

POWER PARK COVENTRY

MIDDLEMARCH BUSINESS PARK CV3 4FX  cost.hike.judges

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 offices location adjacent to Coventry Airport with occupiers benefitting from a good labour supply and links to the Universities of Coventry and Warwick.

Significant occupiers in the area include:



DESCRIPTION

These modern industrial/warehouse units have been refurbished to provide a quality specification. Suitable for B2 and 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	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
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(Gross Internal Areas)

Available as a whole or separately.



TERMS

The whole of the premises is available by way of an assignment. Alternatively, PPC1 and PPC2 are available separately by way of a sublease. Further information available from the joint agents.



RENT

Further information available upon request.

RATES

Rateable Value for PPC1 & PPC2 £510,000.



SAT NAV: CV3 4FX

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EPC RATINGS

PPC1 C60

PPC2 C61

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