



TO LET

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

- Modern Industrial / Production Unit available by way of Assignment.
- Adjacent to Coventry Airport.
- Excellent access to National Motorway Network.
- Secure yard area.
- Accommodation Available:

26,393 sq ft (2,452 sqm)

Rent £240,000 pax



Location

The property occupies a prominent location in the heart of Middlemarch Business Park, providing excellent access to the National Motorway Network via the significantly improved Tollbar interchange. Junctions 2 of the M69 are easily accessed 5.5 miles to the north via the A46, with M40 lying 11.5 miles to the south and the M45 linking to the M1 7.5 miles east via the A45.

Middlemarch is a prestigious industrial and office location, adjacent to Coventry Airport, with high quality occupiers benefitting from a good labour supply and links to the Universities of Coventry and Warwick.

Significant occupiers in the area include Jaguar Land Rover, Kuehne & Nagel, Walkers Crisps, Rolls Royce, Parcelforce and Meggitt.

Description

The property comprises a detached industrial / warehouse building, approximately 20 years old, constructed of steel portal frame with external brick and clad elevations.

The property is approached via a private Estate road, only serving one other building, leading to a secure loading yard. There is also an access to the car park area to the front and side of the building.

The building has an eaves height of 9.5m to the underside of haunch and internally the dimensions of the unit are:-

36.58 m x 60.33 m ie. 2,206 sqm (23,755 sq ft)

First Floor Offices 36.48 m x 6.198 m + 3.27 m x 5.8 m ie. 245 sqm (2,638 sq ft)

Total Floor Area 2,452 sqm (26,393 sq ft)

The building is currently fitted with racking. The warehouse / production accommodation is heated by overhead gas fired heating.

There is 3 phase and all mains utilities are connected. Offices are heated by way of gas fired central heating system, with skirting perimeter ducting, suspended ceiling and double-glazed windows.

Outside there is dedicated car parking with total car parking spaces; 27 to the front of the building and a further 25 to the side of the building.



Premium

Offers are invited for the benefit of the leasehold interest.

Business Rates

Rateable Value:	TBC
Rates Payable:	TBC

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.

Tenure

The premises are available by way of an assignment of an existing lease drawn on a Full Repairing and Insuring basis for a term of 15 years from 17th June 2015. The outstanding rent review of June 2025 has not been documented but it is anticipated that it will be settled at a rental of £240,000 per annum for the remaining 5 years of the term.

The rent therefore, breaks back to £9.25 psf.

Transaction

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

EPC

The unit has previously had an EPC rating of 'C' and this will be renewed.

Legal Costs

Each Party will meet their own legal and professional costs.

Viewing Arrangements:

Strictly by prior arrangement with the sole agents:

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