

**A WORK IN**

**THE WOODS**

**GRADE A OFFICE SPACE TO LET ——— 7,500 - 25,000 SQFT**

**HAYWOOD ROAD, WARWICK CV34 5AH**







# IF YOU GO DOWN TO THE WOODS TODAY

The Woods represents a fresh take on workspaces, injecting inspiration and giving businesses and their employees a vibrant and invigorating workplace where innovation, creativity and enterprise can thrive.



# TURN OVER A NEW LEAF

**THIS TWO-STOREY CAT A  
80K SQFT DEVELOPMENT  
IS SO MUCH MORE THAN  
JUST AN OFFICE.**

From our high-end reception and relaxing bistro cafe to our state-of-the-art lighting, climate cooling and EV charging points, The Woods sets the bar for the region's commercial market.

We understand that all businesses' needs are distinct and we also know that there is no one-size-fits-all solution for creating a space for success.

At The Woods, we offer collaborative spaces, co-working offices and everything in between, making this the perfect destination workplace for the West Midlands.





# SEE THE WOODS FOR THE AMENITIES



MANNED  
RECEPTION



MEETING  
ROOMS



BREAKOUT  
AREAS



SHOWER  
FACILITIES



CYCLE  
RACKS



OUTDOOR  
SPACE







# LET'S WORK IN THE WOODS



## A DESTINATION THAT IGNITES CREATIVITY AND INSPIRATION.

Developed with employee wellbeing at its heart and with interiors inspired by nature, the reimagined space at The Woods introduces a new office concept to Warwick.

**GRADE A OFFICE SPACE**

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**NEW VRF**

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**NEW LED LIGHTING**

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**24 HOUR ACCESS**

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**RAISED FLOOR**

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**EV CHARGING**

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**PARKING**

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**DISABLED ACCESS**

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**EPC B RATING**

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Catering to the ever-changing needs of businesses across the West Midlands, The Woods provides an environment built to suit everyone. Our co-working space offers freelancers, small companies or even large organisations seeking satellite offices, an invigorating place to work and collaborate.

# FLOORPLANS



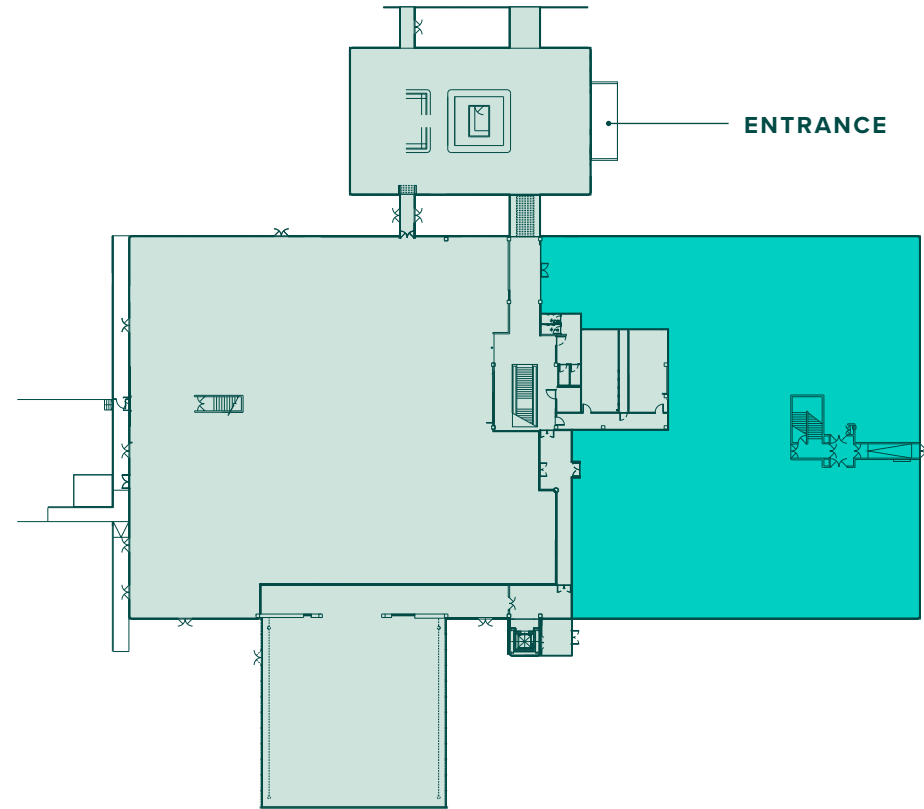
# HIGH-SPECIFICATION OFFICE WORKSPACE

From the tranquil outdoor spaces, EV charging points, state-of-the-art lighting and climate cooling to our high-end reception area and bistro cafe, The Woods boasts a number of amenities that transform traditional office space into a hospitality experience.

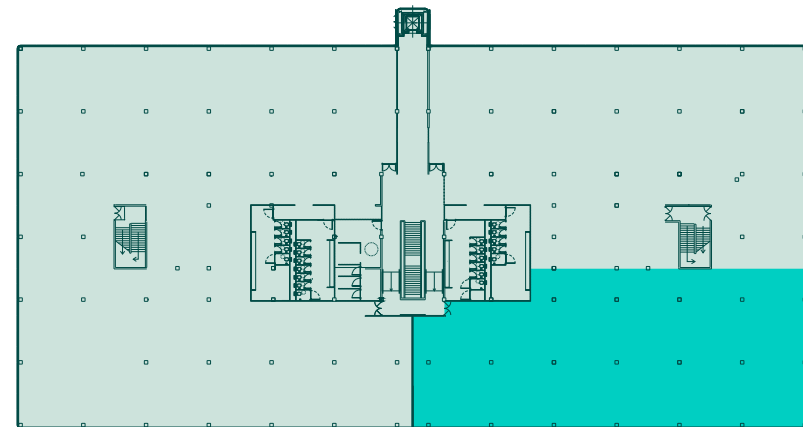
## FLOOR LEVEL

FIRST	8,783 SQFT
GROUND	17,125 SQFT

# SPACE AVAILABLE FROM 7,500 SQFT TO 25,000 SQFT



GROUND FLOOR



FIRST FLOOR







# OUT OF THE WOODS

RECLAIMING ITS RIGHTFUL PLACE AT THE CENTRE OF THE WEST MIDLANDS BUSINESS COMMUNITY.



**Our prime location means The Woods is never too far out of reach. Whether by train, car, bike or by foot, occupiers can enjoy a smooth commute.**

Located North of Warwick Town Centre, commuters have a wide variety of transport options to choose from.

The Woods offers excellent connectivity with travel networks in close proximity including ample on-site parking.

Just a stone's throw away from the M40 and wider national motorway network, The Woods is perfectly located just under 30 minutes away from Birmingham Airport, perfect for those needing to travel further afield.

No matter where you're based, The Woods keeps you connected.





THE **WOODS**

WARWICK PARKWAY

WARWICK GOLF CENTRE

WARWICK RACE COURSE

THE TUDOR HOUSE

WARWICK DRIVING TEST CENTRE

ST MICHAEL'S HOSPITAL

LORD LEYCESTER HOSPITAL

WARWICK HOSPITAL A&E

PRIORY PARK

ST MARY'S CHURCH

WARWICK CASTLE

**WARWICK**

WARWICK PARKWAY

ST JOHN'S HOUSE

ST NICHOLAS PARK

THE BRIDGE HOUSE THEA

Birmingham Rd

Warwick Bypass

Warwick Bypass

Birmingham Rd

Cape Rd

Cape Rd

Coventry Rd

Emscote Rd

River Avon

Banbury

L AJAX

A4180



## KEY PLACES



**WARWICK  
CASTLE**

5 min drive



**UNIVERSITY  
OF WARWICK**

11 min drive



**COVENTRY  
UNIVERSITY**

14 min drive



**BIRMINGHAM  
CITY CENTRE**

46 min drive

## WALKING



**PREMIER  
INN**

1 min walk



**CAPE OF GOOD  
HOPE PUB**

12 min walk



**WARWICK  
PARKWAY**

18 min walk



**PRIORY  
PARK**

23 min walk

## TRAVELLING



**WARWICK  
PARKWAY**

3 min drive



**JUNCTION 15  
OF THE M40**

5 min drive



**WARWICK  
STATION**

7 min drive



**BIRMINGHAM  
AIRPORT**

28 min drive



# BRAUNCH OUT





MAXI  
HAULAGE

ROYAL MAIL

VOLVO  
GROUP UK

ABILITYNET

THE WOODS

WARWICK BYPASS

IBM

TELENT  
TECHNOLOGY  
SERVICES



HAYWOOD ROAD, WARWICK CV34 5AH

# A WORK IN THE WOODS



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