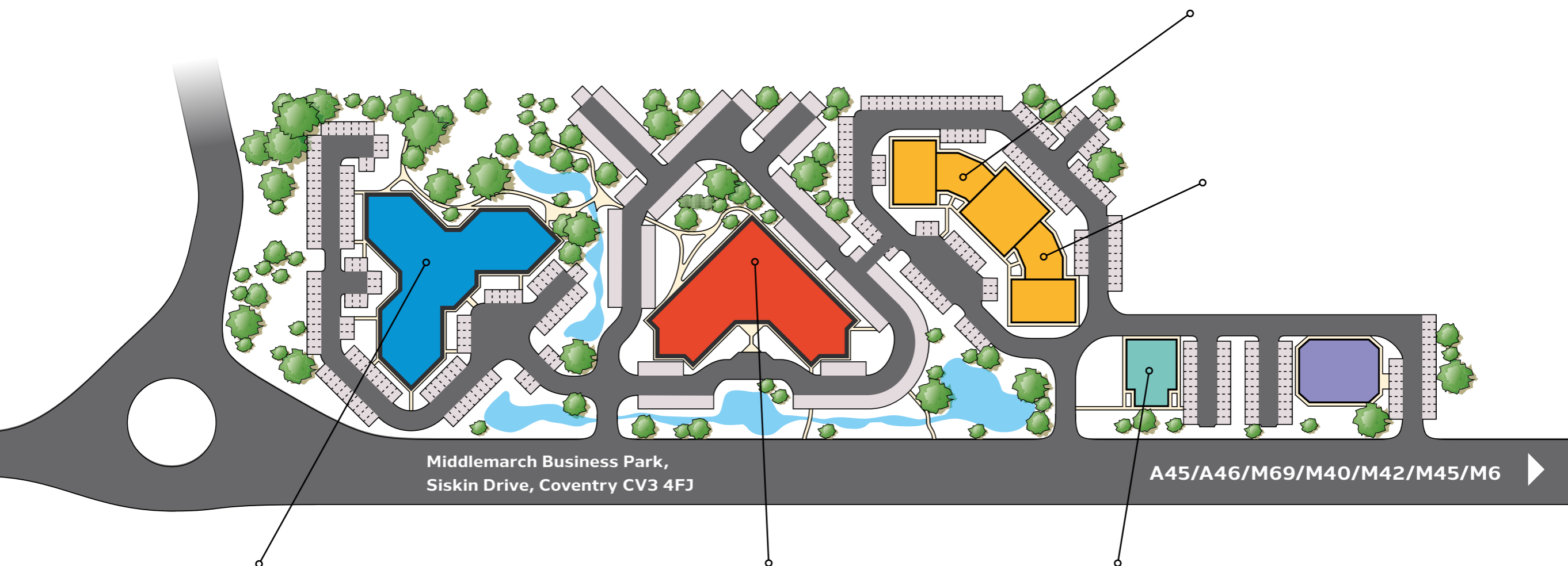


**Middlemarch**   
Business Park **Coventry**

**Middlemarch is an established office park strategically located at the heart of the UK and is home to a number of excellent occupiers. Middlemarch is not just an office location but offers a complete environment and sense of community.**

The estate is proactively managed and the team are committed to maintaining the environment to a high standard for the benefit of it's occupiers. A 24 hour a day security presence in combination with a comprehensive CCTV System provides a safe and secure working environment for occupiers.





**1M**  
**24,975** SqFt

This corporate style headquarters building is laid out neatly over ground and first floors around an impressive new ground floor reception. The building is available either as a HQ or for multi-let occupation and benefits from great on-site parking. 1M is being comprehensively refurbished to provide Grade A office accommodation.

**Ground Floor**      **12,784 SqFt**

**First Floor**        **12,191 SqFt**

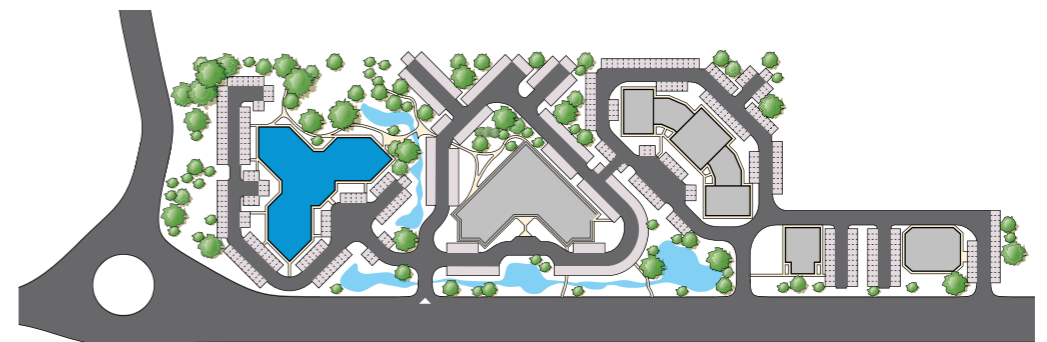
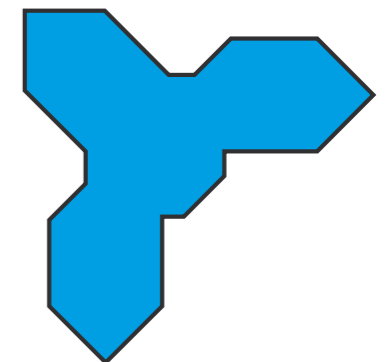
**Parking Ratio**      **1:190 SqFt**



## Specification

The building is being refurbished to a high standard and will benefit from the following:

- ✓ VRF Cooling and Heating
- ✓ Suspended ceilings
- ✓ Remodeled W/C's
- ✓ Full access raised floors
- ✓ Remodelled Grade A common areas & contemporary reception
- ✓ New on-site coffee shop
- ✓ LED lighting throughout














**2M**  
**23,019** SqFt

Overflowing with natural light, this versatile office building provides your staff an inspiring space to work. It's highly visible amplifying your business presence. The available space is situated on the ground and 1st floor and benefits from an amenity coffee bar within the building providing artisan coffee and light bites.

Ground Floor A	<b>4,282 SqFt</b>
Ground Floor B	<b>6,744 SqFt</b>
First Floor	<b>11,993 SqFt</b>
Second Floor	<b>Let</b>
Parking Ratio	<b>1:190 SqFt</b>

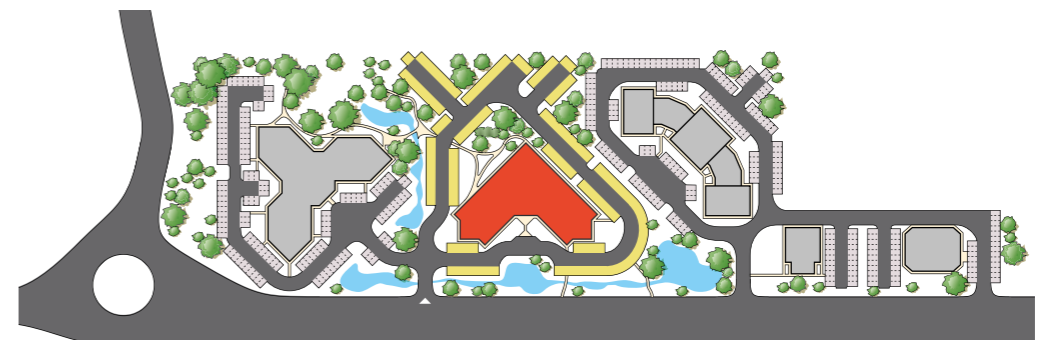
 view 2M



## Specification

The building has been refurbished to a high standard and benefits from the following:

- ✓ VRF Cooling and Heating
- ✓ Suspended ceilings
- ✓ Remodelled W/C's and shower facilities
- ✓ Full access raised floors
- ✓ Remodelled common areas and concierge controlled reception
- ✓ New on-site coffee shop
- ✓ LG7 lighting





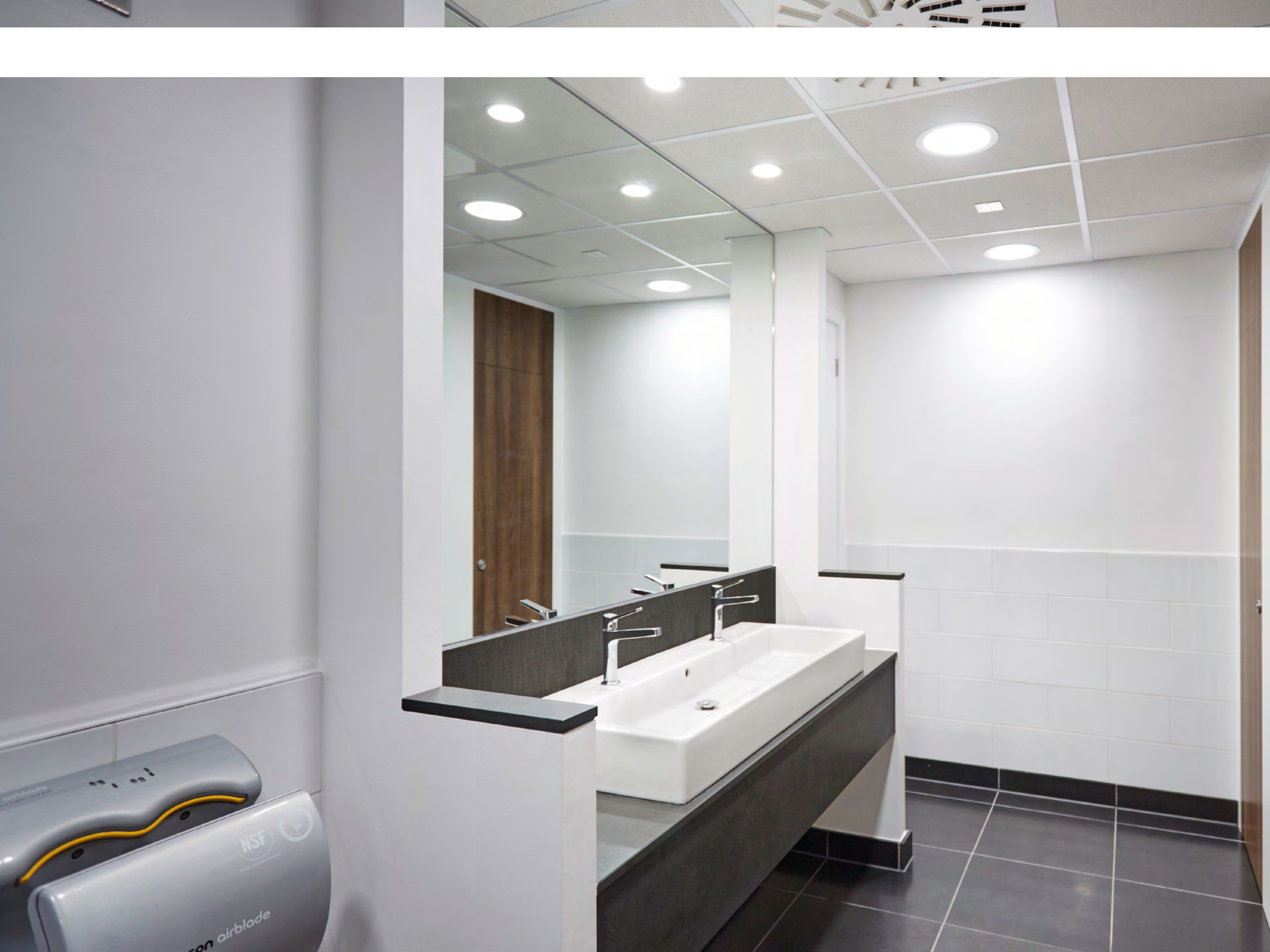


41













**3M B**

**3,871** SqFt

As a smaller business, you can discover big business perks in these practical self-contained offices.

**Ground Floor** 1,805 SqFt

**First Floor** 2,066 SqFt

**Parking Ratio** 1:190 SqFt

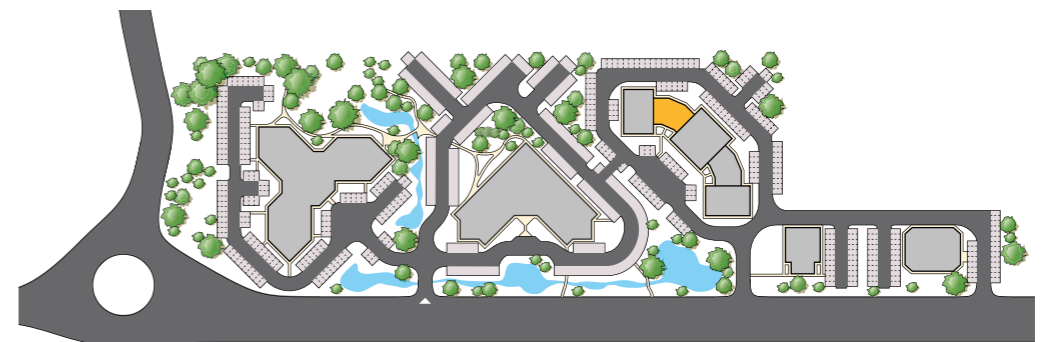
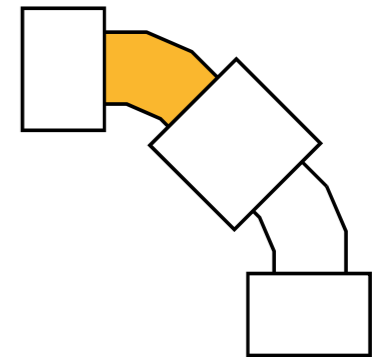
 [view 3M B](#)

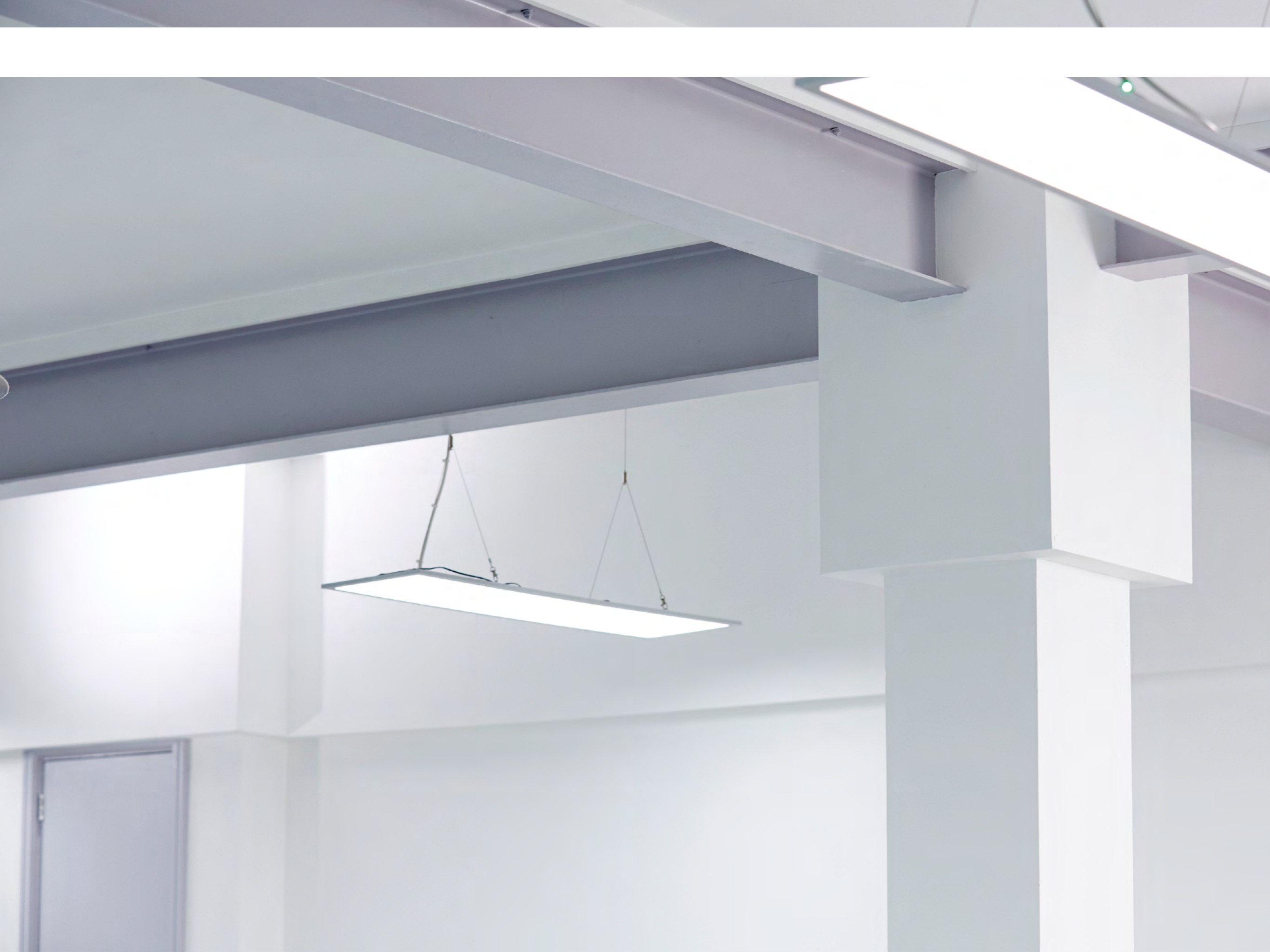


## Specification

The building will appeal to a wide range of occupiers and has been comprehensively refurbished and offers the following:

- ✓ Comfort Cooling and Heating
- ✓ Carpeted Raised Floors
- ✓ Refurbished W/C's
- ✓ LG7 lighting
- ✓ Suspended ceiling
- ✓ Tea Point
- ✓ Self-Contained
- ✓ New on-site coffee shop









3M D

# 1,784

SqFt

As a smaller business, you can discover big business perks in these practical self-contained offices.

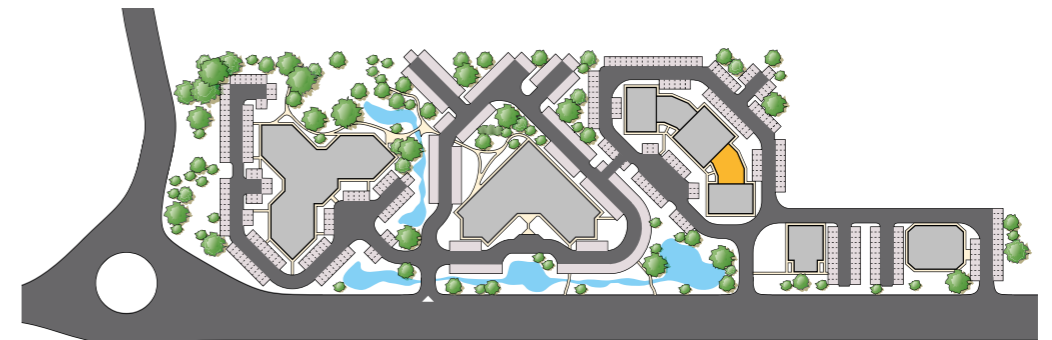
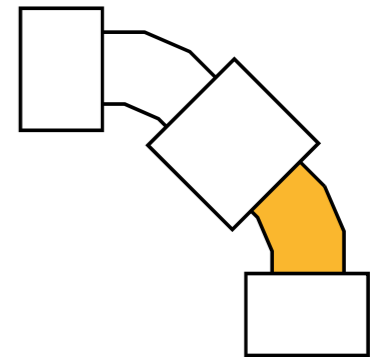
Ground Floor	1,784 SqFt
First Floor	Let
Parking Ratio	1:190 SqFt

 view 3M D


## Specification

The building will appeal to a wide range of occupiers and has been comprehensively refurbished and offers the following:

- ✓ Comfort Cooling and Heating
- ✓ Fully accessible exposed soffit solution
- ✓ LED feature lighting
- ✓ Remodelled contemporary W/C's
- ✓ Feature entrance lobby
- ✓ Passenger lift
- ✓ High quality finishes throughout
- ✓ New on-site coffee shop











4

4M


4,772 SqFt

A self-contained prominent office building sitting within tranquil landscaped grounds. With excellent natural light and flexible floor plates this building provides an enjoyable working environment for staff and an impressive visitor experience.

Ground Floor 2,119 SqFt

First Floor 2,653 SqFt

Parking Ratio 1:190 SqFt

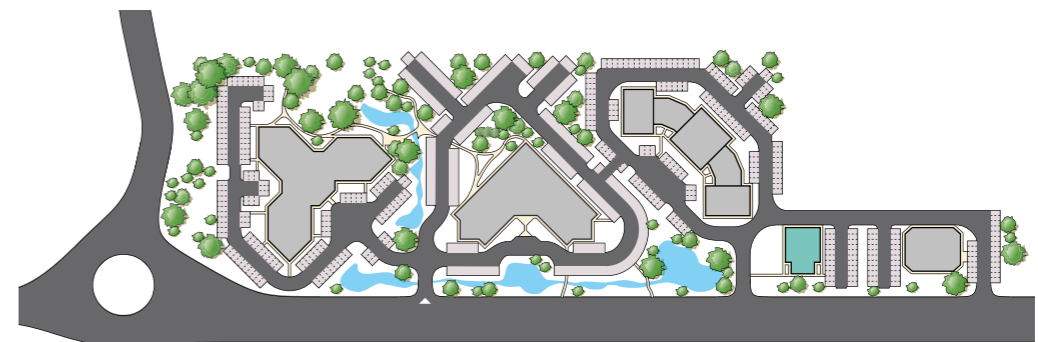
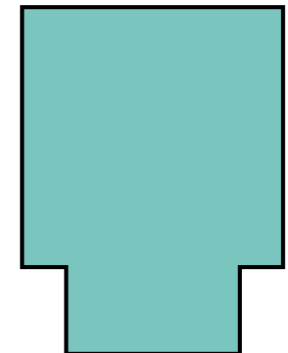
 view 4M



## Specification

The building has been designed to appeal to a wide range of occupiers and offers the following:

- ✓ New M&E including VRF Cooling/Heating
- ✓ Fully accessible exposed soffit solution
- ✓ LED feature lighting
- ✓ Remodelled contemporary W/C's
- ✓ Feature entrance lobby
- ✓ High quality finishes throughout
- ✓ New on-site coffee shop



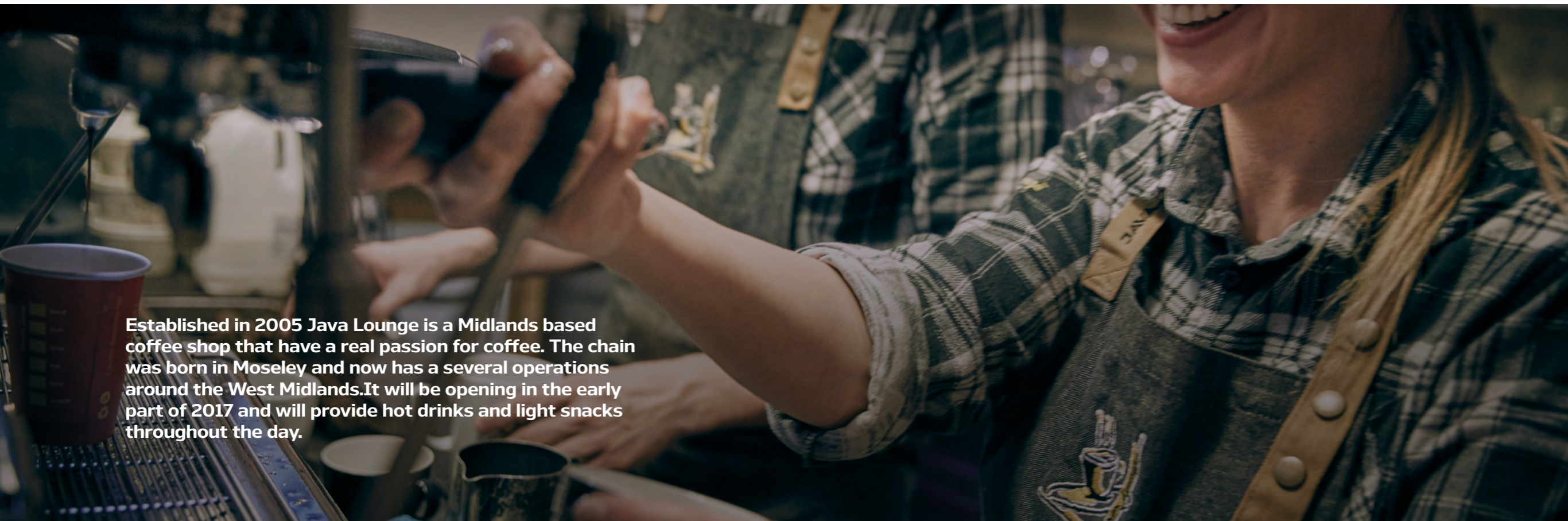












Established in 2005 Java Lounge is a Midlands based coffee shop that have a real passion for coffee. The chain was born in Moseley and now has several operations around the West Midlands. It will be opening in the early part of 2017 and will provide hot drinks and light snacks throughout the day.

## On-site amenities







## Off-site amenities



Boots



Costa



DW Sports



H&M



M&S Food



Puregym (24hr)





## Leisure

Middlemarch has a huge variety of amenities on it's doorstep, including a number of municipal and members only golf courses, Cinemas, shopping centres with dedicated car parks as well as a host of other activities, no matter what your taste.

Ricoh Arena	<b>22 min</b>
Central Six Retail Park	<b>10 min</b>
Lower Precinct	<b>12 min</b>
Sky Dome	<b>11 min</b>
Warwick Racecourse	<b>17 min</b>
Belgrade Theatre	<b>11 min</b>
West Orchards Shopping	<b>12 min</b>
Brandon Wood Golf Course	<b>8 min</b>
Stoneleigh Deer Park Golf Club	<b>8 min</b>
Coventry Golf Club	<b>10 min</b>
Copsewood Grange Golf Club	<b>11 min</b>
Kenilworth Golf Club	<b>12 min</b>
The Warwickshire Golf & Country Club	<b>15 min</b>





## Universities

**Coventry boasts two world renowned universities; Warwick University and Coventry University.**

**Both attract huge numbers of domestic and international students to the city and are major employers. In addition, both institutions are centres of research, investment and skills.**

### **Warwick**

Warwick has around 23,600 full-time students and 1,800 academic and research staff. Warwick consistently ranks in the top ten of all major domestic rankings of British universities and is the only multi-faculty institution aside from Oxford and Cambridge to have never been ranked outside the top ten. Warwick has been ranked as the world's 20th best university based on employer reputation.

### **Coventry**

With more than 27,600 students: 21,525 undergraduates and 6,075 postgraduates Coventry University offers more than 130 undergraduate degrees and 100 postgraduate degrees over its four faculties. The university employs over 1,800 academic staff and is the fourth largest employer in Coventry. Nationally, Coventry is ranked 15th by The Guardian University Guide 2016.



# Location & Travel

Fast, straightforward connections to London, Birmingham and beyond. Following the £106m upgrade to the Tollbar roundabout Middemarch is strategically situated just a short distance from the M6 & M40 and A45. Middemarch is just south east of Coventry and with excellent transport links, it ensures the working day starts with an easy journey. It is easily accessible by road, rail and air, with a main train station located just over 3 miles away from the business park. Birmingham Airport and International Railway Station are located 22 mins away making Middemarch an extremely accessible location both nationally and Internationally.

## By Air

Birmingham Airport serves a large number of European and domestic destinations.

## By Train

Birmingham New St	<b>19 min</b>
London Euston	<b>1 hr</b>
London Marylebone	<b>1 hr 17 min</b>
Manchester Piccadilly	<b>1 hr 54 min</b>
Liverpool Lime St	<b>2 hrs 01 min</b>
Bristol Temple Meads	<b>2 hrs 04 min</b>





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