



bicenquiry@uwsp.co.uk +44 (0) 24 7643 0000

www.warwicksciencepark.co.uk/property/binley/

[BIC_UWSP](#) [linkedin.com/showcase/business-innovation-centre-binley](https://www.linkedin.com/showcase/business-innovation-centre-binley)

**YOUR FUTURE HOME FOR
INNOVATION**



A HIGH QUALITY ENVIRONMENT

The Business Innovation Centre is perfectly located for office space Coventry and is a joint venture, between Coventry City Council, Coventry & Warwickshire Chamber of Commerce and the University of Warwick. This state of the art building was constructed to build on the joint strengths of the partners to create and foster growth of small and start-up technology and innovation led companies, which will play an important role in the local economy.

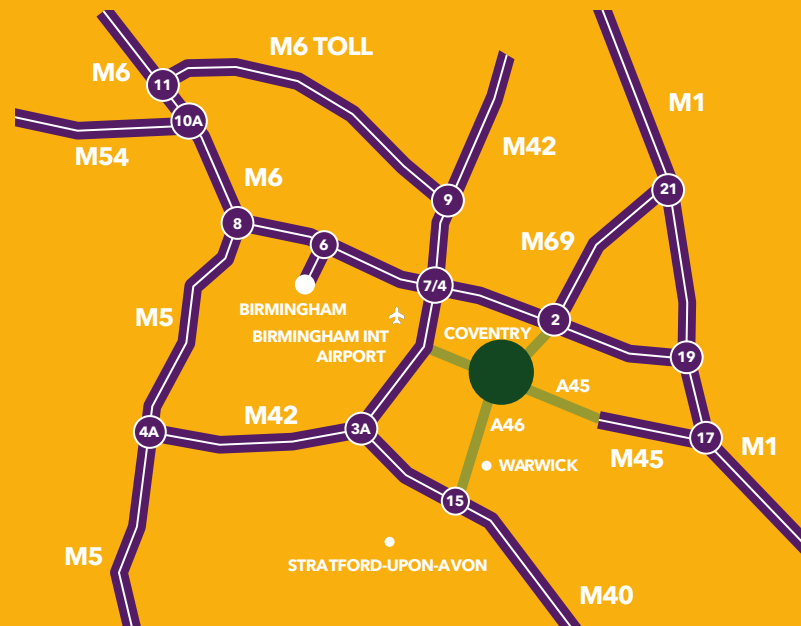
Companies that locate to this centre will not only benefit from high quality, purpose designed office space accommodation that offers short term leases, but also be able to prosper from the University of Warwick Science Park's extensive experience via the park's Business Support Services.



Located 10 miles east of Coventry, the centre provides up to 44 units ranging from 240 ft² (22 m²) to 1,700 ft² (158 m²) with a lease/license period from 6 months to 3 years.

A premier **location** in the heart of the country...

The Business Innovation Centre is located on the edge of Coventry in the heart of the West Midlands. With excellent motorway connectivity, Coventry railway station is 20 minutes away.



Coventry to
London
59 mins
by **train**



BUSINESS INNOVATION CENTRE

The Business Innovation Centre consists of a fully serviced Reception area offering telephony services, administration and all your postal needs.

Over the last three years the Science Park has supported



240
start-ups



1,171
businesses



218
jobs created



Business support

This service is available to innovation-led businesses ranging from support for start-ups to established businesses. The support team is able to offer general advice and support to tenants on an ad hoc basis, as well as putting together bespoke programmes for internal and external clients.

ignite



CONFERENCE ROOMS



Seats 12-30 people



Hot drinks



Flipchart



Air conditioned room



Phone



Free high speed WiFi



Plasma screen with Barco Clickshare

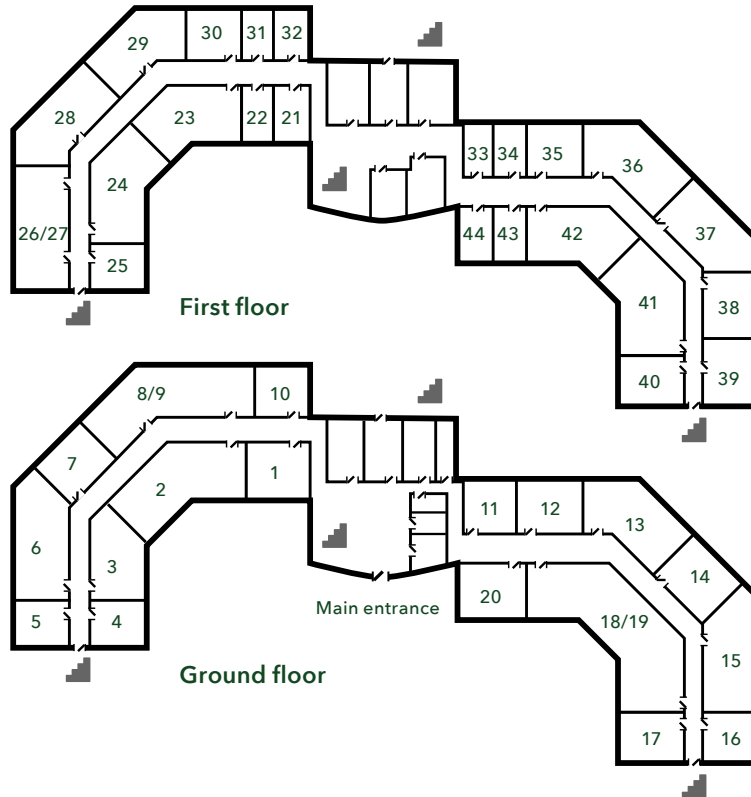
Ground floor

Unit	ft ²	m ²
1	474	44
2	907	84
3	772	72
4	355	33
5	355	33
6	882	82
7	487	45
8/9	1329	123
10	425	39
11	407	38
12	509	47
13	810	75
14	487	45
15	880	82
16	355	33
17	355	33
18/19	1679	156
20	495	46

First floor

Unit	ft ²	m ²
21	280	26
22	238	22
23	831	77
24	778	72
25	361	34
26/27	980	91
28	729	68
29	826	77
30	378	35
31	240	22
32	298	28
32	298	28
33	280	26
34	238	22
35	380	35
36	827	77
37	728	68
38	490	45
39	490	45
40	360	33
41	778	72
42	831	77
43	238	22
44	299	28

The Business Innovation Centre is perfectly located for office space in Coventry. This state of the art building offers a vibrant working area, in a well-equipped environment for technology and innovation led companies. The Centre consists of various sized Units, Conference Room facilities and a large outside space along with plenty of car parking. As well as these on-site benefits we can also offer Virtual Tenancy packages (please ask for details).



UNITS



UNITS

Units range in size and can be configured to suit your needs. Units can be merged and integral offices built.



A region with so much...

With Coventry being UK City of Culture in 2021 and Birmingham hosting the Commonwealth Games in 2022 the West Midlands is a diverse, well-connected location to do business and tap into the best talent.

Great local attractions...

Coventry Transport Museum

Coventry Cathedral

Ricoh Arena

Shakespeare's Stratford

Warwick Castle

Kenilworth Castle





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FACILITIES



Heating and
comfort cooling



Lighting conforming
to current regulations
for VDU operation



High speed digital
communication



Single phase electricity



Free car parking with electric
charging points



CCTV



Electronic security



24 hour access



Raised access flooring



Disabled facilities