

POWER PARK COVENTRY

MIDDLEMARCH BUSINESS PARK

UNDERGOING REFURBISHMENT
AVAILABLE FOR OCCUPATION Q1 2022

THE WHOLE SITE HAS A 2MVA POWER SUPPLY

Modern
Industrial/
Warehouse Units
TO LET

46,849 - 130,615 sq ft

(4,352.4 - 12,134.6 sq m)



Adjacent to Coventry Airport



Excellent Access to national motorway network



Secure Yard Areas

LOCATION

Power Park Coventry occupies a prominent position on the corner of Siskin Drive and Woodhams Road at the gateway to Middlemarch Business Park, providing excellent access to the national motorway network, via the significantly improved Tollbar Interchange.

Junction 2 M6 / M69 are easily accessed 5.5 miles to the north via the A46 with the M40 lying 11.5 miles to the south and the M45 (linking the M1) 7.5 miles east via A45/A46.

Middlemarch Business Park is a prestigious industrial and office location adjacent to Coventry Airport, with occupiers benefiting from a good labour supply and links to the Universities of Coventry & Warwick.

Significant occupiers in the area include:-



DESCRIPTION

These modern industrial / warehouse units are currently being refurbished to provide a quality specification. Suitable for B2 & B8 operations.

The units benefit from generous staff parking provisions as well as self-contained yard areas with level access loading doors.

The site also benefits from a substantial power supply of 2MVA.



SPECIFICATION

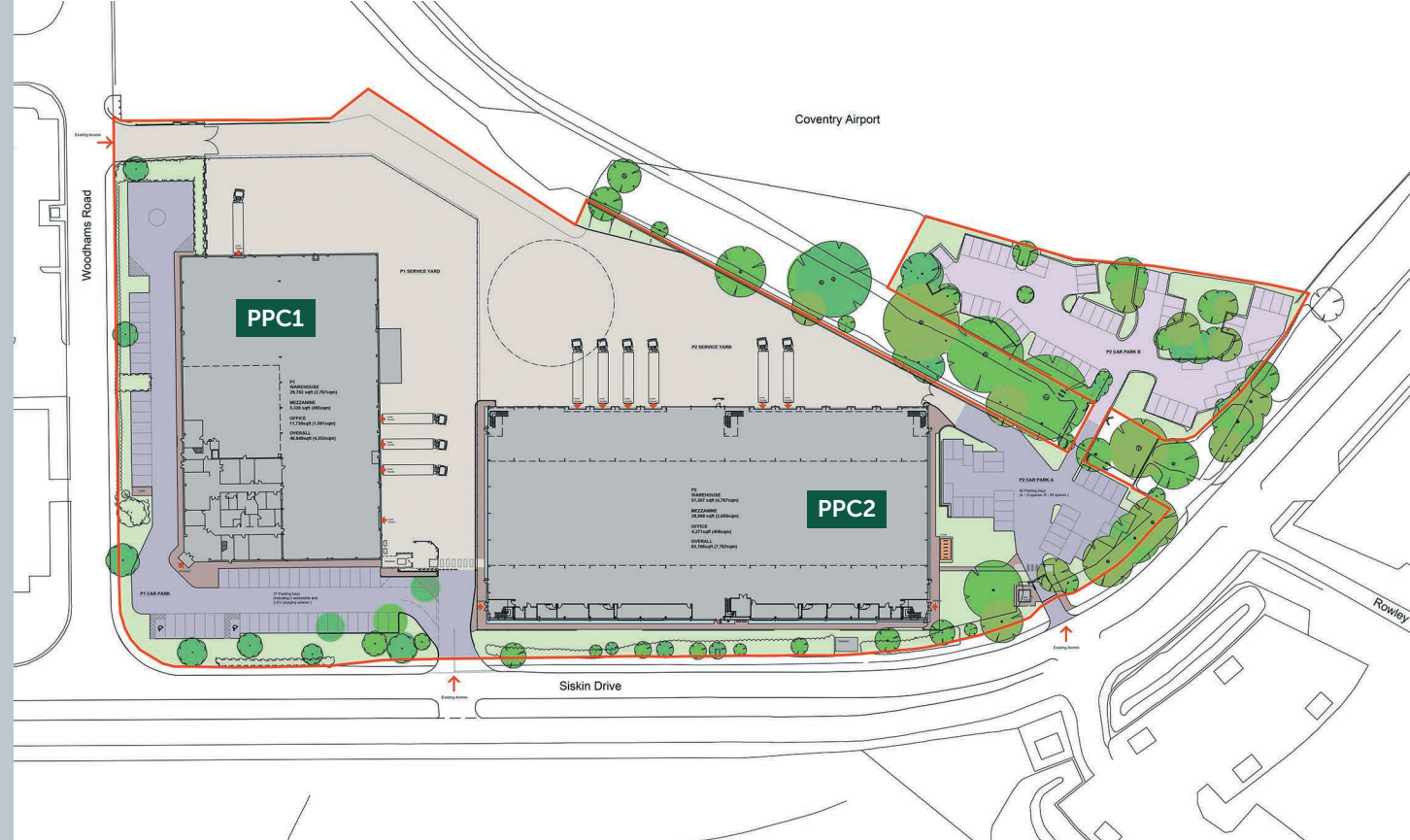
PPC1

- 7m eaves height
- 7 level access loading doors
- First floor offices
- Staff amenity and welfare space
- Two secure yard areas
- 52 car parking spaces (including 2 EV charging points)

PPC2

- 9m eaves height
- 9 level access loading doors
- Heating and lighting to warehouse area
- Staff amenity and welfare space
- 45m deep secure yard
- Security gatehouse
- Separate car parking and HGV entrance points
- 84 car parking spaces

The whole site has a 2MVA power supply.



ACCOMMODATION

PPC1	sq ft	sq m
Warehouse	29,782	2,766.8
Offices (Ground & First Floor)	17,067	1,585.6
Total P1	46,849	4,352.4

PPC2	sq ft	sq m
Warehouse & Ancillary	55,405	5,172.7
Mezzanine	28,361	2,609.5
Total P2 & P3	83,766	7,782.2
Total P1, P2 & P3	130,615	12,134.6

(Gross Internal Areas)

Available as a whole or separately.



PPC1



PPC1

TERMS

Available on new full repairing and insuring lease terms. Further information available upon request.

RENT

Further information available upon request.

RATES

Rateable Value for PPC1 & PPC2 £510,000



SAT NAV: CV3 4FX

EPC RATINGS

PPC1 C60

PPC2 C61

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