

PLANNING
APPLICATION
SUBMITTED

BARBERRY50

VIGGEN WAY, ANSTY PARK,
COVENTRY, CV7 9RE

50,750 SQ.FT.

PRE-LET/PRE-SALE
OPPORTUNITY



NEW DESIGN AND BUILD ADVANCED MANUFACTURING & INDUSTRIAL UNIT

B2/E (G) USE

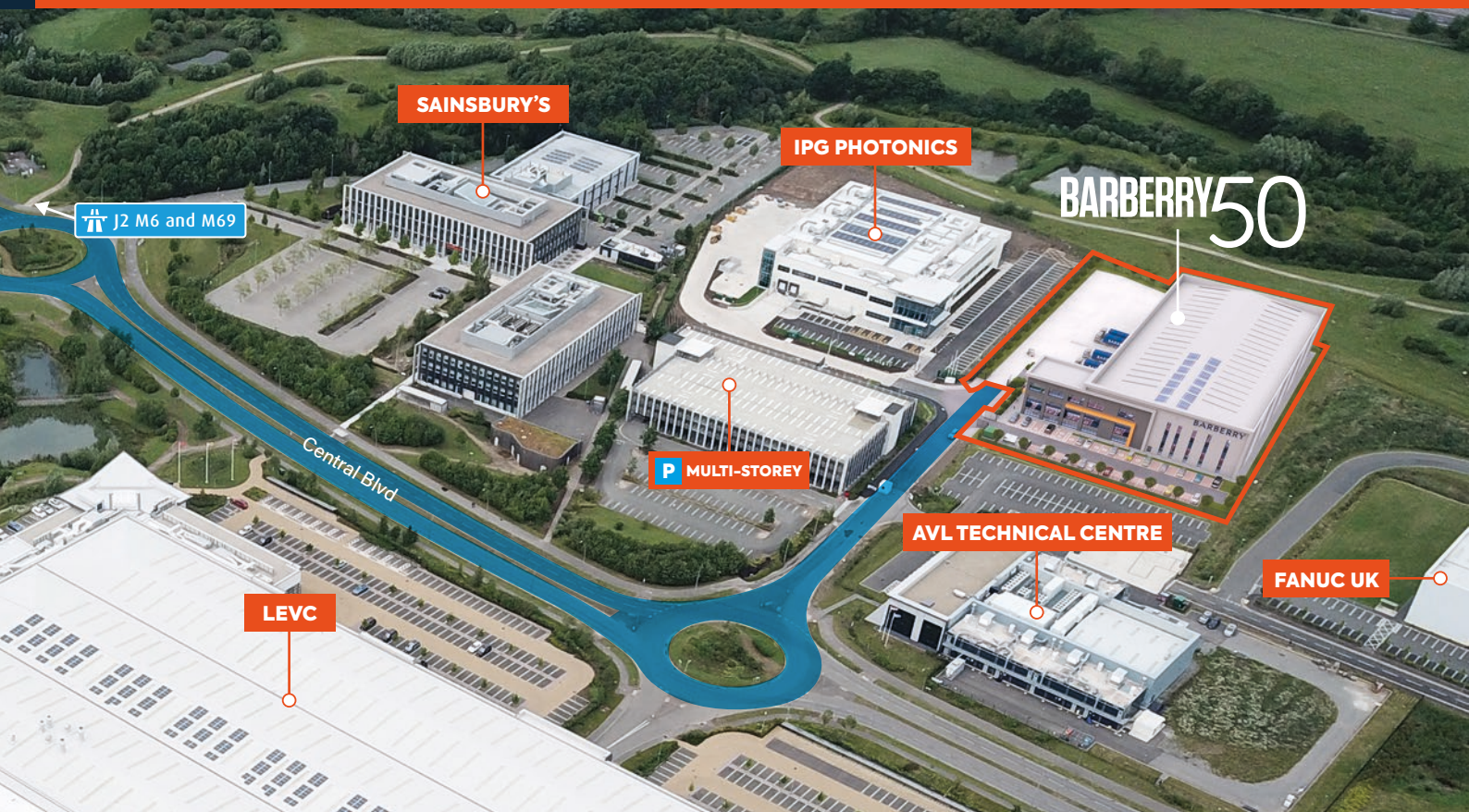
1 MILE J2 M6 & M69

MARKET LEADING SPECIFICATION

LOCATED ON THE ESTABLISHED ANSTY BUSINESS PARK

BARBERRY BARBERRY.CO.UK

THE EPICENTRE OF BUSINESS



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.



Rolls-Royce

Sainsbury's

MEGGITT



Cadent



90% of UK population located within a four hour reach.



25% of the UK aerospace industry located in the Midlands.



£124.3bn total purchasing power.



30 automotive original equipment manufacturer vehicle brands with headquarters in the area.

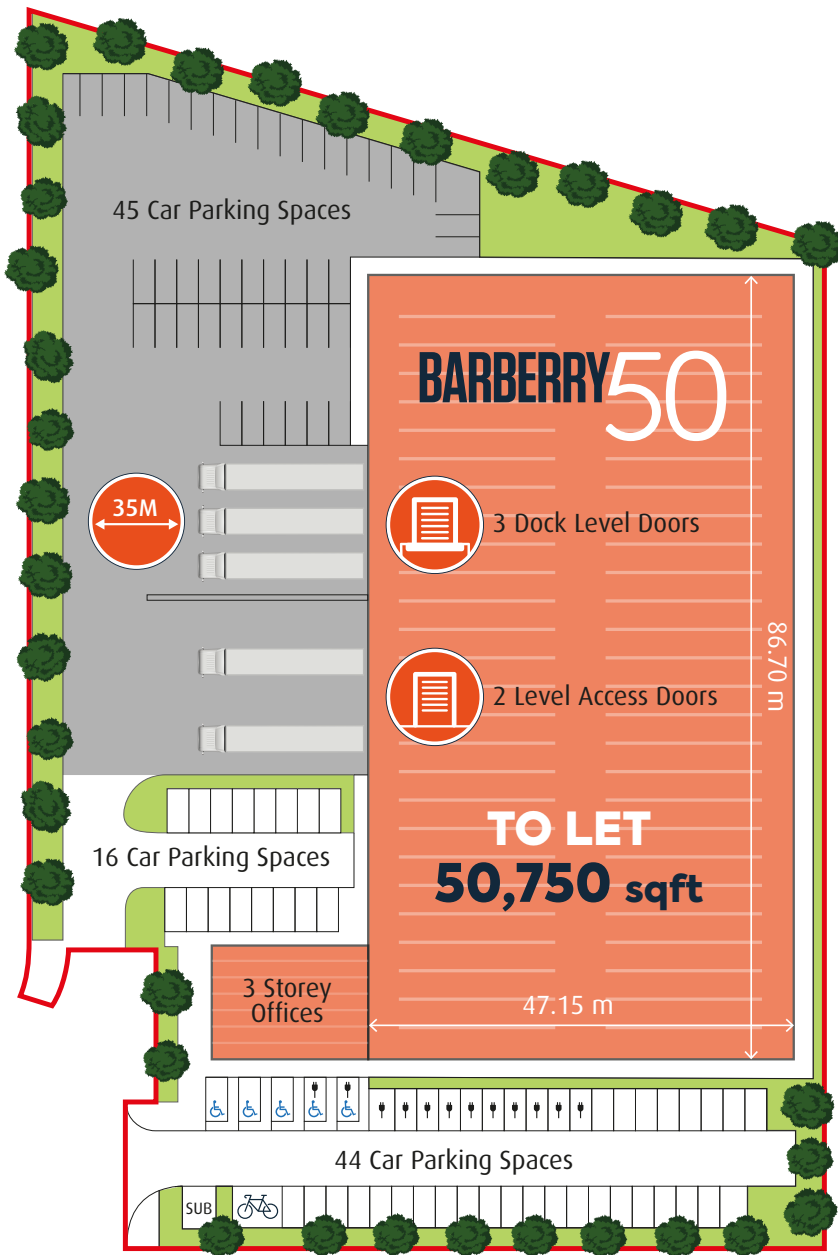


400k people employed in advanced manufacturing in Coventry & Warwickshire.



4.8m total population within a 30-mile radius.

DESCRIPTION



Provision for vehicle charging in all parking spaces

ACCOMMODATION

NAME	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

THE UNIT WILL BENEFIT FROM THE FOLLOWING SPECIFICATION:



Clear internal height



Yard depth



Secure site



3 dock level access doors



2 level access doors



105 car parking spaces



Fully fitted first and second floor office accommodation with ground floor undercroft



24/7 operation



50kN floor loading



Up to 1 MVA power available



Designed with sustainable credentials



SUSTAINABILITY



Barberry have worked hard to use the latest environmentally friendly technology to minimise the dependency on fossil fuels, help reduce CO2 emissions and the costs of occupation for occupiers who have the opportunity to procure a renewable electrical energy tariff and drive towards a zero carbon operation.



High efficiency air source heat pump



LED lighting



Reduced cooling, lighting and heating demand



Provision for EV charging in all spaces and loading yard



10% warehouse roof lights to increase natural lighting



Carbon net zero



Optimum performance insulated cladding and roof materials



Target BREEAM excellent



EPC A



10% PV cells on the roof



Upgraded roof structure to support further PV cells



Cycle parking

LOCATION

Positioned on Ansty business park, **one of the most established business parks in the UK**. It is the home for technology and innovation in the heart of the UK's key transport hub with size motorway junctions within a 20 mile radius and direct access to J2, M6 approximately 4 miles north of Coventry.



INSTANT ACCESS TO THE MOTORWAY NETWORKS VIA J2 M6 AND J1 M69

DRIVE TIMES

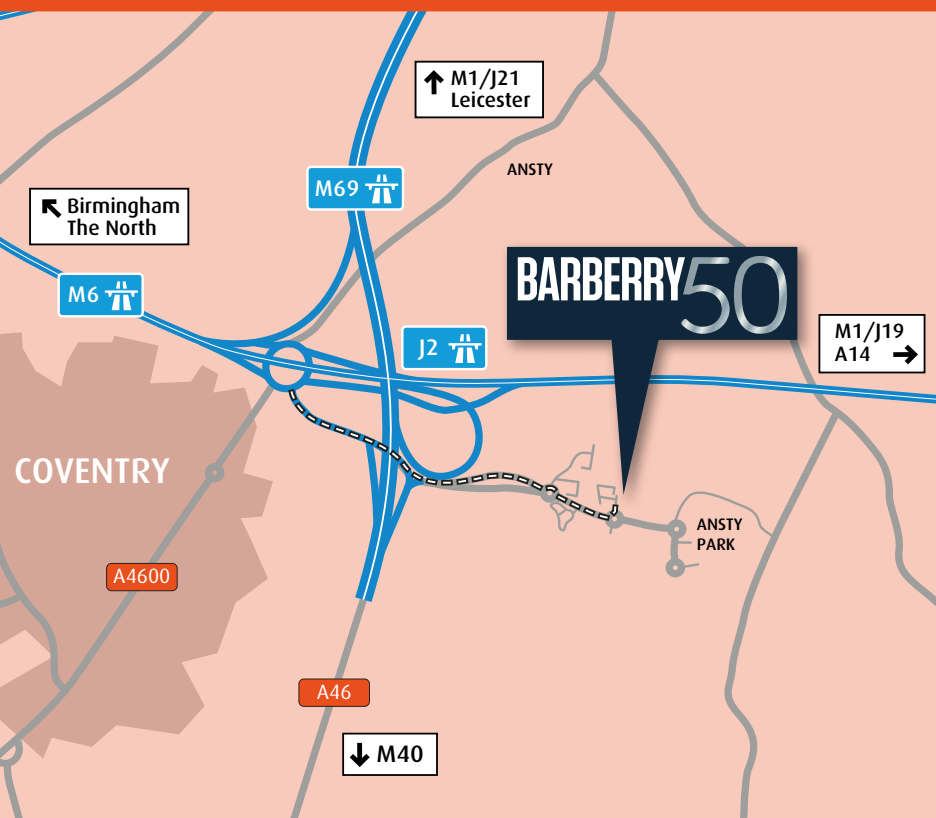
M6	3 mins
M69	4 mins
M1	14 mins
M40	20 mins
Birmingham	35 mins
London	1 hr 40 mins

AIRPORTS

Coventry Airport	14 mins
East Midlands Airport	40 mins

PORTS

Port of London	2 hrs 11 mins
Port of Felixstowe	2 hrs 27 mins



/// what3words: [decent.driveways.tasteful](https://www.what3words.com/decent.driveways.tasteful)

SatNav: CV7 9RE

BARBERRY 50

ENQUIRE NOW



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Another development by

BARBERRY

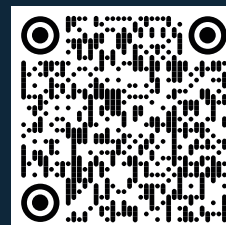
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