

one WARWICK TECHNOLOGY PARK

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.


one
WARWICK
TECHNOLOGY PARK





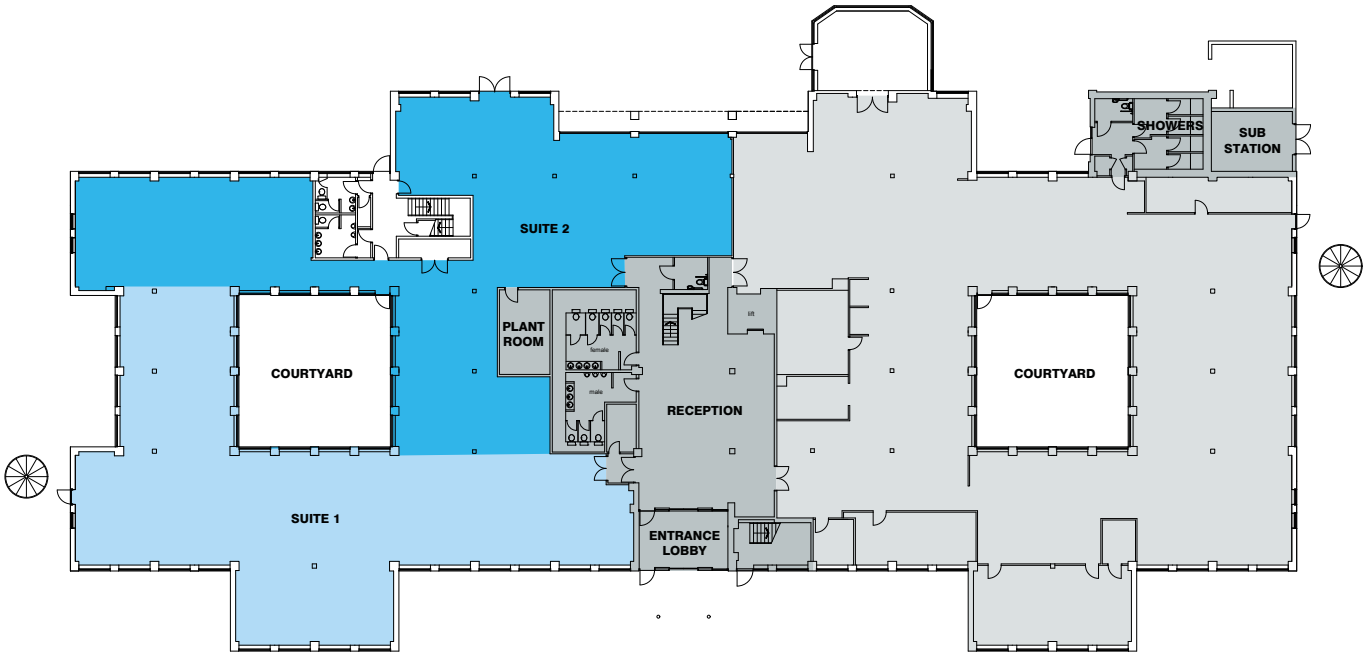
Accommodation schedule

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

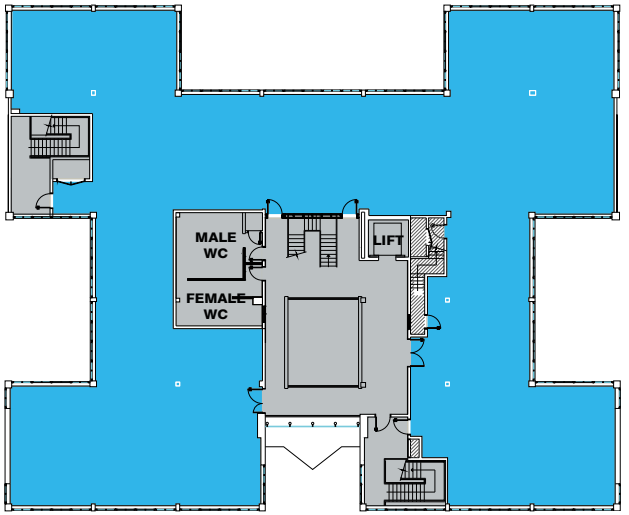
78 parking spaces available at the ratio of 1 per 226 sq ft

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

Available

Indicative splits

Let

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.

VAT

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.

Passenger
LIFT

Refurbished
male, female and
DDA WCs

SHOWERS
with cycle
storage facilities



RAIL
connections
directly serving
Birmingham and London

BIRMINGHAM AIRPORT
is located within approximately
30 minutes drive time

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

140
dedicated
car parking spaces

EPC 'A'
RATING

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.



Travel Times:

Warwick Town Centre	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

Coventry	40 mins
Birmingham	40 mins
London	1 hr 30 mins

All times are approximate

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