



THE POINT

WARWICK BUSINESS PARK

WELCOME
TO THE POINT

MODERN

THE POINT

CONTEMPORARY OFFICES



WHERE IDEAS FLOURISH
AND BUSINESSES THRIVE



A NEW & ENHANCED ARRIVAL EXPERIENCE

The Point is a newly refurbished office space in the heart of Warwick. The building is offering suites from 7,819 sq ft up to 53,378 sq ft.

Entering through a large inviting reception with an attractive courtyard at the core of the building and barista bar, The Point offers tenants the perfect workspace. Collaborative possibilities are endless, with breakout areas, a business lounge and plenty of flexible meeting rooms.

WHERE IDEAS



Reception

COME TOGETHER



A complete shell and core refurbishment



Collaborative meeting spaces



New statement entrance and canopy



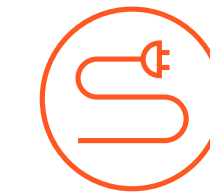
Courtyard with sitting area



On-site parking ratio of 1:250 sq ft



Shower block with lockers



EV charging points



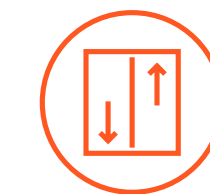
New Parking deck for additional parking



Business lounge reception and barista bar



Bike Racks



2 cores with lift and stairs



Contemporary interiors and lighting



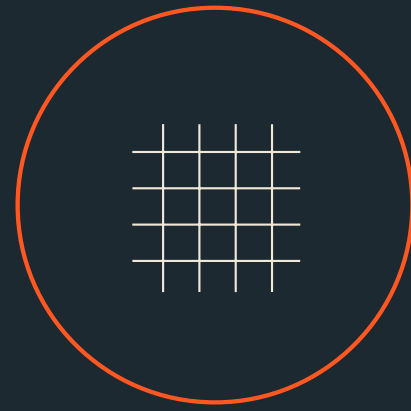
Stylish barista area leading to courtyard



Toilet facilities on each floor



Open plan Grade A office accommodation



Exposed services treatment



New heating and cooling air conditioning



Mechanically ventilated filtered fresh air



3.0m floor to ceiling

SPECIFICATION

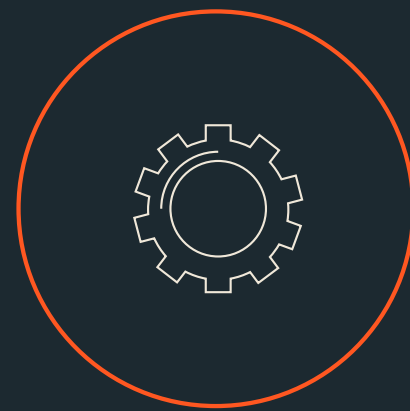
The Point has undergone a complete shell and core refurbishment providing the building with a modern, high specification finish.



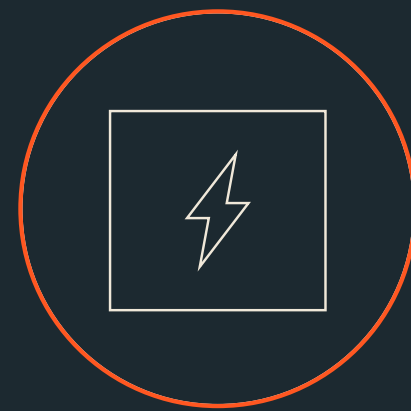
LED linear pendant lighting



Full access raised floor of 400m



Building management system



Floor Boxes (1 per 10 sq m)

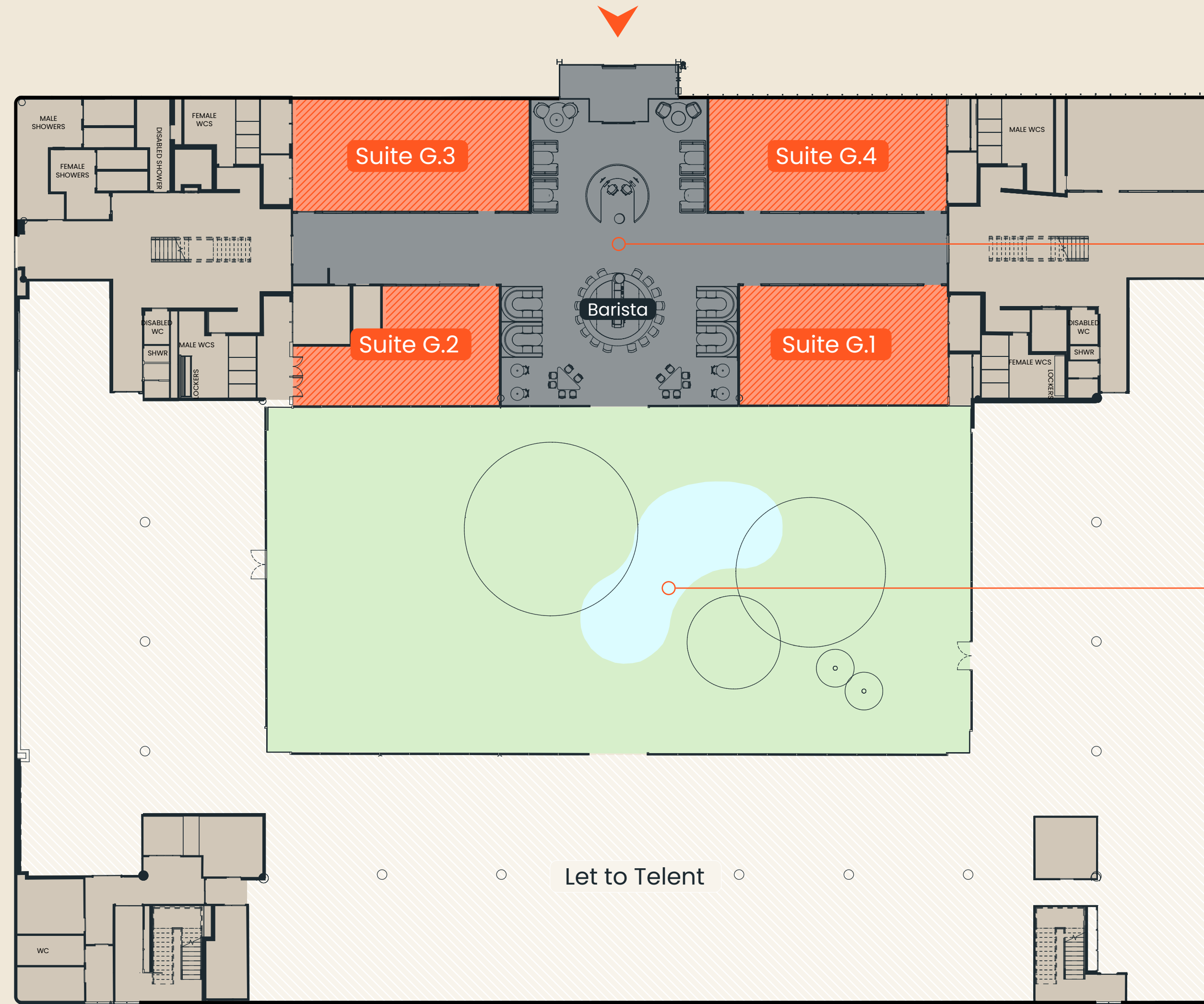


EPC B (minimum target)



Targeting BREEAM in-use Very Good

G FLOOR



Spacious reception



Tranquil courtyard

SCHEDULE OF AREAS

IPMS 3

Ground Floor

Tenant suite G.1	983 SQ FT
Tenant suite G.2	764 SQ FT
Tenant suite G.3	1,060 SQ FT
Tenant suite G.4	1,054 SQ FT

Total 3,862 SQ FT

KEY

- Available
- Core
- Courtyard
- Let



360° view

Floor plan not to scale. For indicative purposes only.

1ST FLOOR

SCHEDULE OF AREAS

IPMS 3

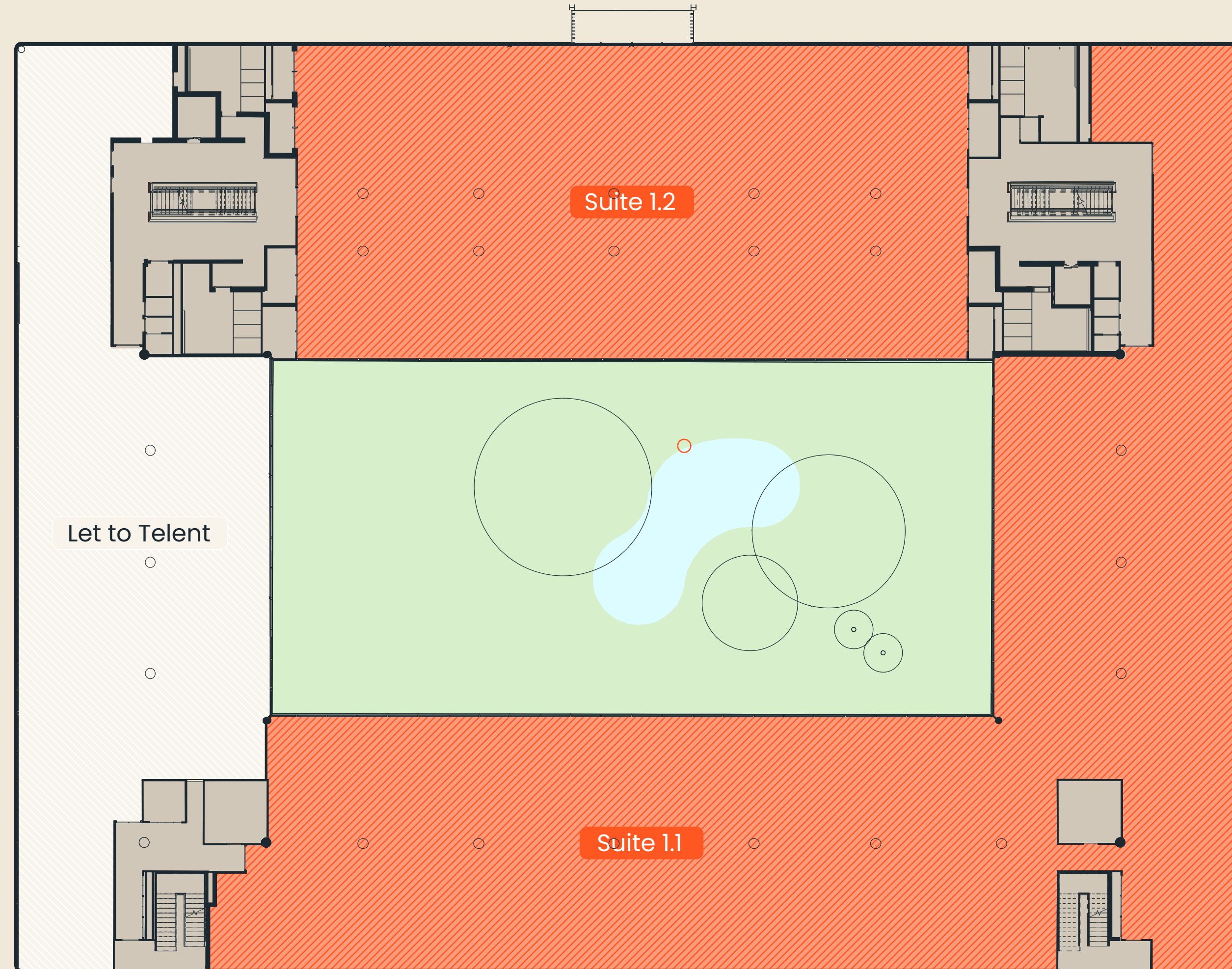
First Floor

Tenant suite 1.1 13,721 SQ FT

Tenant suite 1.2 7,819 SQ FT

Total 21,540 SQ FT

Available as a whole or as suites in a number of configurations.



KEY

- Available
- Core
- Courtyard
- Let



360° view

Floor plan not to scale. For indicative purposes only.



 360° view

CAT A - First Floor



 360° view

CAT A - First Floor

2ND FLOOR

SCHEDULE OF AREAS

IPMS 3

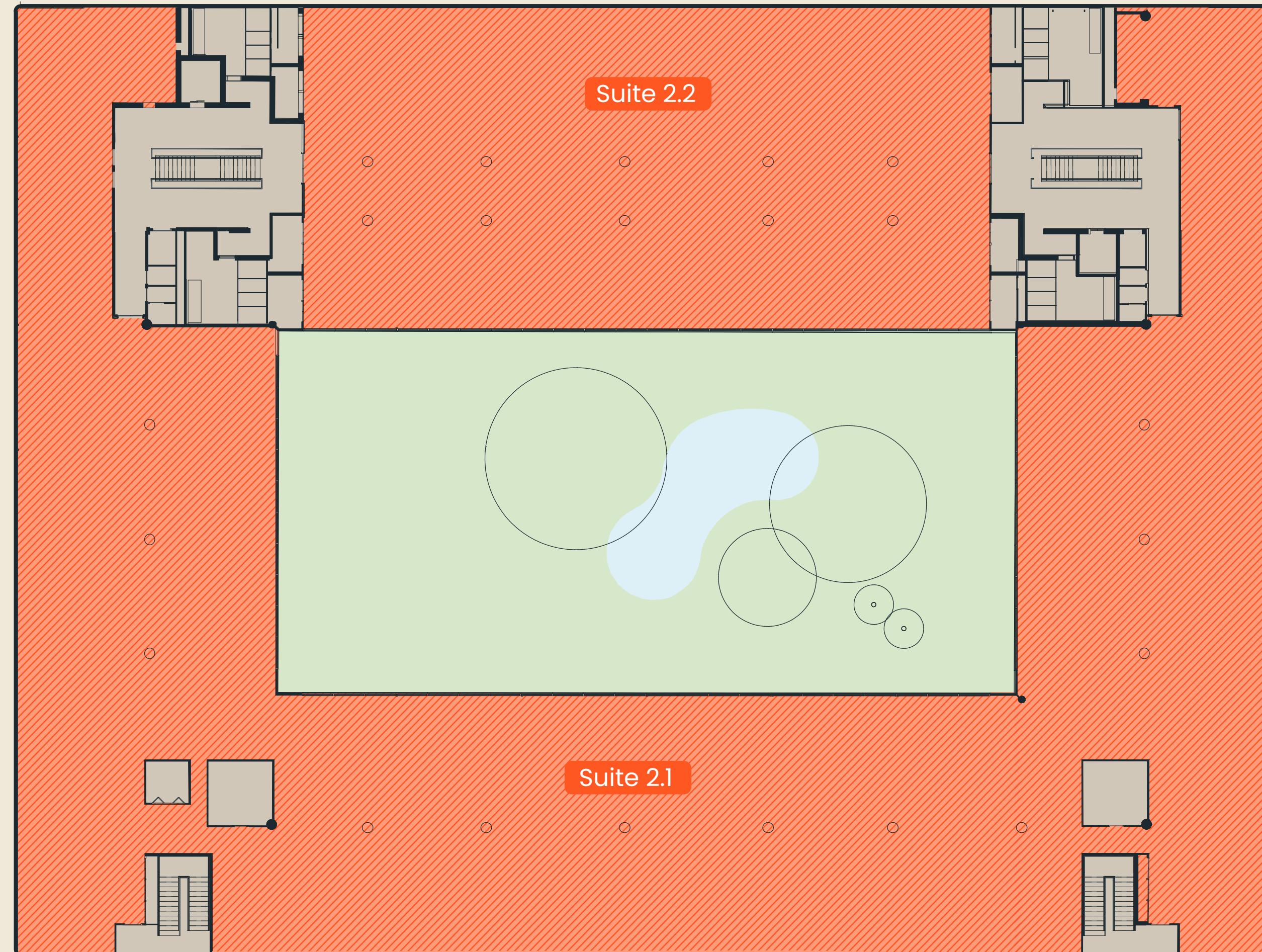
Second Floor

Tenant suite 2.1 20,090 SQ FT

Tenant suite 2.2 7,886 SQ FT

Total 27,976 SQ FT


Available as a whole or as suites in a number of configurations.



KEY

- Available
- Core
- Courtyard
- Let



 360° view

Floor plan not to scale. For indicative purposes only.



 360° view

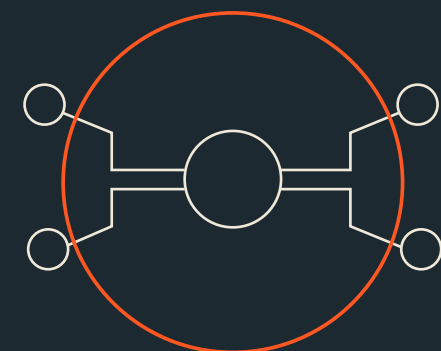
CAT A - Second Floor



Warwick Castle is a key medieval attraction originally built by William the Conqueror in 1068.



Positioned within the UK's largest regional economy, worth over £117bn.



100+ tech hubs, commercial test beds, accelerators and collaboration facilities.



2,170 high-growth businesses located across the West Midlands. Together, they secured £413m in equity investment in 2021.



Coventry, just 15 minutes away, won the title of 'UK City of Culture' in 2021.



Home to many HQs including Volvo Group UK, Aston Martin, Wolsley UK, Tata Technologies, IBM, National Grid, E.ON and LEVC.



Warwick University, a Russell Group University, is ranked 67th in the world and 10th in the UK.



Warwick graduates ranked within the UK top 10 for highest earnings in over 11 subjects.



At the heart of the UK, 90% of the UK's market are in reach within four hours drive time.

WHY WARWICK?



Warwick Racecourse



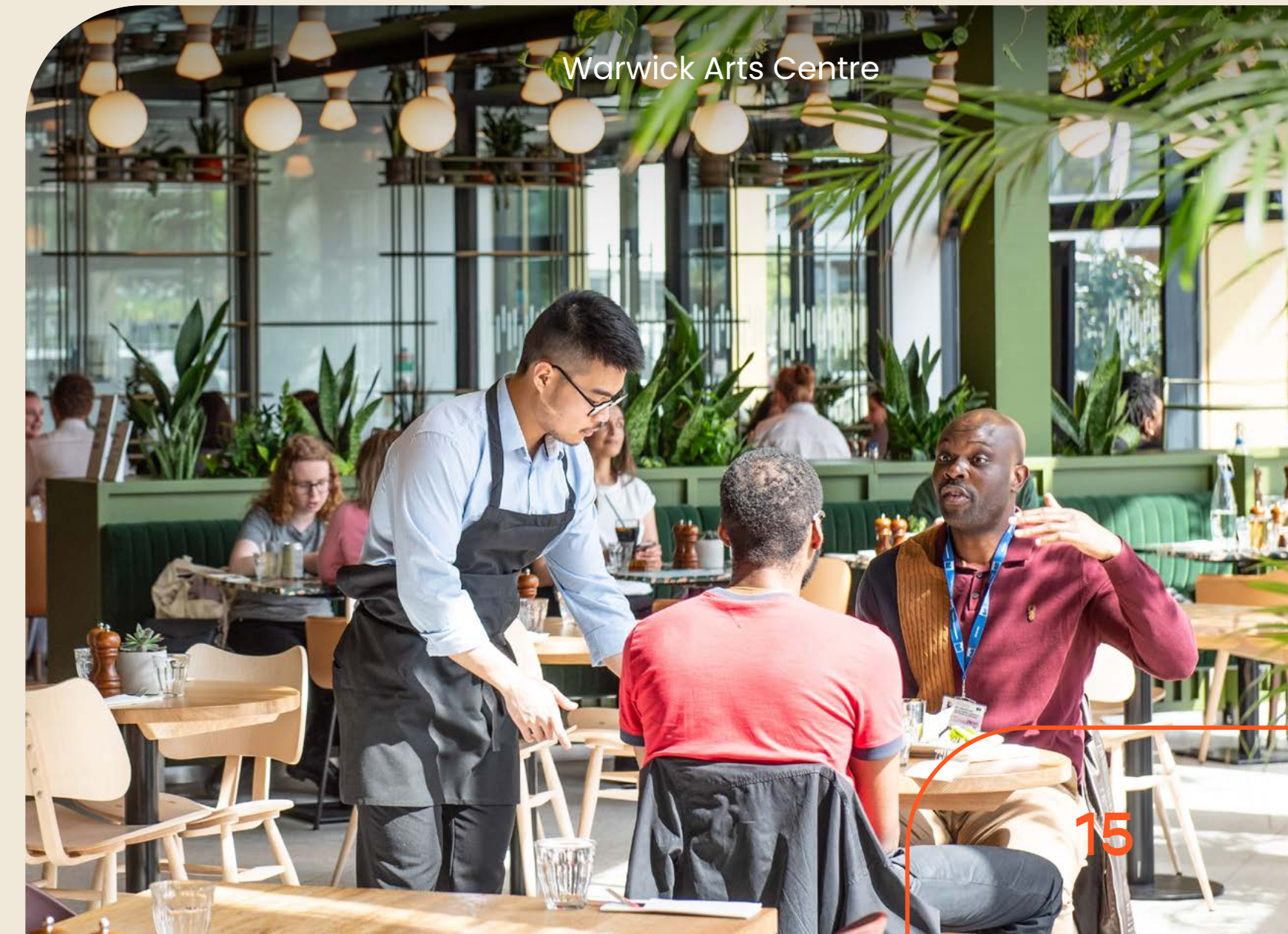
Rose & Crown



Hatton Locks Café



Warwick Parkway Station



Warwick Arts Centre

← Coventry (6 miles)

⇒ Warwick

Town Centre →

Warwick Race Course →

A46 (Warwick Bypass)

Twycross Walk Park Area



Royal Mail



Coffee by Eurest Warwick



Premier Inn

THE POINT

WARWICK BUSINESS PARK

Warwick Business Park Entrance

M40 (Junction 15) →

⇒ Warwick Parkway

← This way to The Point

Hatton Locks

University of Warwick

THE POINT

WARWICK BUSINESS PARK

Warwick Parkway

Leamington Spa	10 mins
Birmingham Moor Street	26 mins
Bicester North	41 mins
Solihull	46 mins
London Marylebone	94 mins

By car

Warwick Parkway Station	3 mins
Junction 15 of the M4	5 mins
Warwick	6 mins
University of Warwick	10 mins
Royal Leamington Spa	10 mins
Coventry	16 mins
Rugby	26 mins
Birmingham Airport	28 mins
Birmingham	42 mins
London	1hr 50 mins

Approx. driving times based on Google Maps



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THE POINT

WARWICK BUSINESS PARK

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