

# PROSPERO<sup>★</sup>

ANSTY

196 ACRES • UP TO 2,300,000 SQ FT

Ideally placed for advanced manufacturing & offices





# 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.

### 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.
- A bus service runs from Ansty Park during the week to Coventry Rail Station twice an hour.
- 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 building 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 have delivered the first phase at Prospero Ansty 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.

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

The building comprises 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.



## 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.



## 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 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 in their highly bespoke facility.



## 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

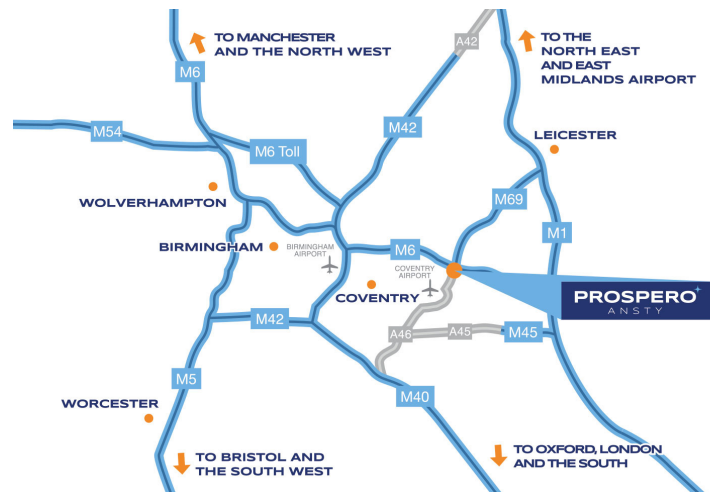
## A LOCATION THAT MARKET LEADERS GRAVITATE TOWARDS

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 & Rolls-Royce, combined with a highly skilled local work force and the ability to develop up to 700,000 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 INCLUDING OFFICE PLOTS

- Site area - 24.93 acres / 10.08 hectares
- Unit sizes from 40,000 sq ft (3,716 sq m) to 190,620 sq ft (17,709 sq m)

## PLOT 2 - COMPLETED

## PLOT 3

- Site area - 7.76 acres / 3.14 hectares
- This plan shows two units comprising 70,275 sq ft (6,528 sq m) and 82,050 sq ft (7,622 sq m)

## PLOT 4

- Site area - 7.02 acres / 2.84 hectares
- Unit sizes from 3,000 sq ft (278 sq m) up to 82,050 sq ft (7,436 sq m)

## PLOT 5

- Site area - 35.22 acres / 14.25 hectares
- Capable of accommodating a single unit up to 700,000 sq ft (65,032 sq m)
- This plan shows three units between 108,045 sq ft (10,037 sq m) and 311,145 sq ft (28,906 sq m)

This plan is indicative of capability on Prospero Ansty and subject to planning. Please contact the agents to discuss any size requirements not shown on the plan.







**PROSPERO**  
ANSTY

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