

CATESBY

INNOVATION
CENTRE

at the heart of the UK automotive
and motorsport industry



Desk space / Co-working space /
Meeting space

it's whatever you need it to be!

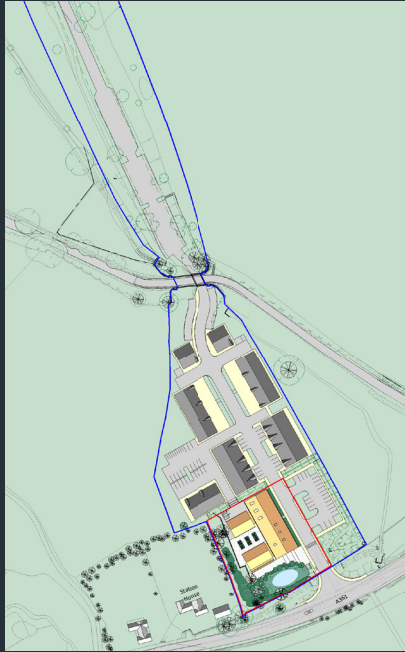
290 sq ft – 8,200 sq ft



Located on a newly developed and self-contained 4.5 acre Automotive Campus in the Northamptonshire countryside, Catesby Innovation Centre comprises new, quality office accommodation is situated at the heart of the UK automotive and motorsport industry.

The Campus includes the new centrepiece Catesby Tunnel testing facility, set to provide a worldwide benchmark for aerodynamic testing and vehicle development, as well as an additional business park to be developed for specific automotive occupiers.

The Campus is situated within the village of Charwelton, just 6 miles south of Daventry England, 12 miles from Junctions 16 and 17 of the M1 Motorway and 16 miles to the north of Banbury and Junction 11 of the M40.



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Catesby Innovation Centre comprises a two storey modern statement office building and plenty of car parking spaces.

The Centre is designed to provide flexible office space from 290-8,200 sq ft for automotive and associated companies.

Rentable offices and workshop areas will enable high performance technology start-ups and early-growth businesses to co-locate next to the tunnel testing facility.

The development of new larger units on the surrounding development will also provide 'grow-on' space for businesses that graduate from the innovation centre.

The accommodation has been designed to be let on flexible licence agreements which will also provide seminar space and café area, a place for conferences, training courses and lectures, encouraging meetings and social collaboration.

Rentals include:

- Basic Broadband
- Parking
- Access to the meeting room (on a fair use policy)
- Unlimited Tea and Coffee
- Electricity (each office is metered so usage will be monitored)
- Water for heating and cooling systems in each office

Catesby Innovation Centre will provide:

- A variety of offices sizes
- An attractive entrance with reception areas
- Open plan collaborative breakout spaces
- Quality meeting, seminar and conference rooms
- Ground Floor Vehicle workshop (1,076 sq ft)
- An attractive open plan café/waiting area
- Associated WCs with changing and showers



Available offices

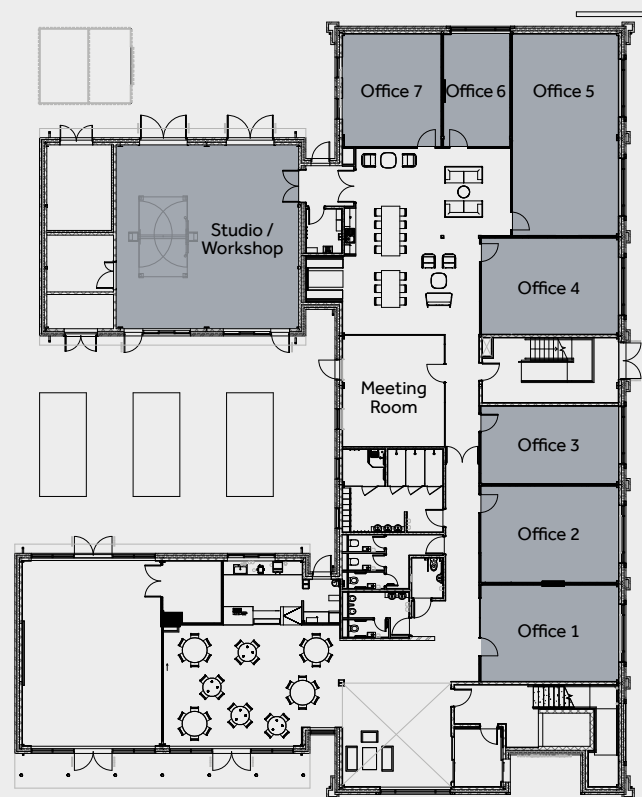
Office Number	Area sq ft	Area sq m
Office 1	420	39.02
Office 2	420	39.02
Office 3	344	31.96
Office 4	411	38.26
Office 5	678	62.99
Office 6	290	26.94
Office 7	355	32.98
Studio / Workshop	1,076	100.00
Office 8	408	37.91
Office 9	878	81.55
Office 10	438	40.74
Office 11	447	41.50
Office 12	911	84.59
Office 13	330	30.69
Office 14	424	30.12
Office 15	353	32.76

Flexible Occupational Licences

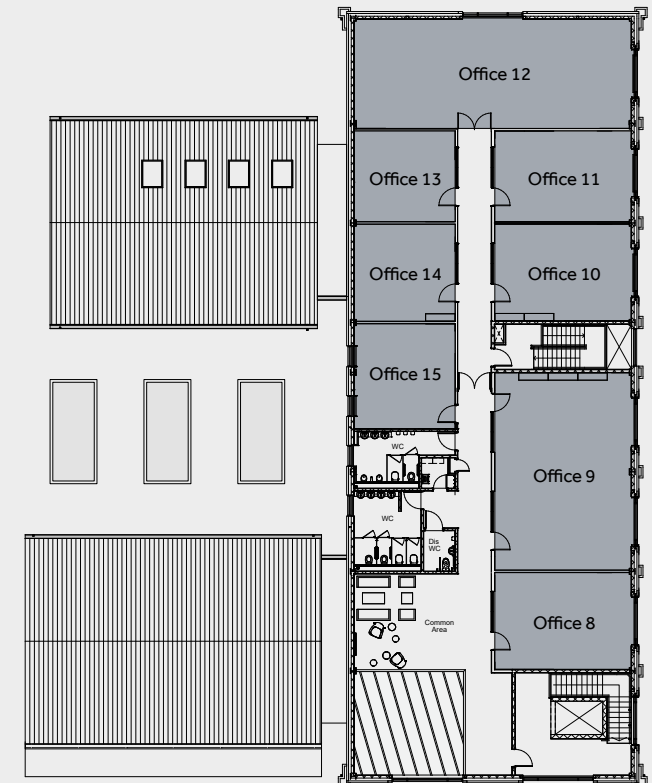
Flexible easy 'in and out' agreements are available to be signed quickly and efficiently, albeit leases for longer periods of time will also be considered, if required.

Fully inclusive rentals

Fully inclusive rentals will be charged to make financial arrangements simple and certain. See accompanying cost information.



Ground floor layout



First floor layout



Strategically placed at the heart of Motorsport Valley

Motorsport Valley has some of Europe's most successful clusters in connected and autonomous vehicles, motorsport, and energy storage solutions. Each one of these industries stimulate innovation through multidisciplinary collaboration.

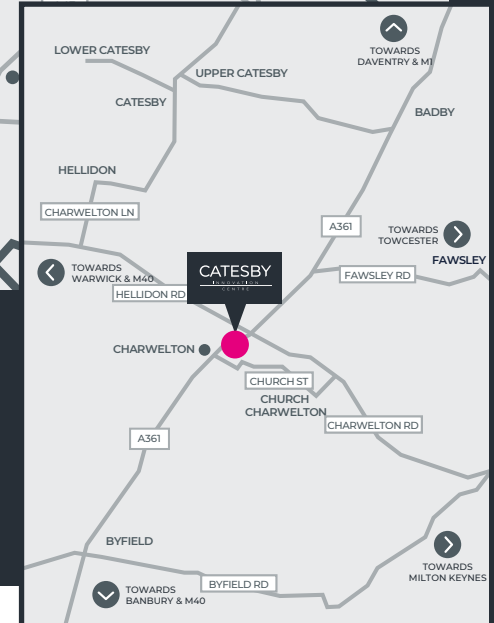
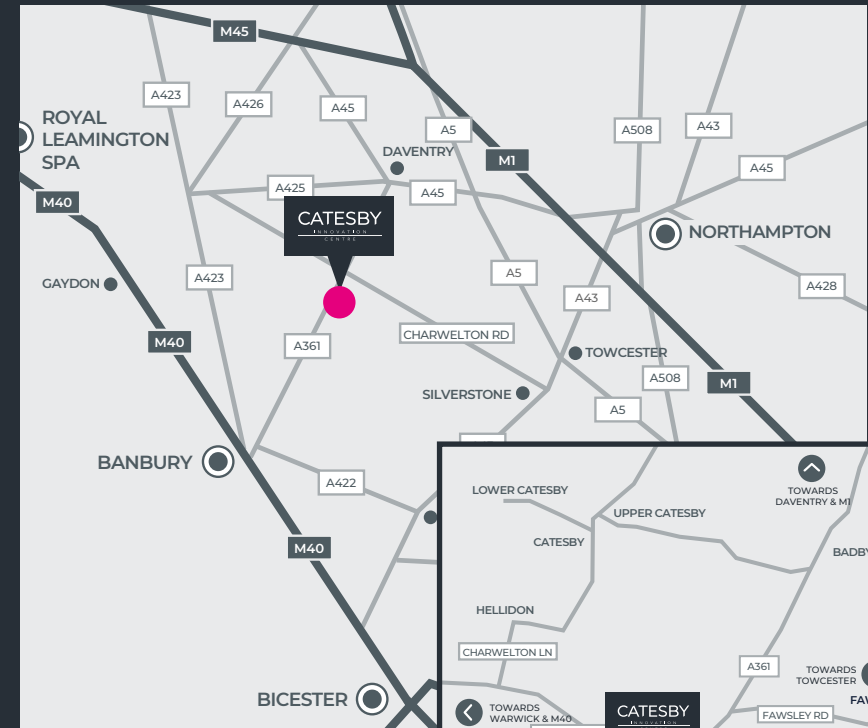
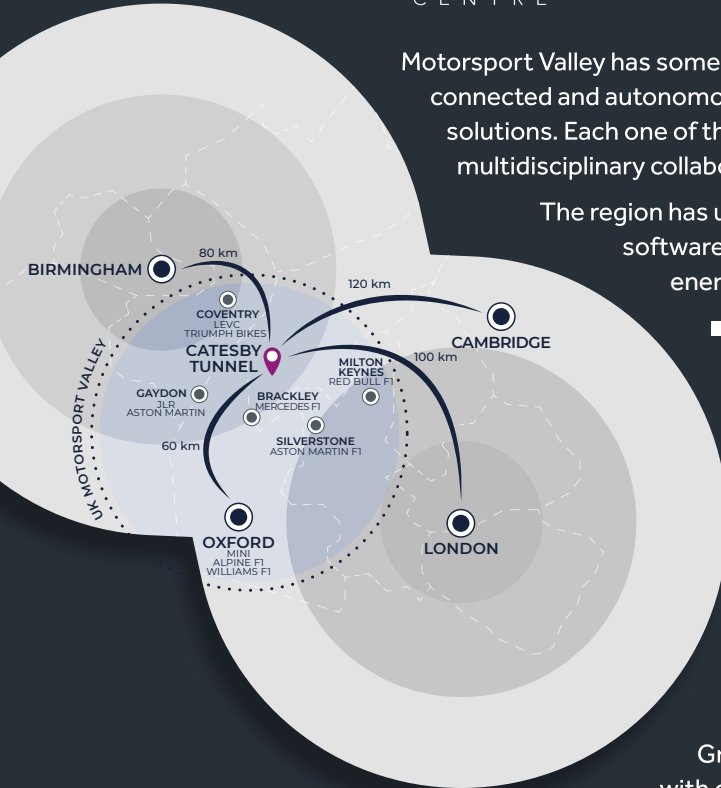
The region has unrivalled centres of academic research into software, machine learning and AI, robotics, alternative energy sources and advanced engineering.

- The area being within the UK's Testbed region for developing future mobility.
- At the heart of the UK's Motorsport Valley.
- Opportunities to collaborate with exciting spin-outs from the Universities of Oxford, Warwick and Silverstone.
- Testing facilities at world-recognised centres of excellence, including Catesby Tunnel.
- Manufacturing, distribution facilities and Grade A office space for businesses of all sizes, with opportunities to scale up.

- Proven success in attracting international manufacturing and R&D companies.
- Highly-educated population and technically-skilled workforce in engineering, physics and motorsport.
- Thriving mobility and energy ecosystems, facilitating knowledge exchange.

- Flourishing low carbon energy sector, generating around £1.14bn a year.
- Excellent connectivity to London, the Midlands and south coast ports by rail and road, plus easy access to major airports.

catesbyinnovationcentre.com



For more information please contact:

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