

**TO LET**  
**SELF CONTAINED**  
**OFFICE BUILDING**  
**4,173 sq ft (387.5 sq m)**

5 RIVERSTONE COURT  
MIDDLEMARCH BUSINESS PARK  
COVENTRY CV3 4FJ



Set within carefully landscaped mature gardens surrounding a picturesque lake this newly refurbished and fitted out office provides unrivalled facilities and onsite parking.

## DESCRIPTION

The property comprises a self-contained wing of ground and first floor offices benefiting from a high specification fit out consisting of a combination of open plan and cellular office space with meeting rooms and board rooms. The offices benefit from:



Superb Midlands location



23 allocated parking spaces



Fully Data cabled



Intruder Alarm & Estate CCTV

- Feature reception area with hardwood flooring and led lighting
- Carpeted full access raised floor
- Suspended ceilings and LG7 lighting with PIR controls
- Ceiling mounted VRF heating/ cooling system
- 2.7m floor to ceiling height
- Good levels of natural light, windows that open with blinds in situ
- Combination of meeting rooms and board rooms
- Fully fitted kitchen and break out area

## ACCOMMODATION

	sq ft	sq m
Ground Floor	2,284	212.0
First Floor	1,889	176.5
<b>Total</b>	<b>4,173</b>	<b>387.5</b>



**Video Tour**  
Click Here

**Video Tour**

[www.youtube.com/watch?v=usiNRKqZGDQ](http://www.youtube.com/watch?v=usiNRKqZGDQ)



## LOCATION

Coventry benefits from excellent road communications being located in the centre of the Midlands with the A45 linking the M42 and M1 Motorway at Junction 17, whilst the A46 links the M40 to the M6/M69 motorways. 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.

Middlemarch is a high quality mixed use business park totalling approximately 110 acres, located immediately adjacent to Coventry Airport and approximately 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 6 miles to the north.

Occupiers on the Park include Parcellforce, Exel Logistics, Walkers Snack Foods, World of Books, Volvo, Husky and Christian Salvesen. Jaguar Land Rover International Headquarters and Engineering Centre expansion are also situated within 1.3 miles of the park. Middlemarch is within a short drive of Warwickshire Shopping Centre, Central Six Retail Park and Pilot Trade Park and within easy reach of a full range of leisure facilities.

Middlemarch Office Park benefits from 24 hour a day security presence in combination with a comprehensive CCTV System to provide a safe and secure working environment. There is a new on-site Java Lounge coffee bar providing artisan coffee and light snacks.



**TENURE**

Immediately available to let by way of a new Lease on Terms to be agreed.

**SERVICE CHARGE**

A service charge is payable of £3.02 psf pa plus VAT.

**EPC**

A copy of the certificate is available upon request.

**BUSINESS RATES**

Rateable Value = £52,500  
 Uniform Business Rates = (2019/20) 51.2p in £  
 Rates Payable Estimated = £26,880

**TRAVEL DISTANCES**

- MOTORWAYS**
  - M6/M69 Intersection..... **5.6 miles**
  - M40 Junction 15 ..... **12.6 mile**
  - M1 Junction 17 ..... **15.8 miles**
- AIRPORTS**
  - Birmingham / NEC ..... **14.4 miles**
  - Luton ..... **64.6 miles**
  - Heathrow..... **94 miles**
- TRAIN STATIONS**
  - Coventry ..... **4.0 miles**
  - Warwick Parkway ..... **10.6 miles**
  - Birmingham New Street ..... **26.6 miles**

**BUS SERVICE**  
 The 27A service operates between the Business Park and the City Centre at regular intervals during peak times (mon to fri)

**LEGAL COSTS**

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

**VAT**

All rents are exclusive of VAT which will be payable at the prevailing rate.



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

**VIEWING**  
 By appointment through the sole agents:  
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