



**ASSEMBLY**  
WARWICK

**RE-IMAGINED AND RE-PURPOSED.**

**A PLACE DESIGNED TO COME TOGETHER  
FOR A COMMON PURPOSE, INTERACT  
AND CREATE MOMENTS OF SERENDIPITY  
THAT FUEL CREATIVITY.**

**ASSEMBLY, WARWICK**

**77,160 SQ FT**

**(7,170 SQ M)**

# ALL TOGETHER BETTER

Redesigned with the experience of the end user front-and-central, Assembly will provide the highest quality flexible workspace across ground and two upper floors.



# SPACE ACTIVATED

A new 'activity square' and pergola, in addition to extensive green landscaping, heighten the arrival experience as well as creating relaxation and wellness space for occupiers.

ACTIVITY SQUARE

ASSEMBLY

CGI For indicative purposes only.

# PEOPLE FIRST

The refurbished, full-height reception creates a welcoming impression to workers and visitors alike, with various casual spaces to meet or relax.

CGI. For indicative purposes only.



CGIs. For indicative purposes only.

# EASY RIDERS

The building's new cycle block provides secure cycle storage along with shower and locker facilities.



**72X**  
secure, internal  
cycle spaces



**7X**  
showers  
3x male  
3x female  
1x accessible



**72X**  
lockers



**1X**  
Drying room

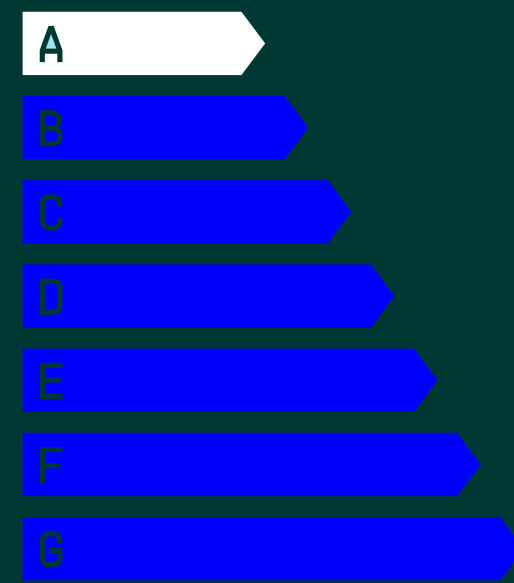


# BUILT IN SUSTAINABILITY



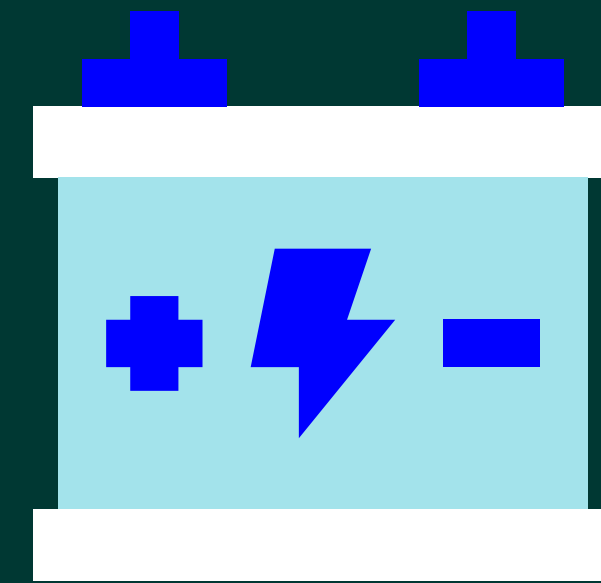
**EXCELLENT**

(Targeted)



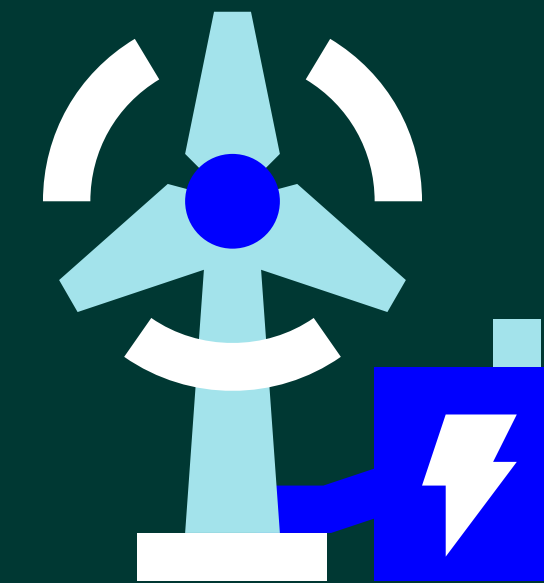
**EPC A**

(Targeted)



**100% ELECTRIC**

Heating



**RENEWABLE**

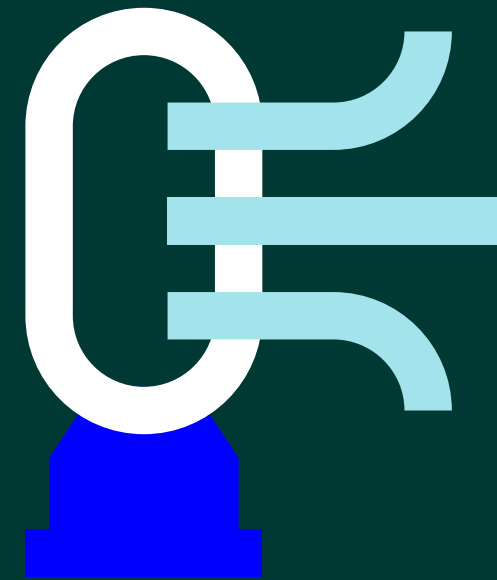
Energy Sources

# SMART ENABLED



## ACCESS

Smart Building Access



## OPERATION

Real time air quality monitoring  
Real time temperature monitoring  
User interface for buildings  
managers to control lighting  
and temperature



## ENERGY

Real-time energy usage data  
for occupiers

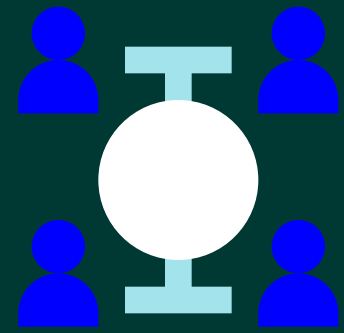


## MAINTENANCE

App based fault reporting for  
occupiers  
Real-time fault reporting from BMS to  
building management team  
Real-time fault monitoring, with  
automated resolution to enhance  
building performance and reduce  
energy consumption



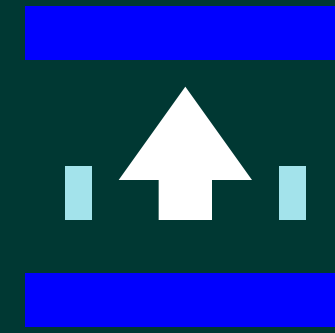
# SUMMARY SPECIFICATION



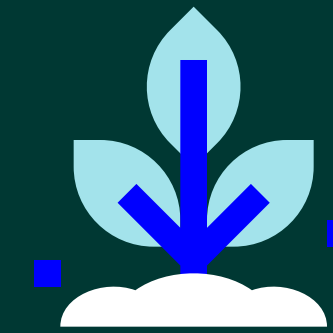
Occupancy  
1 : 10 sq m



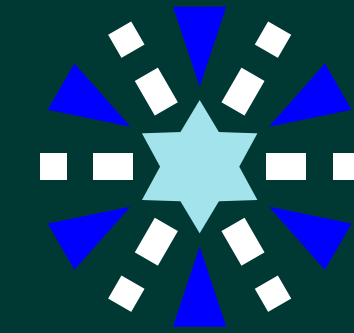
2 x 15 person lifts  
+ 1 x goods lift



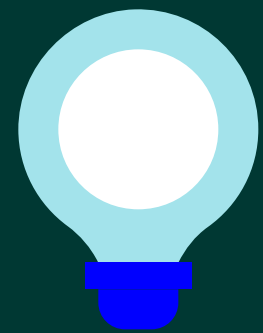
Floor-to-soffit 3.6m\*  
Floor-to-ceiling 2.70m\*



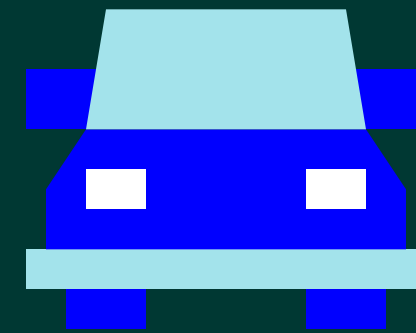
Communal terrace / garden



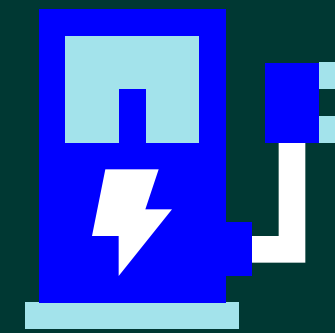
VRF comfort cooling and heating  
with individual floor digital controls



New LED lighting and  
control: presence detection  
and daylight sensing



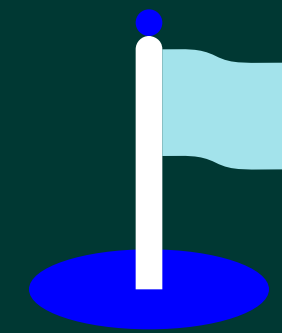
392 secure car  
parking spaces



40 electrical vehicle  
charging spaces

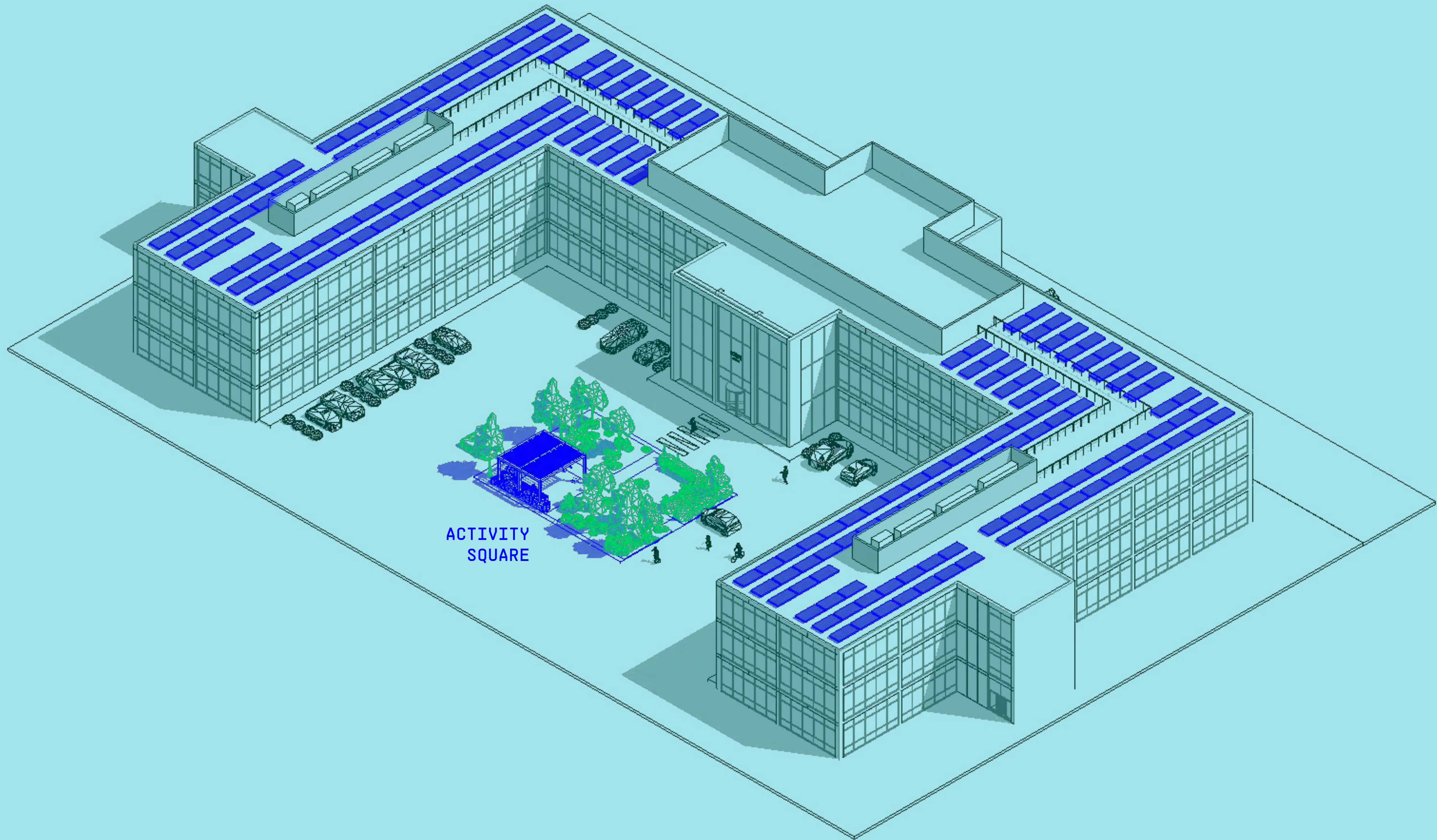


Brand new reception with  
lounge and workspaces



Wellbeing block with showers,  
lockers, drying facilities & bike store.

\* Minimum heights





A

TYPICAL FLOOR

ASSEMBLY

# ACCOMMODATION

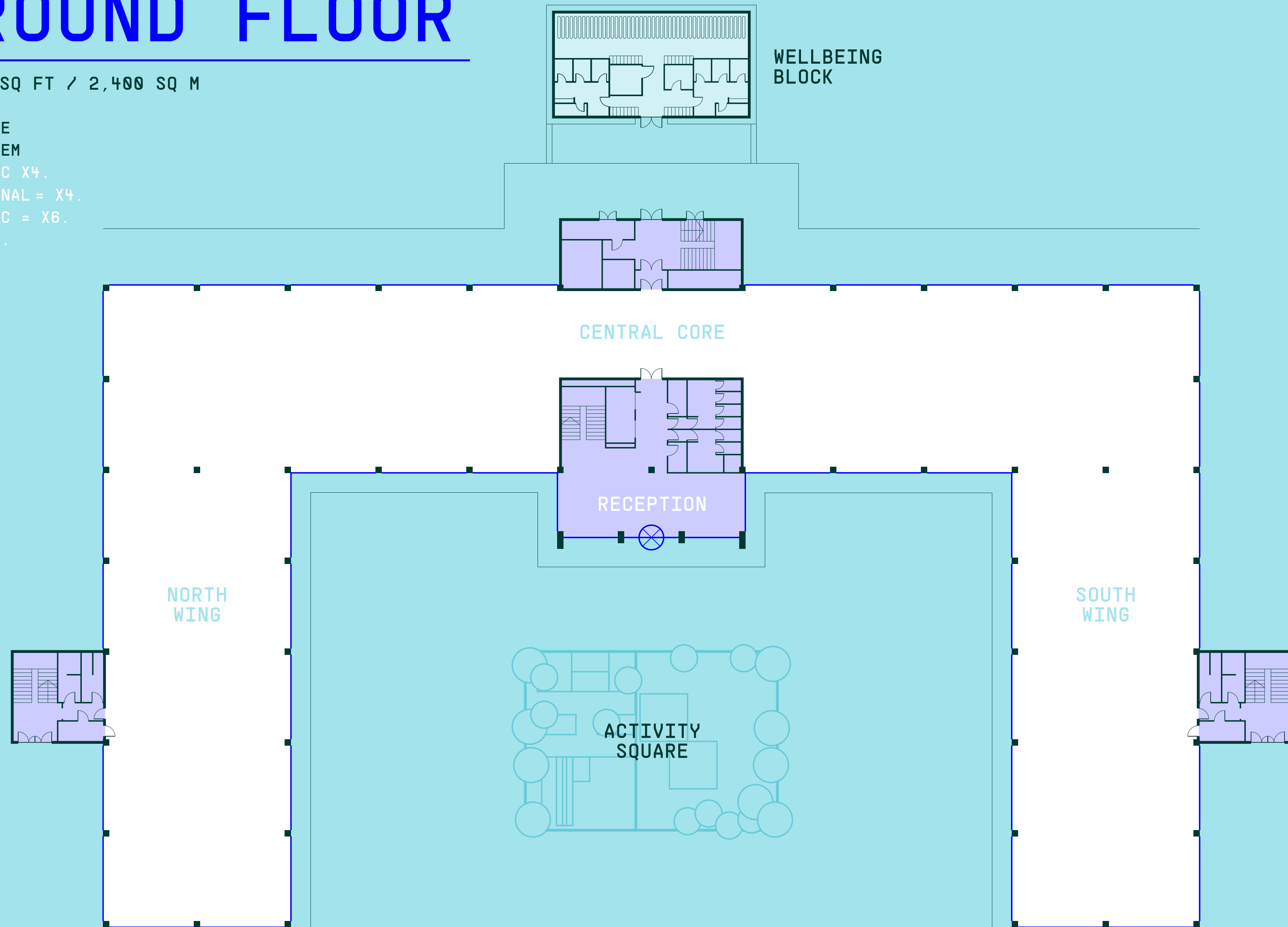
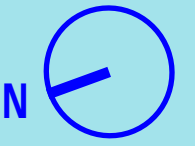
FLOOR	SQ FT	SQ M
SECOND	25,487	2,368
FIRST	25,839	2,401
GROUND	25,833	2,400
<b>TOTAL</b>	<b>77,159</b>	<b>7,168</b>

Net internal areas.

# GROUND FLOOR

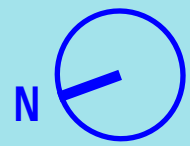
25,833 SQ FT / 2,400 SQ M

MAIN CORE  
WC QUANTEM  
MALE = WC X4.  
MALE URINAL = X4.  
FEMALE WC = X6.  
DDA = X3.



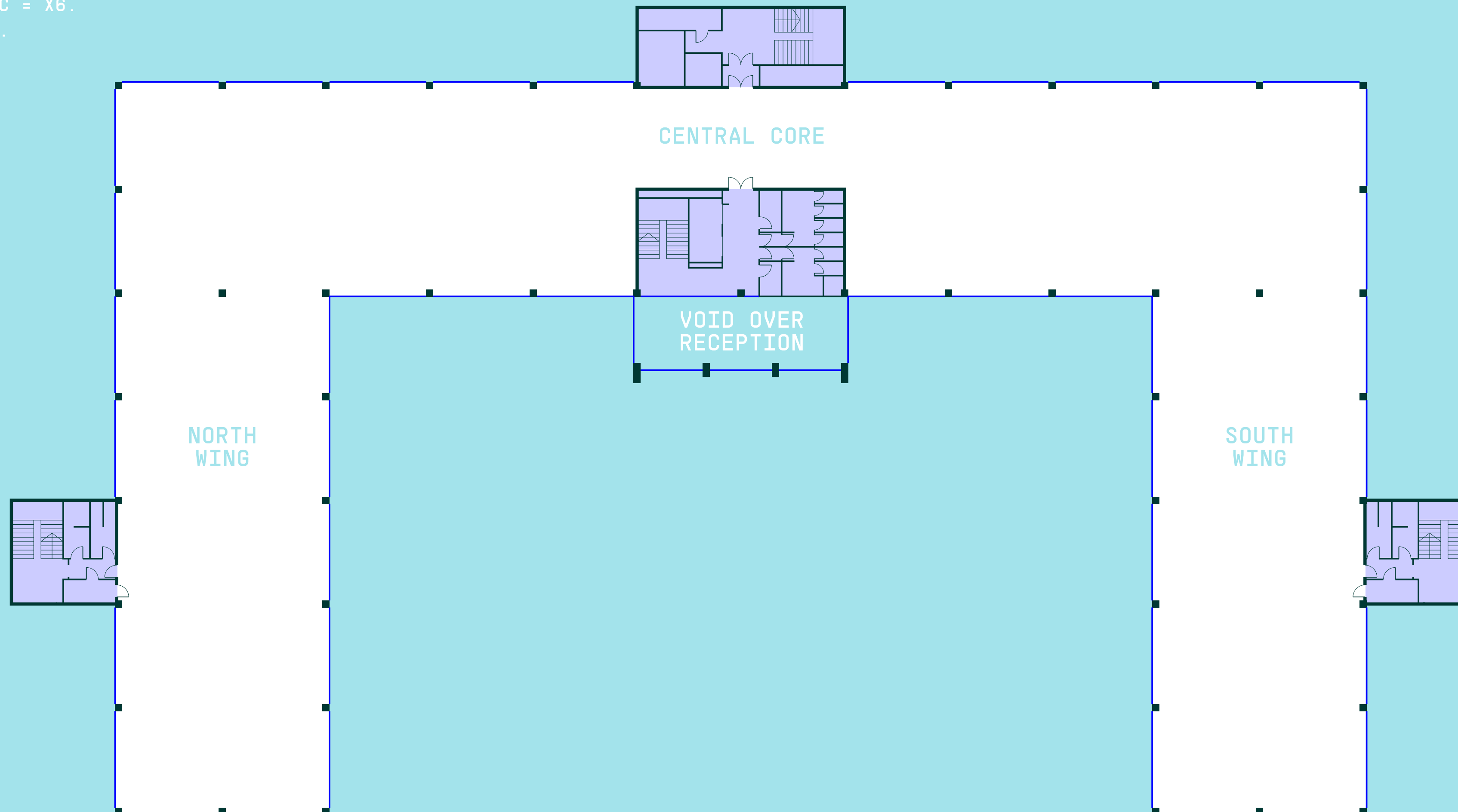
Plan not to scale. For indicative purposes only

# FIRST FLOOR



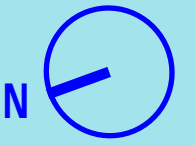
25,839 SQ FT / 2,401 SQ M

MAIN CORE  
 WC QUANTEM  
 MALE = WC X4.  
 MALE URINAL = X4.  
 FEMALE WC = X6.  
 DDA = X3.



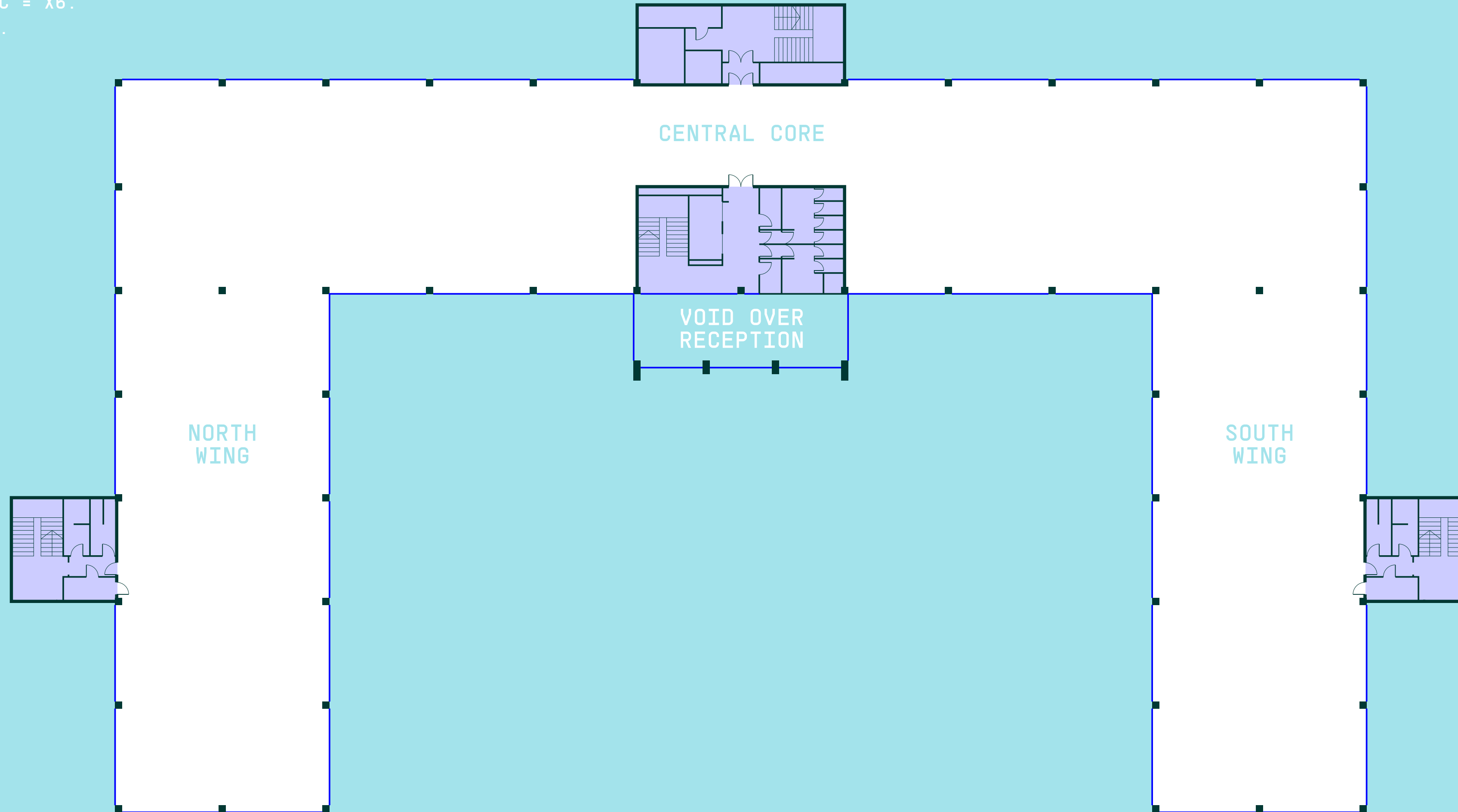
Plan not to scale. For indicative purposes only

# SECOND FLOOR



25,487 SQ FT / 2,368 SQ M

MAIN CORE  
 WC QUANTEM  
 MALE = WC X4.  
 MALE URINAL = X4.  
 FEMALE WC = X6.  
 DDA = X3.



Plan not to scale. For indicative purposes only



WARWICK  
 ○  
 1 MILE

ASSEMBLY  
 WARWICK



ROYAL  
 LEAMINGTON SPA  
 ○  
 2.5 MILES





WARWICK PARKWAY

WARWICK

LEAMINGTON SPA

WARWICK

ROYAL LEAMINGTON SPA

ASSEMBLY  
WARWICK

Sat Nav  
CV34 6DA  
///What 3 Words

LANES . PIPES . PROUD

M40 / J15



M40 / J14

Flat Rabbit Road

Banbury Road

Warwick Bypass

Oakley Wood Road

Leamington & County Golf Course

Harbury Lane

Birmingham Road

Coventry Road

Emscote Road

Willies Road

Warwick Race Course

Myton Road

Warwick Bypass

High Street

Queensway

St Helen's Road

A46

Banbury Road

Europa Way

Hampton Road

RIVER AVON

Gallows Hill

Sat Nav

Stratford Road

Heathcote Lane

Tachbrook Park Drive

Europa Way

Harbury Lane

Tachbrook Road

M40 / J15

Flat Rabbit Road

Banbury Road

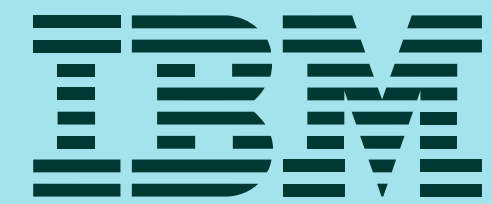
Warwick Bypass

Oakley Wood Road

Leamington & County Golf Course

Harbury Lane

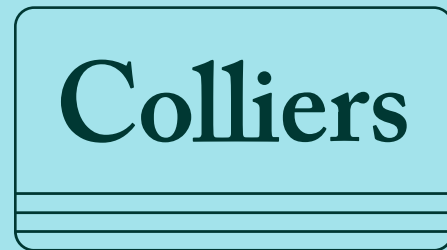
# LOCAL OCCUPIERS INCLUDE:



LOCAL OCCUPIERS

ASSEMBLY

## FURTHER INFORMATION



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WARWICK

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