

## TO LET – FLEXIBLE TERMS AVAILABLE

## QUALITY CITY CENTRE OFFICES

Various Buildings and Suites,  
Coventry University Technology Park, Puma Way, COVENTRY CV1 2TT



## SUITES AVAILABLE FROM 317 – 4,800 SQ FT (29.5 – 446 SQ M) NIA

- Technology Park with outstanding facilities including state of the art Conference Centre
- Suitable for companies to collaborate with University applied research activity
- Only a short walk from mainline station and City Centre shopping
- Access to business development and support services
- A range of buildings offering space aimed at a variety of occupiers
- Generous onsite car parking

## Location

Coventry University Technology Park is a highly successful development aimed at innovative businesses who wish to locate in a vibrant Midlands City. It provides a supportive and prestigious location for forward-thinking, knowledge-based and hi-tech companies.

The landscaped site provides all the benefits of a Business Park with additional features such as site security, meeting room facilities, Bistro and state-of-the-art Conference Centre.

Whilst being just a short walk from the railway station and Coventry's main retail centre, the Technology Park is located to the south of the inner ring road (A4053) and can be accessed from Junction 5 of the ring road or via the northbound carriageway of the London Road (A4114). There is a regular mainline train service to London Euston (57 mins) and Birmingham (25 mins).

## Description

Coventry University Technology Park offers various offices across a number of properties to meet the long-term growth profile of its clients with flexible lease and licence terms to assist progression.

A comprehensive range of services and facilities compliment the accommodation offering, with business support activities available to assist in company growth, such as funding options, advice on exporting and access to the employment pool to name but a few, making the Technology Park especially suitable for small and start-up businesses. Enabling businesses to operate globally, the Technology Park is a 24 hour access site with CCTV and an out-of-hours security service. There are WC's, kitchen and shower facilities per floor.

## Innovation Centre

A distinctive three-storey building providing a supportive environment for innovative new and early stage technology-focused companies involved in the design, research and development of products and services, although not restricted to this criteria.



## Enterprise Centre

The Enterprise Centre has been designed to accommodate growing, innovative, technology-focused businesses involved in the design, research and development of products and services.



## Design Hub

The Design Hub provides office space, with top quality office services, for small to medium-sized companies where design is an integral part of their business strategy.



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### National Transport Design Centre (NTDC)

The NTDC offers office space within a state of the art facility, designed to explore new areas of transport design research and find new ways to use existing equipment, as well as creating new technologies.



### Health Design & Technology Institute (HDTI)

An iconic three story building providing the ideal environment to develop, test and showcase products whilst offering excellent opportunities to collaborate with cutting-edge research.



### VAT

The properties are VAT elected and VAT will therefore be payable.

### Energy Rating

EPCs are available upon request.

### Rent and Rates

Information regarding rates, rents and other costs are available upon request.

### Service Charge

The landlord will maintain the common parts of the estate and insure the premises. Tenants will contribute via a Service Charge. Further information is available on request.

## Accommodation

	Suite	sq m	sq ft
<b>Innovation Centre:</b>	ICG.9	52.0	560
	ICG.18	35.5	382
	IC1.14	53.0	570
	IC1.14a	35.6	383
	IC2.1	53.0	570
<b>Enterprise Centre:</b>	ECG.1	54.0	581
	EC1.1	54.0	581
	EC1.2	230.0	2,476
	EC1.3	68.0	732
<b>Design Hub:</b>	DC2.1	52.0	560
<b>Innovation Village:</b>	IV7 GF	195.0	2,099
	IV6 FF	251.0	2,702
<b>NTDC:</b>	NTDC1.1	32.5	350
	NTDC1.6	29.5	317
<b>HDTI:</b>	HDTI1.11	94.6	1,018
<b>SGI:</b>	2nd Floor	266.09	2,864

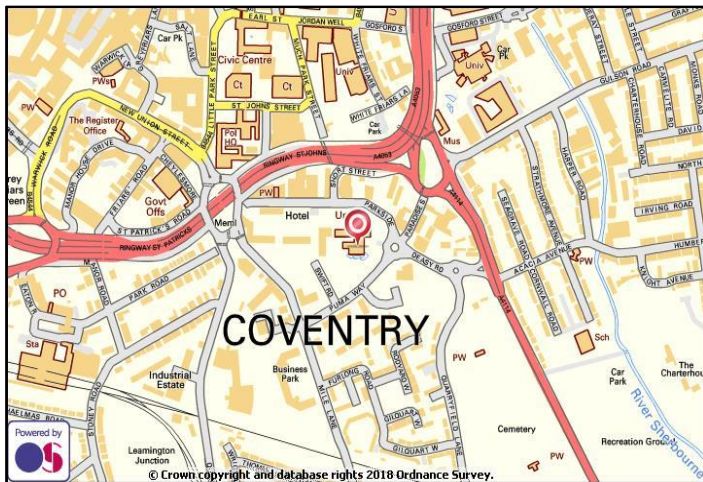
## Legal Fees

Each party will be responsible for their own legal costs incurred in the preparation and granting of a new lease. Abortive fees may be payable.

## Viewing

Strictly by appointment with the sole agent:

**NICK HOLT** **024 7655 5180**  
**EDWARD JENKINSON** [agency@holtcommercial.co.uk](mailto:agency@holtcommercial.co.uk)



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