

**4020**  
Middlemarch



TO LET

INDUSTRIAL/ WAREHOUSING UNIT - 2,842 sq ft (264 sq ft)

Unit 2D, 4020 Middlemarch Business Park, Coventry, CV3 4SU

**BROMWICH**  
**ARDY**  
024 7630 8900

## LOCATION

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

The Park sits adjacent to the proposed Gateway scheme which will see an exciting new commercial development built on 260 acres and is set to become one of the leading business parks in the Midlands.

Middlemarch is located 3 miles south of Coventry City centre immediately adjacent to Coventry Airport, the UK's fastest growing freight airport. By road it is accessed by the A45 and A46 which in turn serve the M45, M42, M6, M69 and M40. Coventry and the surrounding area is home to many design and engineering companies with names like Jaguar, Land Rover, Aston Martin, Peugeot and Agco all strongly represented.

Nearby occupiers on the Park include DHL, ThyssenKrupp, Volvo, Network International Cargo Ltd, Unipart, Walkers, Mail Force and Buck and Hickman..

## DESCRIPTION

Constructed in 2007 as part of a modern, high specification industrial scheme Unit 2D provides a self-contained, modern, mid-terrace business unit with fully fitted office accommodation. The unit benefits from the following specification:

- **Steel portal frame**
- **Internal block work**
- **Profile sheet cladding**
- **8 meter eaves height**
- **3 phase power and lighting**
- **Electric roller shutter door**
- **Concrete service yard**
- **Parking and loading**
- **Reception area, male, female and disabled access WC.**
- **Offices completed to a very high standard with suspended ceilings, perimeter trunking, meeting room, self contained kitchen**
- **Security**



## ACCOMMODATION

	sq ft	sq m
Ground Floor Warehouse	1055	98
Ground Floor Offices	915	85
First floor Offices	872	81
<b>Total</b>	<b>2842</b>	<b>264</b>

## RENT

**£18,500** per annum plus VAT.

## SERVICE CHARGE

The service charge is currently **£1,063** per annum plus Vat ( further details available from the sole agent ).

## SERVICES

All mains services including gas, water, drainage and 3 phase electricity are connected to the property.

## TERMS

A new lease for a term to be agreed is available.

## BUSINESS RATES

Rateable value **£17,250**

Rates payable **£8,280** per annum.

## VAT

All figures quoted are exclusive of VAT, which may be chargeable.

## EPC

Unit 2D has an EPC Rating of **D(89)**. A copy of the certificate and report is available upon request.

More energy efficient

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**89**

**E** 101-125

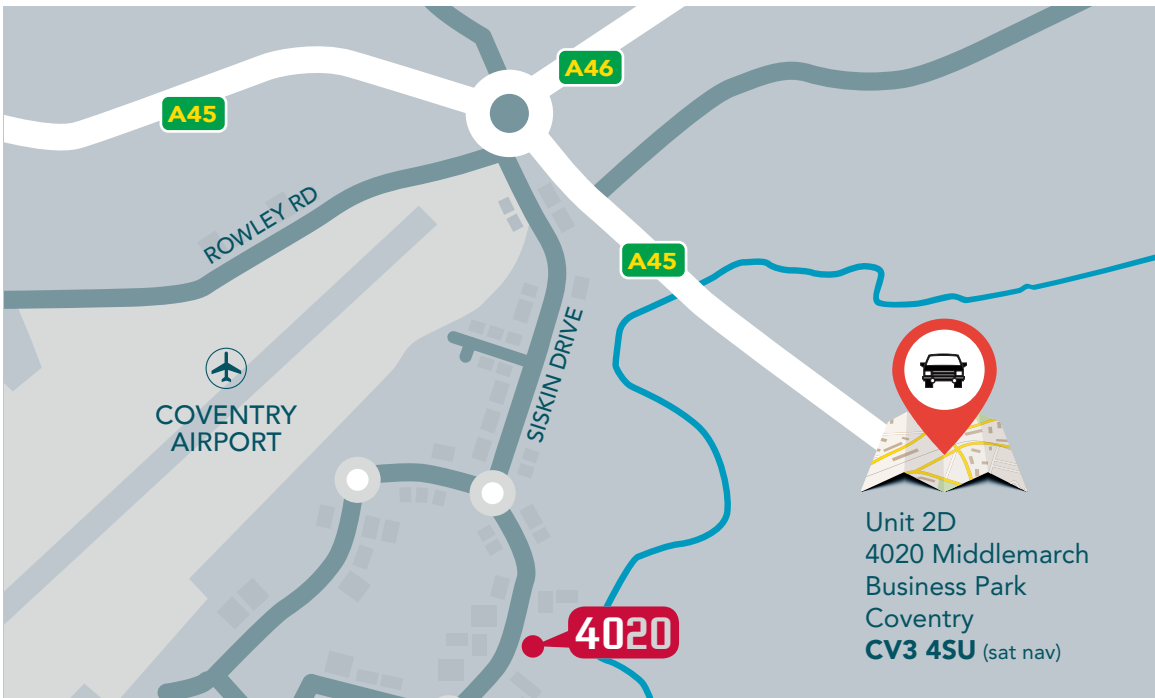
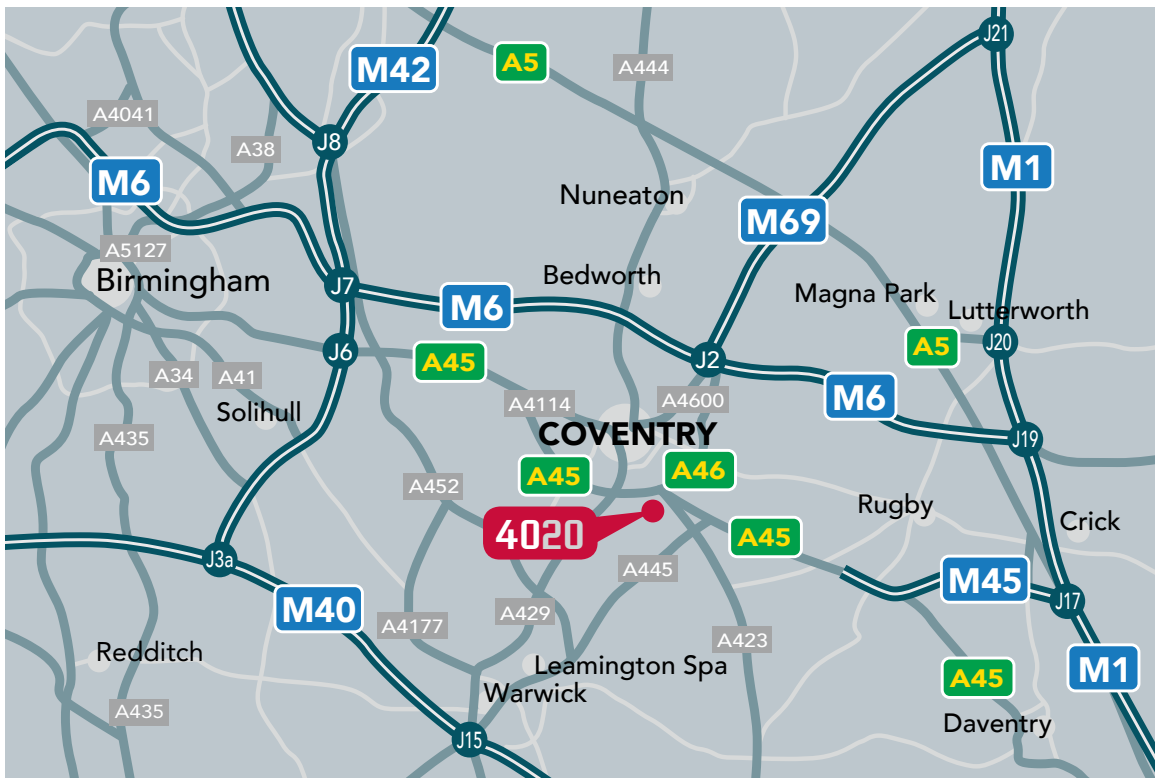
**F** 126-150

**G** over 150

Less energy efficient



Indicative site plan



Unit 2D  
4020 Middlemarch  
Business Park  
Coventry  
CV3 4SU (sat nav)

## DRIVING DISTANCES (approximate)

<b>Coventry Airport</b> .....	1 mile	<b>M42</b> .....	15 miles
<b>Coventry Town Centre</b> ..	4 miles	<b>M45</b> .....	8 miles
<b>A46/A45</b> .....	1 mile	<b>M1 J17</b> .....	17 miles
<b>M6 J2</b> .....	6.5 miles	<b>M69</b> .....	6 miles
<b>M40</b> .....	13 miles	<b>Rugby</b> .....	11 miles

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with sole agent Bromwich Hardy.



**Tom Bromwich**  
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