

BROMWICH HARDY
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VIEW ONLINE

OFFICE TO LET

FIRST FLOOR UNIT 11, THE COBALT CENTRE, SISKIN PARKWAY EAST, COVENTRY, CV3 4PE

To Rent: £9,000 per annum 1,130 sq ft (104.98 sq m)

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Description

Unit 11 at The Cobalt Centre provides high-quality, modern first-floor office accommodation extending to 1,130 sq ft (104.98 sq m). The property benefits from a contemporary specification, including air conditioning, raised access flooring and excellent natural light throughout. Four allocated car parking spaces are included. The office enjoys attractive views over the Warwickshire countryside and offers flexible, cost-effective space suitable for a range of business uses.

Summary

- High Quality Office - Flexible Terms - Competitive Rent
- High specification modern unit
- Excellent transport links near Coventry Airport.
- 4 Car Parking Spaces.
- Air Conditioning and Raised Access Flooring
- Stunning views over Warwickshire countryside.





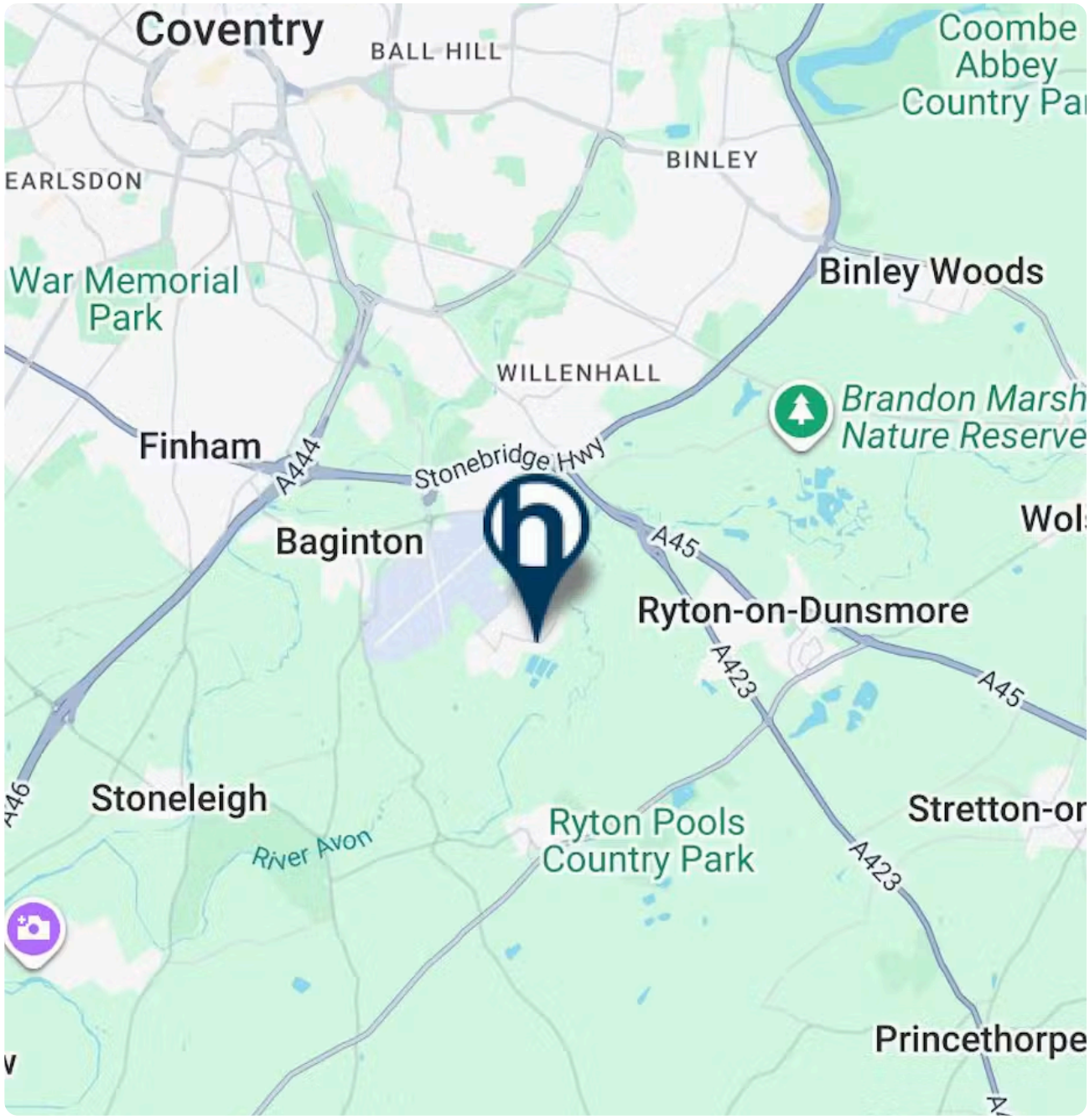
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Location

Middlemarch Business Park is situated three miles south of Coventry City Centre by 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. Please note that the major upgrade of the Tollbar Island interchange has completed. The general area is home to major companies such as Jaguar Landrover, Walkers Crisps, Unipart, Royal Mail, Travis Perkins and B & Q.



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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 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.





















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GALLERY









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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
1st - Floor	1,130	104.98	-	Available
Total	**1,130**	**104.98**		

TERMS

This first floor office space is available on terms to be agreed.

RENT

£9,000 per annum

EPC

B

VAT

Applicable

SERVICE CHARGE

£1,125.02 per annum

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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