

PROSPERO[★]

ANSTY



IDEALLY LOCATED FOR HQ OFFICES
From 30,000 sq.ft.

MANSE
OPUS

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.



OUR OCCUPIERS



The site is currently home to many highly skilled workers as well as benefitting from access to graduates from the nearby Universities. There are over 100,000 graduates per year from 16 Universities within a 1 hour drive.

Some of our current occupiers are:



THE SITE



These plans are indicative of the capability on Prospero Ansty, subject to planning. Please contact our agents to discuss any size requirements not shown on the plan.

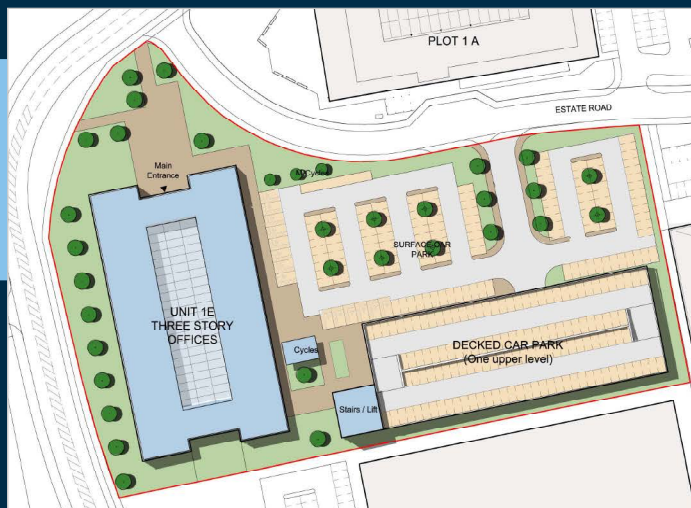
The overall site is capable of accommodating c.2.3 million sq ft.

TWO OFFICE PLOTS

- Building A: 37,960 sq. ft. (3,526 sq. m.)
- Building B: 45,110 sq. ft. (4,191 sq. m.)
- 352 space car park

SINGLE OFFICE PLOT

- Building A size 89,995 sq. ft. (8,362 sq. m.)
- 406 space car park



THE IDEAL LOCATION FOR YOUR BUSINESS



80,000

people employed in the Business,
Financial and Professional
services sectors

16

Universities within one
hour drives

60

minutes by rail from London
with excellent regional rail
and motorway links

3,000

firms in the area supporting the
creative and digital sectors

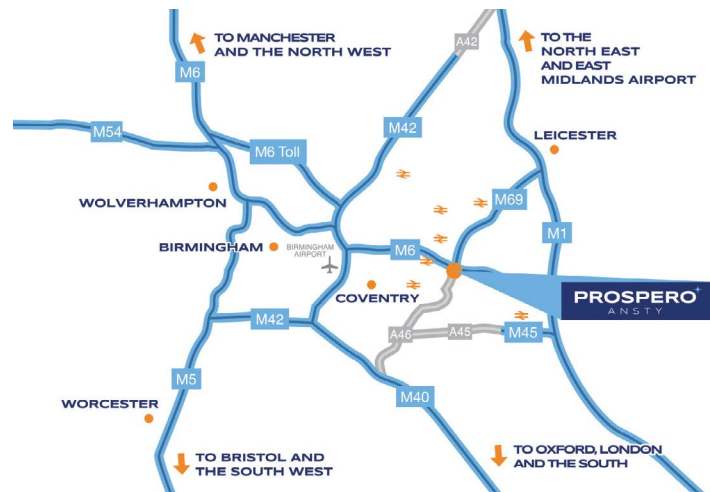


THE PERFECT LOCATION

A LOCATION THAT MARKET LEADERS GRAVITATE TOWARDS

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

STATION	TIME	MILES
Coventry Arena	9 mins	5.5 miles
Coventry Station	16 mins	6 miles
Birmingham International	24 mins	16 miles
AIRPORT	TIME	MILES
Birmingham	24 mins	17 miles
East Midlands	35 mins	35 miles
CITY	TIME (BY TRAIN)	MILES
Leamington	11 mins	8 miles
Warwick	23 mins	8 miles
Birmingham	21 mins	17 miles
London	57 mins	84 miles



A UNIQUE ENVIRONMENT

With occupiers including MTC, Meggitt, Sainsbury's, Cadent & Rolls-Royce, combined with a highly skilled local work force and the ability to develop 30,000-90,000 sq ft HQ buildings, Prospero Ansty offers a unique environment for businesses seeking to take the next step.

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, as well as being in very close proximity to Warwick & Coventry Universities.



COVID COMPLIANCE

A COVID-COMPLIANT PARK

Since COVID-19 made its way onto the scene, developers have had to reimagine what makes a great office development to meet occupiers' changing needs. The pandemic has created an environment where flexible working and accessibility have become increasingly important.

Prospero Ansty offers the perfect opportunity for occupiers to develop spacious and high-spec HQs with great accessibility.

Your new HQ can be designed to be a smart building and also include more cycling facilities, more car parking, more touch-free technology and more space to ensure the healthiest and most productive environment for your employees.





ALL ENQUIRIES



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