

For Lease

Light Industrial



Unit 2E Middlemarch 4020

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

BROMWICH
HARDY
024 7630 8900
www.bromwichhardy.com

3,985 Sq Ft
£43,000 Per Annum

Key Features

- High quality, modern accommodation
- Major business park location
- 20 minutes from M1
- 10 minutes from Coventry City Centre
- End terrace unit
- 14 parking spaces



Unit 2E Middlemarch 4020 , Siskin Parkway East,
Middlemarch Business Park, Coventry, West
Midlands, CV3 4SU



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Location

Middlemarch Business Park is a 110 acre high quality, mixed use Business Park that has been developed to include office, research & development, industrial and warehouse properties within an attractive landscaped environment.

The Park sits adjacent to the proposed Gateway scheme which will see an exciting new commercial development built on 260 acres and is set to become one of the leading business parks in the Midlands.

Middlemarch is located 3 miles south of Coventry City centre immediately adjacent to Coventry Airport, the UK's fastest growing freight airport. By road it is accessed by the A45 and A46 which in turn serve the M45, M42, M6, M69 and M40. Coventry and the surrounding area is home to many design and engineering companies with names like Jaguar, Land Rover, Aston Martin, Peugeot and Agco all strongly represented.

Description

Constructed in 2007 as part of a modern, high specification industrial scheme, Unit 2E provides a self-contained, modern, end of terrace property. The ground floor comprises a reception, high quality warehouse space and two WCs. The first floor provides open plan office accommodation with kitchen and meeting room.

Accommodation

Area	Sq Ft	Sq M
Ground floor	2,463	228.81
First floor	1,522	141.39
Total	3,985	370.21

Business Rates

Rateable value: £43,750, rates payable: £23,887.50 pa.

Tenure

Available by way of a new lease on terms to be agreed from July 2025.

EPC

D81

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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.



Tom Bromwich

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

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Mark Booth

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