

BARRE

REFURBISHED OFFICES TO LET | 4,000 TO 17,664 SQ FT | 140 CAR PARKING SPACES

The opportunity

One Warwick Technology Park is a Headquarters office building which benefits from comprehensively refurbished reception, common areas and 2 office suites situated on the ground and second floors.

Both the ground floor and Second floor suites have undergone recent refurbishment.

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, Borg Warner, Tulip International, Warwickshire Police, Mid Counties Co-Op, Baker Hicks 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.







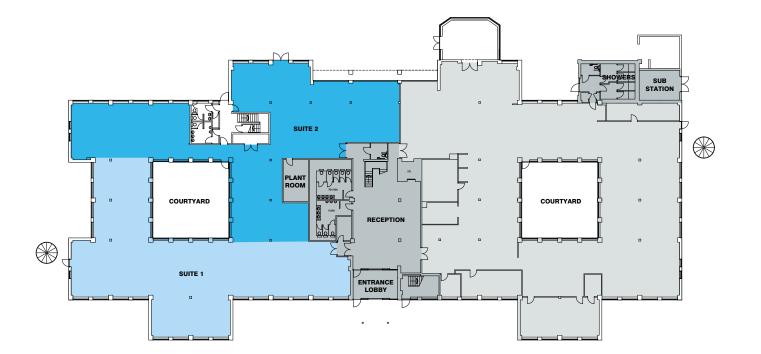
Accommodation schedule

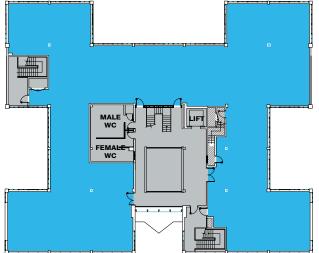
| Floor | Sq Ft | Sq M |
|--------|--------------------|--------|
| Ground | 9,624 | 894 |
| Ground | Let to Baker Hicks | |
| First | Let to Borg Warner | |
| Second | 8,040 | 746.94 |

78 parking spaces available at the ratio of 1 per 226 sq ft

A further **62 spaces** are available by way of separate licence which would improve the ratio to 1 per 126 sq ft

Floorplates





Ground Floor - 9,624 sq ft

Second Floor - 8,040 sq ft



The specification

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

- Passenger lift
- Refurbished male and female WCs at each level
- Secure electronic card activated access control to the car park and main reception
- 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
- LED lighting
- · Raised access floor

EPC

EPC rating of 'A' has been achieved on the Ground Floor and EPC rating of 'B' has been acheived on 2nd floor.

VA

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.





SHOWERS with cycle storage facilities



is located within approximately **30 minutes drive time**



1 2 MILES from junction 13, 14 & 15 of the M40 motorway

140 dedicated car parking spaces



TRIPLE 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.



AVISC

Adrian Griffith

Kn<u>ight</u> Frank

Will Higgins

Jamie Phillips

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Travel Times:

| | Warwick Town Centre | e 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 |
| <u> </u> | Coventry | 40 mins |
| | Birmingham | 40 mins |
| | London | 1 hr 30 mins |
| | | All times are approximate |
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