

**MODERN HYBRID UNIT**



## Description

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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 of approximately 2,497 sq ft. This unit would provide ideal economical office accommodation and its current layout would be well suited to a training facility.

## Summary

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



**UNIT 1A MIDDLEMARCH 4020, SISKIN PARKWAY EAST, COVENTRY, CV3 4SU**

To Rent: £79,500 per annum

9,906 sq ft (920.30 sq m)

## Location

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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.



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## Coventry

Coventry is a city in central England. It's known for the medieval Coventry Cathedral, which was left in ruins after a WWII bombing. A 20th-century replacement, with abstract stained glass, stands beside it. The collection at the Herbert Art Gallery & Museum includes paintings of local heroine Lady Godiva. A statue of her, naked on horseback, is nearby. The 14th-century St. Mary's Guildhall has a vaulted crypt.

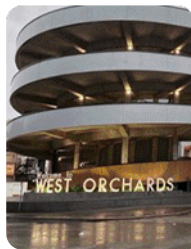
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km<sup>2</sup>

Coventry is the ninth largest city in England and the twelfth largest in the United Kingdom, with a population of 360,700 as of the mid-year population estimates, making it the second largest Local Authority in the West Midlands.

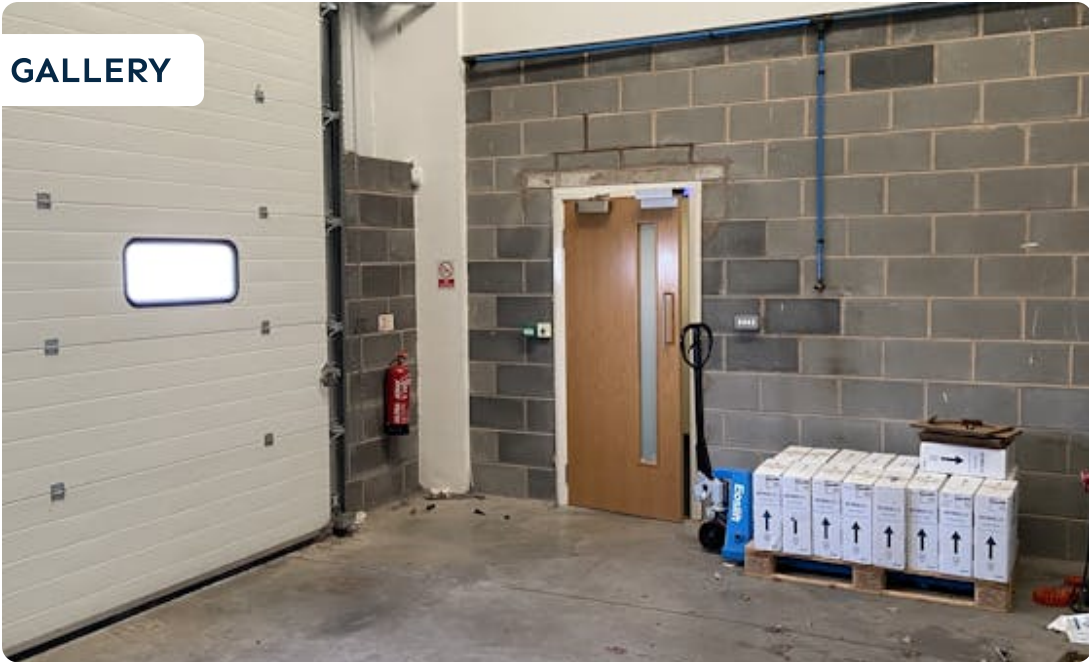
Coventry is a lively, multicultural city with a rich history embracing the old and new. Nowhere is this more evident than in the Cathedral Quarter where the modern architecture and ancient ruins of the two cathedrals dominate cobbled streets with bustling cafes, pubs and restaurants.



**GALLERY**



GALLERY



**GALLERY**



## RENT

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£79,500 per annum

## BUSINESS RATES

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Rateable Value: £72,500

Rates Payable: £40,237.50 per annum

## ANTI MONEY LAUNDERING

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To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

## VIEWINGS

Strictly by appointment with the agent  
Bromwich Hardy.

## CONTACT



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