

Unit 6 The Cobalt Centre

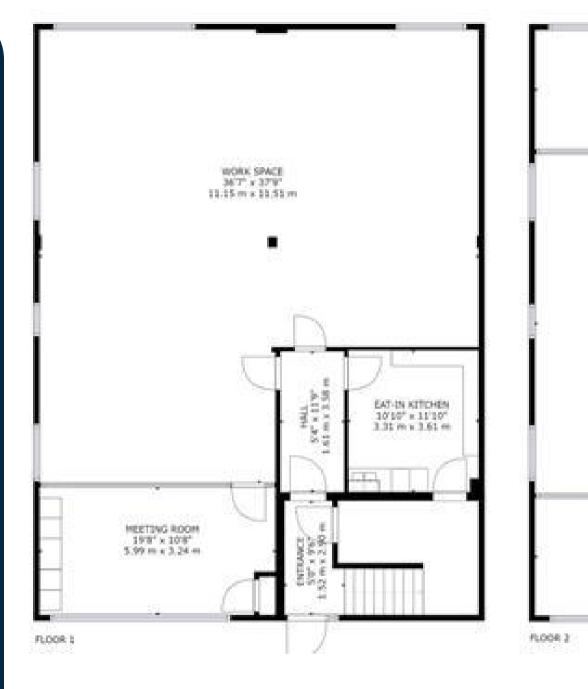
Siskin Parkway East, Middlemarch Business Park, Coventry CV3 4PE



- £ £23,707 £46,081 Per Annum

Key Features

- Detached grade A office building
- For lease as a whole or to let floor-byfloor
- Located on high specification modern office park
- Allocated car parking spaces
- Ground and First Floor Office
- Close to A45/A46 Tollbar Island interchange





19'10" : 6.04 m s













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 Jaquar Landrover, Walkers Crisps, Unipart, Royal Mail and Bromwich Hardy.

Description

Modern detached two storey office building, forming part of the established office park on Middlemarch Business Park, known as The Cobalt Centre. The offices are self-contained and benefit from a high quality fit out including glazed boardroom. There is a ceiling mounted heating / cooling system and full access raised floors with floor boxes, power and data in situ.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	1,635	151.89
First Floor	1,543	143.34
Total	3,178	295.24

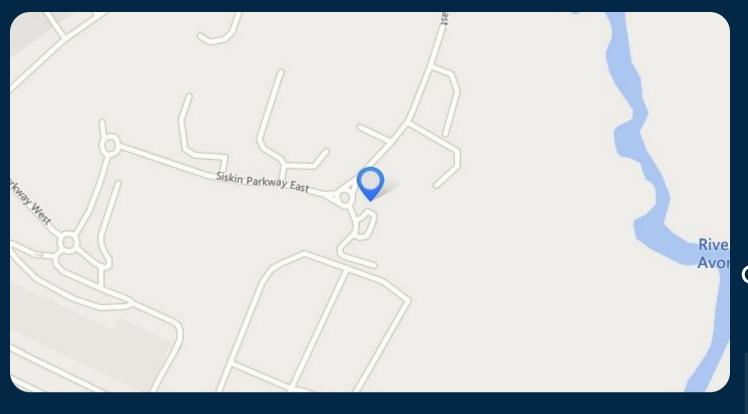
Tenure

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

EPC

The property has an EPC Rating of C-64.

Unit 6 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

Electricity, water and mains drainage are connected to the property. There is an estate service charge for maintenance and upkeep of common parts and services. Further details on request.

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 or view online: http://bit.ly/6CobaltMP



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



Charlie Glover

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

024 7630 8900

charlie.glover@bromwichhardy.com

RICS°
Regulated by RICS



Unit 6 The Cobalt Centre, Siskin Parkway East, Middlemarch Business Park, Coventry, CV3 4PE





office@bromwichhardy.com

www.bromwichhardy.com