

19,043 Sq Ft (1,769.1 Sq M) TO LET

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

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

Built for innovation, ready for occupation.



# A high-spec facility built for innovation.

Unit 44B is a brand new 19,043 Sq Ft (1,769.1 Sq M) high specification facility situated at the heart of the UK's mobility industry.



Ducting for EV charging



Large entrance reception



1.25MVA power supply



50kn/m2 floor loading



7m clear work height



40m external yard area



44 car parking spaces



2 Level access loading doors



Comfort cooling



Secure yard area



10% roof lights



Low energy LED lighting



# 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.



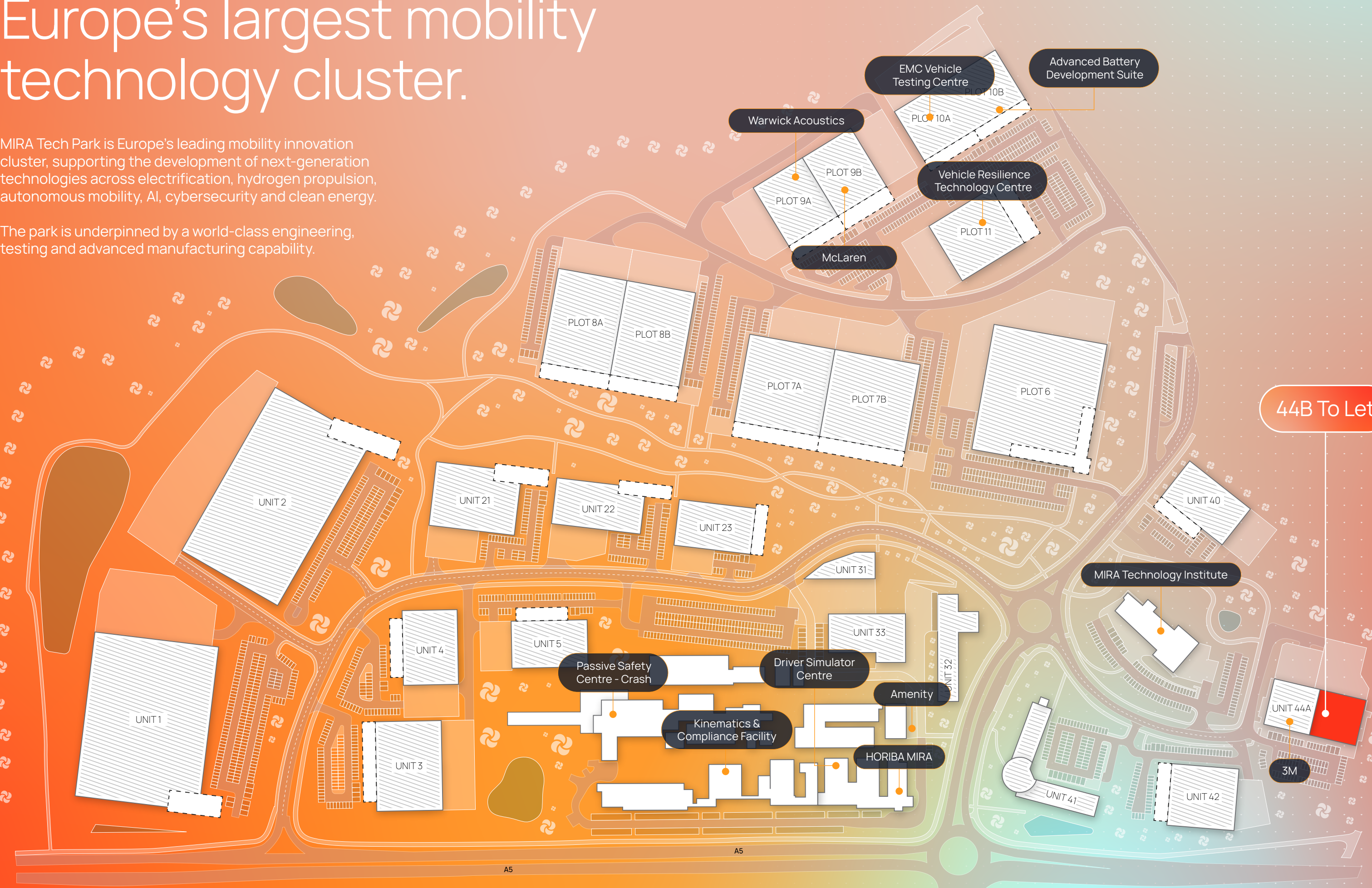
On site occupiers include:



# Europe's largest mobility technology cluster.

MIRA Tech Park is Europe's leading mobility innovation cluster, supporting the development of next-generation technologies across electrification, hydrogen propulsion, autonomous mobility, AI, cybersecurity and clean energy.

The park is underpinned by a world-class engineering, testing and advanced manufacturing capability.

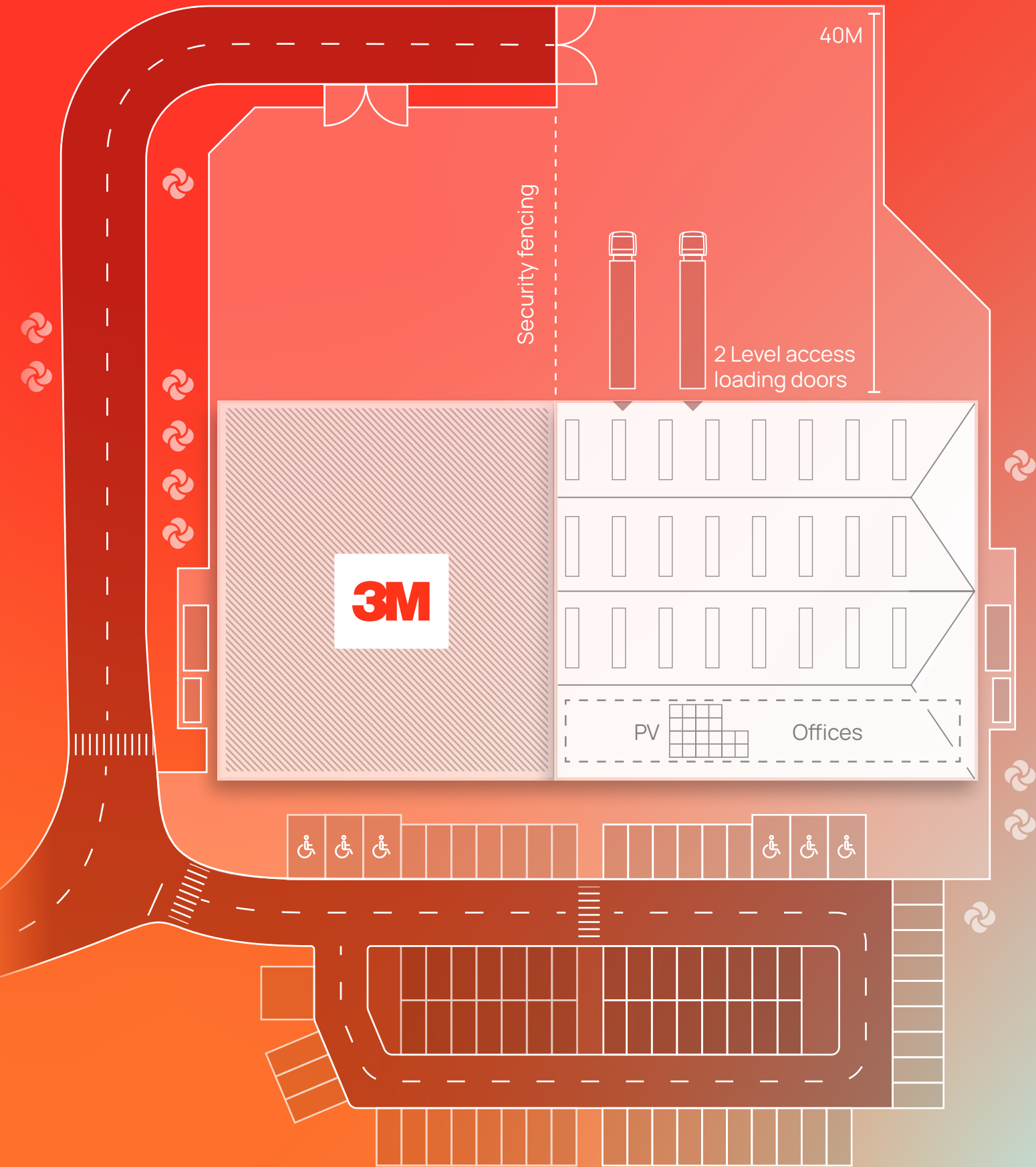


# Built for innovation.

Unit 44B comprises office and workshop space seamlessly integrated and designed to support cutting-edge developments in multiple sectors.

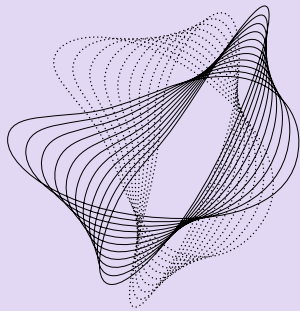
The expansive space is fully customisable and can be tailored to reflect your company's brand, values, and aspirations.

| UNIT 44B                  |                             |
|---------------------------|-----------------------------|
| Ground - Warehouse/Office | 15,059 Sq Ft (1,399.0 Sq M) |
| First - Office            | 3,984 Sq Ft (370.1 Sq M)    |
| Total                     | 19,043 Sq Ft (1,769.1 Sq M) |



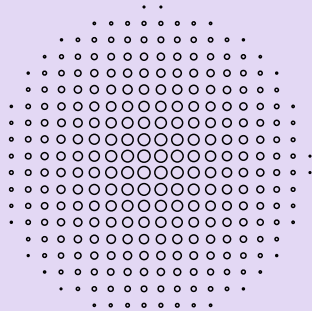
# Environmental stewardship.

MIRA Tech Park is dedicated to supporting the development of clean technologies in the global shift towards a post-carbon future.



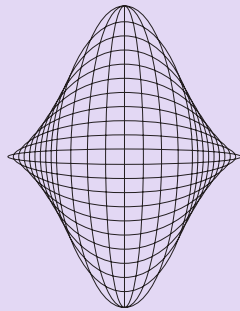
100% powered by green energy

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



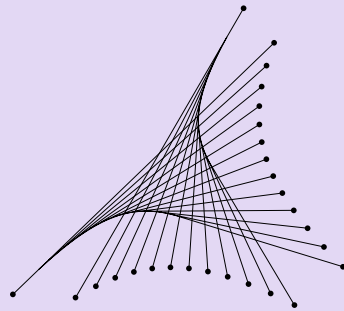
Zero waste to landfill

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



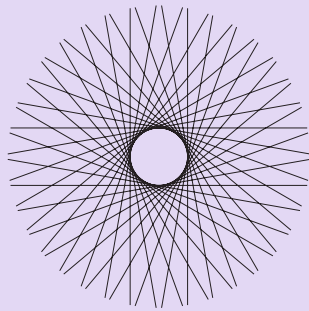
Inspiring the future generation

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 biodiversity by supporting local flora and fauna, including installing beehives to strengthen pollinator populations.



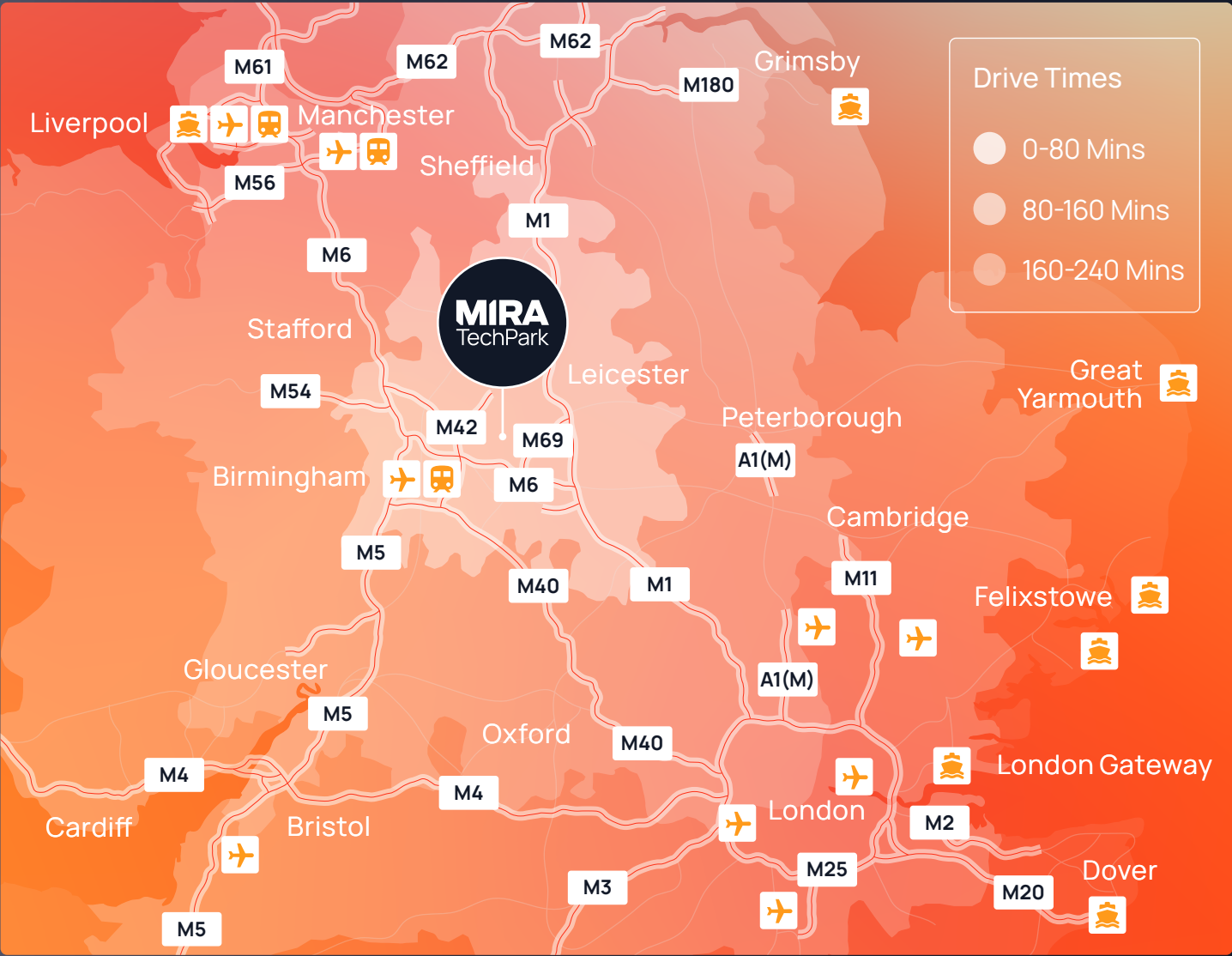
7MW solar array and hydrogen electrolyser

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

# 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.



///outdone.adverbs.closes  
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 |

# Powering our future.

MIRA Tech Park is driving the next generation of mobility and advanced engineering, supported by world-class testing, talent and infrastructure.



## Cutting-edge

As part of the Midlands, a region known globally for cutting-edge transport systems, advanced manufacturing, and world-leading engineering sector, MIRA Tech Park sits at the intersection of the UK's automotive and advanced engineering industries.

## The Midlands Engine

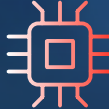
A pivotal force in regional growth and development, further amplifies our impact, fostering a dynamic environment for businesses to flourish.



## 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.



|                                                                                       |                                                                                       |                                                                                       |                                                                                       |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |
| 12                                                                                    | 800,000+                                                                              | 1,500+                                                                                | £93bn                                                                                 |
| Leading universities within the Midlands innovation cluster                           | People employed across the UK automotive sector & wider supply chain (2024-2025)      | Automotive and advanced engineering companies across the Midlands innovation cluster  | UK automotive industry turnover (2023)                                                |

# 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

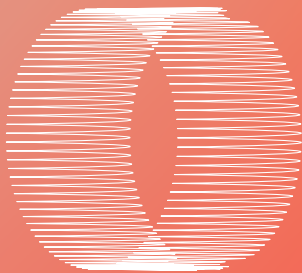


## On-site Gym

Extensive sports, leisure, and welfare facilities

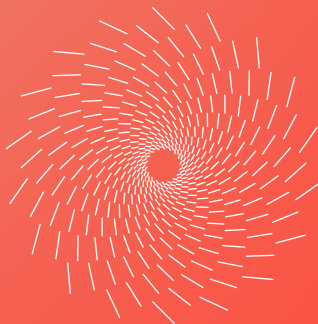
# A transformative hub for collaborative excellence.

MIRA Tech Park offers businesses a transformative base within an exceptional ecosystem, offering unmatched opportunities for networking, collaboration and workforce development.



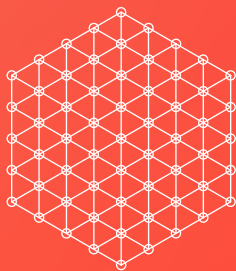
## Innovating the future

MIRA Tech Park’s strategic location offers access to a vast talent pool of 800,000 students within an 80-mile radius, extending to key cities like Manchester, Birmingham, Oxford, Nottingham, Cambridge, Sheffield and Leicester.



## Attracting the best talent

With access to a highly educated talent pool, comprehensive R&D facilities, and a close knit commercial community, MIRA Tech Park offers a supportive environment where businesses can thrive, collaborate and innovate together.



## MIRA Technology Institute

The MIRA Technology Institute offers businesses an on-site learning and development capability backed by HORIBA MIRA, North Warwickshire and South Leicestershire College, plus three leading technology universities.



[Take a look at our latest competitions](#)

# For further information.

Unit 44B is available on a Leasehold basis.  
Terms are available on request from our sole agents.



David Binks

+44 (0) 7973 940 515  
david.binks@cushwake.com

Nick Spencer

+44 (0) 7867 203 610  
nick.spencer@cushwake.com



Jamie Renison

+44 (0) 7778 052 594  
jamie.renison@bidwells.co.uk

Holly Dawson

+44 (0) 7917 243 887  
holly.dawson@bidwells.co.uk

Jake Allen

+44 (0) 7976 948 445  
jake.allen@bidwells.co.uk

[miratechpark.com](https://miratechpark.com)