

TO LET

FLEXIBLE OFFICE SPACE FOR SERIOUS GAMES PRODUCT DEVELOPMENT & APPLICATIONS

Serious Games Institute, Coventry University Technology Park,
Puma Way, COVENTRY CV1 2TT



Suites available from 161 to 743 SQ FT (15 - 69 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

The Serious Games Institute (SGI) based within the Innovation Village is the first of the Applied Research Centres to be opened on the Park. It is a multi-million pound regional development investment in advanced facilities for applied research, business incubation and demonstration showcasing for the emerging serious games industry.

The SGI aspires to be a national and international Centre of Excellence and a regional hub for serious games applications.

Coventry University Technology Park offers ample on-site car parking. Parking is allocated for SGI residents dependent on office size leased.

Specification

Offices are unfurnished and air-conditioned comprise:

- Fully carpeted floors and neutrally decorated walls
- Category 2 fluorescent lighting conforming to current regulations for VDU operation
- Electrical, voice and data outlets
- Card controlled access to offices
- Telecoms and broadband connectivity
- Security grills to ground floor units
- Video-conferencing, data storage

Rent & Rates

Please see attached availability schedule.

Service Charge

The landlord will maintain the common parts of the estate and insure the premises, paid for via a service charge.

Important Notice:

Holt Commercial Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Holt Commercial Limited has any authority to make or give any representation or warranty whatever in relation to this property.

VAT

The property is VAT elected and will therefore be payable.

Energy Performance Certificate

Band F - 147

Viewing

Strictly by appointment with the sole agent:

HOLT COMMERCIAL

HOLT COURT

16 WARWICK ROW

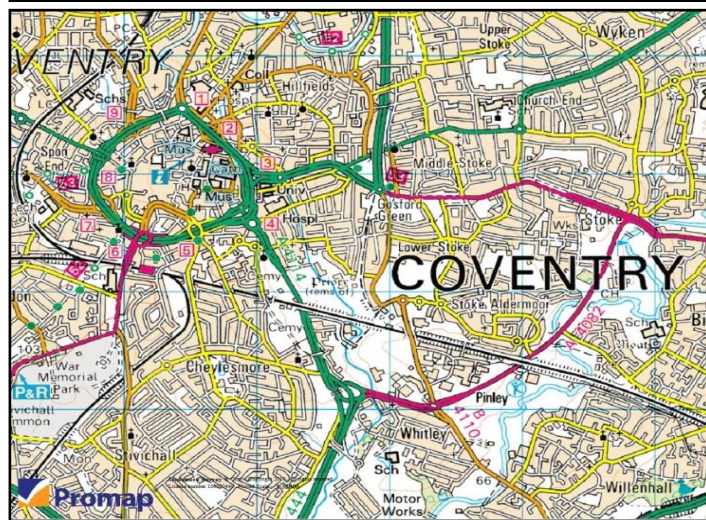
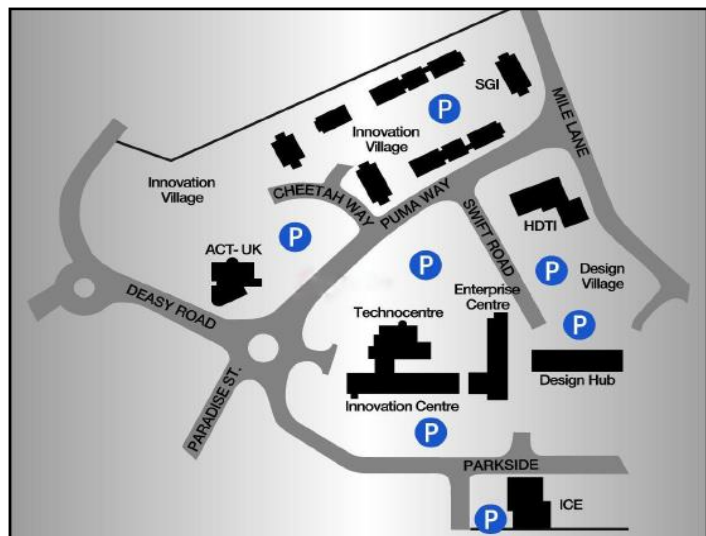
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