



COVENTRY & WARWICKSHIRE **INVESTMENT OPPORTUNITIES**



COVENTRY
& WARWICKSHIRE

Contents

Major Sites

| | |
|---|----|
| MIRA Technology Park South Site | 6 |
| Transforming Nuneaton | 8 |
| Friargate Coventry | 10 |
| Coventry City Centre South | 12 |
| City Centre Cultural Gateway | 14 |
| Coventry & Warwick Gigapark Investment Zone | 16 |
| Greenpower Park | 18 |
| Rugby Town Centre | 20 |
| Rugby Parkway Station | 21 |
| Creative Quarter Royal Leamington Spa | 22 |

Other Developments

| | |
|--|----|
| Prologis Coventry DC14/15 | 25 |
| Wilsons Lane, Coventry | 25 |
| Bishop Gate East, Coventry | 25 |
| Barberry 50 | 26 |
| Apollo Ansty Park, Phase 2 | 26 |
| Warwickshire Connect Endemere | 26 |
| Pickford Gate, Eastern Green, Coventry | 27 |
| Daimler Wharf / Sandy Lane | 27 |
| Abbotts Park | 27 |
| BOURN, Coventry | 28 |
| Two Friargate, Coventry | 28 |
| Paradise Street | 28 |
| Stonebridge Trading Estate | 29 |
| Carbon 302 | 29 |
| Houlton, Rugby | 29 |
| Symmetry Park Rugby | 30 |
| Abbey Park | 30 |
| Kenilworth Gateway | 30 |
| Redditch Gateway | 31 |
| Spa Park | 31 |
| The Point, Warwick | 31 |
| Tournament Fields, Warwick | 32 |
| Sucham Park, Southam | 32 |
| University of Warwick Innovation Campus, Stratford-upon-Avon | 32 |
| Stratford 46 | 33 |
| Marriott Hotel at the British Motor Museum, Gaydon | 33 |
| Long Marston Airfield Garden Village | 33 |





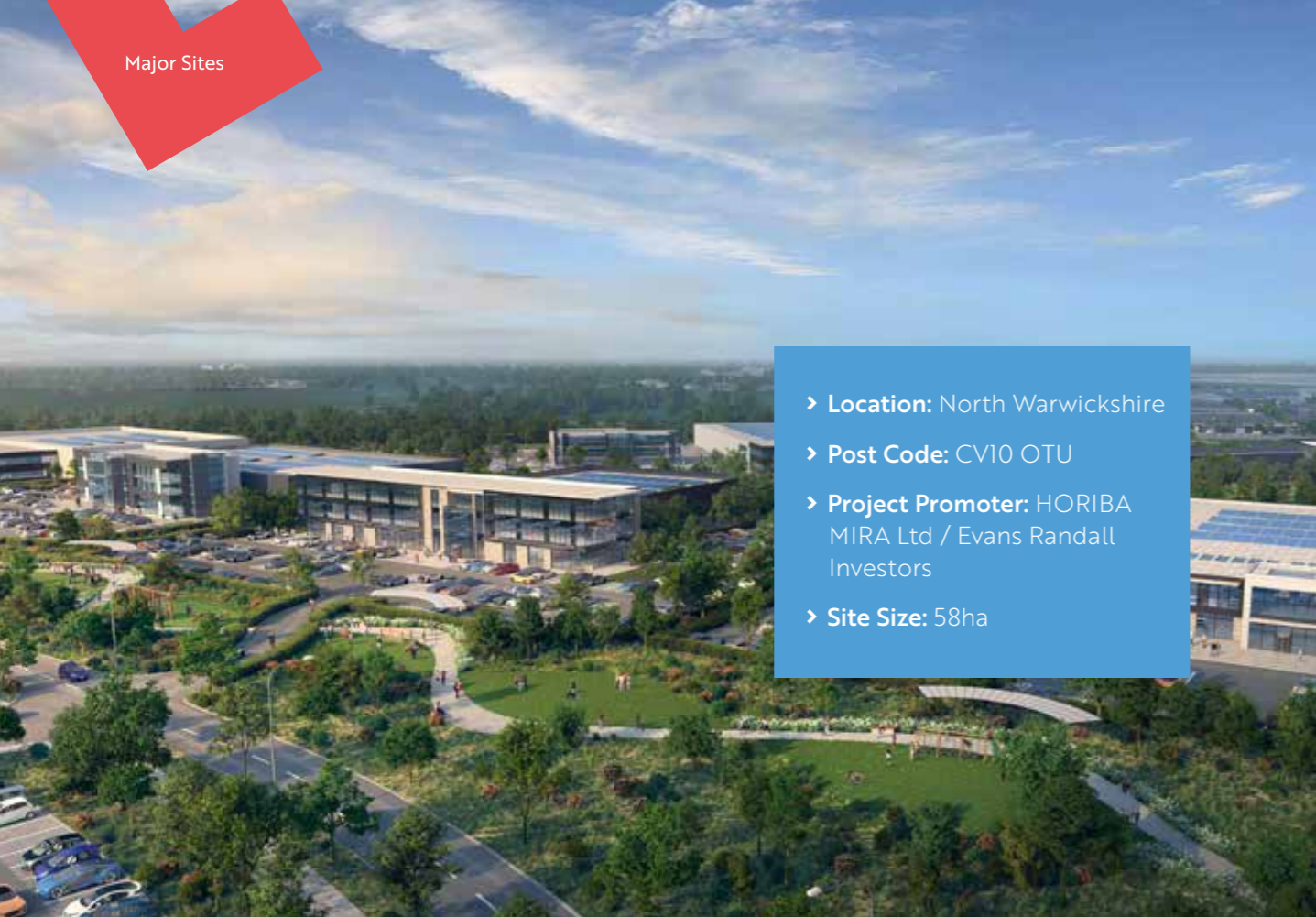
MAJOR SITES

COVENTRY
& WARWICKSHIRE

Connectivity, creativity, and culture are the three concepts driving development across Coventry & Warwickshire – one of the most successful regions in the UK.

Here we detail just some of the high-quality investment opportunities available in the area, from major schemes that are changing the very fabric of the region to specific opportunities for investors and end user occupiers.

**There's a lot happening here.
Be a part of it. Invest here.**



- › **Location:** North Warwickshire
- › **Post Code:** CV10 OTU
- › **Project Promoter:** HORIBA MIRA Ltd / Evans Randall Investors
- › **Site Size:** 58ha

MIRA TECHNOLOGY PARK SOUTH SITE

The MIRA South Site is a unique investment opportunity comprising an additional 215,000m² linking directly into the existing MIRA Technology Park and provides for large-scale advanced manufacturing and automotive-related development in North Warwickshire, near Nuneaton.

MIRA Technology Park is one of the UK's leading technology parks and a location for 40 major international high-tech engineering and clean-tech companies. With global corporates such as Bosch, JLR and Toyota alongside electric vehicle innovators like Polestar and REE Auto as occupiers, it comprises Europe's largest and fastest growing innovation centres for autonomy and battery and hydrogen propulsion systems in vehicles.

› miratechnologypark.com

The technology park benefits from an existing planning consent for 139,716m², on completion it will comprise 377,580m². The South Site comprises an additional 58 hectares of land linking directly into the existing MIRA Technology Park site. It provides a highly complementary opportunity for approximately 215,000m² of large-scale advanced manufacturing related to the low carbon research and development at MIRA Technology Park.

The site benefits from the recent delivery of major power and road infrastructure investment to facilitate the development of MIRA Technology Park. Planning approval has recently been secured to enable delivery of the development in early 2025.

The technology park is being promoted and delivered by a joint venture between Evans Randall Investors and HORIBA MIRA who is the owner of MIRA Technology Park and operates the facilities of the site. The partnership works closely with key stakeholders in the Enterprise Zone and the South Site, which include Hinckley & Bosworth Borough Council, Leicestershire LEP, North Warwickshire Borough Council, Warwickshire County Council and West Midlands Combined Authority (WMCA).

- › **Value:** £300m funding opportunity
- › **Sector(s):** Industrial with focus on advanced manufacturing in the automotive, autonomous, and low carbon sectors
- › **Investment Type:** Forward funding for identified occupier(s)
- › **Planning Status:** The site has recently received approval for 2.3msqft of employment use (Class E/B2/ancillary B8). Construction start is programmed for early 2025
- › **Timeline:** 2024-2028



- > **Location:** Nuneaton Town Centre
- > **Post Code:** CV10
- > **Project Promoter:** Warwickshire County Council and Nuneaton & Bedworth Borough Council
- > **Site Size:** Various

Transforming Nuneaton also includes the newly branded Grayson Place, a food & drink and leisure -led redevelopment linking Abbey Street and Queen Street. There are also opportunities around the station area which is currently going through a masterplan process.

Nuneaton town centre is the largest town in Warwickshire, near Birmingham and East Midlands airports and High Speed 2 Hub at UK Central, the first stopping point on HS2 from London. It is also the mainline station town for the 200,000m2 auto technology campus MIRA Technology Park and is on the doorstep of two major research universities.

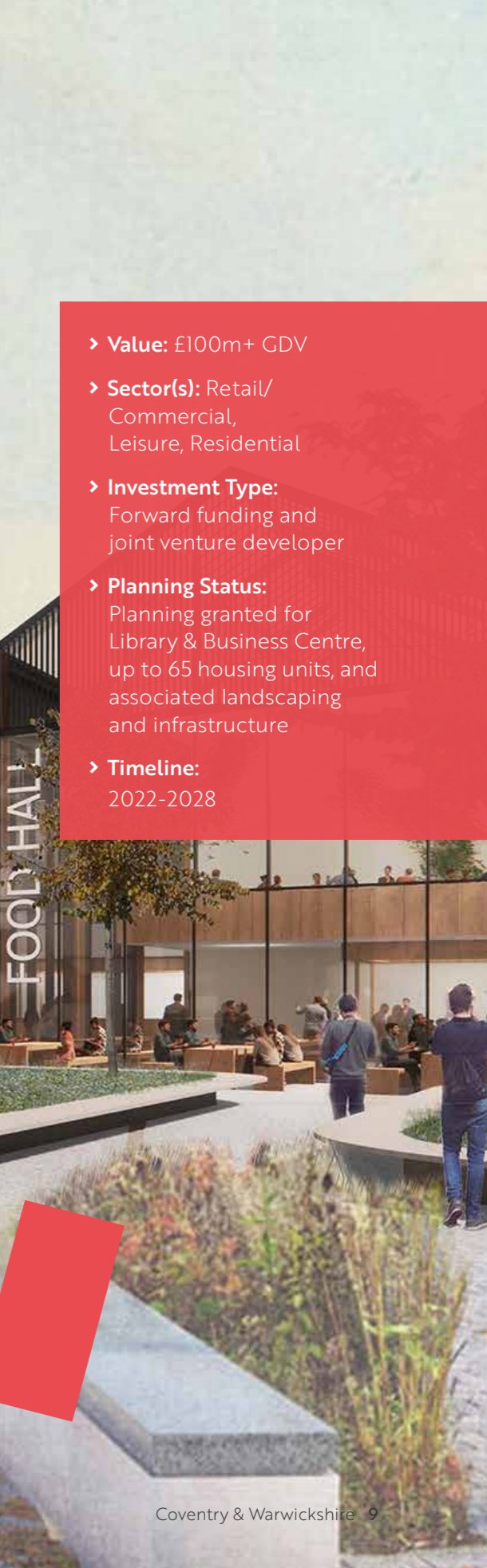
- > **Value:** £100m+ GDV
- > **Sector(s):** Retail/ Commercial, Leisure, Residential
- > **Investment Type:** Forward funding and joint venture developer
- > **Planning Status:** Planning granted for Library & Business Centre, up to 65 housing units, and associated landscaping and infrastructure
- > **Timeline:** 2022-2028

TRANSFORMING NUNEATON

Aimed at creating a thriving, vibrant town with an ambitious and aspirational programme of mixed-use development including residential, leisure and offices.

The promoters are seeking a developer for a prime development site in the heart of Nuneaton town centre. Anchored by Warwickshire County Council's new library and business centre, this 2-hectare site provides the perfect opportunity for a private developer to bring in new mixed uses to the town, building on the new McCarthy and Stone development opposite and linking to the wider ambitions for the town.

> warwickshire.gov.uk/transformingnuneaton





- › **Location:** Coventry
- › **Post Code:** CV1 2GN
- › **Project Promoter:** Friargate JV Project Limited; Delivery by Friargate Coventry Developments Limited
- › **Site Size:** 300,000m²

FRIARGATE COVENTRY

A transformative new destination for Coventry, Friargate offers fresh perspectives and bold new approaches to working and living. As well as its commitment to sustainability and class leading environmental standards, Friargate is a world-class commercial offer in an unbeatable location.

The framework is established with new infrastructure, new public spaces, and the first high-quality office, One Friargate, occupied by Coventry City Council, The Financial Ombudsman Service, Homes England and OfQual.

The second office, Two Friargate, is open for business with Octopus Energy Group occupying from March 2024. The four-star 101 room boutique Hotel Indigo opened in January 2024 further boosting hotel quality in the city.

› friargatecoventry.co.uk

› twofriargate.com

Friargate JV Project Limited is open to investment structures to accelerate the delivery of future phases that will include offices, residential, retail, leisure and hotels. The framework is established with new infrastructure, new public spaces and the first high quality office, One Friargate, occupied by Coventry City Council and Ofqual.

Friargate has capacity to deliver almost 300,000m² of mixed-use development.

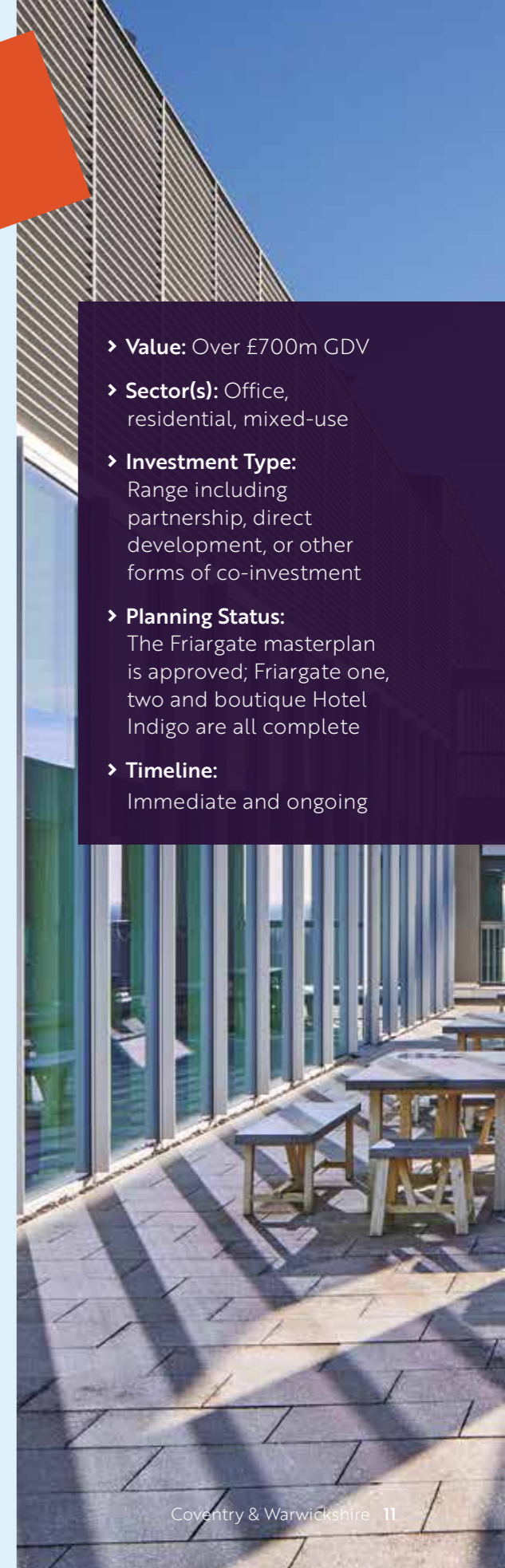
In total, Friargate will deliver 25 sustainable new buildings including 213,677m² of Grade A offices, hotels, 19,974m² of retail, and at least 400 new homes and 10,219m² of leisure.

Friargate JV Project Limited is a UK registered limited company established to deliver the Friargate project.

It is owned and controlled by Coventry City Council and the Cannon Kirk Group, a Dublin-based development and property investment business that includes US venture capital, Oaktree Capital Management, among its shareholders.

The JV Company consolidates a long-standing working arrangement with Coventry City Council to help accelerate project delivery while working closely with the West Midlands Combined Authority.

- › **Value:** Over £700m GDV
- › **Sector(s):** Office, residential, mixed-use
- › **Investment Type:** Range including partnership, direct development, or other forms of co-investment
- › **Planning Status:** The Friargate masterplan is approved; Friargate one, two and boutique Hotel Indigo are all complete
- › **Timeline:** Immediate and ongoing





- › **Location:** Coventry
- › **Post Code:** CV1
- › **Project Promoter:** SPRL
- partnership between Shearer Property Group Ltd / Hill Residential Ltd
- › **Site Size:** 6.4 hectares / 15 acres, 69,000m²

COVENTRY CITY CENTRE SOUTH

City Centre South Coventry is a residential led, mixed-use development in the heart of the city that will deliver over 1,550 new homes alongside significant commercial and placemaking development.

The scheme, which has a confirmed CPO and outline planning consent, will be delivered in phases from 2024 onwards across the 6.5ha site. The developer, Shearer Property Regen Ltd, is a Joint venture between The Hill Group and Shearer Property Group with Hill Holdings acting as the project funder to bring forward the proposals, focused on the delivery of new residential development across a mix of tenures.

Reserved Matters approval for the first phase of development and Listed Building Consent for works to Coventry Retail Market were approved in March 2024. The first phase will deliver 991 new homes, 8,000 square metres of new commercial space and 17,000 square metres of public open space, to create an exciting new residential, shopping and leisure destination for the Midlands.

› coventrycitycentresouth.co.uk

Designed and built to high environmental standards with contemporary architecture inspired by Coventry's rich history, heritage assets and public art, the homes in the first phase will range in size from studios to three-bedrooms appealing to a diverse mix of residents. The first two block to be delivered will be affordable with 145 of the 200 of the affordable homes being social rent for local people and 55 as shared ownership. The remaining 791 homes will be available through private market sale and rent.

Hill is the second largest privately owned housebuilder in the country and are responsible for significant residential delivery throughout the south of England and London. Shearer Property Group has a proven track record of delivering mixed-use development including Southgate Centre Bath, Grand Arcade Cambridge, the Former Dickins & Jones Department Store in Regent Street London and Parkway, Newbury.

Located in a strategically important location close to the railway station and the Friargate Business District, City Centre South will deliver an ambitious multi-million pound mixed-use, residential led urban regeneration scheme transforming both the quality of Coventry's residential, retail and wider city centre offer and the surrounding physical environment/public realm.

Coventry City Council has secured a £98.8m grant from West Midlands Combined Authority to support the scheme and is also providing an additional £32.75m of grant funding itself. The outline planning consent, alongside a S73 Minor Material Amendment Consent in January 2023, sets out minimum and maximum development parameters for residential, commercial and other uses and provides the platform for the delivery of transformational benefits, including the delivery of a range of homes and a new vibrant shopping and leisure experience within a significantly enhanced public realm environment. This will lead to the creation of many hundreds of new permanent jobs.

- › **Value:** £50m+ Build to rent opportunities
- › **Sector(s):** Residential Led, Mixed centre uses
- › **Investment Type:**
Range going forward
- › **Planning Status:**
Reserved Matters Consent, Outline Planning approved; Listed Building Consents
- › **Timeline:** Delivery commencing 2024, Project completion in 2033





- › **Location:**
Coventry City Centre
- › **Post Code:** CV1 3AZ
- › **Project Promoter:**
Coventry City Council,
Arts Council England,
Arts Council Collection,
British Council, Coventry
University and CV Life

The University will occupy two floors and house a student gallery, café, library and exhibition space, dance studio, conference area, artists' studios, post-production filming facilities and a shop to sell students' artwork, with some of these facilities being accessible to the public.

Investment in the development and delivery of a project that will lead the way in cultural regeneration and ultimately realise the huge potential of this truly unique facility. The site will become home to some of the UK's most significant arts, cultural and heritage items.

- › **Value:** £150m + GDV
- › **Sector(s):** Transport, Technology, Creative and Cultural
- › **Investment Type:** Investor Occupiers and Financiers
- › **Planning Status:**
Base scheme planning submitted March 2023
- › **Timeline:** Operational 2026 onwards

CITY CENTRE CULTURAL GATEWAY

The City Centre Cultural Gateway is the transformation of the former IKEA building in Coventry, to become a landmark destination that will be home to nationally significant collections, bringing together multiple partners and investors across creative, cultural and technology sectors.

The Cultural Gateway is an exploration space, and this new landmark destination will bring together multiple partners across transport, technology and the creative and cultural sectors.

It will provide a new home for nationally recognised collections managed by Arts Council England, Arts Council Collection, CV Life, and the British Council, as well as creating a cultural hub for Coventry University with a range of facilities for students, visitors, and the community.

› coventry.gov.uk/culturalgateway





- › **Location:** Coventry South/ Warwick District
- › **Investment Opportunity:** The size and scale of the collective sites offer significant opportunity for capital investors and end user occupiers with a focus on advanced manufacturing, future mobility and vehicle electrification activity.

COVENTRY & WARWICK GIGAPARK INVESTMENT ZONE

The Coventry & Warwick Gigapark is one of three key sites within the UK Government's new West Midlands Investment Zone and is set to power the UK's electrified future including energy security, sustainability and innovation.

Containing four adjacent sites (Whitley East, Whitley South, Greenpower Park, and SEGRO Park) totalling 2.5 sq km straddling the border between Coventry and Warwickshire, the Gigapark provides the infrastructure, scale and central location necessary to enable not just mass battery manufacturing development, but also supply chain activities, recycling, skills development and logistics.

› coventry.gov.uk/CWgigaIZ

Significant funds have already been allocated to improving utilities and transport infrastructure around the site. Investment Zone status will provide a mix of tax incentives, direct funding and business rate retention in order to incentivise investment and support the delivery of the scheme.

The location provides direct access to a world-class ecosystem of advanced manufacturing and R&D. As well as being the UK's automotive capital, with anchor OEMs such as JLR, Aston Martin Lagonda and Geely, more recently Coventry and Warwickshire has emerged as a hotspot for battery technology and future mobility.

Altogether, the Coventry & Warwick Gigapark forms a unique and strategically important catalyst for accelerating the region's future growth and development in these strategically vital sectors.

- › **Scale/Value:** £4bn+
- › **Sector:** Advanced Manufacturing / Industrial / Vehicle Electrification
- › **Investment Type:** End user occupier, capital investment and co-investment
- › **Promotor:** Variety of promoters including Coventry City Council, Rigby Real Estate and SEGRO.
- › **Lead: Public/Private:** Public and Private
- › **Planning Status:** Outline planning consent granted
- › **Planning Status:** Outline planning in place across the majority of the site with remaining land identified in local plan.
- › **Timeline:** Phased delivery 2025 onwards



- › **Location:** Coventry South
- › **Post Code:** CV3 4FR
- › **Project Promoter:**
Coventry City Council &
Coventry Airport Ltd
- › **Site Size:**
309 acres / 125 hectares

GREENPOWER PARK

Located at the heart of the IZ, the Greenpower Park is a trailblazing centre of excellence for battery technology and manufacturing and therefore has unrivalled access to the most highly skilled workforce in the country.

Adjacent to the pioneering UK Battery Industrialisation Centre, the Greenpower Park is perfectly placed to act as a hub for the rapidly growing battery industry. This groundbreaking location is the first of its kind, offering an all-in-one solution for battery research, industrialisation, manufacturing, testing, recycling and electrified logistics designed to foster the UK's growing battery ecosystem.

The site in Coventry sits within the West Midlands Investment Zone which is focused on Advanced Manufacturing and is the only available site in the UK with planning permission for a gigafactory with significant tax incentives and breaks for investors for up to 10 years.

› greenpowerpark.co.uk

It represents a strategically crucial investment for the region and the UK, playing a major role in securing the future of the UK automotive industry.

The goal is to help drive the world's transition to sustainable energy through electric vehicles and energy storage. At full capacity, the Greenpower Park will be able to produce up to 60GWh - enough to power 600,000 electric vehicles per year. The UK Greenpower Park is a public private joint venture partnership between Coventry City Council and Coventry Airport Ltd.

The opportunity is backed by an alliance of West Midlands industrial groups, local government, and academic institutions. This alliance includes the West Midlands Combined Authority, Warwick District Council, Warwickshire County Council, Rugby Borough Council, Warwick Manufacturing Group at University of Warwick, Coventry University and the Manufacturing Technology Centre.



- › **Value:** £2.5bn + GDV
- › **Sector(s):** Industrial
- › **Investment Type:**
Range including partnership,
direct development or
co-investment
- › **Planning Status:**
Resolution to grant outline
planning consent: Jan 2022
- › **Timeline:**
Pre-planning, operational 2025





- › **Location:** Rugby town centre
- › **Value:** £300m+ GDV
- › **Sector:** Mixed-use, Retail, Leisure, Office and Residential
- › **Investment Type:** Development Partners, forward funding and occupiers
- › **Planning Status:** Rugby Town Centre Regeneration Strategy adopted December 2022
- › **Timeline:** 2022-2035

RUGBY TOWN CENTRE

A mixed-use redevelopment within one of the fastest growing local authorities areas in the UK and located in the heart of the midlands 'Golden Triangle'. A re-imagining of the town centre to ensure it remains at the heart of the borough.

OPPORTUNITY

Rugby Borough Council is seeking a range of investment opportunities including development partners, forward funding and occupiers in new office, retail, leisure, residential and mixed-use town centre developments.

The prospect to work in partnership with the Council and other agencies is being developed to secure the delivery of a number of attractive investment opportunities in support of the Council's long-term vision for the town centre. This will build on the significant investment that the Council has created in relation to the strategy and its associated projects.



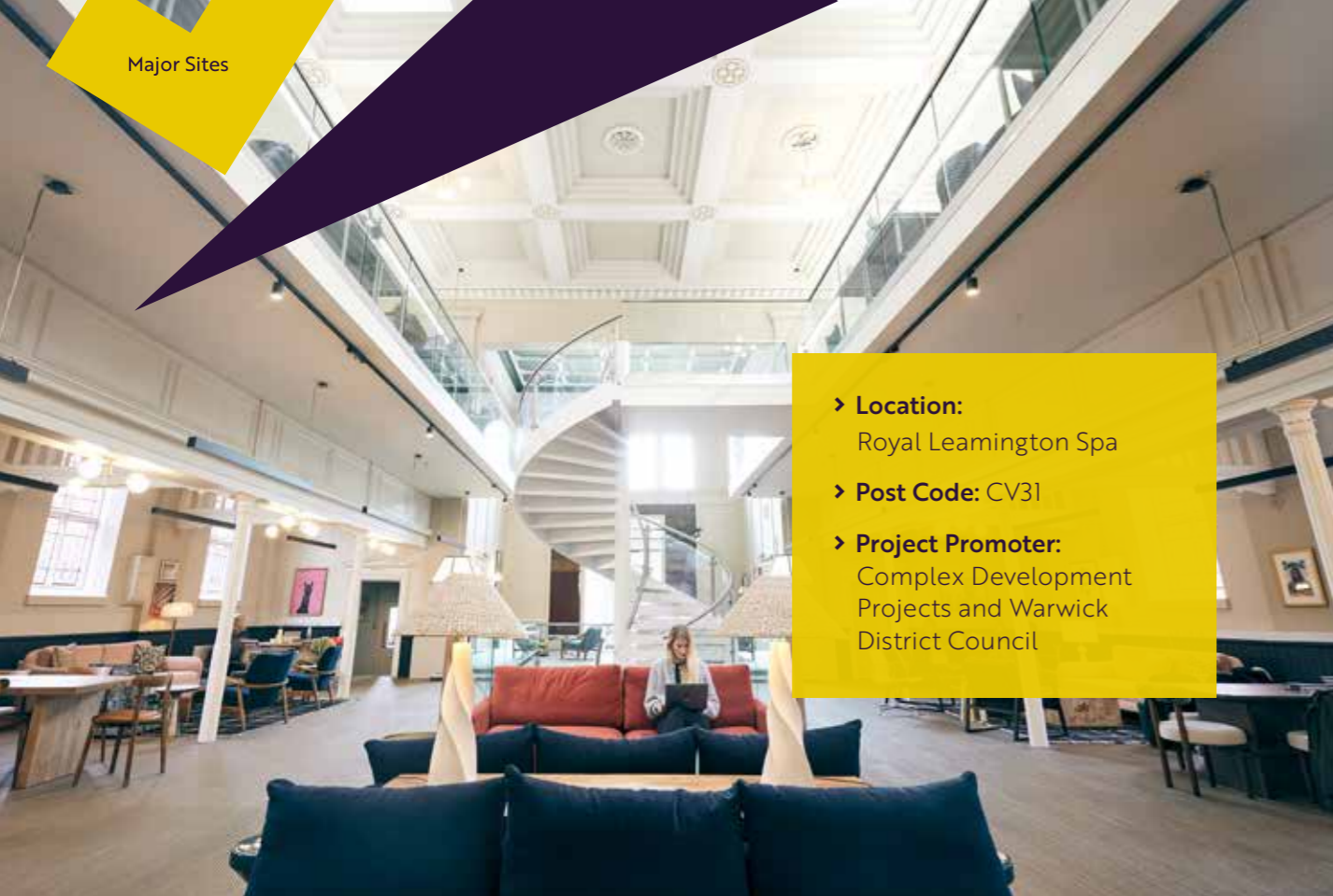
- › **Location:** Houlton, near Rugby town
- › **Value:** c. £30m capital cost
- › **Sector(s):** Transportation, railway
- › **Investment Type:** Infrastructure, delivery and asset ownership; investor partnership
- › **Planning Status:** Outline Planning Consent (expected 2024)
- › **Delivery timeline:** 3-4 years, in service early 2028

RUGBY PARKWAY STATION

Rugby Parkway is a new third party promoted railway station that is pivotal to deliver local and regional strategic transport and development objectives.

Warwickshire County Council is promoting the development of a new railway station located South East from the town of Rugby on the London to Birmingham via Northampton stretch of the West Coast Main Line. The proposed site is well placed strategically, being close to Junction 18 of the M1 and adjacent to the Houlton housing development that will create 6,200 new homes once fully built out. A preferred option for the scheme has been identified.

Once consent is achieved the County intends to secure a long-term private sector investment partner in late 2024 to support the ongoing development, delivery and station asset management for the new railway station.



- › **Location:**
Royal Leamington Spa
- › **Post Code:** CV31
- › **Project Promoter:**
Complex Development Projects and Warwick District Council

CREATIVE QUARTER ROYAL LEAMINGTON SPA

The Old Town of Leamington Spa is being regenerated as a new Creative Quarter, reimagining the oldest part of the town to provide a focal point for the area's booming cultural sector. Schemes will offer exciting new and regenerated spaces for people to live, work, play and create, delivering the key elements of the urban lifestyle that are fundamental to the further expansion of one of the UK's leading creative clusters.

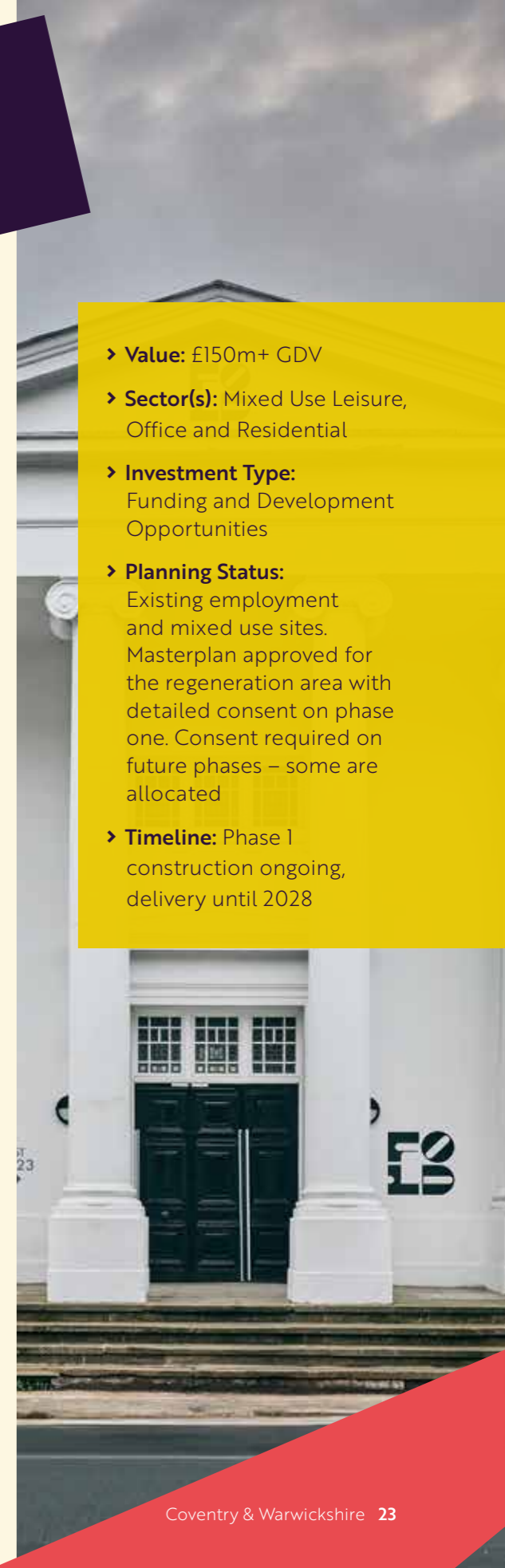
Complex Development Projects Ltd (CDP) is in partnership with Warwick District Council to deliver an ambitious masterplan to regenerate the Old Town of Leamington Spa as a new Creative Quarter. There are opportunities for new creative workspaces and mixed-use schemes to service buoyant demand from the cultural sector, where demand currently considerably outstrips supply. The town is known as 'Silicon Spa', due to its UK leading video games development cluster, including both blue-chip companies and a large network of smaller creative businesses. However, the creative community here covers all aspects of the sector, from world class music and dance to heritage crafts, from street art to sculptors.

› leamingtoncreativequarter.co.uk

The promoter is seeking funders, investors and occupiers for a range sites and developments in the area.



- › **Value:** £150m+ GDV
- › **Sector(s):** Mixed Use Leisure, Office and Residential
- › **Investment Type:** Funding and Development Opportunities
- › **Planning Status:** Existing employment and mixed use sites. Masterplan approved for the regeneration area with detailed consent on phase one. Consent required on future phases – some are allocated
- › **Timeline:** Phase 1 construction ongoing, delivery until 2028



OTHER SITES

COVENTRY & WARWICKSHIRE



Prologis Park Coventry DC14/15

Size: 63-159,000sqft
Usage: B1, B2 and B8
Developer: Prologis
Authority: Nuneaton & Bedworth Borough Council
Local to: Barson, CEVA, DHL, Exactaform, IFCO
www.prologis.co.uk/our-parks/prologis-park-coventry
Sat Nav: CV6 4QG



Wilsons Lane, Coventry

Size: 44.5 acres (18 Hectares)
Usage: B1, B2 and B8
Developer: L&Q Estates
Authority: Nuneaton & Bedworth Borough Council
Local to: Brose, Mecalac, Nasmyth Group, OLEO
www.lqestates.co.uk
Sat Nav: CV6 6HN



Bishop Gate East, Coventry

Size: 314 apartment BTR scheme
Usage: Residential Build to rent
Developer: Barberrry
Authority: Coventry City Council
Local to: Bishop Gate student scheme completed 2018, Coventry City Centre
www.barberrry.co.uk
SatNav: CV1 1JN



Barberry 50

Size: 50,750 sqft
 Usage: Advanced Manufacturing, Industrial
 Developer: Barberry
 Authority: Rugby Borough Council
 Local to: Ansty Park, Manufacturing Technology Centre, Rolls Royce, Cadent, Meggitt
www.barberry.co.uk
 Sat Nav: CV7 9RE



Pickford Gate, Eastern Green, Coventry

Size: 52 acres
 Usage: B1b, B1c, B2 and B8
 Promoters: Hallam Land Management Ltd, Newton LDP, Coventry City Council and other parties
 Authority: Coventry City Council
<https://newtonldp.com/default.aspx>
 Sat Nav: CV5 9AL



Apollo Ansty Park, Phase 2

Size: 857,139 sqft
 Usage: B1, B2, B8
 Developer: JINGDONG Property, Inc
 Authority: Rugby Borough Council
 Local to: AVL Powertrain, Fanuc, Geely LEVC, Rolls Royce Aero
www.prospero-ansty.com
 Sat Nav: CV7 9JU



Daimler Wharf/ Sandy Lane

Size: 7 Acres (2.8 Hectares)
 Usage: Residential led up to 250 homes
 Developer: Rainier Developments
 Authority: Coventry City Council
 Local to: Electric Wharf, Coventry City Centre
www.rainierdevelopments.co.uk
 Sat Nav: CV1 4EX



Warwickshire Connect Endemere

Size: 20 units from 1-3,000sqft
 Usage: B1, B2 and B8
 Developer: Wigley Group
 Authority: Coventry City Council
 Local to: Federal Mogul, NP Aerospace
www.thewigleygroup.com/
 Sat Nav: CV6 5PY



Abbots Park

Size: 5.5 Acres (2.2 Hectares)
 Usage: 690 units and 950 sq m commercial space
 Developer: Complex Development Projects Ltd
 Authority: Coventry City Council
 Local to: Coventry Rail Station, Friargate, Coventry City Centre
www.complexdevelopmentprojects.co.uk
 Sat Nav: CV1 4AY



BOURN, Coventry

Size: 60,000sqft
Usage: Grade A Office Space (6 Floors)
Developer: IM Properties
Authority: Coventry City Council
Local to: Coventry City Council, Coventry City Centre, Coventry University, Severn Trent
www.thebournbuilding.co.uk
Sat Nav: CV1 2TG



Stonebridge Trading Estate

Size: 9 units ranging 1,000 sqft to 5,000 sqft
Usage: Industrial
Developer: The Wigley Group
Authority: Coventry City Council
Local to: UKBIC, West Midlands Gigafactory Site, REE Automotive
www.thewigleygroup.com
Sat Nav: CV3 4FG



Two Friargate, Coventry

Size: 134,000 sqft
Usage: Grade A Office Space
Developer: Friargate Coventry Developments Limited
Authority: Coventry City Council
Local to: Coventry Railway Station, Coventry City Council, Ofqual, Coventry City Centre
www.twofriargate.com
Sat Nav: CV1 2GT



Carbon 302

Size: Unit 1 – 302,188 sq ft
Usage: B1, B2 and B8
Developer: Stoford
Authority: Coventry City Council
Local to: World of Books, Zooplus, Coventry Airport
www.stoford.com
Sat Nav: CV3 4PW



Paradise Street

Size: 1.5 acres
Usage: 303 apartments
Developer: Rainier Developments
Authority: Coventry City Council
Local to: Coventry Technology Park, Coventry City Centre, Coventry University Campus
www.rainierdevelopments.co.uk
Sat Nav: CV1 2NE



Houlton, Rugby

Size: 15 acres (lease or freehold)
Usage: B1, B2, B8
Developer: Urban & Civic
Authority: Rugby Borough Council
Local to: DIRFT, GE Power Conversion
https://www.urbandcivic.com/
Sat Nav: CV23 8YL



Symmetry Park Rugby

Size: 111 Acres (45 Hectares)
 Usage: B8
 Developer: Tritax Symmetry
 Authority: Rugby Borough Council
 Local to: Amazon, Cemex, Iron Mountain, GE Power Conversion, H&M
www.tritaxsymmetry.com/rugby
 Sat Nav: CV23 9JR



Redditch Gateway

Size: Unit 1 – 286,586 sq ft / Unit 2 – 160,208 sq ft
 Usage: B1, B2 and B8
 Developer: Stoford
 Authority: Stratford-on-Avon District Council, Redditch Borough Council & Worcestershire County Council
 Local to: Amazon, Lear, Magna
www.redditchgateway.com
 Sat Nav: B98 9FL



Abbey Park

Size: 15-150,000sqft
 Usage: Healthcare, offices
 Developer: DL Property & Development Strategies
 Authority: Warwick District Council
 Local to: University of Warwick Med School, Coventry University, UKBIC
www.abbeyparkoffices.com
 Sat Nav: CV8 2LY



Spa Park

Size: Unit E – 51,064 sq ft / Unit 4 – 30,715 sq ft
 Usage: B1, B2 and B8
 Developer: Stoford
 Authority: Warwick District Council
 Local to: Berry Global, Bladon Jets, General Motors Design, Martin Sprocket
www.spapark.co.uk
 Sat Nav: CV34 6RR



Kenilworth Gateway

Size: 19.1 acres
 Usage: B1, B2
 Developer: Barwood Land
 Authority: Warwick District Council
 Local to: University of Warwick, UKBIC, IBM, Volvo Truck and Bus
 Sat Nav: CV8 2LP



The Point, Warwick

Size: Suits from 7,819 up to 53,378 sqft
 Usage: Offices
 Developer: Palm Capital
 Authority: Warwick District Council
 Local to: IBM, Volvo Trucks, Alliance Medical
<https://www.colliers.com/en-gb>
 Sat Nav: CV34 5AH



Tournament Fields, Warwick

Size: 60,000 – 86,000 sq.ft
Usage: Mid box industrial logistics hub
Developer: Barberry
Authority: Warwick District Council
Local to: 3P Innovation, Hans Grohe, Scholastic
www.barberry.co.uk
Sat Nav: CV34 6LG



Stratford 46

Size: 65 Acres (26 Hectares)
Usage: Office, Industrial and roadside
Developer: IM Properties
Authority: Stratford-on-Avon District Council
Local to: Pashley Cycles, RSC, Sitel
www.stratford46.com
Sat Nav: CV37 9RJ



Sucham Park, Southam

Size: 42,200sqft over 9 units
Usage: B1, B2, B8
Developer: Warwickshire Property & Development Group
Authority: Stratford-on-Avon District
Local to: Alko Kober, Alumet Systems
www.wpdg.co.uk/southam-park-southam/
Sat Nav: CV47 0FS



Marriott Hotel at the British Motor Museum, Gaydon

Size: 142 bed hotel with associated Public Areas
Usage: Hotel/ Hospitality
Developer: Warwickshire Hotel Development (WHD)
Authority: Stratford-upon-Avon
Local to: British Motor Museum, JLR, Aston Martin Lagonda
Sat Nav: CV35 0BJ



University of Warwick Innovation Campus, Stratford-upon-Avon

Size: 50 acres (Phase 1)
Usage: R&D, Innovation, Education
Developer: University of Warwick
Authority: Stratford-on-Avon District Council
Existing occupiers: Corteva Agriscience, Lotus Engineering, Lyra Electronics, Rimac Technology
warwick.ac.uk/about/strategy/innovation/
Sat Nav: CV35 9EF

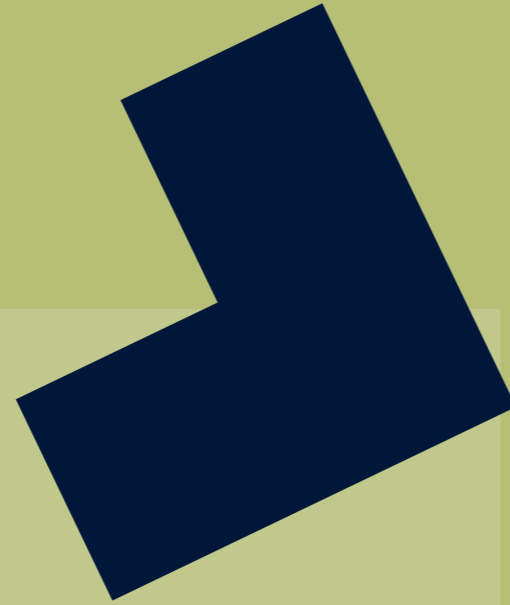


Long Marston Airfield Garden Village

Size: 3,500 dwellings/ 7ha employment land
Usage: Residential, B1 B2
Developer: CALA Homes
Authority: Stratford-on-Avon District Council
Local to: Chrysalis Rail, Porterbrook, Long Marston Rail Innovation Centre
www.cala.co.uk
Sat Nav: CV37 8LL

LOCATIONS

- 1 MIRA Technology Park South Site
- 2 Transforming Nuneaton
- 3 Prologis Coventry DC14/15
- 4 Wilsons Lane, Coventry
- 5 Bishop Gate East, Coventry
- 6 Barberry 50
- 7 Apollo Ansty Park, Phase 2
- 8 Warwickshire Connect Endemere
- 9 Pickfordgate, Eastern Green, Coventry
- 10 Sandy Lane/ Daimler Wharf
- 11 Abbots Park
- 12 Cultural Gateway, Coventry
- 13 City Centre South
- 14 BOURN, Coventry
- 15 Friargate
- 16 Two Friargate, Coventry
- 17 Paradise Street
- 18 Stonebridge Trading Estate
- 19 Carbon 302
- 20 Rugby Town Centre
- 21 Houlton, Rugby
- 22 Rugby Parkway
- 23 Green Power Park
- 24 Coventry & Warwick Gigapark Investment Zone
- 25 Symmetry Park Rugby
- 26 Abbey Park
- 27 Kenilworth Gateway
- 28 Redditch Gateway
- 29 Creative Quarter Royal Leamington Spa
- 30 Spa Park
- 31 The Point Warwick
- 32 Tournament Fields, Warwick
- 33 Sucham Park, Southam
- 34 University of Warwick Innovation Campus, Stratford on Avon
- 35 Stratford 46
- 36 Marriott Hotel at the British Motor Museum, Gaydon
- 37 Long Marston Airfield Garden Village





COVENTRY
& WARWICKSHIRE

 www.investcw.co.uk

 contact@investcw.co.uk

 [@InvestWarks](#) [@InvestCov](#)
[#InvestCW](#)

