

BARBERRY MIDBOX 50

MIDBOX50.COM

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
FASTRACK DELIVERY - READY IN 38 WEEKS

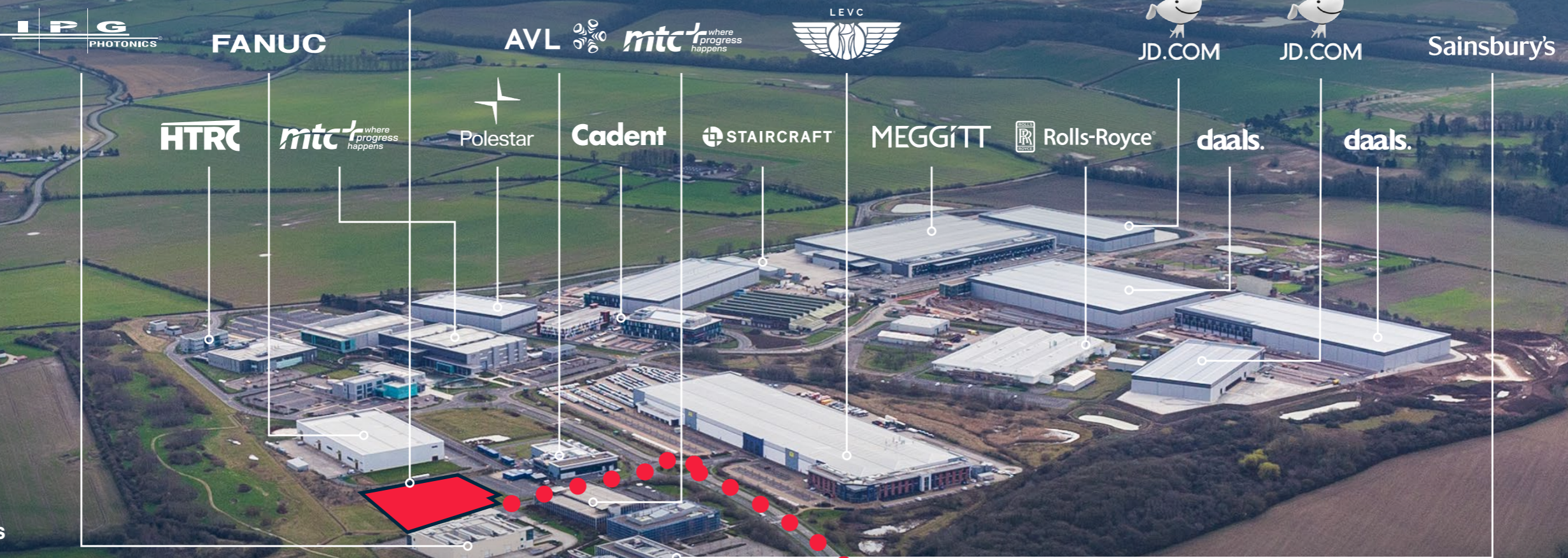


BARBERRY
barberry.co.uk



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



EPC A+ Rating



Target BREEAM Excellent



12.5m Clear Internal Eaves Height



24/7 Operation



PV Fitted to the Roof



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



Enhanced Thermal Cladding (From Zero Degrees Upwards)



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

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.



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 a carbon net zero operation.



Outdoor Wellness & Recreation Areas



Outdoor Gym Equipment



Running Trails & Nature Walkway



Secure Cycle Parking



Solar PV Cells on the Roof



10% Warehouse Roof Lights



Carbon Net Zero Ready



LED Lighting to the Offices



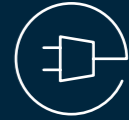
Upgraded Roof Structure to Support 100% PV Cells



Target BREEAM Excellent



EPC A+ Rating



12 EV Charging Points (Ducting for a Further 60)



Bee Hives For Employee Bee Club



ANSTY 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

← M6 J2 & M69

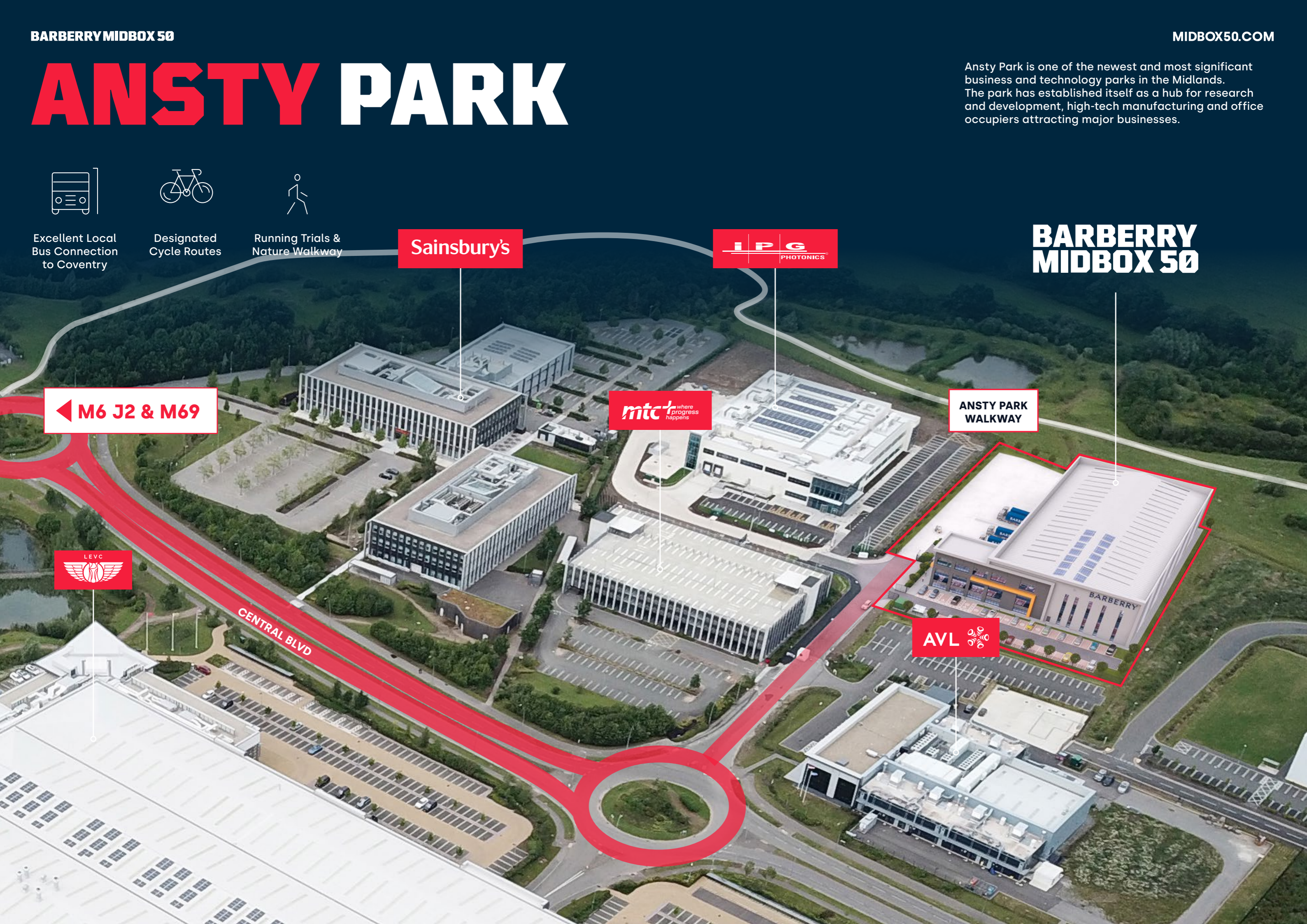


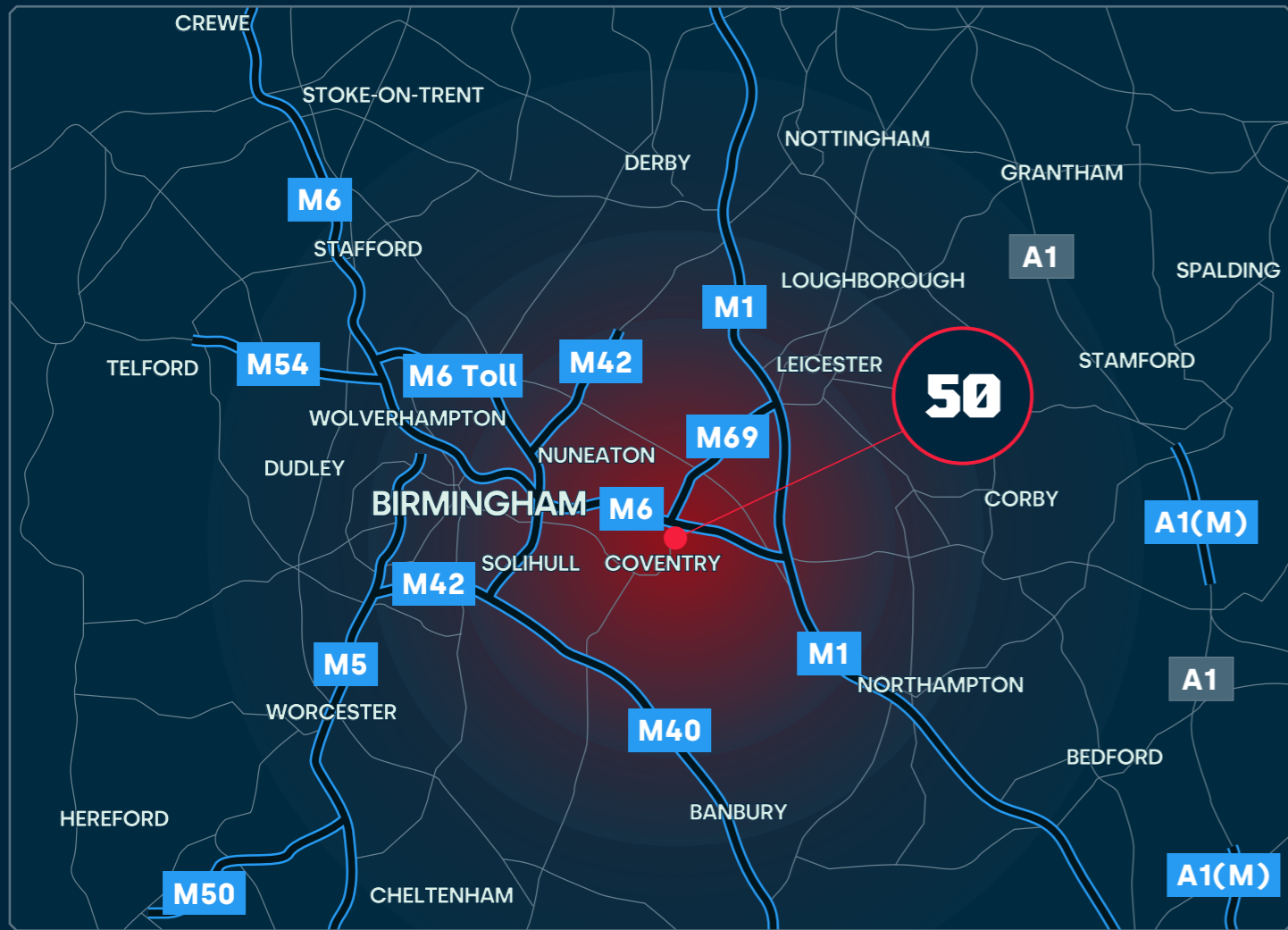
CENTRAL BLVD

mtc+ where progress happens

ANSTY PARK WALKWAY

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.



87%

of UK population located within a four hour reach



25%

of the UK aerospace industry located in the Midlands



44K

employed in advanced manufacturing in Coventry & Warwickshire



£133BN

estimated total purchasing power within a 30-mile radius



30

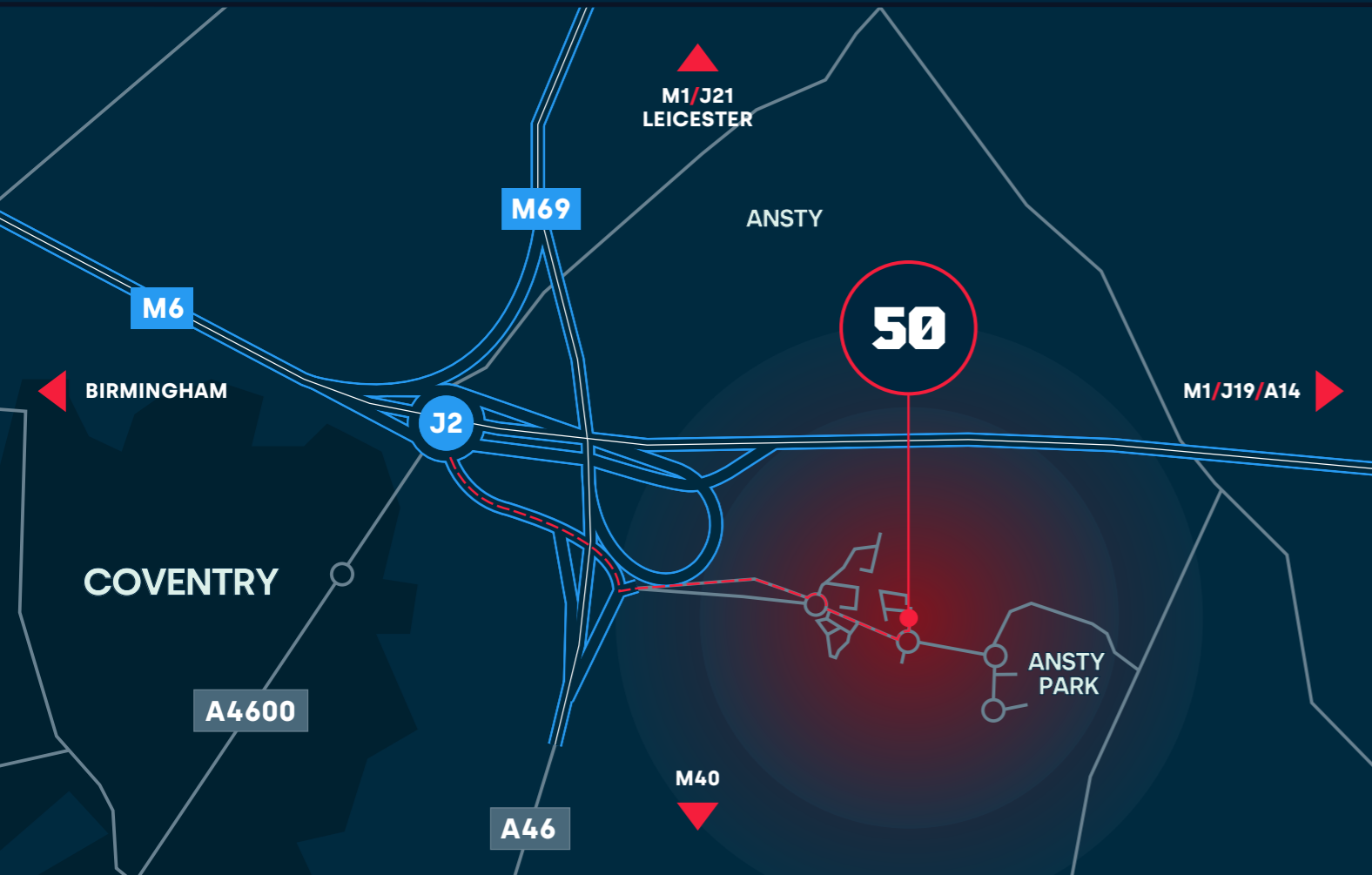
Local automotive OEM brands



5.3M

population within a 30-mile radius

Source: nomis 2026



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	Birmingham Airport	17	20
Birmingham	24	28	M1	12	14	East Midlands Airport	35	35
London	95	100	M40	16	20	Port of Felixstowe	143	147

ANSTY PARK ASSISTED AREA STATUS

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

Grants may be available to support job creation, expansion and capital investment subject to availability.

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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**FURTHER
INFORMATION**

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