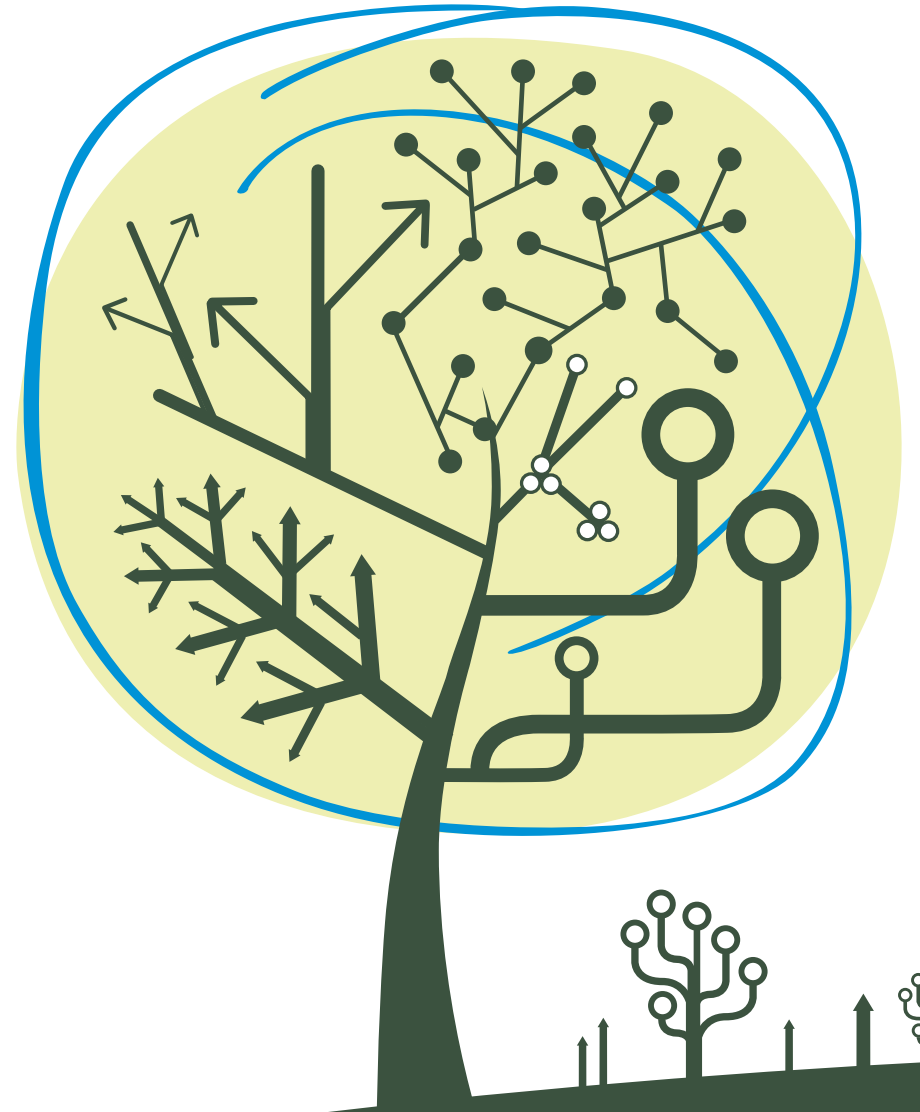


Abbey Park

Space to Grow

Abbey Park Office Campus

New Grade A offices in a beautiful parkland setting in Stoneleigh, Warwickshire CV8 2LY

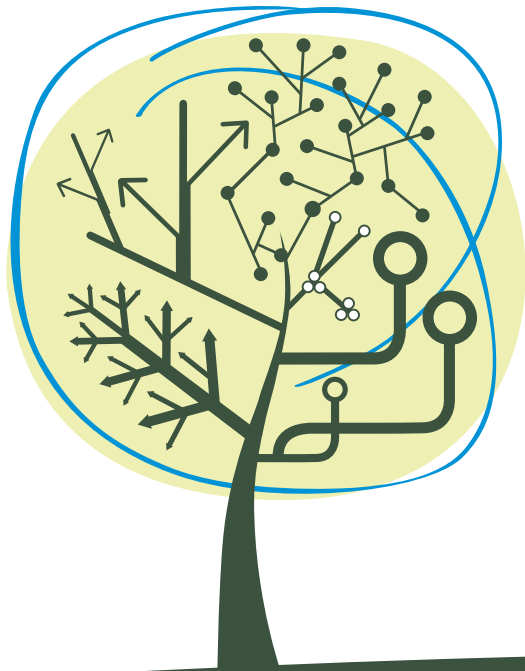




Abbey Park Office Campus

Phase two is underway on this established business park to provide 150,000 sqft gross internal area of "Grade A" specification office space spread over five new buildings in this beautiful and unique 60-acre Grade 2 listed parkland setting. Within a 10-minute drive of Coventry, Warwick, Leamington Spa and Kenilworth.

- Premium low-density development with room to breathe.
- Great strategic location.
- In the heart of the UK's premier automotive and aerospace industries region.
- Less than 3 miles from Jaguar Land Rover Global Headquarters.
- Close to both Warwick + Coventry Universities.
- 24-hour barrier controlled security.
- Number plate recognition entry system.
- Dual fibre optic diversity.
- Generous parking provisions.
- On site management suite + concierge service.
- Outdoor gym, table tennis, woodland trails, picnic areas.
- Suites from 6,479 sqft net internal area.
- 50% already developed & occupied by International & substantial organisations – AGCO, Draexlmaier British Horse Society, City & Guilds.



Schedule of accommodation

	Net Internal Area	sq.m	sq.ft
Building A	Ground	1,282	13,799
	First	1,309	14,090
	Second	770	8,288
	Total	3,361	36,177
Building B	Ground	1,031	11,097
	First	1,031	11,097
	Second	602	6,479
	Total	2,664	28,673
Building C	Ground	1,031	11,097
	First	1,031	11,097
	Total	2,062	22,194
Building D	Ground	1,206	12,981
	First	1,206	12,981
	Total	2,412	25,962
Building E	Ground	711	7,653
	First	711	7,653
	Total	1,422	15,306
		11,151	128,312

Total NIA development (new)

The above schedule is indicative of typical building designs.

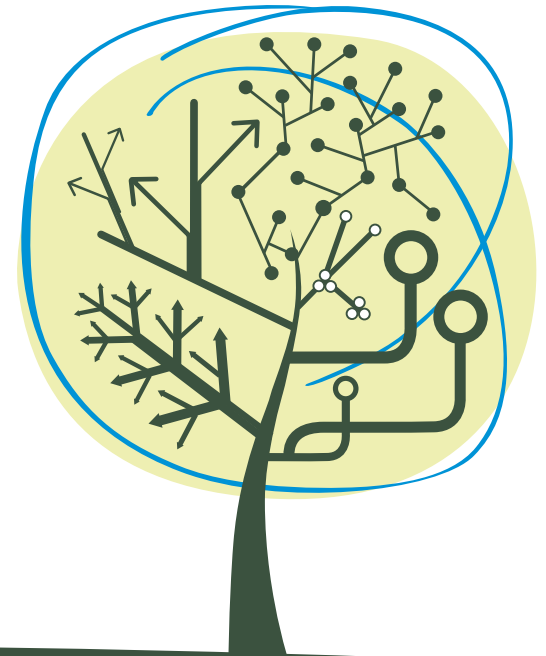


IT Infrastructure

The IT infrastructure at Abbey park is being developed to provide occupiers with *state of the art connectivity*, security and diversity.

The site has high speed fibre optic cabling and has partnered with WarwickNet to make available bespoke internet and telecoms solutions, with occupiers now able to benefit from business-grade broadband up to 100Mbit/s and gigabit dedicated leased lines.

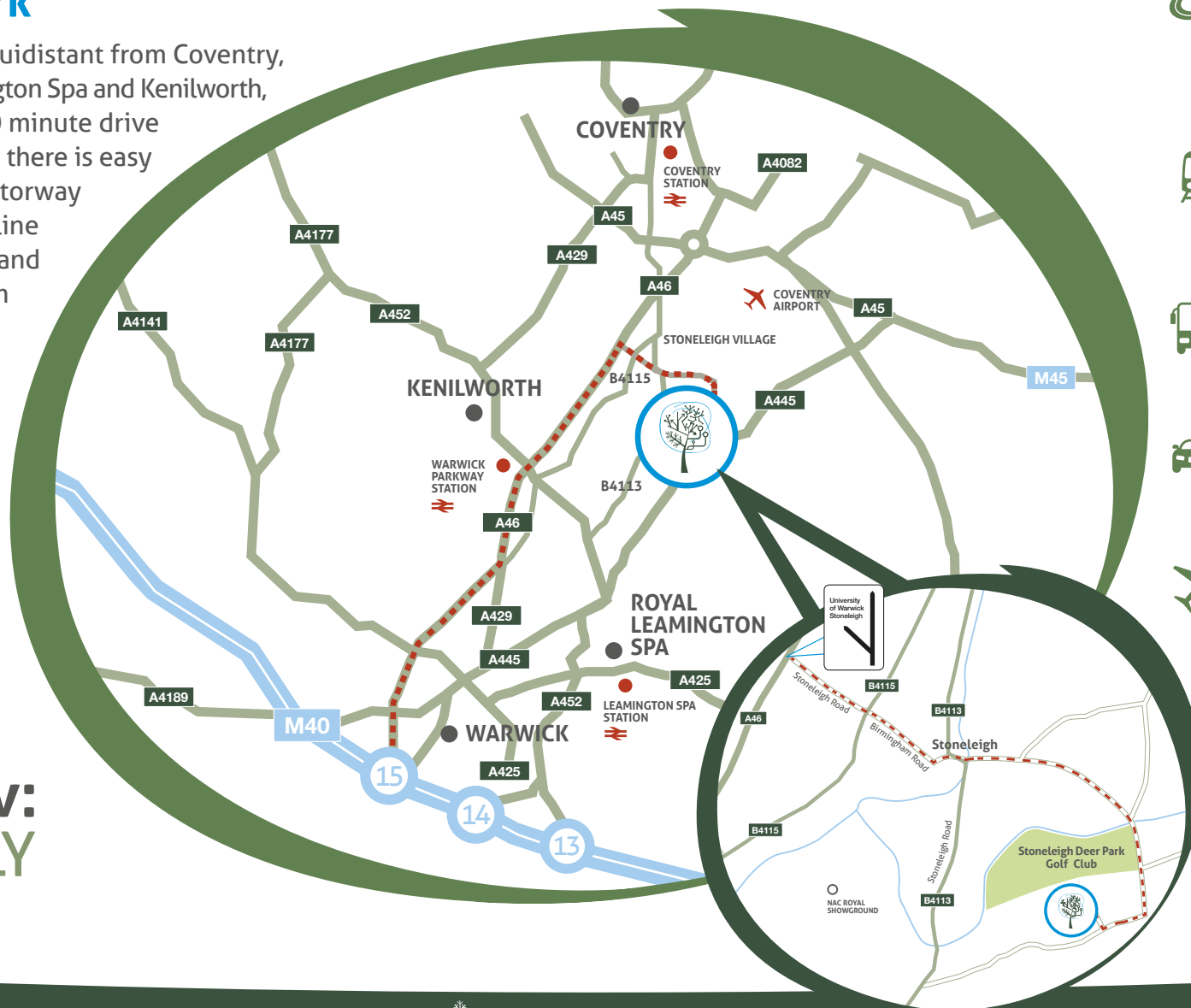
There is connectivity to a resilient national network based around a 10-Gigabit Ethernet Core providing occupiers access to a full range of connectivity solutions to meet every business need and budget.



Abbey Park

Abbey Park is equidistant from Coventry, Warwick, Leamington Spa and Kenilworth, all less than a 10 minute drive away. In addition there is easy access to the motorway network, 2 mainline railway stations and both Birmingham and Coventry Airports. All of which makes Abbey Park the ideal place for business.

Sat Nav:
CV8 2LY



Distance to:

Kenilworth	4 miles
Leamington Spa	5 miles
Coventry	5 miles
Warwick	6 miles
Birmingham	20 miles



Rail:

Coventry Station	5.2 miles
Leamington Spa Station	6 miles
Warwick Parkway Station	7 miles
Birmingham New Street	25 miles



Bus:

Bus number 539
Coventry - Baginton - Stoneleigh - Kenilworth



Road:

A46 1.8 miles
Giving direct access to:
M40, M42, M45/M1, M6, M69



Airports:

Birmingham Int. Airport	15 miles
Coventry Airport	1.5 miles

For more information on local transportation and travel times visit:
www.networkwestmidlands.com



www.abbeyparkoffices.com

Sat Nav: CV8 2LY

Marketing Agents



Developer

The DL Pension Fund
Danny Lynch

The Management Suite
Abbey Park Office
Campus Stareton Lane
Stoneleigh
CV8 2LY

T: 024 76 54 32 10
E: danny@dlpds.co.uk

Malcolm Jones

KWB
Lancaster House
67 Newhall Street
Birmingham
B3 1NQ

T: 0121 212 5992
M: 07824 848 425
E: mjones@kwboffice.com

David Penn

Bromwich Hardy
1 The Cobalt Centre
Siskin Parkway East
Middlemarch Business Park
Coventry CV3 4PE

T: 024 7630 8905
M: 07771 774 640
E: david.penn@bromwichhardy.com

