

Vulcan

Siskin Parkway, Middlemarch
Business Park CV3 4UP

Self-contained warehouse
Available to let | 81,774 sq ft



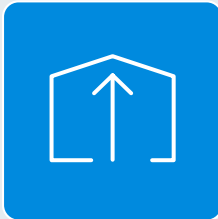
Recently refurbished warehouse - immediately available

Self-contained warehouse

81,774 sq ft



Prime location on
Middlemarch BP



Clear Internal
Height of 10.1 m



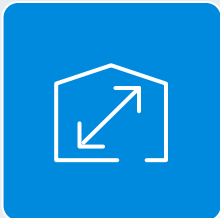
12 dock level
loading doors



CCTV on site



2 level
access doors



Low Site
Cover of 36%



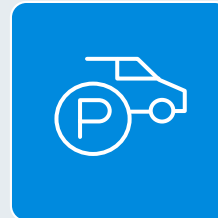
7,562 sq ft of
Office Space



Dual yards with
depths of approx
35 m



Fitted with
Heating, Lighting
and Sprinklers



Generous Car
Parking

Vulcan is situated on Middlemarch Business Park, a high quality modern distribution park of 100 acres. The park is adjacent to Coventry Airport providing air freights and private aircraft facilities.

A prime Midlands distribution location in close proximity to the M69, M6, M42 and M1. Surrounding occupiers include Jaguar Land Rover, London Electric Vehicle Company, IBM, Royal Mail, Palletline, Gist, Unipart and Walkers Snacks.

Site plan & accommodation

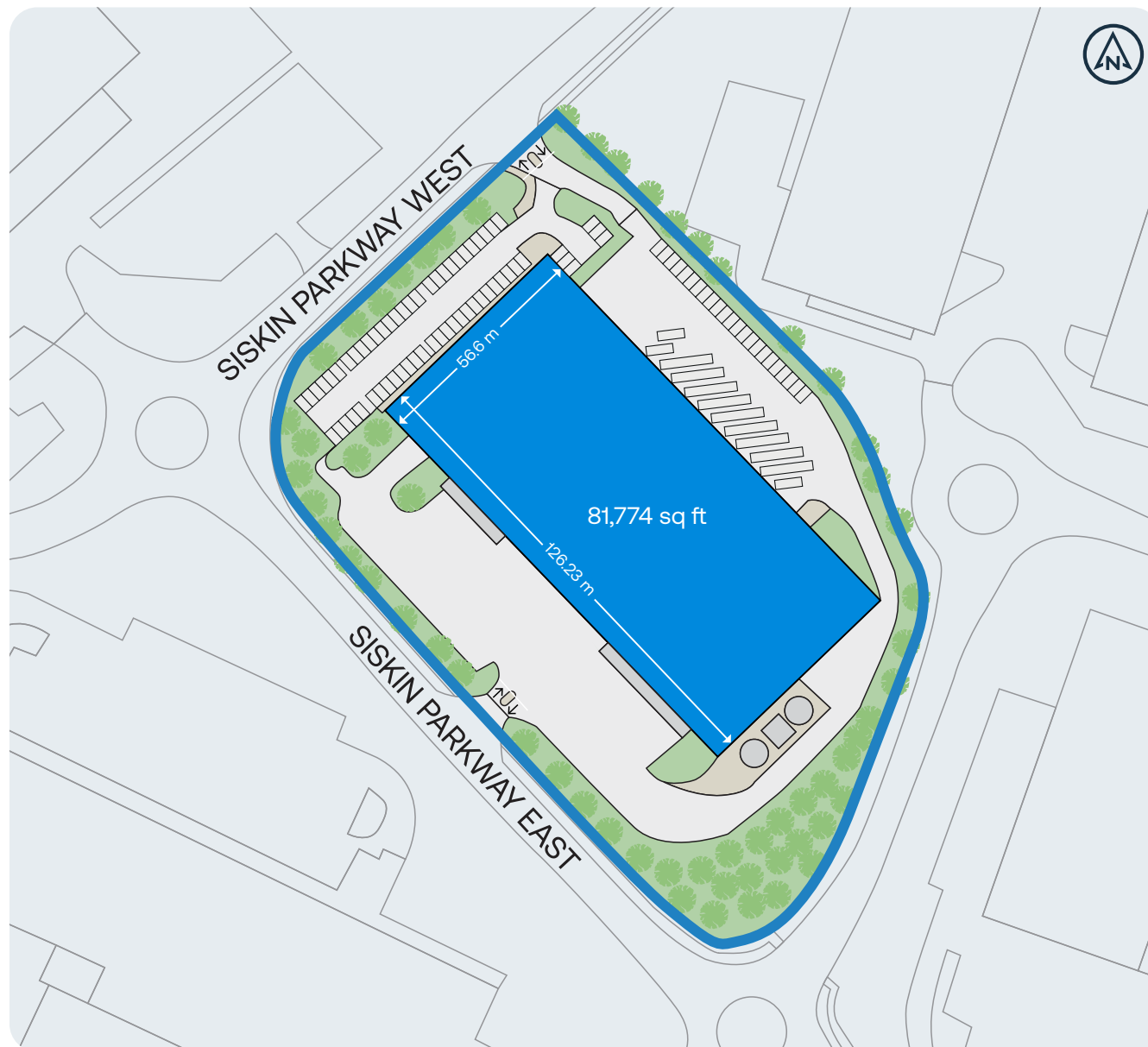
Unit	Area (sq ft)	Area (sq m)
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Warehouse	74,212	6,894.4
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Ground Floor Offices	3,781	351.3
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First Floor Offices	3,781	351.3
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Total	81,774	7,597
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[Specification](#)[The Site](#)[Aerial](#)[Gallery](#)[Location](#)[Contacts](#)

Location



Travel times

☐ 30 minutes☐ 60 minutes☐ 90 minutes

Cities

Distance

Coventry 5 miles

Birmingham 30 miles

Wolverhampton 42 miles

By Train

Distance

Coventry 5 miles

Birmingham New Street 23 miles

By Air

Distance

Coventry Airport 2 miles

Birmingham Airport 15 miles

Motorways

Distance

M6 6 miles

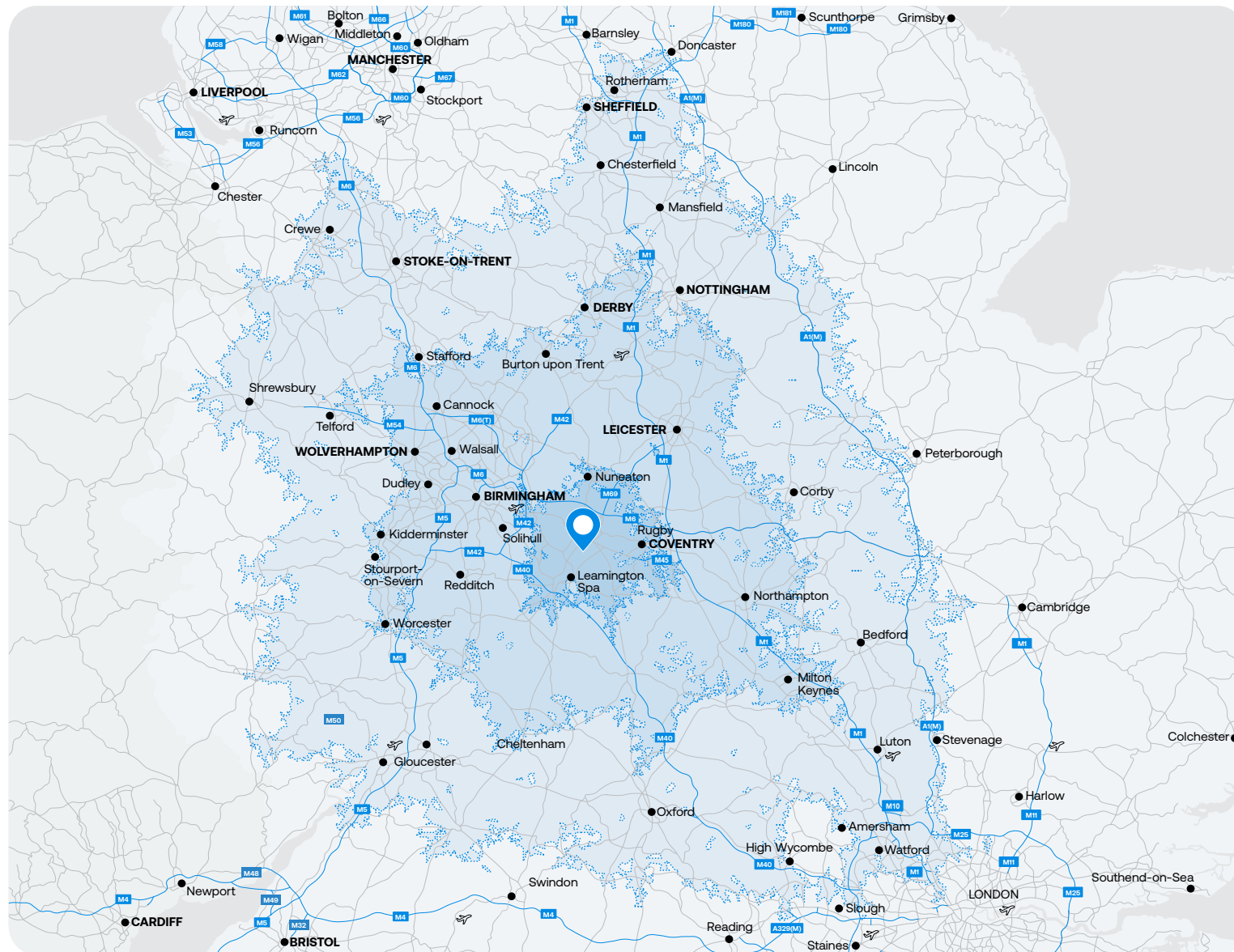
M69 6 miles

M40 13 miles

M42 20 miles

M1 22 miles

M5 35 miles



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[Book a viewing](#)

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Further information:

EPC

The Energy Performance rating for the building is B.

VAT

VAT will be payable at the prevailing rate.

TERMS

Terms are available on request.

Legal Costs

Each party is to be responsible for their own legal and surveyors costs incurred.

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