

Office To Let



**The Terry Pryce Building, University of Warwick Innovation
Campus, Wellesbourne, CV35 9EF**

First floor office suite
10,767 sq ft

Carter Jonas

Location

The Terry Pryce building is located within the University of Warwick Innovation Campus, on the A429 approximately three miles from the M40 junction 15. The Innovation Campus benefits from excellent transport links, with convenient access to the A45, A46, and M6, and is within a 30-minute drive of Birmingham International Airport. The campus offers a mix of academic, research, and commercial facilities, with on-site amenities including a café, conference venues, as well as a nursery.

Description

The Terry Pryce Building is a two-storey office building situated close to the amenities available on the campus. The first floor offers approximately 10,767 sq ft of office space, making it an attractive location for companies keen to be part of a vibrant, innovation-led community.

Key Features include:

- Open plan office
- Designated meeting rooms
- Fitted meeting pods
- Kitchen and WCs
- Onsite car parking
- Exclusive entrance
- Passenger Lift
- Suspended ceilings

Accommodation

The accommodation comprises the following approximate gross internal floor areas:

Floor Area	Sq M	Sq Ft
Total Building	1000.29	10,767

Business Rates

N/A

Rent

On application.

Tenure

The property is available on a leasehold basis.

EPC

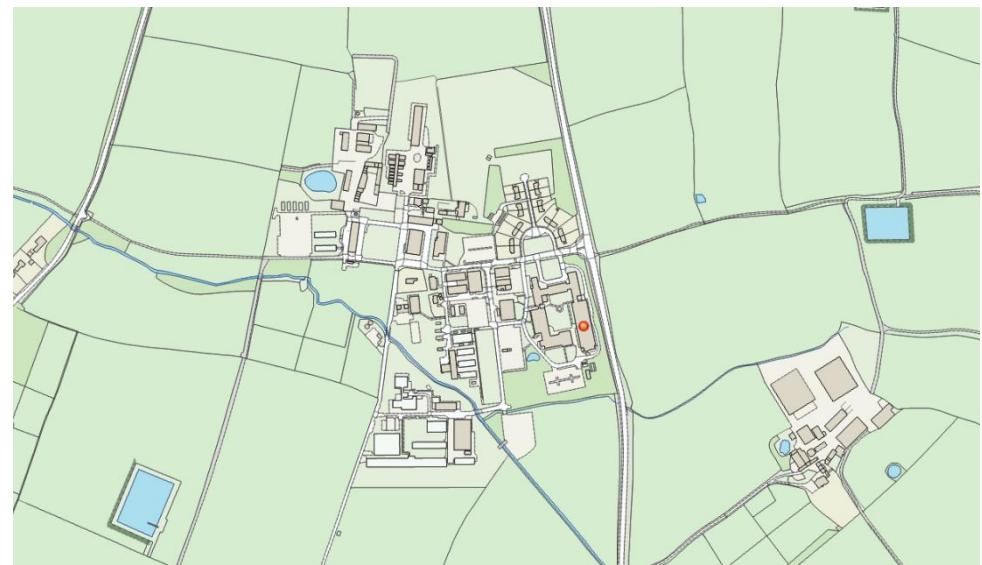
An EPC has been procured and will be updated shortly.

VAT

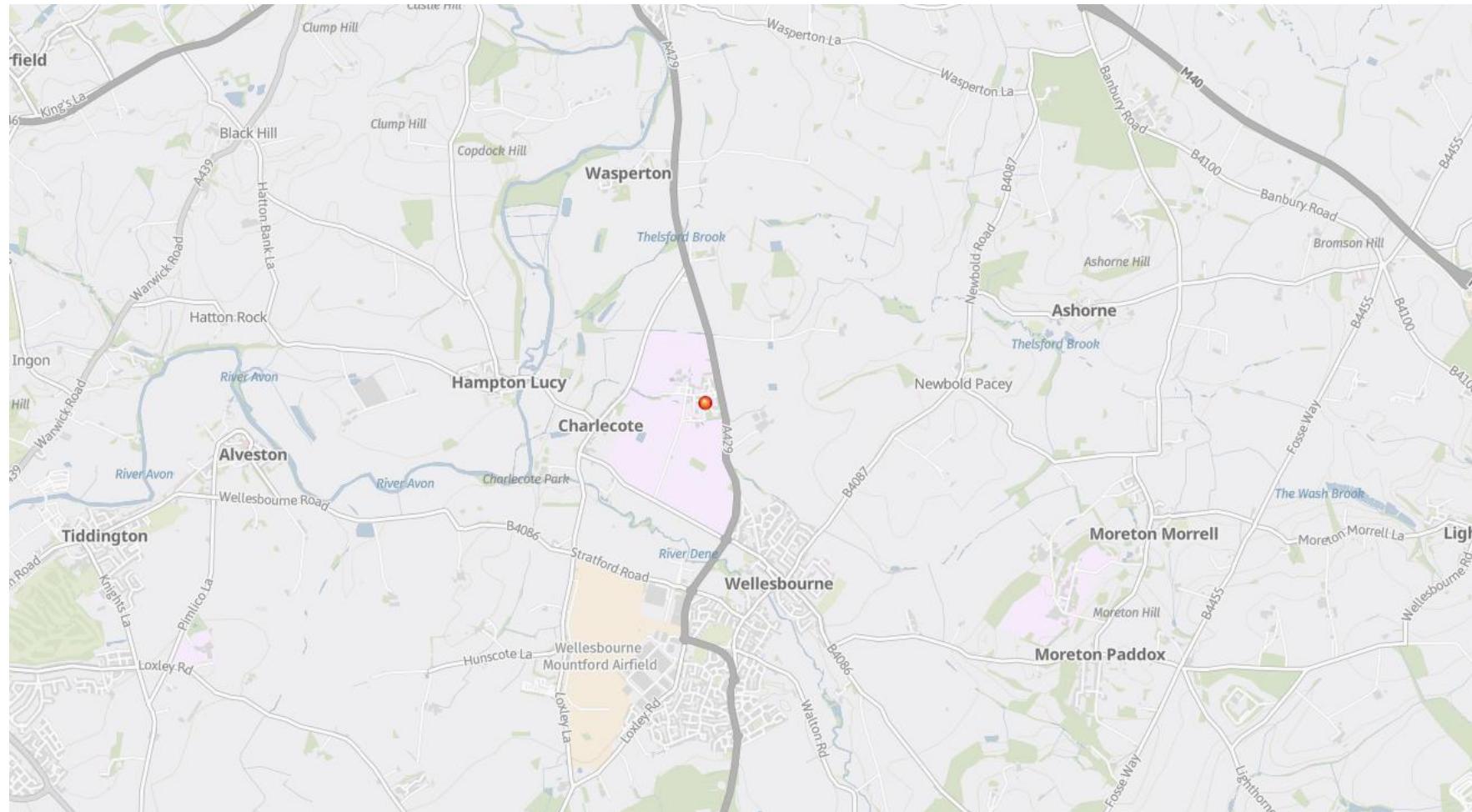
All terms quoted are exclusive of VAT were chargeable.

Viewing

Strictly by appointment.







IMPORTANT INFORMATION

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