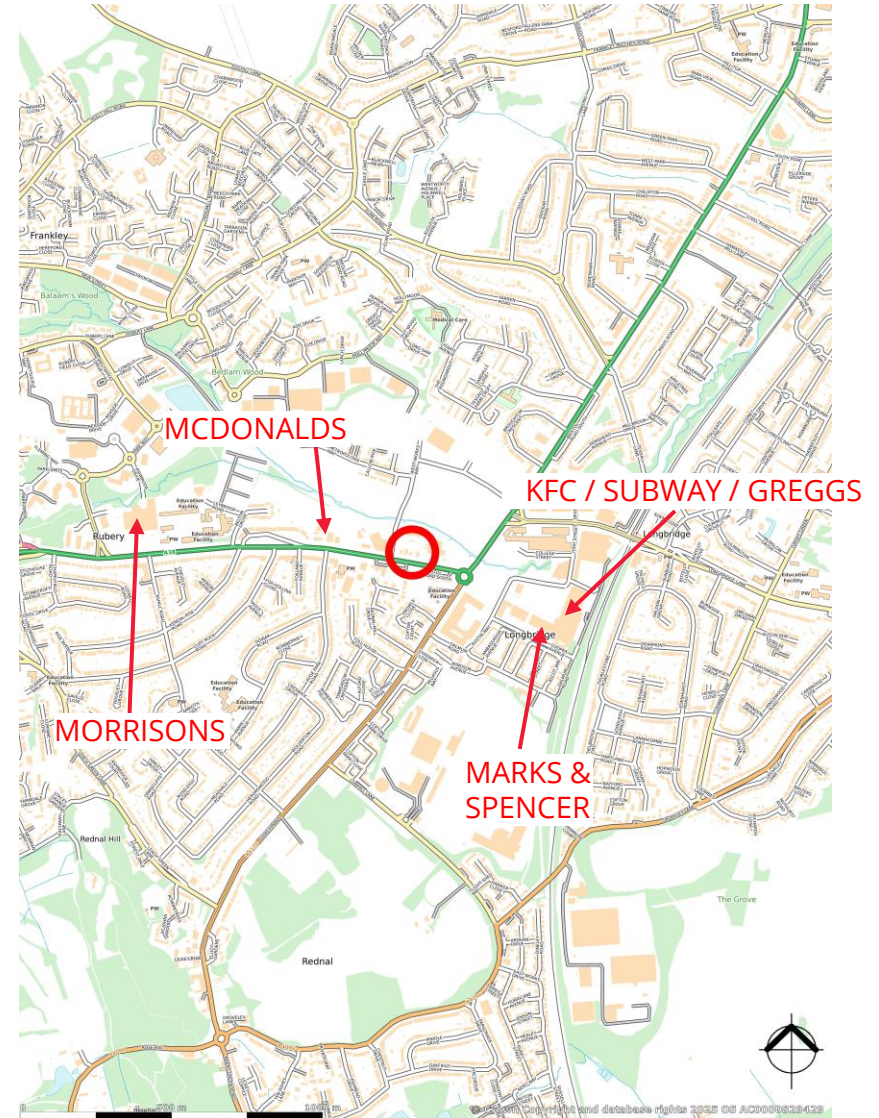
East of the site is Longbridge Island, a busy junction on the A38, which carries approximately 34,000 vehicles daily (Department for Transport, 2019).

To the rear of the site, St Modwen Homes are developing 343 residential dwellings which will be accessed via a new road adjacent to the site. South & City College Birmingham - Longbridge Campus and Colmers School and Sixth Form College are approximately 0.5 miles from the subject property, demonstrating the established residential area surrounding the site.

The A38 corridor connects major employment hubs such as Longbridge Technology Park, the University of Birmingham, and the Longbridge MG Vehicle manufacturing plant, as well as leading out-of-town retail destinations including Longbridge and Northfield Shopping Centres, and Battery Retail Park.

Travel Distances

	Distance Miles	Time (Approx.)
Junction 4 of the M5	3.2	6 minutes
Junction 2 of the M42	3.7	10 minutes
Junction 1 of the M42	4.2	10 minutes
Birmingham City Centre	7.4	25 minutes



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Description

The EV Charging Point Station will occupy a 0.69 acre (0.279 hectare) plot with prominent roadside frontage to the A38 Bristol Road South. Daily traffic flows estimated on the A38 amount to 21,877 vehicles per day (2019) (Source DfT).

The EV Charging Point Station will provide 20 charging bays constructed to accommodate a CPO's charger installation.

The development will consist of a roadside retail block of circa 2,790 sq ft, capable of subdivision into two separately serviced units.

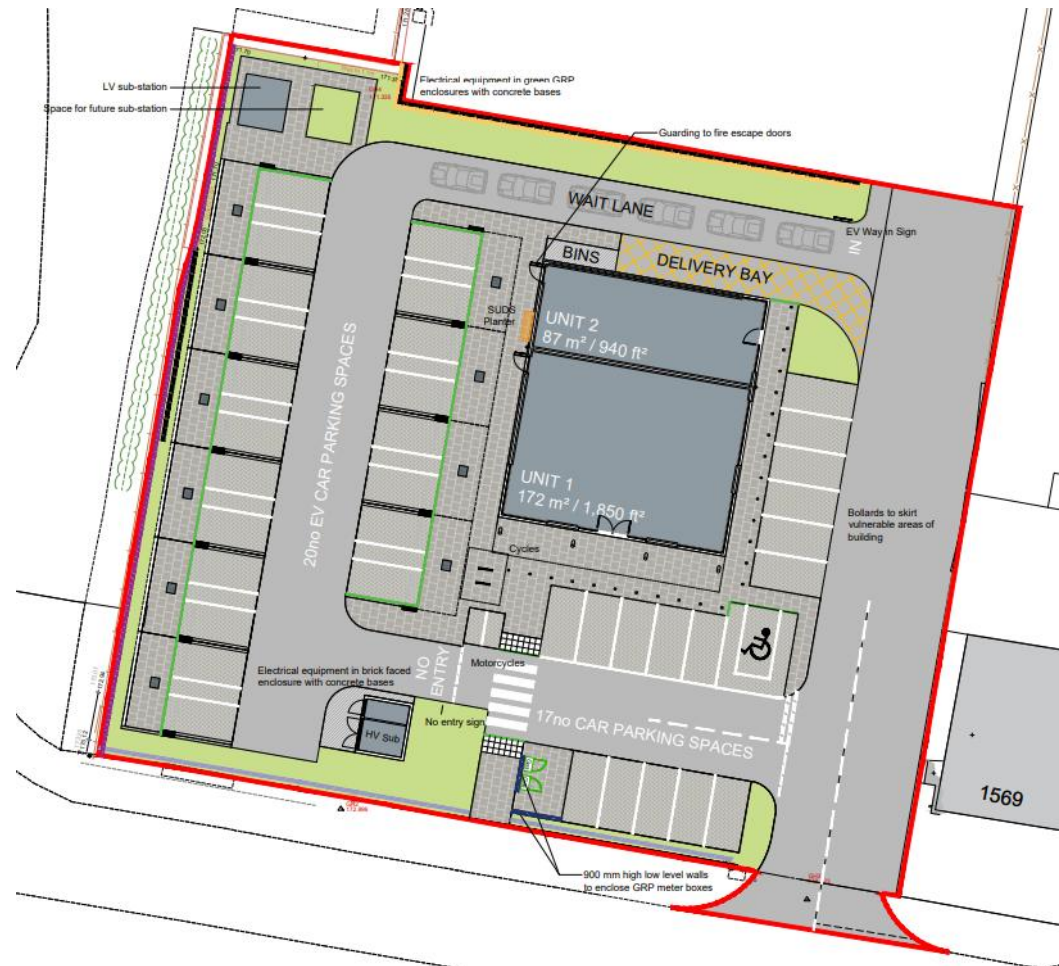
There will be 17 shared customer car parking spaces.

Accommodation

	Sq M	Sq Ft
Unit 1	172	1,850
Unit 2	87	940
Overall	259	2,790

Access

A shared estate road will provide access to the Retail Units and EV Charging Point Station from Bristol Road South.



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Planning

The development will benefit from detailed consent for an Electric Vehicle Charging Station (Sui Generis) and ancillary retail units with permitted use classes E (a) and (b). A copy of the planning application can be obtained from Colliers.

Planning reference - 2025/02968/PA.

Development

The Landlord will provide the infrastructure and the buildings.

The retail units will be provided to shell specification and separately serviced. The Landlord will undertake the groundworks for the EV charging point bases.

Construction specification available upon request.

Power

The Landlord will procure the sub-station for the EV Charging Point Station, retail units and security lights. 2.5 MVA will be provided upon practical completion.

Timing

The target date for practical completion is Q2 2026.



*CGI Image of the proposed scheme

EV Charging Point Lease Terms

The EV Charging Point Station is available to let on a pre-let basis as a whole to a single occupier on a Full Repairing and Insuring lease terms of at least 20 years unbroken from practical completion.

Estate Service Charge

Occupiers are to pay an estate service charge for the ongoing maintenance, and repair of the access road and other communal area.

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Rent

A rental offer for the whole or part of the Property is sought on the following basis:

EV Bays Rental Offers Sought:

Charge Point Operators are to set out offers on the following provisions:

- Base Rent provision.
- Plus, a profit share provision linked to the units of KWH used.

Retail Units Rental Offers Sought:

Terms are available on application from the sole agent, Colliers.

Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Tenant will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

VAT

All figures quoted are exclusive of value added tax, which is to be charged at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal and professional fees in connection with this transaction.

Viewing

The site can be viewed from Bristol Road South.

Further information

Please contact the agents below.

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