



# iHOUSE

Located adjacent to world class research at the University of Warwick; connected to wider industry and commerce, big and small enterprises; within easy reach of road, rail and airports with national and international links. Available immediately with dedicated car park.



UNIVERSITY OF WARWICK  
**SCIENCE PARK**





## Key Facts

Attractive detached 2 storey building within its own grounds

Striking double height glazed entry and entrance lobby

High grade flexible building recently refurbished to a high office standard

Net usable area: 20,000 ft<sup>2</sup> (1800 m<sup>2</sup>)

Immediately available

Employee capacity: 150-200 people largely configured as open plan with some stand-alone meeting rooms and break out areas

Extensive exclusive car parking with own private entrance

## Collaborate with Warwick

By locating your business at the Science Park you will have direct access to scientific equipment, laboratories and university students and graduates.

### Collaborate with the University of Warwick

- Kickstart your business with incubation & acceleration programmes.
- Guide your business with strategic consultancy and planning.

### Use the University of Warwick facilities and resources

- Hire scientific, manufacturing and sports facilities.
- Host a corporate event at conference and training venues.

### Train & educate

- Enroll your staff in part-time and full-time courses.
- Attend public events, lectures and short courses.
- Build bespoke training programmes with the University of Warwick departments.

### Commission research

- Find out more about the academic strengths and areas of expertise.
- Commission scientific and medical research.
- Work with the world-renowned Warwick Manufacturing Group.

### Hire & recruit

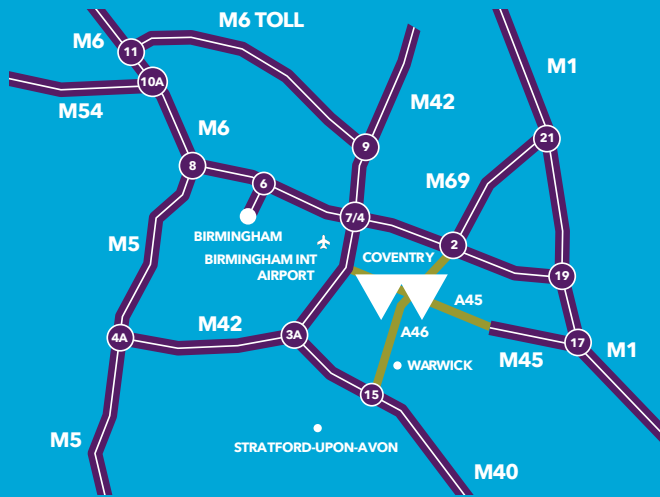
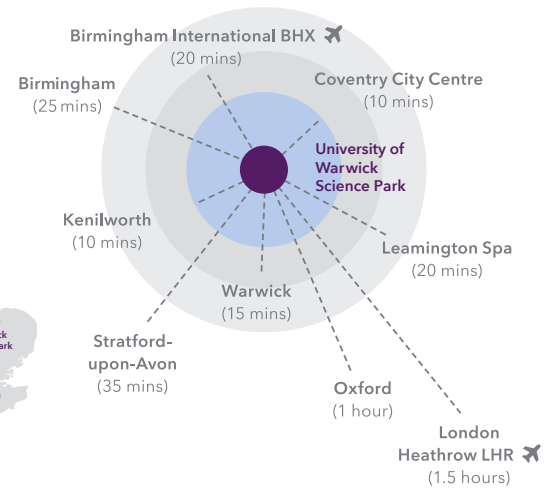
- Recruit graduates with the right mix of skills for your business.
- Recruit temporary staff.
- Develop a graduate recruitment scheme with the University of Warwick.





# A premier location in the heart of the UK...

The Science Park is located on the edge of Coventry in the heart of the West Midlands. With excellent motorway connectivity, Coventry railway station is 10 minutes away and Birmingham International Airport just 20 minutes.



Coventry to London  
59 mins  
by train

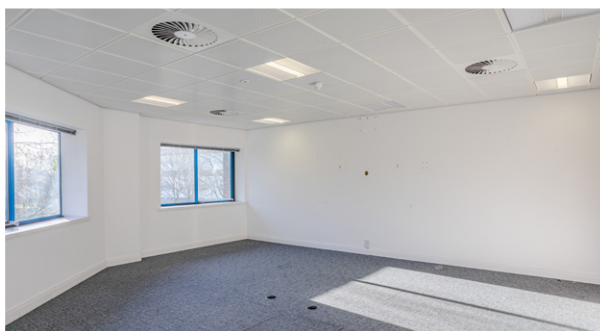


## Connectivity is key

- Conveniently located immediately adjacent to world class academics and researchers at the University of Warwick Campus, Coventry
- Within 10 minutes drive from Coventry city centre and Coventry Railway Station with a 59 minute rail link to London, a 10 minute rail link to Birmingham International Airport and 20 minute rail link to Birmingham City Centre and beyond
- Will be within a 20 minute drive of the new HS2 terminal at Birmingham International Airport
- Less than 20 minutes drive from Birmingham International Airport
- Less than a 15 minute drive from the M6, M42 and M40 links that conveniently connect the Science Park to the rest of the country
- Extensive diverse broadband connectivity and
- 5G is coming, application hub and pilot service already here.

## Connected to the best facilities

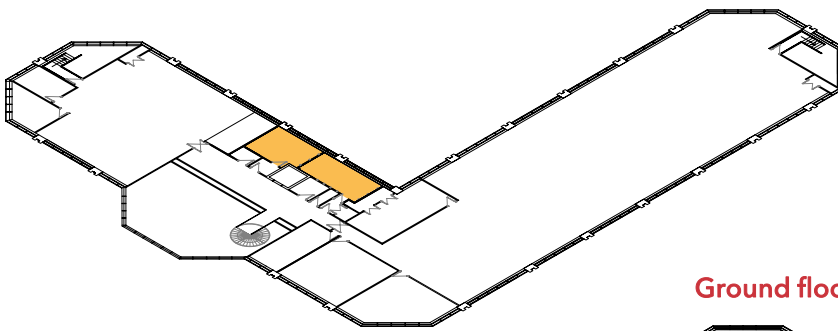
Warwick Arts Centre is one of the UK's largest, with a diverse programme of cinema, performing and visual arts. Conference facilities are available for hire. The new Sport and Wellness Hub offers world-class facilities including a sports hall, a flexible swimming pool, fitness suites and climbing walls.



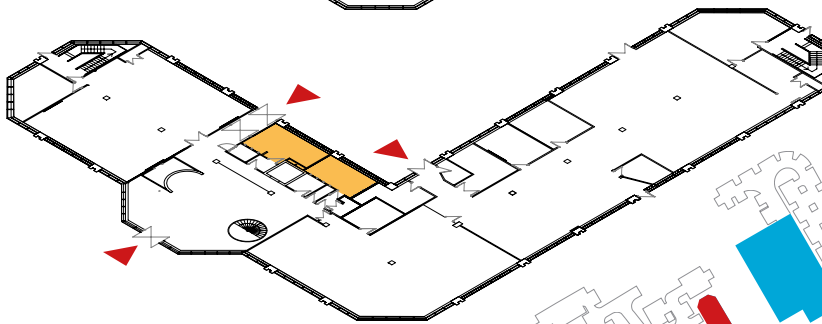


## iHouse floor plan

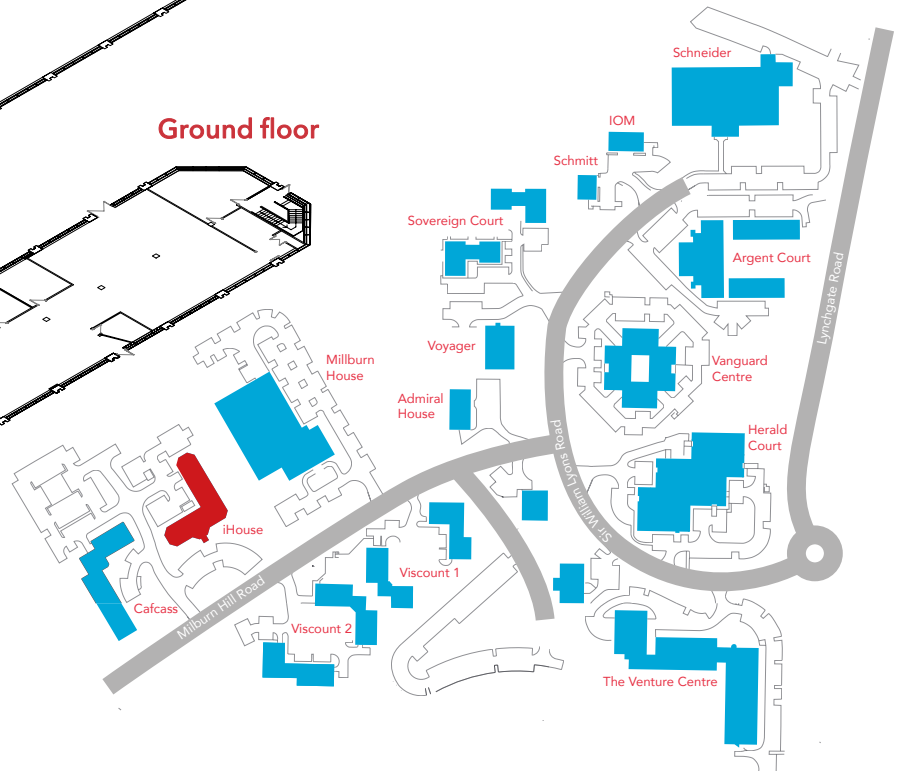
### First floor



### Ground floor



- ▲ Entry points
- Common areas
- Toilets



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

UNIVERSITY OF WARWICK  
 SCIENCE PARK