



A LOCATION BUILT FOR INDUSTRY & MANUFACTURING

A Major New Logistics and Manufacturing Development.
Spec build units from 66,216 to 169,747 sq ft. Available Q1 2022.
Further build-to-suit opportunities from 66,216 to 169,747 sq ft.



Coventry City Centre

Sainsbury's

Clipper

Crosspoint Park

brakes

TESCO

TNT

Coventry Airport

A46

BSS

ups

ROLLS
ROYCE

MEGGITT

90% OF THE UK
POPULATION
LOCATED
WITHIN A FOUR
HOUR REACH

ESTABLISHED
LINKS TO
TRANSPORT
ACROSS AIR,
LAND AND SEA

FREEHOLD
TURNKEY
SOLUTIONS

INSTANT
ACCESS TO THE
MOTORWAY
NETWORK VIA J2/
M6 AND J1/M69

A BUSINESS PARK SPANNING 196 ACRES · 1.7M SQ FT OF PREMIUM BUSINESS SPACE



THE EPICENTRE OF BUSINESS

At the centre of the UK's manufacturing heartland, Prospero Ansty Park is an award-winning industrial site, in a location that market leaders gravitate towards.

Set across 196 acres of land and offering up to 1.7 Million sq ft of highly-specified, build-to-suit logistics accommodation, Prospero Ansty is one of the most significant business parks the UK has to offer.

 **PROSPERO**
ANSTY PARK
COVENTRY • CV7 9JU



**30 AUTOMOTIVE
ORIGINAL EQUIPMENT
MANUFACTURER
VEHICLE BRANDS WITH
HEADQUARTERS IN
THE AREA**

**25% OF THE UK
AEROSPACE INDUSTRY
LOCATED IN THE
MIDLANDS**

**400,000 PEOPLE
EMPLOYED IN
ADVANCED
MANUFACTURING
IN COVENTRY &
WARWICKSHIRE**



BUILT ON INNOVATION

The region surrounding Prospero Ansty is renowned for its deep roots in aerospace, manufacturing and engineering. Attracting international attention, this strong, local expertise is recognised by both the British and overseas companies that take residence and drive forward innovation in the region.

Prospero Ansty puts businesses at the heart of the industry, offering a base from which they can take the market further through adaptability, power and scale.



Indicative schedule of
accommodation as of June 2021:

| PLOT | SQ FT | SQ M |
|------|-------|------|
|------|-------|------|

| | | |
|-----------------|-------------------|--|
| APOLLO I | AVAILABLE Q1 2022 | |
|-----------------|-------------------|--|

| | | |
|-------|--------|-------|
| Total | 69,000 | 6,455 |
|-------|--------|-------|

| | | |
|------------------|-------------------|--|
| APOLLO II | AVAILABLE Q1 2022 | |
|------------------|-------------------|--|

| | | |
|-------|---------|-------|
| Total | 105,000 | 9,779 |
|-------|---------|-------|

| | | |
|-------------------|-------------------|--|
| APOLLO III | AVAILABLE Q1 2022 | |
|-------------------|-------------------|--|

| | | |
|-------|--------|-------|
| Total | 67,000 | 6,259 |
|-------|--------|-------|

| | | |
|---------------|--|--|
| JUNO I | | |
|---------------|--|--|

| | | |
|-------|--------|-------|
| Total | 80,000 | 7,468 |
|-------|--------|-------|

| | | |
|----------------|--|--|
| JUNO II | | |
|----------------|--|--|

| | | |
|-------|--------|-------|
| Total | 78,000 | 7,299 |
|-------|--------|-------|

| PLOT | SQ FT | SQ M |
|------|-------|------|
|------|-------|------|

| | | |
|----------------|--|--|
| DELTA I | | |
|----------------|--|--|

| | | |
|-------|--------|-------|
| Total | 82,000 | 7,636 |
|-------|--------|-------|

| | | |
|-----------------|--|--|
| DELTA II | | |
|-----------------|--|--|

| | | |
|-------|--------|-------|
| Total | 28,000 | 2,614 |
|-------|--------|-------|

| | | |
|--------------|--|--|
| TITAN | | |
|--------------|--|--|

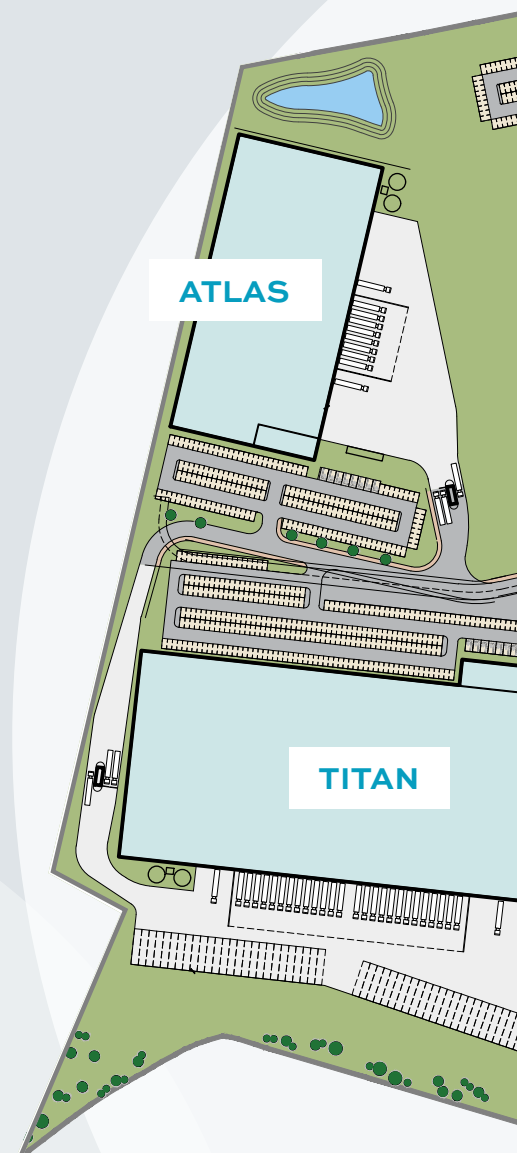
| | | |
|-------|---------|--------|
| Total | 252,000 | 23,420 |
|-------|---------|--------|

| | | |
|--------------|--|--|
| ATLAS | | |
|--------------|--|--|

| | | |
|-------|---------|--------|
| Total | 122,000 | 11,399 |
|-------|---------|--------|

| | | |
|--------------|--|--|
| HOTEL | | |
|--------------|--|--|

| | | |
|-------|--------|-------|
| Total | 28,000 | 2,675 |
|-------|--------|-------|



THE HEART OF YOUR OPERATIONS

1.7 MILLION SQ FT OF BUSINESS
OPPORTUNITIES WITH POTENTIAL FOR A
SINGLE BUILDING OF 400,000 SQ FT



HOTEL & OFFICE

APOLLO I

PRE-LET TO:
Cadent

APOLLO II

APOLLO III

PRE-SALE TO:

kite

MEGGITT

DELTA I

JUNO I

JUNO II

DELTA II



FREEHOLD
TURNKEY
SOLUTIONS



TARGET EPC "A"
RATING



50KN/M²
FLOOR LOADING



50 - 54M SERVICE
YARDS



LED LIGHTING
WITH PIR



12.5M CLEAR
HEIGHT



TARGET BREEAM
EXCELLENT

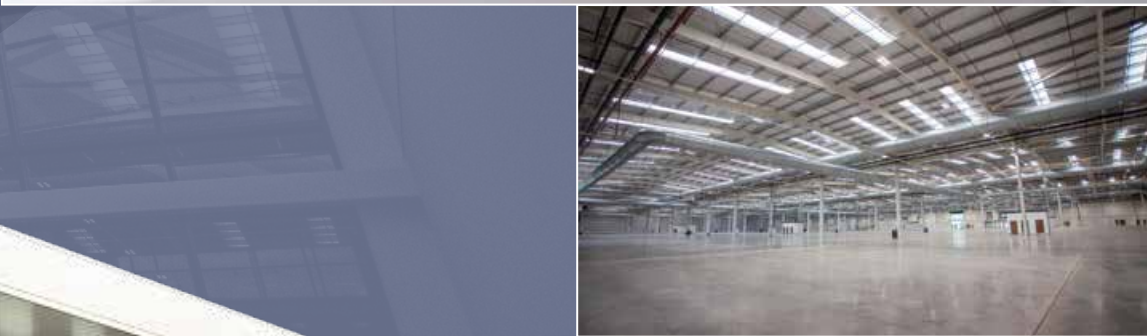
✦ PROSPERO

SPACES FOR THE FUTURE

Developed with the future in mind, Prospero Ansty's infrastructure looks to maximise efficiency by reducing waste and water consumption, monitoring energy usage, and offering renewable power provisions.

The Park is built upon sustainable thinking to optimise output and reduce running costs, whilst minimising carbon emissions and protecting the natural environment for generations to come. Flexible design features can be adapted to suit changing business and market needs, with capabilities for additional Photovoltaic arrays and electric vehicle charging bays.





General Specification

INDUSTRIAL

- Min 12.5m industrial clear height
- 50kN/m² Floor Loading
- 10% roof lights
- Dock and level access doors

OFFICES

- Three-storey offices
- LED lighting with PIR system
- VRF heating/cooling system
- Raised floors

POWER

- Power supply available to suit individual requirements

EXTERNAL

- Secured service yards
- LED security lighting
- Up to 54m service yards
- HGV parking spaces
- Car and EV charging spaces

ENVIRONMENTAL

- Target BREEAM Excellent
- Target EPC "A" rating
- Energy monitoring 'smart meter' system





BUILDING SUSTAINABLE MOMENTUM

Green solutions are embedded into every aspect of Prospero Ansty Park's design. We're pioneering change for the future through smart thinking, sustainable infrastructure and renewable energy solutions.

POTENTIAL ENERGY SAVING

with EV parking bays, solar PVs and smart meter energy monitoring.

REDUCING COST

using LED lighting with PIR systems, grey water for all WCs and capabilities for rainwater harvesting.

PROTECTING NATURE

with enhanced ecology and extensive landscaping for the natural environment to thrive.



prospero-ansty.com

 **PROSPERO**

CREATING THE PERFECT BALANCE

A highly-skilled local workforce
lies on Prospero Ansty's doorstep,
providing access to a wealth of
talent, expertise and innovation.





**400,000
LOCAL PEOPLE
EMPLOYED IN
ADVANCED
MANUFACTURING**

**10% OF THE UK'S
AUTOMOTIVE
WORKERS LIVE
IN COVENTRY &
WARWICKSHIRE**

**80,000 LOCAL
PEOPLE WORK
WITHIN THE
BUSINESS,
FINANCIAL AND
PROFESSIONAL
SERVICES**



We understand that ambitious people drive businesses forward and that creating a positive working lifestyle can put you on the right path to attracting and retaining the best talent.

Prospero Ansty Park offers a considerate design, with a working environment that allows employees to thrive.

An abundance of natural light, green landscaping and modern working facilities promote a healthy work-life balance to boost productivity and wellbeing.

- **Minimise time on the road:** Excellent public transport and road links make the daily commute for local employees straightforward and stress-free.
- **Embrace the outdoors:** Green walkways and cycle paths promote a healthier journey into work, while an impressive running track, outdoor gym and nature trail mean colleagues can enjoy a spot of lunchtime exercise or a relaxed meeting in the fresh air.
- **Let productivity flourish:** A modern, state-of-the-art infrastructure makes this an attractive place to work, with vast natural lighting, excellent amenities, and a highly-specified design.

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MEGGITT ✦ PROSPERO

A PERFECT PARTNERSHIP

SPECIALLY ENGINEERED FOR MEGGITT PLC

Meggitt PLC is a global leader in the aerospace industry, making high-performance components and sub-systems for critical applications in aerospace, defence, energy and other specialist markets.

THE LARGEST ADVANCED MANUFACTURING DEVELOPMENT IN A DECADE

A highly bespoke building delivered a state-of-the-art headquarters and innovation centre at the heart of the UK's manufacturing industry.

Working closely with Meggitt, and driving the project forward at pace to completion within 12 months, Manse Opus created a new 'super-facility' at Prospero Ansty, totalling 490,000 sq ft of accommodation for up to 1,000 people initially, with potential to double that capability.

Meggitt's site includes a manufacturing hall in excess of 300,000 sq ft, and a connected two-storey office building to provide up to 100,000 sq ft of accommodation for various Meggitt divisions, including its

new Head Office. Further ancillary buildings on site are being provided for storage and other facilities of various materials.

The development includes spacious lorry parking and turning areas, a 750 space car park and sympathetic landscaping, all combining to create a landmark building in a sophisticated business park environment.

EXPERTS WITH EXPERIENCE

"With a single point of contact for a very complex and multifaceted building project, Manse Opus had an expert team, who quickly built our trust and gave us confidence that the necessary actions were taking place at the right time. Manse Opus actively ensured that the programme was robustly protected, whilst bringing innovative solutions to the table where others might have hit an impasse. The Manse Opus team's sense of professional pride and energy was the single most contributing factor to the success of the project."

Jonathan Jones, Group Property Director, Meggitt



A LOCATION BUILT FOR GROWTH





mtc ✦ **PROSPERO**

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.

Their aim is clear, to inspire British manufacturing on a global scale and to provide manufacturing innovation and solutions across an array of

sectors including; automotive, aerospace, rail informatics, food and drink, construction / civil engineering, electronics, oil & gas and defence.

MTC offers a unique membership model and, combined with the services they provide, is a key reason why businesses choose to locate to Prospero Ansty. Members include some of the biggest brands in the world, such as Rolls-

Royce, BAE Systems, Siemens and Meggitt PLC. Membership allows companies to engage with other organisations at the MTC to identify opportunities where ideas can be shared and proven technology can be replicated in completely different markets. Through membership fees, companies can also engage in their Core Research Programme which allows access to an annual £2m+ collaborative research scheme.

Drive Times

| | |
|------------|-------------|
| M6 | 3 mins |
| M69 | 4 mins |
| M1 | 14 mins |
| M40 | 20 mins |
| Birmingham | 35 mins |
| London | 1hr 40 mins |

Airports

| | |
|-----------------------|---------|
| Coventry Airport | 14 mins |
| East Midlands Airport | 40 mins |

Ports

| | |
|--------------------|--------------|
| Port of London | 2hrs 11 mins |
| Port of Felixstowe | 2hrs 27 mins |



SAT NAV: CV7 9JU

Instant access to the motorway network via J2/M6 and J1/M69.

To find out more, contact the sole agent:



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A development by



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