



TO LET

Unit 2, Plot 3040, Siskin Parkway East
Middlemarch Business Park
Coventry • CV3 4PE

- Modern Industrial / Warehouse Unit
- Available Immediately by way of lease Assignment
- Excellent access to A45/46 linking to National Motorway Network
- Generous Eaves height 9.5m
- Secure site with ample parking and loading
- Accommodation Available:

26,393 sq ft (2,452 sqm)

Rent £242,000 pax



Location

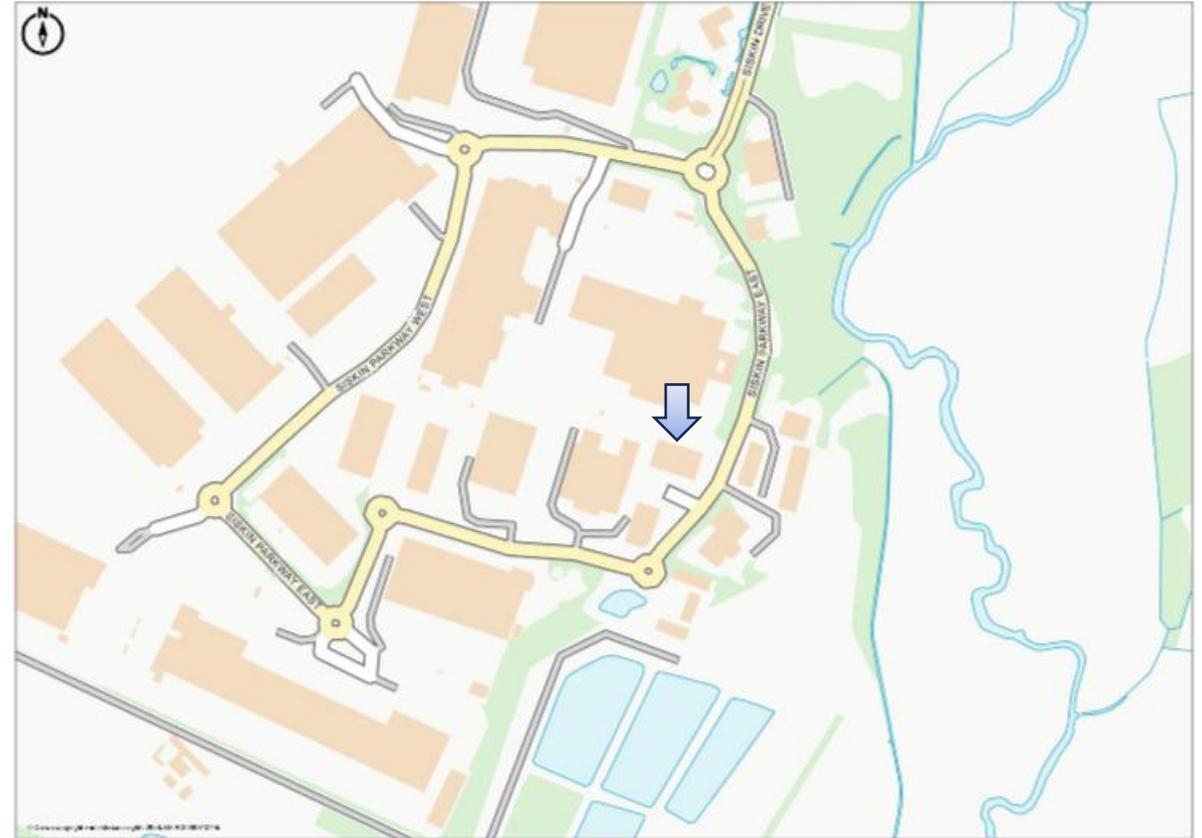
Unit 2 is prominently positioned on Siskin Parkway East within Middlemarch Business Park, one of Coventry's most established and strategically located industrial and logistics destinations. The park offers immediate access to the A45 and A46, providing fast and efficient connections to the M6, M69, M40 and M1, placing occupiers at the heart of the Midlands' motorway network.

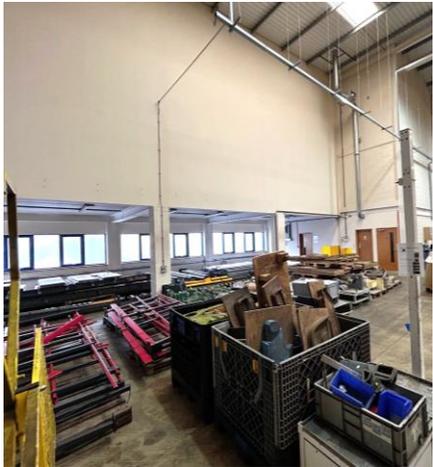
The property sits adjacent to Coventry Airport and is approximately 10 minutes from Coventry city centre, ensuring excellent access to labour, amenities and public transport. Middlemarch Business Park is home to a strong mix of industrial, logistics, engineering and technology occupiers, creating a well-established commercial environment with modern infrastructure and wide estate roads designed to support HGV movements and 24/7 operations.

This highly accessible and well-connected location makes Unit 2 ideally suited to manufacturing, production, storage and distribution occupiers seeking a proven Midlands base with strong regional and national reach.

Postcode: CV3 4PE

What Three Words: [///invest.left.pace](https://www.what3words.com/invite/left/pace)





Description

The property comprises a detached industrial/warehouse building constructed approximately 20 years ago. The building is of steel portal frame construction with external brickwork and profile clad elevations.

Access to the property is via a private estate road which serves only one other building, leading to a secure loading yard. Additional access is provided to the car parking areas located to the front and side of the building.

The warehouse has an eaves height of approximately 9.5 m to the underside of the haunch.

Internally, the accommodation provides the following approximate dimensions and floor areas:

Warehouse: 36.58 m x 60.33 m – 2,206 sq m (23,755 sq ft)

First Floor Offices:

36.48 m x 6.19 m

3.27 m x 5.8 m

Total: 245 sq m (2,638 sq ft)

Total Gross Internal Floor Area:

2,452 sq m (26,393 sq ft)

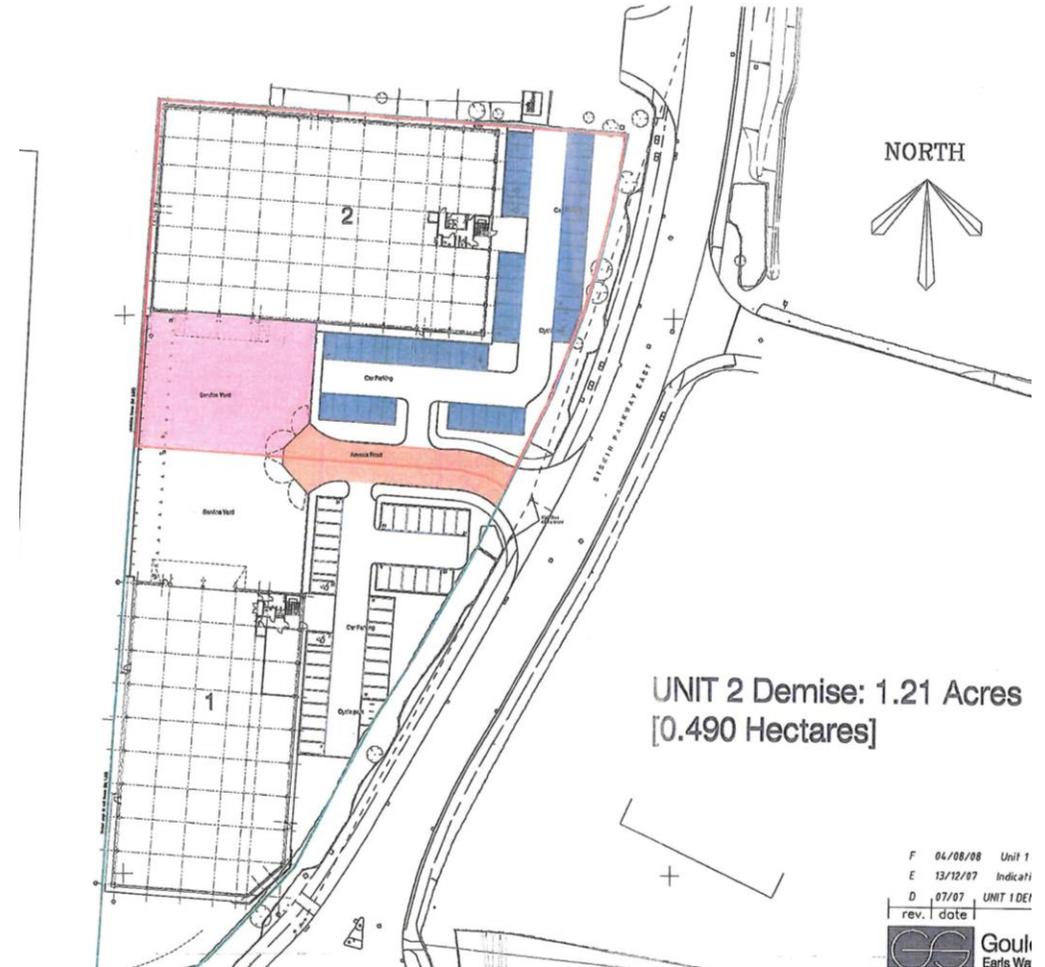
The building is currently fitted with warehouse racking.

The warehouse/production accommodation benefits from overhead gas-fired heating. Three-phase electricity and all main utility services are connected.

The offices are fitted to include:

- Gas-fired central heating
- Perimeter skirting trunking
- Suspended ceilings
- Double-glazed windows

Externally, the property provides dedicated on-site car parking, with 27 spaces to the front of the building and a further 25 spaces to the side.





Services

We understand that all mains services are connected to the site however, interested parties are advised to satisfy themselves that this is the case and that they are in good working order. The agents have not tested any apparatus on site and therefore, cannot verify the conditions.

Planning

We understand that the property has the benefit of planning permission for User Class B2 and B8 General Industrial and Storage & Distribution. Interested parties are advised to make their own enquiries of Coventry City Council Planning department.

EPC

The unit has an EPC rating of 'C56'.

Business Rates

Rateable Value: £168,000 with effect from 1 April 2026
Rates Payable: £80,640 per annum

Tenure

The premises are available by way of an assignment of an existing lease.

The lease is drawn on a Full Repairing and Insuring basis for a term of 15 years from 17th June 2015. The rent is £242,000 per annum (£9.17 psf) excl. for the remainder of the term.

Premium – Offers are invited for the benefit of the leasehold interest.

VAT

VAT is applicable.

Legal Costs

Each Party will meet their own legal and professional costs.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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