

THE POINT

WARWICK BUSINESS PARK

THE POINT WARWICK

WELCOME
TO THE POINT

MODERN

CONTEMPORARY OFFICES



WHERE IDEAS FLOURISH
AND BUSINESSES THRIVE

A NEW & ENHANCED ARRIVAL EXPERIENCE

The Point is a newly refurbished office space in the heart of Warwick. The building is offering suites from 7,819 sq ft up to 53,378 sq ft.

Entering through a large inviting reception with an attractive courtyard at the core of the building and barista bar, The Point offers tenants the perfect workspace. Collaborative possibilities are endless, with breakout areas, a business lounge and plenty of flexible meeting rooms.

WHERE IDEAS



Reception

COME TOGETHER



A complete shell and core refurbishment



Collaborative meeting spaces



New statement entrance and canopy



Courtyard with sitting area



On-site parking ratio of 1:250 sq ft



Shower block with lockers



EV charging points



New Parking deck for additional parking



Business lounge reception and barista bar



Bike Racks



2 cores with lift and stairs



Contemporary interiors and lighting



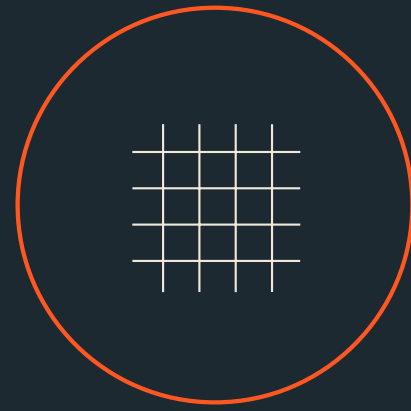
Toilet facilities on each floor



Stylish barista area leading to courtyard



Open plan Grade A
office accommodation



Exposed services
treatment



New heating and
cooling air conditioning



Mechanically ventilated
filtered fresh air



3.0m floor
to ceiling

SPECIFICATION

The Point has undergone a complete shell and core refurbishment providing the building with a modern, high specification finish.



LED linear
pendant lighting



Full access raised
floor of 400mm



Building
management
system



Floor Boxes
(1 per 10 sq m)



EPC A



Targeting BREEAM
in-use Very Good

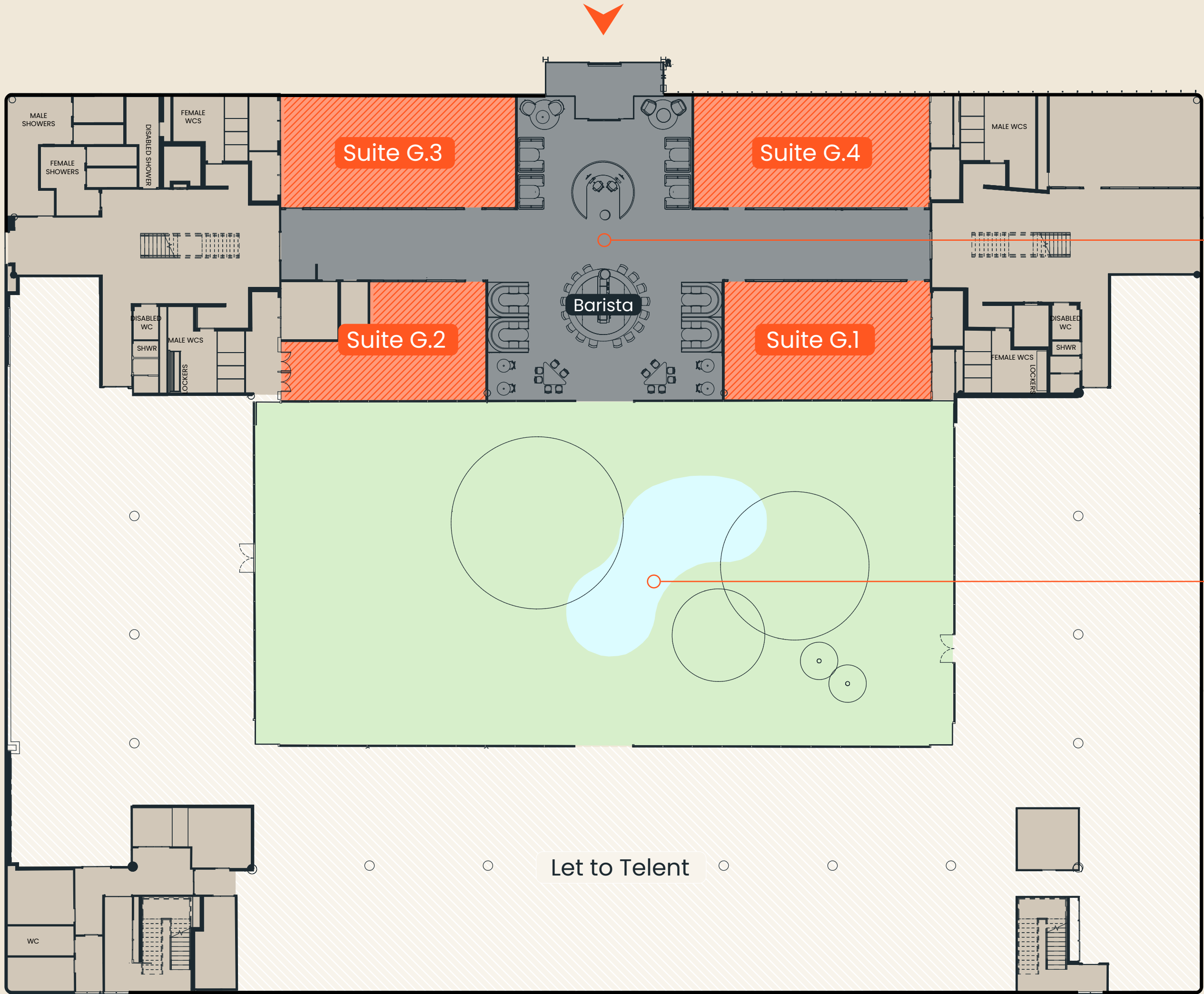
G FLOOR

SCHEDULE OF AREAS
IPMS 3

Ground Floor

Tenant suite G.1	983 SQ FT
Tenant suite G.2	764 SQ FT
Tenant suite G.3	1,060 SQ FT
Tenant suite G.4	1,054 SQ FT

Total 3,862 SQ FT



KEY

Available	Core
Courtyard	Let



360° view



Spacious reception



Tranquil courtyard

Floor plan not to scale. For indicative purposes only.

1ST
FLOOR

SCHEDULE OF AREAS

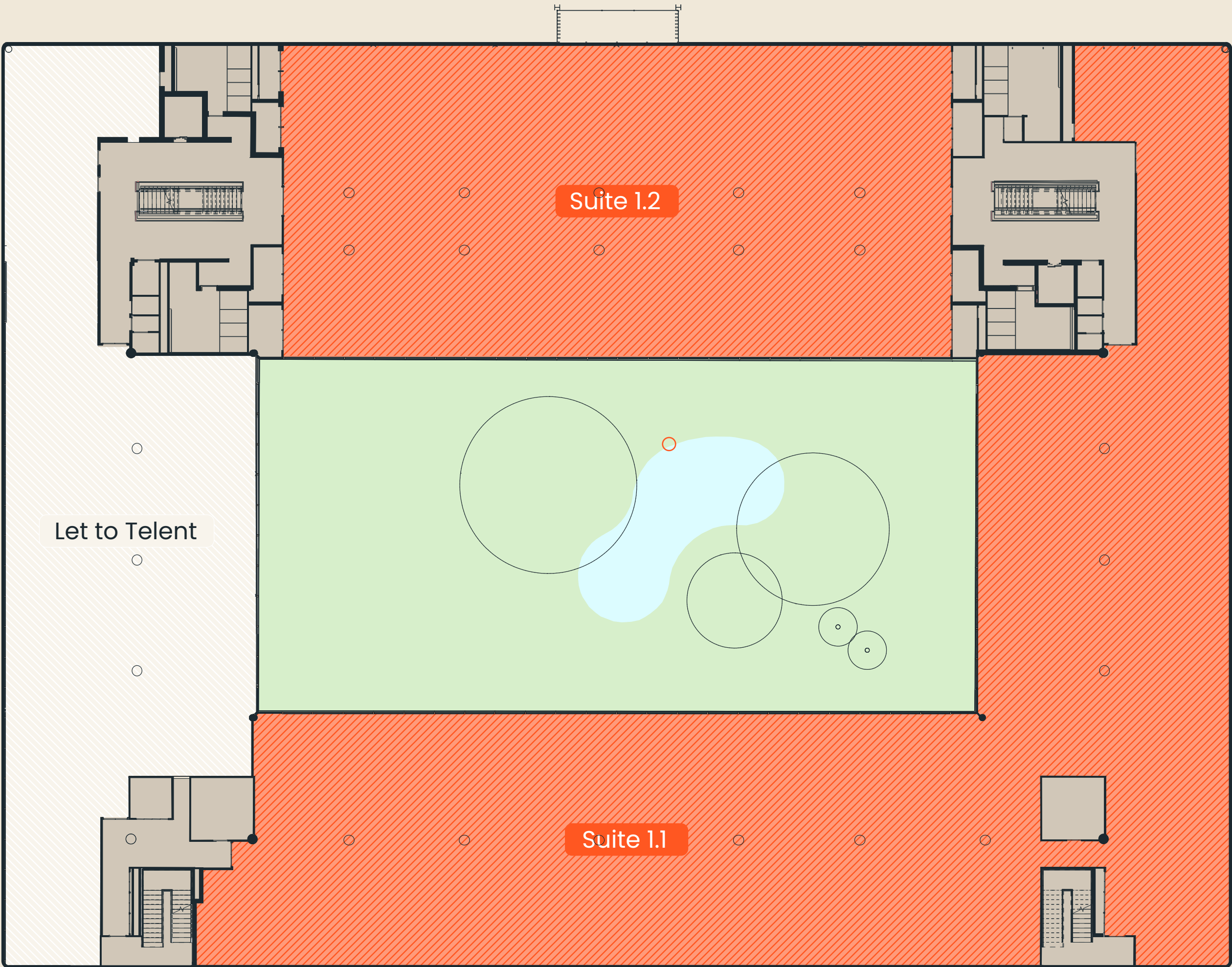
IPMS 3

First Floor

Tenant suite 1.1	13,721 SQ FT
Tenant suite 1.2	7,819 SQ FT

Total 21,540 SQ FT

Available as a whole or as suites in a number of configurations.



KEY

Available	Core
Courtyard	Let



360° view

Floor plan not to scale. For indicative purposes only.

 360° view

CAT A – First Floor



 360° view

CAT A – First Floor

2ND FLOOR

SCHEDULE OF AREAS

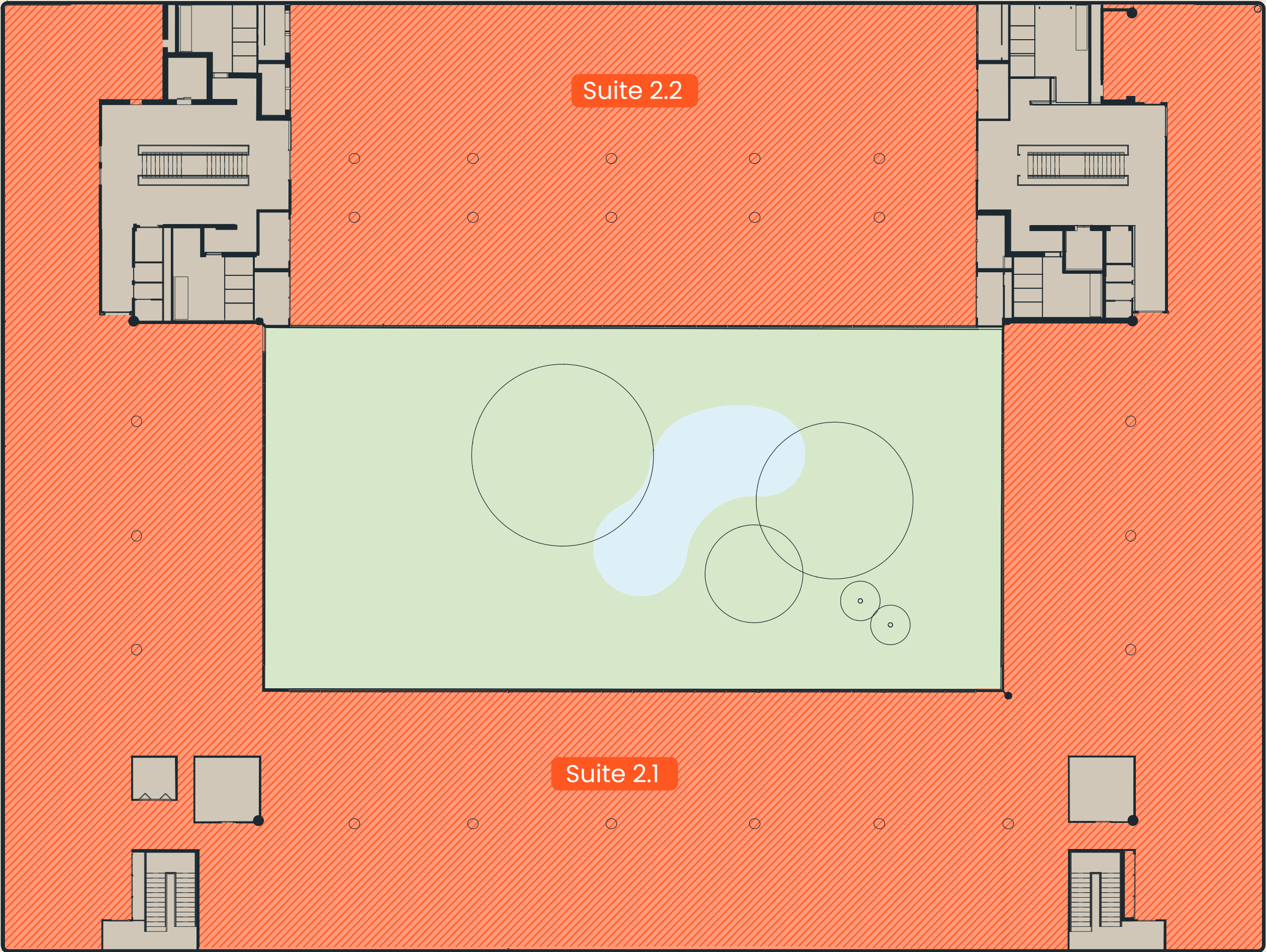
IPMS 3

Second Floor

Tenant suite 2.1	20,090 SQ FT
Tenant suite 2.2	7,886 SQ FT

Total 27,976 SQ FT

Available as a whole or as suites in a number of configurations.



KEY

Available	Core
Courtyard	Lit



360° view

Floor plan not to scale. For indicative purposes only.



 360° view

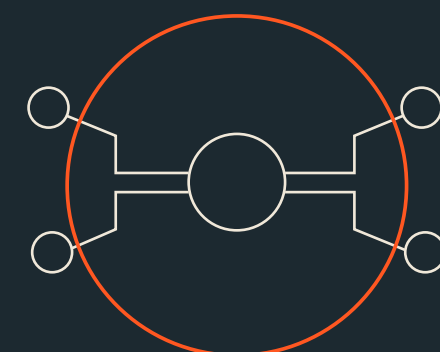
CAT A - Second Floor



Warwick Castle is a key medieval attraction originally built by William the Conqueror in 1068.



Positioned within the UK's largest regional economy, worth over £117bn.



100+ tech hubs, commercial test beds, accelerators and collaboration facilities.



2,170 high-growth businesses located across the West Midlands. Together, they secured £413m in equity investment in 2021.



Coventry, just 15 minutes away, won the title of 'UK City of Culture' in 2021.



Home to many HQs including Volvo Group UK, Aston Martin, Wolsley UK, Tata Technologies, IBM, National Grid, E.ON and LEVC.



Warwick University, a Russell Group University, is ranked 67th in the world and 10th in the UK.



Warwick graduates ranked within the UK top 10 for highest earnings in over 11 subjects.



At the heart of the UK, 90% of the UK's market are in reach within four hours drive time.

WHY WARWICK?



Warwick Racecourse



Rose & Crown



Hatton Locks Café



Warwick Parkway Station



Warwick Arts Centre

THE POINT WARWICK

← Coventry (6 miles)

⇒ Warwick

Town Centre →

Warwick Race Course →

A46 (Warwick Bypass)

Twycross Walk Park Area



Royal Mail



Coffee by Eures
Warwick



Premier Inn

THE POINT
WARWICK BUSINESS PARK

Warwick Business Park Entrance

M40 (Junction 15) →

⇒ Warwick Parkway

← This way to The Point

Hatton Locks

WARWICK BUSINESS PARK

JUNCTION 15



Warwick Parkway

Warwick Bypass

Postcode:
CV34 5AH

What3words:
windmill.seasons.chins



Warwick
Castle

Warwick

Warwick

⇒ Warwick Parkway

Leamington Spa	10 mins
Birmingham Moor Street	26 mins
Bicester North	41 mins
Solihull	46 mins
London Marylebone	94 mins

By car

Warwick Parkway Station	3 mins
Junction 15 of the M4	5 mins
Warwick	6 mins
University of Warwick	10 mins
Royal Leamington Spa	10 mins
Coventry	16 mins
Rugby	26 mins
Birmingham Airport	28 mins
Birmingham	42 mins
London	1hr 50 mins

Approx. driving times based on Google Maps



THE POINT

WARWICK BUSINESS PARK

**AVISON
YOUNG**

Mark Robinson

+44 (0)7342 069808

mark.robinson@avisonyoung.com

Charlotte Fullard

+44 (0)7909 484996

charlotte.fullard@avisonyoung.com

CBRE

Michelle Mills

+44 (0)7733 314585

michelle.mills@cbre.com

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents have any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Joint Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Designed by Graphicks | 020 3435 6952 | www.graphicks.co.uk. March 2025



The Point,
Warwick Business Park,
Haywood Road, Warwick,
CV34 5AH