

# Presentation Document.

Ansty Business Park, West Midlands  
By Highbridge Properties Plc

June 2008

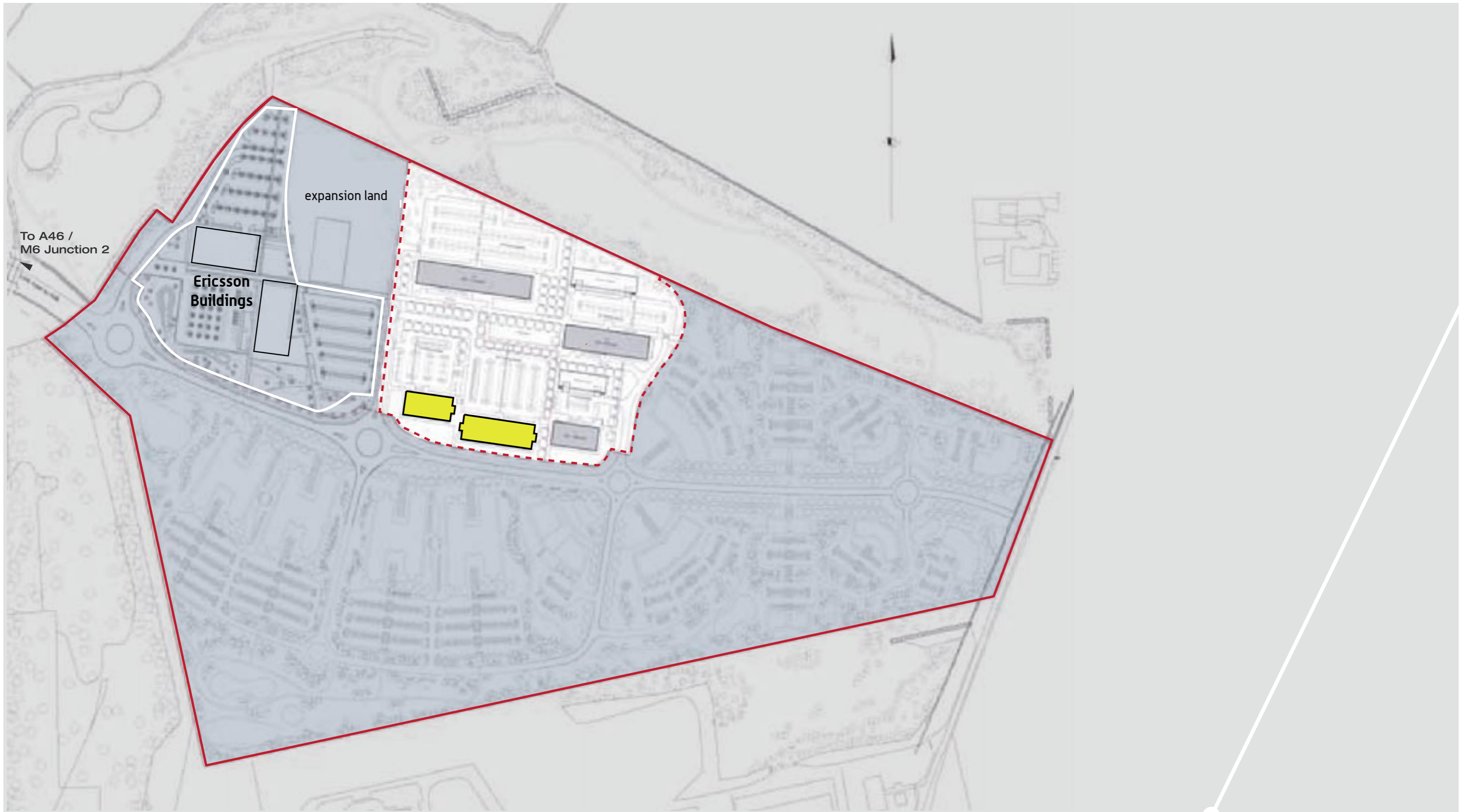


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Business Park  
West Midlands



Ansty Business Park is a 1,500,000 sq ft office park

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Ansty Vision

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Welcome to a vibrant new business park at the heart of the UK's transport hub.

- Ansty Business Park is located in the county of Warwickshire approximately 6 miles north east of Coventry, 25 miles east of Birmingham and 20 miles south west of Leicester. London is approximately 95 miles to the south east.
- The park will benefit from a centralised location at one of the UK's key transport hubs; with six motorway junctions within a 20 mile radius and direct access to junction 2 of the M6.
- The widening of the existing junction to accommodate the expected increased traffic flows into the park, as well as the £45 million scheme to improve the infrastructures surrounding the scheme will further increase accessibility.
- Excellent rail communications from Coventry Station. Birmingham International Airport and Coventry Airport are both within a 20 minute drive.
- Easy access to the stunning Warwickshire countryside.
- AWM are undertaking a green travel plan to set out a strategy for an integrated public transport infrastructure which will serve Ansty Business Park and the surrounding area.
- Availability of a number of amenities including Hilton Hotel, Livingwell Spa and Gym and Tesco Extra.
- There are upto 150 Government Grants to be applied for. These are available for both SME's and larger corporate's.

## Location & Communications



## Location & Communications



**Ansty By Rail**

|            |         |
|------------|---------|
| London     | 1 hour  |
| Birmingham | 15 mins |
| Manchester | 2 hours |

**Ansty By Rail**

|            |            |
|------------|------------|
| London     | None       |
| Birmingham | 1.25 hours |
| Manchester | 1.25 hours |

**Distance and Drive Times**

|                                  |           |
|----------------------------------|-----------|
| Birmingham International Airport | 13 miles  |
| Coventry Station                 | 4.5 miles |
| Coventry Airport                 | 5 miles   |

## Location & Communications



## Access

- Ansty Business Park benefits from excellent access by road
- On the junction of the M6 and M69 and the A46.

## Percentage of area population by work status within average drive times

| Distance (minutes)                              | 15%  | 30%  | 45%  | 60%  |
|---|------|------|------|------|
| Managers and Senior Officials                   | 11.4 | 13.9 | 14.4 | 14.2 |
| Professional Occupations                        | 8.1  | 10.3 | 10.5 | 10.2 |
| Associated Professional & Technical Occupations | 11.4 | 12.3 | 12.1 | 12.1 |
| Clerical & Secretarial Occupations              | 13.1 | 13.2 | 13.3 | 13.0 |
| Skilled Trades Occupations                      | 13.6 | 12.3 | 12.1 | 12.3 |
| Personal Service Occupations                    | 6.9  | 6.6  | 6.5  | 6.4  |
| Sales and Customer Service Occupations          | 8.1  | 7.5  | 7.4  | 7.5  |
| Plant & Machine Operatives                      | 12.9 | 10.4 | 10.7 | 10.9 |
| Other Occupations                               | 14.4 | 13.4 | 12.9 | 13.3 |

## Percentage of working Population by age within average drive times

| Distance (minutes) | 30%  | 45%  | 60%  |
|--------------------|------|------|------|
| Age Range 15 – 19  | 6.8  | 7.0  | 6.9  |
| Age Range 20 – 24  | 7.1  | 7.2  | 7.1  |
| Age Range 25 – 44  | 28.1 | 27.9 | 27.9 |
| Age Range 45 – 64  | 24.7 | 24.1 | 24.4 |
| Age Range 65 +     | 15.6 | 15.1 | 15.3 |

## Demographics



## Local Facilities

|                        |           |
|------------------------|-----------|
| Hilton Hotel           | 0.5 miles |
| Livingwell Spa and Gym | 0.5 miles |
| Showcase Cinema        | 0.5 miles |
| Megabowl               | 0.5 miles |

## Restaurants/Bars/Fast food

TGI Fridays  
McDonalds  
Pizza Hut

## Supermarkets

|             |           |
|-------------|-----------|
| Tesco Extra | 0.7 miles |
| Asda        | 0.4 miles |
| Sainsbury's | 2.3 miles |
| Morrisons   | 4.9 miles |

## Traditional Shopping

|                     |            |          |
|---------------------|------------|----------|
| <b>Fosse Park :</b> | Boots      | 17 miles |
|                     | M&S        |          |
|                     | Principles |          |
|                     | BHS        |          |
|                     | Next       |          |
|                     | JJB        |          |

|                     |             |         |
|---------------------|-------------|---------|
| <b>Central Six:</b> | JJB         | 5 miles |
|                     | Boots       |         |
|                     | Burger King |         |
|                     | Hobbycraft  |         |
|                     | Warehouse   |         |



Current Occupiers - Ericsson

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These buildings have been designed to offer an attractive and efficient corporate environment. The exterior will be clad in a mix of full height windows and a terracotta coloured cladding system



## Building Specification

## A new 3 storey office building of 61,072 sq ft.

### Specification will include:

- Exterior will be clad in a mix of full height windows and a terracotta coloured cladding system
- Brise-soleil will provide shading to the south facing elevations
- VRV air conditioning,
- Raised floor system with a void of 150mm
- Floor to ceiling height of 3m
- Bank of 3 passenger lifts
- Feature stairwell in the main atrium
- BREEAM "very good" certificate
- Car parking will be provided at a ratio of 1:30 sq m



First Floor

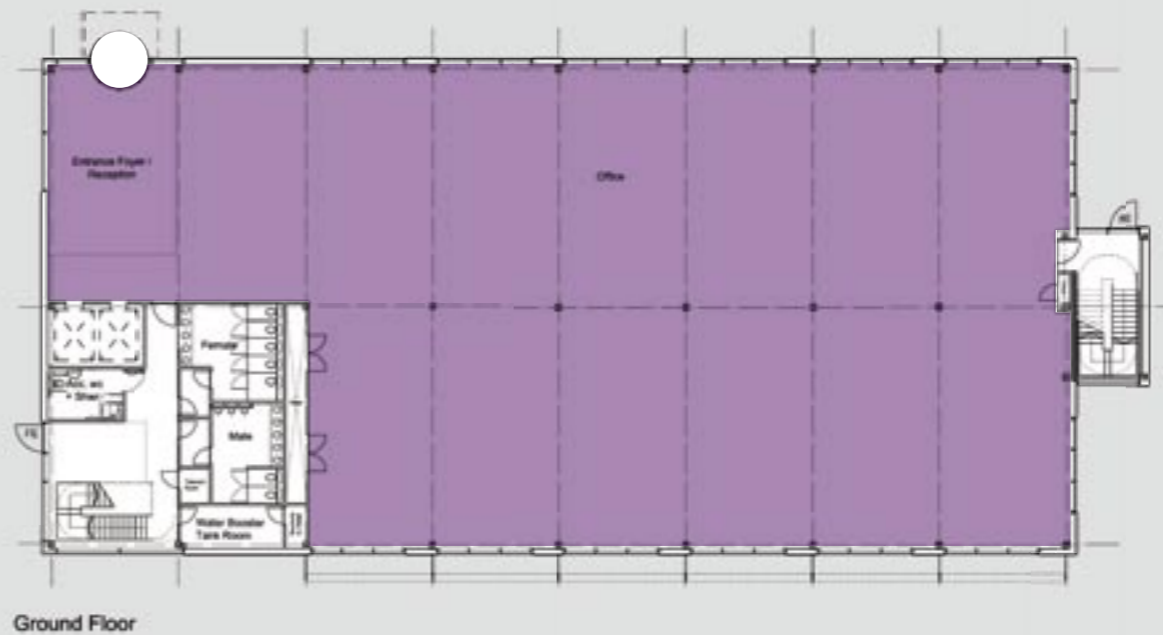
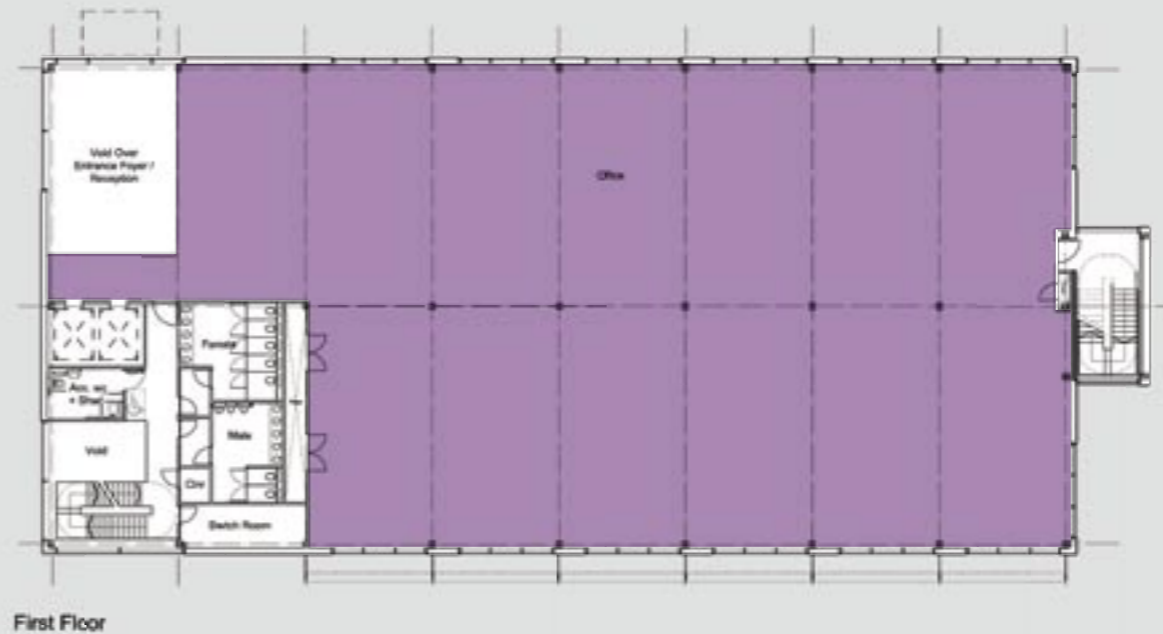


Ground Floor

## A new 2 storey office building of 29,838 sq ft.

### Specification will include:

- Exterior will be clad in a mix of full height windows and a terracotta coloured cladding system
- Brise-soleil will provide shading to the south facing elevations
- VRV air conditioning,
- Raised floor system with a void of 150mm
- Floor to ceiling height of 3m
- 2 passenger lifts
- Statement Reception
- BREEAM "very good" certificate
- Car parking will be provided at a ratio of 1:30 sq m



## Building Specification - Building A

As well as Ericsson's first phase, the next planned phase of development includes the following buildings:



| Building     | Net Internal Area<br>sq m | Net Internal Area<br>sq ft |
|--------------|---------------------------|----------------------------|
| A            | 2,772                     | 29,838                     |
| B            | 5,674                     | 61,072                     |
| C            | 2,715                     | 29,224                     |
| D            | 6,750                     | 72,656                     |
| E            | 9,097                     | 97,919                     |
| <b>Total</b> | <b>27,008</b>             | <b>290,709</b>             |

## Future Phases

## Highbridge Properties Plc

- Developers of commercial property with a blend of financial and property skills

- Private company owned by 2 executive directors

- First development in 1986

- Developed over 9 million sq ft

- Offices/business park

- Industrial/distribution

- Bespoke development solutions

- Developed numerous large-scale commercial developments across the UK, including Cobalt Business Park,

Newcastle Business Park and Sherwood Business Park in Nottingham

**[www.highbridgeproperties.com](http://www.highbridgeproperties.com)**

The Developer



Highbridge Properties Plc  
020 7494 9401

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# Higbridge Properties Plc - Case Studies

## COBALT BUSINESS PARK

On completion Cobalt Business Park will be the UK's largest office park ultimately providing a total of 2.25 million sq ft (209,030 sq m) of office accommodation. It is currently 75% complete.

Cobalt Business Park is a JV between Higbridge Business Park Ltd and Ashall Group Plc.

The park has recently celebrated the completion of over 1 million sq ft of highly specified offices.

Current occupiers include:

- Orange
- North Tyneside Council
- Proctor & Gamble
- GE Maney (two buildings)
- Village Hotels
- Newcastle Building Society
- Northumbria NHS trust
- EDS (two buildings)
- Dep't of Work & Pensions



The Developer



Higbridge Properties Plc  
020 7494 9401

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# Higbridge Properties Plc - Case Studies

## **SHERWOOD BUSINESS PARK**

Sherwood Business Park totals approximately 67 hectares (165 acres) and is widely considered to be one of the most successful former Enterprise Zones within the UK.

Created in 1995, the park was originally administered by English Partnerships. Approximately 6,500 people are currently employed at Sherwood Business Park in an excellent mix of over 2 million sq ft of high quality office, industrial and warehouse accommodation.

Current occupiers on the Park include:

- Rolls Royce
- Polestar
- L'Oreal
- The Derbyshire Police
- Eve Telecom
- Prolog (in six buildings)
- E.ON (Powergen)
- Dakota Hotel



The Developer



Higbridge Properties Plc  
020 7494 9401

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## Advantage West Midlands

Advantage West Midlands is the Regional Development Agency (RDA) for the West Midlands. We are one of nine RDAs in England that were established to transform the English regions through sustainable economic development.

Our role is to lead the economic development of the West Midlands, working alongside a wide range of public, private and voluntary sectors partners to help our region to prosper - building upon our many strengths and addressing our unique challenges.

Advantage West Midlands has an annual budget of more than £300 million to invest in the economic development of the West Midlands and, at any one time, is managing around 2,500 projects which are changing the lives of people right across our region.

We drive economic development by identifying where the greatest impact can be made either by targeting need or investing in success.

Our key task is to provide leadership for the development and delivery of the West Midlands Economic Strategy – the framework for our region's growth. This enables us to leverage and maximise investment into our region and thereby create a far greater impact than we could do by acting in isolation.

Among the broad spectrum of work includes the development of major land and property projects - such as Fort Dunlop and Ventureast in Birmingham - to regenerating communities - such as Camp Hill in Nuneaton - and investing in projects which improve the performance of our region's businesses - such as Business Link West Midlands.

Regional Development Agency



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## Cushman & Wakefield LLP

### **Ben Cullen, MRICS**

National Office Agency  
Cushman & Wakefield LLP  
43-45 Portman Square  
London  
W1A 3BG

Direct Tel: +44 (0) 20 7152 5024

Mobile: +44 (0) 7793 808024

Email: [ben.cullen@eur.cushwake.com](mailto:ben.cullen@eur.cushwake.com)

[www.cushmanwakefield.com](http://www.cushmanwakefield.com)

### **Sim Khatkar MSC (Hons) MRICS**

National Office Agency  
Cushman & Wakefield LLP  
43-45 Portman Square  
London  
W1A 3BG

Direct Tel: +44 (0) 20 7152 5802

Mobile: +44 (0) 7793 808 802

Email: [sim.khatkar@eur.cushwake.com](mailto:sim.khatkar@eur.cushwake.com)

The Agents



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