

OPENING DOORS SINCE 1843



Offering
Modern Office Suite



Area
1,522 sq.ft (141.41 sqm)



Rent
Concessionary Terms
Available



Availability
Available Immediately



Parking
Allocated Parking
Facilities

TO LET

Unit 1 The Cobalt Centre, Siskin Parkway East Middlemarch Business Park,
Coventry CV3 4PE

Location:

The subject property forms part of the Colbalt Centre development within Middlemarch Business Park accessed via Siskin Drive. The location provides easy access onto the Coventry Eastern Bypass, A45 and A46 dual carriageway which in turn provides excellent links to the Midlands Motorway Network via the M6, M69 and M40.

Description:

The property forms part of a two storey detached brick built office building forming part of the popular Middlemarch Business Park.

The available accommodation is positioned on the ground floor and accessed via a shared entry phone system and communal entrance area with shared male/female toilets.

The suite offers a predominantly open plan office with partitioning creating a further two smaller office spaces suitable for a variety of uses, there is also a fitted kitchenette, double glazed windows, suspended ceilings with LED lighting and data boxes throughout.

The property further benefits from allocated parking (2 spaces) to the front of the property.

The current reserved rent is £22,500 per annum but the equivalent of a 3 month rental subsidy is available from the outgoing tenant providing for an effective rent of just £16,875 to be paid in the first year (i.e. just £11.08 per sq ft).

Floor Area:

	AREA SQFT	AREA SQM
Floor Area	1,522.00	141.40
TOTAL	1,522.00	141.40

Services:

We have been advised there is a mains water and electricity supply to site. No tests have been applied.

Rateable Value:

Rateable value is £19,000 as of 1st April 2023. Prospective occupiers are recommended to make their own enquiries with the Local Authority for verification.

Terms & Service Charge:

The accommodation is being offered by way of assignment of the current lease with a term of 5 years from 12th January 2020
In addition to the rent a service charge is levied towards the costs incurred in maintaining the common parts. Further details available upon request.

VAT:

All prices and rents mentioned in these details and any subsequent correspondence are exclusive of VAT if applicable.

Legal Costs:

Incoming tenant to pay all reasonable legal costs in respect of the transaction including VAT and stamp duty if applicable.

Property Documents:

Property Plan: [Click here](#)

EPC: [Click here](#)

Planning Information:

Video Link:

Other:

Viewing Arrangements:

Loveitts 024 7622 8111 (Option 2)

commercial@loveitts.co.uk

