

MIRATechPark



NUNEATON | CV10 0TU

TO LET UNIT 44B | 18,933sqft (1,759sqm)

High Specification Facility Built for Innovation

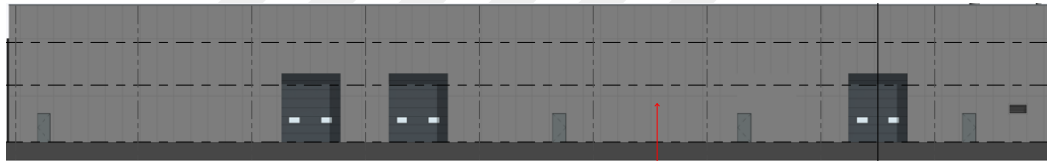
Ready for occupation in Dec 25

Specification

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATIONS



SITE PLAN



Description

A high-spec facility built for innovation, offering integrated office and workshop space in a world-class mobility hub. The 18,933sq. ft. facility comprises of office space seamlessly integrated with a workshop, designed to support cutting-edge developments in the sector. The expansive space is fully customisable, allowing you to tailor every detail to reflect your company's brand, values, and aspirations.



Workshop

- 7m clear working height
- 10% roof lights
- 2 level access loading doors
- 1.25MVA power supply
- 50kn/m2 floor loading



Offices

- Large Entrance reception
- Raised floors
- Recessed LED PIR lighting
- Comfort cooling

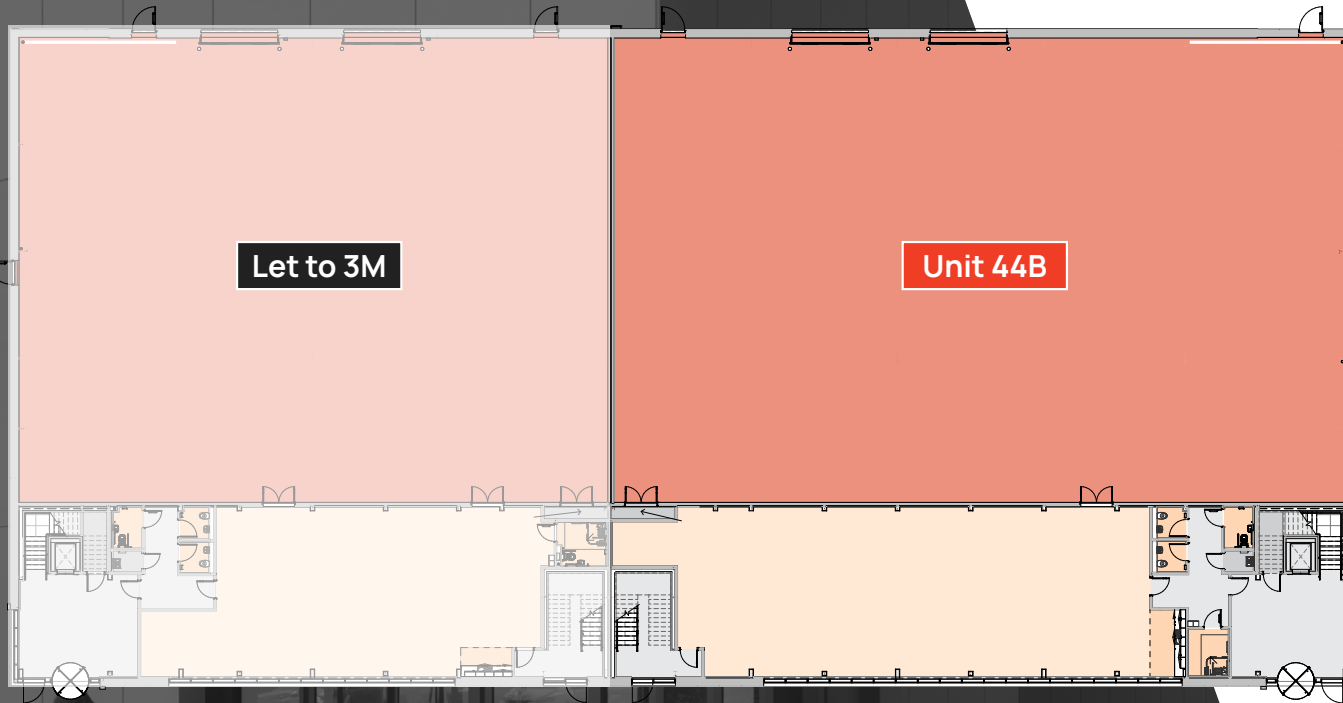


External

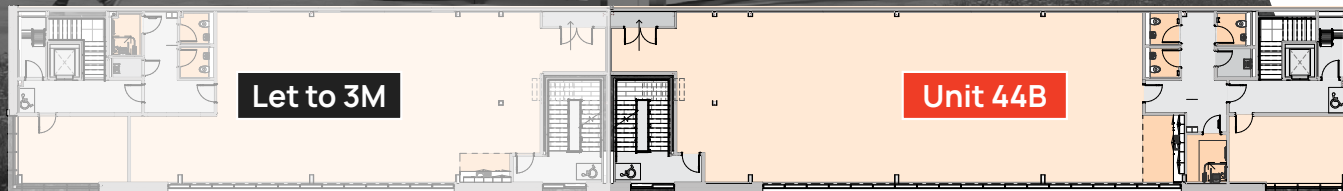
- Large external secure yard area
- 43 car parking spaces
- Ducting for EV charging

Floor Plans

MIRATechPark



GROUND FLOOR



FIRST FLOOR



Floor areas

FLOOR	AREA (SQ M)	AREA (SQ FT)
Ground Floor Workshop	1,015	10,925
Ground Floor Offices	372	4,004
First Floor Offices	372	4,004
TOTAL GIA	1,759	18,933

MIRA TechPark



Let to 3M

Unit 44B

About MIRA Tech Park

As 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, MIRA Tech Park is where revolutionary advancements in next-generation mobility and clean technology come to life.

Strategically positioned at the heart of the UK's mobility industry, MIRA Tech Park offers tailored property solutions, from dynamic office spaces and specialised workshops to bespoke R&D facilities, empowering businesses to scale and innovate.

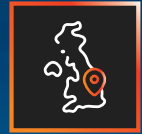
Current occupiers include 3M, Warwick Acoustics, Bosch, Clearmotion, Bentley, Triumph, Toyota, Dana, Giti, Goodyear, Haldex, Polestar, NIO.



BREEAM excellent, targeting EPC A rating



Brand new high specification facility



A central hub located in the heart of the UK



Excellent motorway and road connectivity



Integrated office and workshop space



Extensive welfare and leisure facilities



Warwick Acoustics

TBA

MIRA Test Track

Plot 44B

MIRA Technology Institute

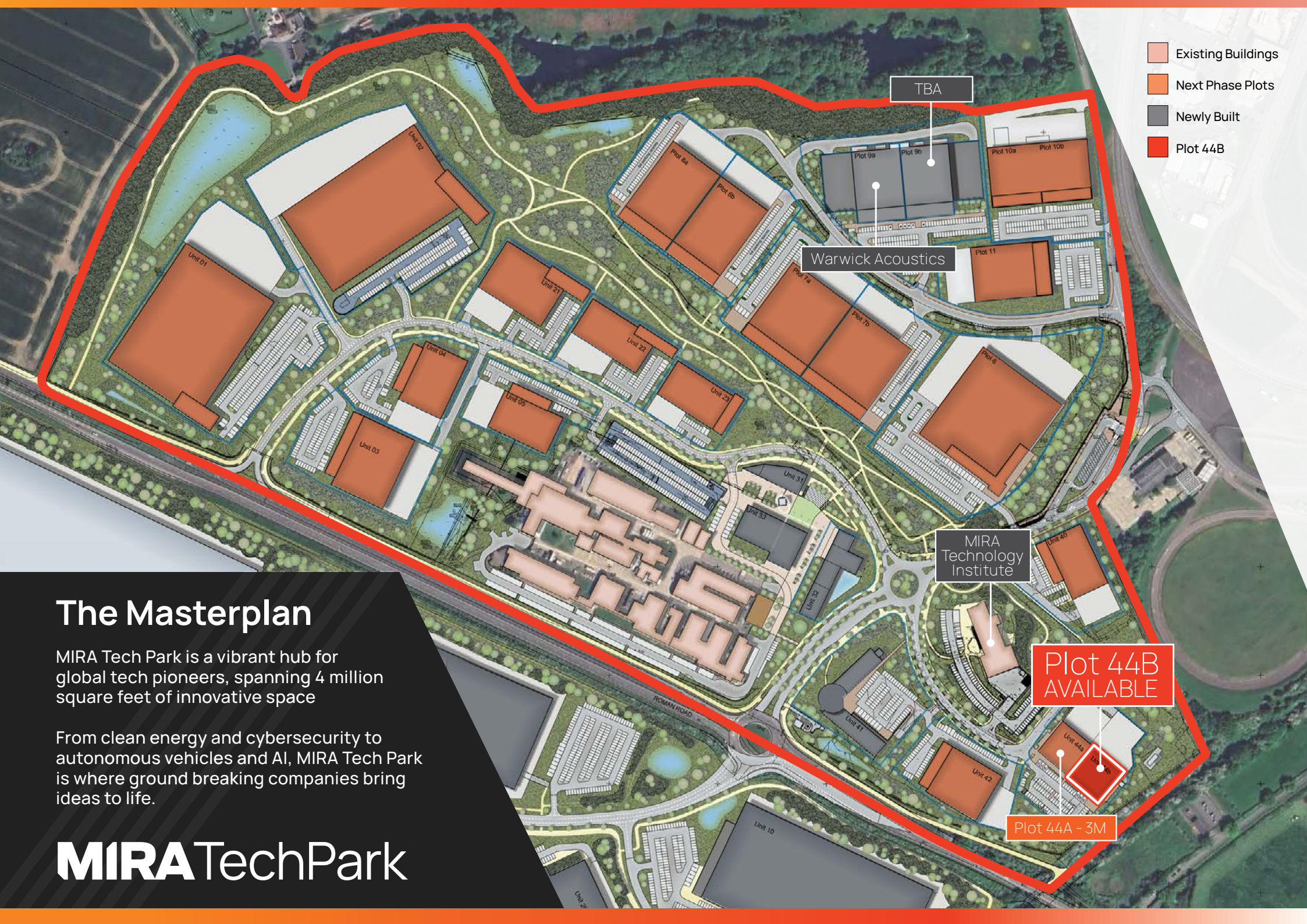
HORIBA MIRA

MIRA Tech Park

← M42/J10

A5

M69/J1 →



- Existing Buildings
- Next Phase Plots
- Newly Built
- Plot 44B

The Masterplan

MIRA Tech Park is a vibrant hub for global tech pioneers, spanning 4 million square feet of innovative space

From clean energy and cybersecurity to autonomous vehicles and AI, MIRA Tech Park is where ground breaking companies bring ideas to life.

MIRA Tech Park

Sustainability Initiatives

Zero waste to landfill

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

Inspiring the future generation

We actively engage with local schools and groups to promote sustainability, while also participating in STEAM ambassador activities to inspire innovation in science, technology, engineering, arts, and maths.

100% powered by green energy

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

Installation of beehives

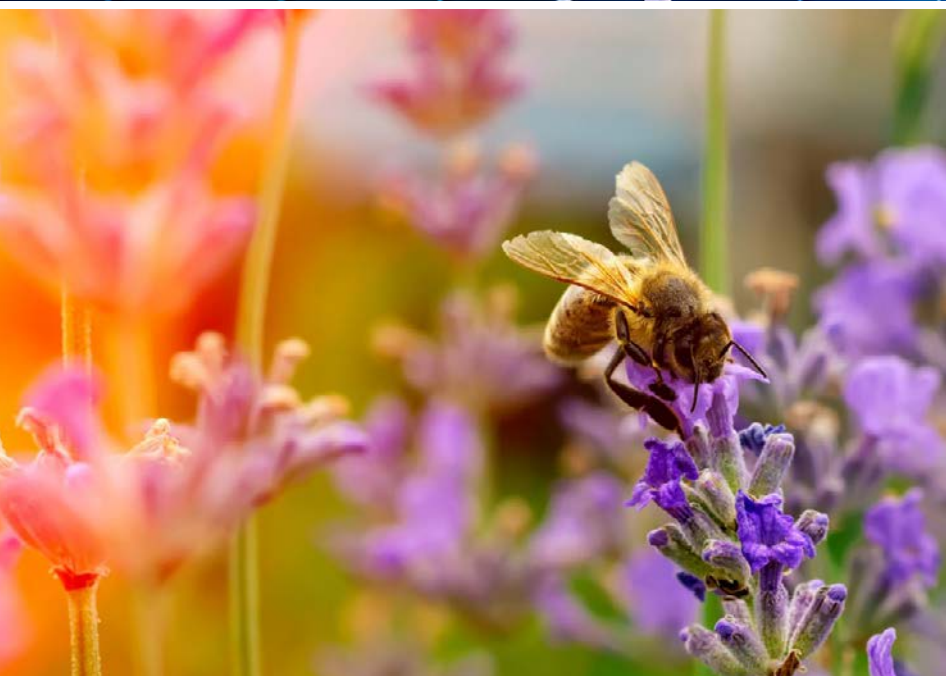
We've installed beehives to support pollinator populations and enhance biodiversity.

Supporting 400+ species of flora and fauna

We're dedicated to supporting flora and fauna, fostering biodiversity across the site.

7MW solar array and hydrogen electrolyser

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



100%
green powered
campus



34
acres supporting
biodiversity



0
waste to
landfill

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Campus Amenities

With ample free and secure parking, an on-site food hub featuring a coffee shop, and excellent public transport links, convenience is at the forefront of the park's design.

We go beyond traditional workspace offerings with a holistic environment with extensive sports, leisure, and welfare facilities. From a private gym and outdoor recreational areas to scenic walking routes, the park encourages a healthy and active lifestyle for all its occupants.

MIRATechPark



Tech Park app

The app offers exclusive benefits, invaluable insights, and unparalleled opportunities tailored for everyone at MIRA Tech Park.

Designed with our tenants in mind, the app ensures you stay connected, informed, and engaged with everything happening within our vibrant tech ecosystem.



Community outreach

We actively engage with our local communities, including schools and scout groups, to inspire the next generation of innovators. Through educational initiatives and hands-on experiences, we showcase the cutting-edge sustainable technologies developed at our site while encouraging young people to participate in biodiversity projects.



Terms

Available Leasehold -
Terms available on request

Rent

On application



Indicative

MIRA TechPark



Indicative

Contact

For further information please contact us

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