

TO LET / FOR SALE - INDUSTRIAL / INDUSTRIAL / STORAGE / INDUSTRIAL /  
WAREHOUSE

# BARBERRY 50, VIGGEN WAY, ANSTY PARK

Coventry, CV7 9RE



## Key Highlights

- 50,750 sq ft
- To Let / For Sale
- Golden Triangle location
- 12.5m clear internal height
- New R&D, Advanced Manufacturing and Industrial Unit
- B1, B2 Use
- Less than 1 mile to J2 M6 and M69

SAVILLS Birmingham  
55 Colmore Row  
Birmingham B3 2AA  
**0121 200 4500**  
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## Location

Extending across 100 acres, Ansty Park is one of the newest and most significant business and technology parks in the Midlands. The park has established itself as a hub for research and development, high-tech manufacturing and office occupiers attracting major occupiers including MTC, Meggitt, Rolls-Royce, Sainsbury's, Cadent and The London Taxi Company.

Positioned at the very heart of the aerospace, manufacturing and logistics centre of the UK, the park benefits from direct access to the UK's motorway network via junction 2 of the M6 and the M69. Coventry, Birmingham and East Midlands airports are all accessible within a 40 minute drive time.

## Description

The unit will benefit from the following specification:

- 12.5m clear internal height
- 35m yard depth
- BREEAM Excellent
- EPC A
- Secure site
- 3 dock level access doors
- 2 level access doors
- 89 car parking spaces
- 12 EV charging points

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Industrial	44,000	4,087.73
Ground - Core & Welfare	2,250	209.03
1st - Offices	2,250	209.03
2nd - Offices	2,250	209.03
<b>Total</b>	<b>50,750</b>	<b>4,714.82</b>

## EPC

An EPC will be provided upon Practical Completion

## VAT

VAT may be payable on any transaction at the prevailing rate.

## Legal Costs

Each party to cover their own legal and surveyors costs.

## Contact

### Christian Smith

0121 200 4507

07808 784 789

christian.smith@savills.com

### Chris Hobday

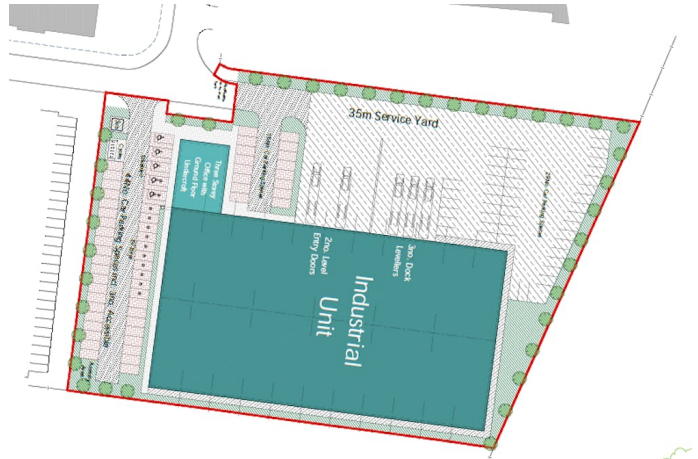
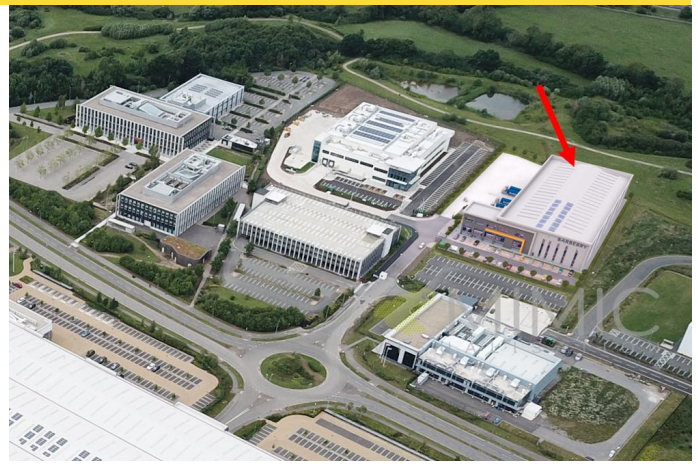
07552 558551

chris.hobday@savills.com

### Will Arnold (Cushman & Wakefield)

07793 149 886

will.arnold@cushwake.com



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