

# Explore space

185 ACRES | UP TO 2,300,000 SQ FT

IDEALLY PLACED FOR ADVANCED MANUFACTURING AND INDUSTRY

**PROSPERO**  
ANSTY

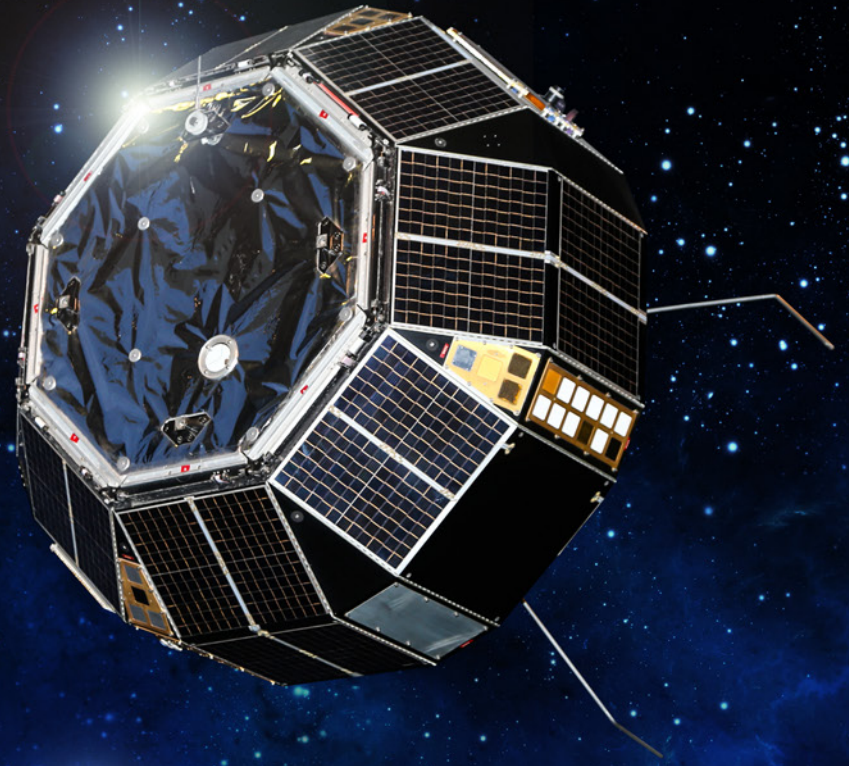
M6 JUNCTION 2 / M69 JUNCTION INTERCHANGE | COVENTRY | CV7 9RD

# A location with a history of stellar achievement

Prospero Ansty is a development that builds on an illustrious engineering history, as the former manufacturing centre of the Black Arrow rocket.

It was the Black Arrow that launched the Prospero satellite, the first – and to date only – time that a British-built rocket has put a British-built satellite into orbit.

Prospero Ansty builds on the vision of the pioneering engineers of the past and their sense of unbounded potential; the sky isn't the limit, but only the beginning.



# Amongst a cluster of outstanding occupiers



M40

Middlemarch Business Park

Prologis Park Ryton

Coventry Airport

A45

A45

JLR Whitley

Coventry City Centre

Binley Industrial Estate

A46

Coombe Abbey Country Park

Crosspoint Business Park

Walsgrave Triangle

**PROSPERO**  
ANSTY

Access

M69

M6 J2

Ansty Park

M6

# Designing the perfect space isn't rocket science



## IN BRIEF

- ✦ Capable of accommodating circa 2,300,000 sq ft
- ✦ B1 and B2 uses
- ✦ Potential for a single building of over 500,000 sq ft
- ✦ One of the most significant business locations in the UK

# Schedule of Areas

PLOT 1		
Plot area	14.19 acres	5.74 Ha
<b>Sub total</b>	<b>280,000 sq ft</b>	<b>26,013 sq m</b>

PLOT 2		
Plot area	4.46 acres	1.81 Ha
<b>Sub total</b>	<b>80,000 sq ft</b>	<b>7,432 sq m</b>

PLOT 3		
Plot area	15.4 acres	6.2 Ha
<b>Sub total</b>	<b>307,726 sq ft</b>	<b>28,589 sq m</b>

PLOT 4		
Plot area	6.92 acres	2.80 Ha
<b>Sub total</b>	<b>146,507 sq ft</b>	<b>13,611 sq m</b>

PLOT 5		
Plot area	17.61 acres	7.13 Ha
<b>Sub total</b>	<b>375,759 sq ft</b>	<b>34,909 sq m</b>

ROLLS-ROYCE FACILITY / FUTURE PHASE A		
Plot area	7.96 acres	3.22 Ha
<b>Sub total</b>	<b>156,080 sq ft</b>	<b>14,500 sq m</b>

FUTURE PHASE B		
Plot area	7.78 acres	3.15 Ha
<b>Sub total</b>	<b>162,288 sq ft</b>	<b>15,077 sq m</b>

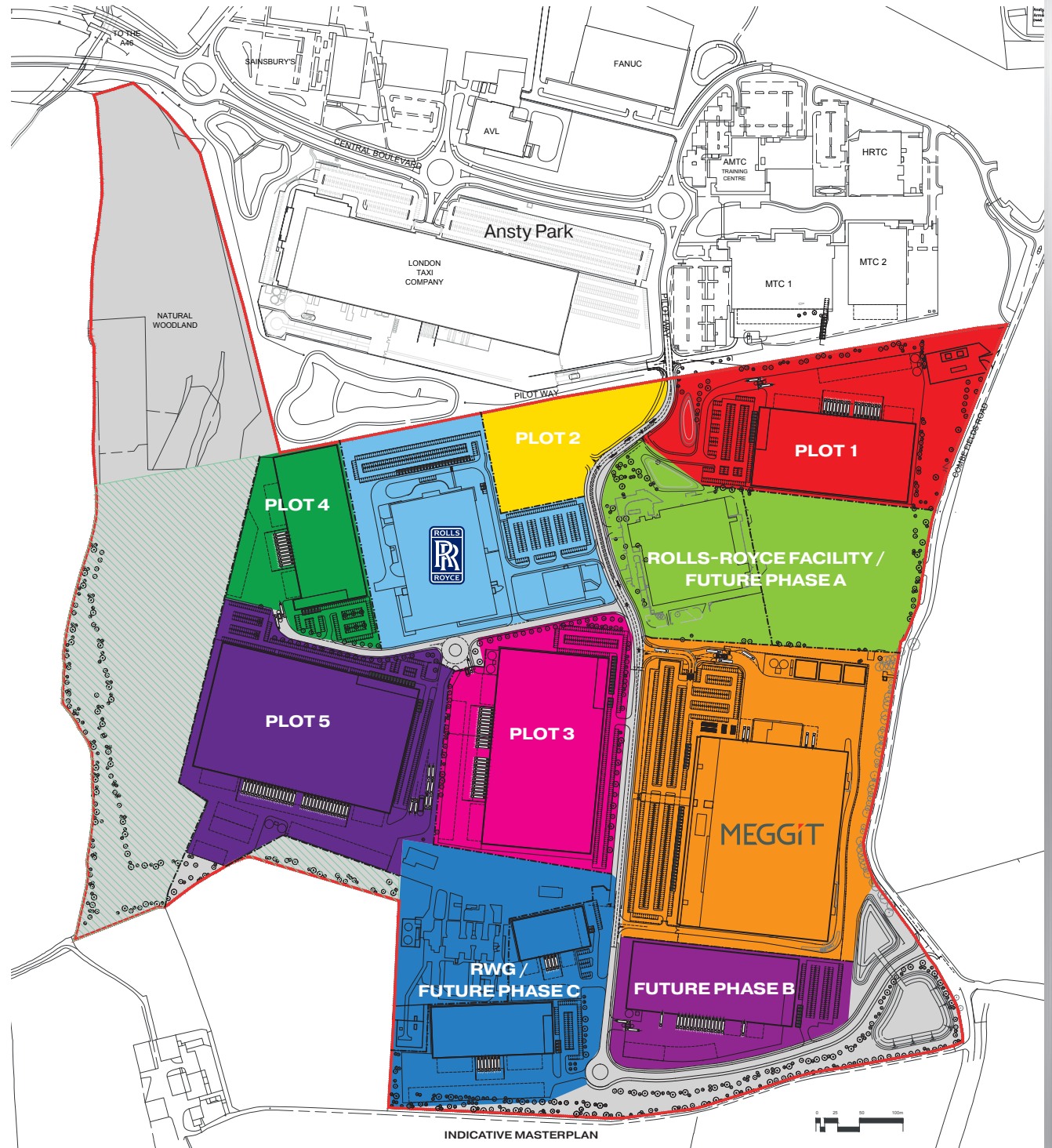
RWG / FUTURE PHASE C		
Plot area	8.71 acres	3.53 Ha
<b>Sub total</b>	<b>134,303 sq ft</b>	<b>12,477 sq m</b>

ROLLS-ROYCE RETAINED BUILDINGS		
Plot area	13 acres	5.25 Ha
<b>Sub total</b>	<b>c.225,000 sq ft</b>	<b>20,903 sq m</b>

MEGGITT PLC		
Plot area	23.65 acres	9.57 Ha
<b>Sub total</b>	<b>440,000 sq ft</b>	<b>40,877 sq m</b>

<b>OVERALL TOTAL PLOT AREA</b>	<b>119 acres</b>	<b>48.2 Ha</b>
<b>OVERALL TOTAL DEVELOPABLE</b>	<b>2,307,663 sq ft</b>	<b>214,389 sq m</b>

(GIA)



INDICATIVE MASTERPLAN

# The ideal launch pad for your business

Situated on an employment site six miles to the north east of Coventry city centre; Prosepro Ansty 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.

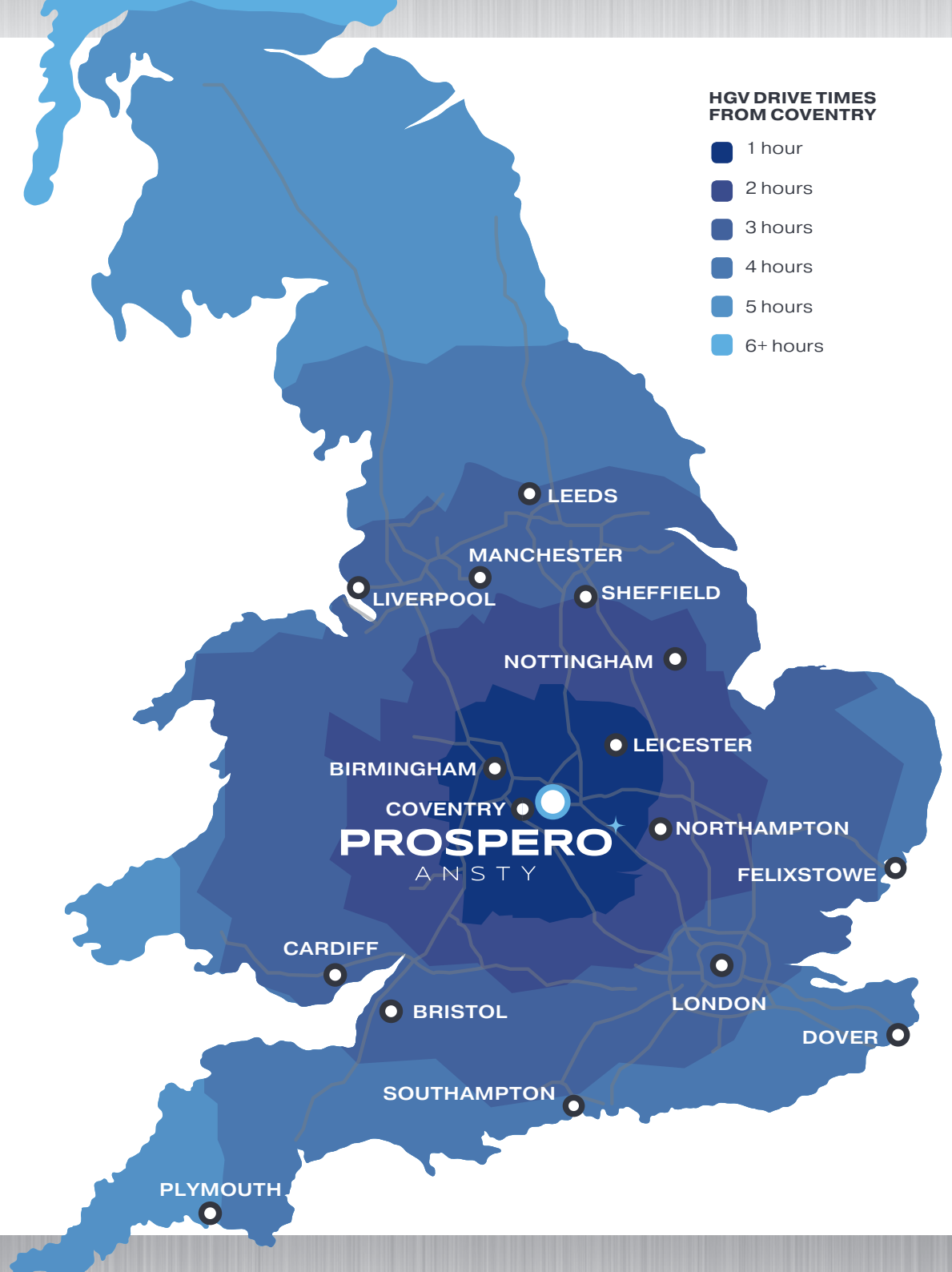
## TRAVEL TIMES BY ROAD

CITY	TIME	MILES
BIRMINGHAM	29mins	24miles
BRISTOL	1hr 54mins	110miles
MANCHESTER	2hrs 06mins	106miles
LONDON	2hrs 12mins	95miles

AIRPORT	TIME	MILES
COVENTRY	12mins	6miles
BIRMINGHAM	22mins	17miles
EAST MIDLANDS	37mins	36miles
HEATHROW	1hr 43mins	100miles

RAIL FREIGHT	TIME	MILES
DIRFT	20mins	16miles
HAMS HALL	22mins	19miles
BIFT	36mins	22miles
LONDON GATEWAY	2hrs 34mins	99miles

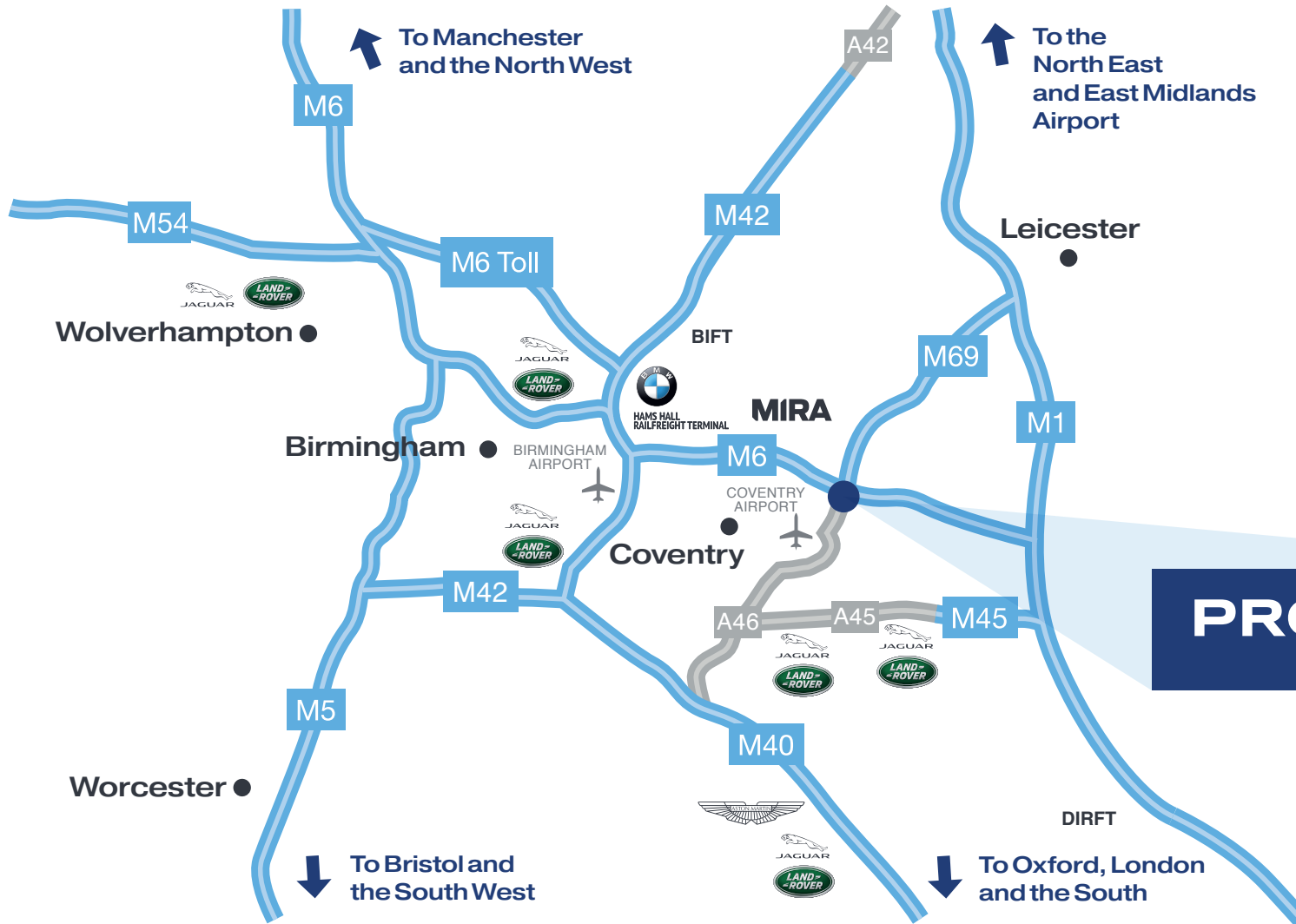
Source: Google Maps



# A location that market leaders gravitate towards

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.

This expertise, specialism and skilled workforce is continuing to attract international businesses to the location, which is evident at Ansty Park and Prospero Ansty.



**PROSPERO**  
ANSTY



Located at Ansty Park, the MTC is at the forefront of leading the UK's processes

for Industry 4.0, or what is fast becoming known as the Fourth Industrial Revolution, and is running a wide research portfolio aimed at helping companies access digital factory technology involving Industrial, Government and European Commission funds totalling over £15 million. The MTC also leads the HVMC in Intelligent Automation and Net Shape and Additive Manufacturing technologies.

***“MTC was established in 2010 and has grown significantly to become recognised as a leading centre for the growth and development of advanced manufacturing technology processes in the Great British manufacturing industry. Ansty Park is an ideal location for us, with outstanding transport links and space to grow and develop in order to meet our ambitions. We are delighted to be able to play a key role in attracting other businesses to this hugely successful site.”***

**Clive Hickman, MTC**

The MTC's areas of expertise are directly relevant to both large and small companies, and are applicable across a wide range of industry sectors. The MTC's members include global manufacturing companies from multiple sectors. Research partners include the University of Birmingham, University of Nottingham, Loughborough University and TWI Ltd.

The MTC is part of the High Value Manufacturing Catapult, supported by Innovate UK.



**MEGGITT**

Planning was submitted in December 2017 for the new £130m super facility for Meggitt PLC. The new facility will total 440,000 sq ft and include a new Centre of Excellence for future thermal management technology.

The facility will create 1,000 jobs and will bring many of their operations under one roof.

FANUC UK Ltd provides industrial automation solutions ranging from the supply of CNC controllers, robots, 3, 4 & 5 axis machining centres, wire EDM (Electro Discharge Machining) and injection moulding machines through to the complete integration of factory automation systems.



The London Taxi Company 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 the London Taxi Company's research, development and assembly site.





# A galaxy of opportunity right on your doorstep



**1.63M**

within a 45 min drive time



**2 hour**

drive to 75% of England



**400,000**

people employed in advanced  
manufacturing in Coventry & Warwickshire



**16**

Universities within one hour drive



**98%**

of UK market consumers and  
businesses within 4 hour drive time



Just over

**1 hour**

travel time from  
Coventry - London Euston via train



**10%**

of all UK automotive jobs in  
Coventry & Warwickshire



**30**

automotive OEM vehicle brands with  
Headquarters in the area



Over  
**25%**

of the UK aerospace  
industry in the Midlands



Top

**25%**

of fastest growing  
economies in the UK

A 'once in a generation' scheme, Prospero Ansty is being delivered by Manse Opus (Ansty) LLP, a joint venture between renowned property and investment companies Manse LLP and Opus Land.



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