

**YOUR FUTURE HOME FOR
INNOVATION**



warwick@uwsp.co.uk +44 (0) 1926 623 000

www.warwicksciencepark.co.uk/property/warwickshire-office-space

www.linkedin.com/showcase/warwick-innovation-centre



A HIGH QUALITY ENVIRONMENT



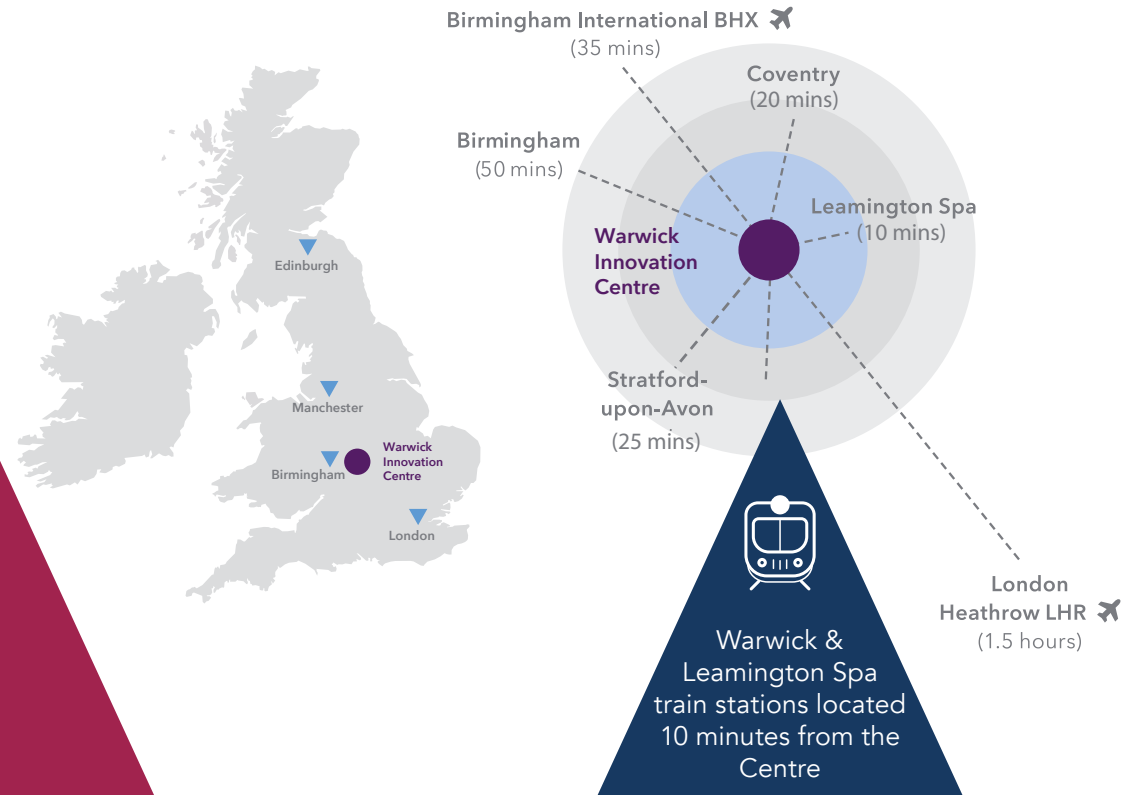
Located on Warwick Technology Park and nestled in landscaped grounds, Warwick Innovation Centre offers flexible, light filled, open plan office space on short leases; ranging from one-person incubators to 2,000 sq ft units.

Warwick Innovation Centre is a joint Venture between the University of Warwick Science Park and Warwickshire County Council, designed to meet the specific needs of innovative businesses in the county, with access to a wide range of Business Support Services and links to research and support from the University of Warwick.

A premier **location** in the heart of the country...

Situated in a highly accessible location, the offices are set approximately 3 miles from the M40, 1 mile south of the historic town centre of Warwick and 2 miles from Leamington Spa.

Warwick Innovation Centre is within easy reach of Birmingham and Coventry with access to London via the M40. Rail links are provided from Leamington Spa and Warwick Parkway train stations into London, whilst Birmingham Airport and Birmingham International railway station are within a 30 minute drive of the property.



A WARM WELCOME



Business support

This service is available to innovation-led businesses ranging from support for start-ups to established businesses. The support team is able to offer general advice and support to tenants on an ad hoc basis, as well as putting together bespoke programmes for internal and external clients.



Leases and Licences

Companies committing to the smallest units for under a year may be offered an "easy-in/easy-out" form of occupational agreement. In all other cases short leases of between 1 and 3 years will be offered according to individual circumstance. Whatever the form of the occupational agreement, renewals can be offered.

Warwick Innovation Centre provides a fully serviced reception to offer a warm welcome to any guests, provide postal and telephony services and can help with general administration.

The Centre has an array of facilities and services including four meeting rooms available to tenants, kitchens, communal break out areas with internet access and hot and cold refreshments.



CONFERENCE ROOMS



Seats 8-30 people



Hot drinks



Flipchart



Air conditioned room



Video conferencing



Phone



Free high speed WiFi



Plasma screen with Barco Clickshare

UNITS

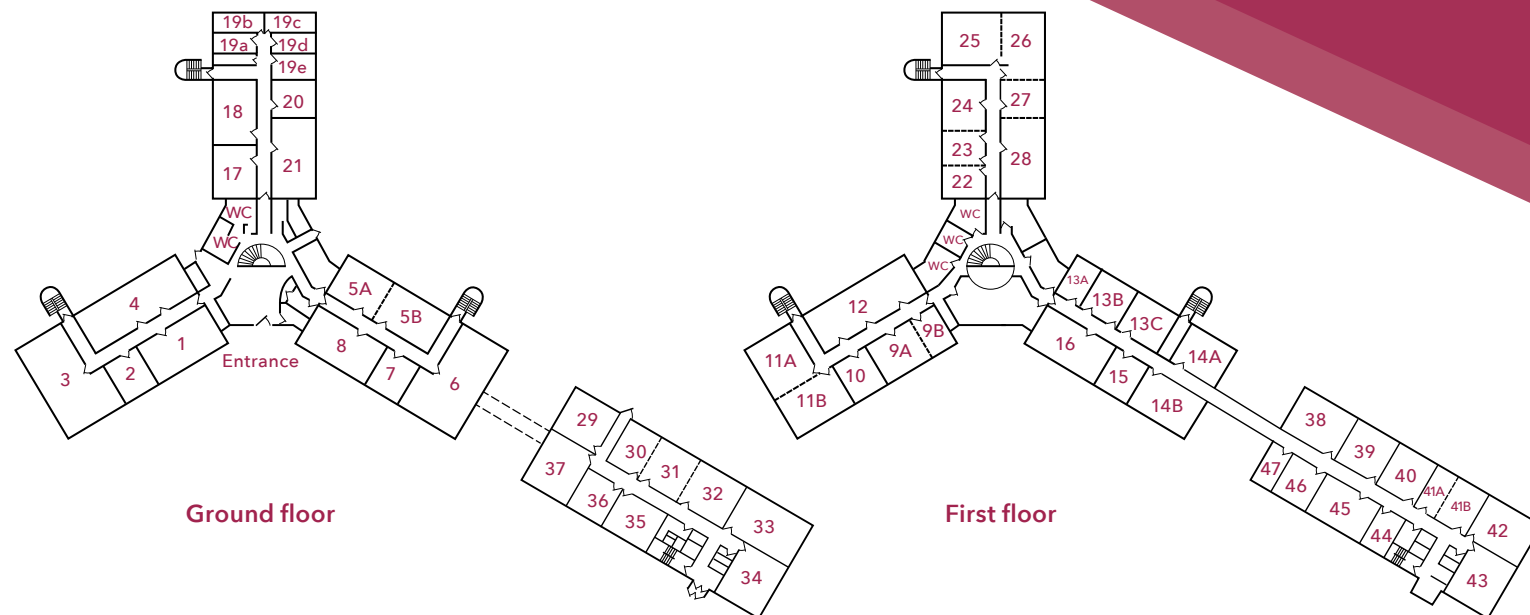
The units have been designed for a full range of uses most commonly required by the smaller technology based business, and can be configured to give office environments for software engineering, demonstration, training and administration, as well as for design and development work, with the possibility of acquiring multiple units to create a larger, flexible office space.

Ground floor

Unit	ft ²	m ²
1	900	84
2	380	35
3	1,390	129
4	1,245	116
5A	590	55
5B	640	59
6	1,390	129
7	375	35
8	855	79
17	580	54
18	655	61
19a	195	59
19b	260	79
19c	275	83
19d	185	56
19e	255	60
20	375	35
21	845	79
29	772	72
30	527	49
31	484	45
32	732	68
33	1,225	114
34	963	90
35	560	52
36	370	35
37	730	68

First floor

Unit	ft ²	m ²
9A	565	52
9B	325	30
10	380	35
11A	780	72
11B	635	59
12	1,250	116
13A	288	27
13B	380	35
13C	565	52
14A	586	55
14B	620	58
15	375	35
16	905	84
22	290	27
23	380	35
24	565	52
25	780	72
26	620	58
27	375	35
28	905	84
38	860	80
39/40	1,206	112
41B	255	24
41A	605	56
42	883	82
43	994	92
44	280	26
45	370	34
46	555	51
47	270	25



All units have:

- A high quality building designed for small or start-up innovative businesses
- Extensive Business Services from an experienced Science Park management team
- Short leases or licenses
- Small and economic office space of 250 ft² (23 m²) to 2,000 ft² (186 m²)
- Links to the University of Warwick
- Excellent car parking provided free of charge for all tenants and visitors



FACILITIES



The centre has a full range of facilities to provide a first class business experience.



Heating and comfort cooling



Lighting conforming to current regulations for VDU operation



High speed digital communication



Kitchens



Free car parking with electric charging points



CCTV



Electronic security



24 hour access



Shower facilities



Disabled facilities

A region with so much...

The Centre is located in the historic town of Warwick, famous for its magnificent castle, superb specialist and independent shops, mediaeval charm and a fantastic range of places to eat & drink.

Warwick is located in the rural Heart of England with Shakespeare's Stratford-upon-Avon, Royal Leamington Spa and Kenilworth all close by whilst still being within easy reach of Birmingham and Coventry.

Great local attractions...

Shakespeare's Stratford
Warwick Castle
Kenilworth Castle



warwick@uwsp.co.uk +44 (0) 1926 623 000

www.warwicksciencepark.co.uk/property/warwickshire-office-space

www.linkedin.com/showcase/warwick-innovation-centre

Carter Jonas

Alex Tross

07789 027 191

alex.tross@carterjonas.co.uk

Giles Garbutt

07977 915 791

giles.garbutt@carterjonas.co.uk