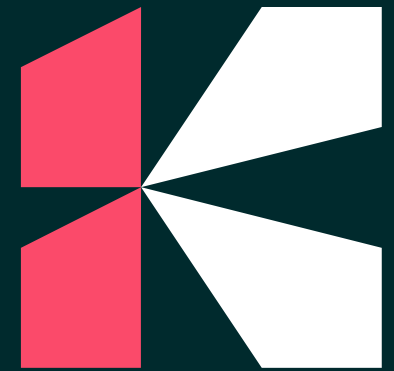




10,516 -
32,097 SQ FT
OF GRADE A
OFFICE SPACE



1 KING
MAKER



1 KING
MAKER

WARWICK TECHNOLOGY PARK,
WARWICK, CV34 6DY

A BETTER PLACE TO WORK

A dynamic, thriving business deserves an environment that mirrors its ambition.

1 Kingmaker is to be comprehensively refurbished providing 32,097 sq ft of Grade A 'Best in Class' office space that sets the bar for Warwickshire's business community, complete with brand new extended reception and breakout space.

Occupiers have the opportunity to influence the design and offering from day one.

It's time to make the move.



INTRODUCTION

SPECIFICATION

AVAILABILITY

LOCATION


AMENITIES

OPPORTUNITY TO
INFLUENCE THE
SPECIFICATION




 NEW VRF AIR CONDITIONING

 EXPOSED SERVICES SOLUTION

 550 KVA POWER SUPPLY


 LED LIGHTING

 RAISED ACCESS FLOOR

 8 PERSON PASSENGER LIFT

 SHOWER AND DRYING FACILITIES

 CYCLE STORAGE

 COMMUNAL BREAKOUT AREA

 TARGETING EPC A



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Images are for illustrative purposes only and do not represent the final space.



1 Kingmaker offers a host of on-site amenities including breakout reception space, showers, changing facilities and 145 parking spaces.

	SQ FT (IPMS3)	SQ M
SECOND	11,065	1,028
FIRST	10,516	977
GROUND	10,516	977
TOTAL	32,097	2,982

OFFICE RECEPTION/LOBBY TOILETS SHOWERS/DRYING ROOM



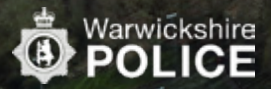
NIMBUS®

nationalgrid



BakerHicks.

GALLOWS HILL



WOLSELEY

INTRODUCTION
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MAKE A MOVE

A PRIME LOCATION MAKES THE
COMMUTE EVEN EASIER TO NEARBY
CITIES OR PLACES OF INTEREST







1 Kingmaker is less than 5 minutes drive from Warwick Town Centre offering excellent rail connectivity from both Warwick and Warwick Parkway stations, as well as being close to the M40 and the wider motorway network.

There's a great deal to see nearby too, from Warwick Racecourse to Jephson Gardens, and you'll be just 5 minutes away from Nuffield Health Gym and Wellness Centre.

CONNECTED BY ROAD

	—————	COVENTRY	12 MILES
	—————	BIRMINGHAM	29 MILES
	—————	WORCESTER	35 MILES
	—————	LEICESTER	35 MILES
	—————	NORTHAMPTON	38 MILES

PLACES OF INTEREST

	——	ST NICHOLAS' PARK	4 MIN DRIVE
	——	NUFFIELD HEALTH GYM	5 MIN DRIVE
	——	WARWICK RACECOURSE	8 MIN DRIVE
	——	LEAMINGTON SHOPPING PARK	8 MIN DRIVE
	——	LEAMINGTON GOLF CLUB	9 MIN DRIVE
	——	JEPHSON GARDENS	10 MIN DRIVE
	——	THE PARADE, LEAMINGTON SPA	12 MIN DRIVE

< WARWICK PARKWAY ➡
2.9 Miles (8 Minute Drive)

WARWICK RACECOURSE

WARWICK CASTLE

WARWICK TOWN CENTRE

PRIORY PARK

WARWICK ➡

ST NICHOLAS' PARK

LEAMINGTON SPA >
3 Miles (8 Minute Drive)

BANBURY ROAD

GALLOWS HILL



WARWICK
TECHNOLOGY
PARK

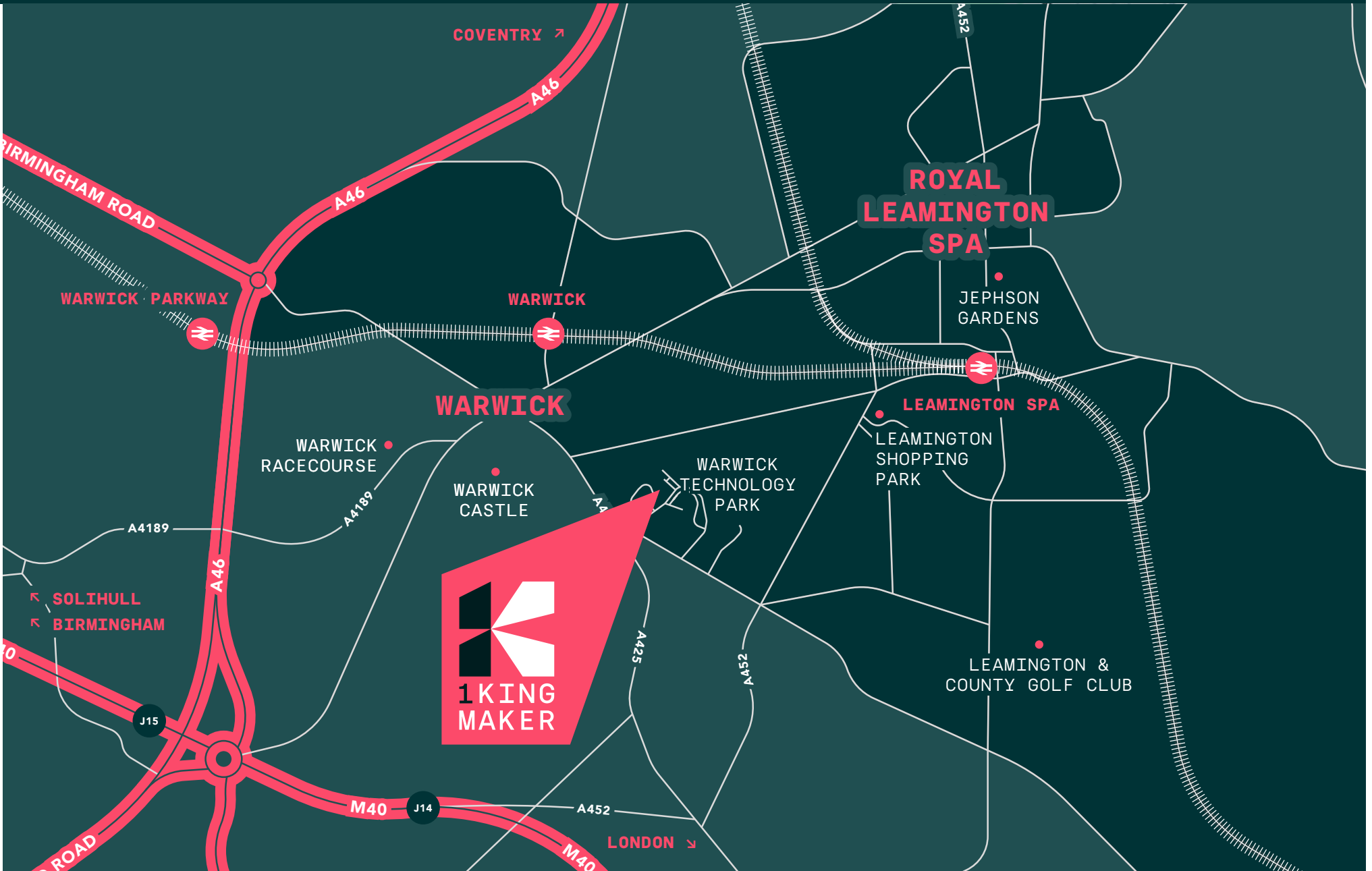
GO THE EXTRA MILE

 **WARWICK**
1.3 MILES

 **WARWICK PARKWAY**
2.9 MILES

 **JUNCTION 14 OF THE M40**
2.8 MILES

 **BIRMINGHAM AIRPORT**
18.3 MILES



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01

CASTLES

Less than two miles from the office sits Warwick Castle - one of the most impressive in the UK.



02

CULTURE

A market town that's bursting with history, picturesque parks and gardens, as well as independent shops to explore.



DON'T SETTLE FOR SECOND BEST

Surrounded by beautiful green spaces and unique places of interest, enhancing employee wellbeing is easily realised in Warwickshire.

It's an accessible, community focused area that fosters a positive working environment, surrounded by castles and culture.



03

CAFÉS

Each café in Warwick offers its own unique charm and character, making it easy to find the perfect spot to relax and unwind.



04 RACECOURSE

Some of Britain's top racing events can be found at Warwick Racecourse, less than 2 miles from the Park.

05

RECREATION

Seeking cultural experiences or simply an escape into nature, Warwick and Leamington Spa offers plenty of options to suit everyone.



06

RETAIL

Wander along the picturesque streets of Warwick and Leamington Spa to discover independent shops, as well as the nearby Leamington Shopping Park.



07

RESTAURANTS

There's a diverse culinary scene to explore, from French cuisine, to sushi, as well as a beloved gastro pub.



MAKE THE MOVE

32,097 SQ FT
OF GRADE A
OFFICE SPACE

WARWICK TECHNOLOGY PARK, WARWICK CV34 6DY

WHAT 3 WORDS: ///PIPE.EVERY.GLASS



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