



UNIVERSITY OF WARWICK
SCIENCE PARK

VANGUARD CENTRE

The Vanguard Centre is a 30,000 ft² (2,787 m²) 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 ft² (222 m²) to 15,000 ft² (1,394 m²)



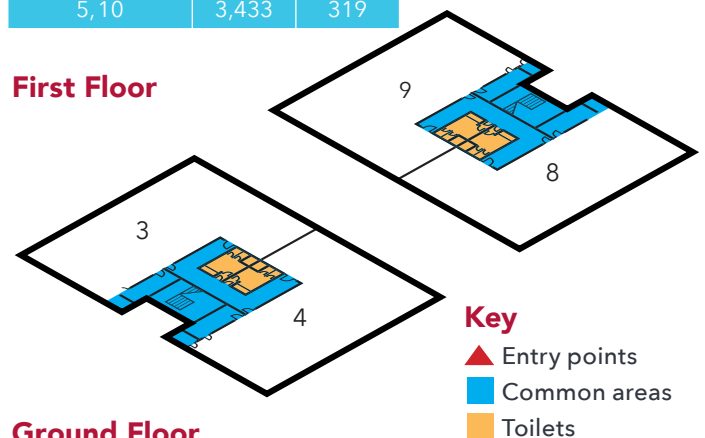


Vanguard Centre: floor plan & unit sizes

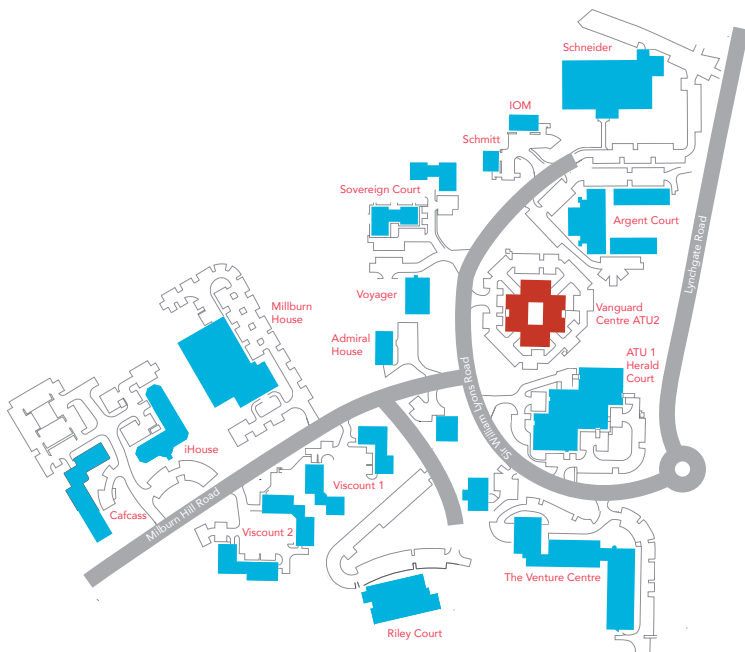
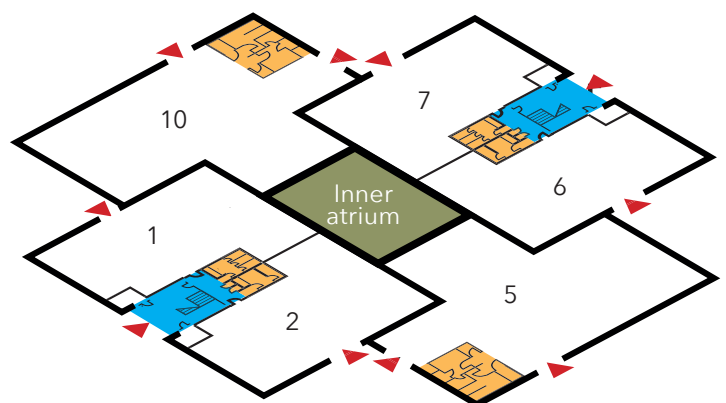
Individual units range from 2,385 ft² (222 m²) to 3,433 ft² (319 m²) of net internal area but can also be combined to give areas of up to 15,000 ft² (1,394 m²).

Units	ft ²	m ²
1, 2, 6, 7	2,446	227
3, 8, 9	2,385	222
4	2,468	229
5, 10	3,433	319

First Floor



Ground Floor



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