

Preliminary Details



To Let

Vulcan, Siskin Parkway, Middlemarch Business Park, Coventry, CV3 4UP

Modern Warehouse Premises—Soon to be Refurbished—81,744 sq ft

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Location

The property is located on the popular Middlemarch Business Park to the south east of Coventry. The park benefits from excellent access to the national motorway network (M6, M69, M1, M42, M40 and M5) via the A45 and A46.

Middlemarch provides a high quality modern distribution park over 100 acres and sits adjacent to Coventry Airport. Notable occupiers within the immediate vicinity include Parcellforce, Walkers, Palletline, Grupo Antolin, Unipart and Volvo.

Middlemarch Business Park benefits from good public transport links with regular services directly from Coventry City Centre.

Description

The modern industrial facility provides an excellent specification which includes:

- Clear Internal Height of 10.1 m
- 12 dock level loading doors
- 2 level access doors
- Dual yards with depths of approximately 35 m
- A low site cover of 36%
- Generous car parking
- Fully fitted with heating, lighting and sprinklers

The building will undergo refurbishment prior to a tenants occupation. Fully details of the schedule are available upon request.

Accommodation

Description	Sq M	Sq Ft
Warehouse	6,894.4	74,212
Ground floor offices	351.3	3,781
First floor offices	351.3	3,781
Total (GIA)	7,597.0	81,774

Energy Performance Certificate

The property has an EPC rating of C66. This rating is likely to improve following completion of the refurbishment works.

Tenure / Terms

The property is available by way of a new lease for a term of years to be agreed.

Rateable Value

Rateable Value (2023) - £545,000 per annum.

Interested parties are however advised to make their own enquiries.

Services

We understand that all mains services are available to the building. The services have not been tested and prospective tenants should verify for themselves that services are in working order.

VAT

The lease of the property is subject to VAT at the prevailing rate where applicable.

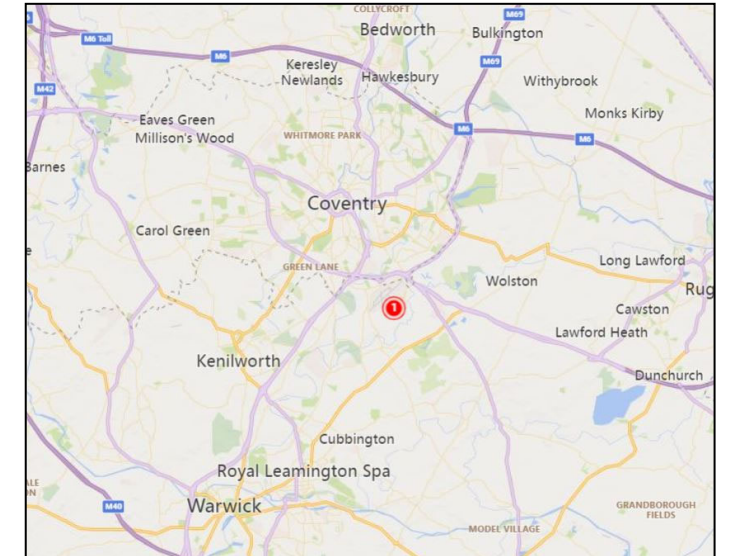
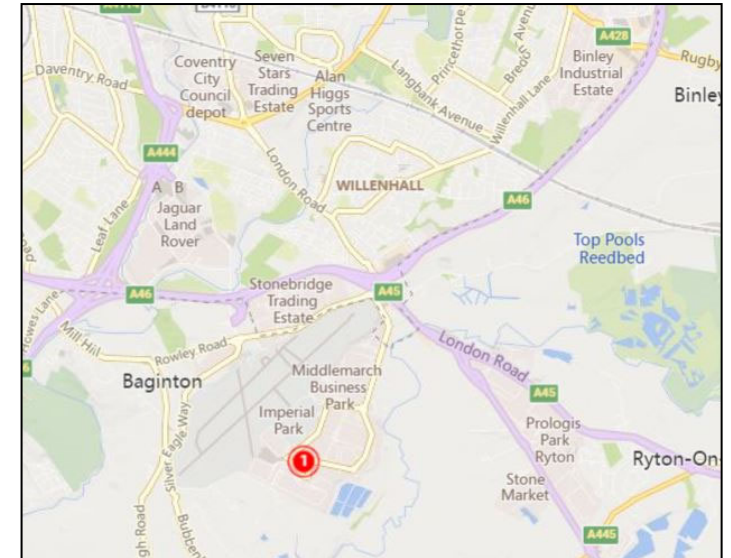
Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

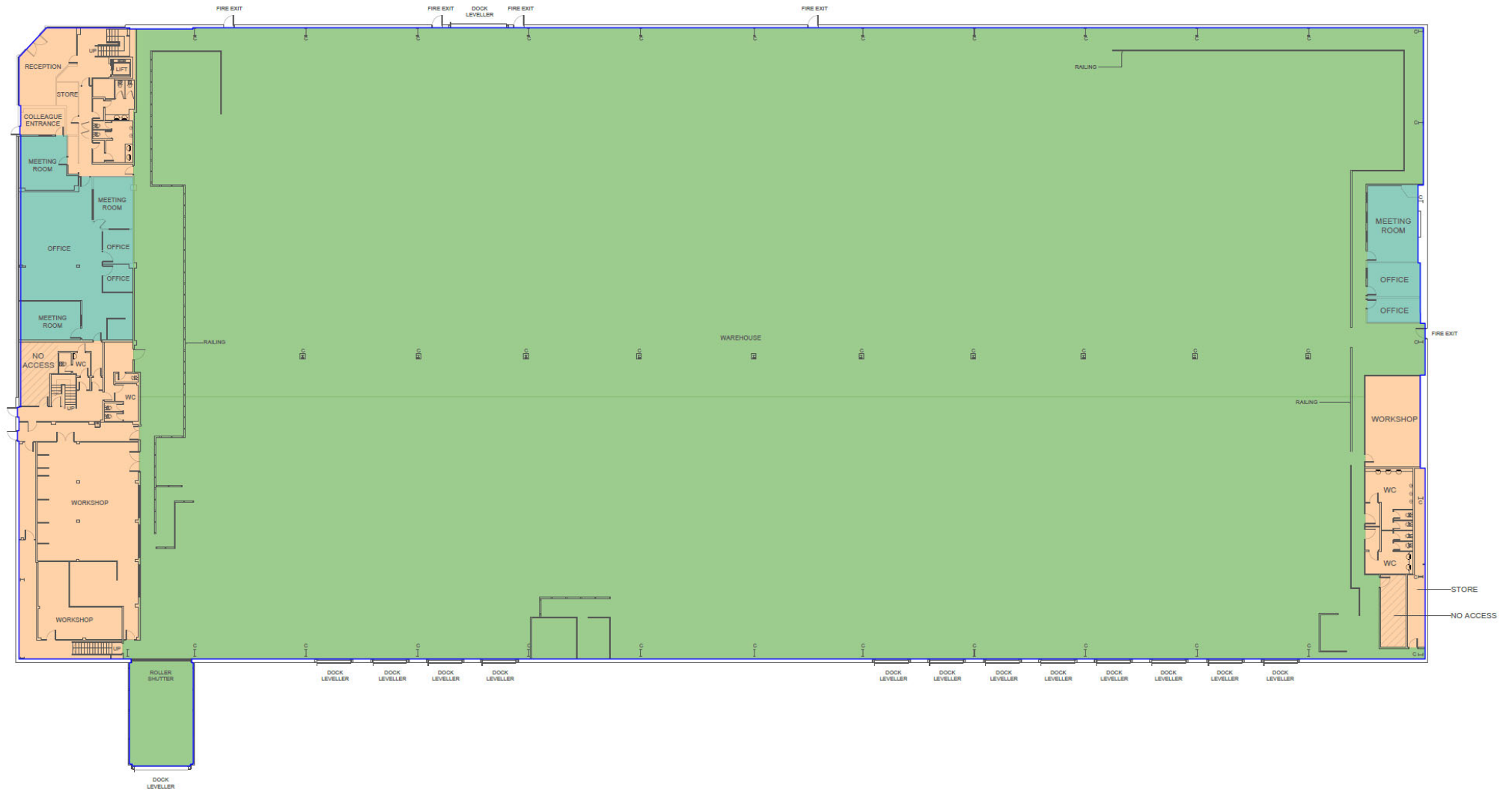
Due Diligence

Any interested party will be required to provide the agent with company information to comply with Anti-Money Laundering legislation.

Vulcan, Siskin Parkway, Middlemarch Business Park Coventry







* Indicative only before refurbishment works

**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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Visit us online
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