

4,173 to 4,282 sq.ft
(387.68 to 397.81 sq.m)

TO LET
MODERN OFFICE PREMISES



MIDDLEMARCH BUSINESS PARK

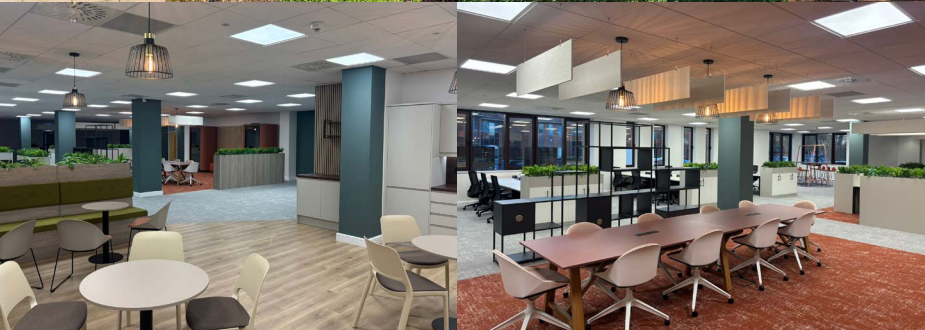
Middlemarch Business Park
Siskin Drive, Coventry
CV3 4FJ

**SHEET ANCHOR
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MIDDLEMARCH BUSINESS PARK



DESCRIPTION

Middlemarch Business Park is arranged over five buildings within a high quality landscaped environment, extending to 8.96 acres. The park has undergone a phased refurbishment programme with notable environmental credentials.

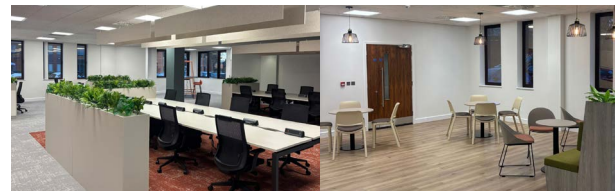
LOCATION

Middlemarch Business Park is situated directly adjacent to the proposed 265 acre Gigafactory site at Coventry Airport, approximately 4 miles south east of Coventry City centre and just 1.2 miles from the highly successful Airport Retail Park, which includes retailers such as Aldi, Costa, B&M, Currys, PC World, Smyths Toys, Dunelm and Halfords. Tollbar island is approximately 0.5 miles distant, providing easy access on to the A45 and A46 and on to the M45/M1, M6 and M69.

Coventry is a major commercial centre located in the West Midlands. It is located approximately 25 miles south-east of Birmingham and 100 miles north-west of London. The city benefits from strong communications as a result of its location at the heart of the motorway network. There is direct access to the M69, M6 and M40, with links into the M42 Birmingham orbital motorway.

AVAILABLE ACCOMMODATION

Ground Floor - 2M	
Ground Floor East	4,282 sq.ft (397.81 sq.m)
Fitted space	



Suite - 3ME	
Standalone building with self contained entrance	4,173 sq.ft (387.68 sq.m)

TOTAL	8,455 sq.ft (785.49 sq.m)
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SPECIFICATION

- Modern office premises
- Lift access to most floors
- Well managed estate
- 507 car parking spaces

RENT

Price varies from £21-£30psf.

RATES PAYABLE

Approx. £12.00 psf.

SERVICE CHARGE & INSURANCE

Ranges from £4.80psf to £8.50psf.

SERVICES

Electricity and water supplies are connected with drainage to main sewer.

ENERGY PERFORMANCE

Ratings: A-C. Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

VAT at the prevailing rate is payable on all sums due to the landlord.



MIDDLEMARCH BUSINESS PARK

SHEET ANCHOR EVOLVE

part of MI^{Core}

View on Google Maps



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