To Let (May Sell)

SELF CONTAINED HEAD OFFICE PREMISES

16,277 sq ft (1,512 sq m)

MIDDLEMARCH BUSINESS PARK
COVENTRY, CV3 4PE
A prestigious self contained headquarter style building, located within a landscaped business park environment with excellent car parking provision.

**KEY FEATURES**

- Two storey air conditioned building
- Superb Midlands location
- 91 on site car parking spaces
- Eight person lift
- Landscaped site
- Store with loading door

**DESCRIPTION**

The property comprises a two-storey office building of steel frame construction arranged over ground and first floors. Internally, the offices are predominantly open plan and benefit from a specification including full access raised floors, suspended ceilings incorporating recessed lighting and air conditioning. The property is also served by an eight person passenger lift.

Externally the property benefits for excellent car parking.

**LOCATION**

Coventry, at the centre of the Midland’s conurbation, lies 38 km (24 miles) east of Birmingham, 40 km (25 miles) south-west of Leicester and some 153 km (95 miles) north of London. The town benefits from excellent road communications, with the A45 linking the M42 and M1 Motorway at Junction 17 whilst the A46 links the M40 at junction 15 to the M6/M69 motorways at junction 2.

Coventry has a mainline railway station from where the fastest journey time to London Euston is 65 minutes. Regular services connect to Birmingham International Airport and Birmingham New Street within 11 minutes and 30 minutes respectively.
SITUATION

Middlemarch is a high quality mixed use business park totalling approximately 110 acres, located immediately adjacent to Coventry Airport and approximately 5 km (3 miles) south of Coventry city centre. The Park is accessed via the A45 and A46 ring road which gives access to the M6 Motorway approximately 10 km (6 miles) to the north. Occupiers on the Park include Parcelforce, Exel Logistics, Walkers Snack Foods, World of Books, Volvo, Husky and Christian Salvesen. Jaguar LandRover International headquarters and Engineering Centre expansion are also situated with 2 km (1.3 miles) of the park.

International House is situated to the east of the Park on Siskin Parkway East which is accessed via Siskin Drive.

ACCOMMODATION

<table>
<thead>
<tr>
<th>Floor</th>
<th>Use</th>
<th>sq ft</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor</td>
<td>Office</td>
<td>7,125</td>
<td>661.90</td>
</tr>
<tr>
<td></td>
<td>Stores</td>
<td>1,109</td>
<td>103.03</td>
</tr>
<tr>
<td>First Floor</td>
<td>Office</td>
<td>7,157</td>
<td>7,157</td>
</tr>
<tr>
<td></td>
<td>Stores</td>
<td>886</td>
<td>82.32</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>16,277</strong></td>
<td><strong>1,512.17</strong></td>
</tr>
</tbody>
</table>

Site area is approximately 0.57 hectares (1.41 acres).

TENURE

Available with vacant possession from September 2021.
SERVICE CHARGE
Details available from the agent.

BUSINESS RATES
Rateable Value = £193,000
Uniform Business Rates = (2019/20) 51.2p in £
Rates Payable = £98,816

EPC
The property has an Energy Performance Rating of D84. A copy of the certificate is available upon request

LEGAL COSTS
Each party to pay their own legal costs incurred in any transaction.

VAT
The property has been elected for VAT.

VIEWING
By appointment through the sole agents:
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