

**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 193 to 386 sq ft (18 - 36 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 the mainline station and City Centre shopping
- + Access to business development and support services

**SGL**  
**Coventry University Technology Park**  
**Puma Way**  
**Coventry**  
**CV1 2TT**

### 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.

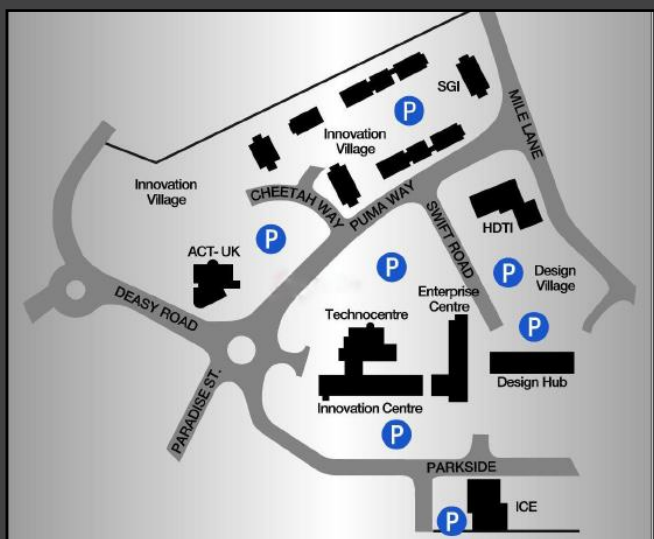
Whilst being just a short walk from the railway station and Coventry's main retail centre, the Technology Park is located to the south of the inner ring road (A4053) and can be accessed from Junction 5 of the ring road or via the northbound carriageway of the London Road (A4114). There is a regular mainline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



#### SP+M Ltd Important Notice:

1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of the contract.
2. Details are given without any responsibility and any intending Purchasers, Lessees of Third Parties should not rely on them as statements or representations of fact, and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person employed by SP+M Ltd has any authority to make any representations or warranty whatsoever in relation to this property
4. Unless otherwise stated all prices and rents re quoted exclusive of VAT. Subject to contract, February 2017.

**SHORTLAND**  
**PENN+**  
**MOORE**

### 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.

### Energy Performance Certificate

Band F - 147

### VAT

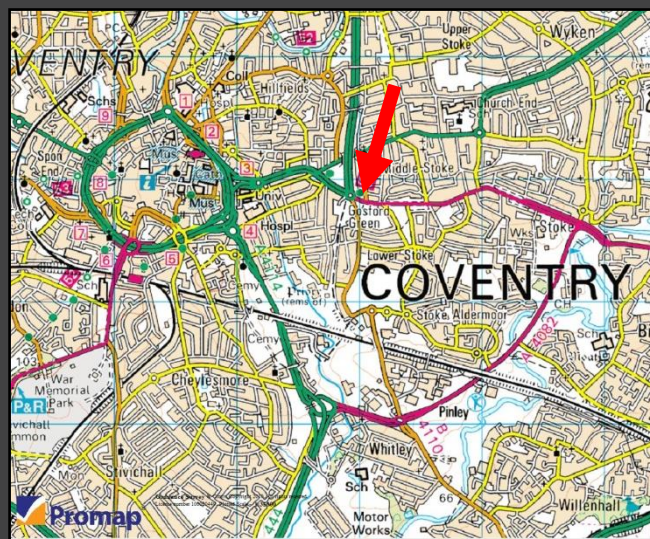
The property is VAT elected and will therefore be payable.

### Further Information & Viewing

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**024 7717 0037**

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### Subject To Contract



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**Enterprise Centre**  
**Coventry Uni Tech Park**  
**Puma Way**  
**Coventry**  
**CV1 2TT**

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