

PROSPERO[★]

ANSTY PARK

196 ACRES • UP TO 1,500,000 SQ FT

Ideally placed for advanced manufacturing & industry



PROSPERO ANSTY PARK - THE OPPORTUNITY

PROSPERO ANSTY PARK

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 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

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 Park for the new Meggitt 'super-facility' totalling 490,000 sq ft of accommodation.

This new building is a state of the art headquarters and innovation centre at the heart of the UK's manufacturing industry.



CADENT

Cadent was established in 2017 and they are responsible for maintaining the pipes that supply gas to over 11 million homes across the UK.

Cadent have chosen Prospero Ansty Park to house their new purpose-built 90,000 sq.ft office building. The team are relocating a number of functions currently located in Hinckley, Coventry and Leicester to improve collaboration and to facilitate a move to more flexible space to accommodate working arrangements



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'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.



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.





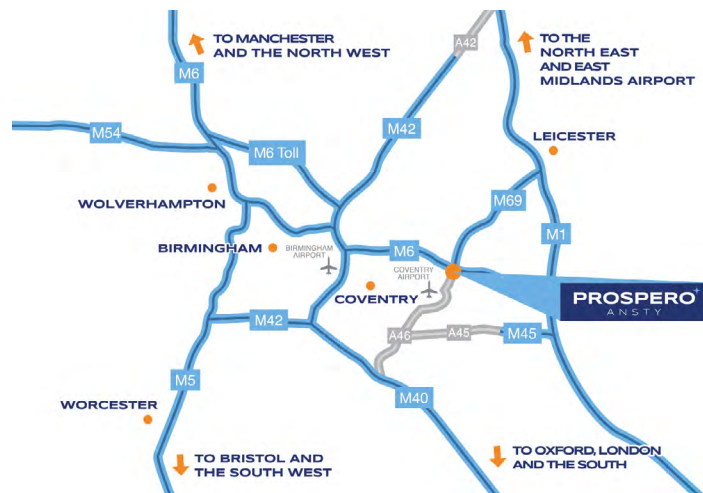
A LOCATION THAT MARKET LEADERS GRAVITATE TOWARDS

Uniquely positioned both geographically and demographically, Prospero Ansty Park 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 circa 1 million sq ft in a single building, Prospero Ansty Park 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 Park 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 - 19.8 acres / 8.01 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)



Coventry
City Centre

Crosspoint
Park

A46

M6

M6 J2

M69

Access

M6

Ansty
Park

PROSPERO
ANSTY PARK



0121 643 6440

jll.co.uk/property

JLL

Carl Durrant
carl.durrant@eu.jll.com

Richard James-Moore
richard.james-moore@eu.jll.com

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