

Serviced Office Space UK

The Woods

Warwick CV34 5AH



The reimagined space introduces a new office concept to Warwick, offering businesses and employees a fresh and invigorating place to work, along with a great opportunity for any business to upgrade its HQ to an illustrious location. In the former IBM campus, one will be in good company, with neighbours like Royal Mail, Volvo, and IBM, among others. The Woods is situated north of Warwick Town Centre, easily accessed by the A46 (a 2-minute drive) and in very close proximity to Warwick Parkway Railway Station (5 minutes away). The property is located 3 miles from junction 15 of the M40 motorway, providing convenient access to the wider national motorway network and Birmingham International Airport.

Introducing the newly branded The Woods, a meticulously refurbished two-storey office building spanning 80,000 square feet. Following a significant £5 million investment, this revitalized space has already leased over 70% of its available area. The extensive 12-month refurbishment initiative has transformed the former IBM campus into a premier CAT A development. Among its numerous enhancements are ample parking facilities, thoughtfully designed collaborative working areas, sprawling landscaped outdoor green spaces, conveniently located EV charging points, cutting-edge lighting and climate control systems, an inviting high-end reception area, a chic bistro café, and a host of other amenities designed to elevate the workspace experience.

transport links

| | |
|----------------------|-----------------|
| Underground | N/A |
| Train Station | Warwick Parkway |
| Road Link | N/A |
| Airport | NS Line Cars |

Leased Spaces

- **Min Size** : 100 sq ft
- **Max Size** : 333 sq ft
- **Total Size** : 77154 sq ft
- **Min Term** : 12 mnths
- **Max Term** : 60 mnths