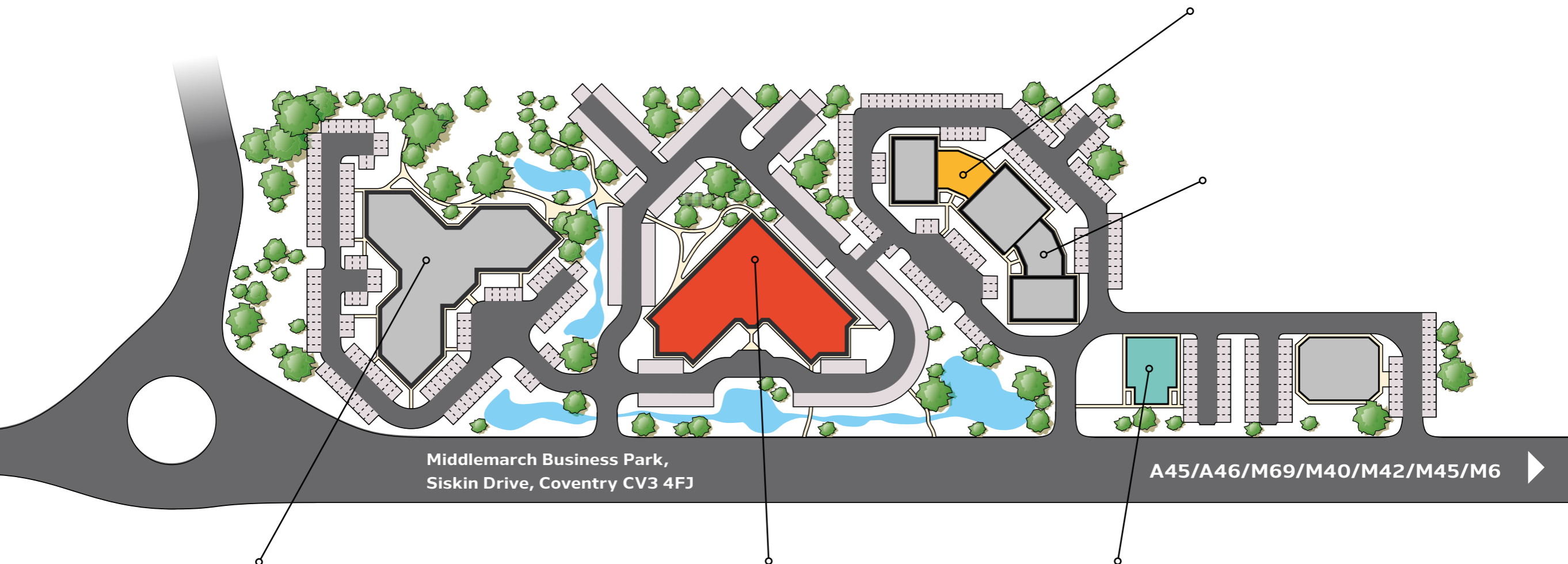




**Middlemarch is an established office park strategically located at the heart of the UK and is home to a number of excellent occupiers. Middlemarch is not just an office location but offers a complete environment and sense of community.**

The estate is proactively managed and the team are committed to maintaining the environment to a high standard for the benefit of it's occupiers. A 24 hour a day security presence in combination with a comprehensive CCTV System provides a safe and secure working environment for occupiers.





**2M**  
**23,019** SqFt

Overflowing with natural light, this versatile office building provides your staff an inspiring space to work. It's highly visible amplifying your business presence. The available space is situated on the ground and 1st floor and benefits from an amenity coffee bar within the building providing artisan coffee and light bites.


Ground Floor A **Let**

Ground Floor B **Let**

First Floor **Let**

Second Floor **7,166 SqFt**

Parking Ratio **1:190 SqFt**

 **view 2M**

**Ground Floor Let**

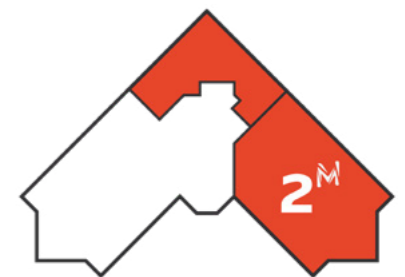
**1st Floor Let**



## Specification

The building has been refurbished to a high standard and benefits from the following:

- ✓ VRF Cooling and Heating
- ✓ Suspended ceilings
- ✓ Remodelled W/C's and shower facilities
- ✓ Full access raised floors
- ✓ Remodelled common areas and concierge controlled reception
- ✓ New on-site coffee shop
- ✓ LG7 lighting











 **On-site amenities**





## Off-site amenities



Boots



Costa



DW Sports



H&M



M&S Food



Puregym (24hr)



# Leisure

Middlemarch has a huge variety of amenities on it’s doorstep, including a number of municipal and members only golf courses, Cinemas, shopping centres with dedicated car parks as well as a host of other activities, no matter what your taste.

Ricoh Arena	22 min
Central Six Retail Park	10 min
Lower Precinct	12 min
Sky Dome	11 min
Warwick Racecourse	17 min
Belgrade Theatre	11 min
West Orchards Shopping	12 min
Brandon Wood Golf Course	8 min
Stoneleigh Deer Park Golf Club	8 min
Coventry Golf Club	10 min
Copsewood Grange Golf Club	11 min
Kenilworth Golf Club	12 min
The Warwickshire Golf & Country Club	15 min



## Universities

**Coventry boasts two world renowned universities; Warwick University and Coventry University.**

**Both attract huge numbers of domestic and international students to the city and are major employers. In addition, both institutions are centres of research, investment and skills.**

### **Warwick**

Warwick has around 23,600 full-time students and 1,800 academic and research staff. Warwick consistently ranks in the top ten of all major domestic rankings of British universities and is the only multi-faculty institution aside from Oxford and Cambridge to have never been ranked outside the top ten. Warwick has been ranked as the world's 20th best university based on employer reputation.

### **Coventry**

With more than 27,600 students: 21,525 undergraduates and 6,075 postgraduates Coventry University offers more than 130 undergraduate degrees and 100 postgraduate degrees over its four faculties. The university employs over 1,800 academic staff and is the fourth largest employer in Coventry. Nationally, Coventry is ranked 15th by The Guardian University Guide 2016.

# Location & Travel

Fast, straightforward connections to London, Birmingham and beyond. Following the £106m upgrade to the Tollbar roundabout Middlemarch is strategically situated just a short distance from the M6 & M40 and A45. Middlemarch is just south east of Coventry and with excellent transport links, it ensures the working day starts with an easy journey. It is easily accessible by road, rail and air, with a main train station located just over 3 miles away from the business park. Birmingham Airport and International Railway Station are located 22 mins away making Middemarch an extremely accessible location both nationally and Internationally.

## By Air

Birmingham Airport serves a large number of European and domestic destinations.

## By Train

Birmingham New St	19 min
London Euston	1 hr
London Marylebone	1 hr 17 min
Manchester Piccadilly	1 hr 54 min
Liverpool Lime St	2 hrs 01 min
Bristol Temple Meads	2 hrs 04 min



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