

TO LET

Immediately
Available



**MODERN WAREHOUSE
/ OFFICE UNIT**

**9,906 sq ft
920.30 sq m**

Unit 1A Middlemarch
4020, Siskin Parkway East
Coventry CV3 4SU

BROMWICH
ARDY
024 7630 8900
www.bromwichhardy.com

1A Middlemarch

A high quality modern self-contained, end of terrace warehouse / office unit



High specification office accommodation



Suitable for light industrial / R&D



Mezzanine floor fitted



Roller shutter loading door



13 parking spaces



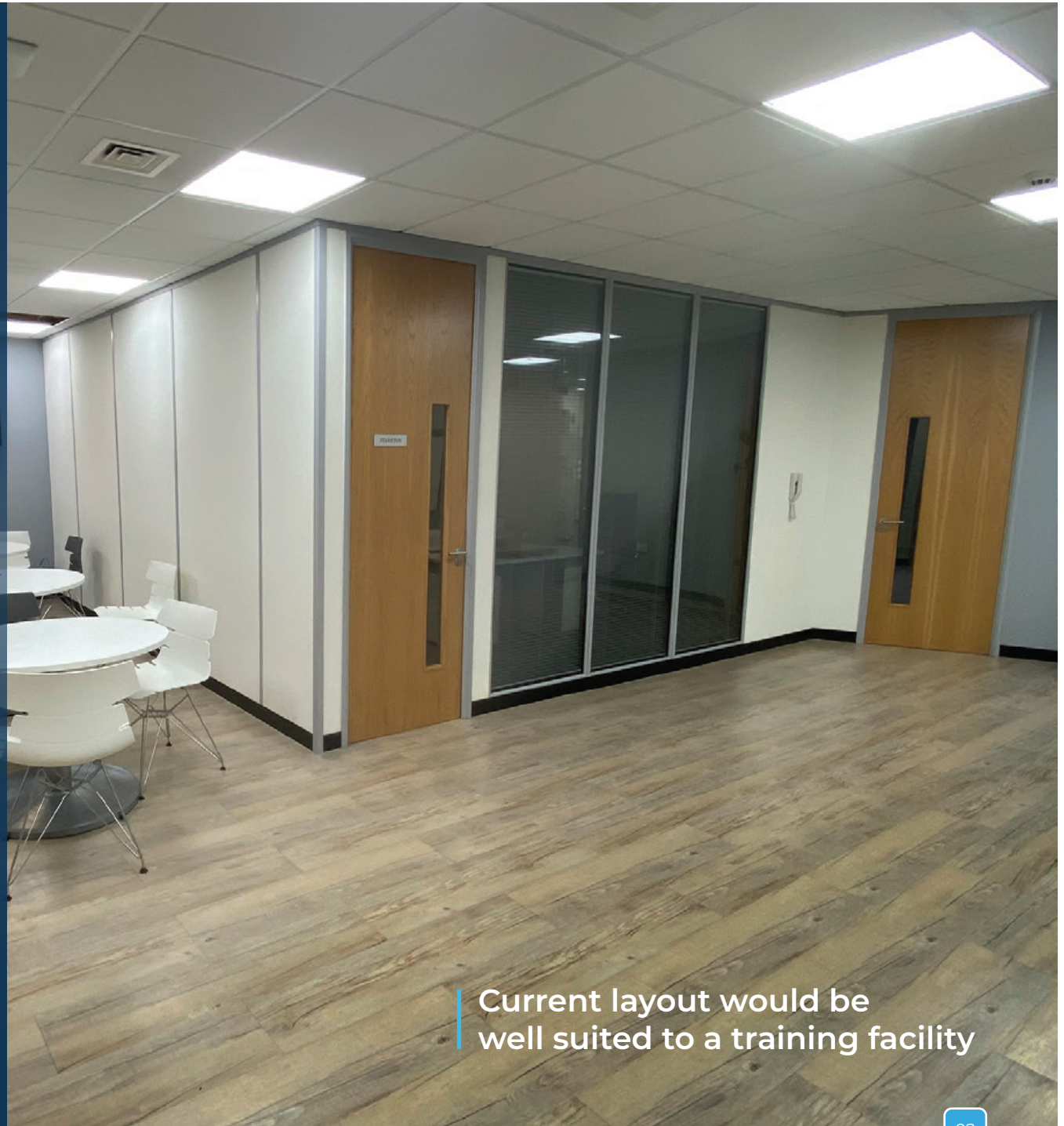
Major business park location



10 minutes from Coventry City Centre



Excellent access to motorway network

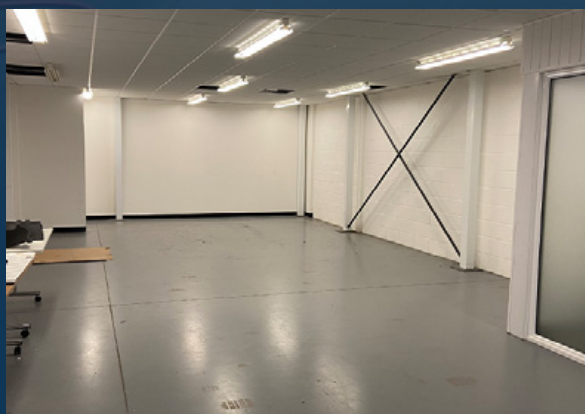


Current layout would be well suited to a training facility

1A Middlemarch

Constructed in 2007 as part of a modern, high specification industrial scheme, Unit 1A provides a self-contained, modern, end of terrace property. The unit has been converted from a new industrial shell, to modern high specification office accommodation with ancillary storage /warehouse space.

This unit would provide ideal economical office accommodation and its current layout would be well suited to a training facility.



MOTORWAYS

M69 / M6 (J2)	5.8 miles
M1 / M45 South (J17)	31.9 miles
M1 / M69 North (J21)	24.3 miles
M40 (J15)	14.2 miles
M42 (J14)	14.4 miles

STATIONS

Coventry Station	24.8 miles
Warwick Parkway	12.2 miles
Birmingham International	14.9 miles
Birmingham New Street	27.3 miles

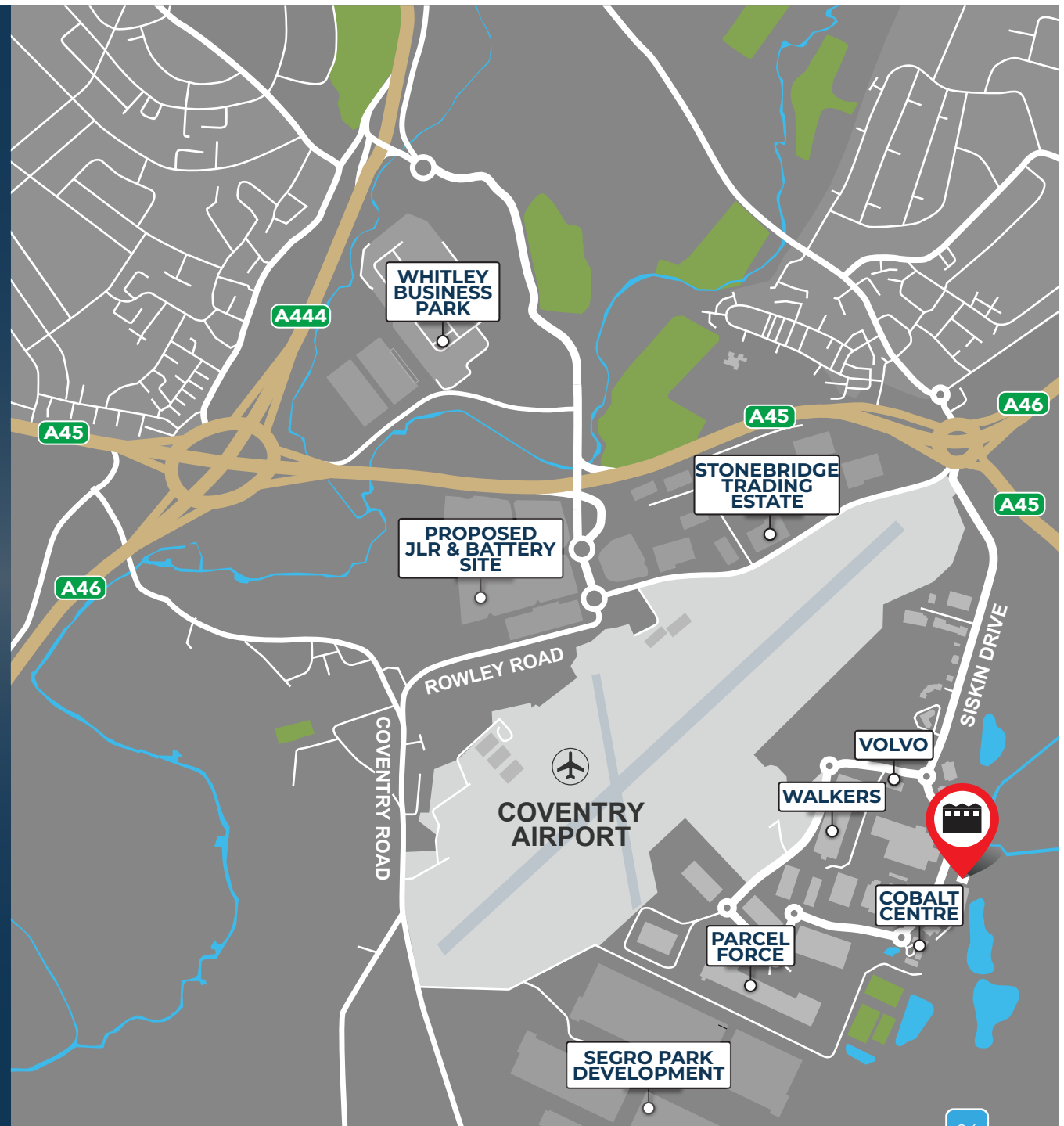
1A Middlemarch

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 LandRover, Aston Martin, Peugeot and Agco all strongly represented.



Rent**£79,500 per annum****Tenure**

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

Business Rates

This property has a rateable value of £118,000.
Rates payable (2026/27) £56,640 p.a

Legal Costs

Each party will bear their own legal costs incurred in this transaction.

VAT

The property is elected for VAT.

EPC

The property has an EPC Rating of C55.
A copy of the certificate is available upon request.

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.


CITIES

Coventry City Centre	5.3 miles
Birmingham City Centre	24.8 miles
Leicester City Centre	25.7 miles
London City Centre	93.5 miles
Manchester City Centre	113.3 miles

AIRPORTS

Birmingham (BHX)	14.9miles
Luton (LTN)	65.1 miles
London Heathrow (LHR)	97.1 miles
London Gatwick (LGW)	130.2 miles



Viewing strictly by appointment through sole agents Bromwich Hardy.



Tom Bromwich

tom.bromwich@bromwichhardy.com

02476 308901
07718 037150



Mark Booth

mark.booth@bromwichhardy.com

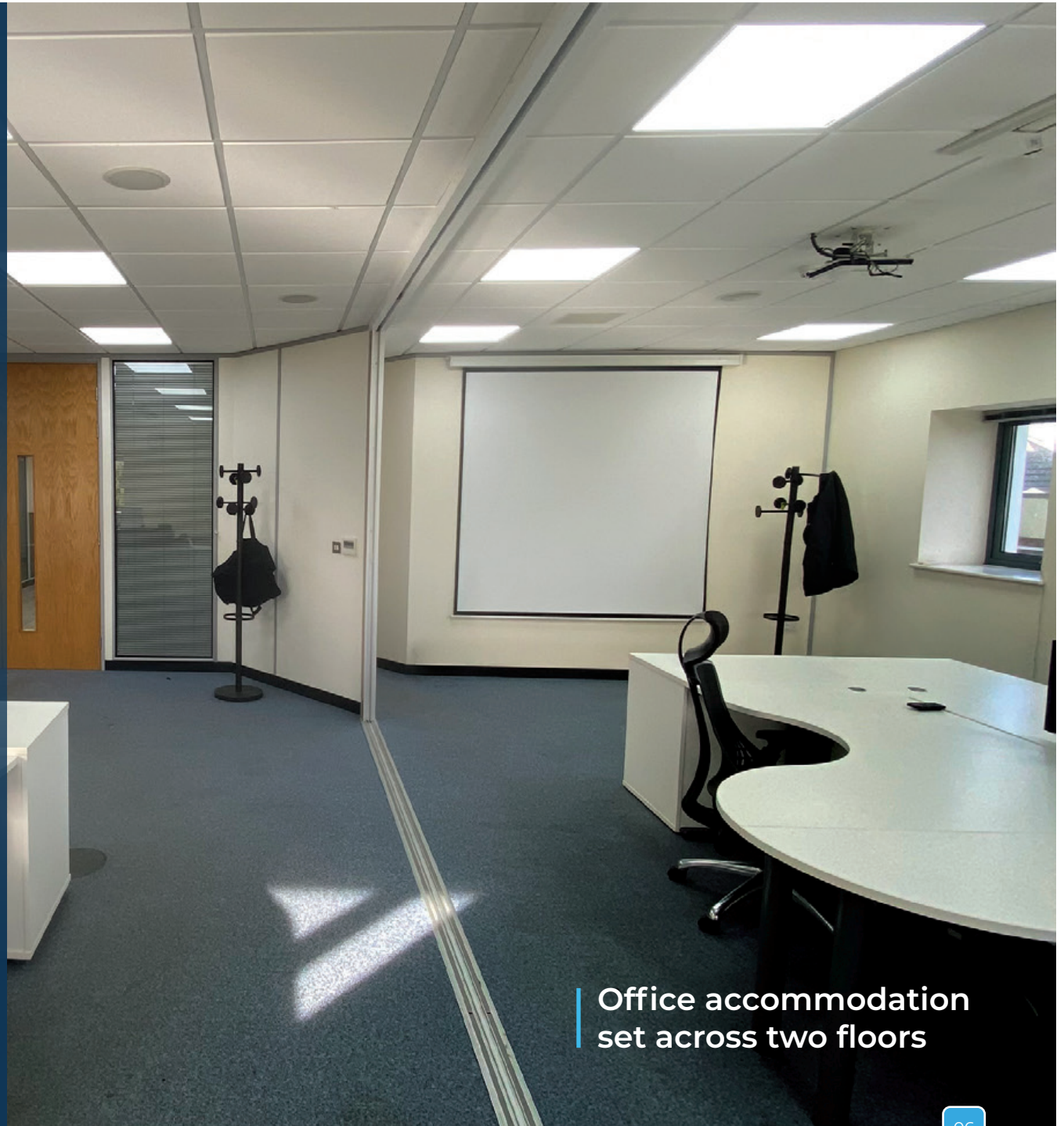
02476 308900
07497 150632



Bromwich Hardy
1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

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Brochure design by Minke | www.minke.co.uk | 01926 336535.



Office accommodation set across two floors