

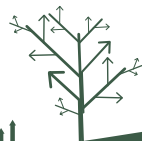
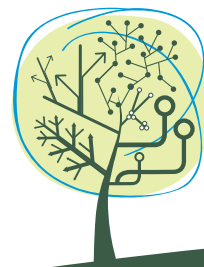
# ABBHEY PARK

Space to Grow

## Abbey Park Office Campus

New Grade A offices and research & development buildings in a beautiful parkland setting in Stareton, Warwickshire CV8 2LY

- Bespoke buildings from 15,000 - 150,000SF.
- Low density tranquil 60 acre site.
- Centered amid industry leading Creative Clusters for the Auto, Aerospace and research businesses
- At the heart of the motorway network.

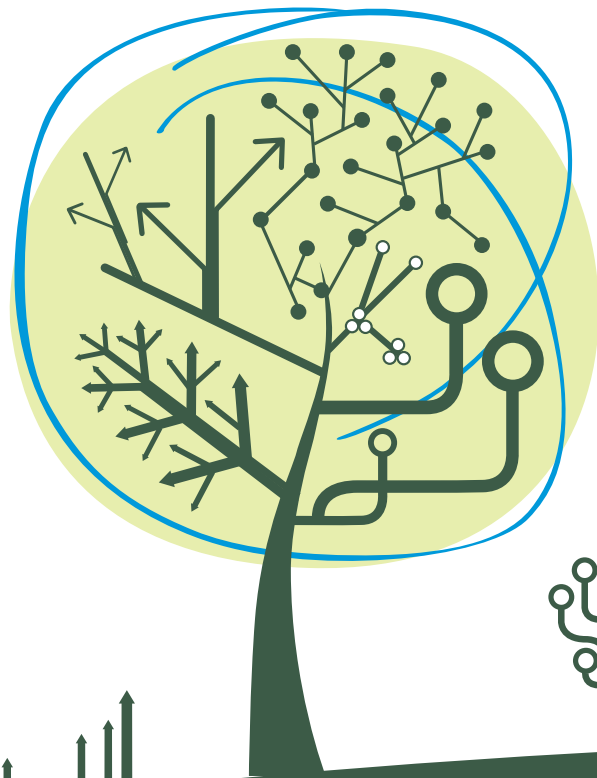




## Abbey Park Office Campus

Phase two is underway on this established business park to provide 150,000 sqft gross internal area of "Grade A" specification office space ideally suited for research and development uses. Spread over five new buildings in this beautiful and unique 60-acre Grade 2 listed parkland setting. Within a 10-minute drive of Coventry, Warwick, Leamington Spa and Kenilworth.

- Premium low-density development with room to breathe.
- Great strategic location.
- In the heart of the UK's creative industries cluster for Auto, Aerospace and research businesses.
- Just 8.5 miles from University Hospital Coventry and Warwickshire.
- Close to both Warwick + Coventry Universities.
- Less than 3 miles from Jaguar Land Rover Global Headquarters.
- 24-hour barrier controlled security.
- Number plate recognition entry system.
- Dual fibre optic diversity.
- Generous parking provisions.
- On site management suite + concierge service.
- Outdoor gym, table tennis, woodland trails and picnic areas with 30 acres of amenity space.
- 50% already developed & occupied by International & substantial organisations.
- Highly skilled and diverse workforce.





Indicative HQ building







Visual interpretation of canteen area



Visual interpretation of the employee zone



Visual interpretation of the foyer

# Schedule of accommodation as approved

	Net Internal Area	sq.m	sq.ft
Building A	Ground	1,282	13,799
	First	1,309	14,090
	Second	770	8,288
	<b>Total</b>	<b>3,361</b>	<b>36,177</b>
Building B	Ground	1,031	11,097
	First	1,031	11,097
	Second	602	6,479
	<b>Total</b>	<b>2,664</b>	<b>28,673</b>
Building C	Ground	1,031	11,097
	First	1,031	11,097
	<b>Total</b>	<b>2,062</b>	<b>22,194</b>
	Building D	Ground	1,206
First		1,206	12,981
<b>Total</b>		<b>2,412</b>	<b>25,962</b>
Building E		Ground	711
	First	711	7,653
	<b>Total</b>	<b>1,422</b>	<b>15,306</b>
			<b>11,151</b>

## Total NIA development (new)

The above schedule is indicative of typical building designs.



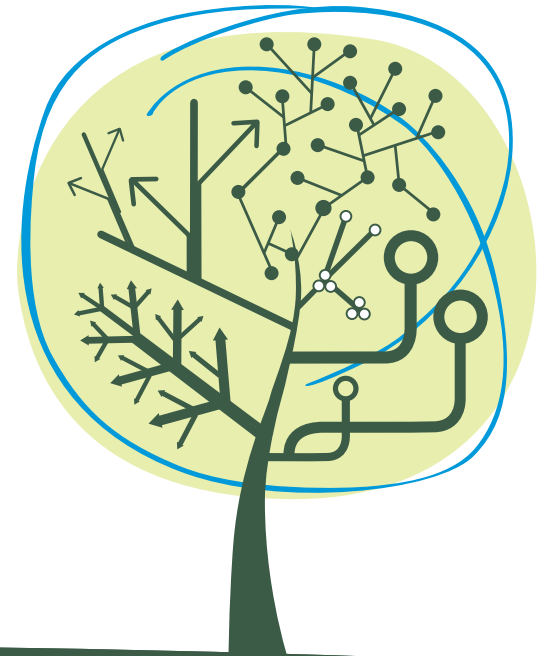


## IT Infrastructure

The IT infrastructure at Abbey park is being developed to provide occupiers with *state of the art connectivity*, security and diversity.

The site has high speed fibre optic cabling to make available bespoke internet and telecoms solutions, with occupiers now able to benefit from business-grade broadband up to 100Mbit/s and gigabit dedicated leased lines.

There is connectivity to a resilient national network based around a 10-Gigabit Ethernet Core providing occupiers access to a full range of connectivity solutions to meet every business need and budget.



## Abbey Park

Abbey Park is equidistant from Coventry, Warwick, Leamington Spa and Kenilworth, all less than a 10 minute drive away. In addition there is easy access to the motorway network, 2 mainline railway stations and both Birmingham and Coventry Airports. All of which makes Abbey Park the ideal place for business.

Sat Nav:  
CV8 2LY





### Distance to:

- Kenilworth 4 miles
- Leamington Spa 5 miles
- Coventry 5 miles
- Warwick 6 miles
- Birmingham 20 miles



### Rail:

- Coventry Station 5.2 miles
- Leamington Spa Station 6 miles
- Warwick Parkway Station 7 miles
- Birmingham New Street 25 miles



### Bus:

- Bus number 539
- Coventry - Baginton - Stoneleigh - Kenilworth



### Road:

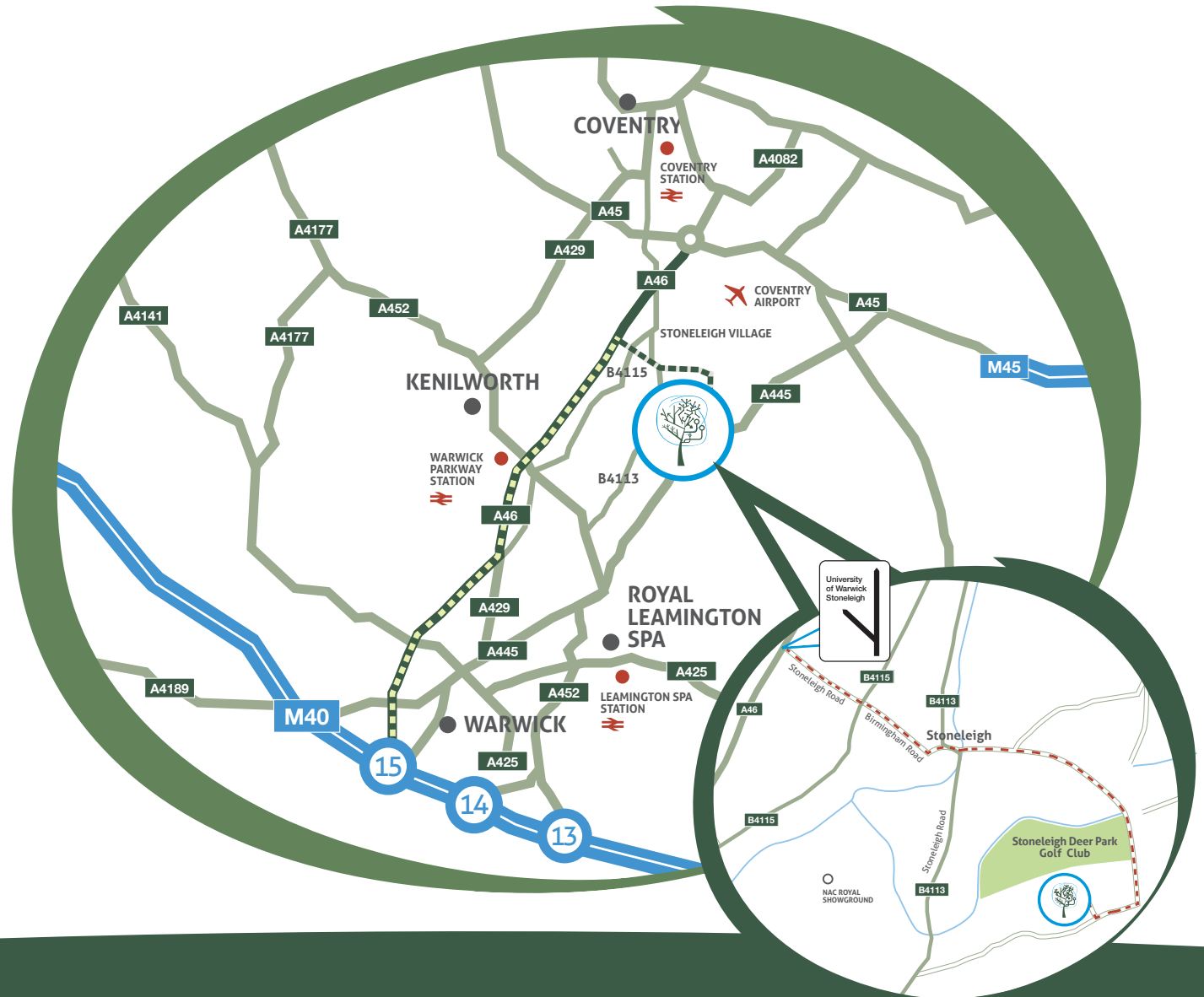
- A46 1.8 miles
- Giving direct access to: M40, M42, M45/M1, M6, M69



### Airports:

- Birmingham Int. Airport 15 miles
- Coventry Airport 1.5 miles

For more information on local transportation and travel times visit: [www.networkwestmidlands.com](http://www.networkwestmidlands.com)





# ABBEY PARK

Space to Grow

[www.abbeyparkoffices.com](http://www.abbeyparkoffices.com)

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## Marketing Agents



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