

TO LET

**Modern Office
Campus with
the Opportunity
for R&D and
Laboratory Space**

Coventry University
Technology Park
CV1 2TT



Suites range from
170 to 4,300 sq ft
(15.9 to 399.5 sq m)

cutp.uk

Available Immediately

**BROMWICH
HARDY**
024 7630 8900
www.bromwichhardy.com



High quality office accommodation situated on the much sort after Coventry University Technology Park

Park Highlights

01



**MANNED
RECEPTION**

02



**LIFT
ACCESS TO
ALL FLOORS**

03



**ALLOCATED
CAR PARKING**

04



**ELECTRIC
CHARGING
POINTS**

05



**24 HR
ON-SITE
SECURITY**

06



**MEETING &
CONFERENCE
ROOMS**

07



**KITCHEN
FACILITIES**

08



**SUPERB
CENTRAL
LOCATION**

Coventry Train Station

- 10 minute walking distance
- New virtual light railway network serving the Coventry Technology Park from the station

Coventry Technology Park is home to a mix of well established and start-up business, technology, engineering and R&D companies





Location

Coventry University Technology Park is well located on the south side of central Coventry, a short distance from the ring road (A4053) which in turn connects to the A45, A46 and M6 motorway.

The city centre is situated approximately half a mile to the north and the station just a short walk to the west, providing regular services to London Euston (55 mins) and Birmingham (25 mins). Birmingham International Airport is located approximately 10 miles to the north-west.

The park is served by various bus routes providing transport across the city. Bus stops are located on London Road (5 minute walk), Warwick Road (12 minute walk) and Quinton Road (14 minute walk).



City centre 3 minute walking distance to main campus

Description

Coventry University Technology Park offers various office suites across a number of properties, combining to create a collaborative and innovative environment on a thriving campus.

In addition, the ability to offer residential hotel style accommodation facilities for visiting professionals at competitive prices.

Units available

Small

From
175 to 1000 sq ft
16.2 to 93 sq m

Medium

From
1000 to 4000 sq ft
93 to 371.6 sq m

Large

From
4000+ sq ft
371.6+ sq m

The Park benefits from excellent amenities with high quality offices landscaped grounds, allocated car parking, 24 hour access, on-site security and barriers, a café and conference centre available for bookings.

smarter working suite



Whatever size your business is, we have a space that fits

Tenant Benefits

Tenants are able to access a range of exclusive benefits

Facilities

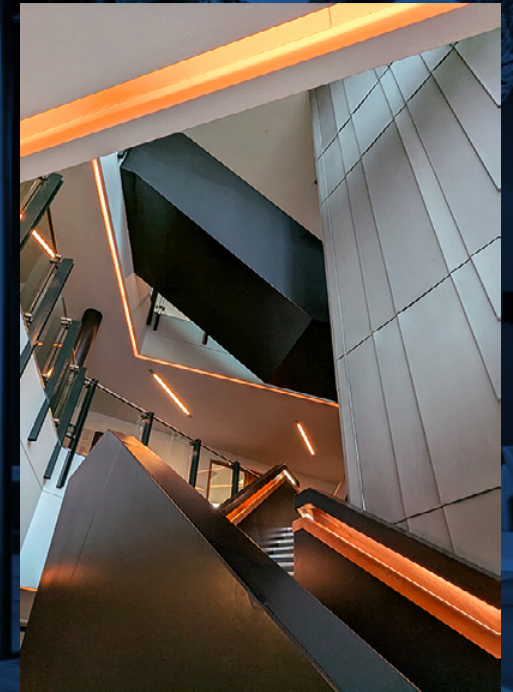
- 01  **Modern Bistro / Coffee Shop**
Superb food, surroundings and atmosphere
- 02  **Small Meeting Rooms**
Rooms holding up to eight people
- 03  **Conference Facilities**
Professional spaces fit for almost any purpose
- 04  **Electric Charging Points**
74kWh Type 2 pay-as-you-charge
- 05  **Shower Facilities**
Kitchen and shower facilities on every floor
- 06  **Electric Bikes**
Lime electric bikes available for hire

Support

- 01  **Comprehensive business support**
Easy access to experts in business support
- 02  **Dedicated Manned Reception**
with telephone answering and message service
- 03  **Access to academics**
Partnership between academia and business



Everything your business needs to succeed, on one site



Small Office Units

From

175 to 1000 sq ft
16.2 to 93 sq m

Ideal for

- Start-ups
- Small teams
- Collaborative ventures



Medium Office Units

From

1000 to 4000 sq ft
93 to 371.6 sq m

Ideal for

- SMEs
- Scaling businesses
- Hybrid work scheduling



Large Office Units

From

4000+ sq ft
371.6+ sq m

Ideal for

- Regional Head Quarters
- Development hubs
- Organisations requiring incorporated private offices and meeting rooms







Further Information

TERMS

Effective FRI for a term to be agreed.

VAT

Applicable.

LEGAL FEES

Each party to bear their own costs

POSSESSION

Available Immediately

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for Anti Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWING

By appointment through the sole agent.



Bromwich Hardy

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