



COVENTRY & WARWICKSHIRE **INVESTMENT OPPORTUNITIES**



COVENTRY
& WARWICKSHIRE

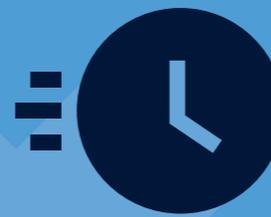
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40 Auto, Aero and Rail OEMs



within a **four-hour** drive of 90% of the British population



60 minutes from London



Silicon Spa one of the UK's largest Game Development clusters



3,000 firms support Creative and Digital sector



INVEST

COVENTRY & WARWICKSHIRE

21 universities and 400,000 students within a one hour drive time



Commercial space up to 70% more affordable than London and 30% compared with Birmingham

High rate of international patenting



R&D Centres of Excellence in Advanced Engineering & Manufacturing, Connected & Autonomous Vehicles, Battery and Low Carbon Technologies, Game Development & Digital Technologies



BE

Supported HERE



We offer the following free and confidential support services

- › Commercial property searches and location advice
- › Planning and Business Rates information
- › Local intelligence – from demographics to sector analysis
- › Introductions to local networks and organisations
- › Information on funding and innovation support
- › Recruitment and skills development
- › Help with PR and promotion
- › Export support

Partner with us

We can work with you to promote your business, through supporting and sponsoring opportunities at a wide range of events and initiatives. Contact us to find out more.

Contact Us:

email: contact@investcw.co.uk
www.investcw.co.uk

Our region is bursting with historical roots. From skills to craft, famed for the earliest surgical needles to the wit and wisdom of our celebrated playwright, William Shakespeare. The modern bicycle traces its lineage back to the Starley “Rover” safety cycle, forerunner of the Land Rover brand. The ingenuity of Sir Frank Whittle and his first prototype jet engines began the jet age here.

The iconic E-Type and XJ Jaguars helped make the swinging sixties and take vehicle refinement to a new level. ‘Silicon Spa’ earned its name thanks to the emerging local studios and their racing games that have put generations of gamers in the driving seat.

Coventry & Warwickshire is constantly at the forefront of innovation and bright ideas.

Today, net-zero carbon, battery, EV and hydrogen powered, connected and autonomous vehicle technologies are being developed and manufactured here. Demonstrating that Coventry & Warwickshire creativity continues to drive innovation in global markets.

With a rich creative and industrial heritage, Coventry & Warwickshire looks forward to an equally exciting future. We have an exceptional reputation for attracting and supporting many of the world’s most successful businesses.

Coventry & Warwickshire is one of the leading destinations in Europe for FDI (Foreign Direct Investment). Located at the heart of the UK, we have a strong track record of attracting global companies to the area, and it is (per capita) the leading location choice in the Midlands.

Coventry & Warwickshire has all the elements to help make your business a success - a highly skilled and diverse talent pool, dynamic business environment, with a range of workspaces, business and technology parks, a growing R&D infrastructure together with a central UK location.



Scenes from Coventry UK City of Culture 2021



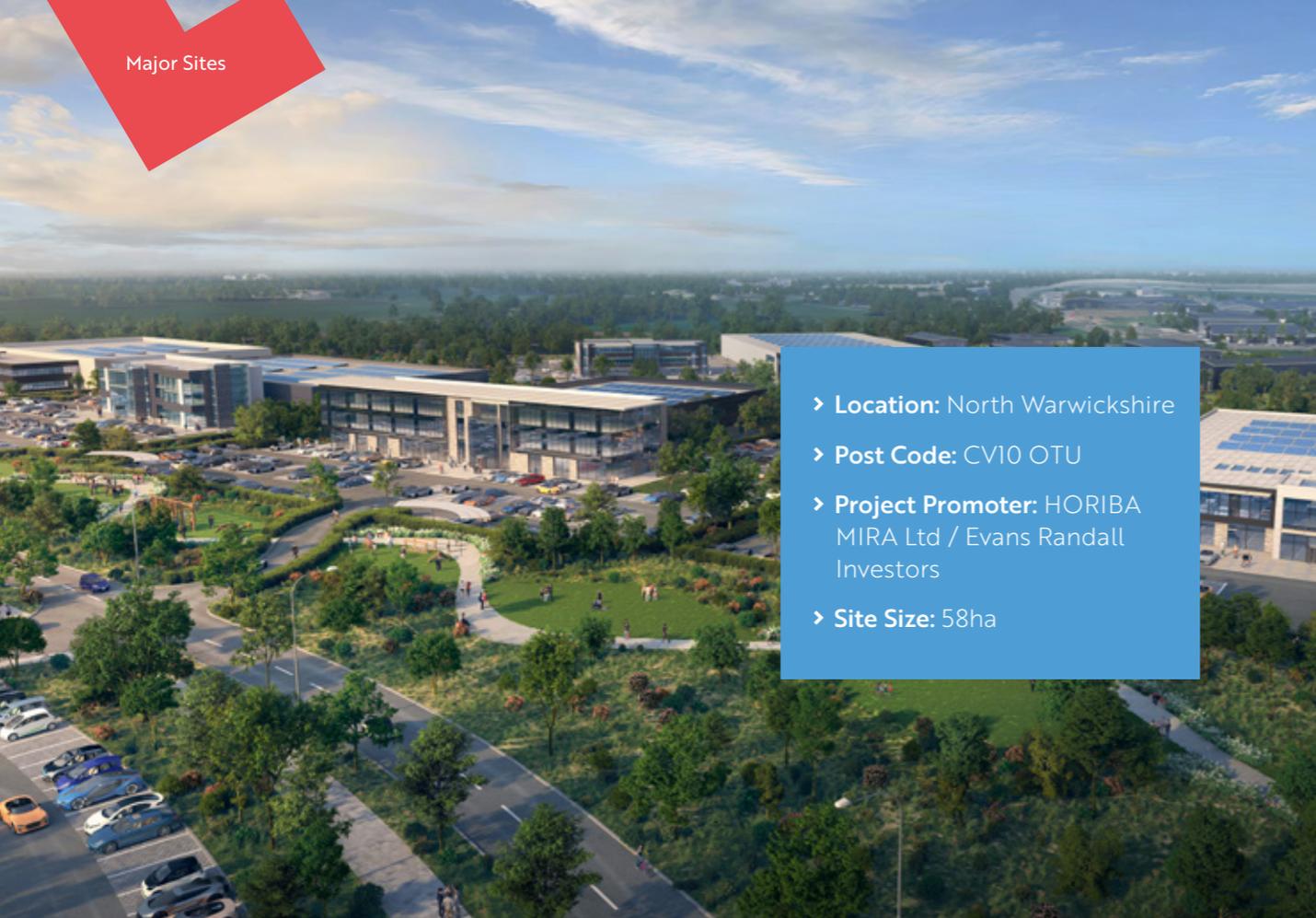
WMG - research and education group, University of Warwick

We are home to a range of business sectors, with particular strengths in:

- › Automotive & Future Mobility
- › Business Professional & Financial Services
- › Creative Industries & Video Game Development



CGI image of Greenpower Park, Coventry



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

MIRA TECHNOLOGY PARK SOUTH SITE

MIRA Technology Park is one of the UK's leading Enterprise Zones and a location for over 40 major international high-tech engineering and clean tech companies.

With global corporates such as Bosch, JLR, Toyota alongside Electric Vehicle innovators such as Polestar, REE and Warwick Acoustics as occupiers, it comprises Europe's largest and fastest growing innovation centres for high tech engineering, autonomy, electric and hydrogen propulsion systems.

› miratechnologypark.com

The Technology Park contains 40 major test facilities developing technology in electric and hydrogen propulsion, autonomy, and cybersecurity with over 106 kilometres of test tracks and test beds making it a unique world-class facility and a global attraction for companies to the UK.

The synergy between the industry cluster and facilities at the existing MIRA Technology Park provides an opportunity for companies at the forefront of new low carbon and autonomous technologies to capitalise on this centre of technological development. The Technology Park benefits from an existing planning consent for 139,716 m² which is focussed on the delivering of mid-sized units for R&D and associated uses.

MIRA Technology Park South Site is a unique investment opportunity comprising an additional 59 hectares linking directly into the existing MIRA Technology Park site. It provides a rare and highly complementary opportunity for approximately 215,000 m² of large-scale R&D, advanced manufacturing and associated uses with links to the extensive R+D activities and facilities at MIRA Technology Park.

- › **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 2026
- › **Timeline:** 2026-2030



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

Transforming Nuneaton also includes the fantastic Grayson Place, a food & drink and leisure led redevelopment linking Abbey Street and Queens Road. There are also potential opportunities around Nuneaton train station as work takes place to improve the ring road and open new possibilities.

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:** 2020-2028

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 City Centre
- › **Post Code:** CV1 3AZ
- › **Project Promoter:**
Coventry City Council, Arts Council England, Arts Council Collection, British Council, Coventry University and CV Life
- › **Site Size:** 26,000 sq m

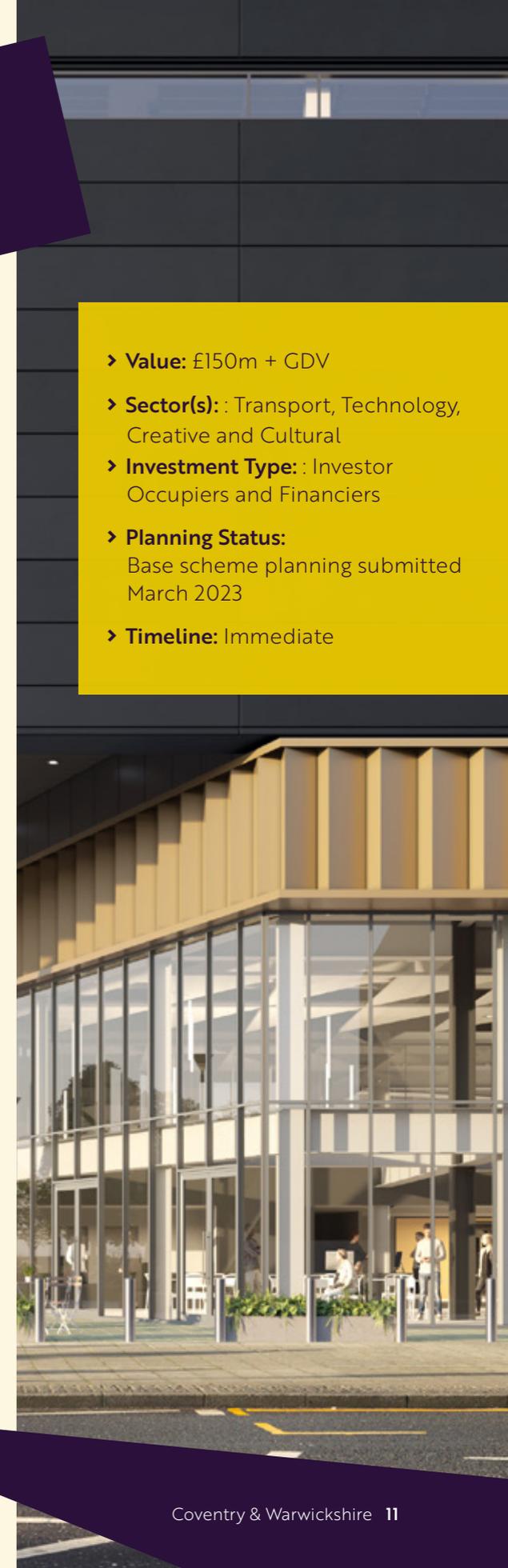
There is the opportunity for investment in the development and delivery of a project that will lead the way in cultural regeneration and ultimately realise the huge potential of this truly unique facility. The site will become home to some of the UK's most significant arts, cultural and heritage items.

- › **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:** Immediate

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.

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
- › **Post Code:** CV1
- › **Project Promoter:** SPRL – partnership between The Hill Group and Shearer Property Group
- › **Site Size:** 6.5 hectares / 15 acres, 69,000m²

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.

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 blocks to be delivered will be affordable with a mix of social rent and shared ownership for local people. The remaining 791 homes will be available through private market sale and rent.

There is an opportunity for Build to Rent investors / operators to secure interests in c.515 new city centre apartments in one of the UK's fastest growing cities.



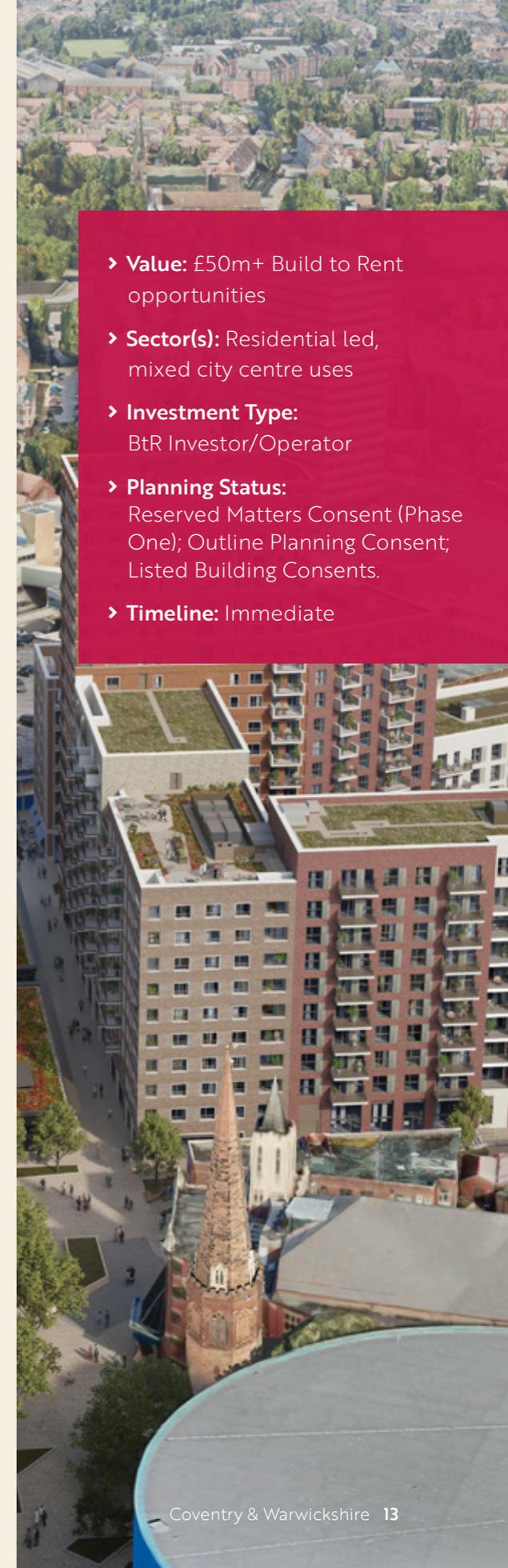
- › **Value:** £50m+ Build to Rent opportunities
- › **Sector(s):** Residential led, mixed city centre uses
- › **Investment Type:** BtR Investor/Operator
- › **Planning Status:** Reserved Matters Consent (Phase One); Outline Planning Consent; Listed Building Consents.
- › **Timeline:** Immediate

COVENTRY CITY CENTRE SOUTH

Coventry City Centre South 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, will be delivered in phases from 2025 onwards across the 6.5ha site. The developer, Shearer Property Regen Ltd (SPRL), is a JV partnership 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.

The CPO for the scheme has been implemented and the site assembled. Reserved Matters approvals for the first phase of development and Listed Building Consent for works to Coventry Retail Market were achieved in March 2024.

› coventrycitycentresouth.co.uk





- › **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 set within a public realm led master planned new district.

As well as its commitment to sustainability and class leading environmental standards, Friargate is a world-class commercial offer in an unbeatable location.

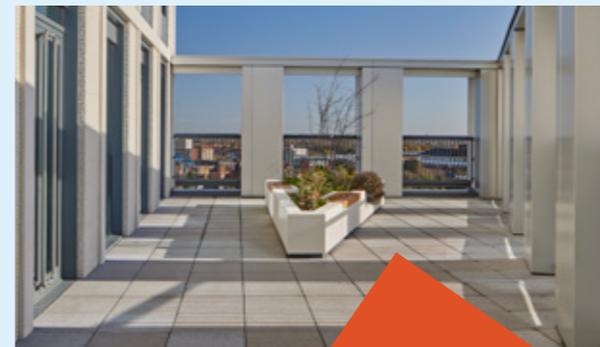
The framework is established, with new infrastructure, new public spaces and the first high-quality office, One Friargate, occupied by Coventry City Council, The Financial Ombudsman Service, CAFCASS and OfQual .

› friargatecoventry.co.uk

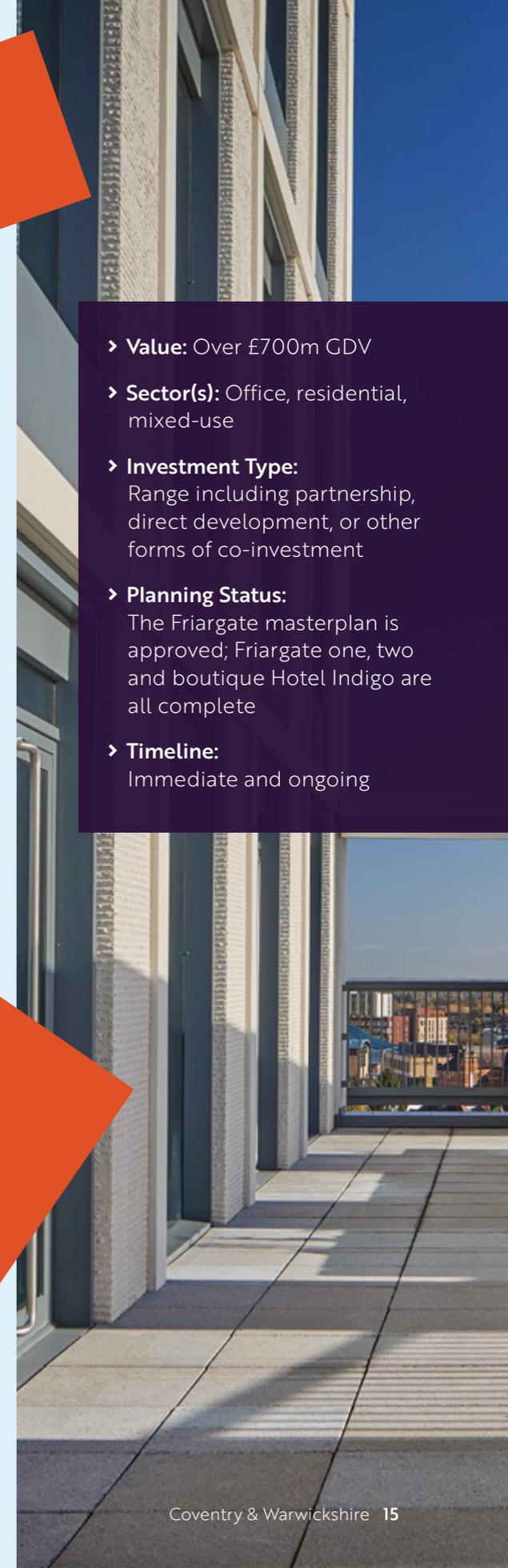
› twofriargate.com

The second office, Two Friargate, is open for business and occupied by Octopus Energy Group, Segro and from Summer 2025 "Elle's" providing a fantastic new food and beverage experience. The four-star 100 room boutique Hotel Indigo opened in January 2024.

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.



- › **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 City and 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 Investment Zone (CWGIZ) is a key strategic zone of nearly 250 hectares straddling Coventry City & Warwick District.

The CWGIZ area consists of four sites: Greenpower Park, SEGRO Park Coventry, Whitley South and Whitley East. 183 hectares are available for tax incentives such as full business rates relief for five years, capital allowances, stamp duty land tax relief, structures and building allowances and an elevated employer national insurance contributions threshold.

Collectively, the vision for the CWGIZ is to act as the key catalyst for driving the growth and modernisation of the West Midlands' battery technology, automotive and wider future mobility sectors.

› www.investwestmidlands.com/coventry-warwick-gigapark

There is a market opportunity for an anchor investor and operator at Greenpower Park, specialising in battery manufacturing and/or related future mobility supply chain activities.

The supporting sites are expected to then attract further investment and through linked CWGIZ activities, catalyse growth opportunities for businesses operating in advanced manufacturing supply chains regionwide.

The CWGIZ has the benefit of being adjacent to a critical mass of academic R&D, automotive technology and logistics including the UK Battery Industrialisation Centre, University of Warwick, Coventry University, global automotive OEMs and proximity to the 'golden triangle'.

The West Midlands has one of the largest automotive research clusters in Europe, including R&D facilities for JLR, Lotus, Polestar and TATA, accounting for 60% of UK automotive R&D, highlighting the truly unique proposition that the Coventry & Warwick Gigapark offers.

Tax incentives*:

- › 5 years full business rates relief
- › Full stamp duty land tax relief for land purchased for commercial development or use
- › Enhanced capital allowances for expenditure on plant and machinery
- › Enhanced structures and buildings allowance: 10% per annum deduction
- › Enhanced employers' National Insurance (NI) contributions. Zero rate NI can be applied to the earnings of eligible employees, up to £25,000 per year, for 36 months.

*Available until 30th September 2034

For full detail / clarification visit: www.gov.uk/guidance/investment-zones-in-england





GREENPOWER PARK

Headline site in the Coventry & Warwick Gigapark Investment Zone
See page 16 and 17 for detail and incentives.

Greenpower Park, UK Centre of Electrification and Clean Energy, 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.

Greenpower Park is the only available site in the UK with planning permission for a gigafactory

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

The goal is to help drive the world's transition to sustainable energy through electric vehicles, mobility and energy storage. Greenpower Park is a public private joint venture partnership between Coventry City Council and Coventry Airport Ltd.

> greenpowerpark.co.uk

- > **Location:** Coventry South / Warwick District
- > **Post Code:** CV3 4FR
- > **Project Promoter:** Coventry City Council & Coventry Airport Ltd
- > **Site Size:** 309 acres / 125 hectares
- > **Value:** £2.5bn + GDV
- > **Sector(s):** Advanced Manufacturing / Industrial
- > **Investment Type:** End user occupier, capital investment and co-investment
- > **Planning Status:** Outline planning consent in place
- > **Timeline:** Phased delivery 2026 onwards

SEGRO PARK COVENTRY

Part of the Coventry and Warwick Gigapark Investment Zone.

SEGRO Park Coventry is a 215 acre site with provision for up to 3.7 million sq ft of general industrial and distribution space (B2 and B8). SEGRO has already delivered four buildings comprising 1.56M sft and is promoting further pre-let / Build to Suit opportunities at the site.

The site can deliver a single building of 1,000,000 sqft which is rare in such a high demand area of the West Midlands.

The site is just south of Coventry Centre, less than 25 minutes to six major motorways.

Buildings are designed to meet the highest sustainability standards:

- > BREEAM Excellent
- > Highly sustainable EPC 'A'
- > LED Lighting
- > PV Panels as standard
- > Providing air source heat pumps to heat offices
- > EV Charging points as standard

> segroparkcoventry.com

COMING SOON: WHITLEY SOUTH

Part of the Coventry and Warwick Gigapark Investment Zone.

Soon to be formally announced (summer 2025). Whitley South will be a high quality, sustainable industrial and logistics development.

This prominent scheme fronting the A45 will provide a variety of units ranging from approximately 5,000 sq ft to 75,000 sq ft for industrial, advanced manufacturing and warehousing use.



- > **Location:** Warwick District
- > **Post Code:** CV8 3BB
- > **Project Promoter:** SEGRO
- > **Site Size:** 215 acres / 87 hectares
- > **Sector(s):** Industrial, Advanced Manufacturing, Logistics
- > **Investment Type:** End user occupier
- > **Planning use:** B2 and B8
- > **Current occupiers:** DHL eCommerce and DP World
- > **Timeline:** Site in delivery phase



- > **Location:** Coventry / Warwick District
- > **Post Code:** CV8 3AL
- > **Site Size:** 36 acres / 14.6 hectares
- > **Sector(s):** Industrial, Advanced Manufacturing, Logistics
- > **Full details available:** Summer 2025



- > **Location:** Rugby town centre
- > **Project Promoter:** Rugby Borough Council
- > **Size:** Various
- > **Value:** £100m+ GDV
- > **Sector:** Retail / Commercial, Leisure, and Residential
- > **Investment Type:** Range including joint venture, direct development or other forms of co-investment
- > **Planning Status:** Phase 1 of Rugby Central has planning consent, Public Realm Masterplan, Development Briefs for Rugby Central and Cultural Quarter, Delivery Plan to be completed by Summer 2025
- > **Timeline:** Immediate and ongoing

RUGBY TOWN CENTRE

Delivering a thriving and attractive town centre with a mix of new retail, commercial, leisure and residential uses within new public realm.

OPPORTUNITY

The Council has ambitions to deliver change across a variety of sites to transform the town centre. The creation of a new cultural quarter to support the art and music scene will attract more visitors to the town. New public realm will further improve the attractiveness of the town and celebrate the historic core. A Delivery Plan to be completed in the summer will ensure that there is a deliverable plan to bring about this change.



The regeneration of Rugby Central Shopping Centre, a 2 hectare site in the centre of the town which will provide transformational opportunities for a new mixed used development. Phase 1 of the redevelopment already has planning permission.

The prospect to work in partnership with the council, including joint ventures to secure the delivery of a number of attractive investment opportunities, in support of the Council's long-term vision for the town centre.

Rugby is located at the heart of the transport 'Golden Triangle' and on the West Coast mainline, and has a heritage steeped in engineering and technological advancement. It's home to Ansty Technology Park, an advanced manufacturing hub for the automotive industry and other new technologies. It is also on located within easy reach of two major universities.

RUGBY PARKWAY STATION

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

- > **Location:** Rugby Houlton 3miles south-east of town centre
- > **Project Promoter:** Warwickshire County Council
- > **Size:** £40m (capital cost)
- > **Sector:** Transport hubs, railway
- > **Timeline:** 2024-29



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. Outline planning consent has been secured. Completion of the Outline Business Case is expected by the end of 2025.



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

TRANSFORMING LEAMINGTON

A vision for regeneration, a motivation for change and a catalyst for new opportunities.

Royal Leamington Spa is an ambitious town seeking to grow and evolve with the communities it serves. Work is already underway to regenerate the town through the development of a new Creative Quarter, reimagining the oldest part of the town to provide a focal point for the area's booming creative sectors.

Schemes include 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. There are opportunities for new creative workspaces and mixed-use schemes to service buoyant demand from the creative 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.

Warwick District Council together with development partner Complex Development Projects Ltd (CDP) have been working to deliver an ambitious masterplan to regenerate the Town of Leamington Spa, but further opportunities are still available with a number of potential sites which could include housing, mixed used development and the potential of a boutique hotel.

› www.transformingleamington.co.uk

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



- › **Value:** £50m+ GDV
- › **Sector(s):** Digital/ Creative, Commercial, Leisure
- › **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



Mountpark, Hinckley

Size: up to 1,460,000sqft
Usage: Manufacturing and Distribution
Developer: Mountpark
Authority: Rugby Borough Council
Local to: MIRA Technology Park, Tesco's, Triumph Motorcycles
Sat Nav: LE10 3ED
www.mountpark.com



Ansty Interchange/Barberry 50

Size: up to 205,000sqft/50,000sqft
Usage: Manufacturing and Distribution/R&D
Developer: Barberry
Authority: Rugby Borough Council
Local to: Ansty Technology Park, MTC, Parker Aerospace, Polestar, Rolls Royce Aero
Sat Nav: CV2 2SZ/CV7 9RE
www.barberry.co.uk



Apollo Ansty Park

Size: 857,139sqft
Usage: B1, B2, B8
Developer: JINGDONG Property, Inc
Authority: Rugby Borough Council
Local to: AVL, Fanuc, LEVC, MTC, Parker Aerospace, Polestar, Rolls Royce Aero
Sat Nav: CV7 9JU
www.apolloanstypark.co.uk



Prologis Park Coventry, DC14/15, DC105

Size: 38-150,000 sqft, 105,000 sqft
 Usage: B1, B2 and B8
 Developer: Prologis
 Authority: Nuneaton & Bedworth Borough Council
 Local to: CEVA, CO-OP, DHL, Halfords, IFCO
 Sat Nav: CV6 4QG
www.prologis.co.uk



Pickford Gate, Coventry

Size: 52 acres
 Usage: B1b, B1c, B2 and B8
 Developer: Graftongate
 Authority: Coventry City Council
 Sat Nav: CV5 9AL
www.graftongate.com



Panattoni Park, Coventry

Size: 55 acres (3 units totalling 600,093 sqft)
 Usage: B1, B2 and B8
 Developer: Panattoni
 Authority: Nuneaton & Bedworth Borough Council
 Local to: CEVA, DHL, Halfords, Mecalac
 Sat Nav: CV6 6HN
www.panattoni.co.uk



Bishop Gate East, Coventry

Size: 288 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
 SatNav: CV1 1JN
www.barberrry.co.uk



Albion Enterprise Park, Coventry

Size: 20 units from 1 – 3,000 sqft
 Usage: B1, B2 and B8
 Developer: Tetra Real Estate
 Authority: Coventry City Council
 Local to: Federal Mogul, NP Aerospace, Unipart
 Sat Nav: CV6 5PY
www.tetra-realestate.com



Sandy Lane, Coventry

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



Abbotts Park, Coventry

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



Paradise Street, Coventry

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



BOURN, Coventry

Size: 36,000 sqft remaining (of 92,000 sqft)
Usage: Grade A Office Space (6 Floors)
Developer: IM Properties
Authority: Coventry City Council
Local to: Coventry City Council, Coventry Station, Coventry University, Severn Trent
Sat Nav: CV1 2TG
www.thebournbuilding.co.uk



Houlton, Rugby

Size: 15 acres (lease or freehold)
Usage: B1, B2 and B8
Developer: Urban & Civic
Authority: Rugby Borough Council
Local to: DIRFT, GE Vernova, WAGO
Sat Nav: CV23 8YL
www.carterjonas.co.uk



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, Octopus Energy, Segro, Coventry City Centre
Sat Nav: CV1 2GT
www.twofriargate.com



Symmetry Park Rugby

Size: 111 Acres (45 Hectares)
U5: 391,000; U6: 338,000; U7: 170,000 sqft
Phase 2 – up to 1.5m sqft
Usage: B8
Developer: Tritax Big Box Developments
Authority: Rugby Borough Council
Local to: Amazon, Cemex, Iron Mountain, GE Vernova, H&M
Sat Nav: CV23 9JR
www.tritaxsymmetry.com



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



The Point, Warwick
 Size: From 7,819 up to 53,378 sqft
 Usage: Offices
 Developer: Palm Capital
 Authority: Warwick District Council
 Local to: Alliance Medical, Dassault, Volvo Trucks
 Sat Nav: CV34 5AH
www.colliers.com



Kenilworth Gateway
 Size: 19.1 acres
 Usage: B1 and B2
 Authority: Warwick District Council
 Local to: University of Warwick, UKBIC, Volvo Trucks
 Sat Nav: CV8 2LP
www.barwoodland.co.uk



Barberry Midbox 92, Warwick
 Size: 92,246 sqft
 Usage: Manufacturing / Distribution
 Developer: Barberry
 Authority: Warwick District Council
 Local to: 3P Innovation, Hansgrohe, Scholastic
 Sat Nav: CV34 6LG
www.barberry.co.uk



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



Fusiliers Way, Warwick
 Size: 29,000 sqft over 15 units ranging in size from 1,000 – 3,000 sqft
 Usage: B1(b & c) and B8
 Developer: Warwickshire Property Development Group
 Authority: Warwick District Council
 Local to: Rebellion Games, National Grid, Warwick Innovation Centre
 Sat Nav: CV34 5AH
www.wpdg.co.uk/fusiliers-way-warwick



Spa Park, Leamington Spa

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



Fairfield by Marriott Hotel at the British Motor Museum, Gaydon

Size: 142 bed hotel (Phase 1). Further guest rooms and facilities potentially as part of Phase 2
Usage: Hotel/ Hospitality
Developer: Warwickshire Hotel Development (WHD)
Authority: Stratford-on-Avon District Council
Local to: Aston Martin Lagonda, British Motor Museum, JLR Gaydon Product Creation Centre
Sat Nav: CV35 0BJ



University of Warwick Innovation Campus, Stratford-upon-Avon

Size: 50 acres (Phase 1)
Usage: R&D, Innovation, Education (SPD adopted; OPA under consideration)
Developer: University of Warwick
Authority: Stratford-on-Avon District Council
Existing occupiers: Corteva Agriscience, Lotus Engineering, Rimac Technology
Sat Nav: CV35 9EF
www.warwick.ac.uk



Land at Banbury Road, Gaydon

Size: 500,000 sqft
Usage: Advanced Manufacturing, logistics
Developer: Deeley Group
Authority: Stratford-on-Avon District Council
Local to: JLR Product Creation Centre, Aston Martin Lagonda
Sat Nav: Nav: CV35 0HL
www.deeley.co.uk



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
Sat Nav: CV37 9RJ
www.stratford46.com

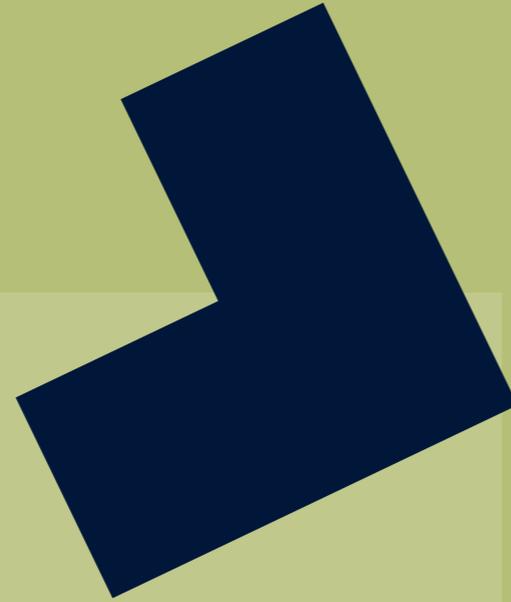


Long Marston Airfield Garden Village

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

LOCATIONS

- 1 MIRA Technology Park South Site
- 2 Mountpark, Hinckley
- 3 Transforming Nuneaton
- 4 Panattoni Park, Coventry
- 5 Prologis Park Coventry, DC14/15, DC105
- 6 Ansty Interchange/Barberry 50
- 6 Apollo Ansty Park
- 7 Albion Enterprise Park, Coventry
- 8 Sandy Lane, Coventry
- 9 Pickford Gate, Coventry
- 10 Bishopgate East, Coventry
- 11 Abbots Park, Coventry
- 12 City Centre Cultural Gateway, Coventry
- 13 City Centre South, Coventry
- 14 BOURN, Coventry
- 15 Friargate, Coventry
- 16 Paradise Street, Coventry
- 17 Rugby Town Centre
- 18 Houlton, Rugby
- 19 Rugby Parkway Station
- 20 Symmetry Park, Rugby
- 21 Coventry & Warwick Gigapark Investment Zone
- 22 Green Power Park
- 23 Segro Park Coventry and Whitley South
- 24 Abbey Park, Kenilworth
- 25 Kenilworth Gateway
- 26 Redditch Gateway
- 27 Transforming Leamington
- 28 Spa Park, Leamington Spa
- 29 Fuseliers Way, Warwick
- 30 The Point, Warwick
- 31 Barberry Midbox 92, Warwick
- 32 University of Warwick Innovation Campus, Stratford upon Avon
- 33 Stratford 46
- 34 Fairfield by Marriott Hotel at the British Motor Museum, Gaydon
- 35 Land at Banbury Road, Gaydon
- 36 Long Marston Airfield Garden Village



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