

For Lease

Office



## Unit 12 & 14

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

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

📦 2,260 - 4,520 Sq Ft  
💷 £30,000 - £60,000 Per Annum

## Key Features

- Superb location near Coventry Airport and A45/ A46/ M69
- Located on high specification modern office park
- 16 Car Parking Spaces Included.
- CCTV on-site
- Immediately available



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East, Middlemarch Business Park, Coventry, CV3  
4PE**



## 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, Travis Perkins and B&Q.

## Description

The building comprises a modern, two-storey office building forming part of an established office park on Middlemarch Business Park known as The Cobalt Centre. The offices are self contained, including WCs and a kitchenette. Cat 5 cabling, perimeter trunking and a ceiling mounted air conditioning/ heating system in situ. The offices benefit from 16 allocated parking spaces.

## Tenure

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

## EPC

Available upon request.

## VAT

This property is registered for VAT (Value Added Tax).



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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.



#### Charlie Glover

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

**024 7630 8900**

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#### Caine Gilchrist

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

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