



INDUSTRIAL/DISTRIBUTION WAREHOUSE AVAILABLE VIA ASSIGNMENT OR SUBLEASE

BERMUDA PARK

INDUSTRIAL ESTATE

89,660 SQ FT

DESCRIPTION

The property totals 89,660 sq. ft. of industrial accommodation in a prime location on St David's Way. The property has undergone light refurbishment works and is suitable for a variety of industrial, distribution and logistics occupiers.

The property is available by way of an assignment or sub-lease of the existing lease which expires 29th March 2032. Alternatively, a new lease directly with the landlord is possible, subject to terms.

KEY SPECIFICATION



LED lighting to warehouse



10m metres eaves



Tank sprinkler system



Metal roof with translucent roof lights



Ground and first floor offices



Gas fired heating system in-situ



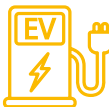
2 x roller shutter doors



Drive-through inside loading area



54 demised car parking spaces



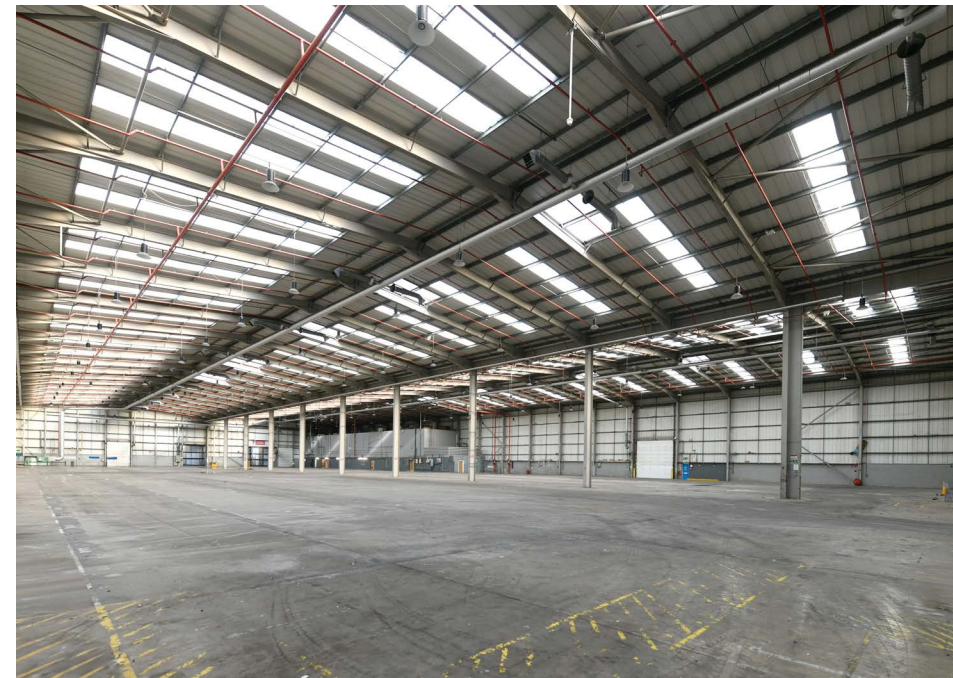
6 EV car charging points



Security hut



Fully fenced and gated





Topps Tiles

A444



TOOLSTATION

GIST

WASHINGTON DR



ST DAVIDS WAY



A444



BERMUDA PARK

INDUSTRIAL ESTATE

Industrial/Distribution Warehouse Available Via Assignment or Sublease **89,660 SQ FT**

ST. DAVIDS WAY | NUNEATON | CV10 7SD

BERMUDA PARK

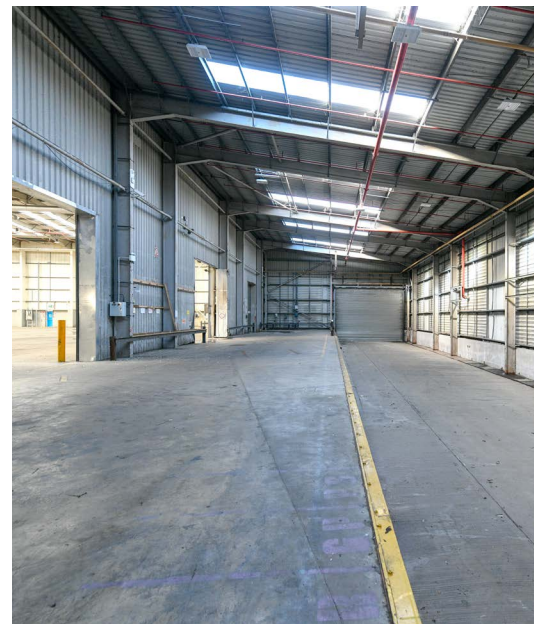
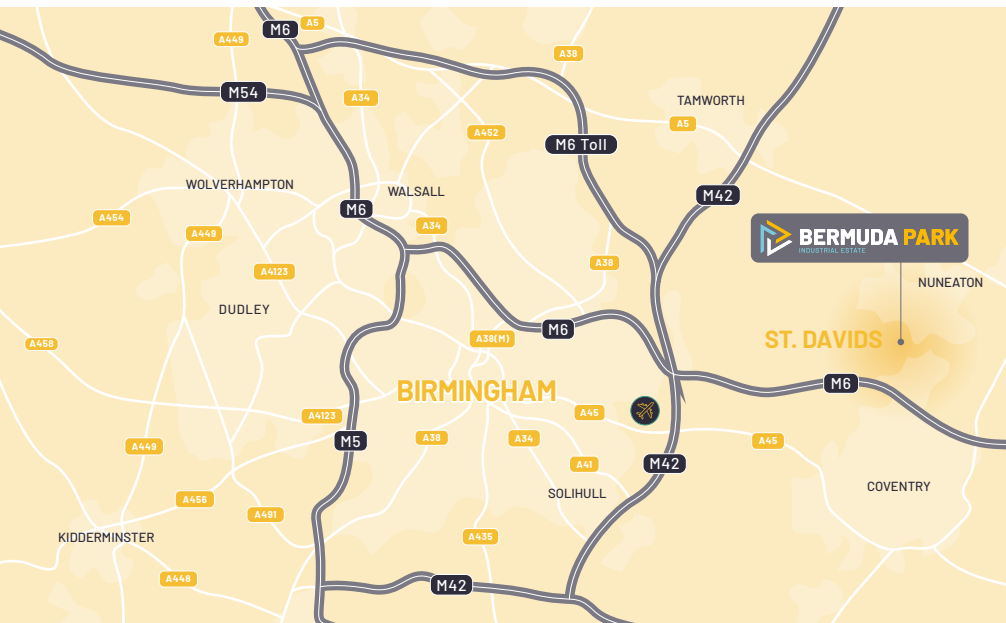
INDUSTRIAL ESTATE

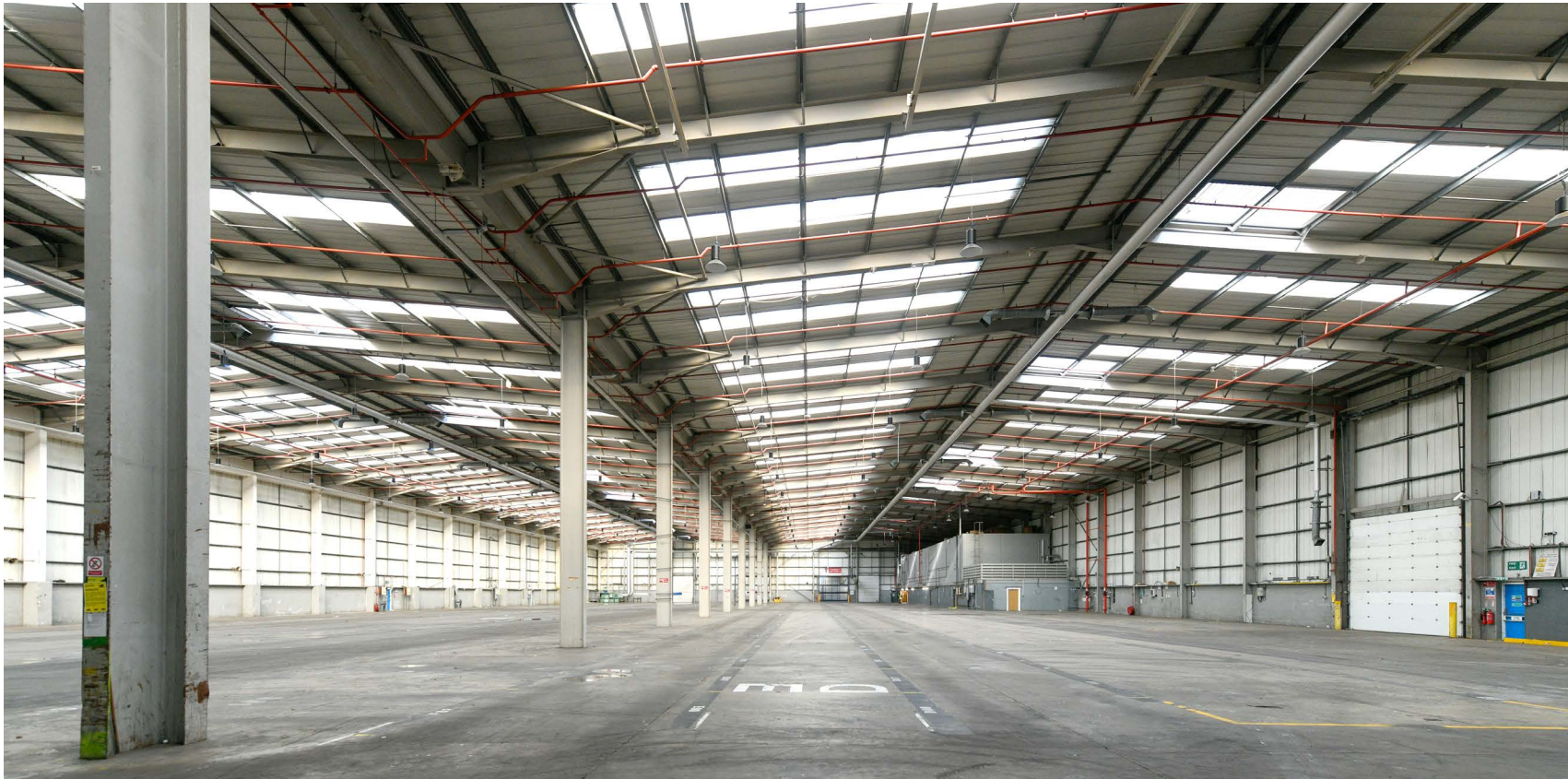
LOCATION

The property is located on the well-established Bermuda Park estate and benefits from a fast dual carriageway access (A444) to the M6 Junction 3.

This in turn provides easy access to the M69, M1, A14 and the whole Midlands conurbation via the M6, M5, M42 and M40. The location has already attracted major occupiers.

Coventry is located within 7 miles via the A444 with Birmingham City Centre approximately 23 miles distant via the A444 and M6.







BERMUDA PARK

INDUSTRIAL ESTATE

SUMMARY

Available size
89,660 SQ FT

Rent
On Application

Service Charge
N/A

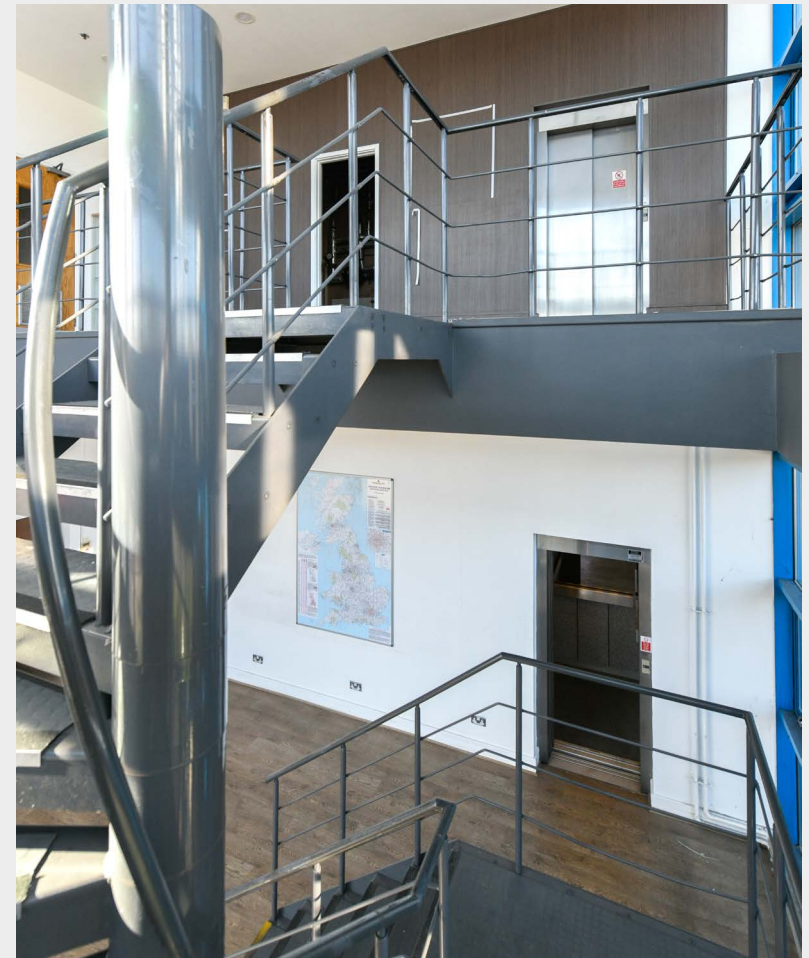
EPC Rating
B

ACCOMMODATION

Warehouse	71,265 SQ FT
Offices GF/FF	9,891 SQ FT
Covered Loading Area	8,504 SQ FT
Total area	89,660 SQ FT



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VIEWING & FURTHER INFORMATION

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