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VIEW ONLINE

MODERN OFFICE FOR SALE

BROMWICH HARDY
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UNIT 11, THE COBALT CENTRE, COVENTRY, CV3 4PE

For Sale: Offers in the region of £340,000 2,260 sq ft (209.96 sq m)

Description

The building comprises a modern, two-storey office building forming part of an established office park on Middlemarch Business Park known as The Cobalt Centre. The offices are self contained, including two WCs, a kitchenette with a ceiling mounted air conditioning/ heating system.

The 1,152 sq ft ground floor office is currently let to Mills Green Deal Advisors LTD at £13,000 per annum expiring on the 16th October 2026.

Summary

- Available for long leasehold sale
- High Quality Two Storey Office
- Located on high specification modern office park
- Immediately available
- Superb location near Coventry Airport and A45/ A46/ M69
- Ideal for owner occupier seeking partial income, with ground floor generating £13,000 per annum income





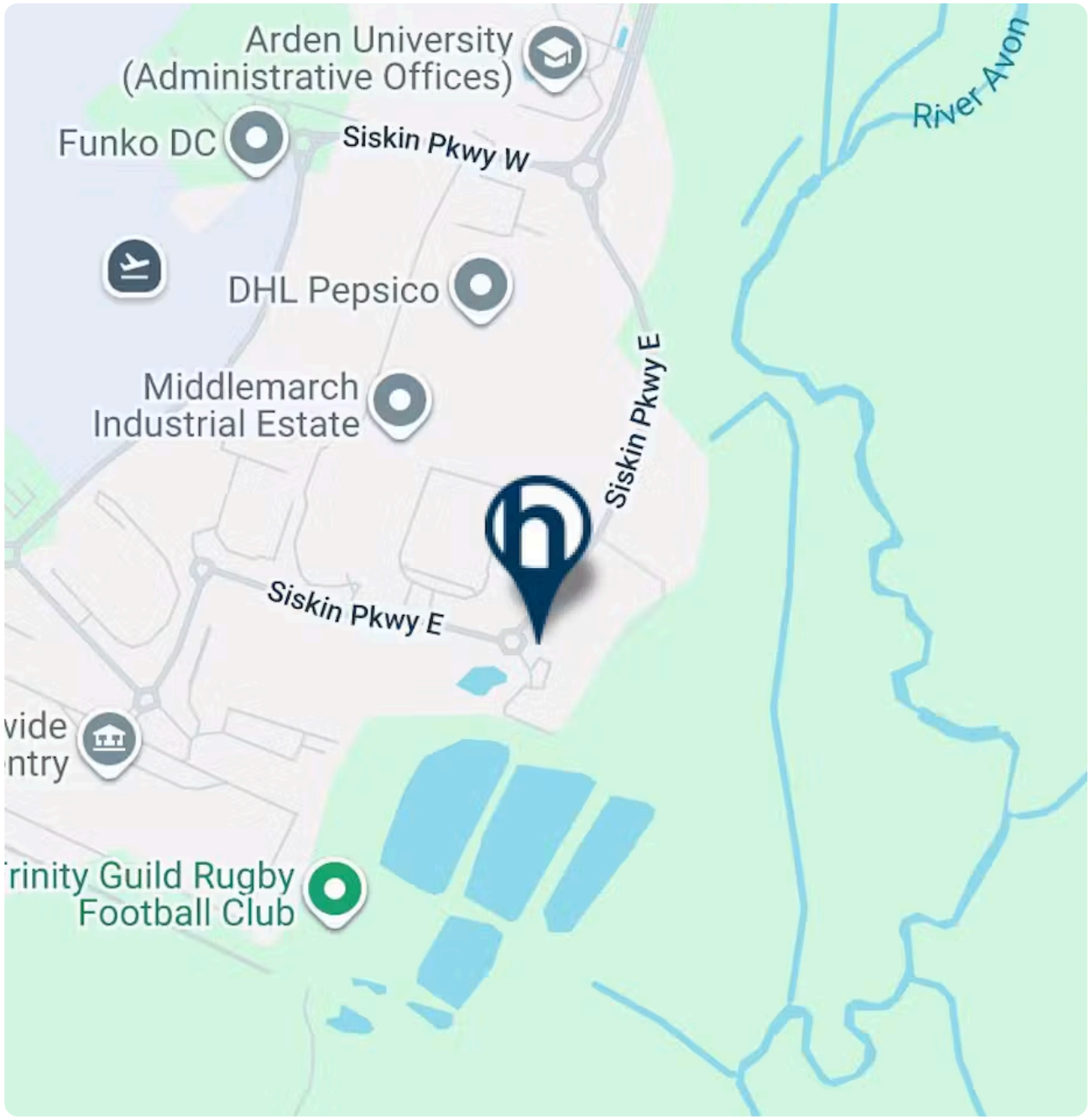
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Location

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, 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







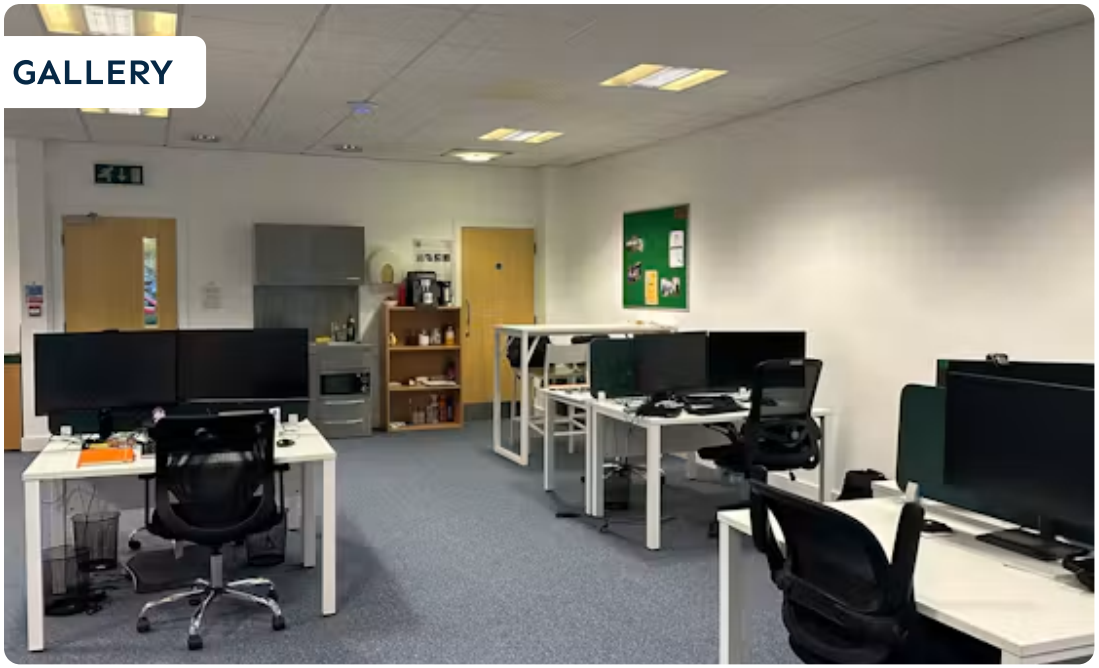


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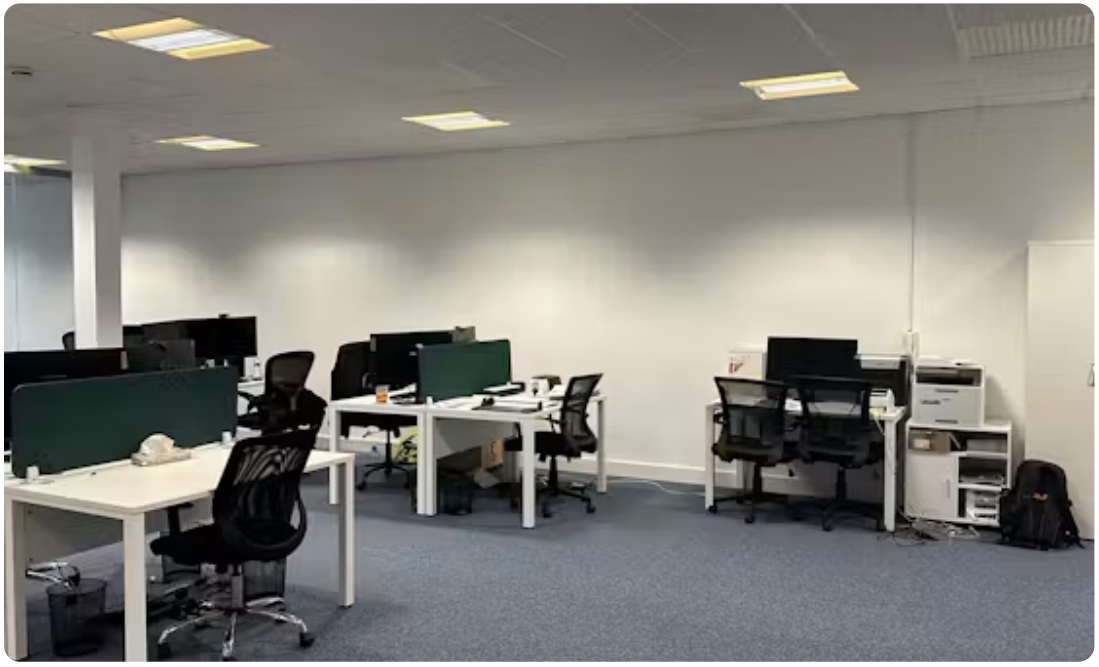
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TERMS

The property is available for sale on a 982-year long leasehold basis at £340,000.

VAT

Applicable

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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