

**“Build to Suit”
Manufacturing and Research & Development
Opportunities.**

100,000 Sq ft – 1,000,000 sq ft

Property Highlights

- Major extension to the 1.75m sq ft Mira Technology Park Enterprise Zone development
- 150 acre Built to Suit development
- Allocated land capable of accommodating a total 2.5m sq ft Class E, B2 & ancillary B8
- Capable of accommodating up to 1million sq ft in a single building
- Planning to be submitted Q1 2022
- Delivery from Q2 2023 onwards

For more information, please contact:

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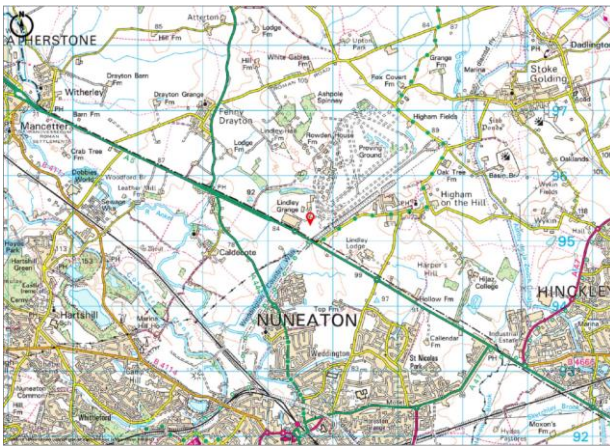
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Location

The scheme is strategically located fronting the A5 Watling Street. It is positioned at an established Manufacturing and R&D location, 5 miles north west of M69 J1 and 8 miles south east of M42 J10. Nuneaton Town Centre is 2 miles south, with Hinckley 2 miles east.



Nuneaton train station is within 3 miles providing a direct service to London. Birmingham and East Midlands Airport are both highly accessible.

Demographics

- 1,000+ workforce at Mira Technology Park
- 650,000 manufacturing & engineering employees in the Midlands
- 14% of the UKs advanced engineering workforce based in the West Midlands
- Links to over 70 Midland based universities through the MIRA Technology Institute
- *Data source: Invest WM*

Accessibility

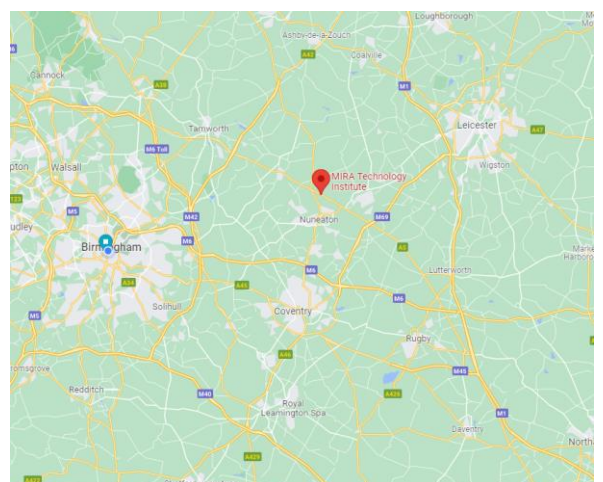
Destination	Distance
Birmingham	26 miles
Manchester	98 miles
Leeds	107 miles
Bristol	114 miles
London	100 miles

Proximity to Airports

Destination	Distance
Birmingham Airport	19 miles
East Midlands	26 miles
Manchester	89 miles
London Heathrow	100 miles

Availability & Terms

Bespoke buildings are available from 100,000 sq ft upwards. Opportunities are available on a leasehold BTS basis. Please contact the retained agents.



Delivery Partners

Mira Technology Park is being delivered by a high calibre joint venture between Evans Randall Investors and Horiba Mira. The joint venture has significant in-house property development expertise and capability and has assembled an experienced professional team that is focused on efficient and high-quality delivery within [18] months, to the highest environmental standards.

Evans Randall Investors is a real estate private equity and investment business established in 2004. They have completed more than £9B of European real estate transactions and over £1B of development transactions.

Swanvale Developments provides specialist development and project management services and has proven track record of delivering development projects across the UK and covering all sectors.

Barton Willmore is the UK's leading independent planning and design consultancy.

Stephen George + Partners have over 50 years' experience in delivering master planned development across the UK and Europe.

The delivery partners have unrivalled experience in the funding, design, delivery and management of complex and sustainable projects.



Viewing & Further Information

Strictly by appointment with the sole agents,
Cushman & Wakefield.

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F010 Area Schedule - Car Parking 1/70m2 Offices 1/100m2 production

Unit	Production		Office		Total GFA		Cars
	sq.ft	sq.m	sq.ft	sq.m	sq.ft	sq.m	
1	170,000	15,793	17,000	1,579	187,000	17,372	179
10	180,000	16,722	18,000	1,672	198,000	18,394	190
20	256,000	23,782	25,600	2,378	281,600	26,161	270
21	170,000	15,793	17,000	1,579	187,000	17,372	179
22	315,000	29,264	31,500	2,926	346,500	32,190	332
30	610,000	56,469	60,000	5,578	670,000	62,047	641
31	185,000	17,187	18,500	1,719	203,500	18,906	195
Sub Total:	2,086,000	193,781	208,500	19,332	2,294,500	213,322	2,196

Important Notice

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TO LET
**MIRA Technology Park Southern
Extension**
Watling Street, Nuneaton, CV10 0TU



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