

**DETAILED PLANNING
PERMISSION**

GRANTED

BARBERRY50

VIGGEN WAY, ANSTY PARK,
COVENTRY, CV7 9RE

Building
can be delivered
within 12 mths
of agreeing
terms

50,750 SQ.FT.
4,715 SQ.M.

**PRE-LET/PRE-SALE
OPPORTUNITY**



NEW DESIGN AND BUILD ADVANCED MANUFACTURING & INDUSTRIAL UNIT

B2/E (G) USE

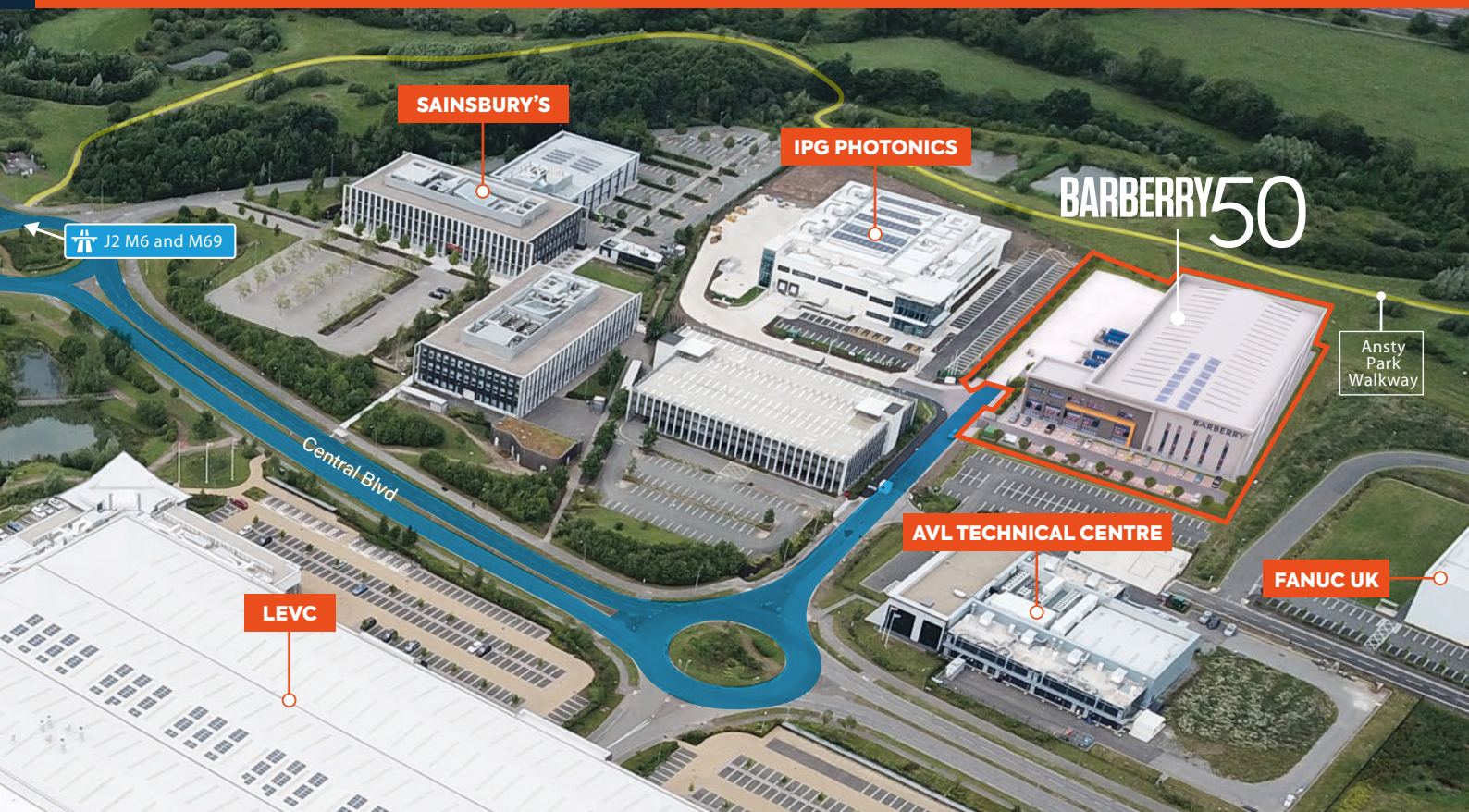
1 MILE J2 M6 & M69

MARKET LEADING SPECIFICATION

LOCATED ON ANSTY BUSINESS PARK

BARBERRY BARBERRY.CO.UK

THE EPICENTRE OF BUSINESS



ANSTY PARK IS ONE OF THE NEWEST AND MOST SIGNIFICANT BUSINESS AND TECHNOLOGY PARKS IN THE MIDLANDS. THE PARK HAS ESTABLISHED ITSELF AS A HUB FOR RESEARCH AND DEVELOPMENT, HIGH-TECH MANUFACTURING AND OFFICE OCCUPIERS ATTRACTING MAJOR BUSINESSES.

 Rolls-Royce
 Sainsbury's
 MEGGITT


 Cadent



90% of UK population located within a four hour reach.



25% of the UK aerospace industry located in the Midlands.



£124.3bn total purchasing power.



30 automotive original equipment manufacturer vehicle brands with headquarters in the area.

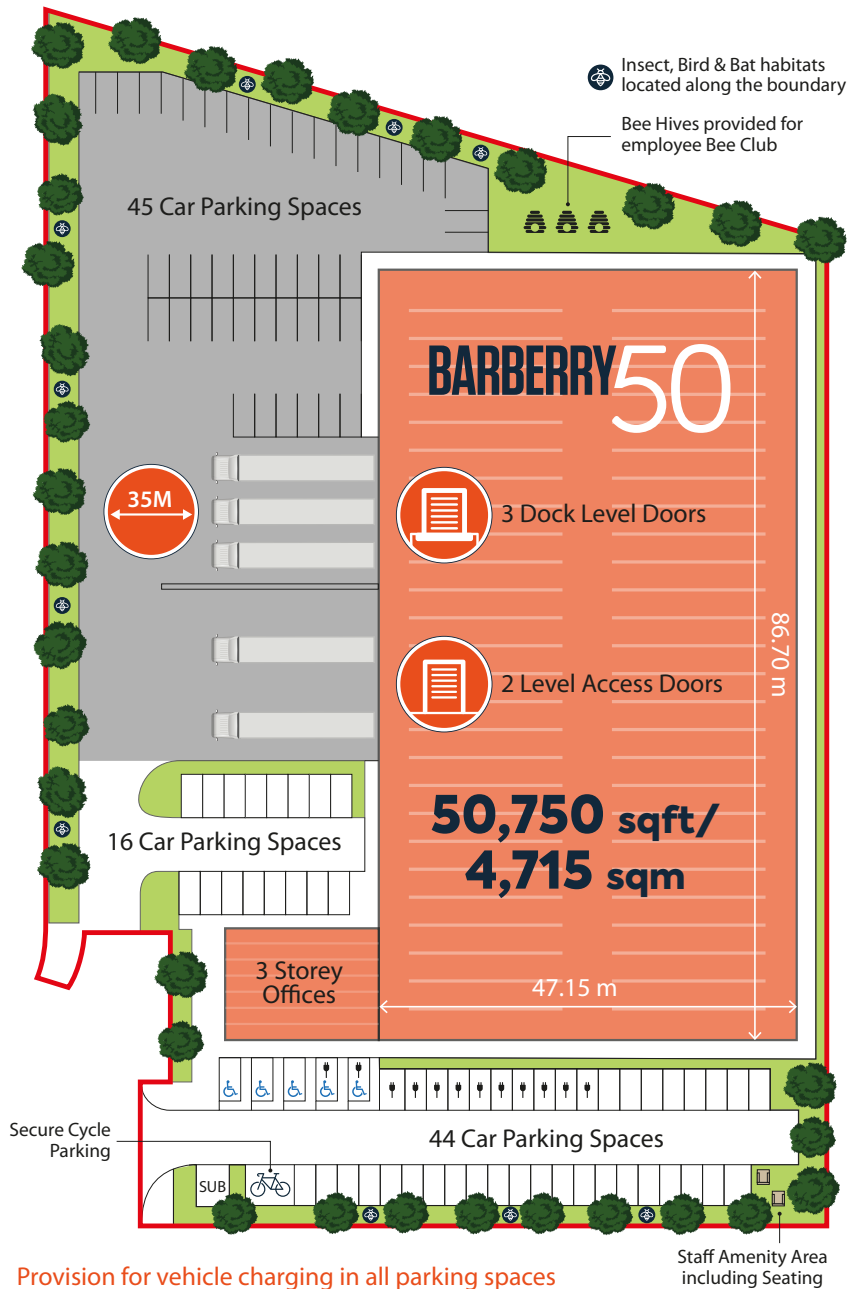


400k people employed in advanced manufacturing in Coventry & Warwickshire.



4.8m total population within a 30-mile radius.

DESCRIPTION



ACCOMMODATION

NAME	SQ.FT.	SQ.M.
Ground - Industrial	44,000	4,087.73
Ground - Core & Welfare	2,250	209.03
1st Floor Offices	2,250	209.03
2nd Floor Offices	2,250	209.03
TOTAL	50,750	4,714.82

THE UNIT WILL BENEFIT FROM THE FOLLOWING SPECIFICATION:

-  Clear internal height
-  Yard depth
-  Secure site
-  3 dock level access doors
-  2 level access doors
-  105 car parking spaces
-  Fully fitted first and second floor office accommodation with ground floor undercroft
-  24/7 operation
-  50kN floor loading
-  Up to 1 MVA power available
-  Designed with sustainable credentials



SUSTAINABILITY



Barberry are using the latest environmentally friendly construction technology to reduce both dependency on fossil fuels and CO2 emissions. This in turn reduces occupational costs allowing occupiers to take renewable electricity tariffs in a drive towards net zero carbon in operation.



High efficiency air source heat pump



Target BREEAM excellent



LED lighting



EPC A



Reduced cooling, lighting and heating demand



PV cells on roof



Provision for EV charging in all spaces and loading yard



Upgraded roof structure to support 100% PV cells



10% warehouse roof lights to increase natural lighting



Cycle parking



Carbon net zero in operation



Bee Hives provided for employee bee club



Optimum performance insulated cladding and roof materials

EMPLOYEE WELFARE



- Employee Wildlife Walk on the Ansty Park Walkway
- Outdoor amenity space
- Access to Outdoor Gym equipment on Ansty Park Walkway
- Secure cycle spaces

LOCATION

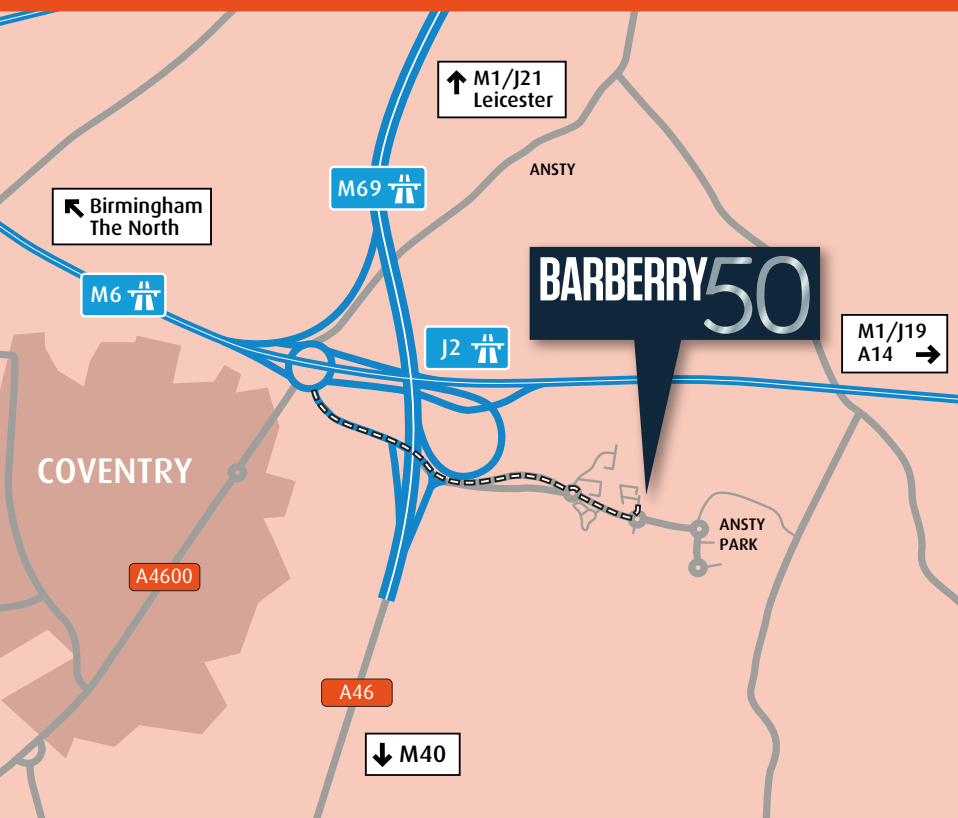
Positioned on Ansty business park, **one of the most established business parks in the UK**. It is the home for technology and innovation in the heart of the UK's key transport hub with six motorway junctions within a 20 mile radius and direct access to J2, M6 approximately 4 miles north of Coventry.



INSTANT ACCESS TO THE MOTORWAY NETWORKS VIA J2 M6 AND J1 M69

DRIVE TIMES

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



AIRPORTS

Coventry Airport	14 mins
East Midlands Airport	40 mins

PORTS

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



what3words: **decent.driveways.tasteful**

SatNav: **CV7 9RE**

BARBERRY 50

ENQUIRE NOW



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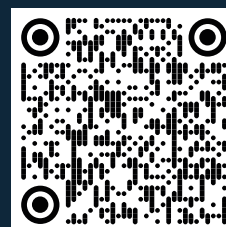
Another development by

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