



A LOCATION BUILT FOR INDUSTRY & MANUFACTURING/LOGISTICS

Build-to-suit Logistics and Manufacturing Developments
available from mid box up to 160,000 sq ft.



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.

**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**

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

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

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

✦ PROSPERO

BUILT ON INNOVATION

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



PLOTS AVAILABLE*

PLOT

SQ FT

SQ M

PLOT 4

Total

up to 160,700

14,930

PLOT 9

Total

up to 50,900

4,729

* Please note these sites can be configured to deliver varying sizes on a design and build basis. If you have a requirement not covered within the current masterplan please get in touch to discuss.



THE HEART OF
YOUR OPERATIONS



FREEHOLD
TURNKEY
SOLUTIONS



TARGET EPC "A"
RATING



50KN/M²
FLOOR LOADING



40 - 50M SERVICE
YARDS



LED LIGHTING
WITH PIR



15M CLEAR
HEIGHT



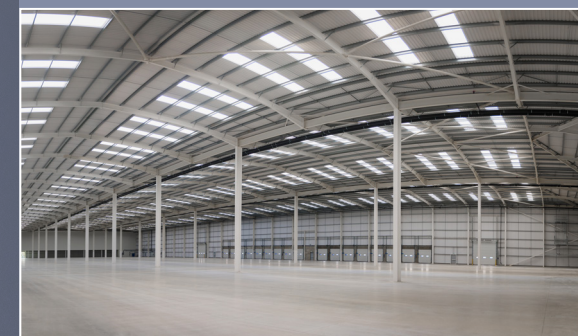
TARGET BREEAM
EXCELLENT

✦ PROSPERO

SPACES FOR THE FUTURE

Developed with the future in mind, Prospero Ansty' Park'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/ LOGISTICS

- Min 15m 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
- 40-50m service yards
- HGV parking spaces
- Car and EV charging spaces

ENVIRONMENTAL

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

Meggitt headquarters



✦ **PROSPERO**

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.



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✦ PROSPERO CREATING THE PERFECT BALANCE

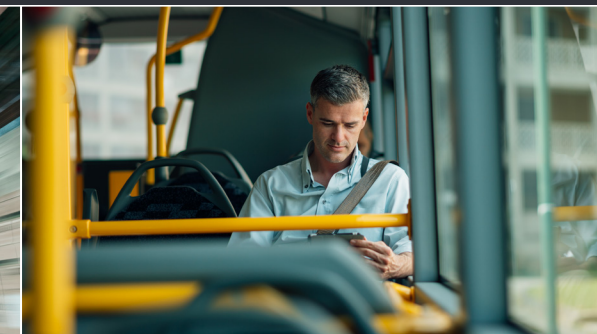
A highly-skilled local workforce lies on Prospero Ansty Park's doorstep, providing access to a wealth of talent, expertise and innovation.



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 Park, 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 Prospero 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 Park. 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.

///pelt.charging.future

To find out more, contact the agents:



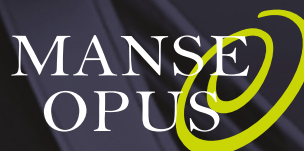
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