

**To Let**

**£128,810**

Per Annum exclusive of  
VAT

# Modern Industrial Unit with Trade Counter and Office Facilities

**14,312 Sq Ft (1,329.58 Sq M)**



Units 6-8, St Georges Way, Buckingham Close, Bermuda Industrial Estate, Nuneaton CV10 7JT

## Property Highlights

- Large concrete surfaced forecourt
- Excellent clear warehousing
- Three level access doors
- Highly accessible location close to the A444, M6 and M69
- Trade Counter and Office facilities
- Three phase electricity



Sam Cooper



02476308900



07973 632 353



sam.cooper@bromwichhardy.com

[www.bromwichhardy.com](http://www.bromwichhardy.com)

## Location

The town of Nuneaton lies approximately 8 miles north of Coventry and 4 miles to the south west of Hinckley. The town benefits from excellent communication links to J2 of the M69, some 5 miles away and is only 3 miles from J2 of the M6 via the A5 and A444 respectively. The estate is positioned within Bermuda Park to the south of Nuneaton town centre off St George's Way and adjacent to the Bedworth bypass. Bermuda Park railway station is close by within walking distance on St George's Way, providing further accessibility locally.

## Description

Units 6-8 Bermuda Industrial Estate comprise of 14,312 sq ft of modern industrial space. The building is of steel portal frame construction with brick and block work elevations, steel corrugated cladding to higher level under a pitched roof. The interior of the unit benefits from open warehousing, alongside a two storey office block which contains a trade counter area on the ground floor and open plan office space at first floor level. The warehouse space is highly accessible via three level access doors from the large concrete surfaced loading area. There is ample parking on the forecourt.

The units are excellently located just 5 miles from J2 of the M69 and 3 miles from J3 of the M6 on the A444 which links Coventry and Nuneaton. Notable occupiers nearby include Unipart, Hello Fresh, Listers and Evri.

## Accommodation

Description	Sq Ft	Sq M
Gross Internal Area	14,312	1,329.58
<b>Total</b>	<b>14,312</b>	<b>1,329.58</b>

### Business Rates

Rateable Value (2023) £60,500  
*This is an estimation of rates payable, please make your own enquiries at the Valuation Office for a definitive cost.*

## Tenure

The building is available by way of a new full repairing and insuring lease on terms to be agreed.

## Services

All mains services are connected.

## EPC

C-68

## Viewing

Strictly by appointment with the agent Bromwich Hardy.

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in this transaction.

#





Misrepresentations Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008. These particulars are issued without any responsibility on Ad to rely. Neither the agent or any person in their employ has an authority to make or give any representation or warrant whatsoever in relation to the property. June 2023.