

PROSPERO[★]

ANSTY

196 ACRES • UP TO 2,300,000 SQ FT

Ideally placed for advanced manufacturing & industry



PROSPERO ANSTY - THE OPPORTUNITY

PROSPERO ANSTY

One of the most significant new business parks in the UK and with a prime position east of Coventry, the Park is already attracting multi-national businesses to the scheme.

Planning was secured for Meggitt's new 490,000sq. ft HQ facility in April 2018 which included the first phase of the site wide infrastructure programme, which includes:

- The extension to Pilot Way running to the south of the Park. Secondary access to Coombe Fields Road will be for construction traffic at this present time.
- Associated plot levelling, attenuation ponds and landscaping.
- The contract was placed on 18 August and these works will be completed by late Summer 2019.

As part of a wider agreement between Manse Opus and Homes England (owners of Ansty Park), we will be included in the management and administration of Ansty Park in addition to Prospero Ansty, ensuring continuity across the wider scheme including issues such as security.

PARK FACILITIES INCLUDE:

- Gate controlled access into the Park outside of working hours.
- Number plate recognition.
- Security cameras with remote monitoring.
- The park has a running track / nature trail installed plus outdoor gym equipment (there are proposals to extend this further).
- A bus service runs from Ansty Park during the week to Coventry Rail Station twice an hour. The timetable is included in the appendices and due to the increased use of the service we are in discussions with the operator over extending the service further.
- The restaurant at MTC is open to the public and outside of this there are other amenities close by including hotels, restaurants and convenience stores, plus the unique Coombe Abbey, a medieval structure now run as a four star hotel and conference centre.



THE IDEAL LOCATION FOR YOUR BUSINESS



16

Universities within
a one hour drive

30

automotive Original Equipment
Manufacturer vehicle brands with
headquarters in the area

25%

of the UK aerospace industry
is located in the Midlands

25%

of fastest growing
economies in the UK

10%

of all UK automotive jobs in
Coventry and Warwickshire

400,000

people employed in advanced
manufacturing in Coventry and
Warwickshire



OUR OCCUPIERS



MEGGITT

smart engineering for
extreme environments

MEGGITT - THE LARGEST ADVANCED MANUFACTURING DEVELOPMENT IN A DECADE

Manse Opus, on behalf of their client Rolls-Royce, secured the first new occupier at Prospero Ansty in 2018 for the new Meggitt 'super-facility' totalling 490,000 sq ft of accommodation for initially up to 1,000 people with the capability of doubling that figure.

When complete, the highly bespoke building will deliver a state of the art headquarters and innovation centre at the heart of the UK's manufacturing industry. The building will allow Meggitt to consolidate the various elements of their specialist business into a single location and allow them to continue their business growth.

It will comprise a manufacturing hall in excess of 300,000 sq ft, principally for occupation by the various Meggitt business specialisms together with associated testing and logistics areas.

Attached to the manufacturing hall is a two-storey state of the art office building providing up to 100,000 sq ft for occupation by various Meggitt divisions, including their new Head Office.



Manufacturing
Technology Centre

MANUFACTURING TECHNOLOGY CENTRE

Established in 2010 as an independent Research and Technology Organisation, MTC has the aim to bridge the gap between academia and industry – often known as the 'valley of death'.

Since its inception, MTC has been incredibly successful and in the intervening few years, the organisation has grown exponentially at its home on Ansty Park. Now boasting over 100 companies as members of the MTC and employing over 500 staff.



OUR OCCUPIERS



LEVC

The London Electric Vehicle Company (LEVC) is the leading global manufacturer and retailer of fully accessible, purpose built London Taxis, universally acknowledged for creating the famous 'Black Cab', now an international icon. Ansty Park is the new location for LEVC's research, development and assembly site.

Sainsbury's

SAINSBURY'S

The Park's accessibility, quality of environment, skilled local workforce and established local and regional infrastructure persuaded Sainsbury's to locate their store support centre here after a UK wide search for suitable premises. This grade A office complex provides state-of-the-art accommodation for up to 1,000 of Sainsbury's senior and creative staff.



Rolls-Royce

ROLLS-ROYCE

Rolls-Royce's have consolidated their operations at the Park over recent years, with the business continuing to manufacture fan cases for civil aero engines on the Park.



HTRC

In a joint collaboration between Rolls Royce and the University of Birmingham, a new £60 million High Temperature Research Centre has been developed. This 62,432 sq ft building provides a unique casting, design, simulation and advanced manufacturing research facility, focusing initially on the key design and manufacturing aspects of investment casting relating to aerospace and other industrial sectors.

FANUC

FANUC UK

FANUC UK Ltd provides industrial automation solutions ranging from the supply of CNC controllers, robots, 3, 4 & 5 axis machining centres, wire Electro Discharge Machining ('EDM') and injection moulding machines through to the complete integration of factory automation systems.



AVL

AVL, the world's largest independent company for development, simulation and testing technology of powertrains for passenger cars, trucks and large engines are in a new 56,512 sq ft test and engineering centre at the Park. This will be available to the entire automotive industry and set new standards for innovative technologies.



THE PERFECT LOCATION



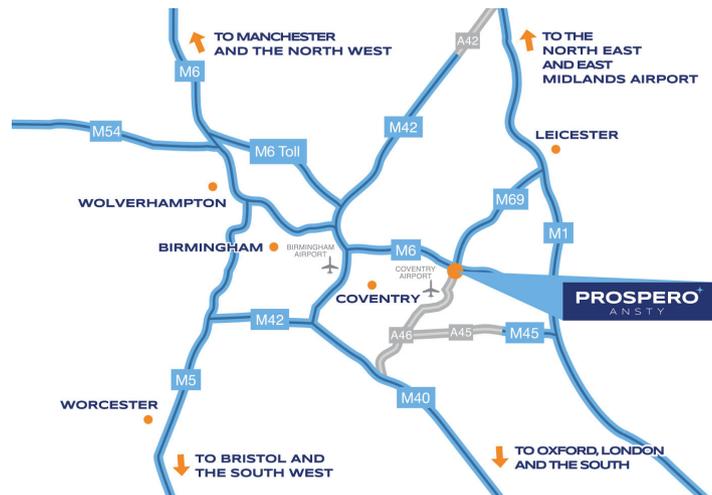
A LOCATION THAT MARKET LEADERS GRAVITATE TOWARDS

Uniquely positioned both geographically and demographically, Prospero Ansty offers businesses the perfect environment to grow.

Coventry and the wider region have a strong manufacturing and engineering heritage, which can be seen by the number of associated businesses based in the area.

AIRPORT	TIME	MILES
Coventry	12 mins	6 miles
Birmingham	22 mins	17 miles
East Midlands	37 mins	36 miles
Heathrow	1 hr 43 mins	100 miles

CITY	TIME	MILES
Birmingham	29 mins	24 miles
Bristol	1 hr 54 mins	110 miles
Manchester	2 hr 06 mins	106 miles
London	2 hr 12 mins	95 miles



A UNIQUE ENVIRONMENT

With occupiers including MTC, Meggitt PLC & Rolls-Royce, combined with a highly skilled local work force and the ability to develop up to 600,000 sq ft in a single building, Prospero Ansty offers a unique environment for businesses seeking to take the next step.

Situated on an employment site six miles to the north east of Coventry city centre, Prospero Ansty is at the centre of the UK's manufacturing heartland. The site is situated at Junction 2 of the M6 and Junction 1 of the M69, enabling instant access to the motorway network and national and international connections.



THE SITE



PLOT 1

- Site area - 21.93 acres / 8.87 hectares
- Capable of accommodating up to 316,486 sq ft (29,402 sq m)
- Unit sizes from 30,000sq ft (2,787 sqm) to 154,000 sq ft (14,307 sq m)

PLOT 2

- Site area - 7.78 acres / 3.15 hectares
- Capable of accommodating up to 152,325 sq ft (14,151.4 sq m)
- Unit sizes from 70,820 sq ft (6,529 sq m) up to 82,045 sq ft (7,622 sq m)

PLOT 3

- Site area - 5.65 acres / 2.287 hectares
- Capable of accommodating up to 93,025 sq ft (8,642.3 sq m)
- Unit sizes from 10,685 sq ft (992.67 sq m) up to 82,340 sq ft (7,649.6 sq m)

PLOT 4

- Site area - 31.62 acres / 12.80 hectares
- Capable of accommodating up to 650,350 sq ft (60,419 sq m)
- Unit sizes from 200,000 sq ft (18,580sq m) up to 650,350 sq ft (60,419 sq m)
- This plan shows two units, comprising 276,000 sq ft (25,580.6 sq m) and 311,000 sq ft (28,641 sq m).

PLOT 5

- Site area - 5.93 acres / 2.4 hectares
- Capable of accommodating a single unit of 106,160 sq ft (9,862 sq m)

PLOT 6

- Capable of accommodating up to 40,000sq ft (3,716 sq m)





PROSPERO ANSTY



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Prospero Ansty is being delivered by Manse Opus (Ansty) LLP, a joint venture between renowned property and investment companies Manse LLP and Opus Land.

