

## TO LET

## QUALITY OFFICE SPACE COVENTRY CITY CENTRE

Enterprise Centre, Coventry University Technology Park,  
Puma Way, COVENTRY CV1 2TT



## Suites available from 699 to 2,594 SQ FT (65-241 SQ M) NIA

- Technology Park with outstanding facilities including state of the art Conference Centre
- Suitable for companies to collaborate with University applied research activity
- Only a short walk from mainline station and City Centre shopping
- Access to business development and support services

## Location

Coventry University Technology Park is a highly successful development aimed at innovative businesses who wish to locate in a vibrant Midlands City. It provides a supportive and prestigious location for forward-thinking, knowledge-based and hi-tech companies.

The landscaped site provides all the benefits of a Business Park with additional features such as site security, meeting room facilities, Bistro and state-of-the-art Conference Centre.

Whilst being just a short walk from the railway station and Coventry's main retail centre, the Technology Park is located to the south of the inner ring road (A4053) and can be accessed from Junction 5 of the ring road or via the northbound carriageway of the London Road (A4114). There is a regular mainline train service to London Euston (57 mins) and Birmingham (25 mins).

## Description

Coventry University Technology Park offers various offices across a number of properties to meet the long-term growth profile of its clients with flexible lease and licence terms to assist progression.

The Enterprise Centre has been designed to accommodate growing, innovative, technology-focused businesses involved in the design, research and development of products and services.

A comprehensive range of services and facilities compliment the accommodation offering with business support activities available to assist in company growth, such as funding options, advice on exporting and access to employment pool to name but a few, making the Technology Park especially suitable for small and start-up businesses. Enabling businesses to operate globally, the Technology Park is a 24 hour access site with CCTV and an out-of-hours security service. There are WC's, kitchen and shower facilities per floor.

## Accommodation

Suite	sq ft	sq m
ECG.2	2,594	241.00
EC1.3	699	64.94

\*Rent, Rates and Service Charge information available upon application.

\*The various suites are available individually or as a whole.

## Energy Rating

C56 DEC available upon request.

## VAT

The property is VAT elected and will therefore be payable.

## Specification

Offices are unfurnished and air-conditioned, and comprise:

- Fully carpeted floors and neutrally decorated walls
- Category 2 fluorescent lighting conforming to current regulations for VDU operation
- Raised floors with Category 6 data cabling and 13-amp socket availability
- Card controlled access to offices
- Independent office alarm systems

## Viewing

Strictly by appointment with the sole agent:

**HOLT COMMERCIAL**

**HOLT COURT**

**16 WARWICK ROW**

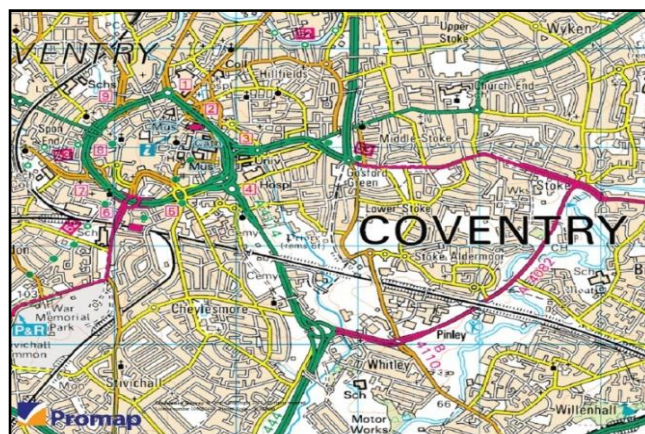
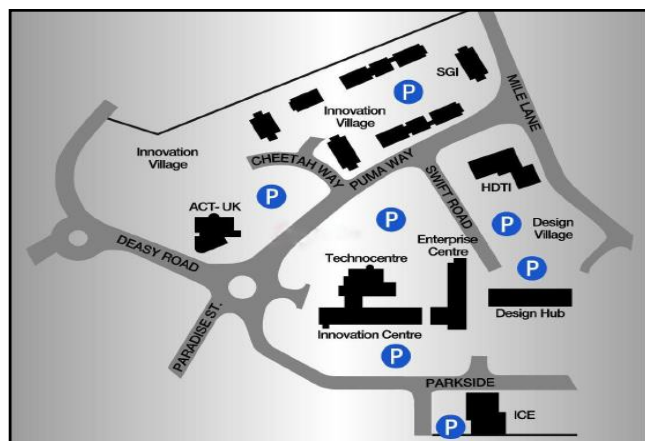
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