

NUNEATON 230

230,384 sq ft distribution warehouse

TO LET



uk.goodman.com

Bermuda Park, Nuneaton, CV10 7JS

SPACE FOR FAST CONNECTIONS

Enjoy excellent connectivity at the heart of the Midlands.

Fronting the A444 at Bermuda Park, the 230,384 sq ft distribution warehouse is only two miles from Junction 3 of the M6 and four miles from the A5, providing easy access to the UK motorway and trunk road network.



Excellent connectivity

Benefit from strong road and rail links



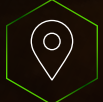
Great for last mile delivery

Reach 7.2 million consumers within a 60-minute drivetime¹



Availability of labour

Access a large local labour force



High profile location

Enjoy excellent brand visibility fronting the A444

AERIAL VIEW



Bermuda Park railway station is opposite the site, providing direct trains to Nuneaton, Bedworth, Coventry, Kenilworth and Leamington Spa.



XPO

SAINT-GOBAIN

BESTWAY
CASH & CARRY

DX PARCELS

RS COMPONENTS

EVRI

BERMUDA PARK

DAIRY CREST

UNIPART LOGISTICS

NUNEATON 230

RENAULT TRUCKS

A444

◀ M6 (J13)



Indicative images post reinstatement



SPECIFICATION

Nuneaton 230 provides 230,384 sq ft of high quality warehouse space designed to offer flexibility and maximise operational efficiency.



2.4MVA of power



Solar PV system of 606kWp



15m clear internal height



67m yard depth



65kN/m² floor loading – 10 tonne point load



4 level access doors



21 dock levellers (including 9 double docks and 2 multi dock)



45 HGV parking spaces



187 car parking spaces including 4 double 7.4kW EV chargers



Two-storey hub office



LED lighting to office, loading dock and external areas



Building warranties and main contractor warranty



Infrastructure for additional electric car charging points



CA Twin-Therm® Chronus cladding, delivering superior air tightness to meet 'Chill Store' requirements



Secure yard with gatehouse

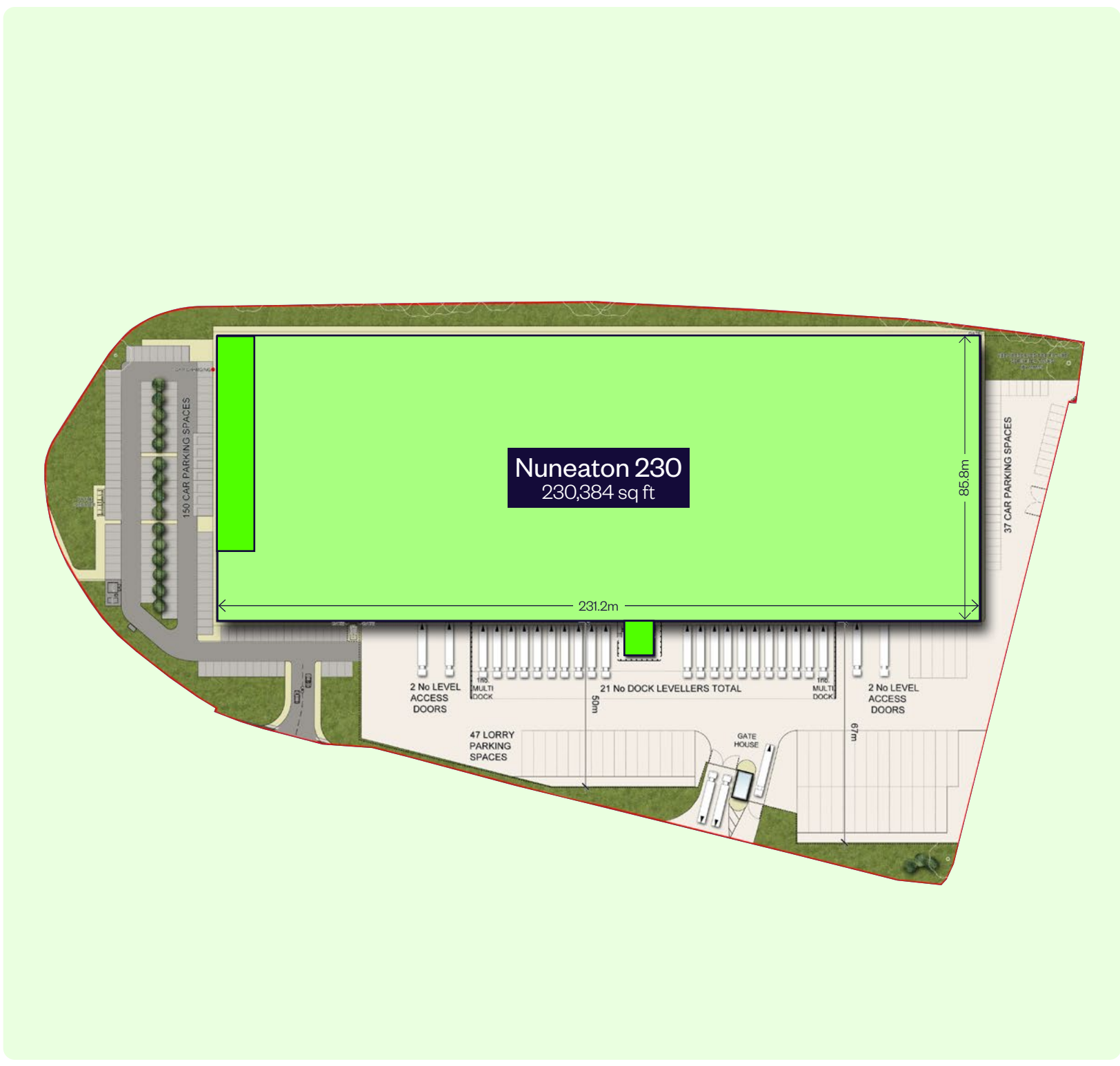


BREEAM 'Excellent' and 'A' rated EPC (16)

SITE PLAN

Area schedule

Nuneaton 230	sq ft	sq m
Warehouse	212,433	19,736
GF reception	970	90
First floor offices	7,469	694
Second floor offices	7,469	694
Hub offices	1,817	169
Gatehouse	226	21
TOTAL	230,384	21,404



■ Warehouse space
■ Office space

DRIVING EFFICIENCY

Nuneaton 230 has been designed to maximise efficiency, while using lower carbon materials to reduce the building's long-term environmental impact. This helps to reduce energy use for our customers and achieve operational cost savings.

ENERGY-EFFICIENT DESIGN

- + LED lighting throughout
- + Smart metering
- + Movement and daylight sensors

ON-SITE RENEWABLES

- + 606kWp solar PV
- + Solar thermal hot water

ELECTRIC VEHICLE CHARGING

- + 4 double 7.4kW EV chargers
- + Infrastructure for future EV fleets

WATER CONSERVATION

- + Rainwater harvesting
- + Water-saving taps and WCs

HEALTH AND WELLBEING

- + Bike storage
- + Shower facilities
- + Low VOC and VOC-free materials

A
EPC (16)

BREEAM
EXCELLENT



DEMOGRAPHICS

Nuneaton is the largest town in Warwickshire, on the doorstep of two major research universities and home to MIRA Technology Park - a base for more than 30 UK and global brands.



Consumers
within easy reach

7.4M

people accessible within a
60-minute drivetime²



Economic
productivity

£149.1BN

total purchasing power³



Employment
opportunities

3.0M

people live within 20 miles of
Nuneaton town centre², providing
a large local labour pool.



Excellent
connectivity

45 MIN

drive from the three major
cities of Birmingham,
Coventry and Leicester*

LOCATION

Only two miles from J3 of the M6, four miles from the A5 and with fast access to the M1 via the A444 and M69, Nuneaton 230 benefits from excellent UK connectivity.



ROAD

M6 J3	2 miles
A5	4 miles
Coventry	9 miles
M1 J21 (via M69)	22 miles
Birmingham	23 miles
Leicester	26 miles



AIRPORTS AND PORTS

Birmingham Airport	16 miles
East Midlands Airport	40 miles
Immingham	117 miles
Tilbury	127 miles
London Gateway	129 miles
Southampton	136 miles
Dover	183 miles

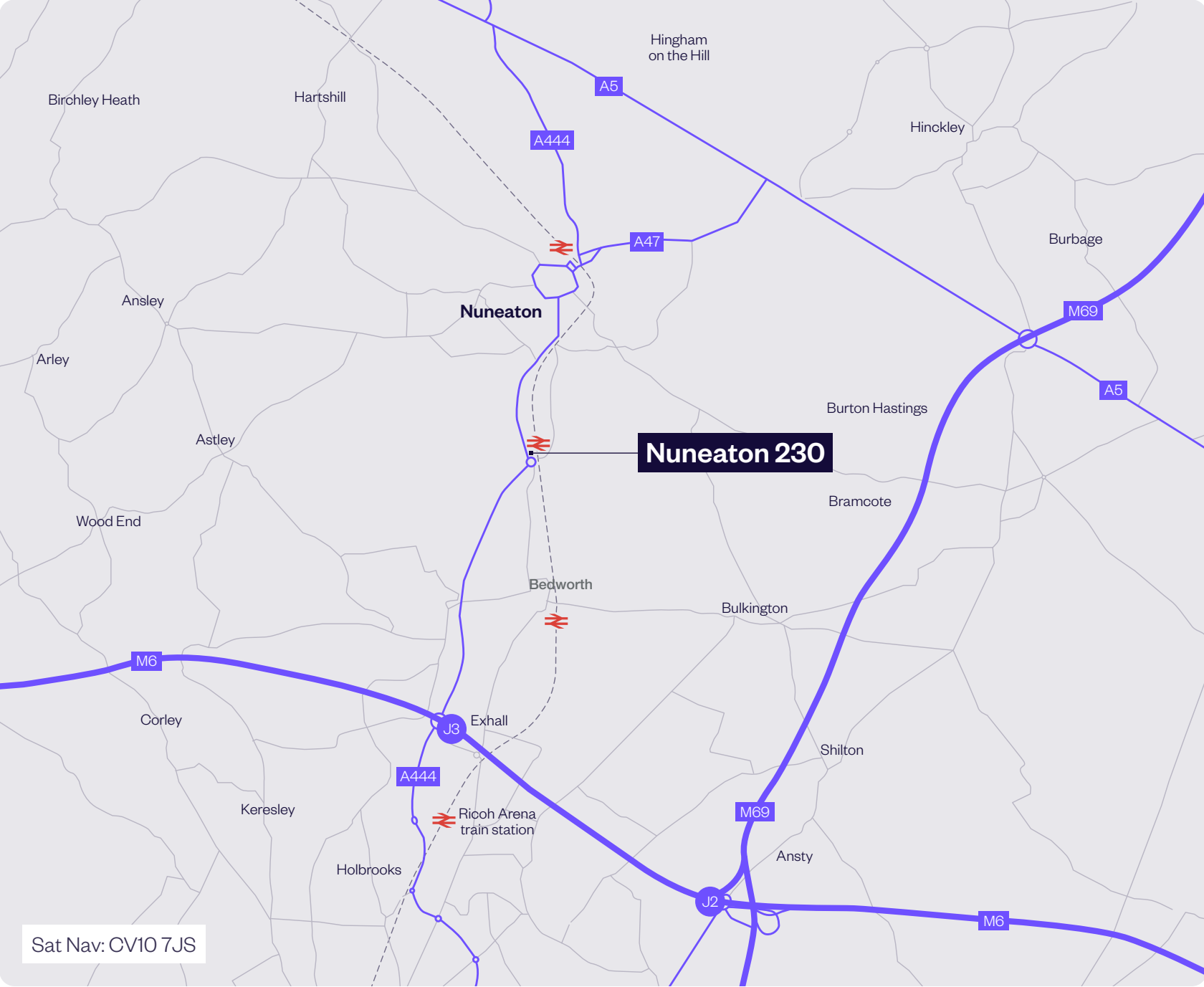


FREIGHT

BIFT	13 miles
Hams Hall	17 miles
DIRFT	22 miles



ACCESSIBILITY



RAIL

Neighbouring Bermuda Park Railway Station is on the Coventry to Nuneaton line and provides regular passenger services to the following key destinations:

Nuneaton	4 mins
Coventry	15 mins
Birmingham	30 mins
London Euston	1 hr 10 mins

CONTACT US



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