



ARDEN HOUSE

MIDDLEMARCH BUSINESS PARK | COVENTRY | CV3 4FJ



High quality specification

Prestigious location

127 Car parking spaces

Self-contained Office Building TO LET
11,743 - 24,857 sq ft (1,091 - 2,309 sq m)



Arden House is a high quality, detached, two storey office building set within a pleasant landscaped environment with extensive car parking.

The offices comprise three linked blocks being predominantly open plan with a number of partitioned meeting rooms. Excellent natural light and a high specification provides a conducive working environment.

Middlemarch Business Park is a well known and prestigious mixed use commercial location immediately adjacent to Coventry Airport, 4 miles south of Coventry City Centre with excellent access to the M45, M1, M69, M6 and M40 motorways.



Quality specification



Heating ventilation and air conditioning system



Raised access flooring



Recessed and suspended LED luminaires



Window blinds throughout



5 kitchens in total



Passenger lift



Male and Female toilet facilities



127 car parking spaces in total



EPC rating of B



Accommodation

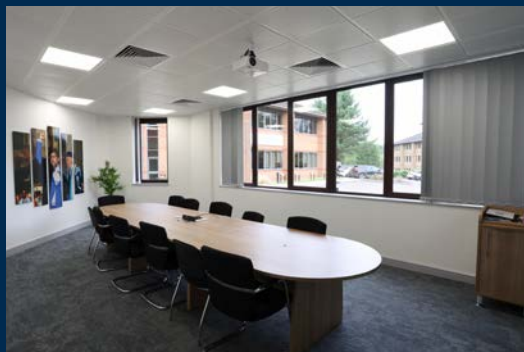
Floor	sq ft	sq m
Reception	671	62.3
Ground	11,743	1,090.9
First	12,443	1,155.9
Total	24,857	2,309.1

Based upon International Property Measuring Standards 3 (Offices).

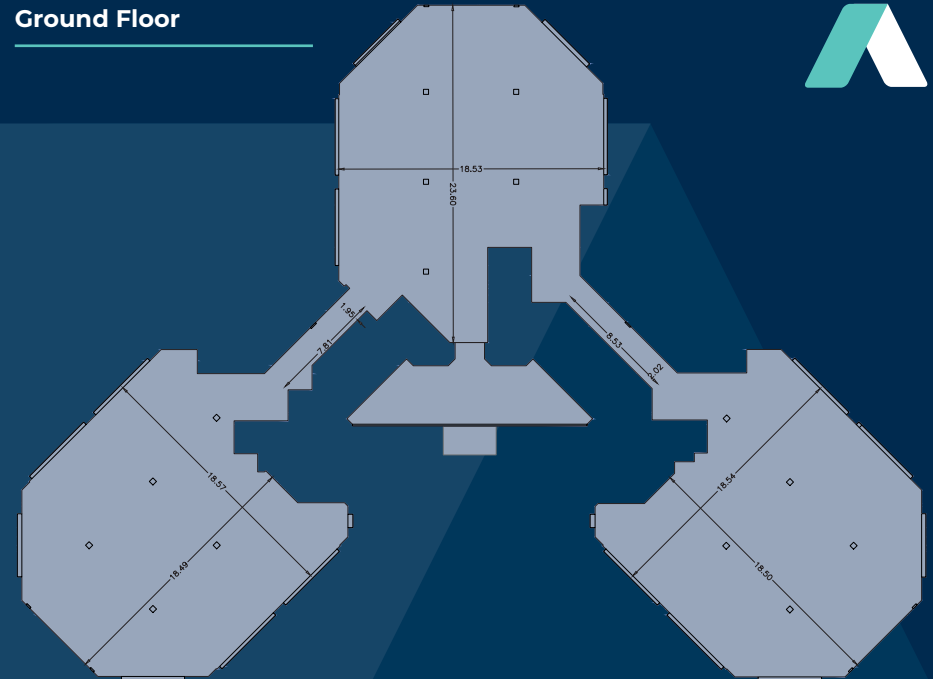
From 11,743 sq ft up to 24,857 sq ft

Term/Rent/Service Charge

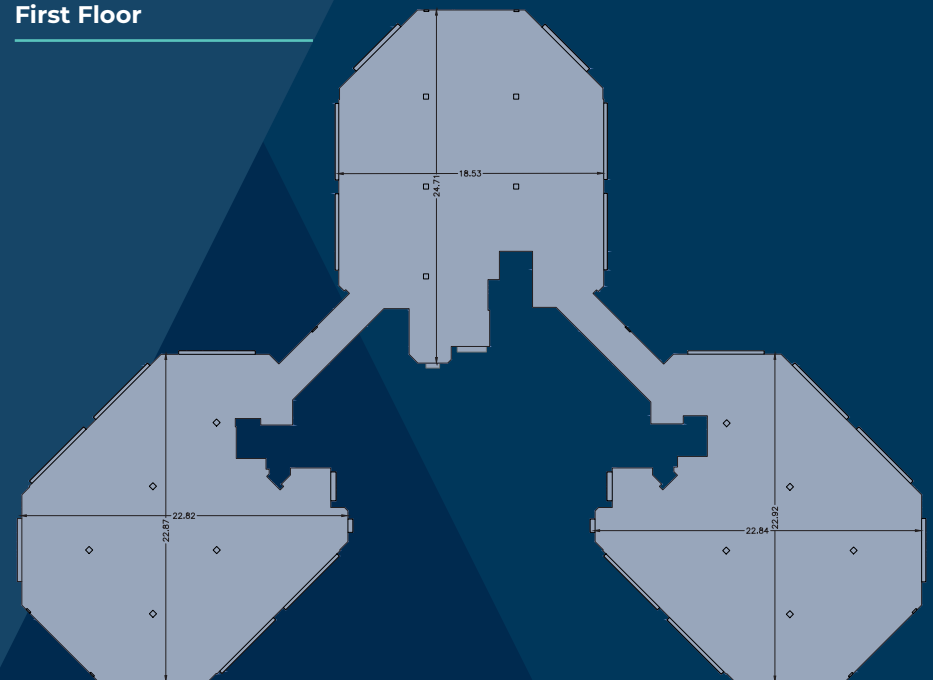
Further details upon application



Ground Floor



First Floor





Location

Arden House is prominently situated being accessed from Siskin Drive. The A45 and A46 ring road provide easy access to the national motorway network.

Prestigious occupiers at Middlemarch include:

- BMS Performance
- Haemonetics
- Fraikin
- DHL Pepsico
- Parcelforce
- Palletline
- Menzies Distribution
- Unipart
- Walkers Snack Foods

At the heart of the motorway network

Motorway	Miles
M69/M6	5
M45	9
M40	12
M1	15

Sat Nav: **CV3 4FJ**



Viewing

For further information contact:

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