

# Invest in... North Warwickshire

## Invest in... quality

*A rural location combined with excellent transport links makes North Warwickshire an attractive place to do business. Home to many recognised companies including BMW, TNT Logistics, and E.ON, the borough has all the ingredients for successful business growth.*

### Education & Skills

The award winning North Warwickshire & Hinckley College, has a campus in Atherstone providing excellent education and training facilities. The borough also benefits from the North Warwickshire Works project, which supports training, skills and employability measures for the residents of North Warwickshire.

### Retail

Atherstone and Coleshill are the main retail towns in North Warwickshire. Atherstone is a growing booktown, and continues to attract further investment from a range of retailers. Various rural outlets provide a unique shopping experience including Hoar Park Shopping Village and Astley Book Farm.

### Culture & Leisure

North Warwickshire has an array of attractions including Kingsbury Water Park, Hartshill Hayes Country Park and Broomey Croft Children's Farm. The Belfry offers world-class golf facilities and the canal network provides the perfect setting for enjoying the North Warwickshire countryside.

## TESTIMONIAL

Ocado ([www.ocado.com](http://www.ocado.com)) is one of Britain's leading online supermarkets, delivering more than 21,000 food and non-food product lines to over two-thirds of the UK's households. Headquartered in Hatfield, Hertfordshire Ocado operates a centralised distribution model servicing customers through a Customer Fulfilment Centre ('CFC').



In October 2010, Ocado announced that it would be constructing a second CFC at the Birch Coppice Business Park in Dordon, North Warwickshire. The 350,000 sq ft building, on a 35.2 acre site, will double the potential capacity for the business. At peak capacity the new CFC will handle 180,000 orders per week and generate in excess of 2,000 local jobs; it will enable Ocado to expand delivery geography in the north and increase order capacity in its current coverage area. The site, opening in late 2012, spearheads Ocado's next big phase of development and expansion.

Tim Steiner, Chief Executive Officer of Ocado, said: "Ocado is growing rapidly across the country and this location ensures we will have capacity to provide more customers with the leading online grocery offering."

For further information please visit [www.ocado.com](http://www.ocado.com)



# Invest in... North Warwickshire

## ● Birch Coppice

Prominently situated at Junction 10 of the M42 in North Warwickshire, the 400 acre site offers B1, B2 and B8 design and build opportunities served by rail access. North Warwickshire Borough Council has granted planning consent for Phase 2 of the site, which will provide up to a further 2 million sq ft of design and build opportunities.

Due to its outstanding location and quality site, Birch Coppice is already home to a wide range of blue-chip companies, including TNT Logistics, Severn Trent Services, CEVA Logistics and UPS.

Award-winning online supermarket Ocado has purchased 35 acres of fully serviced land at Phase 2 of the site and has committed to a 350,000 sq ft facility at the Park.

## ● Hams Hall

Hams Hall Distribution Park is ideally located for distribution being within one mile of Junction 9 of the M42 motorway. The development covers an area of some 430 acres and benefits from an on-site inter-modal rail freight terminal. Occupiers already established on the park include BMW, E.ON and Sainsbury's. Several warehouse / distribution opportunities are available at Hams Hall.

## ● Carlyon Road Industrial Estate

An established industrial estate located ¼ mile from Atherstone town centre with direct access to the A5. Various freehold and leasehold opportunities are available at Carlyon Road Industrial Estate.

## ● Kingsbury Link

Kingsbury link is a modern industrial and distribution development at the heart of the National motorway network approximately 1.7 miles from the M42 motorway Junction 10 and A5 Trunk Road intersection.

## ● Holly Lane Industrial Estate

Holly Lane Industrial Estate is positioned to the north of Atherstone, convenient for the town but also easily accessed from the A5. Starter units of various sizes are available at the Innage Park development on the estate.

## ● Arley Industrial Estate

An established industrial estate offering a variety of small to medium sized units in a rural setting. Arley Industrial Estate is suitable for a variety of business uses including start up companies. Located on the outskirts of Old Arley, the estate is 8 miles from Junction 4 of the M6 motorway.

## ● Coleshill

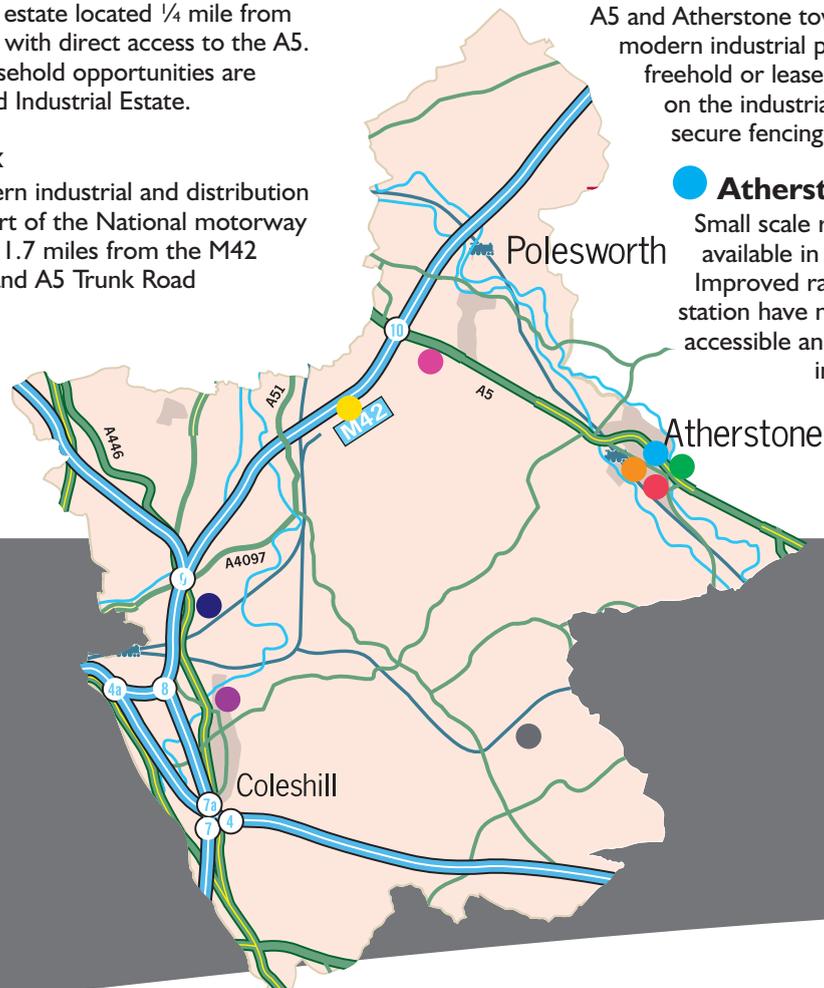
Coleshill has a variety of opportunities for office occupiers, with many of the units available in the town benefiting from recent refurbishment. There are a range of traditional industrial estates in the Coleshill area (including Gorse Lane, Roman Way and Station Road) which offer quality industrial units on a leasehold or freehold basis. Since the opening of Coleshill Parkway station in 2007, the town has become an even more attractive location due to the improved rail connectivity to Birmingham and Nuneaton.

## ● Manor Road Industrial Estate

Manor Road Industrial Estate is located close to the A5 and Atherstone town centre. Refurbished modern industrial premises are available on a freehold or leasehold basis, with some units on the industrial estate benefiting from secure fencing and CCTV coverage.

## ● Atherstone Town Centre

Small scale retail opportunities are available in Atherstone town centre. Improved rail services to Atherstone station have made the town even more accessible and attractive to visitors and investors alike.



**Want to know more?**

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**INVESTMENT PARTNERSHIP**

**A Partnership for the Future**