



one
WARWICK
TECHNOLOGY PARK

GROUND FLOOR OFFICES TO LET | 9,060 SQ FT | 55 CAR PARKING SPACES

The opportunity

One Warwick Technology Park is a Headquarters office building which benefits from comprehensively refurbished reception and common areas, offering a ground floor office suite available early 2021.

Situation

One Warwick Technology is the first building on the Western side of Warwick Technology Park, the premier office park in the area, and is one of 11 properties currently developed on site.

Existing Park occupiers include: National Grid, IBM, Alliance Medical, Siemens, Tulip International, Warwickshire Police, Mid Counties Co-Op, IRESS and Wolesley UK, as well as the University of Warwick Innovation Centre.

Warwick is ideally positioned in the heart of the country with excellent access to Birmingham and London.



Indicative floorplate image





Accommodation schedule

The property has been measured by Plowman & Craven in accordance with IPMS3 and the following floor areas will be warranted:

Floor	Sq Ft	Sq M
Reception	1,412	131.2
Ground	9,069	842.5
Ground	Let to Baker Hicks	
First	Let to Delphi	
Second	Let to Delphi	
Total	10,481	973.7
Available	9,060	842.5

There are **55 car parking spaces available** with the ground floor suite at a ratio of 1 per 165 sq ft.

Floorplate



Ground Floor - 10,284 sq ft

The specification



One Warwick Technology Park benefits from all common areas including reception having been comprehensively refurbished including:

- Newly refurbished passenger lift
- Refurbished male and female WCs at each level
- Secure electronic card activated access control to the car park and main reception
- Brand new shower and changing facilities with covered cycle storage

The specification of the office suite includes:

- Comfort Cooling and Heating system
- Suspended Ceilings with recessed lighting
- Raised access floor



EPC

An EPC 'B' rating has been achieved on all available areas.

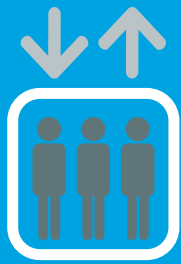
VAT

The property is elected for VAT which will be payable at the prevailing rate on either the rent and service charge or the purchase price.

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include.

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.



NEWLY
refurbished
passenger lift



Refurbished
male, female and
DDA WCs

BRAND NEW
SHOWERS
with cycle
storage facilities



RAIL
connections
directly serving
Birmingham and London

BIRMINGHAM
AIRPORT

is located within approximately

30 minutes drive time



2 MILES
from **junction 13, 14 & 15**
of the **M40 motorway**

55

dedicated
car parking spaces



EPC 'B'
RATING



FULL HEIGHT
atrium

The location

Warwick Technology Park is situated approximately 1 mile south of Warwick town centre and approximately 2 miles (3 km) from both junctions 13 & 14 of the M40 motorway.

The location provides excellent motorway links to, and access from, Birmingham, Coventry (via the A46) and the greater West Midlands area. Convenient rail connections are available from Warwick Parkway station directly serving London and Birmingham. Birmingham Airport is approximately 30 minutes' by car.



Travel Times:



Warwick Town Centre	5 mins
Leamington Spa	10 mins
Stratford-upon-Avon	20 mins
Coventry	25 mins
Solihull	30 mins
Birmingham	40 mins
Oxford	56 mins
London	2 hrs



Birmingham Airport	30 mins
East Midlands Airport	1 hr
Heathrow Airport	1 hr 30 mins



Coventry	40 mins
Birmingham	40 mins
London	1 hr 30 mins

All times are approximate



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