

### Healthcare • Offices • Med Tech • R&D

Development plots in a beautiful parkland setting in Stareton, Warwickshire CV8 2LY

- From 3.23 to 24.69 acres
- Suitable for Healthcare and Med Tech uses (STPP)
- Bespoke buildings from 15,000 150,000SF.
- Low density tranquil 60 acre site.
- Centered amid industry leading Creative Clusters for the Auto, Aerospace and research businesses.
- Close to Coventry, Learnington and Warwick at the heart of the motorway network.
- Development plots available for self build.
- Bespoke buildings





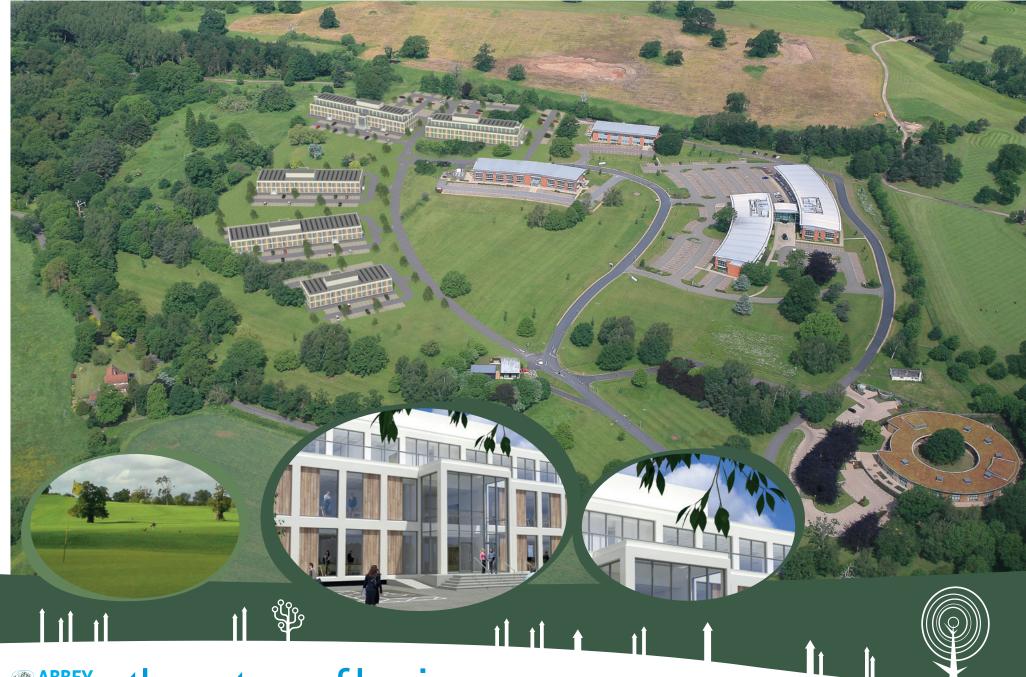
Visual interpretation of canteen area



Visual interpretation of the employee zone

Visual interpretation of the foyer







the nature of business



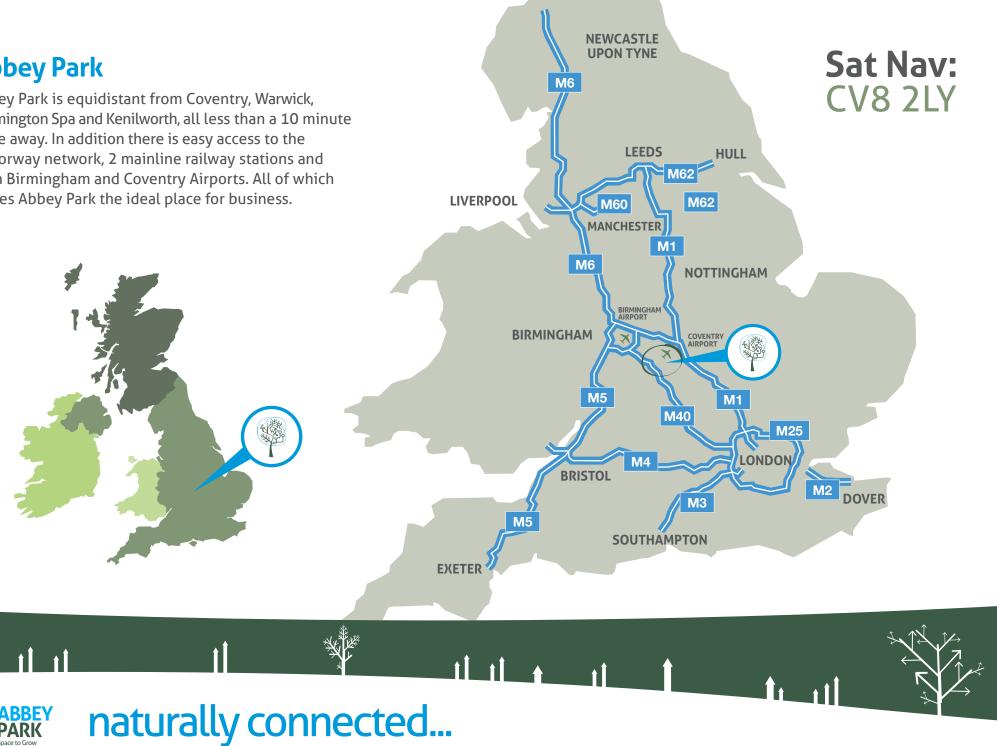
Indicative illustration

# Schedule of accommodation

oved		moda			i) tigo	Plot 2			
Gross External Area			Plot Size	Plot 1					) Fill
	sq.m	sq.ft	acres					N La	
Ground First Second <b>Total</b>	1,444 1,444 915 <b>3,803</b>	15,542 15,542 9,848 <b>40,932</b>	8.54	B		Plot 2			
Ground First Second <b>Total</b>	1,210 1,210 760 <b>3,180</b>	13,023 13,023 8,180 <b>34,226</b>	3.23					· • •	
Ground First <b>Total</b>	1,210 1,210 <b>2,420</b>	13,023 13,023 <b>26,046</b>	4.35		Plot 1				- \\
Ground First <b>Total</b>	1,444 1,444 <b>2,888</b>	15,542 15,542 <b>31,084</b>	4.56		ې تې		D		• (
Ground First <b>Total</b>	860 860 <b>1,720</b>	9,256 9,256 <b>18,512</b>	4.01	N					t 5 😳
	14,011	150,800			FB The Company of the Pilot 3		Plot 4		·····
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	Ground First Second Total Ground First Second Total Ground First Total Ground First Total Ground First Total Ground First	sq.m     Ground   1,444     First   1,444     Second   915     Total   3,803     Ground   1,210     First   1,210     Second   760     Total   3,180     Ground   1,210     First   1,210     Total   2,420     Ground   1,444     Total   2,420     Ground   1,444     Total   2,888     Ground   1,444     Total   2,888     Ground   1,444     Total   1,444     Total   1,444     Total   1,444     Total   1,444     Total   1,440     Total   1,720     Land   1,720     Land   1,4,011	sq.m   sq.ft     Ground   1,444   15,542     First   1,444   15,542     Second   915   9,848     Total   3,803   40,932     Ground   1,210   13,023     First   1,210   13,023     Second   760   8,180     Total   3,180   34,226     Ground   1,210   13,023     First   1,210   13,023     Total   2,420   26,046     Ground   1,444   15,542     Total   2,420   26,046     Ground   1,444   15,542     Total   2,488   31,084     Ground   1,444   15,542     Total   2,888   31,084     Ground   1,401   15,542     Total   1,720   18,512     Total   1,720   1	Cross External AreaPlot Size $\mathbf{van}$ $\mathbf{var}$ $\mathbf{var}$ $\mathbf{van}$ $\mathbf{var}$ <t< td=""><td>Image: Sevenal Area   Plot Size     sqm   sq.ft   area     first   1,444   15,542     Second   915   9,848     Total   3,803   40,932   8.54     Ground   1,210   13,023     Second   760   8,180     Total   3,180   34,226   3.23     Ground   1,210   13,023     Total   2,420   26,046   4.35     Ground   1,444   15,542     Total   2,888   31,084   4.56     Ground   1,720   18,512   4.01     It,011   150,800   150,800</td><td>Sous External Area     Pot Size       sqm     sqf,     area       Ground     1,444     15,542       Second     915     9,848       Ground     1,210     13,023       Second     1,300     3,4226     3,23       Ground     1,210     13,023    </td><td>Cross External Area     Pot Size       sym     skf       Gross Mathematica     3,803       Gross Mathematica     4,835       Gross Mathematica     4,835       Gross Mathematica     4,836       Gross Mathematica     4,836       Gross Mathematica     4,836       Gross Mathematica     4,836       Gross Mathematica     4,936       Jatoria     1,830       Jatoria     1,830 <!--</td--><td>Cross External Ares     Plot Size       num     1,444     15,542       Second     915     9,848       Total     3,803     40,9032       Rist     1,210     13,023       First     1,210     13,023       Total     3,180     34,226     3,23       Ground     1,444     15,542       First     1,240     15,023       Total     3,180     34,226       Avado     4,868     3,1084       Arcoi     4,90     4,90       V     V     V       Total     2,888     31,084       Arcoi     V     V       Arcoi     V     V       V     V     V       V     V     V       V     V</td></td></t<> <td>Kros External Ares     Po tán       rám n. 444     15.542       Kros M. 444     15.542       Kros M. 444     15.542       Kros M. 444     15.542       Kros M. 1210     13.023       Kros M. 1210     13.023       Kros M. 444     15.542       Kros M. 1210     13.023       Kros M. 1210     13.023       Kros M. 444     15.542       Kros M. 456     14.011       Kros M. 456     14.011       Kros M. 456     14.011       Kros M. 456     14.011       Kros M. 466     14.011       &lt;</td>	Image: Sevenal Area   Plot Size     sqm   sq.ft   area     first   1,444   15,542     Second   915   9,848     Total   3,803   40,932   8.54     Ground   1,210   13,023     Second   760   8,180     Total   3,180   34,226   3.23     Ground   1,210   13,023     Total   2,420   26,046   4.35     Ground   1,444   15,542     Total   2,888   31,084   4.56     Ground   1,720   18,512   4.01     It,011   150,800   150,800	Sous External Area     Pot Size       sqm     sqf,     area       Ground     1,444     15,542       Second     915     9,848       Ground     1,210     13,023       Second     1,300     3,4226     3,23       Ground     1,210     13,023	Cross External Area     Pot Size       sym     skf       Gross Mathematica     3,803       Gross Mathematica     4,835       Gross Mathematica     4,835       Gross Mathematica     4,836       Gross Mathematica     4,836       Gross Mathematica     4,836       Gross Mathematica     4,836       Gross Mathematica     4,936       Jatoria     1,830       Jatoria     1,830 </td <td>Cross External Ares     Plot Size       num     1,444     15,542       Second     915     9,848       Total     3,803     40,9032       Rist     1,210     13,023       First     1,210     13,023       Total     3,180     34,226     3,23       Ground     1,444     15,542       First     1,240     15,023       Total     3,180     34,226       Avado     4,868     3,1084       Arcoi     4,90     4,90       V     V     V       Total     2,888     31,084       Arcoi     V     V       Arcoi     V     V       V     V     V       V     V     V       V     V</td>	Cross External Ares     Plot Size       num     1,444     15,542       Second     915     9,848       Total     3,803     40,9032       Rist     1,210     13,023       First     1,210     13,023       Total     3,180     34,226     3,23       Ground     1,444     15,542       First     1,240     15,023       Total     3,180     34,226       Avado     4,868     3,1084       Arcoi     4,90     4,90       V     V     V       Total     2,888     31,084       Arcoi     V     V       Arcoi     V     V       V     V     V       V     V     V       V     V	Kros External Ares     Po tán       rám n. 444     15.542       Kros M. 444     15.542       Kros M. 444     15.542       Kros M. 444     15.542       Kros M. 1210     13.023       Kros M. 1210     13.023       Kros M. 444     15.542       Kros M. 1210     13.023       Kros M. 1210     13.023       Kros M. 444     15.542       Kros M. 456     14.011       Kros M. 456     14.011       Kros M. 456     14.011       Kros M. 456     14.011       Kros M. 466     14.011       <

## **Abbey Park**

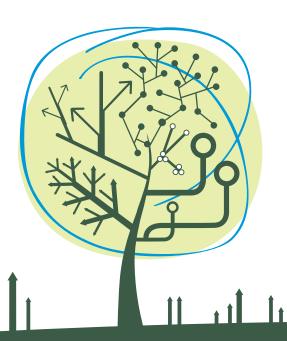
Abbey Park is equidistant from Coventry, Warwick, Leamington Spa and Kenilworth, all less than a 10 minute drive away. In addition there is easy access to the motorway network, 2 mainline railway stations and both Birmingham and Coventry Airports. All of which makes Abbey Park the ideal place for business.





## www.abbeyparkoffices.com

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