

For Lease

Office



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## Ground Floor Unit 6 The Cobalt Centre

Siskin Parkway East, Middlemarch Business Park,  
Coventry CV3 4PE

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📦 1,557 Sq Ft  
💷 £23,707 Per Annum

## Key Features

- Detached grade A office building
- For lease as a whole or to let floor-by-floor
- Located on high specification modern office park
- Allocated car parking spaces
- Ground and First Floor Office
- Close to A45/A46 Tollbar Island interchange



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## Location

Middlemarch Business Park is located three miles south of Coventry City Centre adjacent to Coventry Airport at the A45/A46 Tollbar Island interchange. The M1, M6, M40, M42, M45 and M69 motorways are all within a seven mile radius, each accessed by the A45 or A46 trunk roads. The general area is home to a number of major companies such as Jaguar Landrover, Walkers Crisps, Unipart, Royal Mail and Bromwich Hardy.

## Description

Modern detached two storey office building, forming part of the established office park on Middlemarch Business Park, known as The Cobalt Centre. The offices are self-contained and benefit from a high quality fit out including glazed boardroom. There is a ceiling mounted heating / cooling system and full access raised floors with floor boxes, power and data in situ.

## Accommodation

Area	Sq Ft	Sq M
Ground Floor	1,635	151.89
<b>Total</b>	<b>1,557</b>	<b>144.65</b>



## Tenure

Available by way of a new lease direct with the Landlord on terms to be agreed.

## EPC

The property has an EPC Rating of C-64.



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With over 250 years of combined experience, trust Bromwich Hardy to safeguard your commercial property.



### Service Charge

Electricity, water and mains drainage are connected to the property. There is an estate service charge for maintenance and upkeep of common parts and services. Further details on request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

### Viewing

Strictly by appointment with the agent Bromwich Hardy or view online: <http://bit.ly/6CobaltMP>



#### Caine Gilchrist

Contact us with any queries about the property or to book a viewing

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**07806 767 073**  
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#### Charlie Glover

Contact us with any queries about the property or to book a viewing

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