West Midlands Growth Company
Invest in the West Midlands

Invest Coventry & Warwickshire

COVENTRY & WARWICK INVESTMENT ZONE

THE UK HOME OF BATTERY AND EV SUPPLY CHAIN

Investment Zone West Midlands

Mayor of the West Midlands

West Midlands Combined Authority

COVENTRY & WARWICK INVESTMENT ZONE - ADVANCING BATTERY TECH & ADVANCED MANUFACTURING AT PACE

Coventry & Warwick Investment Zone offers investors a once in a generation opportunity to build a presence within the UK's most comprehensive battery and EV ecosystem, bringing together world-leading academic research with next-generation manufacturing. The vibrant £129bn West Midlands economy is already a global centre of automotive and battery R&D, at the heart of future battery opportunities across EV and energy storage:

- Home to Midlands Future Mobility, the UK's first future mobility zone, a comprehensive on-road autonomous test bed covering 200 miles.
- One of the largest automotive research clusters in Europe, including R&D and design facilities for GM, JLR, McLaren and TATA Motors.
- Manufacturing facilities for Aston Martin Lagonda, BMW, Dennis Eagle and Geely London EV Company
- MIRA Tech Park, home to the first VI-grade DiM250 driver simulation environment in the UK.
- More than 40% of UK Automotive R&D is delivered here in the West Midlands.

With 90% of UK businesses connected within 4 hours of the West Midlands, we have the highest number of skilled workers in UK outside of London (230,000).

access to electrified logistics chain via Daventry international Rail Freight Terminal (DIRFT) & UK motorway network

7.4M

people live within one hour's drive of the site

one of the highest growth of working age populations in the UK (8% to 2043)

2.8M

people of working age (16 - 64) in the West Midlands

more than 800,000 people employed in relevant sectors such as EV, battery and chemical

ENHANCED INVESTOR **INCENTIVES**

Companies locating within the Coventry & Warwick Investment Zone will benefit from access to an enviable range of investor incentives designed to support and accelerate advanced manufacturing businesses, helping you to land, build out and resource your operations. This forms just part of the fabric of support available to you from trade organisations, local and national UK Government.

THE FOUNDATION FOR YOUR GROWTH IN THE WEST MIDLANDS

DEVELOPING YOUR PLANS

- Buying land or a building — Full Stamp Duty Land Tax relief
- Building your space — Enhanced Structures & Buildings Allowance

OPERATIONAL

- Fitting out your operations — 100% Enhanced Capital Allowance (**ECA** year 1)
- Growing your team — Enhanced National Insurance contributions (**NIC** 3 years)
- Supporting your bottom line — Full business rates relief (**BRR** 5 years)

FULL BUSINESS RATES RELIEF

(5 years*) for newly occupied business premises, and certain existing businesses where they expand in tax sites

ENHANCED STRUCTURES AND BUILDINGS ALLOWANCES (SBAS)

10% enhanced rate of structures and buildings allowance for qualifying investment on non-residential structures and buildings situated in tax sites, relieving 100% over 10 years*

FULL STAMP DUTY LAND TAX (SDLT) RELIEF

Full SDLT relief for land and buildings bought for commercial use or development for commercial purposes

100%

FIRST YEAR CAPITAL ALLOWANCES

100% first year allowance for qualifying expenditure of companies on plant and machinery assets primarily for use in tax sites

EMPLOYER NATIONAL INSURANCE CONTRIBUTIONS

Zero rate NICs on salaries of new employees working in the tax site for at least 60% of their time on earnings up to £25,000 for 36 months per employee

*Tax incentives are available until 30th September 2034

ADDITIONAL LOCAL AND NATIONAL FUNDING SUPPORT:

EARLY ENGAGEMENT AND ADOPTION

Regional schemes include Made Smarter WM Adoption (up to £20k grants). National schemes such as Innovate UK Business Growth and Knowledge Transfer Partnerships.

For early-stage firms, these schemes focus on de-risking first steps. The programmes are typically fully funded or heavily subsidised, quick to access, and designed to get businesses moving with adopting digital technologies or exploring opportunities with a university.

TRANSITION AND CAPABILITY BUILDING

Regional revenue and capital schemes: West Midlands Supply Chain Transition Programme (£15m); DRIVE35 West Midlands Supplier Readiness and Transformation Fund (SRTF) (£50m).

Supporting scale-up businesses to address more strategic concerns, such as how to transition supply chains, build capability and prepare for larger-scale innovation. West Midlands regional programmes step in to bridge these gaps; the SRTF offers matched capital grants between £250k and £3m.

SCALING INNOVATION

West Midlands Local Innovation Partnership Funding; Advanced Manufacturing FORGE (£25m).

When you're ready to undertake more ambitious innovation projects The West Midlands LIPF and FORGE programmes act as a stepping stone, providing larger-scale support while preparing businesses to engage with national funding. It's where regional support aligns with national programmes, ensuring businesses are ready and competitive.

LARGE-SCALE R&D AND INDUSTRIALISATION

Aerospace Technology Institute (£2.3bn); Advanced Propulsion Centre DRIVE35 (£2.5bn); Innovate UK R&D.

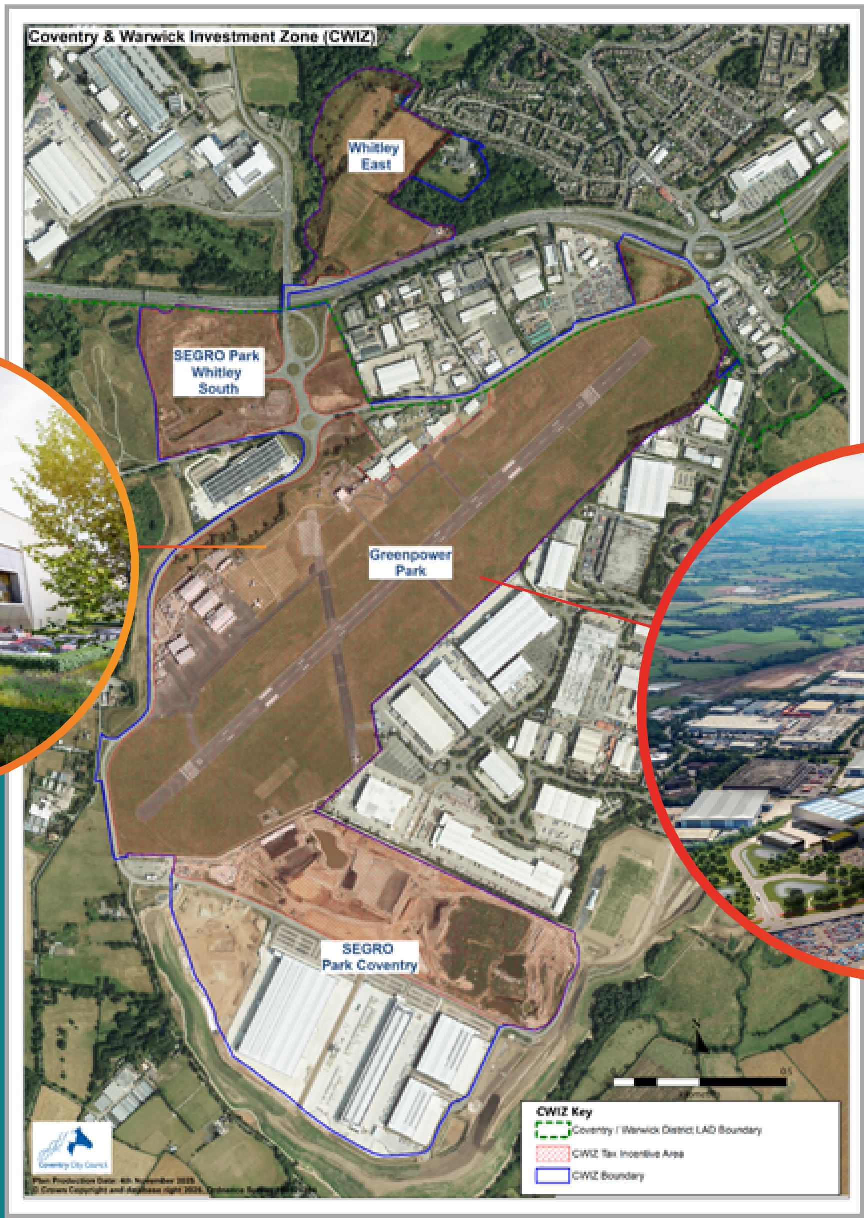
Companies can access national programmes focused on transformational R&D and industrialisation. These involve larger funding amounts and more complex delivery across innovation, demonstrator projects, and manufacturing capital investments.
Further schemes are in development.

"Generations here have made cars… that shows the attitude towards quality and the attitude towards work."

Andy Palmer, Former COO
Nissan

COVENTRY & WARWICK **INVESTMENT ZONE**

Coventry & Warwick Investment Zone covers 241.4 ha of land, of which 182.7ha will be available for Investment Zone tax incentives. It has four components, which are detailed below, allowing this site to create a complete battery value chain: office and R&D, prototyping, large-scale manufacturing, and logistics:



GREENPOWER PARK

Located at the heart of the UK's manufacturing industry, the 5.7million sqft Greenpower Park is a trailblazing centre of excellence for electrification battery technology and manufacturing. Ideal for an OEM anchor tenant, this ground-breaking location is the first of its kind, offering an all-in-one solution for battery research, industrialisation, manufacturing, testing, recycling and electrified logistics designed to foster the UK's growing battery ecosystem.

Site remediation is expected to begin in early 2027, with 30MVA power available from 2027 and a further 20MVA available by 2030 with another 180MVA offered in the longer term.

WHITLEY EAST

Currently undeveloped land, earmarked in the Local Plan for employment land and light industry, and R&D uses.

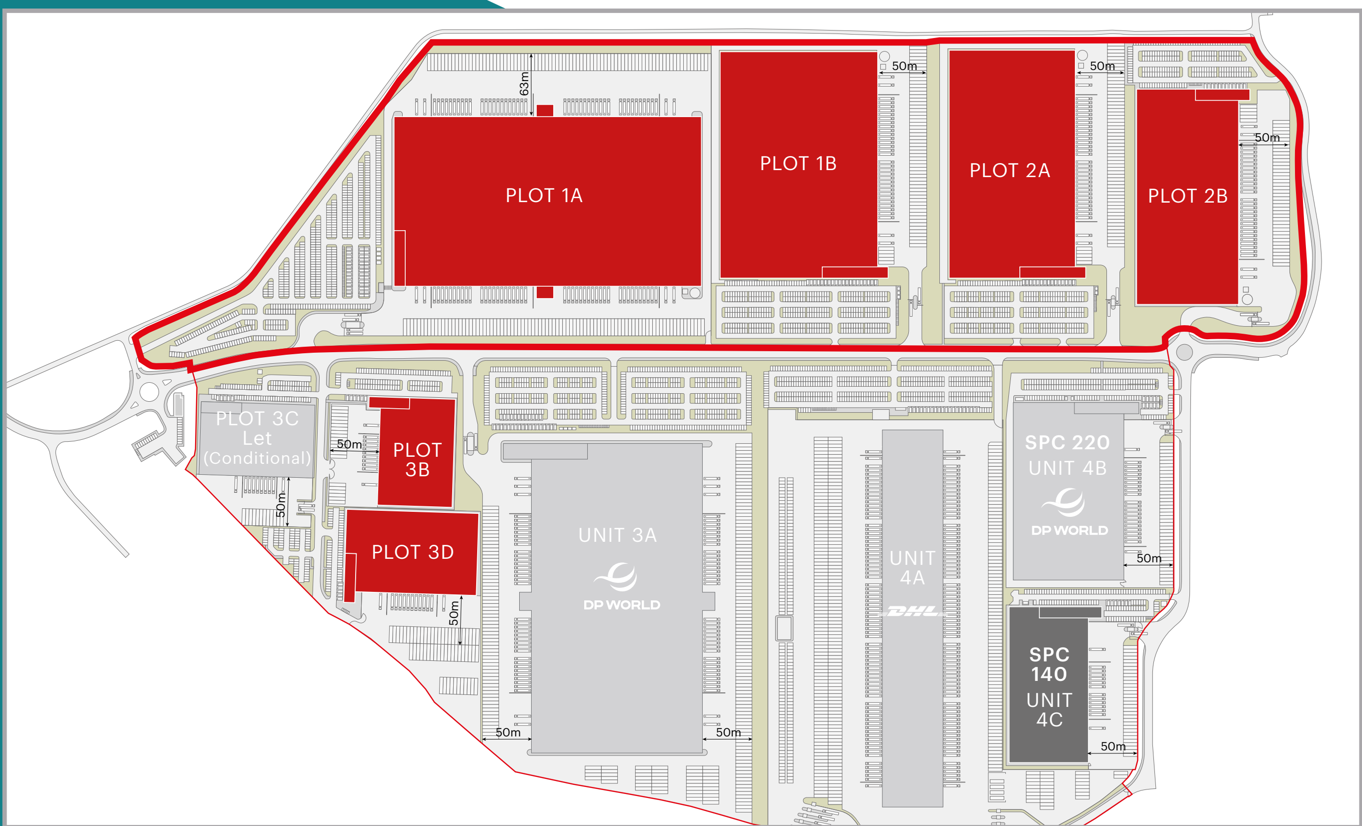
"We represent an amazing opportunity for electrification...not only around automotive but the broader ecosystem around advanced manufacturing."

Steve Rigby, CEO
Rigby Group

COVENTRY & WARWICK **INVESTMENT ZONE**

SEGRO PARK WHITLEY SOUTH

Adjacent to the A45 and within the heart of CWIZ, SEGRO is bringing forward a 12 unit industrial and logistics scheme for diverse businesses, across a total 422,000 sq ft (40,000 sq m). With the 12 units ranging from 10,000 sq ft to 80,000 sq ft, once developed, this site is envisioned to host a significant R&D workspace, as well as general office and ancillary space.



SEGRO PARK COVENTRY

A total of 215 acres with outline planning permission for 3.7 million sq ft, 1.67 million of which is within the Investment Zone and available for immediate development of bespoke industrial and logistics space. Groundworks are expected to be completed by late summer 2026.

COVENTRY & WARWICK INVESTMENT ZONE
AT THE HEART OF THE UK'S BATTERY AND EV ECOSYSTEM

OEM MANUFACTURING

1 JLR Electric Propulsion Manufacturing Centre
5 Triumph Motorcycles
6 BMW Plant Hams Hall
10 Mecalac
12 Jaguar Land Rover Solihull
13 Geely London EV Company
16 Aurrigo
19 Norton Motorcycles
28 Thwaites Dumpers
30 MOKE International
32 Dennis Eagle

OEM COMMERCIAL HQ

17 Stellantis
29 Volvo Truck & Bus

OEM R&D

3 McLaren
8 Changan
20 SAIC Motor UK Technical Centre
21 Tata Motors European Technical Centre
24 JLR Future Energy Lab
25 Maeving
27 TVS Engineering Centre
33 GM Design Centre Europe
35 JLR Product Creation Centre
36 Aston Martin Lagonda

R&D ECOSYSTEM

2 MIRA Tech Park
9 Birmingham Energy Innovation Centre (University of Birmingham)
14 Manufacturing Technology Centre (MTC)
15 Coventry University C-ALPs & NTDC
23 WMG (Uni of Warwick) & National Automotive Innovation Centre

BATTERY AND MOTORS

4 Volklec
7 JLR Battery Assembly Centre BAC
11 Unipart Hyperbat
18 Cox Automotive/DHL EV CoE
22 WMG Energy Innovation Centre
26 UK Battery Industrialisation Centre
31 Eatron
34 Shield Manufacturing Technologies

ENERGY STORAGE

CWIZ is ideally placed to support large-scale energy storage manufacturing, with its central UK location combining with ready access to battery talent and R&D.

The UK installed base of Battery Energy Storage Systems (BESS) grew significantly over 2025, as the market responds not only to the resurgence of onshore wind but also reflects the need for greater grid resilience – both as a hedge against critical national infrastructure cyber attacks and to better accommodate grid fluctuations from an increasingly distributed network driven by EVs. The increasing deployment of data centres linked to the UK Government AI Strategy will also factor in increasing demand for BESS for localised resilience.

Since 2020 the UK has grown from 1128MW to 6872MW in 2025 across nearly 2000 projects, with 1405MW of that commissioned in 2025 alone.* Whilst impressive growth, there is still considerable headroom for battery manufacturers and systems integrators to access the UK market, with a UK government Clean Power 2030 target of 23GW, supporting the forecasted growth of PV deployment to reach 45GW by 2030. Over 2025, the trend was for larger capacity projects, with the average grid energy storage submissions reaching more than 400MWh compared with 257MWh in 2024..**

The UK Government Industrial Strategy is extending network charges relief (Network Charging Compensation) to 90%; taken in combination with the planned reduction in energy costs for advanced manufacturing firms of £35-40/MWh (from 2027) means the ability to manufacture at scale in the UK is increasingly attractive.

The modular design of BESS plants results in a relatively quick install time and provides a diversified growth route for battery manufacturers already operating within the EV sector.

*Data from RenewableUK [EnergyPulse, 3 September 2025]

** Energy Storage News: UK battery storage development market moves from speculation to execution [Gisburne, 21 January 2026]

BATTERY AND EV R&D

Coventry and Warwick Investment Zone sits at the heart of the UK battery ecosystem, not just for manufacturing, but with world-class research facilities also within easy reach.

ADVANCED PROPULSION CENTRE UK

National UK government organisation, with its showpiece centre on the University of Warwick campus and established in 2013, the £1bn centre specialises in low carbon propulsion technologies – such as battery production, hydrogen fuels, motors and drives – for cars, buses and HGVs. The centre also advises industry-academic project consortia across all tiers of the supply chain and through the Drive35 initiative provides funding to support the growth and acceleration of automotive innovations and disruptive technologies.

mtc where progress happens

The Manufacturing Technology Centre (MTC) is part of the High Value Manufacturing (HVM) Catapult, and supports the development of net zero technologies by delivering value in three key areas - technology innovation, industrialisation and scale-up and sustainability. Recent projects include improving Li-ion battery performance in harsh environments, and factory optimisation & visualisation for an electric machine production line.

HORIBA MIRA

HORIBA MIRA and MIRA Tech Park leads engineering, research and test services for the automotive, defence, aerospace and rail industries. Electrification and energy; powertrain and emissions; vehicle resilience (cybersecurity); and CAV are among its leading expertise. The Park hosts several UK-first, real-world testing facilities specialising in battery abuse, climactic vibration, electric cycling and self-driving technologies.

CAM TESTBED UK

CAM Testbed UK is a coordinated cluster of world-leading facilities supercharging automated mobility technologies from concept to development. Backed by globally significant players, facilities progressing the adoption of CAM technologies include:

- Midlands Future Mobility
- AssuredCAV
- Convex
- CCAAR
- Catesby Tunnel

UK BATTERY INDUSTRIALISATION CENTRE

The £130m UKBIC is the UK's most exciting centre of breakthrough science for next generation battery production. At UKBIC, companies and researchers across the value chain have open access to the UK's only facility to scale technologies that will form the core products of the UK's battery supply chain. The facility provides Giga-scale electrode production and an advanced manufacturing capability that can enable the development of the next generation of battery systems across electrode, cell, module and pack levels to allow companies to move to full-scale, high-volume battery manufacturing.

WMG THE UNIVERSITY OF WARWICK

WMG at the University of Warwick is a founding member of the High Value Manufacturing Catapult (HVMC), delivering industry-led research across electrification, materials, manufacturing, data, and transport. As the lead HVMC centre for electrification, WMG plays a central role across the electric vehicle (EV) value chain, bridging government, academia, and industry.

WMG also leads the Driving the Electric Revolution Midlands Industry Centre, part of an £80 million government initiative to strengthen UK capabilities in power electronics, machines, and drives (PEMD). It is a key partner in the Energy Innovation Centre, accelerating the commercialisation of next-generation battery technologies. WMG has led extensive research across the full battery ecosystem.

The National Automotive Innovation Centre (NAIC), a collaboration between WMG, Jaguar Land Rover, and Tata Motors UK, is Europe's largest automotive research facility of its kind, focused on electrification, carbon reduction, and connected vehicle technologies.

RICH BATTERY ECOSYSTEM

With a mindset for innovation, built upon 200 years of industrial heritage, the West Midlands today remains at the cutting edge of global electrification research and development. World-leading brands collaborate here with specialist talent and world-class R&D facilities, with current projects including:

LIGHTWEIGHT STRUCTURES

Sports car manufacturer Lotus is collaborating with Brunel University and Coventry-based Sarginsons Group on the Lightweight Electric Vehicle Architecture (LEVA) project. Sarginsons specialise in innovative liquid metal engineering and complex aluminium castings. LEVA is targeting the acceleration of and innovation behind new lightweight structures and high-performance alloys for next-generation net-zero emissions vehicles. Pioneering cutting-edge UK expertise to create products that can be applied to EVs.

BATTERY - CIRCULAR ECONOMY

Jaguar Land Rover is leading a consortium including the University of Warwick and Wykes Engineering Co. in the BADFORCE project (Battery Automated Disassembly For Optimised Repair & Circular Economy), to develop manufacturing solutions focused on supporting production and repair of EV battery packs by enabling the swapping of their internal cell-stacks. This supports repurposing of packs into energy storage solutions.

EV PLATFORM

Project ELEVATION – a consortium led by Aston Martin Lagonda and including Warwick Manufacturing Group and MTC - aims to accelerate the development of a modular luxury battery electric vehicle (BEV) platform, and associated technologies (including UK-based assembly of 800V battery packs and electric drive units) with advanced vehicle lightweighting.

POWERTRAIN FOR REMOVABLE BATTERY ELECTRIC MOTORCYCLE

Maeving is an electric motorcycle manufacturer based in Coventry. They are developing a new powertrain for use in Maeving's electric motorcycles, which requires lightweight removable batteries with the power to sustain 65mph.

CHARGING SYSTEMS

Supporting an APC-funded development project, Coventry-based advanced engineering company Lorillion is developing a power conversion unit PCU with onboard charger and DCDC converter, that will enable a smaller, lighter and more commercially viable solution for the electric motorcycle sector.

"At UKBIC we help everyone from start ups right through to global corporate automotive OEMS. We are the lynchpin to the IZ and to the battery community and ecosystem."

Sean Gilgunn, Managing Director
UKBIC

INVESTOR SUPPORT:

Your business will have access to a total package of support, with a dedicated sector specialist for every step of the way, helping with targeted introductions and links into the local ecosystem.

Skills

- Recruitment assistance and salary insights
- Free skills hub recruitment support
- Support for key employees and their families moving to the area, including familiarisation visits
- Working with UK Government around immigration and VISA support

UK Setup

- Introductions to commercial support to help you establish your UK investment
- Supply chain introductions and external support programmes
- Business network and speaking opportunities
- Free PR support to amplify your brand with global press contacts, maximising press attraction

Property

- Free-of-charge support to find suitable local premises
- Introductions to property agents and developers

Data & Demographics

- Market information and analysis
- Local economy data reports

Connections

- Links to local and national government
- Gateway to a unique UK R&D ecosystem
- R&D opportunities via funded university projects and challenges

InvestWestMidlands.com/CWIZ

WANT TO DISCUSS MORE?

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