

BARBERRY MIDBOX 50

50,750 SQ FT
ADVANCED MANUFACTURING/INDUSTRIAL UNIT
PRE-LET / PRE -SALE OPPORTUNITY

BARBERRY MIDBOX 50
VIGGEN WAY, ANSTY PARK,
COVENTRY, CV7 9RE

1 MILE J2 M6 & M69 | MARKET LEADING SPECIFICATION

**GROUNDWORKS COMPLETE
FAST TRACK DELIVERY
READY TO DELIVER IN 38 WEEKS**

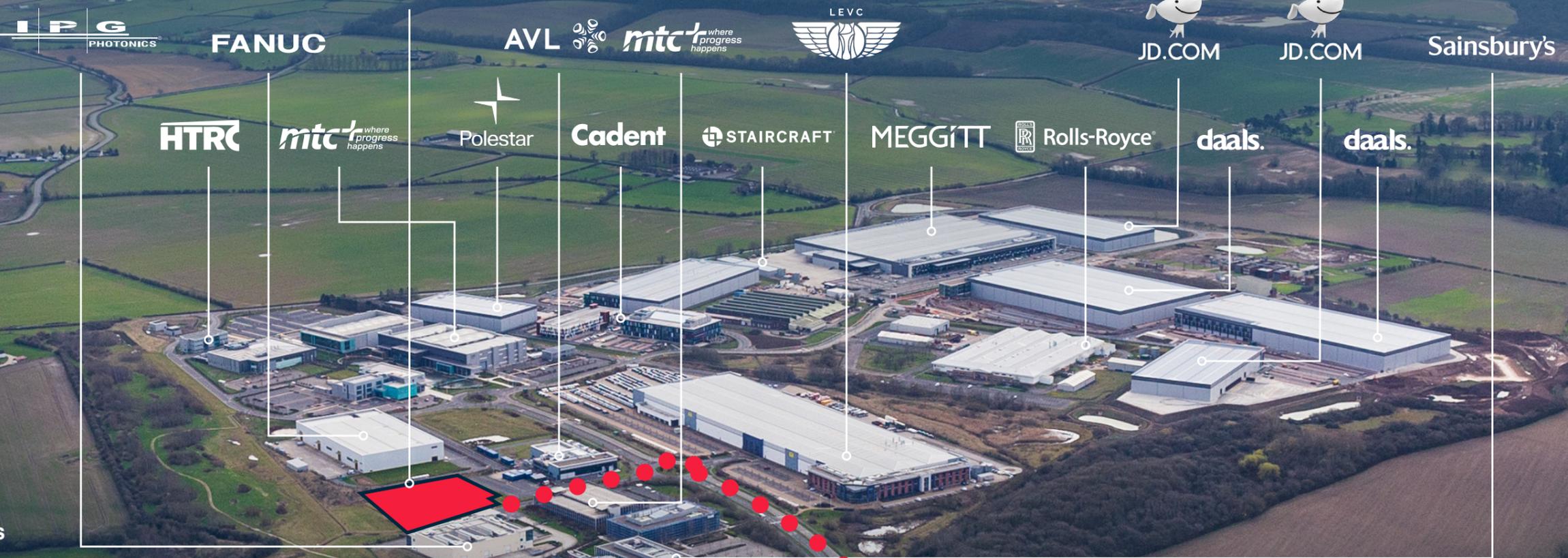


BARBERRY



THE EPICENTRE OF BUSINESS

BARBERRY MIDBOX 50



LONDON
1 HR 40 MINS

COVENTRY
14 MINS

WARWICK
22 MINS

BIRMINGHAM
28 MINS

M6

M69

M6 J2
3 MINS

AT ANSTY PARK INNOVATION

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.

 EPC A Rating	 Target BREEAM Excellent	 12.5m Clear Internal Eaves Height
 24/7 Operation	 Secure Cycle Parking	 105 Car Park Spaces
 3 Dock Level Loading Doors	 Secure Site	 35m Yard Depth
 2 Level Access Loading Doors	 First & Second Floor Office Space	 50kN Floor Loading
 Optimum Performance Insulated Cladding & Roof Materials	 1 MVA Power Available (with potential to increase)	 12 EV Charging Points

AREA	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



SETTING STANDARDS

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.



Outdoor Wellness & Recreation Areas



Outdoor Gym Equipment



Secure Cycle Parking



Solar PV Cells on the Roof



10% Warehouse Roof Lights



Carbon Net Zero in Operation



Enhanced Thermal Cladding (From Zero Degrees Upwards)



LED Lighting to the Offices



Upgraded Roof Structure to Support 100% PV Cells



Target BREEAM Excellent



EPC A Rating



12 EV Charging Points (Ducting for a Further 60)



Bee Hives For Employee Bee Club



ANSTY TRADE PARK

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.



Excellent Local Bus Connection to Coventry



Designated Cycle Routes



Running Trials & Nature Walkway

Sainsbury's

IPG PHOTONICS

BARBERRY MIDBOX 50

mtc+ where progress happens

ANSTY PARK WALKWAY

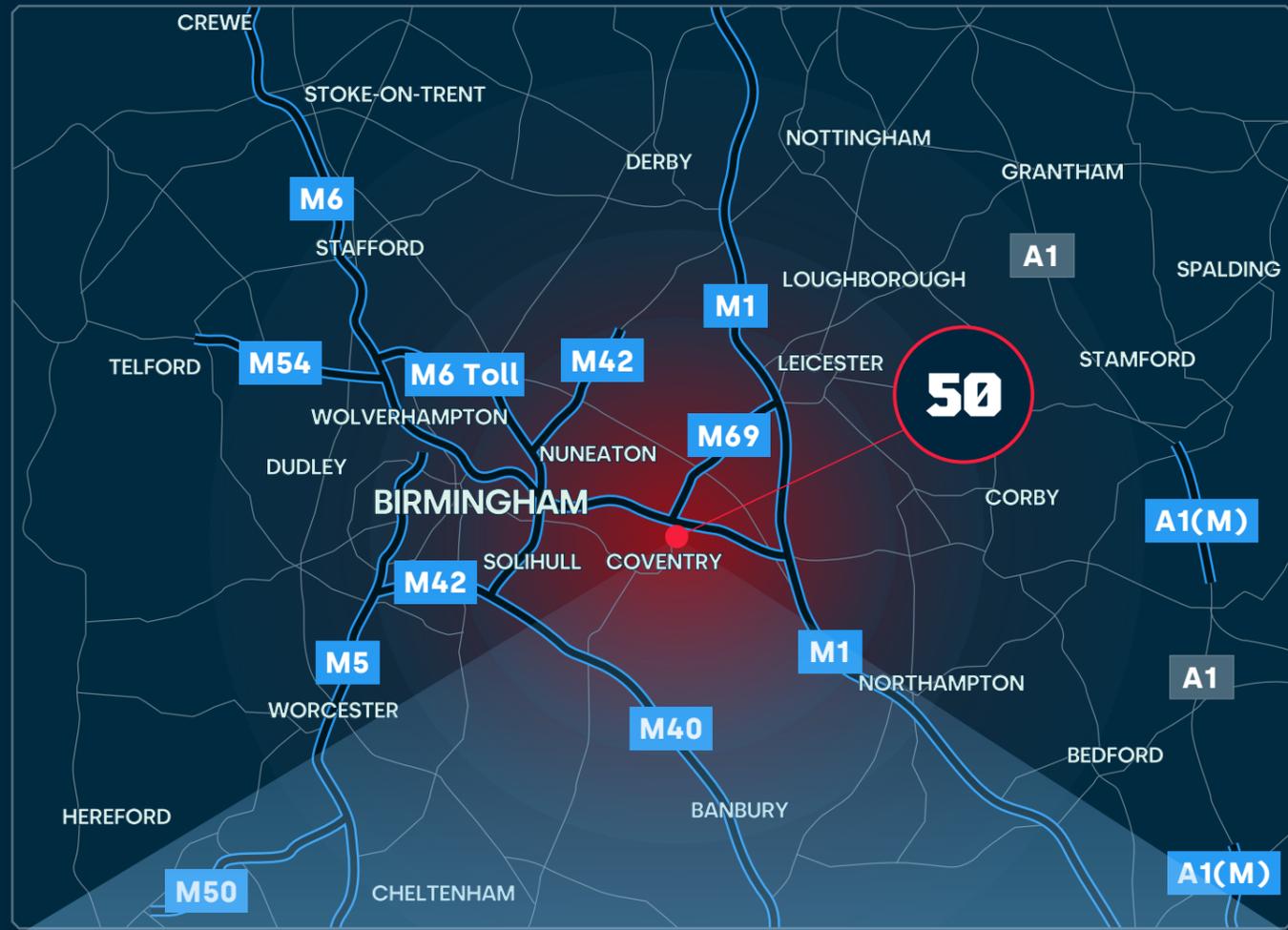
M6 J2 & M69



CENTRAL BLVD

AVL





INSTANT CONNECTION

Ansty Business Park offers a prime UK location with direct access to M6 J2 (4 miles north of Coventry) and six motorway junctions within 20 miles, ensuring excellent national connectivity for technology and innovation-led businesses.



90%

of UK population located within a four hour reach



25%

of the UK aerospace industry located in the Midlands



400K

employed in advanced manufacturing in Coventry & Warwickshire



£123BN

total purchasing power



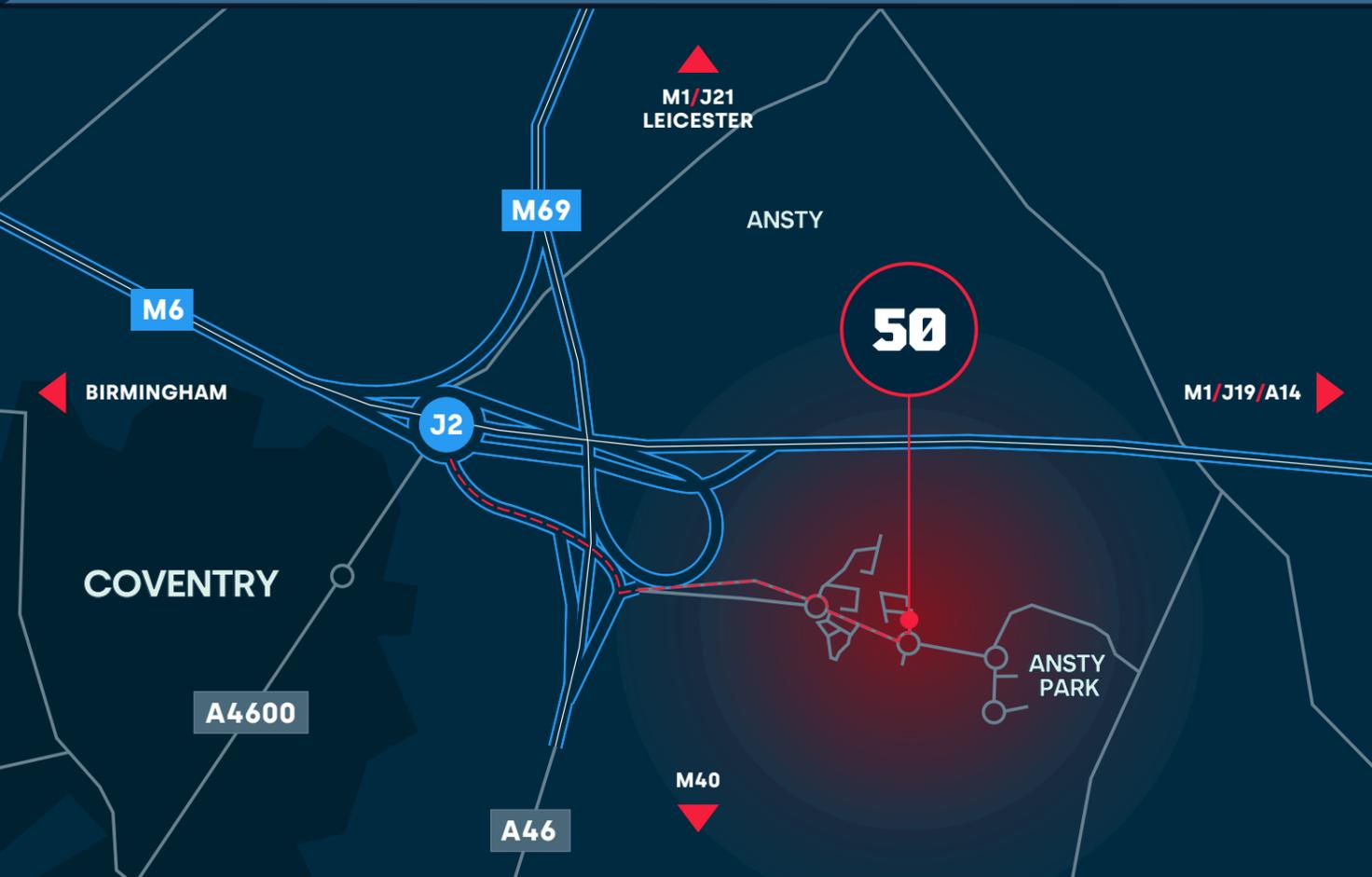
30

Local automotive OEM brands



4.8M

population within a 30-mile radius



CITY	MILES	MINS	ROADS	MILES	MINS	SEA / AIR	MILES	MINS
Coventry	5	14	M6	1	3	Coventry Airport	6	12
Warwick	16	22	M69	1	4	East Midlands Airport	35	35
Birmingham	24	28	M1	12	14	Port of London	95	131
London	95	100	M40	16	20	Port of Felixstowe	143	147

TERMS

The property is available freehold or leasehold on terms to be agreed by joint sole agents Incore, Savills or Cushman & Wakefield.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

VAT

VAT is payable on any transaction at the prevailing rate.

PLANNING USE

B2 & E(g)(ii)

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BARBERRY
Property Development and Investment

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**FURTHER
INFORMATION**

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