

OFFICE INVESTMENT



**PORTFOLIO INVESTMENT
SALE OF 5 OFFICE UNITS
11,284.9 sq ft (1,048.37 sq m)**

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

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

Key Features



5 High Quality Two Storey Offices



Current passing rent of £86,000



Superb location near Coventry Airport and A45/ A46/ M69



Ample onsite parking



ERV of £150,000 PA



Located on a high specification modern office park

Office Investment

Totaling 5 high quality two storey offices

Guide price

£1,600,000 for the leasehold



VIRTUAL TOUR

<https://bit.ly/9TCbCMP>



Office Investment

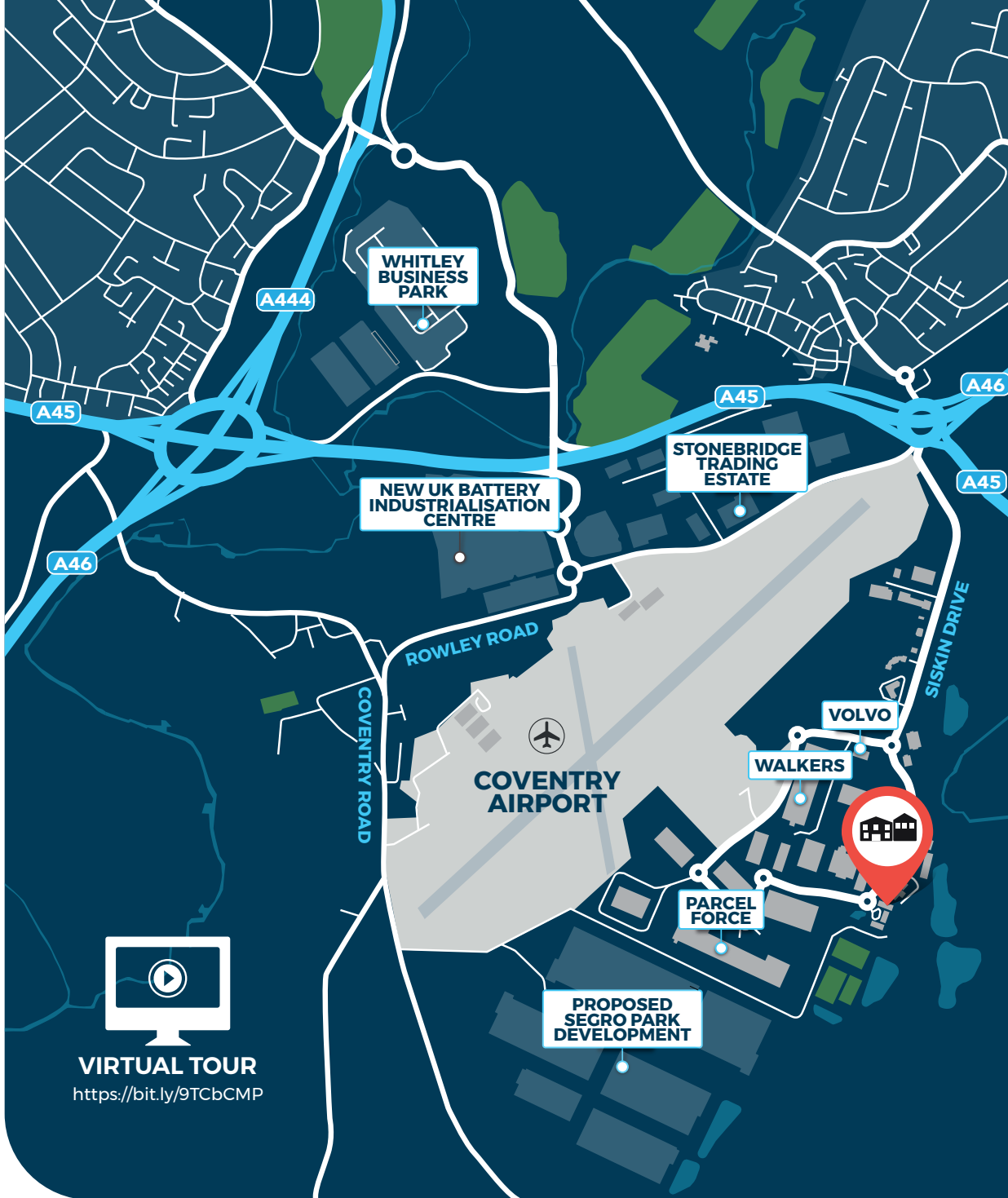
Located on a high specification modern office park

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

Portfolio investment sale of 5 offices on the Middle March Business Park. The sale comprises a mixed tenancy with a current rent of £86,000 and an ERV of £150,000 pa. Each building comprises of a ground and first-floor office which is self-contained with W/C and kitchenette. Current tenants include Carl Zeiss Ltd and PMR Construction. Cat 5 cabling, perimeter trunking and a ceiling-mounted air conditioning/heating system in situ. The offices benefits from 6 allocated parking spaces.



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TENANCY SCHEDULE

Unit	Tenant	Accommodation		Term/Start	Term/End	Current Rent (per annum)	ERV	Comments
		Size (sq ft)	Size (sq m)					
9	Currently Vacant	2,252	209.21	N/A	N/A	N/A	£30,000	N/A
10 (Ground Floor)	PMR Construction (Cov) Ltd	1,126.9	104.69	01/06/2023	31/05/2025	£15,000	£15,000	N/A
10 (First Floor)	PMR Construction (Cov) Ltd	1,126	104.61	01/06/2023	31/05/2025	£8,000	£15,000	N/A
11	Currently Vacant	2,260	209.95	N/A	N/A	N/A	£30,000	N/A
12	Carl Zeiss Ltd	2,260	209.95	01/06/2021	31/05/2026	£31,500	£30,000	Break Date 01/10/24
14	Carl Zeiss Ltd	2,260	209.95	01/06/2021	31/05/2026	£31,500	£30,000	Break Date 01/10/24
Total		11,284.9	1,048.37			£86,000	£150,000	

TENURE

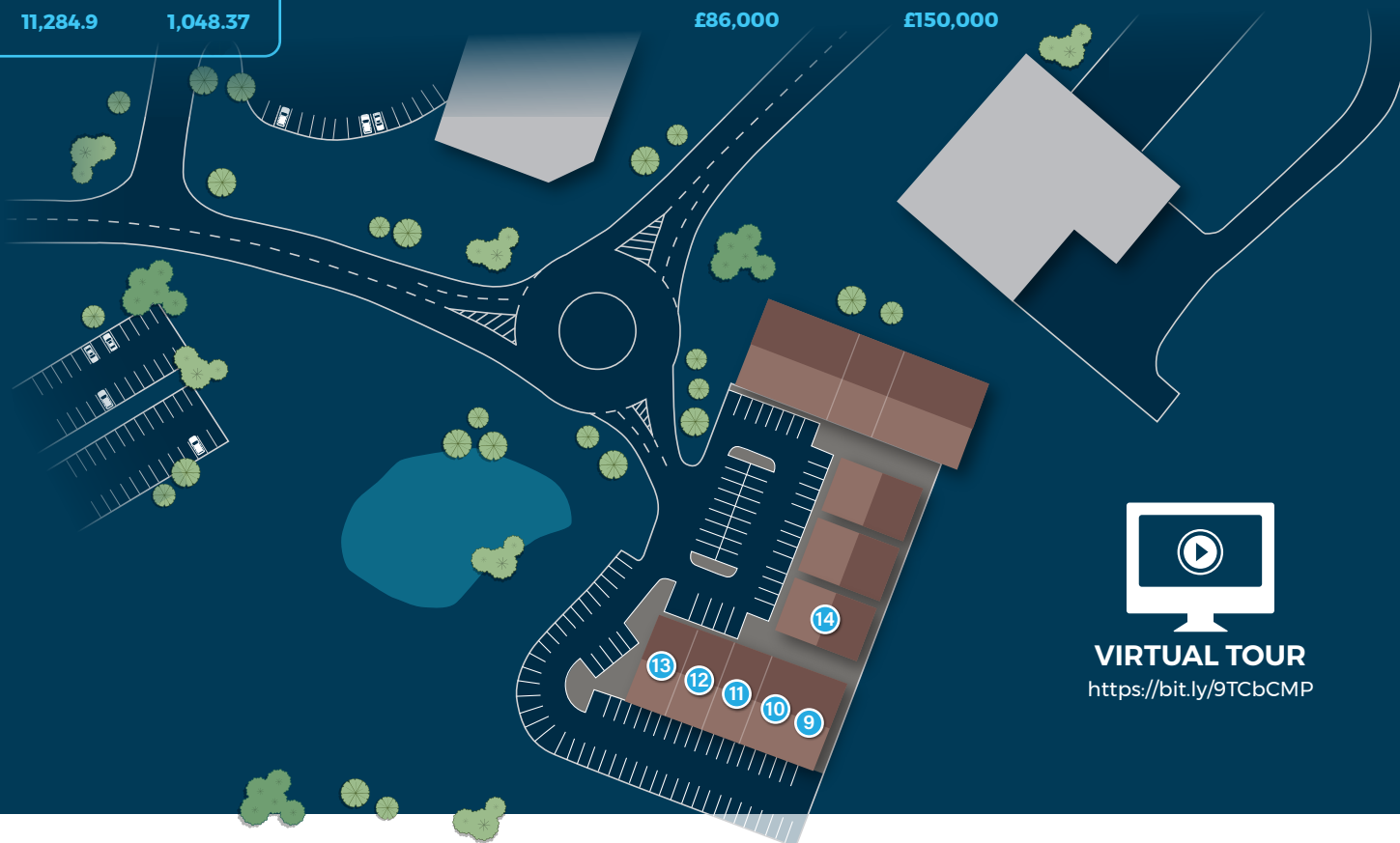
Sale of the Long leasehold of 999-year leases from 2008.

SERVICE CHARGE

Information available upon request.

BUSINESS RATES

All units are individually assessed.



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VAT

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

LEGAL COSTS

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



TRAVEL DISTANCES



Motorways

M69 / M6 (J2)
M40 (J15)

5.8 miles
14.2 miles



Airports

Birmingham (BHX)
Coventry

8.6 miles
1.5 miles



Train Stations

Coventry
Warwick Parkway

4.8 miles
12.2 miles

VIEWING

By appointment
through the
sole agent.



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