

# NUNEATON 230

230,384 sq ft distribution warehouse

TO LET



# YOUR TOP-TIER LOCATION FOR NATIONAL DISTRIBUTION

Ranked in the top 2% of the UK for national reach, Nuneaton 230 places 59.5 million people within a four-hour drivetime<sup>1</sup>, unlocking true national distribution capability.

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 motorway and trunk road network.



## High profile location

Enjoy excellent brand visibility fronting the A444



## Excellent connectivity

Benefit from strong road and rail links



## Availability of labour

Access a large local labour force

1. Source: Esri and Michael Bauer Research, 2026

Benefit from faster delivery times, reduced transport costs and greater efficiency across your supply chain.

# STRATEGICALLY-LOCATED



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



XPO

SAINT-GOBAIN

DX PARCELS

RS COMPONENTS

DAIRY CREST

UNIPART LOGISTICS

RENAULT TRUCKS

BESTWAY  
CASH & CARRY

EVRI

BERMUDA PARK

NUNEATON 230

A444

BERMUDA PARK  
RAILWAY STATION

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/m<sup>2</sup> floor loading – 10 tonne point load


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


 4 level access doors

 45 HGV parking spaces

 187 car parking spaces including 4 double 7.4kW EV chargers


 Infrastructure for additional electric car charging points

 Two-storey hub office

 LED lighting to office, loading dock and external areas

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

 Secure yard with gatehouse

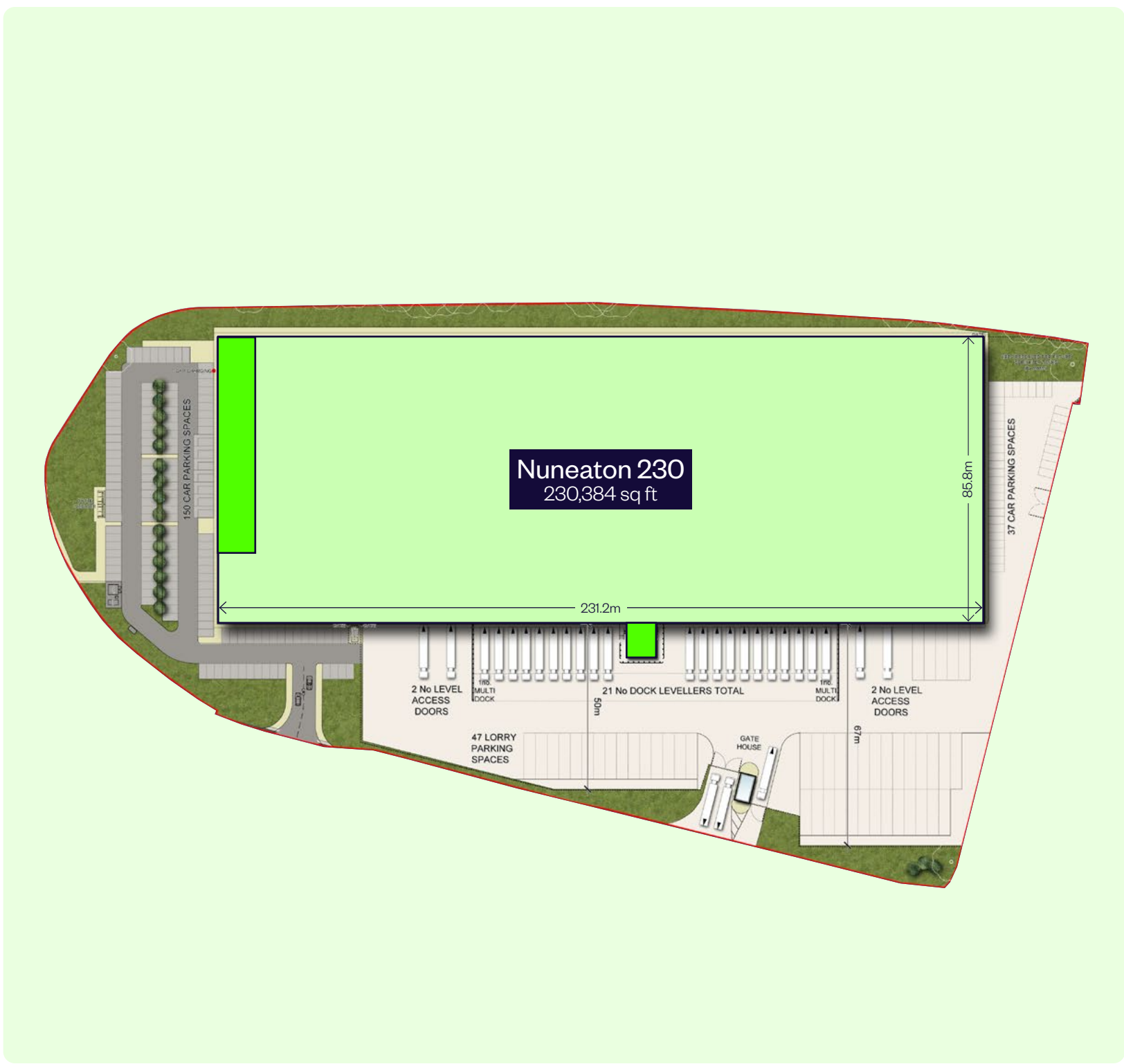
 BREEAM 'Excellent' and 'A' rated EPC (16)

The property benefits from building warranties and the main contractor warranty.

# 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
<b>TOTAL</b>	<b>230,384</b>	<b>21,404</b>



■ 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 and achieve operational cost savings.

**A**  
EPC (16)

BREEAM  
**EXCELLENT**



## 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



# DEMOGRAPHICS

Benefit from a location that's in the top 2% of the country for national distribution, combined with a strong recruitment pipeline and a workforce specialising in the warehousing and transportation sector.



Consumers  
within easy reach

**59.5M**

people accessible within a  
four-hour drivetime<sup>2</sup>



Skills  
base

**9.8%**

employed in transportation and  
storage - higher than the 5%  
national average<sup>3</sup>



Cost  
effective

**£671.10**

average weekly pay  
(lower than the national  
average of £766.60)<sup>4</sup>



Excellent  
connectivity

**45 MIN**

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

2. Source: Esri and Michael Bauer Research, 2026

3. ONS Annual Population Survey 2025, OBRE Research

4. Economic Research Institute, OBRE Research

# 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



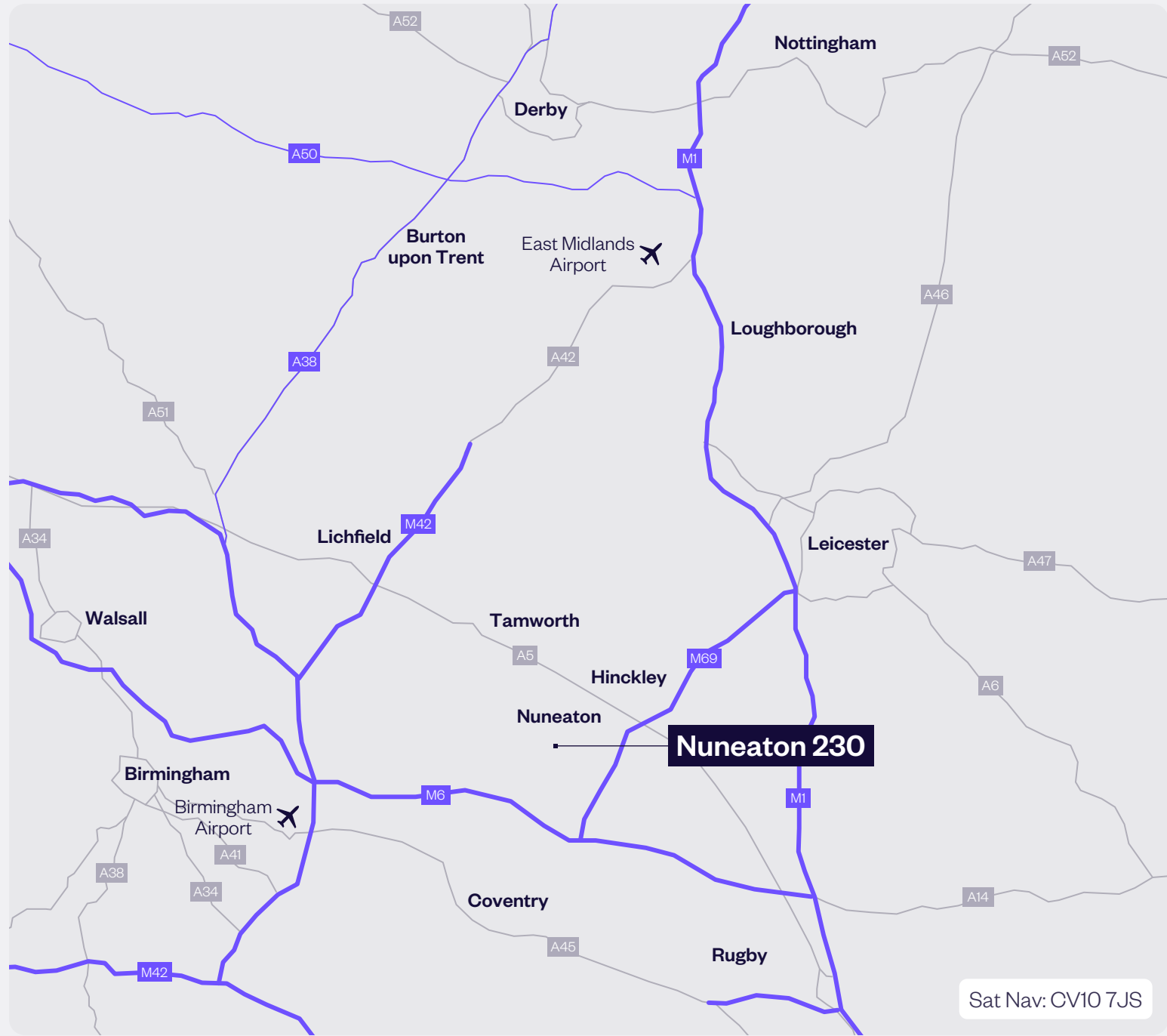
## AIRPORTS AND PORTS

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



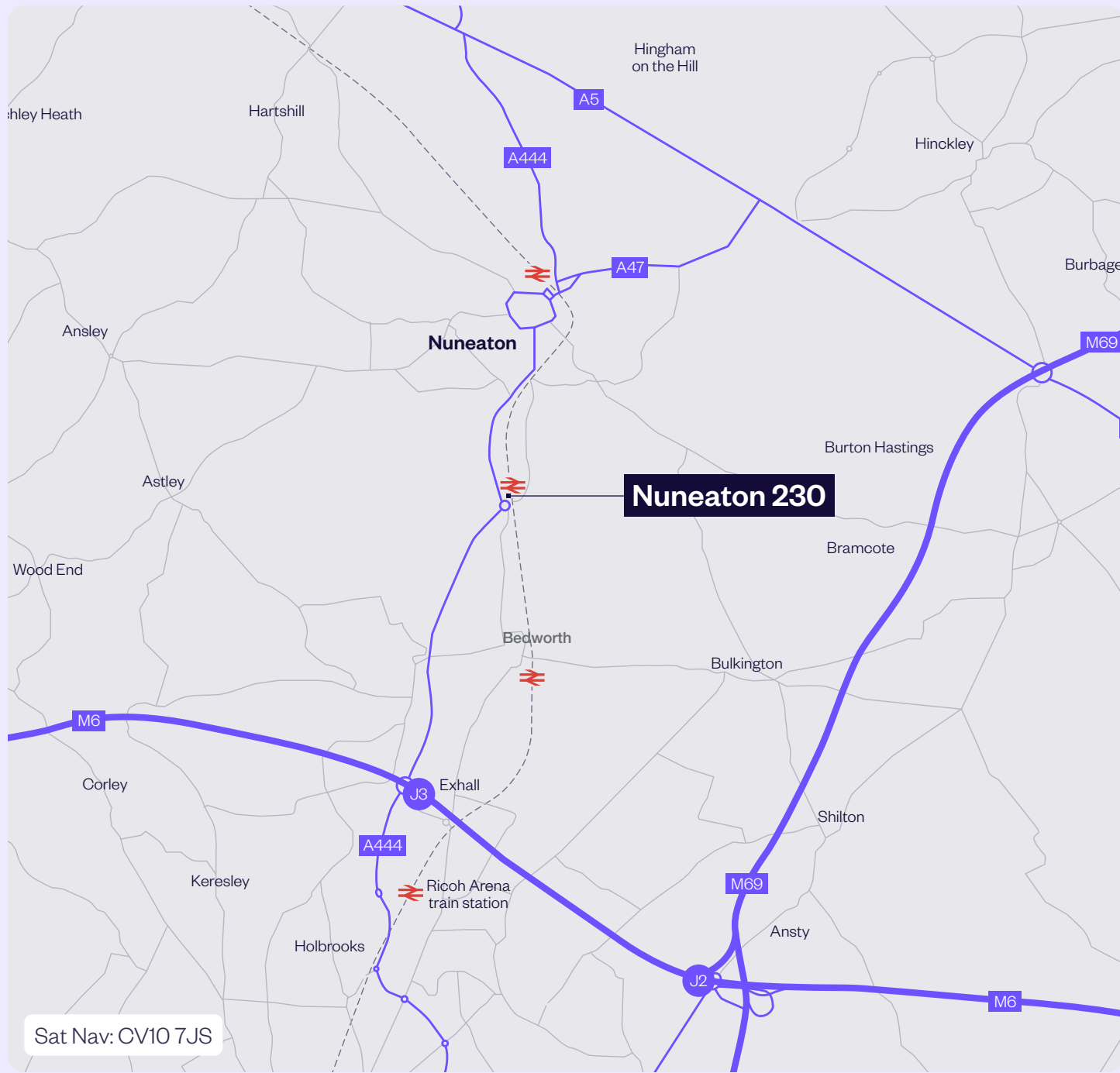
## FREIGHT

BIFT	13 miles
Hams Hall	17 miles
DIRFT	22 miles



Sat Nav: CV10 7JS

# ACCESSIBILITY



Sat Nav: CV10 7JS



## 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



## BUS ROUTES

The area is well-served by local bus routes and bus stops for the following services are within a short walk of the property.

No:	Route
20	Nuneaton to Coventry
48	Nuneaton to Coventry, Atherstone and Leicester
55	Nuneaton to Coventry, Ash Green and Bedworth
78 / 78A	Nuneaton to Walsgrave Hospital and Exhall
79	Nuneaton to Bedworth and Keresley

# CONTACT US



## ENQUIRE NOW

Nigel Dolan  
Development Director  
[nigel.dolan@goodman.com](mailto:nigel.dolan@goodman.com)  
07793 709629

**APEX**  
Cameron Mitchell  
[cam@apexllp.com](mailto:cam@apexllp.com)  
07392 092534  
Tom Kimbell  
[tom@apexllp.com](mailto:tom@apexllp.com)  
07920 005471

**CBRE**  
Luke Thacker  
[luke.thacker@cbre.com](mailto:luke.thacker@cbre.com)  
07733 308558  
Peter Monks  
[peter.monks@cbre.com](mailto:peter.monks@cbre.com)  
07766 504989

 **CUSHMAN & WAKEFIELD**  
Franco Capella  
[franco.capella@cushwake.com](mailto:franco.capella@cushwake.com)  
07834 197403  
Nick Spencer  
[nick.spencer@cushwake.com](mailto:nick.spencer@cushwake.com)  
07867 203610

 **savills**  
Rob Rae  
[rob.rae@savills.com](mailto:rob.rae@savills.com)  
07860 398744  
David Tew  
[david.tew@savills.com](mailto:david.tew@savills.com)  
07779 860176

0121 506 8100 | [uk.goodman.com](http://uk.goodman.com)

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