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

[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

Located on Binley Business Park, Business Innovation Centre is perfectly positioned for office space within 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.

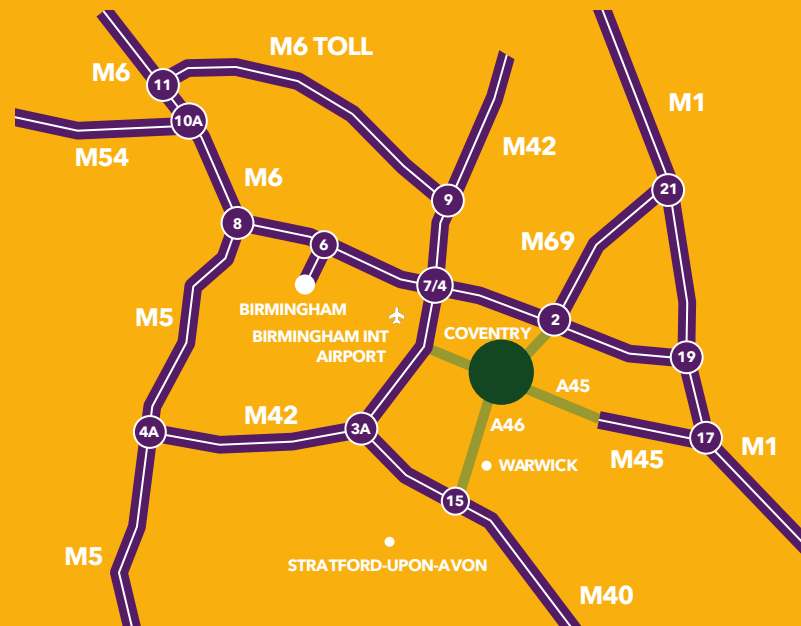
Companies that locate to this centre will not only benefit from high quality, purpose designed office space accommodation that offers short term leases, but also be able to prosper from the University of Warwick Science Park's extensive experience, via the park's Business Support Services and links to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



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) offering a lease/license period from 6 months to 3 years according to business needs, with renewals considered.

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

Business Innovation Centre is located on the edge of Coventry in the heart of the West Midlands. With excellent motorway connectivity and close links to Coventry railway station which is 15 minutes away.



Coventry to
London
59 mins
by **train**



A WARM WELCOME

Business Innovation Centre consists of a fully serviced Reception area offering telephony and postal services, administration and a warm welcome to all with support from the centre management team.

The centre prides itself on being community-focused, fosters positive tenant relations and offers free networking events throughout the year.

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



Video conferencing



Phone



Free high speed WiFi



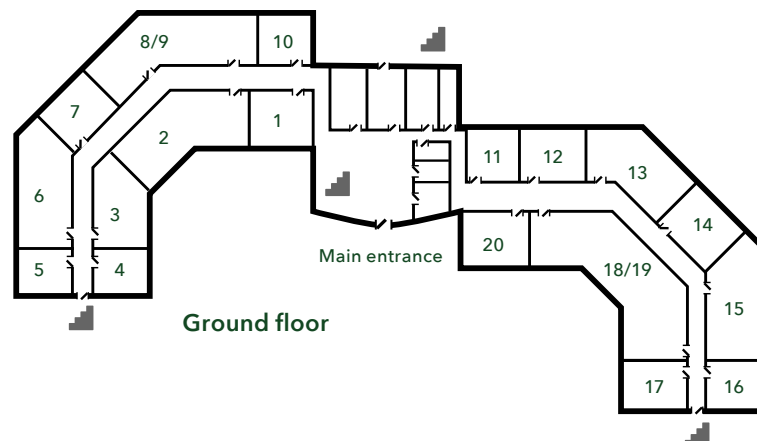
Plasma screen with Barco Clickshare

UNITS

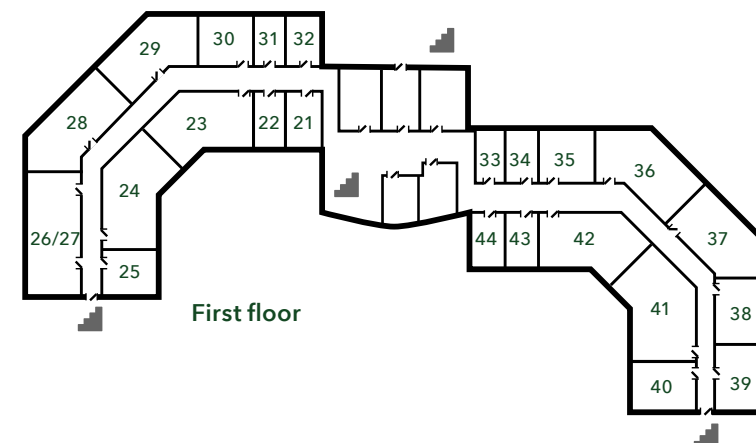
Ground floor

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

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 free car parking. Units can be configured to suit your needs, they can be merged and integral offices built.



Ground floor



First floor

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

All units have:

- A high quality building designed for small or start-up innovative businesses
- Extensive Business Services from an experienced Science Park management team
- Short leases or licenses
- Small and economic office space of 240 ft² (22 m²) to 1,700 ft² (158 m²)
- Links to the University of Warwick
- Excellent car parking provided free of charge for all tenants and visitors



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

Coventry Building Society
Arena

Shakespeare's Stratford

Kenilworth Castle

Warwick Castle





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FACILITIES



Kitchen



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



Shower facilities



CCTV



Electronic security



24 hour access



Raised access flooring



Disabled facilities

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