

For Lease

Office



## Cobalt Centre - Unit 1 (Ground Floor)

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

**BROMWICH**  
**ARDY**  
024 7630 8900  
www.bromwichhardy.com

1,555 Sq Ft  
£18,660 Per Annum

## Key Features

- High specification modern units.
- Excellent transport links near Coventry Airport.
- Two Car Parking Spaces.
- Stunning views over Warwickshire countryside.
- CCTV on-site
- Immediately available



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## Location

Middlemarch Business Park is situated just three miles south of Coventry City Centre, adjacent to Coventry Airport and conveniently located at the A45/A46 Tollbar Island interchange. The site offers excellent transport links, with the M1, M6, M40, M42, M45, and M69 motorways all within a seven-mile radius, accessible via the A45 and A46 trunk roads. The surrounding area is home to several major businesses, including Jaguar Land Rover, Walkers Crisps, Unipart, Royal Mail, Travis Perkins, and B&Q.

## Description

The property is a modern, two-storey office building located within the well-established Cobalt Centre at Middlemarch Business Park. The available ground floor office space is self-contained, accessed via a shared main entrance. The open plan office will undergo a high-quality fit-out, including new LED lighting, new carpet and new paintwork. Additional amenities include a dedicated kitchen area, a private accessible toilet, perimeter trunking, and brand new ceiling-mounted air conditioning and heating system.

## Tenure

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

## EPC

EPC- C  
<https://find-energy-certificate.service.gov.uk/energy-certificate/0523-9596-5530-5800-1003>

## VAT

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

## Anti-Money Laundering

Please note that successful applicants will be required to pay a fee of £120 (including VAT), for us to process tenant or buyer details for the purposes of Anti-Money Laundering Regulations. We will also require identification documentation, to be arranged.



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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

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#### Rob Lord

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