

## TO LET INDUSTRIAL UNIT

Former J E Engineering, Siskin Drive, Middlemarch Business Park, Coventry CV3 4FJ



**7,290 SQ FT (677.25 SQ M) PLUS MEZZANINE 2,024 SQ FT (188.03 SQ M) GIA**

- Excellent access links
- Eaves heights of approximately 6.5m
- External loading/unloading areas and car parking

### Location

The unit is located in Coventry, an important commercial centre renowned for manufacturing with a population of approximately 330,000 people. The city is approximately 18 miles to the south east of Birmingham, 8 miles to the north of Warwick and Leamington Spa and about 24 miles to the south west of Leicester. London is some 95 miles to the south east and Birmingham International Airport and the National Exhibition Centre are both located approximately 12 miles to the west of Coventry.

The site is situated to the western side of Siskin Drive near to its junction with Rowley Road and the Toll Bar End major highways intersection of the A45 and A46 dual carriageways approximately 3 miles to the south east of Coventry city centre.

The unit is therefore well located with excellent road links.

### Description

The unit is constructed of a steel portal frame with blockwork elevations, above which are profiled panels to the eaves with profiled panelled roof and corrugated perspex roof lights.

To the rear of the unit are four individual testing bays over which there is a mezzanine floor.

There is a single storey office block to the front of the unit which has the benefit of aluminium framed windows and doors to the front.

### Accommodation

J E Engineering Unit	sq m	sq ft
Workshop (height 6.50m)	371.75	4,001
Workshop under Mezz (height 2.77m)	188.03	2,024
Offices	117.50	1,265
<b>Total GIA:</b>	<b>677.25</b>	<b>7,290</b>
(Mezzanine Storage)	188.03	2,024

### Tenure/Lease Terms

The unit is available on a new Full Repairing and Insuring Lease for a term to be agreed.

### Service Charge

A service charge may be payable. Please contact the agent for further details.

### Rent

**£72,500 per annum exclusive (Subject to Contract).**

### Energy Rating

C. EPC available upon request.

### Rateable Value 1 April 2023

Warehouse and premises: £46,000

### VAT

If applicable, at the prevailing rate.

### Legal Costs

Each party will be responsible for their own legal costs.

### Viewing

Strictly by appointment with Holt Commercial.

**EDWARD JENKINSON**

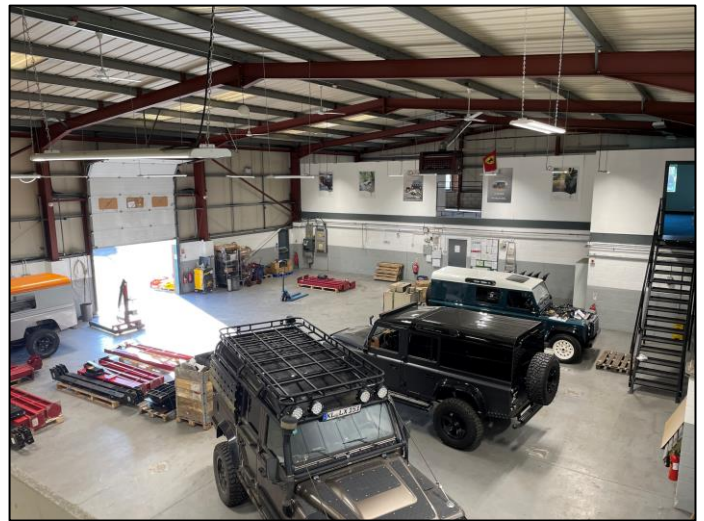
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