

A WORK IN
THE WOODS

GRADE A OFFICE SPACE TO LET ——— 7,500 - 25,000 SQFT

HAYWOOD ROAD, WARWICK CV34 5AH



IF YOU GO DOWN TO THE WOODS TODAY

The Woods represents a fresh take on workspaces, injecting inspiration and giving businesses and their employees a vibrant and invigorating workplace where innovation, creativity and enterprise can thrive.

TURN OVER A NEW LEAF

THIS TWO-STOREY CAT A 80K SQFT DEVELOPMENT IS SO MUCH MORE THAN JUST AN OFFICE.

From our high-end reception and relaxing bistro cafe to our state-of-the-art lighting, climate cooling and EV charging points, The Woods sets the bar for the region's commercial market.

We understand that all businesses' needs are distinct and we also know that there is no one-size-fits-all solution for creating a space for success.

At The Woods, we offer collaborative spaces, co-working offices and everything in between, making this the perfect destination workplace for the West Midlands.



SEE THE WOODS FOR THE AMENITIES



MANNED
RECEPTION



MEETING
ROOMS



BREAKOUT
AREAS



SHOWER
FACILITIES



CYCLE
RACKS



OUTDOOR
SPACE



LET'S WORK IN THE WOODS



A DESTINATION THAT IGNITES CREATIVITY AND INSPIRATION.

Developed with employee wellbeing at its heart and with interiors inspired by nature, the reimagined space at The Woods introduces a new office concept to Warwick.

GRADE A OFFICE SPACE

NEW VRF

NEW LED LIGHTING

24 HOUR ACCESS

RAISED FLOOR

EV CHARGING

PARKING

DISABLED ACCESS

EPC B RATING



Catering to the ever-changing needs of businesses across the West Midlands, The Woods provides an environment built to suit everyone. Our co-working space offers freelancers, small companies or even large organisations seeking satellite offices, an invigorating place to work and collaborate.

FLOORPLANS

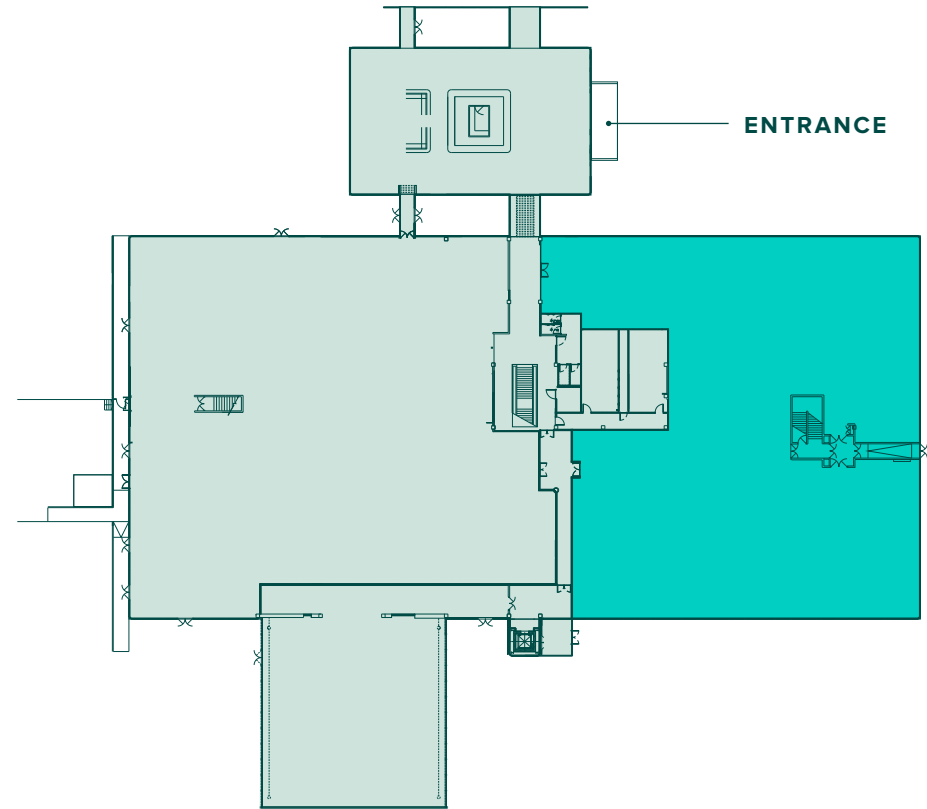
HIGH-SPECIFICATION OFFICE WORKSPACE

From the tranquil outdoor spaces, EV charging points, state-of-the-art lighting and climate cooling to our high-end reception area and bistro cafe, The Woods boasts a number of amenities that transform traditional office space into a hospitality experience.

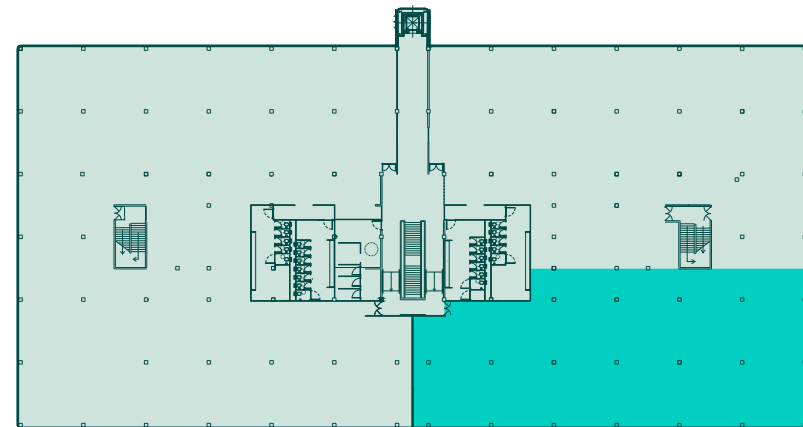
FLOOR LEVEL

FIRST	8,783 SQFT
GROUND	17,125 SQFT

SPACE AVAILABLE FROM 7,500 SQFT TO 25,000 SQFT



GROUND FLOOR



FIRST FLOOR



OUT OF THE WOODS

RECLAIMING ITS RIGHTFUL PLACE AT THE CENTRE OF THE WEST MIDLANDS BUSINESS COMMUNITY.



Our prime location means The Woods is never too far out of reach. Whether by train, car, bike or by foot, occupiers can enjoy a smooth commute.

Located North of Warwick Town Centre, commuters have a wide variety of transport options to choose from.

The Woods offers excellent connectivity with travel networks in close proximity including ample on-site parking.

Just a stone's throw away from the M40 and wider national motorway network, The Woods is perfectly located just under 30 minutes away from Birmingham Airport, perfect for those needing to travel further afield.

No matter where you're based, The Woods keeps you connected.



THE **WOODS**

Warwick Bypass

WARWICK DRIVING TEST CENTRE

Birmingham Rd

Cape Rd

WARWICK HOSPITAL A&E

ST MICHAEL'S HOSPITAL

Birmingham Rd

WARWICK PARKWAY

Coventry Rd

WARWICK PARKWAY

PRIORY PARK

Emscote Rd

WARWICK GOLF CENTRE

ST JOHN'S HOUSE

WARWICK

ST MARY'S CHURCH

ST NICHOLAS PARK

WARWICK RACE COURSE

LORD LEYCESTER HOSPITAL

WARWICK CASTLE

THE BRIDGE HOUSE THEA

THE TUDOR HOUSE

River Avon

Banbury

L AJAX

A4180

KEY PLACES



**WARWICK
CASTLE**

5 min drive



**UNIVERSITY
OF WARWICK**

11 min drive



**COVENTRY
UNIVERSITY**

14 min drive



**BIRMINGHAM
CITY CENTRE**

46 min drive

WALKING



**PREMIER
INN**

1 min walk



**CAPE OF GOOD
HOPE PUB**

12 min walk



**WARWICK
PARKWAY**

18 min walk



**PRIORY
PARK**

23 min walk

TRAVELLING



**WARWICK
PARKWAY**

3 min drive



**JUNCTION 15
OF THE M40**

5 min drive



**WARWICK
STATION**

7 min drive



**BIRMINGHAM
AIRPORT**

28 min drive



BRAUNCH OUT



MAXI
HAULAGE

ROYAL MAIL

VOLVO
GROUP UK

ABILITYNET

THE WOODS

WARWICK BYPASS

IBM

TELENT
TECHNOLOGY
SERVICES

HAYWOOD ROAD, WARWICK CV34 5AH

A WORK IN THE WOODS



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