

The University of Warwick Science Park, Coventry

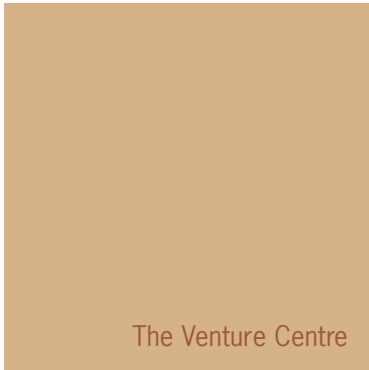
Property Portfolio



Riley Court



Sovereign Court



The Venture Centre



Viscount Centres



Nurturing Profitable Business Growth

Property for technology based businesses from early stage to multi-national

Why locate to the Science Park?

The University of Warwick Science Park is one of Europe's premier, University linked Science Parks. We provide a unique, high quality development for knowledge and technology based businesses. Our objectives are to foster the growth of knowledge-based industries through an environment which:

- Facilitates the transfer of University "know-how" and research into industry
- Offers exceptional accommodation designed for flexibility and the needs of growing high-tech companies
- Incorporates high calibre business advisory services for small and new start-up enterprises

Since we were established in 1982 we have a track record of success for helping companies grow. Two-thirds of Coventry and Warwickshire's fastest growing technology based companies, over the last two years, have been based at the University of Warwick Science Park premises.

Science Park tenants benefit from:

Flexible, Adaptable Leases

We provide property on flexible leases for international, start-up and growing businesses. Our adherence to our tenant eligibility policy ensures that the Science Park remains specific, exclusive and high in quality.

Links to the University of Warwick

Tenants are encouraged to access the University's academic and research technologies and capabilities.

Prestigious, Central Location

Our buildings are designed and maintained to high standards in very attractive landscaped settings, situated beside the University of Warwick - one of the most attractive University campuses in Europe.

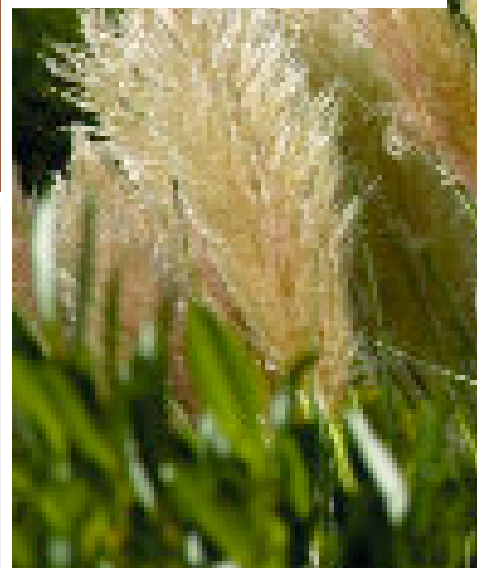
We are strategically located at the heart of the UK's motorway network on the outskirts of Coventry with the NEC and Birmingham International airport within a 15-minute drive.

Access to Business Services

We deliver a range of proactive Business Support Services designed to help technology companies maximise potential for growth, plus we have strong links with Business Link, The Chamber, Advantage West Midlands and other regional business service providers.

Run by highly qualified and experienced staff, the University of Warwick Science Park's business support services currently include:

- Access to venture capital, investments
- European technical marketing
- Technology transfer through student placements
- Networking with other companies
- Early stage business development and new business creation
- Meeting rooms with multi-media equipment and wireless connectivity



Communications

All buildings on the Science Park are connected to a Fibre Optic GigaBit backbone enabling the delivery of a range of network services via WarwickNet - a partnership between the Science Park and a tenant company Bit10 Ltd. Current services available are Broadband (0.5MB SDSL contended up to dedicated Lease Line), InterBuilding Lan Link (operates as though everyone is in the same office), HiSpeed local hosting and Telephony/Reception Services from the Venture Centre.

Networking

We run many networking activities with the University of Warwick, other companies and economic development agencies in the region.

Science Park Property



The University of Warwick Science Park has free car parking, on-site security and easy access to local amenities – the Cannon Park shopping centre is adjacent to the Park within walking distance.

The Venture Centre

- For start-up or step-up accommodation
- Small economical units
- Short, flexible leases
- Adaptable work space
- Extensive business services including reception, telephone answering, post franking and meeting rooms for hire
- Units of 21 to 140 sq m (230 to 1500 sq ft) on leases of one to 3 years

Riley Court

(Part-financed by the European Regional Development Fund)

- High quality units of 185 sq m (2,000 sq ft) or 278 sq m (3,000 sq ft) accessed from an attractive mall
- Automated low energy systems designed into the building to reduce occupational running costs

Sovereign Court

- High quality individual premises of 185 sq m (2,000 sq ft) and 280 sq m (3,000 sq ft)
- Office, laboratory or light workshop uses

The Vanguard Centre

- Adaptable ground and first floor accommodation
- Office, laboratory or light workshop uses
- Units of 220 to 1,395 sq m (2,400 to 15,000 sq ft)

Herald Court

- Highly adaptable ground floor accommodation
- High bay area to a maximum height of 8m (27 ft)
- Office, laboratory or workshop uses
- Units of 350 to 1,395 sq m (3,750 to 15,000 sq ft) all individually accessed

Viscount Centre

- Four individual single story buildings
- Designed for flexibility
- Office or laboratory uses
- Each building is divisible into two units, each between 200 – 350 sq m (2,153 sq ft to 3,767 sq ft)

Our 'Satellite' Innovation Centres on Warwick Technology Park and Binley Business Park, all with the same support infrastructure as The Venture Centre on our main site, give geographical choice for small or start-up businesses.

Space is available with lease and rental terms to be agreed. All Unit sizes quoted are approximate



How to find Us

The University of Warwick Science Park is easy to reach by road, rail and air and is well connected to all the UK's markets.

By Road

There is dual carriageway access from the Science Park to the M6, M42, M45 and M69 providing full North, South, East and West motorway links.

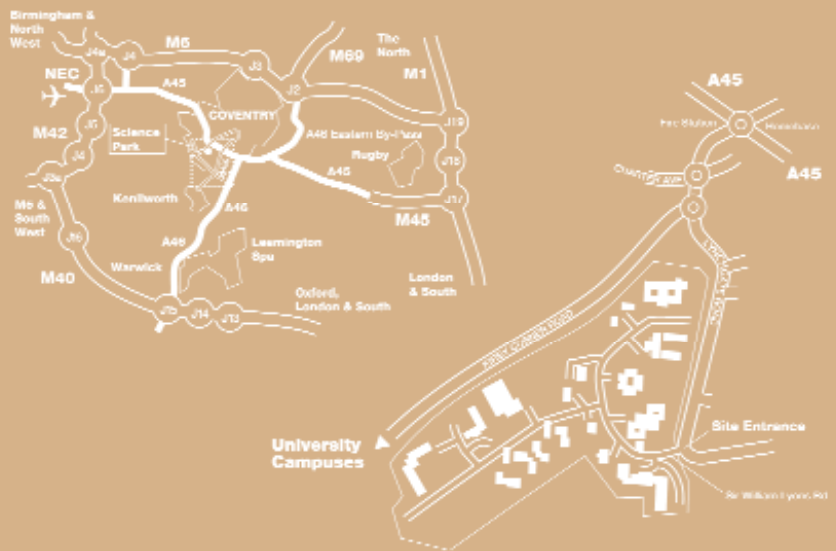
By Rail

Coventry station, at the heart of the UK's Inter-City railway network includes a half-hourly express to London Euston (70 minutes journey). The station is a 3.5 mile taxi ride from the Science Park.

By Air

Birmingham International Airport is 15 minutes by road from the Science Park providing scheduled flights to all major European destinations and some North American flights.

The National Exhibition Centre (NEC) is also located 15 minutes by road from the Science Park.



Site Plan



**Project Part-Finance
by the European Union**

**European Regional
Development Fund**



The University of Warwick Science Park
The Venture Centre, Sir William Lyons Road, Coventry, CV4 7EZ
Tel: 024 7632 3000 Fax: 024 7632 3001
Email: propertyenquiries@uwsp.co.uk Web: www.warwicksciencepark.co.uk

For details of current availability, facilities and leases contact



MISREPRESENTATION ACT

Important Notice The University of Warwick Science Park Limited and any joint agents give notice that:

- 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and that Savills and D & P Holt have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.