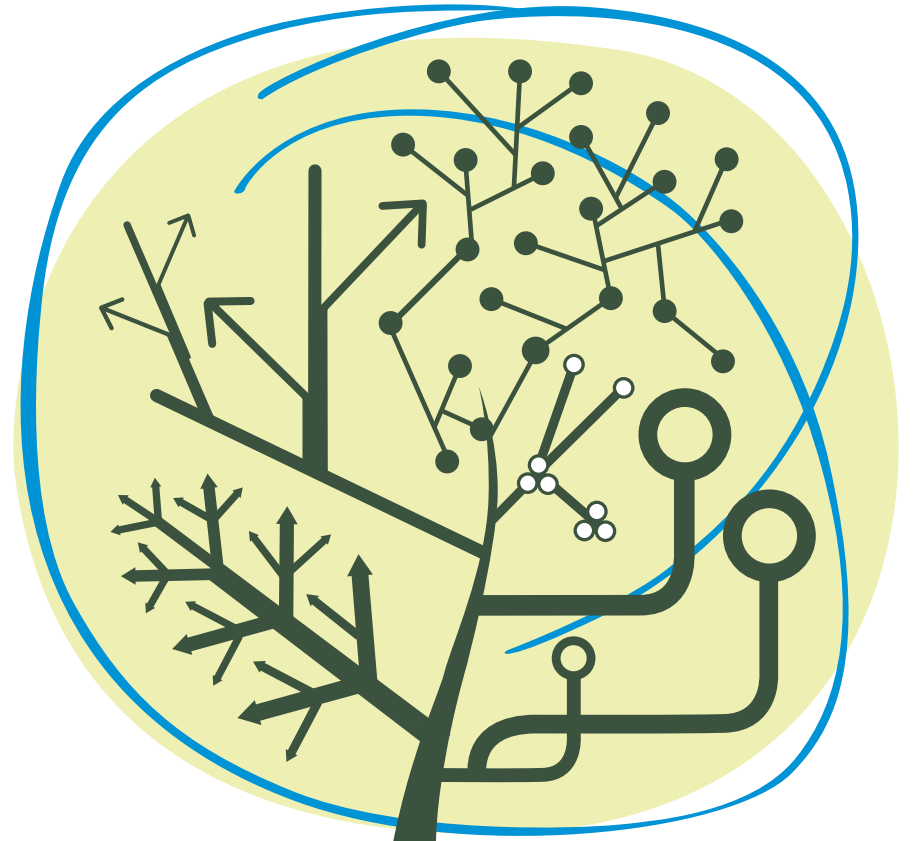


Abbey Park

Space to Grow

Abbey Park Office Campus

New Grade A offices in a beautiful parkland setting in Stoneleigh, Warwickshire CV8 2LY

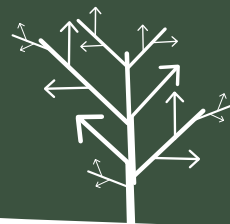
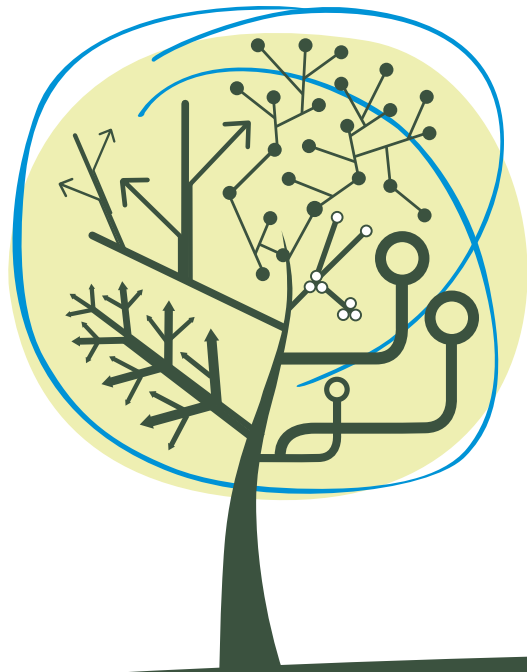




Abbey Park Office Campus

Phase two is underway on this established business park to provide 150,000 sqft gross internal area of "Grade A" specification office space 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 premier automotive and aerospace industries region.
- Less than 3 miles from Jaguar Land Rover Global Headquarters.
- Close to both Warwick + Coventry Universities.
- 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, picnic areas.
- Suites from 6,479 sqft net internal area.
- 50% already developed & occupied by International & substantial organisations – AGCO, Draexlmaier British Horse Society, City & Guilds.



Schedule of accommodation

| | Net Internal Area | sq.m | sq.ft |
|------------|-------------------|---------------|----------------|
| Building A | Ground | 1,282 | 13,799 |
| | First | 1,309 | 14,090 |
| | Second | 770 | 8,288 |
| | Total | 3,361 | 36,177 |
| Building B | Ground | 1,031 | 11,097 |
| | First | 1,031 | 11,097 |
| | Second | 602 | 6,479 |
| | Total | 2,664 | 28,673 |
| Building C | Ground | 1,031 | 11,097 |
| | First | 1,031 | 11,097 |
| | Total | 2,062 | 22,194 |
| Building D | Ground | 1,206 | 12,981 |
| | First | 1,206 | 12,981 |
| | Total | 2,412 | 25,962 |
| Building E | Ground | 711 | 7,653 |
| | First | 711 | 7,653 |
| | Total | 1,422 | 15,306 |
| | | 11,151 | 128,312 |

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 and has partnered with WarwickNet 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.

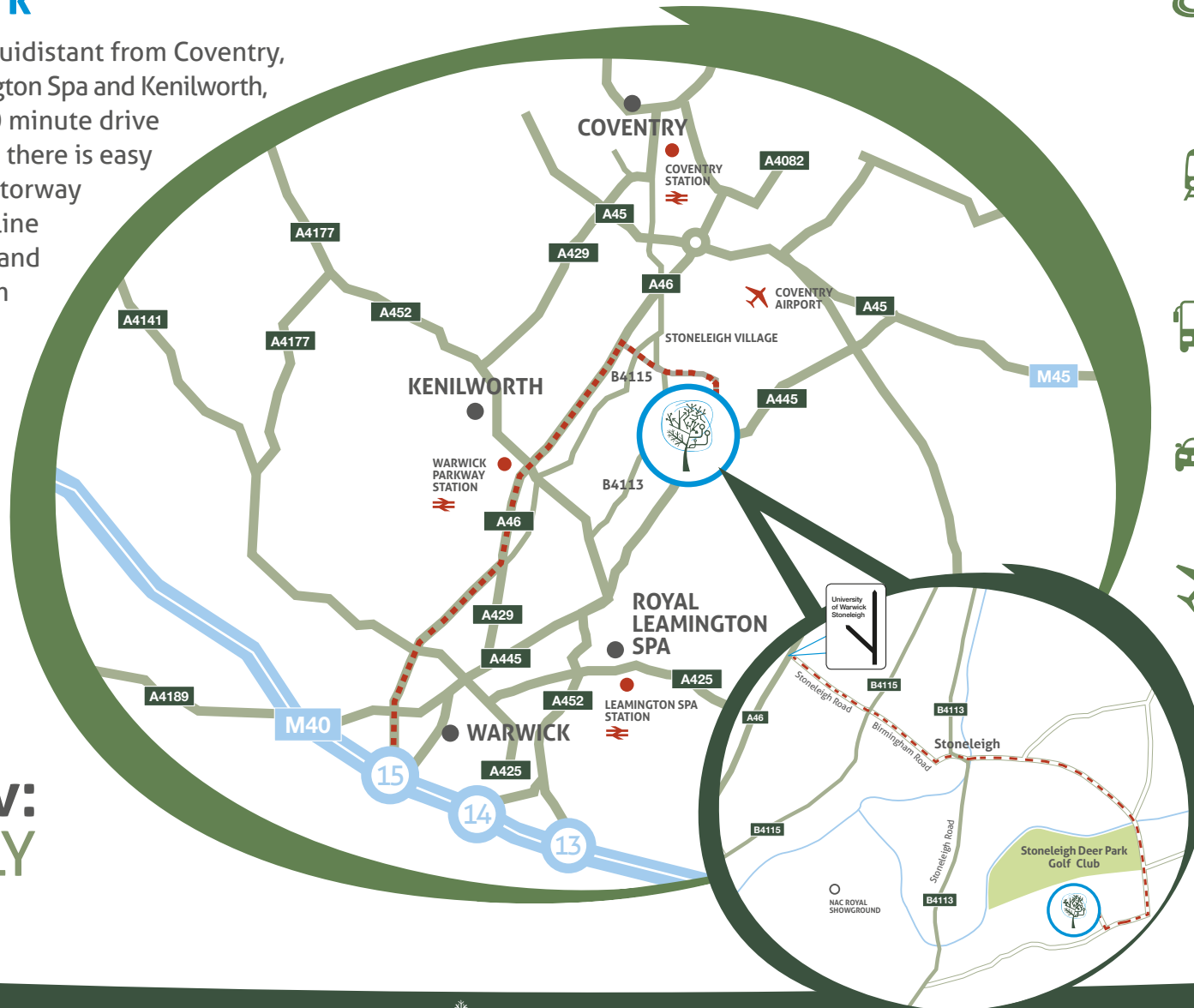
There is connectivity to a resilient national network based around a 10-Gigabit Ethernet Core providing occupiers access to a full range of connectivity solutions to meet every business need and budget.



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



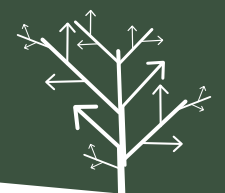
Airports:

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

For more information on local transportation and travel times visit:
www.networkwestmidlands.com



naturally connected...





www.abbeyparkoffices.com

Sat Nav: CV8 2LY

Marketing Agents



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