



UNIVERSITY OF WARWICK
SCIENCE PARK

Vanguard Centre

Designed for Discovery. Built for Growth.



FIND OUT MORE



Available from Autumn 2026
21,000 sq ft | Laboratory & office space

Innovation space in the heart of the Midlands

University of Warwick Science Park (UWSP) has been one of the UK's most significant drivers of technology-led economic growth, supporting ambitious, innovation-led businesses to start, scale and succeed.



40+ years as a catalyst for innovation



160+ technology and science companies across UWSP



400,000 sq ft of office, lab and workshop space



5 innovation centres across the Midlands



Illustrative CGI of the lobby area at Vanguard Centre

A defining new chapter

Now, with the extensive refurbishment of Vanguard Centre creating 21,000 sq ft of purpose-built laboratory and office space, we are opening a new chapter designed to empower the next generation of life science and technology innovators to turn breakthrough ideas into real-world impact.



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Illustrative CGI of potential CAT B tenant fit-out

A new benchmark for life science and tech space

Vanguard Centre is being comprehensively reimaged. The refurbishment will transform the building into premium, accessible laboratory workspaces and modern office suites, providing high-quality space for businesses ready to accelerate their growth.

The space

Ground floor: Laboratories



13,530 sq ft
of laboratory space (CAT A fit-out)



13
individual laboratory suites

First floor: Office suites



7,869 sq ft
of office accommodation (CAT A fit-out)



8
individual office suites

Ground floor Laboratories

Built for containment.
Designed for ambition.

The ground floor provides 13 individual self-contained containment laboratories, each configured to CAT A fit-out standard. The specification gives occupiers a high-quality platform from which to build out their own environment, with flexibility to accommodate the specific requirements of different research activities, and adapt as your needs evolve.

As your business grows, the wider science park also offers access to grow-on space, supporting long-term expansion without the need to relocate.

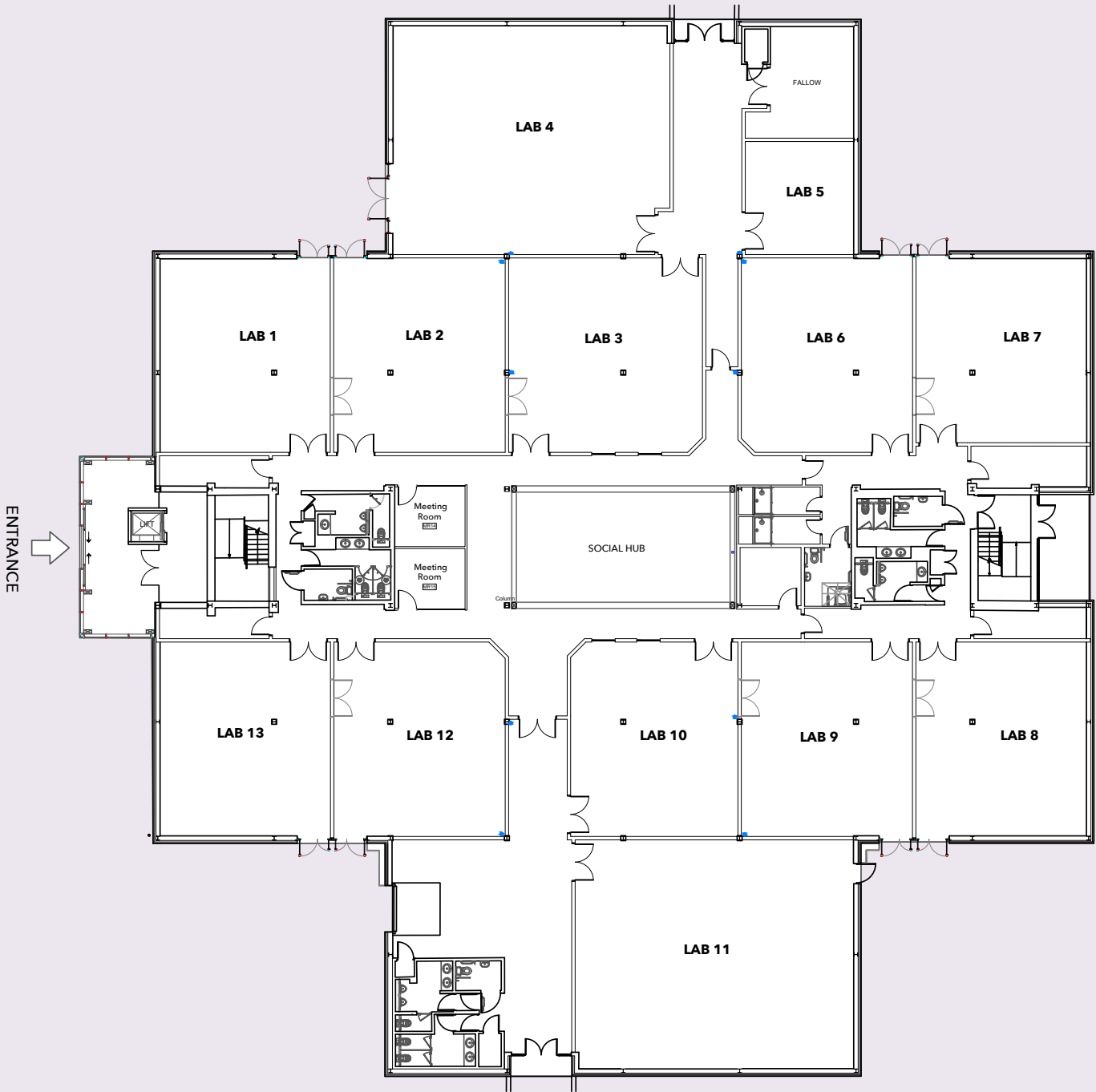
Laboratory specification at a glance

- Vinyl lab flooring
- Uniform lighting 500 lux at bench height
- Direct fibre data connection capability
- 230V/415V three-phase electrical supply
- External space for occupier gas cages
- LEV extract capability
- Lab CAT 5 water supply
- Heating, ventilation and air conditioning (HVAC) providing 6 air changes per hour

Space	Area (sq ft)
Lab 1	943
Lab 2	954
Lab 3	1077
Lab 4	1,813
Lab 5	348
Lab 6	953
Lab 7	900
Lab 8	949
Lab 9	950
Lab 10	927
Lab 11	1,824
Lab 12	950
Lab 13	942
Total	13,530



Illustrative CGI of CAT A lab at Vanguard Centre



First floor

Office suites

Where your team thinks, plans and grows

The first floor delivers 7,869 sq ft of contemporary office accommodation across 8 individual suites - designed to support the commercial development of your business alongside its scientific innovation.

Every office suite is finished to CAT A standard, giving occupiers a clean, flexible canvas to fit out in line with their own brand and working culture.

- Office specification at a glance**
- Natural light throughout, with views over the UWSP campus
 - Direct fibre data connection capability
 - First floor communal area connecting both wings of the building
 - Communal kitchen areas
 - Shared modern meeting rooms available to all occupiers
 - Access to collaborative workspaces and breakout areas
 - Social and events space

Office	Area (sq ft)
Office 101	958
Office 102	960
Office 103	956
Office 104	958
Office 105	958
Office 106	1,061
Office 107	956
Office 108	1,062
Total	7,869



Illustrative CGI of communal space at Vanguard Centre





An innovative space to recharge, connect and collaborate

Illustrative CGI of the first floor link bridge at Vanguard Centre

Beyond the lab and the office

Being based at Vanguard Centre means becoming part of the University of Warwick Science Park. Alongside laboratory and office space, occupiers have access to a range of amenities and a collaborative business environment that supports innovation and growth.

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Inspiring collaborative workspaces and breakout areas
- 

Modern meeting rooms equipped for contemporary science businesses
- 

Café located at The Venture Centre
- 

On-site parking and EV charging capability

- 

A vibrant hub for community connection, knowledge-sharing, creating commercial and social impact
- 

Shower and changing facilities
- 

Secure bicycle storage
- 

Access to networking events hosted by the University of Warwick Science Park



The Ignite Business Lounge on campus is a hub for purposeful networking to inspire collaboration in a supportive environment



Sustainability credentials

The refurbishment of Vanguard Centre has been delivered with sustainability at its core. The building is targeting an equivalent BREEAM Very Good rating, with a specification designed to deliver strong environmental performance alongside an exceptional occupier experience.

Sustainability highlights

- Fully electric building, transitioning away from gas-based mechanical for improved energy performance
- Rainwater harvesting (grey water recycling)
- Use of sustainable building materials and construction methods
- Improved insulation to enhance thermal performance
- Enhanced EPC rating through sustainable products, construction methods
- Redevelopment meets and exceeds current building regulations

A vibrant ecosystem

UWSP is home to a diverse community of pioneering organisations spanning biotechnology, clinical research, diagnostics, healthcare, drug discovery, advanced manufacturing and professional services.

Together, these organisations create a dynamic environment where ideas, expertise and talent come together to drive innovation at the heart of a thriving science and technology community.



Cell Therapy Sciences provides a veterinary stem cell service to vets. Our laboratory at The Venture Centre was straightforward to set up, thanks to the support of the helpful on-site team and their network of trusted contractors.

The central location makes collaboration and logistics simple, and we are currently working on a co-development project with another company based at The Venture Centre."

Cell Therapy Sciences



Driven by Innovation, Komtur Pharmaceuticals UK Limited leverages the world class collaborative environment of the University of Warwick Science Park to supercharge our growth. This strategic hub connects us with a powerful business network and elite research facilities. As a result, we continue to enhance our specialised capabilities and expand our global clinical trial supply chain to reach patients worldwide."

Komtur Pharmaceuticals



Innovation and Growth Service

Every business at UWSP has access to our comprehensive Innovation and Growth Service. Our suite of expert-led programmes are designed to help tech-based companies start, scale and innovate, and facilitate access to resources of the University of Warwick’s wider innovation ecosystem.

 Part of the Warwickshire Business Growth Service offering fully-funded business support and mentoring for SMEs looking to innovate and scale.	 An award-winning incubator, helping start-ups innovate and grow through expert support, practical workshops and a vibrant business community.	 One of the UK’s oldest and most active angel groups connecting ambitious growing businesses from the region with S/EIS investors.	 Expert support to help businesses identify, apply for and secure the right funding to power their growth, be that through equity, debt or grants.
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More information: warwicksciencepark.co.uk/business-support

Connected to The University of Warwick

Located adjacent to the University of Warwick and at the edge of the UK’s Golden Triangle, occupiers can draw upon a highly connected science, technology and innovation ecosystem.

Ranked among the UK’s top 10 universities, Warwick offers occupiers access to world-class research, facilities and collaborative opportunities that help accelerate innovation and business growth.

- Research & Laboratory Facilities**
 - **Warwick Scientific Services:** specialist equipment, services and technical expertise.
 - **Laboratories and research facilities:** state-of-the-art facilities across the University’s Science and Engineering campus.
 - **R&D and partnerships:** opportunities for contract research, collaboration and innovation partnerships.
- Commercialisation, Business Growth & Talent**
 - **Warwick Business School:** expertise in innovation, entrepreneurship, leadership and business growth.
 - **Knowledge Transfer Partnerships:** collaborative research programmes and innovation funding opportunities.
 - **STEM Connect:** creating a new Science and Engineering Precinct.
- Engineering & Manufacturing Innovation**
 - **Warwick Manufacturing Group:** a globally recognised applied research and innovation organisation.
 - **Advanced technologies:** expertise in manufacturing, automation, robotics, electrification and digital technologies.
- Health, Life Sciences & Agri-tech**
 - **Warwick Medical School:** researchers advancing healthcare, diagnostics, medical technologies and digital health.
 - **School of Life Sciences and Warwick Crop Centre:** internationally recognised expertise in plant science and agricultural research.
 - **Warwick Agri-Tech:** innovation in sustainable agriculture, automation, engineering biology and food systems.



The Slate, Warwick Conferences

A location that offers more than workspace

UWSP and its surroundings offer convenient access to a range of amenities and facilities for occupiers and their teams.



Bus links to Coventry, Leamington Spa and Kenilworth, with rail connections via Tile Hill and Coventry stations.



Access to the University's Sports and Wellness Hub, offering first-class gym and sports facilities.



Cafés, food hall, bars and takeaway options within walking distance.



Warwick Arts Centre, the largest venue of its kind in the UK outside London, brings film, comedy and orchestral performances to campus.



Shopping centre including a petrol station is conveniently close by.



Award-winning meeting, event and accommodation facilities providing a venue for business engagement.

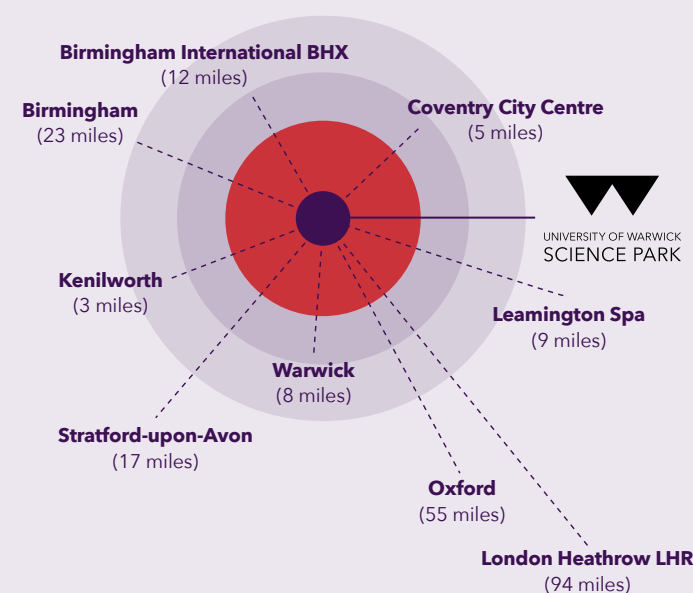


Landscaped green surroundings, with Tocil Wood Nature Reserve bordering the University campus.

Strategically placed. Perfectly connected.

Vanguard Centre sits on the University of Warwick Science Park campus, a location that is at once rooted in one of the UK's most prestigious research environments and highly accessible from across the Midlands and beyond.

Excellent road connectivity via the A45, M6, M40 and M42 places the UWSP within easy reach of the entire West Midlands region and the national motorway network.



A region redefining its innovation geography

The Midlands represents one of the UK's most significant opportunities for life science and health innovation growth, and the University of Warwick Science Park sits squarely at the heart of it.

Beyond the Golden Triangle of London, Oxford and Cambridge, the Midlands is building a compelling alternative ecosystem for innovation, rooted in world-class research, skilled talent and a collaborative business culture. For businesses looking for a location with deep academic connectivity, a proven innovation community, and strong regional and national reach, Vanguard Centre offers something genuinely distinctive.

Get in touch

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