

**To Let**

**£32,200**  
Per Annum

# High Quality Two Storey Office

2,252 Sq Ft (209.3 Sq M)



Unit 9 The Cobalt Centre, Siskin Parkway East, Middlemarch Business Park,  
Coventry, West Midlands CV3 4PE

## Property Highlights

- Virtual Viewing at: <https://bit.ly/9TCbCMP>
- To be recarpeted
- Located on high specification modern office park
- Superb location near Coventry Airport and A45/ A46/ M69
- Immediately available
- 6 allocated parking spaces



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## Location

Middlemarch Business Park is located three miles south of Coventry City Centre adjacent to Coventry Airport at the A45/A46 Tollbar Island interchange. The M1, M6, M40, M42, M45 and M69 motorways are all within a seven mile radius, each accessed by the A45 or A46 trunk roads. The general area is home to a number of major companies such as Jaguar Landrover, Walkers Crisps, Unipart, Royal Mail, Travis Perkins and B&Q.

## Description

The building comprises a modern, detached, two-storey office building forming part of an established office park on Middlemarch Business Park known as The Cobalt Centre. The offices are self contained, including two WCs and a kitchenette. Cat 5 cabling, perimeter trunking and a ceiling mounted air conditioning/ heating system in situ. The office benefits from 6 allocated parking spaces.



## Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,159	107.7
First Floor	1,093	101.6
<b>Total</b>	<b>2,252</b>	<b>209.3</b>

## Business Rates

This property has a rateable value of £31,250.

## Tenure

The unit is available to let by way of a new lease on terms to be agreed.

## Service Charge

There is an annual service charge of £2,409 + VAT.

## EPC

To be assessed.

## Viewing

Strictly by appointment through the sole agent.

## Legal Costs

Each party to bear their own legal costs.



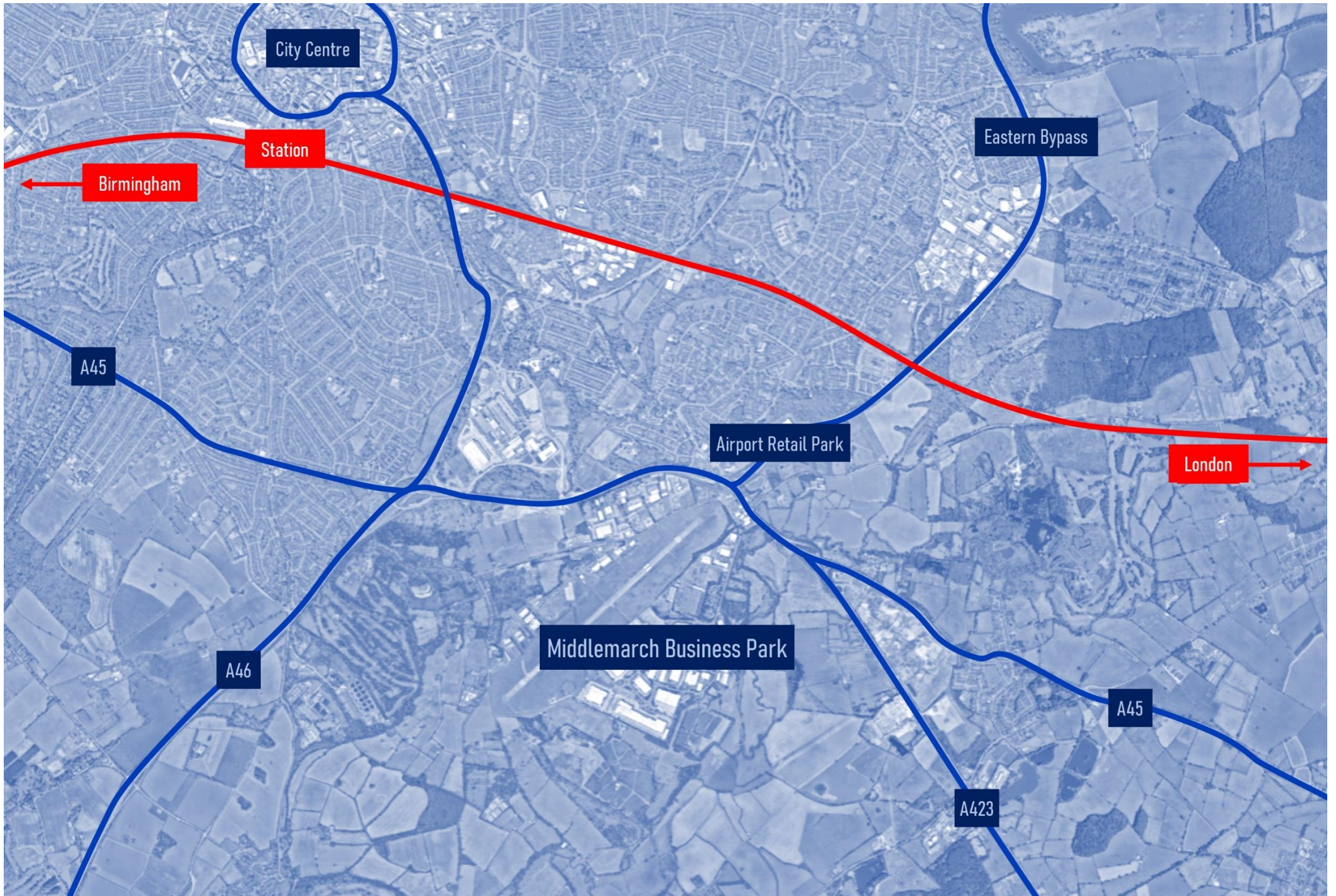


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City Centre

Station

Birmingham

Eastern Bypass

A45

Airport Retail Park

London

A46

Middlesmarch Business Park

A45

A423