

Ansty Park



Junction 2, M6/M69

The 1.5 million sq ft Technology Park

Assisted Area Status

combining
the right
elements...

mtc

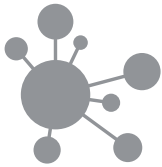
HTRC

Sainsbury's



FANUC

www.anstypark.co.uk



One of the most accessible business technology parks in the UK

Ansty Park is the new home for technology and innovation at the heart of the UK's key transport hub with six motorway junctions within a 20 mile radius and direct access to junction 2 of the M6 approximately 4 miles north east of Coventry.

Ansty Park will provide 1.5 million sq ft of space set in 100 acres of beautiful landscaped parkland and has been designed to ensure that the creation and sharing of knowledge is at the heart of the park's future development.

Ansty Park is a sustainable development which balances environmental impacts with social and economic benefits. The masterplan reflects a landscape-driven approach. Existing landscape forms are used and enhanced, creating green buffers which will act as wildlife corridors and recreational routes.

Discretionary grant assistance may be available as Ansty Park currently falls within an Assisted Area.

Where industry will develop the technologies and products for tomorrow

Large catchment population*

- 1.63 million people
- 1.05 million of working age
- 0.76 million in employment

Young and vibrant workforce

The catchment offers a generally young population profile and its working age group is forecast to grow further. Thereby significantly out-performing a declining working age population expected in England over the next decade.

A knowledge based workforce

Employment in analytical instruments, automotive industries, telecommunications and information technology is between 21% and 25% higher than average levels in the West Midlands region. Furthermore there are 177,000 students in eight universities serving the catchment.

A quality workforce

15.3% of the work force are senior managers which compares favorably with a figure of 15.7% for the affluent South East. 13.6% of the workforce are qualified professionals compared to 13.1% nationally.

A cost effective workforce

On average salaries in the region are 10% lower than national rates.



* 45 minute Journey to Work area Data provided in an independent report by East West Locations

HTRC
High-Temperature
Research Centre

mtc
Manufacturing
Technology Centre 2

mtc
Manufacturing
Technology Centre 1

mtc
Lloyds Bank
Advanced Manufacturing
Training Centre

FANUC
(under construction)

Available Land - Zone 2



(under construction)

Sainsbury's

Ansty Park - strategically located at the hub of the UK motorway network.



Ansty Park to...	Road	Rail (via Coventry Central)
London	2hrs 10mins	1 hr 03mins
Birmingham	33mins	21mins
Manchester	2hrs 04mins	2hr 10mins
Bristol	1 hr 53mins	2hr 06mins
Glasgow	5hrs 22mins	4hrs 35mins
Edinburgh	6hrs 03mins	4hrs 40mins
Cambridge	1hr 42mins	2hrs 31mins

Source:
National Rail Enquiries

Misrepresentation Act 1967 and Property Misdescriptions Act 1991

Homes & Communities Agency, give notice that: (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer or contract; (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the Vendor, Homes & Communities Agency or their servants. It is for the Purchaser to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact; (3) The Vendor does not make or give and neither Homes & Communities Agency nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property. (4) In the event of any inconsistency between these Particulars and the Conditions of Sale, the latter shall prevail. (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. Note: Homes & Communities Agency has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land air or water contamination. The purchaser is responsible for making his own enquires in this regard. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. March 2016.

**SATNAV: CV7 9RD**

The X30 bus service connects Ansty Park to Coventry city centre and its main transport links.



82% of the UK
population within
a 150 mile drive

International travel times by air from Birmingham Airport

Barcelona	2hrs 10mins
Belfast	1hr
Berlin	1hr 50mins
Brussels	1hr 10mins
Delhi	10hrs 45mins
Dubai	7hrs 05mins
Edinburgh	1hr
Madrid	2hrs 25mins
New York	7hrs 40mins
Paris	1hr 20mins
Rome	2hrs 50mins
Stockholm	2hrs 35mins

Source: Birmingham Airport

HCA Contact:

Steve Holland

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Department
for Business
Innovation & Skills



Homes & Communities Agency

HCA Contact:

Sainsbury's

Ansty Park's accessibility, quality of environment, skilled local workspace and established local and regional infrastructure persuaded Sainsbury's to locate their store support centre here after a UK wide search for suitable premises.

This grade A office complex provides State-of-the-Art accommodation for up to 1,000 of Sainsbury's senior and creative staff.



the right elements combined...



The MTC represents a £40.5million publicly funded investment which has been developed in response to the Government's manufacturing strategy which sets out an ambitious new vision for high technology manufacturing. A unique collaboration between the University of Birmingham, Loughborough University, the University of Nottingham and TWI Ltd.

Working with world-class research partners, across a range of industry sectors including aerospace, automotive, rail, healthcare & ICT; transferring cutting edge technologies into manufacturing processes in industry to bring their products to life. The MTC now have more than 65 industrial members including Aero Engine Controls, Airbus, GKN Aerospace, Hewlet Packard, Nikon, Rolls-Royce, Sandvic & Siemens.

The £30 million Manufacturing Technology Centre 2 provides a national facility for ground breaking aerospace research. MTC engineers are working with experts from the world's aerospace companies on projects which will define aerospace technology for the future.



Future Phases

Zone 2 provides the opportunity to accommodate bespoke buildings designed to meet occupiers specific requirements.



Employment by Occupation within a 45 minute drive time

Senior Managers & Officials	116,940
Professional Staff	103,910
Part-Qualified Professionals	95,150
Skilled Technology Trades	78,440
Sales/Customer Service jobs	55,090
Admin/Secretarial jobs	93,770

Universities within 1 hour drive time

Aston University	University of Derby
Birmingham City University	University of Leicester
Birmingham University	University of Loughborough
Coventry University	University of Oxford
De Montfort University	University of Warwick
Keele University	University of Wolverhampton
Oxford Brookes University	University of Worcester
Nottingham Trent University	The Open University
Staffordshire University	The University of Buckingham
University of Birmingham	The University of Northampton
University of Bedfordshire	The University of Nottingham

Everything you need is close at hand

There are a wide selection of facilities and amenities around Ansty Park, including supermarkets, shops and budget or luxury or hotels offering excellent conference facilities.

In close proximity to the park is the well established Cross Point business and retail park offering convenient local amenities within easy reach.





Lloyds Bank
Advanced Manufacturing
Training Centre



The £36 million MTC Lloyds Bank Advanced Manufacturing Training Centre provides a flagship facility for an advanced apprenticeship programme. Apprentices will learn the latest technology in areas such as intelligent automation, additive layer manufacture, laser machining and welding.



High-Temperature
Research Centre



In a joint collaboration between Rolls Royce and the University of Birmingham a new £60 million High Temperature Research Centre has been developed. This 62,432 sq ft building provides a unique casting, design, simulation and advanced manufacturing research facility, focusing initially on the key design and manufacturing aspects of investment casting relating to aerospace and other industrial sectors. It also works in education and research with a variety of other partners in the UK and internationally.

currently under construction...

The London Taxi Company, which manufactures the iconic black cab, are investing £250 million in a new facility at Ansty Park. This purpose-built, 350,000 sq ft, research, development and assembly plant will help to prepare for the next generation of ultra-low emission black cabs.



FANUC, a world leader in the development of factory automation, are developing a new 129,000 sq ft facility which will provide a dedicated research centre for product development and a training suite for staff and client groups.

FANUC



