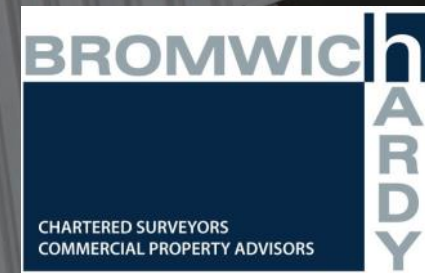


4020
Middlemarch



FOR SALE (May Let) 10,368 sq ft (963 sq m)

Industrial / Warehouse Unit

UNIT 1B, 4020 MIDDLEMARCH, MIDDLEMARCH BUSINESS PARK, COVENTRY, CV3 4SU

Andrew Cosnett

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4020

Middlemarch

Middlemarch is a 110 acre high quality mixed used Business Park that has been developed to include office, research and development, industrial and warehouse properties within an attractive landscaped environment.

Coventry City Centre is approximately three miles north of the award winning Middlemarch Business Park, with Warwick and Leamington Spa approximately eight miles to the south. Coventry Airport is adjacent to the site, previously one of the fastest growing freight airports in the country.

Overview

- Superb business park location close to national motorway network
- Good quality unit with excellent car parking and two storey offices
- Pleasant environment in landscaped park overlooking countryside
- Occupiers include Magna

Location

4020 Middlemarch Business Park is a short distance from Toll Bar End traffic junction. The unit is located three miles south of Coventry City Centre, accessed by the A45 which in turn leads to Junction 6 of the M42 and the A46 Eastern bypass leading to the M69 and Junction 2 of the M6, which in turn serve the M45, M42 and M40 motorways.





The unit has been constructed to a high specification of steel portal frame with insulated profile steel cladding and includes two storey offices, sealed concrete floor, minimum eaves of 6.5m, high bay lighting and access by way of a sectional loading door from a concrete service area and car parking for 18 vehicles. Middlemarch Business Centre benefits from CCTV and security patrols and the entire business park has high quality established landscaping.

Accommodation

Unit 2B

Ground Floor Office	590 sq ft	55 sq m
First Floor Office	1,205 sq ft	112 sq m
Production	8,573 sq ft	796 sq m

Total Gross Internal Area 10,368 sq ft 963 sq m

Disposal

The unit is available to let at £83,000 per annum exclusive on terms to be agreed or for sale freehold for £950,000.

VAT

V.A.T. will be charged at the current prevailing rate.

Service Charge

A service charge is payable. Full details are available from sole agent.

EPC

EPC available on request from the agents.

Viewing

At any reasonable time with Andrew Cosnett—
07973632353



4020

Middlemarch

Further Information

For further information and to discuss the opportunities in more detail please contact:

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Bromwich Hardy

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Middlemarch Business Park



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