

**TO LET/FOR SALE**

## **MODERN OFFICE SUITE WITH PARKING**

1<sup>st</sup> Floor, 5A Cobalt Centre, Siskin Drive, COVENTRY CV3 4PE



**125.25 SQ M (1,348 SQ FT) NIA**

- First floor office suite on the popular Middlemarch Business Park
- Onsite secure parking
- Within a modern office building
- Excellent location next to the A45 and A46

## Location

The property is located within the Cobalt Centre on Siskin Drive which is accessed from the Junction linking the A45 and A46 dual carriageways. The Cobalt Centre sits approximately 4 miles south east of Coventry City Centre. The immediate area is almost entirely commercial with a range of occupiers including amongst others, Unipart Group, Coventry Airport, Gefco and Parcelforce.

The A45 and A46 immediately to the north provide excellent road links to the motorway network including the M40, M42, M6, M69 and M1.

Specifically, the property is on the eastern end of the northern parade of units within the Cobalt Centre with views over the countryside to the east.

## Description

The subject property is the upper floor of a two storey steel frame and brick built office premises. It sits at the end of a terrace of comparable units and within an estate of similar office buildings.

Internally the subject suite comprises a largely open plan office which has been partitioned in order to split the main floor area and to create a smaller office/meeting room. Additionally there is a single WC and adjoining kitchenette.

The suite benefits from suspended ceilings, raised floors, air conditioning and large floor to ceiling windows.

Externally we understand that the property benefits from 4 car parking spaces.

## Accommodation

From our inspection and measurements we understand the suite to have the following Net Internal Area:

First Floor 1,348 sq ft (125.20 sq m)

## Rent/Price

**£16,850 per annum exclusive.**

**£174,500 for the long leasehold interest**

## Energy Rating

An EPC has been commissioned and will be available on request.

## Tenure

The premises are available to let on a new full repairing and insuring lease for a term of years to be agreed.

Alternatively our client will consider the sale of the Long Leasehold interest.

## Estate Charge

A contribution to the ongoing upkeep and maintenance of the estate is payable. For the current year this is approximately £335 plus VAT per quarter.

## Rateable Value

Based on the VOA listing we understand the Rateable Value of the suite is:

Offices and premises £19,250

## Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

## VAT

It is stipulated that the rent is stated exclusive of VAT which we understand will be payable.

## Viewing

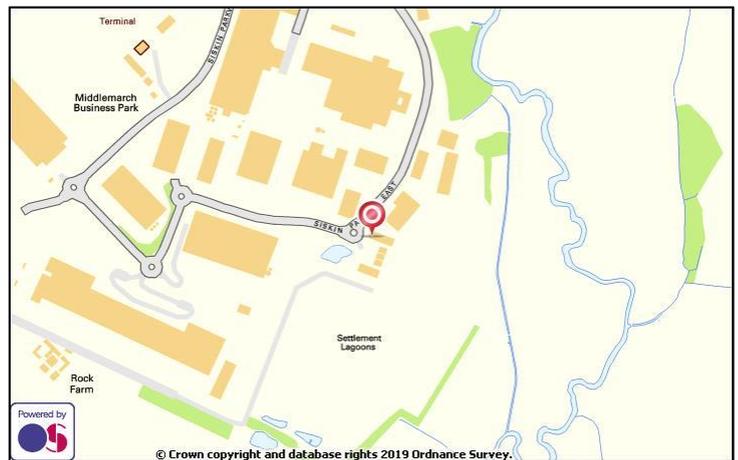
Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**

**024 7655 5180**

**CHRIS HOBDDAY**

**chris@holtcommercial.co.uk**



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