

K1

Warwick Technology Park

HEAD QUARTERS BUILDING TO LET

32,097 Sq ft across three floors together with
145 car dedicated spaces set in self contained plot

Immediately Available

KINGMAKER

K1

Warwick Technology Park

One Kingmaker Court enjoys a prominent location set within Warwick Technology Park one of the premier out of town offers in the Warwick/Leamington Spa office market.

Underlining the locations profile, the scheme is home to notable blue-chip companies including National Grid, Co-Operative Energy, Siemens and Wolseley. The low density business park is set within a high calibre landscaped environment.



**32,097 SQ FT HEAD QUARTERS
BUILDING WITHIN A PREMIER
TECHNOLOGY PARK**



OVERVIEW

A PRIME LOCATION WITH EXCELLENT TRAVEL CONNECTIONS

LOCATION



BY ROAD

The park is ideally located within a short drive of Warwick/Leamington and the M40 motorway junctions 14 and or 15.

The road communications are complimented by an excellent on site parking facility totalling 145 car spaces providing a ratio of 1:221 sq ft. The parking is self contained and controlled by the tenant.



BY RAIL

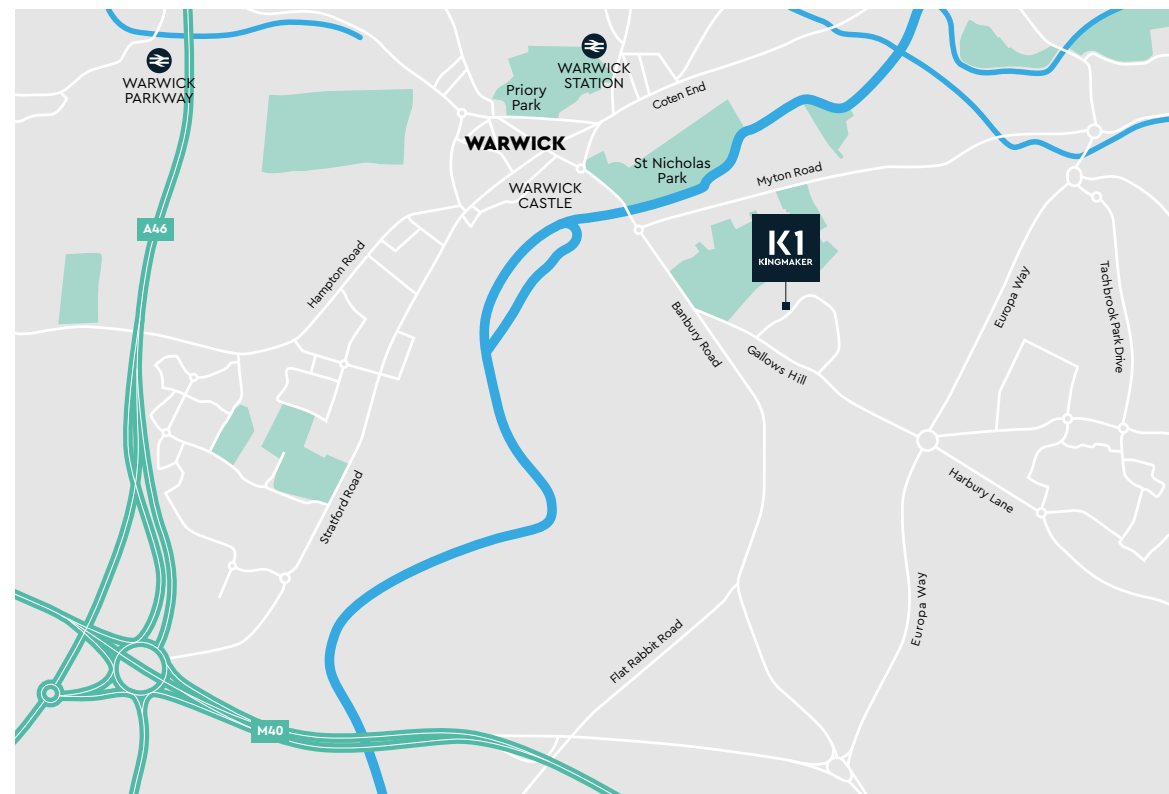
Comprehensive train services are also within easy reach in the form of Warwick parkway providing direct access to London Marylebone and Birmingham city centre.



BY AIR

International travel is also well served with convenient motorway travel to Birmingham international airport.

Sat Nav: CV34 6DY



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AREA SCHEDULE

Floor	sq ft	Sqm
Second	11,065	1,028
First	10,516	977
Ground	10,516	977
Total	32,097	2,982



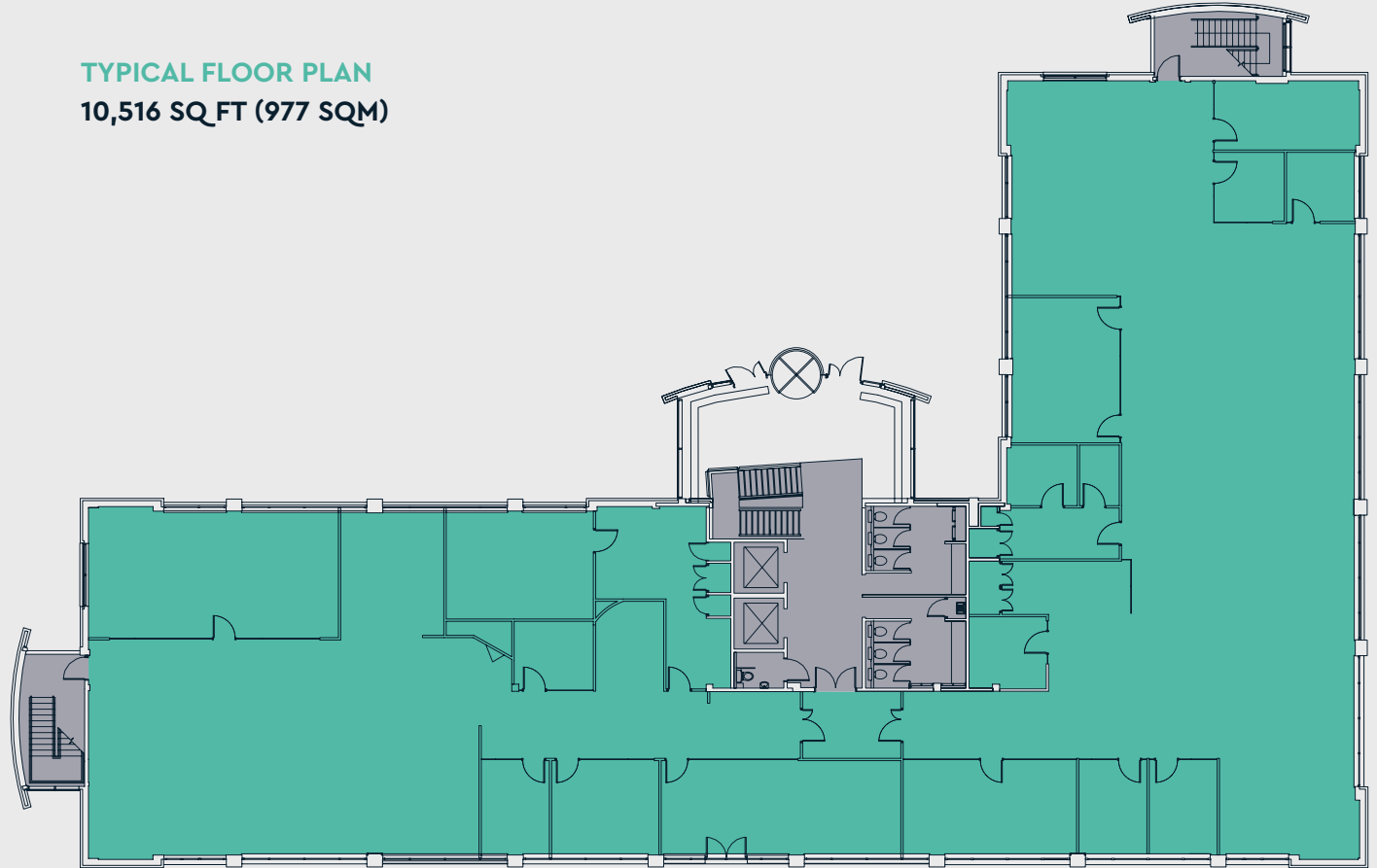
■ Floor ■ Core

The plan is for indicative purposes only.
Not to scale.



FLEXIBLE FLOOR PLATES
FOR EFFICIENT WORKING

TYPICAL FLOOR PLAN
10,516 SQ FT (977 SQM)



ACCOMMODATION

SPECIFICATION



SPECIFICATION SUMMARY

- Full height reception entrance
- WC facilities to all floors
- Meeting room facilities within existing fit out
- Comfort cooling
- Large scale flexible floor plates
- EPC available on request
- Passenger lift to upper floors
- Suspended ceilings with integral lighting
- Raised floors

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TERMS

The premises are held on a lease to expire January 2026 offering a high degree of flexibility as regards lease commitment. Occupation is available by way of assignment or sublease. Further details are available from the sole agent.

There maybe an opportunity to occupy on a partially fitted basis. Interest in this approach should be raised with the sole agents Savills to confirm detail.

CONTACT

For further information or to arrange a viewing, please contact a sole letting agents:



NICK WILLIAMS
T 07870 555736
E nwilliams@savills.com

JON OTTEWELL
T 07972 000150
E jottewell@savills.com

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