

 **PROSPERO**  
ANSTY PARK  
COVENTRY · CV7 9JU

THE PLACE TO BE



NEW BUILD, DESIGNED-TO-SUIT  
HQ OFFICE BUILDINGS FROM  
30,000 TO 100,000 SQ FT

AVAILABLE AS PRE-LET OR FREEHOLD





# WHERE WELL-BEING TAKES PRIDE OF PLACE

Set within the heart of the Midlands and strategically located at the M6/M69 interchange and just 5 miles east of Coventry, Prospero Ansty Park is an established hub of knowledge, talent and innovation, where ambition is brought to life.

A home for global innovators, blue-chip companies and industry leaders across manufacturing, research and development, Prospero Ansty Park offers highly bespoke, multi-functional and innovative spaces, with designs that respond to current market needs and will adapt to future requirements.

Already headquarters to several major occupiers, this modern and inspiring business park is ideally designed to meet the needs of forward-thinking companies.

The Park's current occupiers include

JDL

daals.



Polestar

Rolls-Royce

TP Travis Perkins

MEGGITT

Cadent

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**WITH HIGH-SPECIFICATION BUILDINGS AND  
ADVANCED FACILITIES, WELL-BEING AND  
PRODUCTIVITY ARE AT THE CENTRE OF PROSPERO  
ANSTY PARK'S AWARD-WINNING DESIGN.**



# BESPOKE, QUALITY ASSURED SOLUTIONS

PROSPERO ANSTY PARK IS BUILT UPON  
A REPUTATION OF HIGH-QUALITY,  
ATTENTION TO DETAIL, AND LONG-  
STANDING EXPERTISE.



Delivered by two highly established property developers, Manse LLP and Opus Land, Prospero Ansty Park is designed for experts, by experts, who work collaboratively to create bespoke office solutions. Prospero Ansty Park goes the extra mile to maximise opportunities for success, from initial consultations to innovative designs, through to post-occupation support.

## A HOME FOR INNOVATORS

Offering a competitive edge, Prospero Ansty Park has recently delivered Meggitt PLC's and Cadent Gas's state-of-the-art headquarters.

Prospero Ansty Park attracts leading innovators and offers significant space for businesses to scale-up their operations.

## SUSTAINABLE FEATURES OF NEW OFFICE DEVELOPMENTS



RAINWATER  
HARVESTING



EPC "A" RATING



PHOTOVOLTAIC  
PANELS



ELECTRIC  
VEHICLE  
CHARGING POINTS



BREEAM  
"EXCELLENT"  
TARGET



OPTIMISATION  
OF NATURAL  
LIGHTING



SUSTAINABLE  
MATERIALS DURING  
CONSTRUCTION

## A PERFECT PARTNERSHIP

Seeking a modern working space for its highly skilled workforce, Cadent, one of the UK's largest gas distributors, has relocated and unified its operations in a brand-new purpose-built hub at Prospero Ansty Park. Driven by its aspirations to reduce

carbon emissions, improve collaborative thinking and accommodate flexible working arrangements.

## PROSPERO Cadent







# PUSHING THE LIMIT THROUGH ADAPTABILITY, POWER AND SCALE

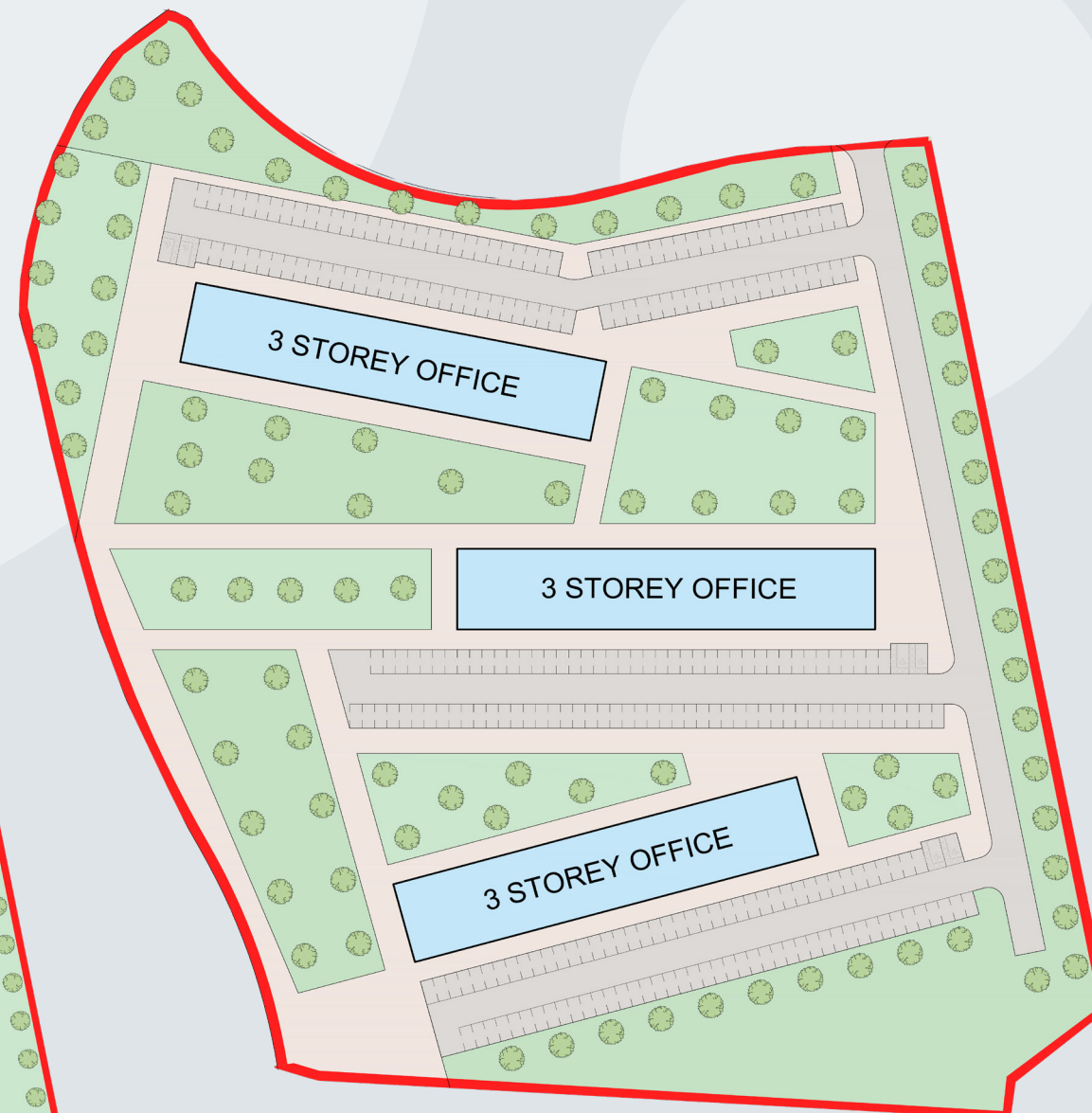
With the ability to develop 30,000-100,000 sq ft HQ buildings on a design and build basis, all premises can benefit from high-speed internet connections with advanced and smart capabilities to boost productivity.

Whether teams are working flexibly or round-the-clock, Prospero Ansty Park provides a safe and secure environment for everyone.

- Gate controlled access outside of working hours
- Number plate recognition
- Security cameras with remote monitoring



## INDICATIVE OFFICE PLANS ON PLOT 4



## OFFICES

Detached office buildings up to four-storey can be delivered to an occupiers specification, providing highly sustainable solutions in a secure landscaped environment.



## PUT SAFETY AT THE HEART OF YOUR OPERATIONS

Since the COVID-19 outbreak, developers have reimagined and enhanced the office space to meet the changing needs of occupiers and their employees. Recognising the importance of flexibility and advanced accessibility, Prospero Ansty Park offers the perfect opportunity to develop spacious and highly specified headquarters.

New HQs can be designed as smart buildings, with more cycling facilities, more car parking, more touch-free technology, and more space, to ensure the healthiest and most productive environment for employees.





# ENERGISING CHANGE

To protect the natural environment, green solutions are embedded into every aspect of the Prospero Ansty Park's design, with sustainable infrastructure and renewable power provisions enabling businesses to breathe easy when adapting operations, if and when the future market requires.

The Park is built upon sustainable thinking to optimise output and reduce running costs, whilst minimising carbon emissions and protecting the natural environment for generations to come.

Flexible design features can be adapted to suit changing business and market needs, with capabilities for additional Photovoltaic arrays and electric vehicle charging bays.

## ENERGY SAVING

EV parking bays, solar PVs and smart meter energy monitoring.

## COST REDUCING

LED lighting with PIR systems, grey water for all WCs and capabilities for rainwater harvesting.

## NATURE ENHANCING

Diverse ecology and extensive landscaping, allowing the natural environment to thrive.







# ✦ PROSPERO THE PERFECT BALANCE

Creating a healthy work environment and a positive working lifestyle can put businesses on the right path to attracting and retaining the best talent.

**Embrace the outdoors** and promote a healthier journey into work, with green walkways and cycle paths. Meanwhile, an impressive running track, outdoor gym and nature trail mean colleagues can enjoy a spot of lunchtime exercise or a relaxed meeting in the fresh air.

**Enjoy the indoors** with spacious interiors and excellent natural light and ventilation creating a high-quality, professional working environment that will impress clients and motivate colleagues.

**Enjoy the local amenities**, with an on-site cafe at MTC's premises, nearby hotels, pubs and supermarkets, as well as Coombe Abbey Country Park just a short ride away.

**Let productivity flourish** within a modern, state-of-the-art infrastructure, with excellent amenities, and a highly specified design.

**Minimise time on the road** thanks to excellent public transport and road links, which make the daily commute for local employees straightforward and stress-free.

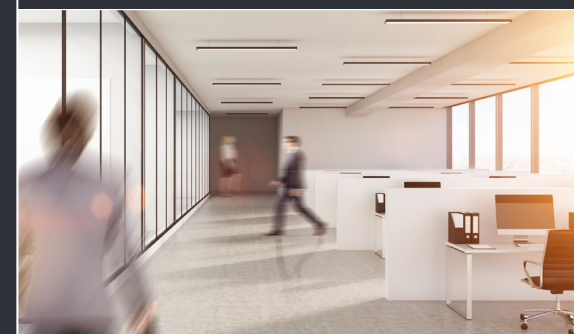


**60**  
MINUTES BY RAIL  
FROM LONDON  
WITH EXCELLENT  
REGIONAL RAIL  
AND MOTORWAY  
LINKS

**80,000+**  
PEOPLE  
EMPLOYED IN THE  
BUSINESS,  
FINANCIAL AND  
PROFESSIONAL  
SECTORS\*

**16**  
UNIVERSITIES  
WITHIN ONE HOUR  
DRIVE

\* Source: nomisweb



## OPPORTUNITY KNOCKS

Prospero Ansty Park is ideally positioned to access and attract the highly-skilled local workforce that sits on its doorstep.

A reliable bus service runs from Prospero Ansty Park to Coventry Rail Station twice every hour, with Leamington, Warwick and Birmingham less than a 25-minute train journey away.

Situated in close proximity to the Park is a selection of modern amenities, plus the unique Coombe Abbey – a medieval building that has been transformed into a four-star hotel and conference centre.

[prospero-ansty.com](http://prospero-ansty.com)



### Drive Times

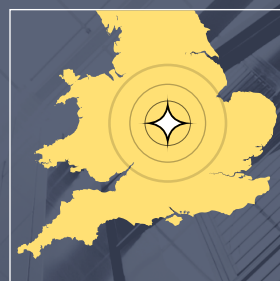
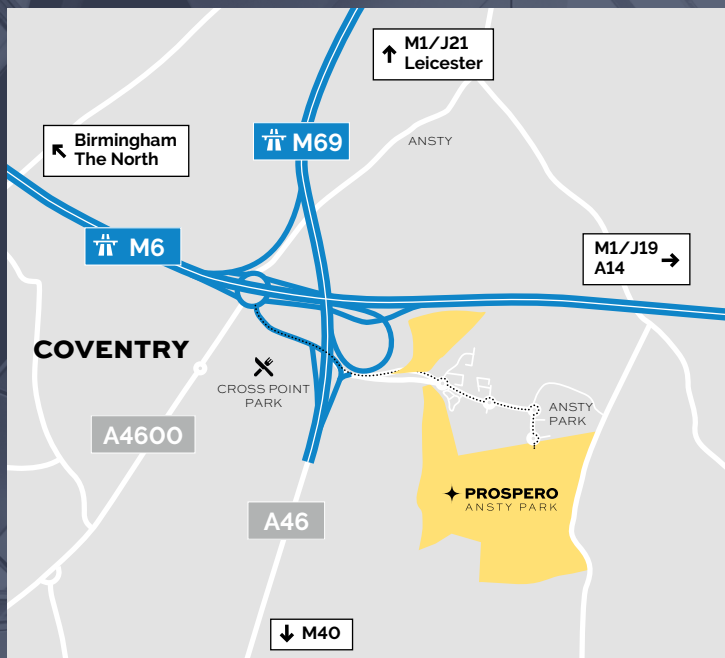
Nuneaton	17 mins
Coventry	17 mins
Rugby	19 mins
Warwick	26 mins
Leamington Spa	28 mins
Birmingham	30 mins

### Airports

Coventry	15 mins
East Midlands	40 mins

### Railway Stations

Bedworth	18 mins
Coventry	22 mins



SAT NAV: CV7 9JU

Instant access to the motorway network via J2/M6 and J1/M69.

///pelt.charging.future

To find out more, contact the agents:

**NEWMARK**

**Charles Spicer**  
E cspicer@geraldev.com  
T +44 (0) 7949 864 103

Developer:

**MANSE  
OPUS**

**Victoria Turnbull**  
E victoria.turnbull@opusland.co.uk  
T +44 (0) 1564 794008

**prospero-ansty.com**

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