

BUSINESS PARK OFFICE TO LET



Description

The property is a modern, two-storey office building located within the well-established Cobalt Centre at Middlesmarch Business Park. The available ground floor office space is self-contained, accessed via a shared main entrance.

The office has undergone a substantial fit-out in recent years, including new LED lighting, new carpet and new paintwork. Additional amenities include a dedicated kitchen area, a private accessible toilet, perimeter trunking, and brand new ceiling-mounted air conditioning and heating system.

Summary

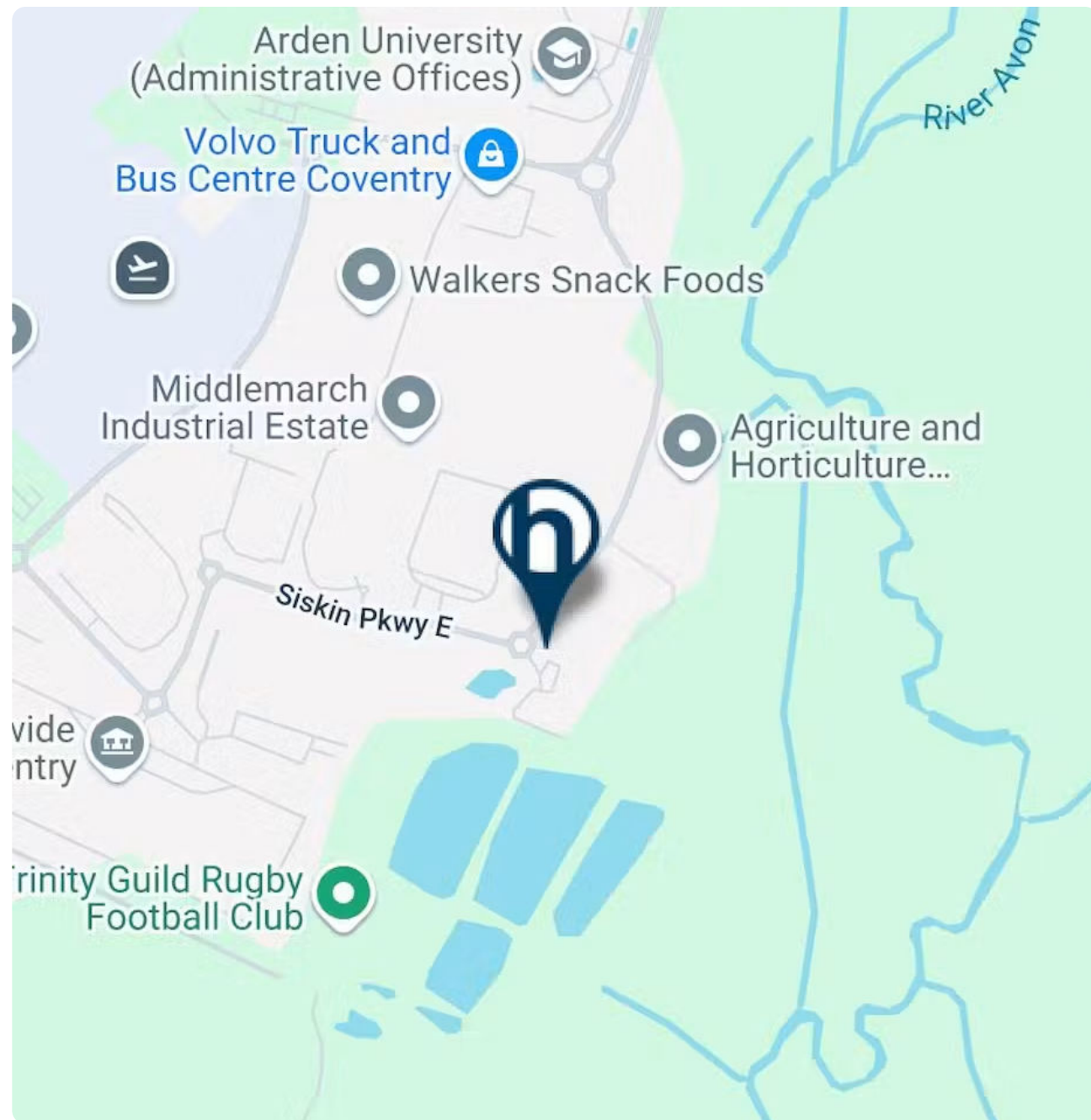
- High Specification Modern Units
- Excellent transport links near Coventry Airport
- Two Car Parking Spaces
- Available October 2026
- Transport Links to A45 and A46



Location

Middlemarch Business Park is situated just three miles south of Coventry City Centre, adjacent to Coventry Airport and conveniently located at the A45/A46 Tollbar Island interchange. The site offers excellent transport links, with the M1, M6, M40, M42, M45, and M69 motorways all within a seven-mile radius, accessible via the A45 and A46 trunk roads.

The surrounding area is home to several major businesses, including Jaguar Land Rover, Walkers Crisps, Unipart, Royal Mail, Travis Perkins, and B&Q.



RENT

£18,660 per annum

EPC

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BUSINESS RATES

Rateable Value: £19,000

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent Bromwich Hardy.

CONTACT



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