

Mileway

Siskin Parkway, Middlemarch Business Park CV3 4UP

COVENTRY

Vulcan

Available To Let
Self-contained warehouse
81,774 sq ft (7,597 sq m)

Vulcan



Prime location on Middlemarch Bp



Clear Internal Height of 10.1 m



12 dock level loading doors



CCTV Cameras & Site Security

Available To Let
Self-contained warehouse
81,774 sq ft (7,597 sq m)

The property is situated on Middlemarch Business Park, a high quality modern distribution park of 100 acres. The park is adjacent to Coventry Airport providing air freights and private aircraft facilities.

A prime Midlands distribution location in close proximity to the M69, M6, M42 and M1. Surrounding occupiers including Jaguar Land Rover, London Electric Vehicle Company, IBM, Royal Mail, Palletline, Gist, Unipart and Walkers Snacks.



2 level access doors



Low Site Cover of 36%



7,562 sq ft of Office Space



Dual yards with depths of approx 35 m



Fitted with Heating, Lighting and Sprinklers



Generous Car Parking

Siteplan



Accommodation

Unit	Area (sq ft)	Area (sq m)
Warehouse	74,212	6,894.4
Ground Floor Offices	3,781	351.3
First Floor Offices	3,781	351.3
Total	81,774	7,597



Location



Travel Distance



CITIES

Coventry	5 miles
Birmingham	30 miles
Wolverhampton	42 miles



TRAIN STATIONS

Coventry	5 miles
Birmingham New St	23 miles



AIRPORTS

Coventry Airport	2 miles
Birmingham Airport	15 miles



MOTORWAYS

M6	6 miles
A69	6 miles
M40	13 miles
M42	20 miles
M1	22 miles
M5	35 miles



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Terms

Terms are available on request.

EPC'S

The Energy Performance rating for the building is C 66.

Viewing / Further Information

Mileway

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AVISON YOUNG

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Legal Costs

Each party is to be responsible for their own legal and surveyors costs incurred.

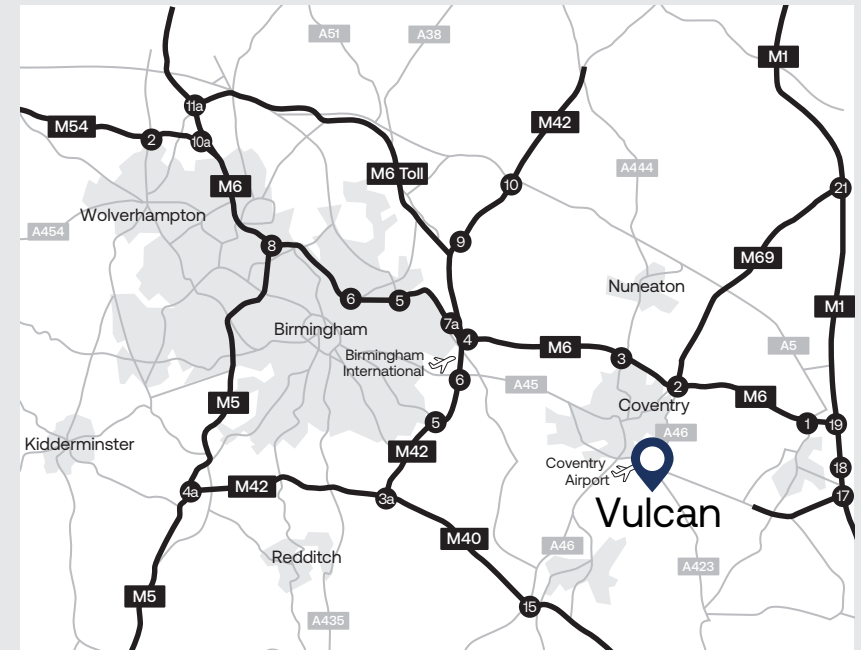
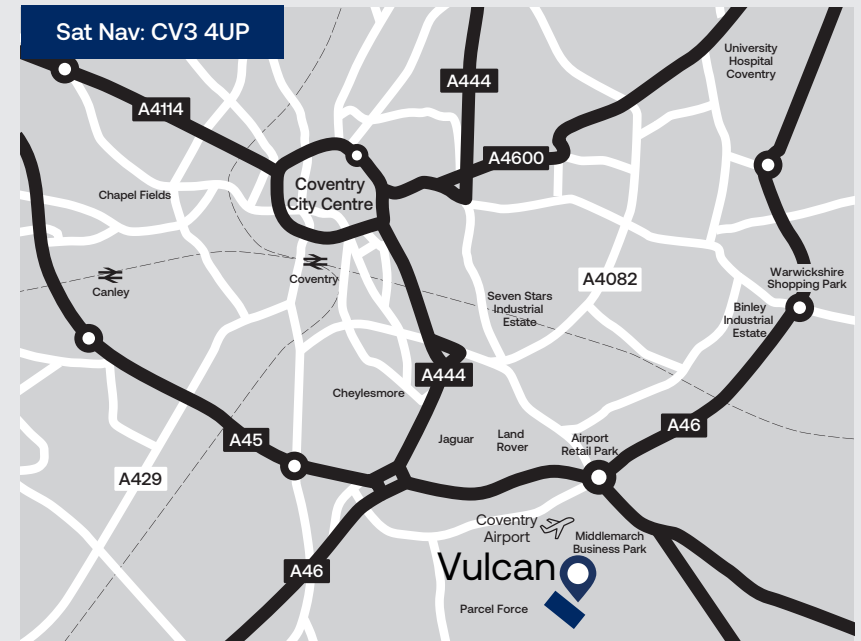
VAT

VAT will be payable at the prevailing rate.

Location

The property is located on the popular Middlemarch Business Park to the south east of Coventry. The park benefits from excellent access to the national motorway network (M6, M69, M1, M42, M40 and M5) via the A45 and A46. Middlemarch provides a high quality modern distribution park over 100 acres and sits adjacent to Coventry Airport.

Notable occupiers within the immediate vicinity include Parcelforce, Walkers, Palletline, Grupo Antolin, Unipart and Volvo. Middlemarch Business Park benefits from good public transport links with regular services directly from Coventry City Centre.



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