

OFFICE FOR LEASE



GROUND FLOOR UNIT 6, THE COBALT CENTRE, MIDDLEMARCH BUSINESS PARK, COVENTRY, CV3 4PE

For Sale: Price on application
To Rent: £20,000 per annum

1,635 sq ft (151.90 sq m)

Description

Modern detached two storey office building, forming part of the established office park on Middlemarch Business Park, known as The Cobalt Centre. The offices are self-contained and benefit from a high quality fit out including glazed boardroom. There is a ceiling mounted heating / cooling system and full access raised floors with floor boxes, power and data in situ.

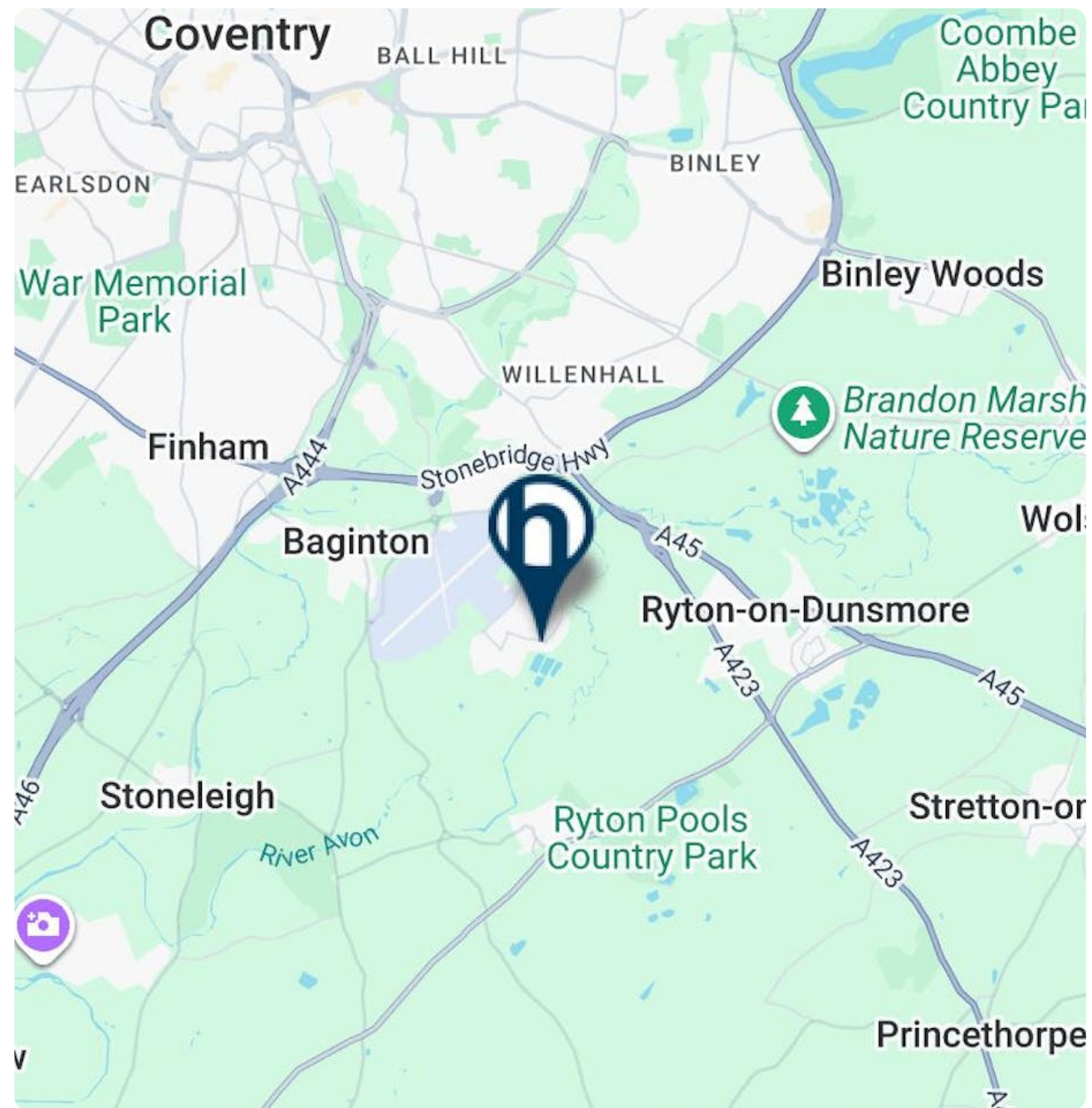
Summary

- Detached grade A office building
- Located on high specification modern office park
- Allocated car parking spaces
- GF To let, May sell subject to FF lease
- Close to A45/A46 Tollbar Island interchange



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 and Bromwich Hardy.



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.

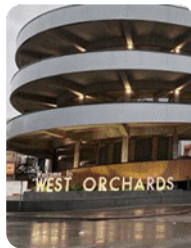
Population: 345,324 (2021)

Metro population: 651,600

Area: 98.54 km²

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.

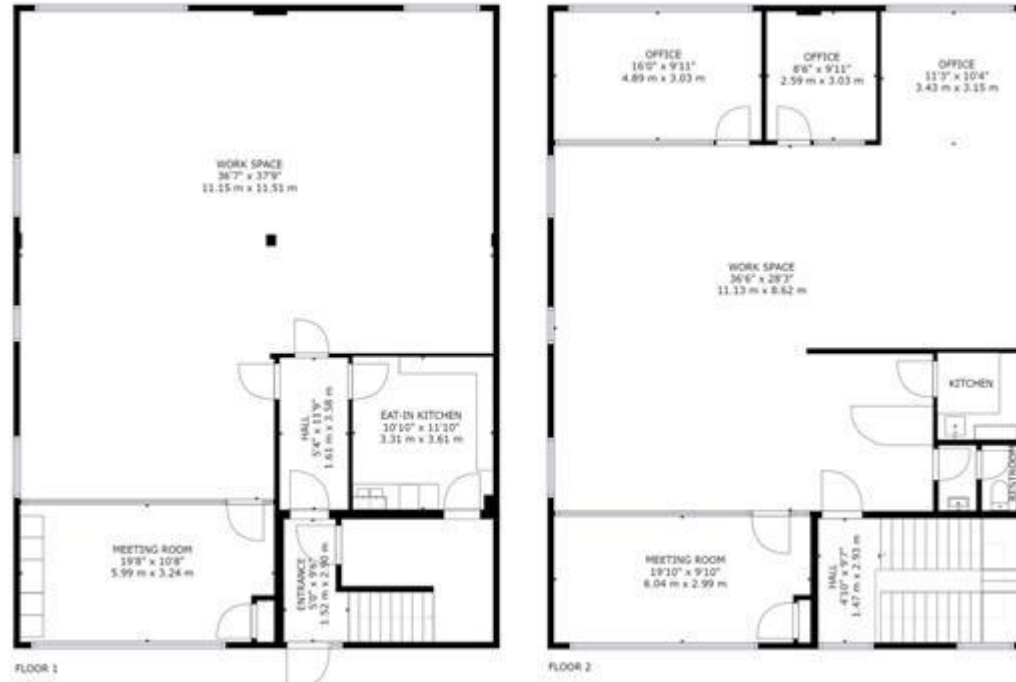


GALLERY



GALLERY





ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	1,635	151.90	£14.50 /sq ft	Available
Total	1,635	151.90		

RENT

£20,000 per annum

EPC

C

BUSINESS RATES

Rateable Value: £17,500

LEGAL FEES

Each party to bear their own costs

ANTI MONEY LAUNDERING

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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