



Business Park / Office To Let

## Middlemarch Business Park

Siskin Drive, Coventry, CV3 4FJ

Readily accessible, established Business Park

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

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**AVISON  
YOUNG**

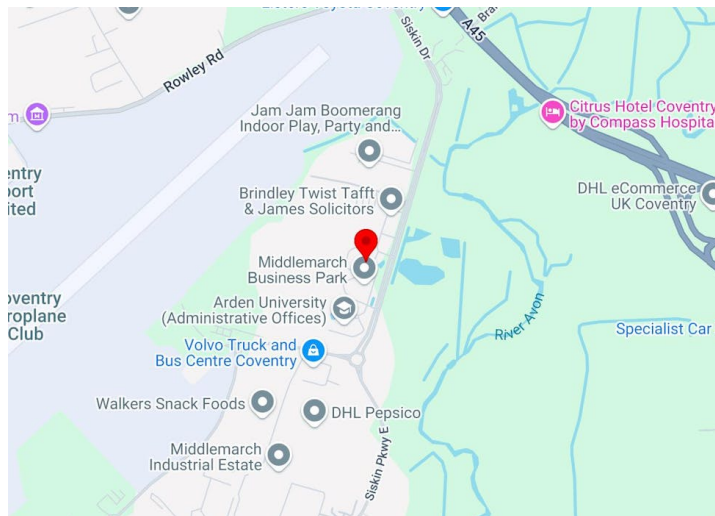
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AVISON  
YOUNG



## Summary

Available Size	4,173 to 4,282 sq ft / 387.68 to 397.81 sq m
Rent	£19.50 per sq ft
Rates Payable	£6.41 per sq ft
Service Charge	£9.81 per sq ft approximate service charge
EPC	Property graded as A-C

## 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.

All of the buildings have lift access to all floors and EPC ratings ranging from A to C.

## 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 Coffee, 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 motorway, with links into the M42 Birmingham orbital motorway.

Being the heart of the British motor industry, the city is home to the UK headquarters of Jaguar Land Rover and Peugeot Citroen. Coventry is already home to numerous other major corporate occupiers including: Coventry Building Society, E.ON, Shell Energy, Cadent, London Taxi Company, Sainsbury's, and Severn Trent.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Building 2M - Ground Floor East	4,282	397.81	Available
2nd - Building 2M - 2nd Floor 2.3	4,724	438.87	Under Offer
Suite - Building 3ME	4,173	387.68	Available
<b>Total</b>	<b>13,179</b>	<b>1,224.36</b>	

## Specification

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



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