

**ALBANY STUDENT
VILLAGE.**
EARLSDON CV5 6JR

**Prime University of Warwick focused student
accommodation investment opportunity**



EXECUTIVE SUMMARY

- Prime student accommodation scheme serving the University of Warwick located in the heart of the attractive suburb of Earlsdon
- Earlsdon is the premier student location** with a host of bars, restaurants, a bustling nightlife and is a **popular place to live with both Warwick and Coventry university students**
- The asset is **100% let for the current Academic Year**
- 97% of residents study at the University of Warwick**
- High-quality brand new scheme completed in time for the 2023/24 Academic Year and well located to serve the University of Warwick
- The University of Warwick has unveiled a £700m investment in its West Midlands campus as part of its ambitious Connect Programme. This is the largest single investment in campus facilities across its entire 60-year history
- 462 direct let student beds arranged over six stories, consisting of 98 (22%) studios and 364 (78%) en-suite cluster beds
- Excellent amenity provision of over 1.8 sqm per bed** of internal amenity including split-level gym, surround sound cinema, three large common rooms, study rooms and games rooms
- Abundant external amenity** areas including four secure south-facing courtyards of over 2,000 sqm coupled with mini MUGA pitch and Padel Court







Location

Coventry is located within the West Midlands, 20 miles east of Birmingham, 45 miles south of Nottingham and 90 miles northwest of London. The city is a major economic hub and has been acknowledged as one of the fastest-growing cities within the UK. Coventry was also awarded the UK Capital of Culture in 2021.

The city has excellent transport links to most major cities due to its central position within the UK. The M1, M6, and M40 motorways are all within close proximity to Coventry. The city benefits from a new railway station which opened in March 2022 which was part of a £82m project to integrate the transport system and improve the local area. Direct trains from Coventry to London take approximately 1 hour. Birmingham is the nearest international airport to Coventry, located a 20-minute drive from Albany Student Village.

Further investment into the city has been planned as part of the 'Levelling Up' initiative including improving the city's connectivity.



Earlsdon Centre
4 mins



University of Warwick
12 mins



University of Warwick
15 mins



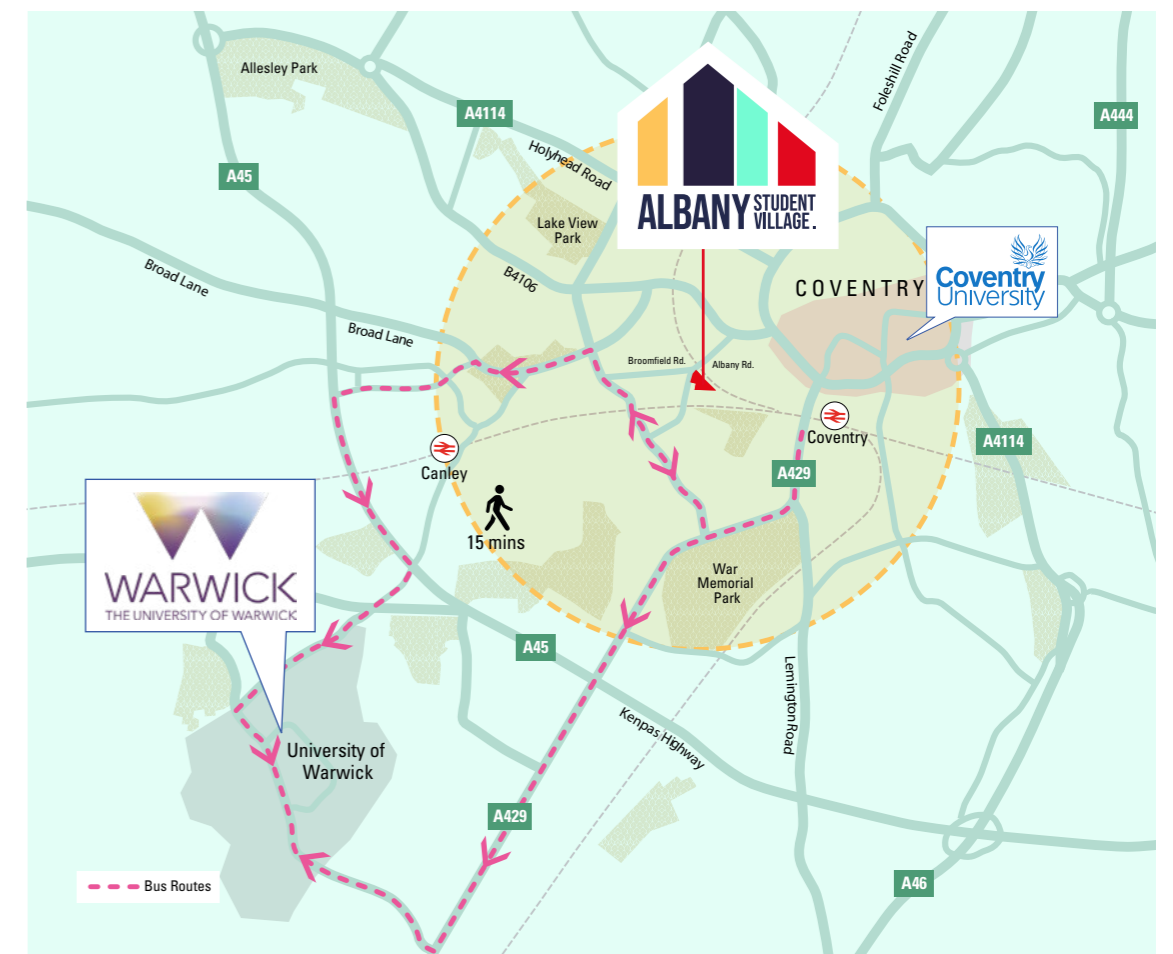
University of Coventry
10 mins

Situation

Albany Student Village is located to the southwest of the city centre in the highly sought after suburb of Earlsdon.

A wide variety of cultural and leisure amenities are within walking distance of the property, including the main retail and leisure offerings of the city centre which are a 10-minute walk to the north. Earlsdon is an exciting and affluent suburb of Coventry that benefits from an abundance of cafés, bars, restaurants and shops as well as the Albany and Criterion theatres. The area also has a golf course and three parks including the War Memorial Park which hosts events such as the annual Godiva Festival.

Albany Student Village is located within 15 minutes of The University of Warwick Campus by public transport or cycling whilst Coventry University can be reached within a 10-minute walk.





Description

Albany Student Village completed in time for the 2023/24 academic year and provides a high-quality, purpose-built student accommodation arranged across three to six stories providing 462 student bedrooms, comprising 364 en-suite cluster bedrooms and 98 self-contained studio rooms.

The building sets itself apart from the current operational schemes within the city, with its excellent amenity provision which totals 1.82 sqm of internal amenity space per resident whilst also being the only PBSA asset located in Earlsdon.

The scheme has a unique and extensive external amenity offering of over 2,000 sqm that includes four south facing alongside a MUGA pitch and padel tennis court, this will be a first for a scheme in the city and one of only a few nationally.

Albany Student Village benefits from a 2,500 sq ft Class E commercial unit within Block A that will suit a variety of uses and further enhance the student experience.

The scheme is managed by Mezzino who manage in excess of 4,600 student beds in the UK and Ireland.

The student accommodation is comprised as follows:



Courtyard amenity

Unit Types Breakdown	Quantity	Unit Numbers	Percentage	Average Sizes (sqm)
4 Bed Cluster	4	16	3%	14
5 Bed Cluster	3	15	3%	13
6 Bed Cluster	6	36	8%	14
7 Bed Cluster	14	98	21%	13
8 Bed Cluster	11	88	19%	13
9 Bed Cluster	9	81	18%	13
10 Bed Cluster	3	30	6%	13
Accessible Studio	9	9	2%	26
Studio	89	89	19%	19
Total	148	462	100%	



Studio

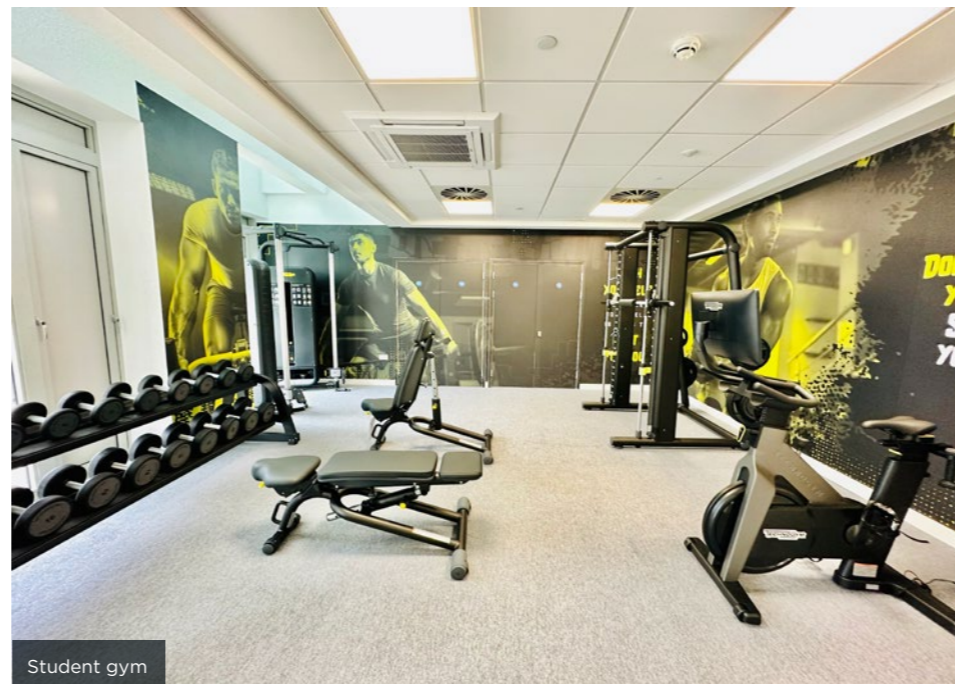
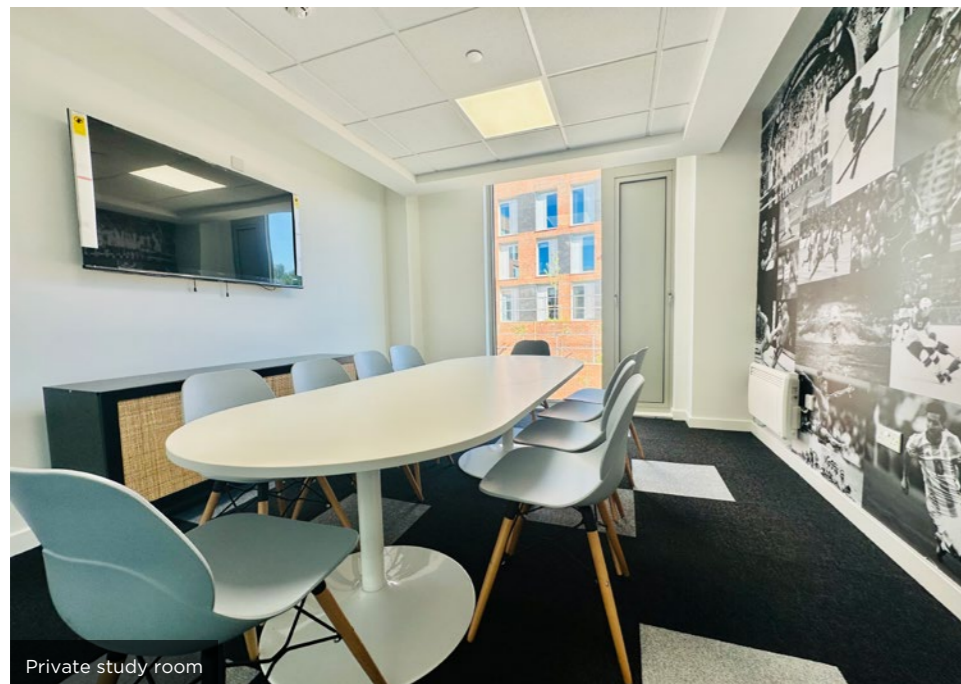


Amenity

- Over 1.8 sqm of internal amenity space
- Over 1 acre of secure external space

- 4K Dolby Atmos surround sound cinema with 3.6m x 1.8m screen and tiered seating by Infinity
- Shared kitchen dining experience room

- Two-storey gym by market leaders Technogym
- Feature games room and private study rooms
- Four south facing landscaped courtyards



Please view the exciting Interactive 360 Degree Tour here →

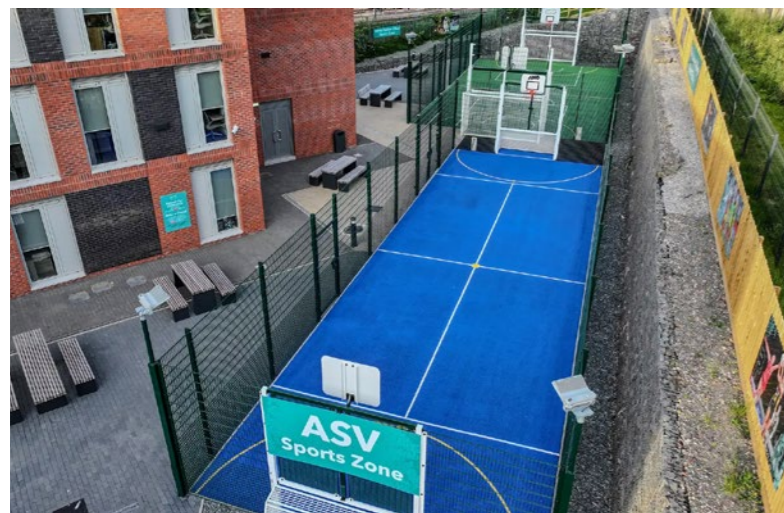
360 Tour





External Sports Facilities Promoting Health & Wellbeing

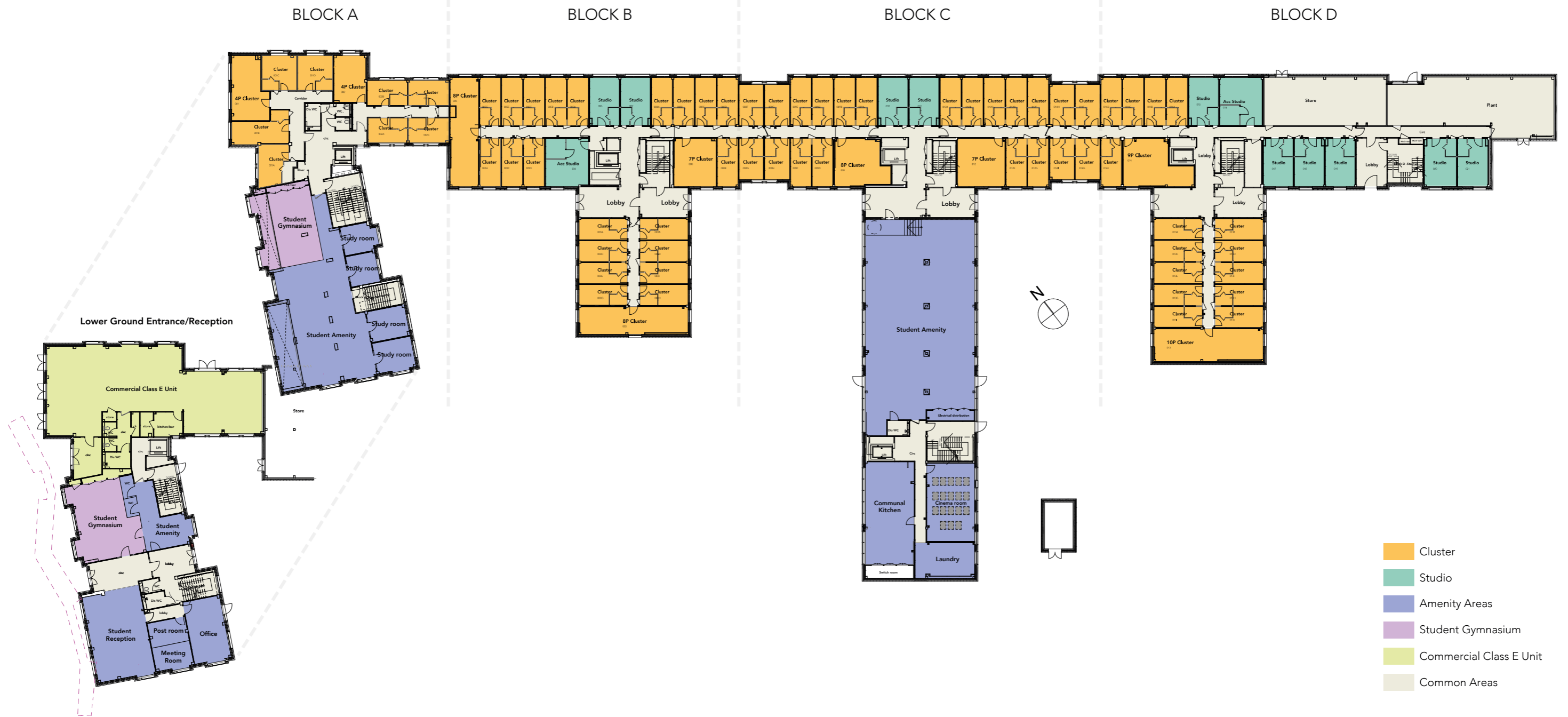
- 🏠 MUGA (Multi Use Games Area)
- 🏠 Padel Tennis Court
- 🏠 All weather surfaces
- 🏠 Floodlit
- 🏠 Operational hours 9am to 9pm,
7 days a week
- 🏠 Four inset goals
- 🏠 Two sets of tennis nets
- 🏠 Four basketball hoops/backboards
- 🏠 Cricket wickets
- 🏠 Suitable for netball and hockey





Floor Plans

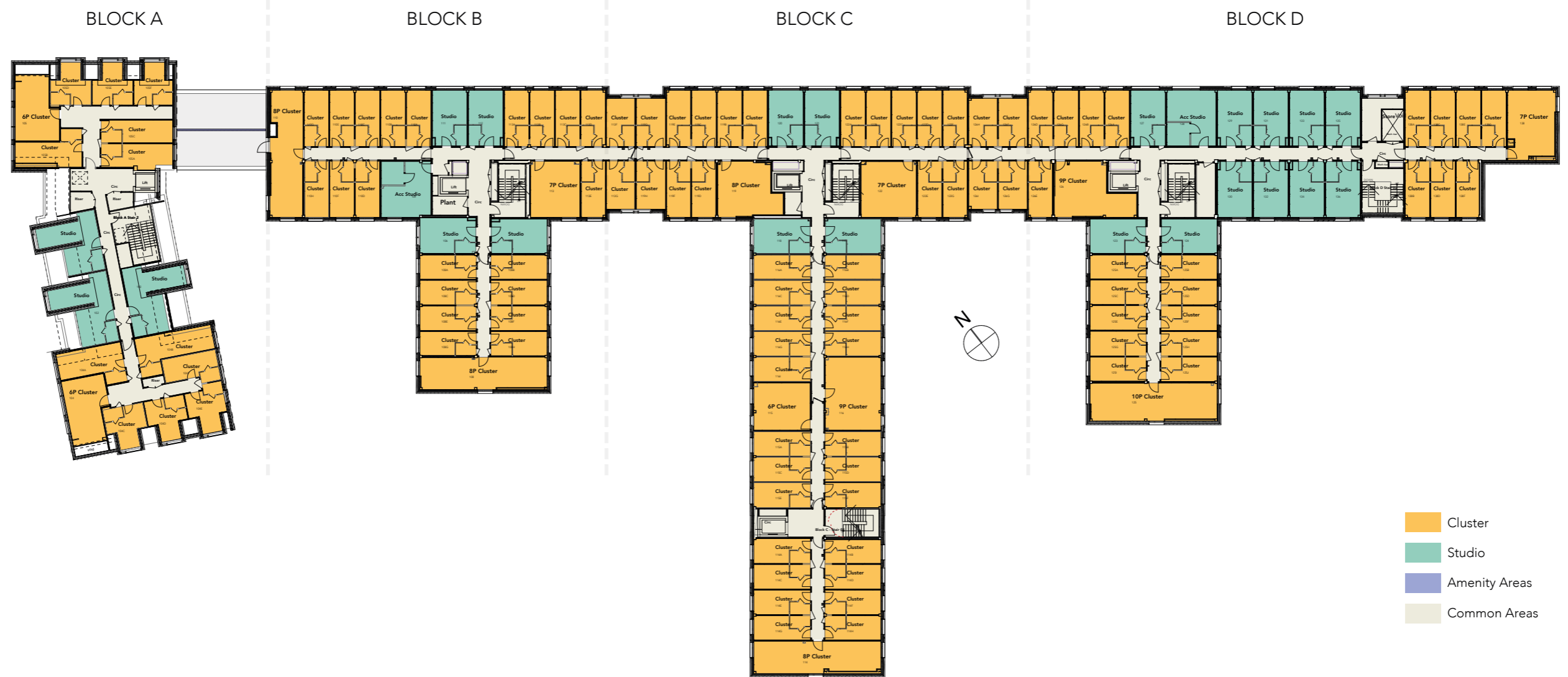
Upper Ground Floor & Lower Ground Reception





Floor Plans

First Floor



Site Plan



Proposal

Seeking offers for the freehold interest on behalf of the Joint Fixed Charge Receivers.

Tenure

The property is held freehold.

EPC

The EPC rating is B.

EWS1/FRAEW

The property benefits from a EWS1 rating of A1 and FRAEW of Low.

VAT

We understand the property has not been elected for VAT therefore VAT will not be payable on the purchase price.

For further information, access to the dataroom or to arrange an inspection please contact:



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