



**STONECOURT**

**HQ OPPORTUNITIES OR  
AVAILABLE FLOOR BY FLOOR**

MIDDLEMARCH OFFICE PARK, COVENTRY





## CENTREPIECE

Middlemarch Office Park provides a very high standard of office accommodation in a mature landscaped environment. Stonecourt has a superb car parking provision set amongst the landscaping and monitored by multiple CCTV cameras and security patrols.

Coventry is being transformed as an office location with a number of exclusive schemes planned, following some recent high profile headquarter relocations, most recently Severn Trent. It benefits from being at the heart of the motorway network, a skilled workforce and two universities.



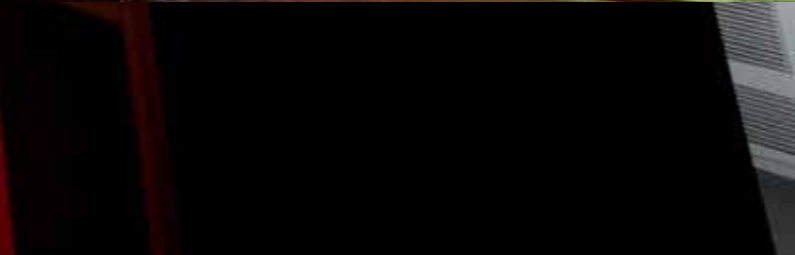


















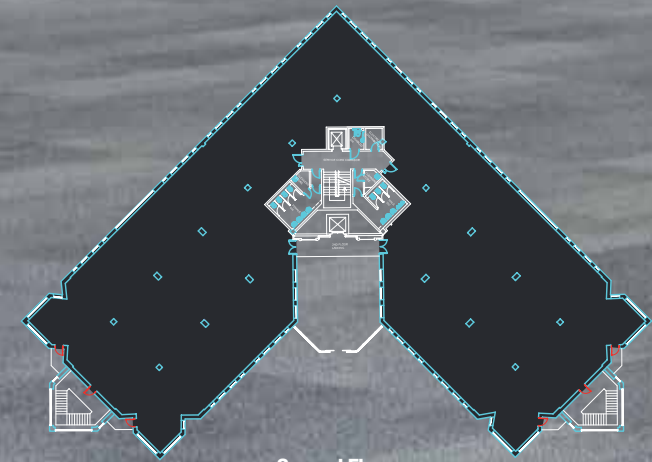
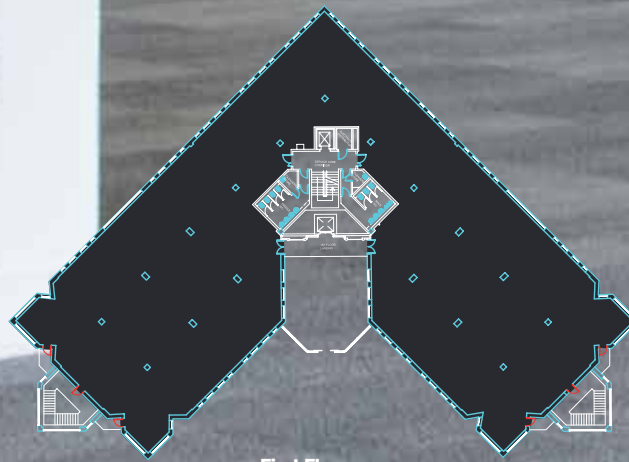
## THE NEW SPECIFICATION

A brand new refurbishment by PRUPIM with new M&E throughout and fully refurbished common areas including toilet accommodation.

- > Refurbished open plan offices
- > Contemporary new full height reception - reception desk, waiting area, feature lighting and balcony interlinking the wings to upper floors
- > Central service core with two passenger lifts including one in rear service area
- > Suspended ceilings
- > VRF comfort cooling
- > LG7 lighting with PIR controls
- > Raised access floors
- > 2.70m floor to ceiling height
- > Refurbished ladies, gents and disabled wc facilities on each floor
- > CCTV cameras covering the estate











THE LAYOUT

Stonecourt provides complete flexibility and can be offered as a 3 storey Headquarters building or can be split from 4,854 sq ft upwards.

DEMISE	SQ M	SQ FT
SECOND FLOOR	1,087.5	11,706
FIRST FLOOR	1,091.4	11,748
GROUND FLOOR	1,068.5	11,501
RECEPTION	87.6	943
TOTAL	3,335	35,898

CAR PARKING The property includes 176 car parking spaces which provide an excellent ratio of 1:204 sq ft net.

SITE PLAN

Situated in the middle of Middlemarch Office Park, Stonecourt forms the most prominent building across the estate sharing access from Siskin Drive with the adjoining Hiramford Building.

- 1

HIRAMFORD
- 2

STONECOURT
- 3

ONE RIVERSTONE
- 4

TWO RIVERSTONE
- 5

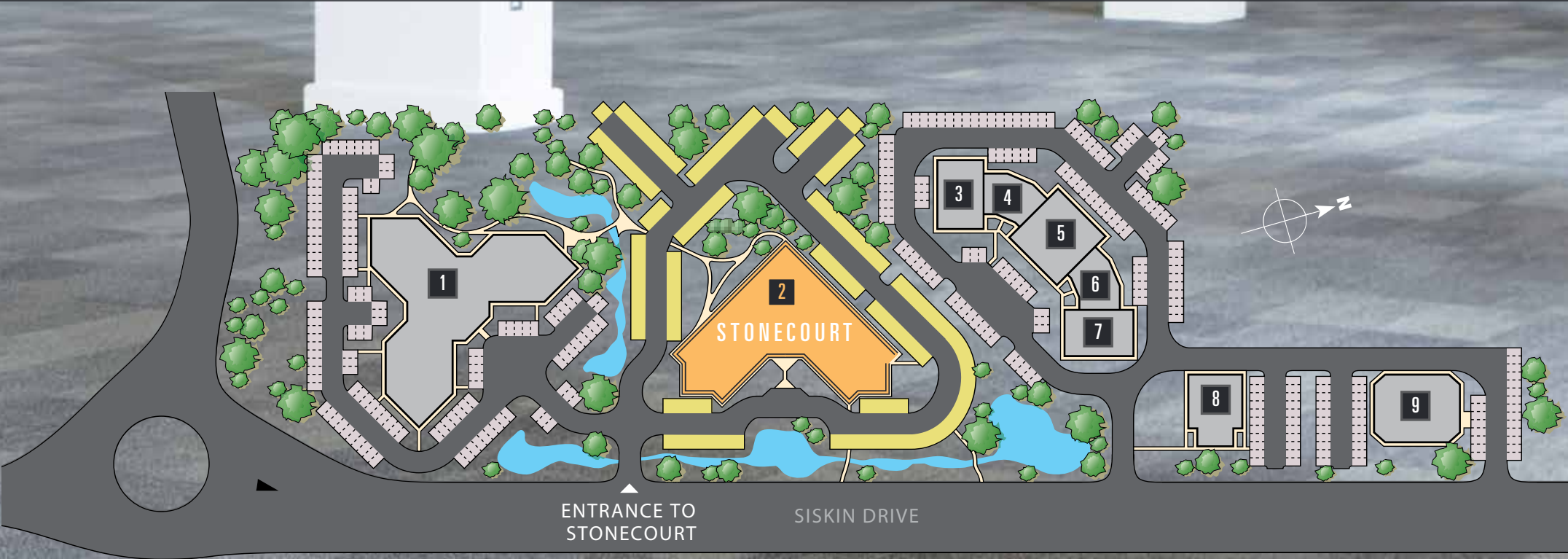
THREE RIVERSTONE
- 6

FOUR RIVERSTONE
- 7

FIVE RIVERSTONE
- 8

LYDGATE
- 9

LOWICK





## WHAT'S CLOSE?

- > **Coventry Airport** (1 mile / 4 minutes)
- > **Coventry City Centre** (4.6 miles / 10 minutes)
- > **Coventry Train Station** (4.7 miles / 12 minutes)
- > **M&S Food** (3.4 miles / 8 minutes)
- > **Airport Retail Park** (1.2 miles / 4 minutes)
- > **M6** (9.0 miles / 15 minutes)

All times and distances are taken from Google maps.

## THE LOCATION

Middlemarch provides you with direct links to all major conurbations in the West Midlands, with frequent trains from Coventry and Warwick Parkway only 15 minutes away and being near three main motorway links, the M6, M40, and M42.

Coventry City Centre is approximately 3 miles to the north of the Business Park with Warwick and Leamington Spa approximately 8 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.







## DIRECTIONS CV3 4FJ

From M6 Coventry. (9.0 miles / 15 minutes)

At J2, head for A46 (signposted Warwick, Rugby A428).  
At Tollbar roundabout take 2<sup>nd</sup> exit onto Siskin Drive.  
Follow signs for Middlemarch Business Park.

From M45 Coventry. (7.0 miles / 14 minutes)

Follow M45 to roundabout, take the 1<sup>st</sup> exit onto A45/Coventry Rd.  
At Tollbar roundabout take 2<sup>nd</sup> exit onto Siskin Drive. Follow signs for Middlemarch Business Park.

From M40 Warwick. (13.0 miles / 16 minutes)

At J15, follow A46 heading to M69/Coventry/Kenilworth. Take the A46 exit toward M69/A45. At roundabout, take 4<sup>th</sup> exit onto the A46/A45 ramp to M69/Coventry (N & E). At roundabout, take exit onto Siskin Drive. Follow signs for Middlemarch Business Park.

From M42 Solihull. (18.0 miles / 28 minutes)

At J6, take the A45 exit to Coventry, heading to A452/Coventry/Leamington/Meriden/A45. At roundabout, take 4<sup>th</sup> exit onto Siskin Drive heading to Baginton. Follow signs for Middlemarch Business Park.



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www.middlemarchofficepark.co.uk

MIDDLEMARCH OFFICE PARK, COVENTRY



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PRUIM supports the Code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases.  
Follow the Lease Code at [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)  
Small Business? For free help on negotiating a lease see [www.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk)