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 its occupiers. A 24 hour a day security presence in combination with a comprehensive CCTV System provides a safe and secure working environment for occupiers.
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**: 4,282 SqFt
- **Ground Floor B**: 6,744 SqFt
- **First Floor**: 11,993 SqFt
- **Second Floor**: Let
- **Parking Ratio**: 1:190 SqFt

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

**2nd Floor Let**

**Specification**
On-site amenities

Established in 2005 Java Lounge is a Birmingham based coffee shop that have a real passion for coffee that is the convergence of science and art. The chain was born in Moseley and now has a several operations around the West Midlands. We are looking forward to welcoming them to Middlemarch in the early part of 2017. They will provide hot drinks and light snacks throughout the day.

javaloungecoffee.com

Our opening times are Monday to Friday from 7am till 4pm
Middlemarch is within a short drive of Warwickshire Shopping Park, Central Six Retail Park and only 15 mins drive to the centre of Coventry and West Orchards.

This historic city has something for everyone, from high street favourites to designer boutiques and independent retailers. There's a whole host of information and things to do, more information can be found here coventrycitycentre.co.uk
Middlemarch has a huge variety of amenities on its 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 - 22min
- Central Six Retail Park - 10min
- Lower Precinct - 12min
- Sky Dome - 11min
- Warwick Racecourse - 17min
- Belgrade Theatre - 11min
- West Orchards Shopping - 12min
- Brandon Wood Golf Course - 8min
- Stoneleigh Deer Park Golf Club - 8min
- Coventry Golf Club - 10min
- Copsewood Grange Golf Club - 11min
- Kenilworth Golf Club - 12min
- The Warwickshire Golf & Country Club - 15min
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 Car
- Coventry Airport: 4 min
- Coventry City Centre: 10 min
- Coventry Train Station: 12 min
- Airport Retail Park: 4 min
- M6: 15 min

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

By Bus
- Monday to Friday

<table>
<thead>
<tr>
<th>Route</th>
<th>Stops</th>
<th>Timetable</th>
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<tr>
<td>27A</td>
<td>Coventry City Centre to Willenhall via Whitley &amp; Middlemarch</td>
<td>0622 0652 0722 0752 0822</td>
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<tr>
<td></td>
<td>Whitley Riverside Close</td>
<td>0630 0700 0730 0800 0830</td>
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<td></td>
<td>Middlemarch</td>
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<tr>
<td></td>
<td>Willenhall Remembrance Rd</td>
<td>0655 0725 – 0825 0855</td>
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</tbody>
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By Air
- Birmingham Airport

Timetable according to googlemaps.co.uk and thetrainline.com and nxbus.co.uk
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