

For Lease

Office

# The Cobalt Centre

Unit 11, Siskin Parkway East, Coventry CV3 4PE

**BROMWICH**  
**ARDY**  
024 7630 8900  
[www.bromwichhardy.com](http://www.bromwichhardy.com)

1,130 - 2,260 Sq Ft  
£14,500 - £29,000 Per Annum



## Key Features

- High Quality Offices - Flexible Terms - Competitive Rent
- High specification modern units.
- Excellent transport links near Coventry Airport.
- Car Parking Spaces.
- Air Conditioning and Raised Access Flooring
- Stunning views over Warwickshire countryside.



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Coventry, CV3 4PE**





## Location

Middlemarch Business Park is situated three miles south of Coventry City Centre by 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. Please note that the major upgrade of the Tollbar Island interchange has completed. The general area is home to major companies such as Jaguar Landrover, Walkers Crisps, Unipart, Royal Mail, Travis Perkins and B & Q.

## Description

A service charge is in operation for maintenance and management of external and common parts and services at The Cobalt Centre, together with a contribution to the wider service charge for Middlemarch Business Park. The charge for Unit 11 is currently £873.56 per annum, but may change from year to year.

## Tenure

The property is available on a lease to be agreed.

## EPC

Available upon request.



**The Cobalt Centre, Unit 11, Siskin Parkway East,  
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With over 250 years  
of combined  
experience, trust  
Bromwich Hardy to  
safeguard your  
commercial property.



### Service Charge

Further information available upon 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.



### Caine Gilchrist

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

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