

UNIVERSITY OF WARWICK

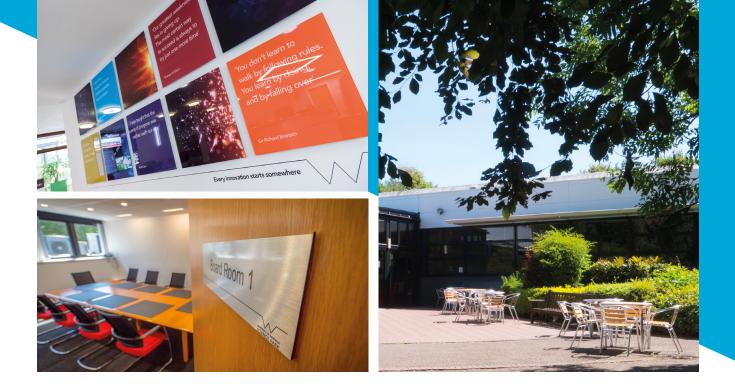
The Venture Centre provides attractive serviced space, in a well-equipped environment for tech-based businesses to grow in an excellent location. The building offers office, laboratory and workshop space in a wide variety of sizes that are suitable for all stages of business.

Key Facts

Ideal for start-up / early stage businesses looking to grow

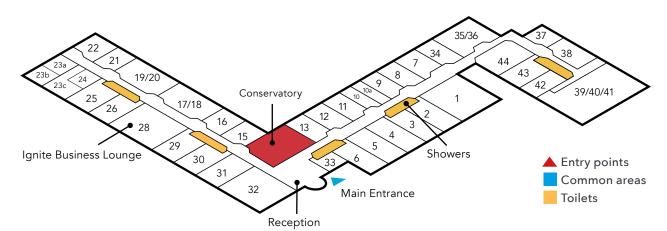
Short, flexible leases ranging from one to three years

Office space ranging from 240 ft² (22 m²) to 1,149 ft² (106 m²)



The Venture Centre: floor plan & unit sizes

The Venture Centre provides extensive business services including reception, telephone answering, post franking and meeting rooms. Units range from 240 ft² (22 m²) to 1,149 ft² (106 m²) and are available on short flexible leases of one to three years according to individual circumstances.



| ft² | m² | | Unit | ft² | m² | | Unit | ft² | m² | | Unit | ft² | m² |
|-------|--|--|---|--|---|--|---|--|--|---|---|--|---|
| 1,149 | 106 | | 10 | | 26 | | 22 | 433 | 40 | | 33 | 320 | 30 |
| | 64 | | 10a | 260 | 24 | | | 268 | 25 | | 34 | 392 | 36 |
| 691 | 64 | | 11 | | 40 | | 23b | 380 | 35 | | 35/36 | | 80 |
| 755 | 70 | | 12 | 435 | 64 | | | 453 | 42 | | 37 | 473 | 44 |
| 755 | 70 | | 13 | | 40 | | 25 | 700 | 65 | | 38 | | 68 |
| 685 | 64 | | 15 | 297 | 28 | | | 700 | 65 | | 39/40/41 | 2,890 | 268 |
| 409 | 38 | | 16 | | 40 | | 28 | 1,474 | 137 | | 42 | | 55 |
| 435 | 40 | | 19/20 | 865 | 80 | | | 600 | 56 | | 43 | 645 | 60 |
| 273 | 25 | | 21 | 432 | 40 | | 30 | 700 | 65 | | 44 | 882 | 82 |
| | 1,149 691 691 755 755 685 409 435 | 1,149 106 691 64 691 64 755 70 755 70 685 64 409 38 435 40 | 1,14910669164691647557075570685644093843540 | 1,149 106 10 691 64 10a 691 64 11 755 70 12 755 70 13 685 64 15 409 38 16 435 40 19/20 | 1,149 106 10 278 691 64 10a 260 691 64 11a 430 755 70 12 435 755 70 13 430 685 64 15 297 409 38 16 430 435 40 19/20 865 | 1,14910610278266916410a260246916411a430407557012435647557013430406856415297284093816430404354019/2086580 | 1,14910610278266916410a260246916411430407557012435647557013430406856415297284093816430404354019/2086580 | 1,1491061027826226916410a2602423a69164114304023b75570124356423c7557013430402568564152972826409381643040284354019/208658029 | 1,1491061027826224336916410a2602423a26869164114304023b38075570124356423c4537557013430402570068564152972826700409381643040281,4744354019/208658029600 | 1,149106102782622433406916410a2602423a2682569164114304023b3803575570124356423c4534275570134304025700656856415297282670065409381643040281,4741374354019/20865802960056 | 1,149106102782622433406916410a2602423a2682569164114304023b3803575570124356423c4534275570134304025700656856415297282670065409381643040281,4741374354019/20865802960056 | 1,14910610278262243340336916410a2602423a268253469164114304023b3803535/3675570124356423c4534237755701343040257006538685641529728267006539/40/41409381643040281,474137424354019/2086580296005643 | 1,149 106 10 278 26 22 433 40 33 320 691 64 10a 260 24 23a 268 25 34 392 691 64 11 430 40 23b 380 35 35/36 860 755 70 12 435 64 23c 453 42 37 473 755 70 13 430 40 25 700 65 38 732 685 64 15 297 28 26 700 65 39/40/41 2,890 409 38 16 430 40 28 1,474 137 42 595 435 40 19/20 865 80 29 600 56 43 645 |



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