

For Lease

Office



Unit 12 & 14

The Cobalt Centre, Siskin Parkway East,
Middlemarch Business Park, Coventry CV3 4PE

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📏 2,260 - 4,520 Sq Ft
💷 £30,000 - £60,000 Per Annum

Key Features

- Superb location near Coventry Airport and A45/ A46/ M69
- Located on high specification modern office park
- 16 Car Parking Spaces Included.
- CCTV on-site
- Immediately available



**Unit 12 & 14, The Cobalt Centre, Siskin Parkway
East, Middlemarch Business Park, Coventry, CV3
4PE**



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, 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 WCs and a kitchenette. Cat 5 cabling, perimeter trunking and a ceiling mounted air conditioning/ heating system in situ. The offices benefit from 16 allocated parking spaces.

Business Rates

Current Rateable Value: £53,500

<https://www.tax.service.gov.uk/business-rates-find/valuations/start/14946524000>

Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

EPC

Available upon request.

VAT

This property is registered for VAT (Value Added Tax).



**Unit 12 & 14, The Cobalt Centre, Siskin Parkway
East, Middlemarch Business Park, Coventry, CV3
4PE**

With over 250 years
of combined
experience, trust
Bromwich Hardy to
safeguard your
commercial property.



Service Charge

There is an annual service charge of £2,250 + VAT per unit.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

Viewing

Strictly by appointment with the agent Bromwich Hardy.



Charlie Glover

Contact us with any queries about the property or to book a viewing

024 7630 8900

charlie.glover@bromwichhardy.com



Caine Gilchrist

Contact us with any queries about the property or to book a viewing

02476 308 900

07806 767 073

caine.gilchrist@bromwichhardy.com



**Unit 12 & 14, The Cobalt Centre, Siskin Parkway
East, Middlemarch Business Park, Coventry, CV3
4PE**

02476 308900 office@bromwichhardy.com www.bromwichhardy.com