CV10 0TU,
United Kingdom.

Build-to-suit R&D / Manufacturing opportunities ↘

Situated at the UK's leading cutting-edge tech park.

Buildings for R&D, Advanced Manufacturing for Automotive, Clean Energy, and Defence



01 Range of unit sizes

MIRA Tech Park offers a comprehensive range of real estate solutions. Our North Site provides flexible unit sizes from 1,500 to 16,000 sq ft, while our new development phase introduces larger footprints starting from 25,000 sq ft. For major industrial requirements, our South Site can accommodate facilities exceeding up to 800,000 sq ft, ensuring a home for every stage of your business growth.

02 Ability to combine

Our masterplan is designed for ultimate flexibility, allowing occupiers to scale seamlessly as their requirements evolve. Units are designed with the ability to combine adjacent spaces, that integrate office, workshop, and technical areas.

03 Capability

The park's status as a leading Enterprise Zone grants occupiers strategic advantages, including proximity to world-class testing facilities and over 100 km of proving grounds. The park is ideal for companies seeking a synergistic environment designed to accelerate your growth.

04 Sector adaptability

MIRA Tech Park serves as a versatile global hub where R&D, manufacturing, and logistics converge within a single, integrated ecosystem. Its flexible infrastructure allows companies to scale and adapt seamlessly.

A transformative hub for collaborative excellence.

MIRA Tech Park offers businesses a transformative base within an exceptional ecosystem, offering unmatched opportunities for networking, collaboration and workforce development.

- 1.25MVA Power Supply
- Secure Yard Areas
- Europe's Leading Mobility R&D Hub
- 1000+ Acre Technology Environment
- 100km+ Proving Ground
- Home to Global OEMs & Tech Leaders
- 40+ World-Class Test & Engineering Facilities
- Bespoke Build-to-Suit Opportunities
- Exceptional UK Connectivity
- Enterprise Zone Benefits & Business Support



Strategically positioned.

Excellent transport links and access to c.2,000 supply chain companies, Mira Tech Park is home to over 35 leading companies, and the ideal base for businesses seeking growth and connectivity.



On site occupiers include:

INTREPID CONTROL SYSTEMS · œrlikon · BOSCH · NIO · intercity · JLR · Continental · DANA · McLaren · Haldex · Aston Martin · 3M · WARWICK ACOUSTICS · ClearMotion · IDV · MICHELIN · GOODYEAR · LOCKHEED MARTIN

Europe’s largest technology cluster.

The park supports the development of next-generation technologies across electrification, hydrogen propulsion, autonomous mobility, AI, defence and clean energy.

Underpinned by world-class engineering, testing and advanced manufacturing capability, the environment is purpose-built for high-performance R&D, prototyping and production.



NORTH SITE

Unit 1	144,156 Sq Ft	Unit 42	34,500 Sq Ft
Unit 2	166,000 Sq Ft	Unit 44A	15,123 Sq Ft
Unit 3	50,350 Sq Ft	Unit 44B	18,933 Sq Ft
Unit 4	34,500 Sq Ft	Plot 6	114,350 Sq Ft
Unit 5	30,100 Sq Ft	Plot 7A	65,600 Sq Ft
Unit 21	43,850 Sq Ft	Plot 7B	65,600 Sq Ft
Unit 22	33,000 Sq Ft	Plot 8A	56,820 Sq Ft
Unit 23	29,900 Sq Ft	Plot 8B	56,820 Sq Ft
Unit 31	22,500 Sq Ft	Plot 9A	36,000 Sq Ft
Unit 32	45,000 Sq Ft	Plot 9B	36,000 Sq Ft
Unit 33	35,000 Sq Ft	Plot 10A	31,500 Sq Ft
Unit 40	29,800 Sq Ft	Plot 10B	31,500 Sq Ft
Unit 41	50,000 Sq Ft	Plot 11	45,000 Sq Ft

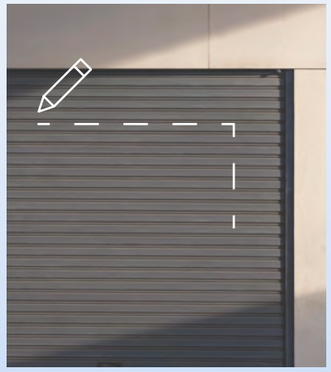
SOUTH SITE

Unit 1	187,000 Sq Ft	Unit 22	346,500 Sq Ft
Unit 10	198,000 Sq Ft	Unit 30	670,000 Sq Ft
Unit 20	281,600 Sq Ft	Unit 31	204,000 Sq Ft
Unit 21	407,000 Sq Ft		

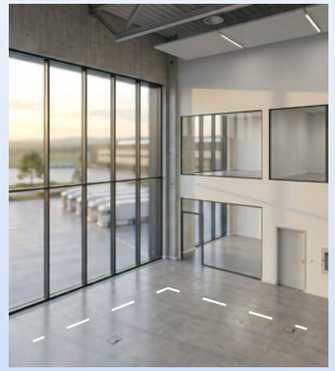
MIRA TechPark

Build-to-suit solutions at MIRA Tech Park offer exceptional optionality.

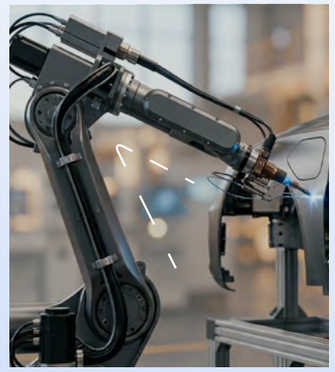
MIRA Technology Park combines flexible build-to-suit opportunities with an established ecosystem of research, innovation, engineering and commercial occupiers. Development opportunities can be tailored to support headquarters buildings, operational facilities, advanced manufacturing and future business expansion within a scalable park environment.



Custom access doors for loading large, complex or heavy equipment.



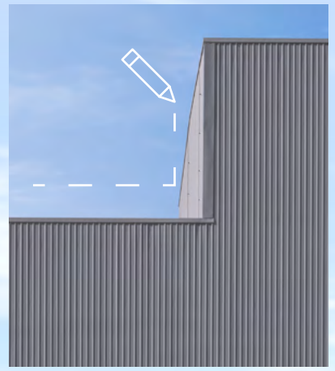
Fully configurable office or R&D spaces with climate control.



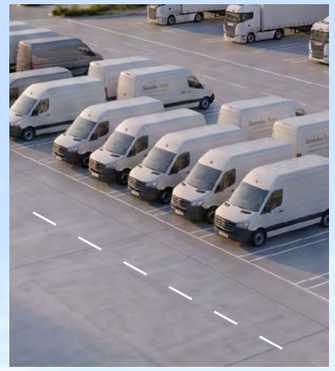
Support for high energy consumption manufacturing machines.



Flexible accommodation solutions that allow occupiers to scale and evolve within the park environment.



Building size, configuration and operational layout can be designed and built to suit occupier requirements.*



Secure operational yards with dedicated parking and EV charging provision.

*Subject to planning



Environmental stewardship.

MIRA Tech Park is driving the transition to a low-carbon future, with energy efficient building design, supporting clean technologies within a collaborative and responsible innovation environment.

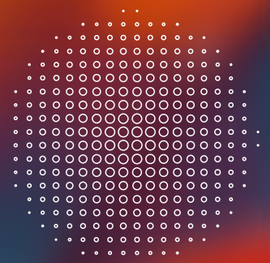
All our developments target:

- BREEAM Excellent
- EPC A Rating



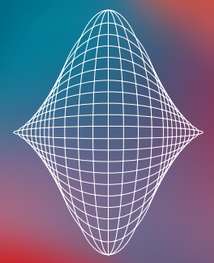
100% powered by green energy

Our campus is 100% powered by green energy, contributing to a cleaner future.



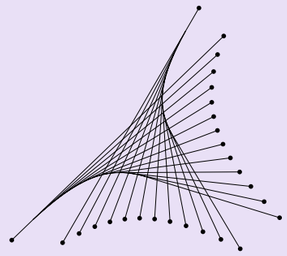
Zero waste to landfill

We've achieved zero waste to landfill by maximising recycling and sustainable waste management.



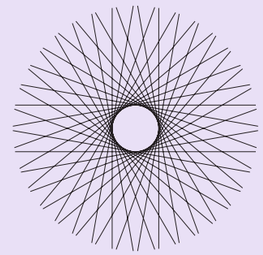
Inspiring the future generation

We engage with local schools and communities to promote sustainability and inspire innovation through STEAM ambassador activities.



Supporting 400+ species of flora and fauna

We've enhanced 34 acres of biodiversity by supporting local flora and fauna, including installing beehives to strengthen pollinator populations.



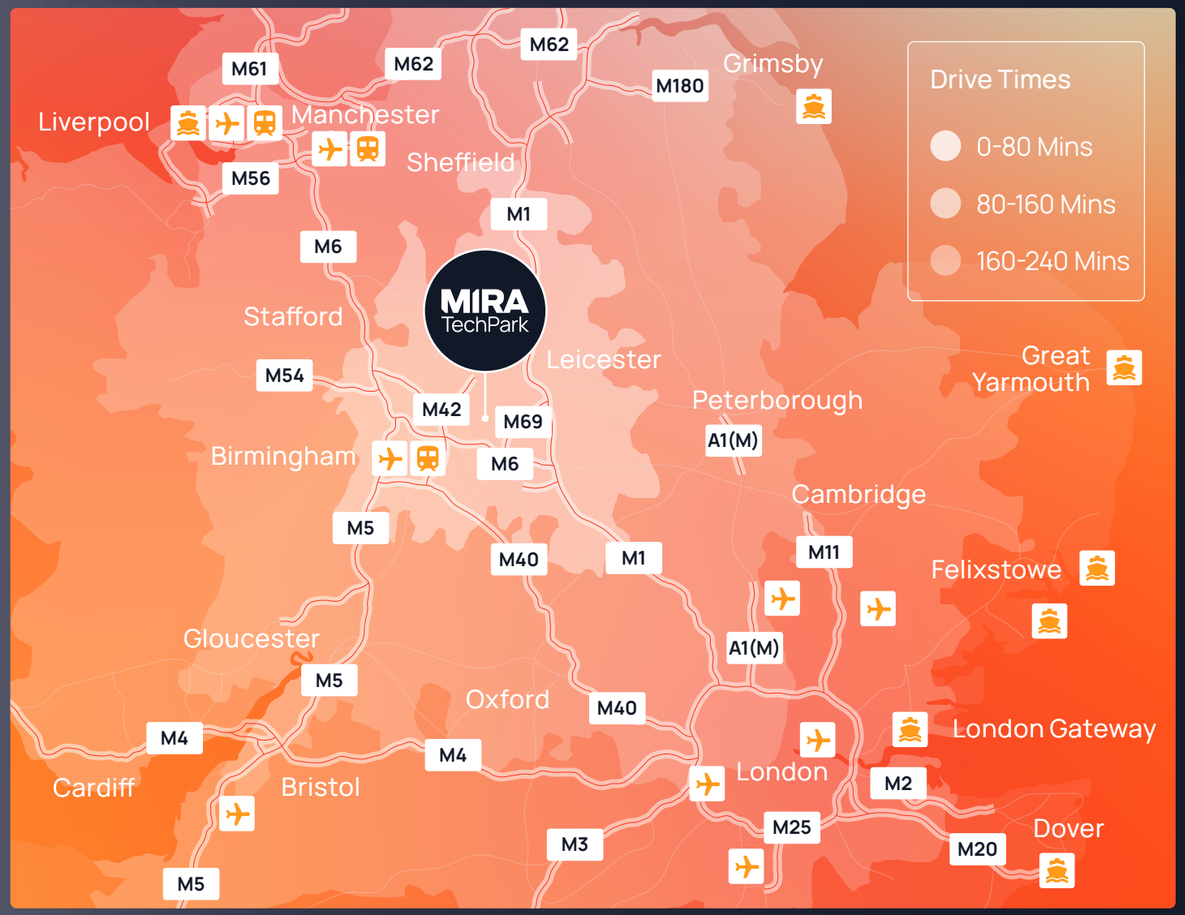
7MW solar array and hydrogen electrolyser

We're driving renewable energy production on-site with the installation of a solar array and hydrogen electrolyser.

Strategically located at the heart of the UK.

MIRA Tech Park boasts unparalleled connectivity with a central position that offers easy access to major transportation links. Our proximity to motorways ensures seamless road connectivity, while nearby train links and airports provide efficient national and international access.

This strategic location not only places us at the crossroads of the UK's transport network but also positions us as a central hub within the automotive industry. Being geographically and industrially central, MIRA Tech Park offers an ideal location for businesses looking to optimise their logistics, enhance collaboration, and tap into the automotive industry's vibrant ecosystem.





///attention.voltage.between

Sat Nav: CV10 0TU

M42 J10	9 Miles	14 Mins
M6 J2	12 Miles	16 Mins
M1 J18	20 Miles	24 Mins
M40 J15	32 Miles	40 Mins

Leicester	19 Miles	30 Mins
Birmingham	25 Miles	30 Mins
Manchester	98 Miles	110 Mins
London	102 Miles	125 Mins

Nuneaton	3 Miles	9 Mins
Leicester	19 Miles	30 Mins
Birmingham	18 Miles	35 Mins
Northampton	38 Miles	60 Mins

Birmingham	22 Miles	30 Mins
East Midlands	33 Miles	35 Mins
Manchester	91 Miles	90 Mins
Liverpool	103 Miles	110 Mins

A campus-like setting.

MIRA Technology Park creates an environment that supports wellbeing, work-life balance and a more active way of working.



Green spaces

Outdoor recreational areas to scenic walking routes

Social

Social activities & Campus events

Food hub

On-site food hub featuring a coffee shop

On-site Gym

Extensive sports, leisure, and welfare facilities

MIRA Tech Park App

Designed with our tenants in mind, the app ensures you stay connected, informed, and engaged with everything happening within our vibrant tech ecosystem.

At the centre of the uk's talent & skills network.

MIRA Tech Park is driving the next generation of mobility and advanced engineering, supported by world-class testing, talent and infrastructure.

Golden Triangle

Located within the uk's logistics 'golden triangle'

Skills & Education

2,000+ Students trained annually on-site
Access to degree-level engineering talent

64,000+

Economically active workforce

Extensive labour catchment

5 million within 60 minutes

High concentration of automotive & engineering talent

The West Midlands accounts for 30% of all UK automotive manufacturing output

Highest concentration of automotive employment in the UK

Major employers within reach include:

Aston Martin, JLR, Toyota, BMW, Rolls-Royce, MINI



12

Leading universities within the Midlands innovation cluster

800,000+

People employed across the UK automotive sector & wider supply chain (2024–2025)

1,500+

Automotive and advanced engineering companies across the Midlands innovation cluster

£93bn

UK automotive industry turnover (2023)

Sources: UK Gov (2019); Midlands Engine; SMMT Motor Industry Facts 2024; SMMT Automotive Intelligence (2024–25)

MIRA TechPark

For further information.

Units are available on a Leasehold basis.
Terms are available on request from our sole agents.

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