

56,824 - 113,648 SQ FT (5,279 - 10,558 SQ M) TO LET

Brand new, high specification  
R&D / Manufacturing facilities.

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

Built for innovation, ready for occupation Q2 2027.

# 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.

|                                                                                                                                              |                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Europe's Leading Mobility R&amp;D Hub</p>              |  <p>1000+ Acre Technology Environment</p>                |
|  <p>100km+ Proving Ground &amp; Test Tracks</p>           |  <p>Home to Global OEMs &amp; Tech Leaders</p>          |
|  <p>40+ World-Class Test &amp; Engineering Facilities</p> |  <p>Bespoke Build-to-Suit Opportunities</p>             |
|  <p>Exceptional UK Connectivity</p>                       |  <p>Enterprise Zone Benefits &amp; Business Support</p> |



# Two high specification units, built on innovation.

MIRA Tech Park offers high-specification facilities at the heart of the UK's mobility industry. With Units 8A & 8B delivering immediate availability, (Q2 2027), the park provides exceptional connectivity and access to over 2,000 supply chain companies, creating the ideal environment for businesses to scale.

|                                                                                                                                                  |                                                                                                                                              |                                                                                                                                                            |                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Integrated workshop &amp; HQ office accommodation</p>     |  <p>Targeting BREEAM excellent &amp; EPC A</p>            |  <p>Units can be let separately or combined</p>                         |  <p>Expansive fully customisable space</p>       |
|  <p>A central UK hub with excellent motorway connectivity</p> |  <p>4 Million sq ft secure, managed innovation campus</p> |  <p>Direct access to a world class mobility &amp; R&amp;D ecosystem</p> |  <p>Extensive welfare and leisure facilities</p> |



# 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:

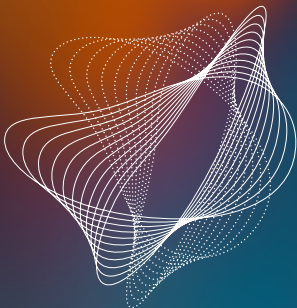


# Environmental stewardship.

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.

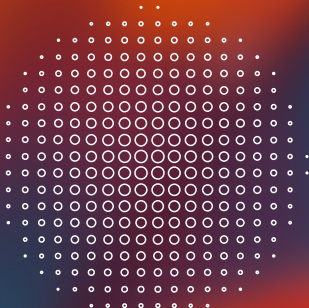
All our developments target:

- 
- BREEAM Excellent
  - EPC A Rating



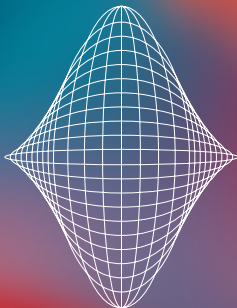
100% powered by green energy

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



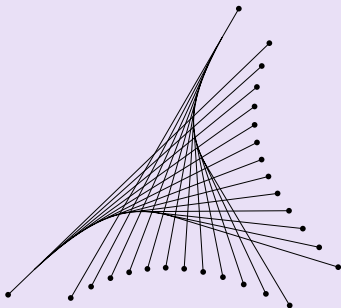
Zero waste to landfill

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



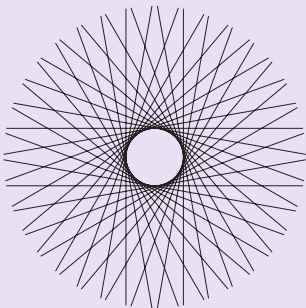
Inspiring the future generation

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

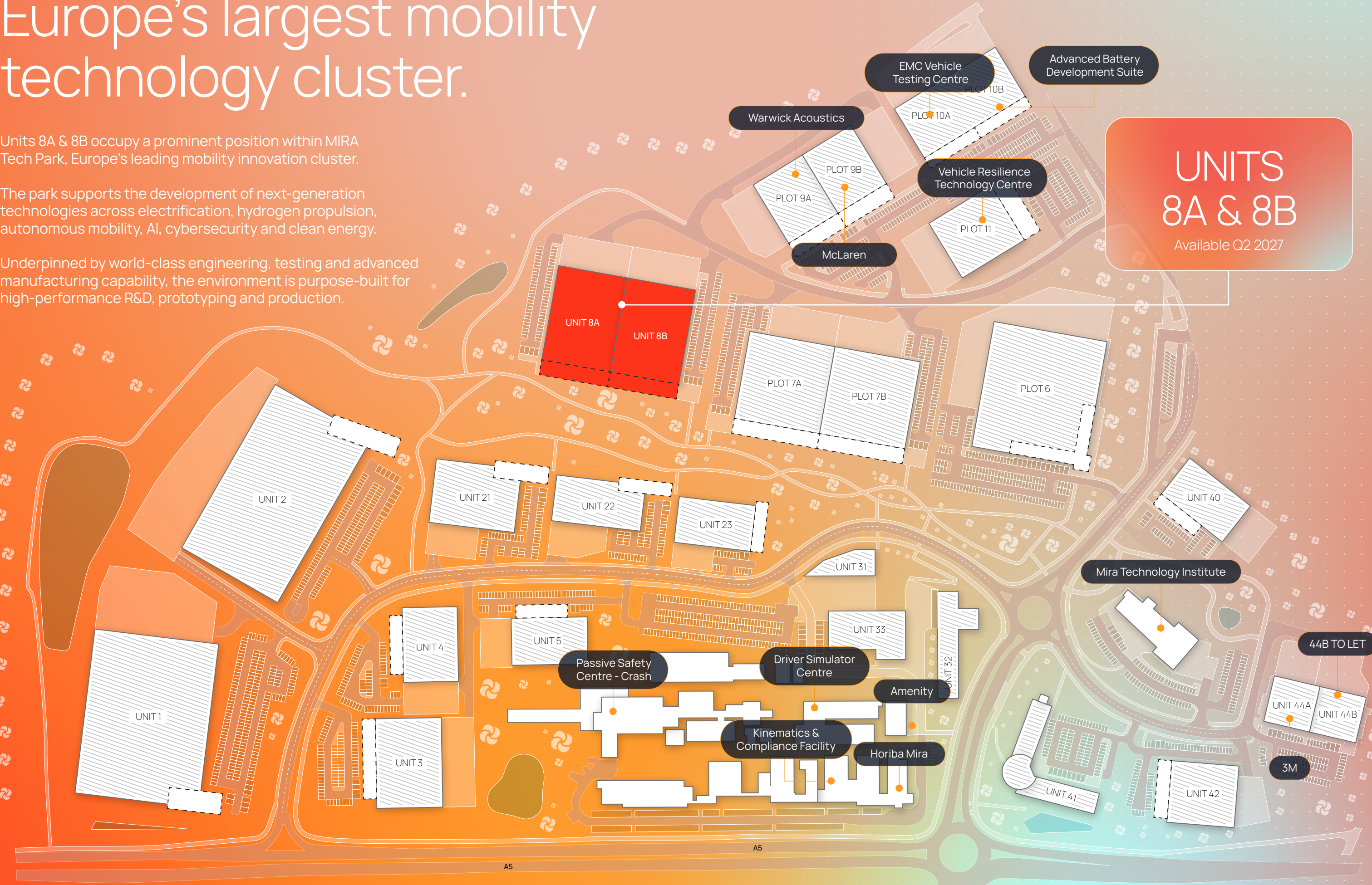
We're driving renewable energy production on-site with the installation of a solar array and hydrogen electrolyser.

# Europe's largest mobility technology cluster.

Units 8A & 8B occupy a prominent position within MIRA Tech Park, Europe's leading mobility innovation cluster.

The park supports the development of next-generation technologies across electrification, hydrogen propulsion, autonomous mobility, AI, cybersecurity 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.



# High-specification space built for performance.

Two units totalling 113,648 sq ft, available individually or combined, provide seamlessly connected office and workshop accommodation designed to support advanced engineering, manufacturing, and R&D occupiers.

The flexible design allows for a high degree of customisation, enabling occupiers to tailor the space to reflect their operational requirements, brand, and long-term ambitions.



Ducting for EV charging



Large entrance reception



1.25MVA power supply



50kn/m2 floor loading



8m clear internal height



25m deep secure yard areas



92 car parking spaces per unit



4 level access loading doors per unit



Comfort cooling



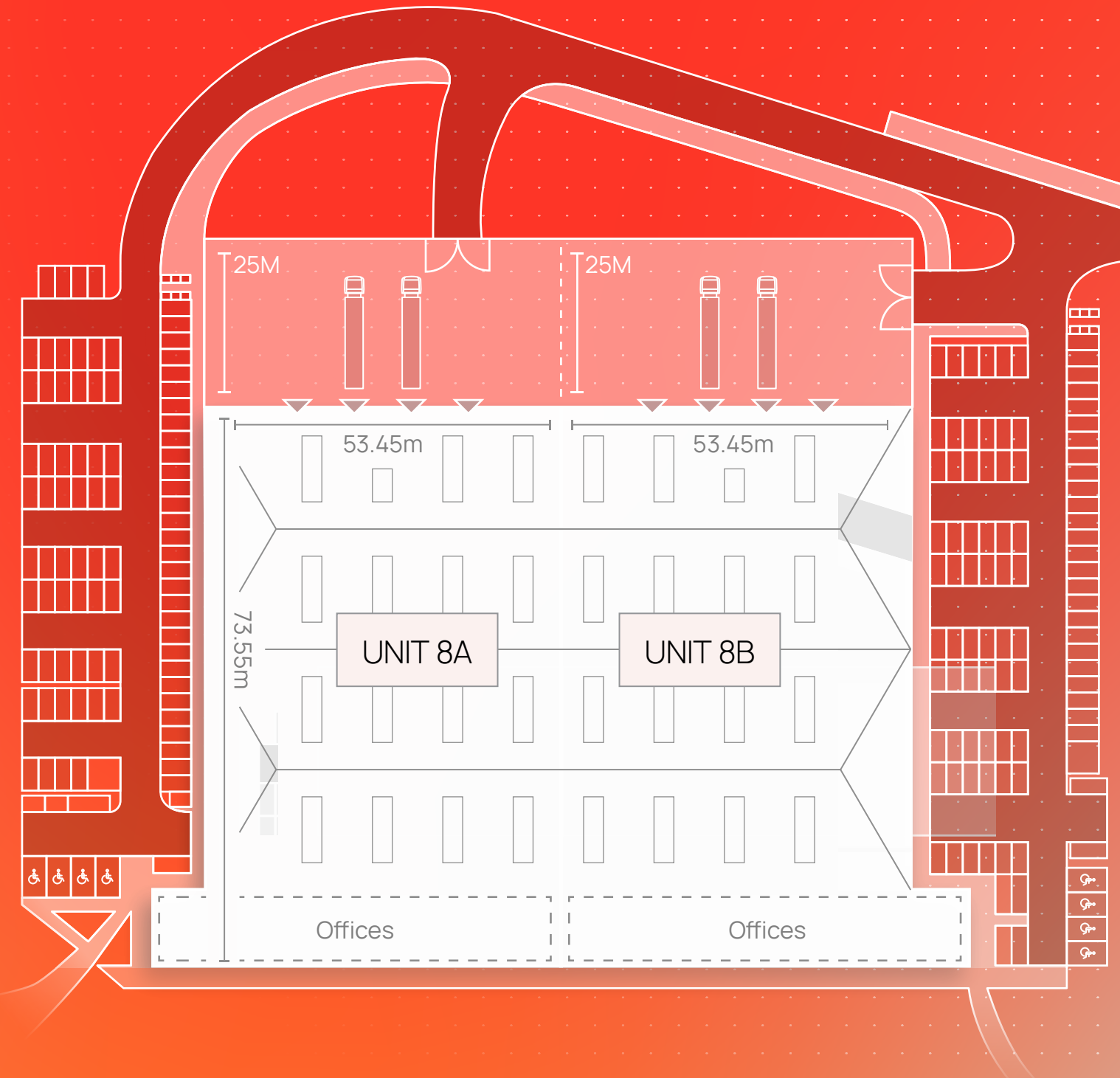
Raised access floors



10% roof lights



Recessed LED PIR lighting

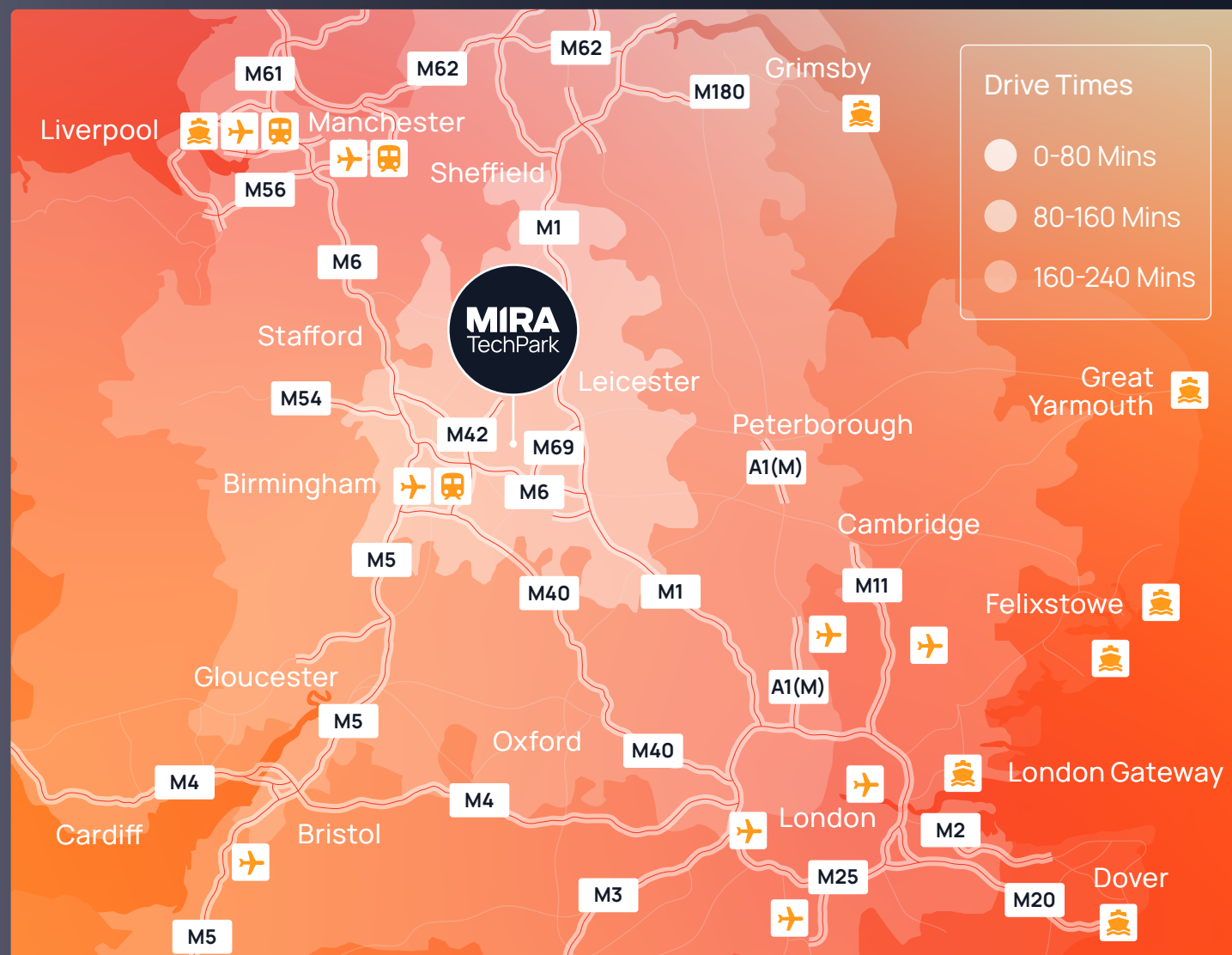


| UNIT 8A                |              | UNIT 8B               |              |
|------------------------|--------------|-----------------------|--------------|
| Ground Floor Workshop  | 42,250 Sq Ft | Ground Floor Workshop | 42,250 Sq Ft |
| Ground Floor Offices   | 7,287 Sq Ft  | Ground Floor Offices  | 7,287 Sq Ft  |
| First Floor Offices    | 7,287 Sq Ft  | First Floor Offices   | 7,287 Sq Ft  |
| Total GIA              | 56,824 Sq Ft | Total GIA             | 56,824 Sq Ft |
| UNITS 8A & 8B COMBINED |              | 113,648 Sq Ft         |              |

# 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.



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///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 |



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



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



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

# A long established campus setting.

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



## 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.



## 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

# 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:



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)

# For further information.

Units 8A & 8B are available on a Leasehold basis.  
Terms are available on request from our sole agents.



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