



**“Build to Suit”
Manufacturing and Research & Development
Opportunities.
25,000 sq ft - 150,000 Sq ft**

Property Highlights

- Built to Suit development
- Land available for immediate development
- Planning for E and B2 uses

For more information, please contact:

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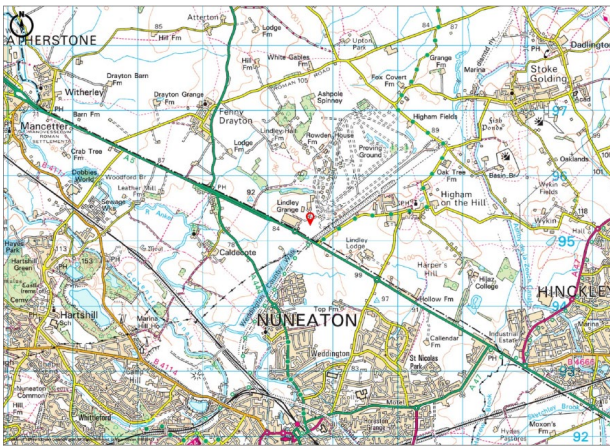
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Location

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.



Hinckley Train Station is 4 miles east of MIRA, and Nuneaton Train Station 2 miles south. Birmingham and East Midlands Airport are both highly accessible.

Availability & Terms

Bespoke buildings are available from 25,000 sq ft upwards. Opportunities are available on a leasehold BTS basis.

On Site Amenity

- Costa Coffee Shop
- Gym
- Sports Centre including football pitches, cricket nets and tennis courts
- Consent for an on site Hotel

Infrastructure

Infrastructure and services have been installed with plots ready for immediate development.

Accessibility

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

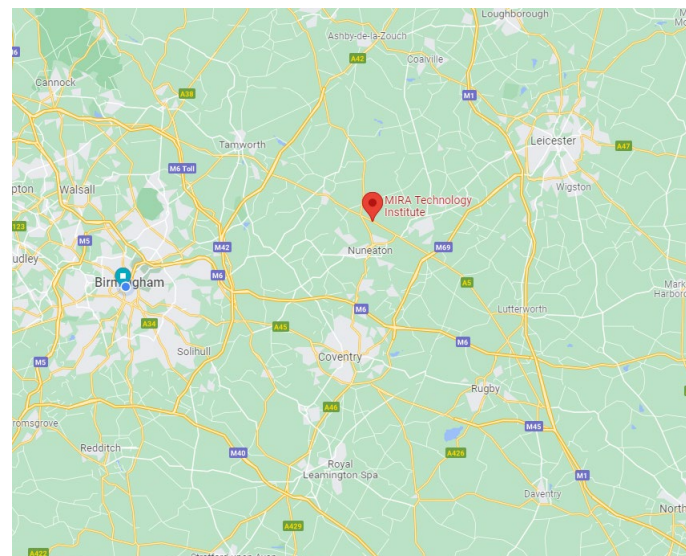
Proximity to Airports

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

Enterprise Zone Status

MIRA Technology Park was awarded Enterprise Zone status in August 2011.

This brings many benefits to MIRA Technology Park clients, including exemption from business rates and a streamlined planning approval process.



Demographics

- 1,000+ workforce at the 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*



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.

Geddes Architects have over 20 years' experience in delivering master planned development across the UK and Europe, including a 10-year involvement at MIRA.

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



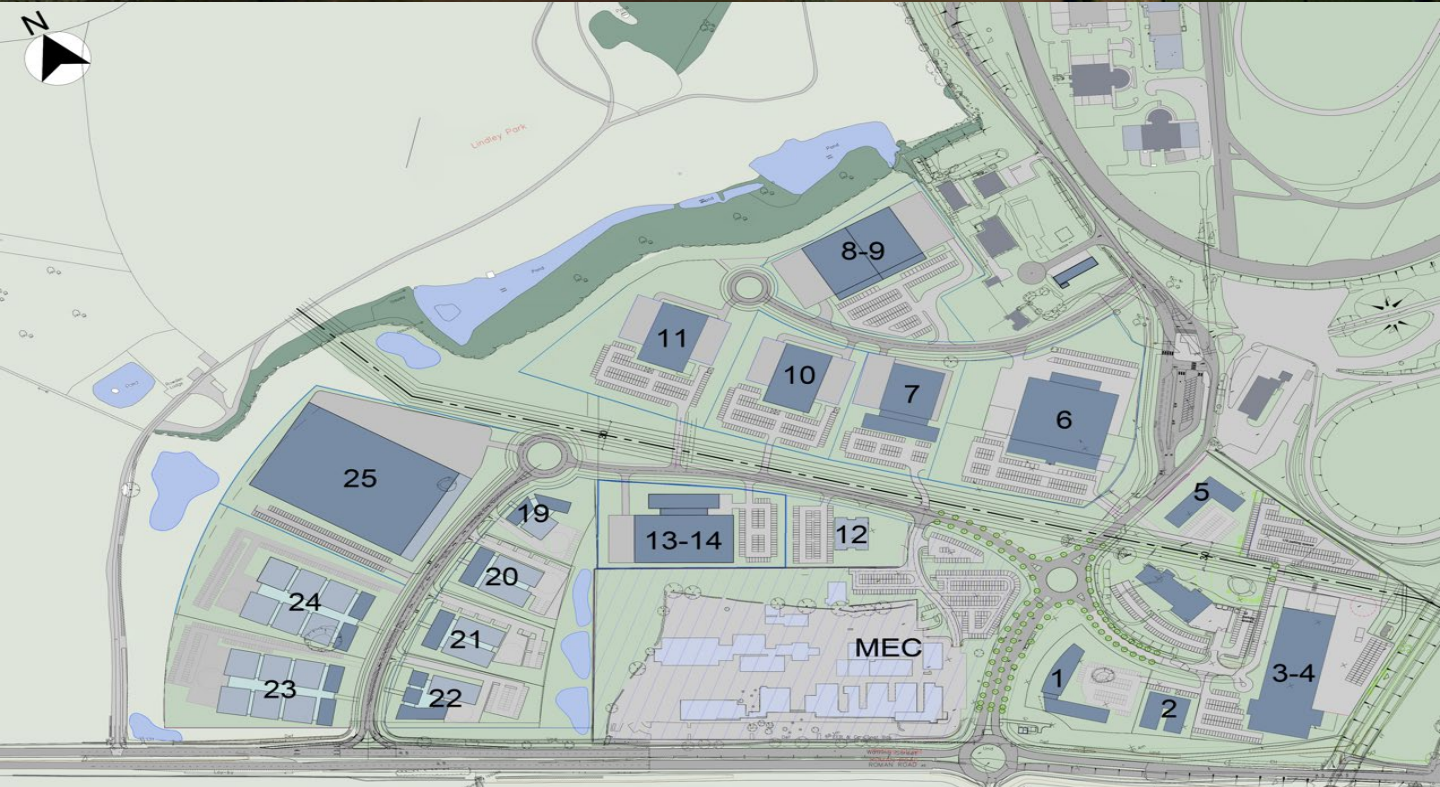
Viewing & Further Information

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

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