



186,531 sq ft (17,329.45 sq m)

Property Highlights

- Located on popular Middlemarch Business Park and well located for access to M6, M69 and A45
- Minimum working height of 6 metres
- 36 newly installed dock level positions
- 20 level loading doors
- 360 degree circulation
- Secure self contained site
- Extensive yard area

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Location

The property is located on Middlemarch Business Park, one of Coventry's premier locations. Middlemarch provides direct links to all major conurbations in the West Midlands, being near three main motorway links, M6, M40 and M42.

Coventry City Centre is approximately three miles to the north with Warwick and Leamington Spa approximately eight miles to the south. The Park is also adjacent to Coventry Airport and within 20 minutes of Birmingham airport, providing international transport links to destinations worldwide.

Description

The property comprises a cross flow warehouse unit with offices on two floors together with a gate house controlled access. The site is securely fenced, and there is an additional separate car parking area to the side of the main access for staff parking

Briefly the property has the following specification:

Warehouse

- Steel truss construction with clear floor space
- Min 6m working height
- 36 newly installed dock loading positions
- 20 level loading doors
- Substantial canopies above loading positions
- Heating and lighting

Offices

- Two storey offices
- Suspended acoustic tiled ceiling with CAT2 lighting
- Heating
- Male & female toilets on both floors
- 8 person passenger lift

External

- 90 dedicated car spaces
- Detached security/gate house
- Separate generator/sub station
- Large yard offering 360 degree circulation

Accommodation

Floor areas are subject to final measurement.

Description	Sq M	Sq Ft
Warehouse (GIA)	13,530.43	145,640
GF Offices (GIA)	618.41	6,656
FF offices (GIA)	551.58	5,937
Gate House	11.17	120
Sub Total	14,711.59	158,353
Canopies	7.86	28,178
Total	17,329.45	186,531

Tenure

The premises are available by way of an assignment or sub lease. Please contact the agents for further details.

Rent

Rent upon application.

EPC

C55

Planning

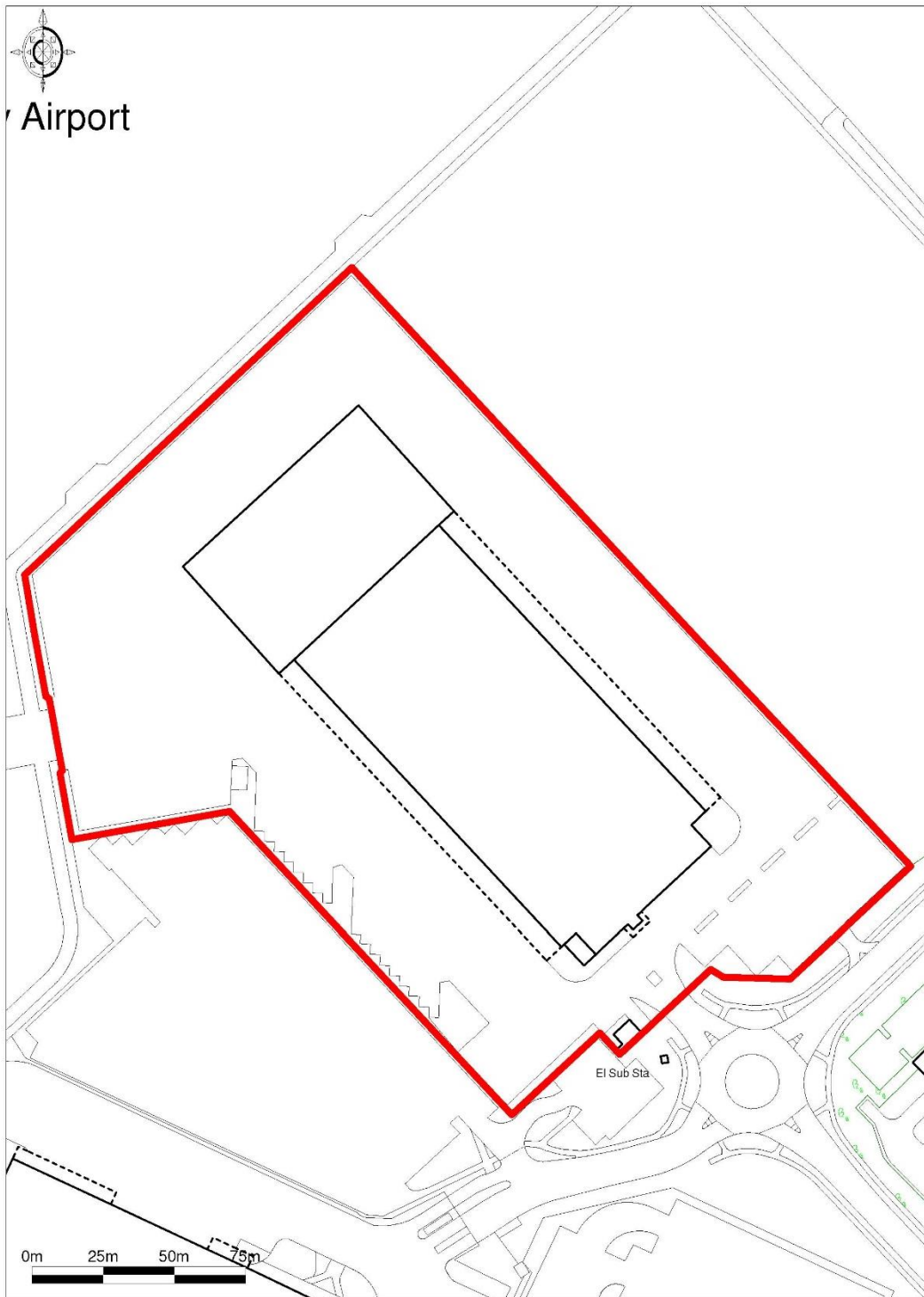
The property has previously been used for Parcel Distribution and uses falling under B8 of the Town and Country (Use Classes) Order. Interested parties are advised to make their own enquiries with the local planning authority as to the suitability for their own use.

Legal and Surveying Costs

Each party to bear its own legal and surveying costs.

Viewings

Strictly by appointment with the sole agents, Cushman & Wakefield.



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This may be for identification purposes

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