



UNIVERSITY OF WARWICK  
**SCIENCE PARK**

# VANGUARD CENTRE

The Vanguard Centre is a 30,000 ft<sup>2</sup> (2,787 m<sup>2</sup>) versatile two storey building with flexible space and occupancy terms to suit tech-based businesses. Suitable for office, laboratory and workshop use.

## Key Facts

Adaptable ground and first floor accommodation

Large access doors on ground floor units

Units of 2,385 ft<sup>2</sup> (222 m<sup>2</sup>) to 15,000 ft<sup>2</sup> (1,394 m<sup>2</sup>)

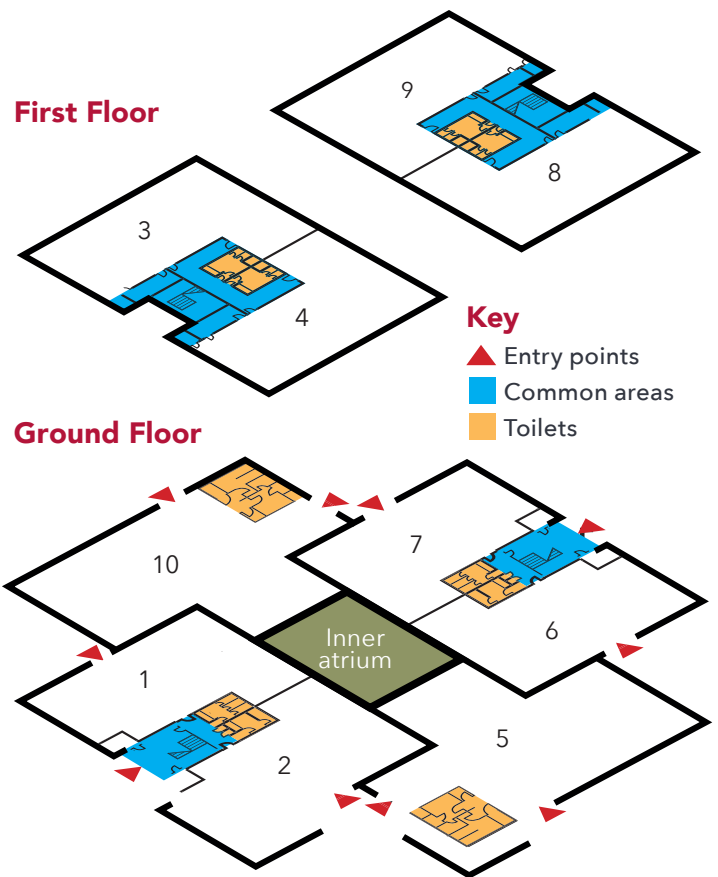
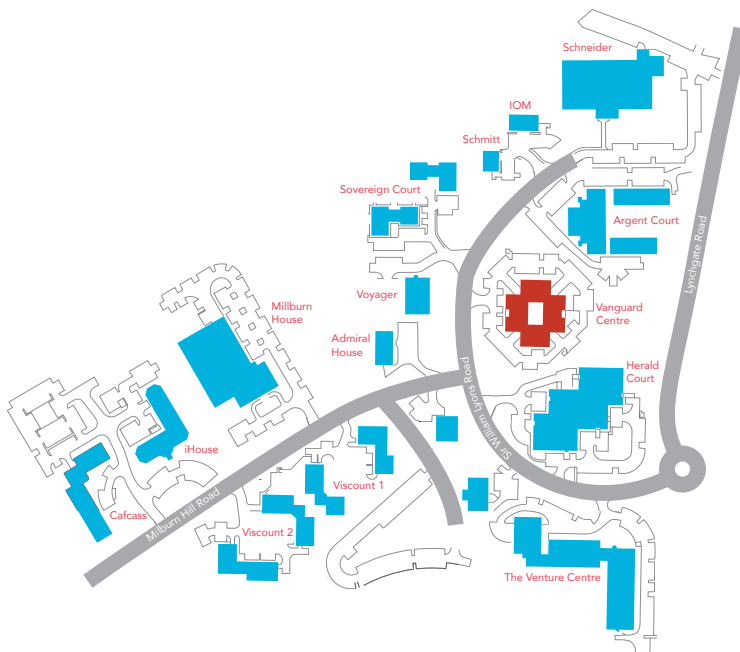






## Vanguard Centre: floor plan & unit sizes

Individual units range from 2,385 ft<sup>2</sup> (222 m<sup>2</sup>) to 3,433 ft<sup>2</sup> (319 m<sup>2</sup>) of net internal area but can also be combined to give areas of up to 15,000 ft<sup>2</sup> (1,394 m<sup>2</sup>).



For further information call **024 7632 3000**  
[more-info@uwsp.co.uk](mailto:more-info@uwsp.co.uk)  
[www.warwicksciencepark.co.uk](http://www.warwicksciencepark.co.uk)

University of Warwick Science Park,  
 The Venture Centre, Sir William Lyons Road, Coventry CV4 7EZ

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