



# 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**

**LEASEHOLD  
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.





# THE HEART OF YOUR OPERATIONS



## OCCUPIERS

- 1 – Meggitt
- 2 – Cadent
- 3 – Polestar
- 4 – Available development plot
- 5 – Travis Perkins
- 6 – Vacant unit
- 7 – Dhaals
- 8 – J. D. Logistics
- 9 – Available development plot
- 10 – J. D. Logistics

## PLOTS AVAILABLE

### PLOT 4 - UP TO 163,433 SQ FT

- Available as either a semi-detached unit or a single occupier unit. Multiple divisions of the space can be discussed.
- PC available in 18 months' time.
- Allocated for unrestricted B1, B2 and B8.

### PLOT 9 - UP TO 75,000 SQ FT

- Design & Build available within 18 months.
- PC available in 18 months' time.
- Allocated for unrestricted B1, B2 and B8.

### NORTHERN LAND - UP TO 250,000 SQ FT

- Illustrated as a two unit scheme of 74,540 – 89,180 sq ft with additional area achievable as a single unit configuration.
- PC available in c.24 months' time.
- Draft allocation of B1 & B2 only.

\* 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.



### 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.

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To find out more, contact the agents:

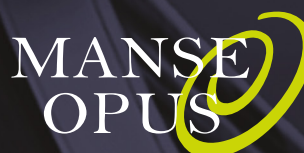


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