

For Lease

Office



4M Middlemarch Business Park

Siskin Drive, Middlemarch Business Park, Coventry
CV3 4FJ

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

📦 4,772 Sq Ft
💷 £78,392 Per Annum

Key Features

- ▶ Excellent natural light
- ▶ LED lighting and raise access floors
- ▶ Excellent midlands location
- ▶ 20 minutes from the M1
- ▶ 24 parking spaces



**4M Middlemarch Business Park, Siskin Drive,
Middlemarch Business Park, Coventry, CV3 4FJ**



Location

Middlemarch Business Park is well-located to the south of Coventry, adjacent to Coventry Airport. The park is home to major occupiers such as Parcellforce, Unipart and Walkers. Coventry city centre is accessible in approximately 10 minutes, with Warwick and Leamington accessible in 20 minutes via the A46. The M1 motorway is approximately 20 minutes away via the A45.

Description

4M Middlemarch comprises a self-contained, two storey office building providing a mix of open plan offices and meeting rooms, on an attractive, landscaped estate. The property benefits from excellent natural light, LED lighting, ceiling mounted heating & cooling, and raised access floors. The building also comes with 24 allocated parking spaces.

Accommodation

Area	Sq Ft	Sq M
Ground Floor	2,119	196.86
First Floor	2,653	246.46
Total	4,772	443.32

Business Rates

Rates payable: £34,680.50 per annum.

Tenure

Available by way of an assignment of the existing lease, ending April 2029.

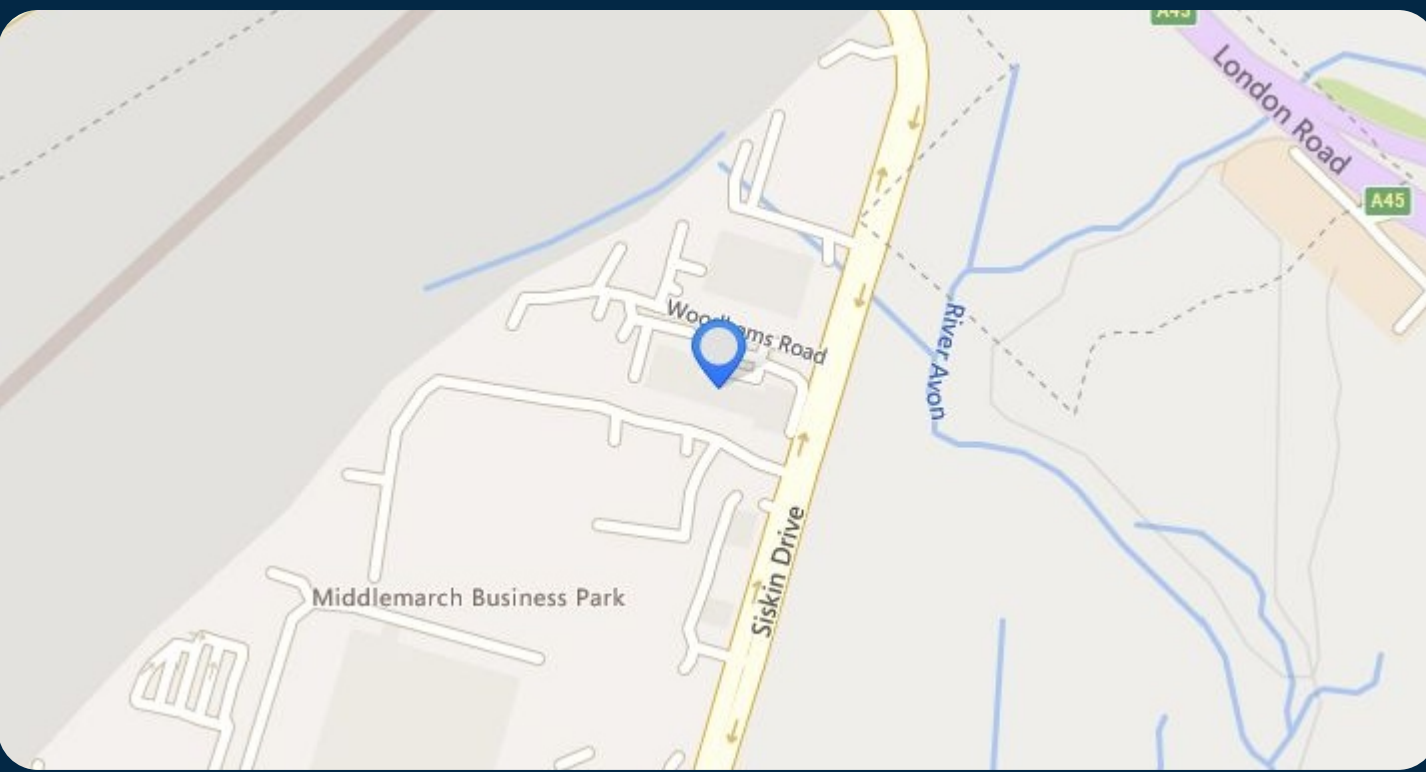
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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



Service Charge

There is a service charge payable of £10,389.91 per annum.

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.



Mark Booth

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

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