



NUNEATON | CV10 0TU

TO LET UNIT 44B | 18,933sqft (1,759sqm)

High Specification Facility Built for Innovation

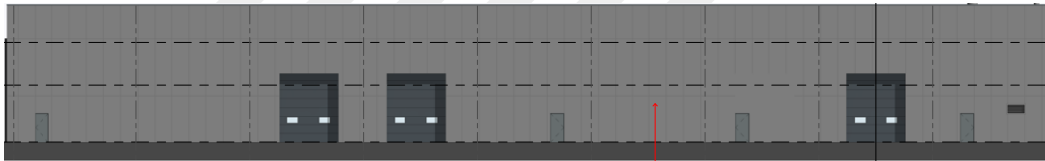
Ready for occupation in Dec 25

Specification

FRONT
ELEVATION



REAR
ELEVATION



SIDE
ELEVATIONS



SITE PLAN



Description

A high-spec facility built for innovation, offering integrated office and workshop space in a world-class mobility hub. The 18,933sq. ft. facility comprises of office space seamlessly integrated with a workshop, designed to support cutting-edge developments in the sector. The expansive space is fully customisable, allowing you to tailor every detail to reflect your company's brand, values, and aspirations.



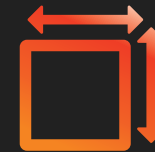
Workshop

- 7m clear working height
- 10% roof lights
- 2 level access loading doors
- 1.25MVA power supply
- 50kn/m2 floor loading



Offices

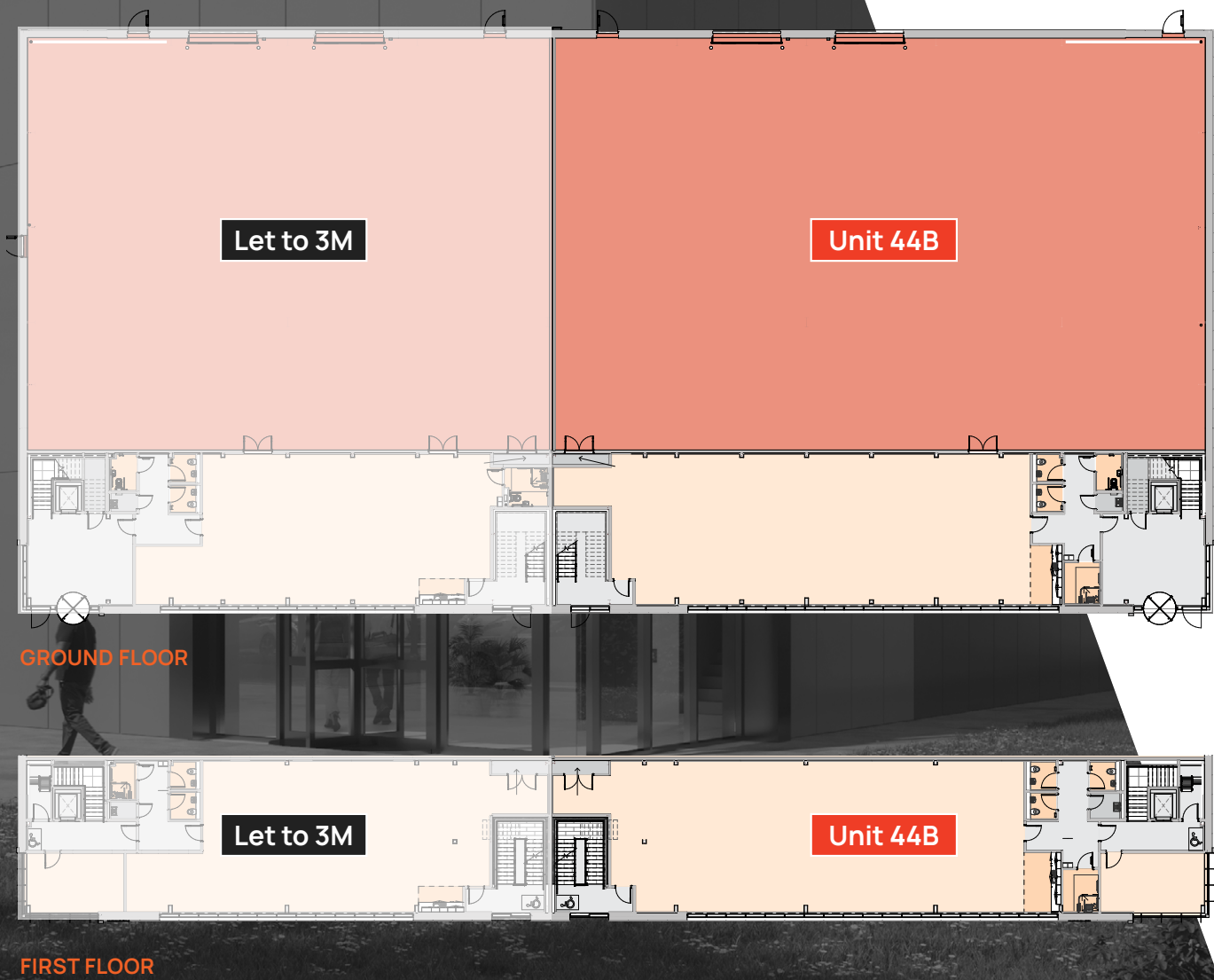
- Large Entrance reception
- Raised floors
- Recessed LED PIR lighting
- Comfort cooling



External

- Large external secure yard area
- 43 car parking spaces
- Ducting for EV charging

Floor Plans



Floor areas

FLOOR	AREA (SQ M)	AREA (SQ FT)
Ground Floor Workshop	1,015	10,925
Ground Floor Offices	372	4,004
First Floor Offices	372	4,004
TOTAL GIA	1,759	18,933



About MIRA Tech Park

As Europe's largest mobility R&D cluster, MIRA Tech Park is home to over 35 forward-thinking companies and connects seamlessly with a network of 2,000 supply chain partners.

Supported by world-class testing facilities and engineering expertise, MIRA Tech Park is where revolutionary advancements in next-generation mobility and clean technology come to life.

Strategically positioned at the heart of the UK's mobility industry, MIRA Tech Park offers tailored property solutions, from dynamic office spaces and specialised workshops to bespoke R&D facilities, empowering businesses to scale and innovate.

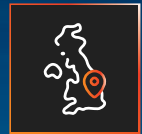
Current occupiers include 3M, Warwick Acoustics, Bosch, Clear motion, Bentley, Triumph, Toyota, Dana, Giti, Goodyear, ForSeven, Haldex, Polestar.



BREEAM excellent, targeting EPC A rating



Brand new high specification facility



A central hub located in the heart of the UK



Excellent motorway and road connectivity

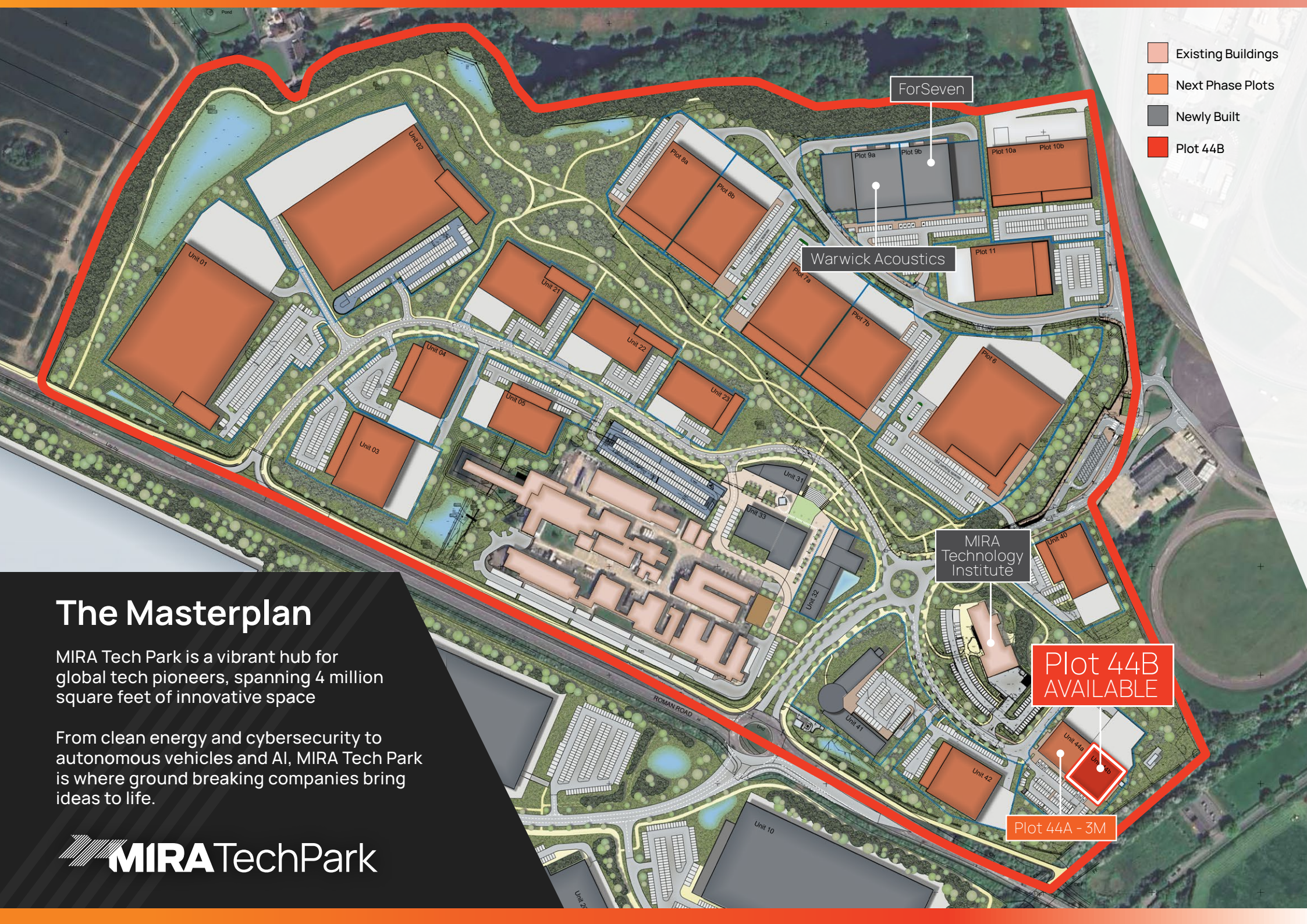


Integrated office and workshop space



Extensive welfare and leisure facilities





- Existing Buildings
- Next Phase Plots
- Newly Built
- Plot 44B

The Masterplan

MIRA Tech Park is a vibrant hub for global tech pioneers, spanning 4 million square feet of innovative space

From clean energy and cybersecurity to autonomous vehicles and AI, MIRA Tech Park is where ground breaking companies bring ideas to life.

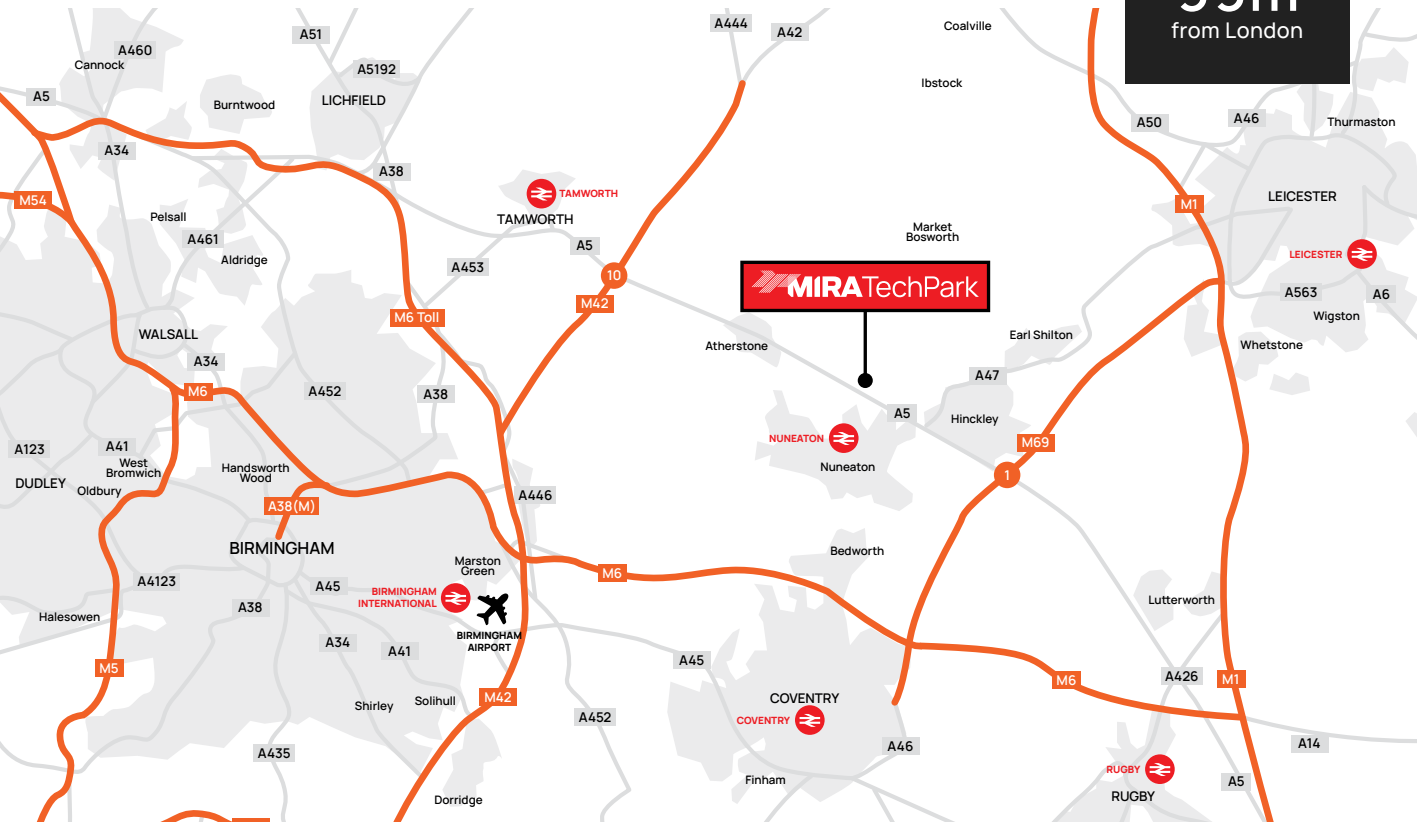


Location

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.



25m
from Birmingham



93m
from Manchester



99m
from London

Connectivity



The A5 is accessible via the M6, M42 and M69.



The nearest international passenger airport to the park is Birmingham, located 40 minutes away. The nearest cargo airport, second only to Heathrow is East Midlands Airport, located 45 minutes away.



Nuneaton Rail Station is closest with Birmingham, Coventry and Leicester just a short car journey away.



There are regular Arrival buses from Atherstone, Nuneaton and Hinckley to the park. Buses connect with local town centres and rail stations.

Travel Times

AIRPORTS	DISTANCE
Birmingham Airport	22 miles
East Midlands Airport	33 miles
London Luton	71 miles
Manchester	90 miles
London Heathrow	101 miles

TRAIN STATIONS	DISTANCE
Nuneaton	3 miles
Tamworth	12 miles
Coventry	13 miles
Leicester	19 miles
Rugby	21 miles
Birmingham International	22 miles

Sustainability Initiatives

Zero waste to landfill

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

Inspiring the future generation

We actively engage with local schools and groups to promote sustainability, while also participating in STEAM ambassador activities to inspire innovation in science, technology, engineering, arts, and maths.

100% powered by green energy

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

Installation of beehives

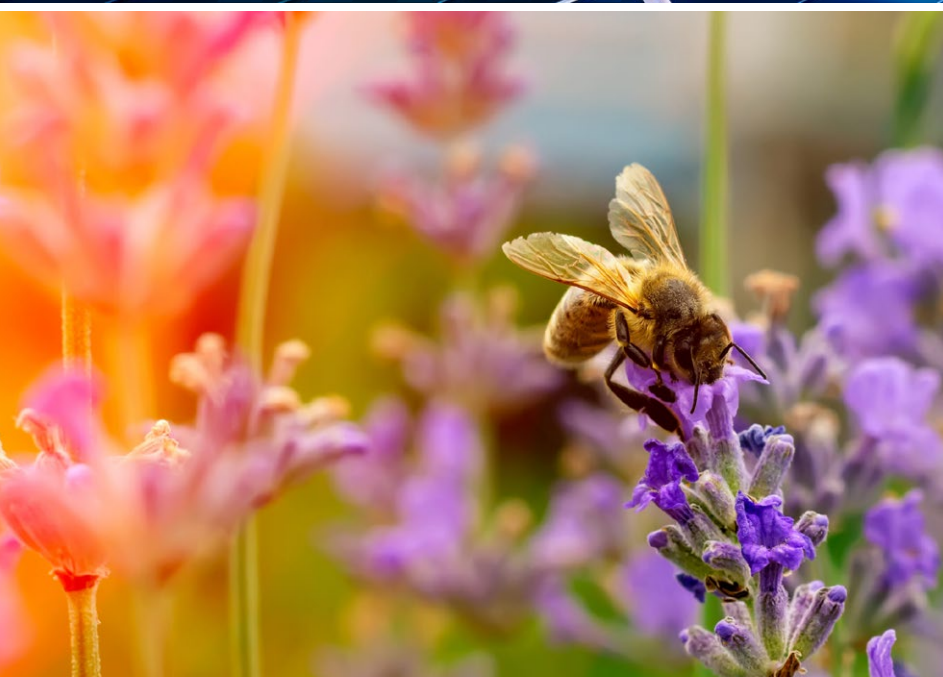
We've installed beehives to support pollinator populations and enhance biodiversity.

Supporting 400+ species of flora and fauna

We're dedicated to supporting flora and fauna, fostering biodiversity across the site.

7MW solar array and hydrogen electrolyser

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



100%
green powered
campus



34
acres supporting
biodiversity



0
waste to
landfill

Campus Amenities

With ample free and secure parking, an on-site food hub featuring a coffee shop, and excellent public transport links, convenience is at the forefront of the park's design.

We go beyond traditional workspace offerings with a holistic environment with extensive sports, leisure, and welfare facilities. From a private gym and outdoor recreational areas to scenic walking routes, the park encourages a healthy and active lifestyle for all its occupants.



Tech Park app

The app offers exclusive benefits, invaluable insights, and unparalleled opportunities tailored for everyone at MIRA Tech Park.

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



Community outreach

We actively engage with our local communities, including schools and scout groups, to inspire the next generation of innovators. Through educational initiatives and hands-on experiences, we showcase the cutting-edge sustainable technologies developed at our site while encouraging young people to participate in biodiversity projects.



Terms

Available Leasehold -
Terms available on request

Rent

On application



Indicative



Contacts

For further information please contact the agents:

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