A development by

GRAFTONGATE
DEVELOPMENTS
Logistics Solutions

bermuda205

Bermuda Park | J3/M6 | Nuneaton

TO LET

PROPOSED WAREHOUSE **205,000** SQ FT

ALTERNATIVELY DESIGN AND BUILD OPPORTUNITIES

FROM **50,000** TO **205,000** SQ FT (SUBJECT TO PLANNING)

Bermuda205 is situated on Bermuda Park at the heart of the country's transport network. Located off the A444, the Park is less than 2 miles from Junction 3 of the M6 motorway and 1.5 miles from Nuneaton town centre.

bermuda205

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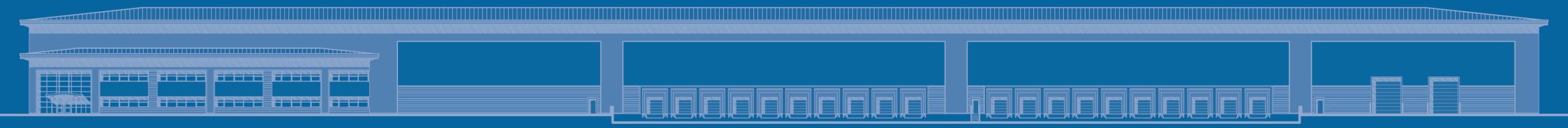
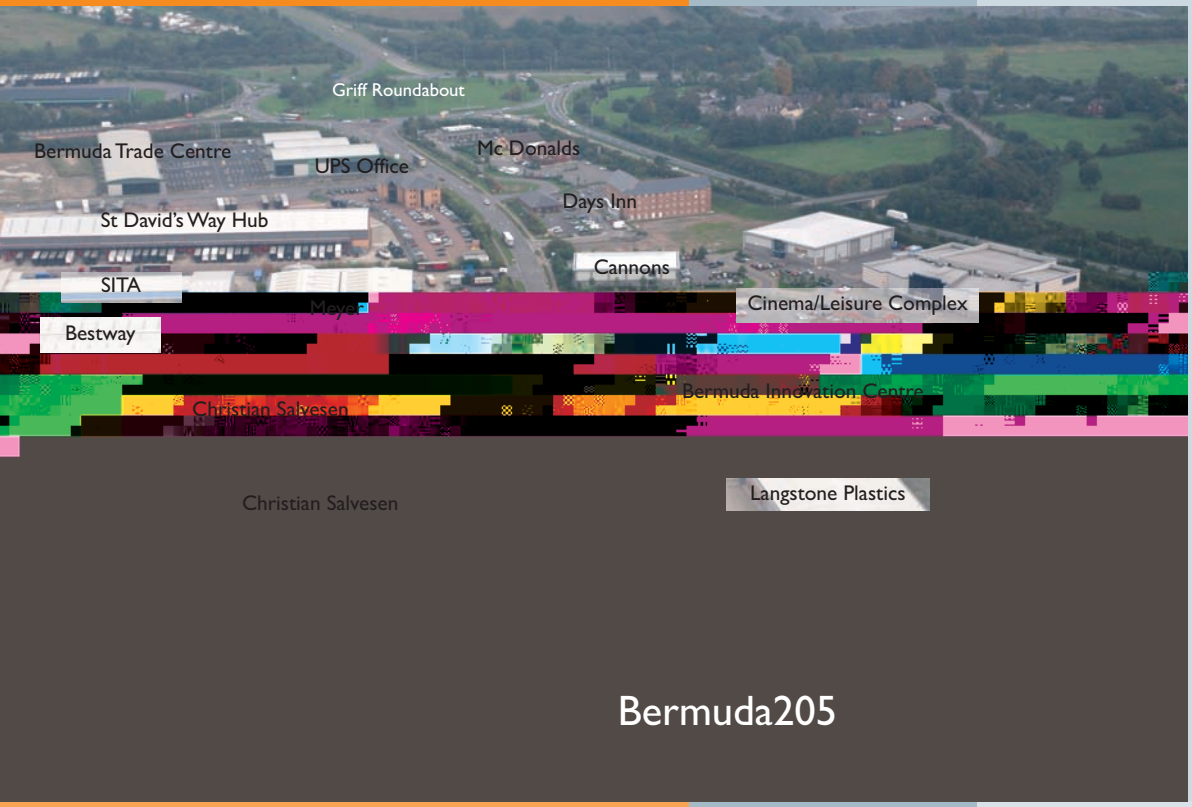


Bermuda205 is the last major plot available at Bermuda Park, Nuneaton.

Bermuda Park is an approx. 200 acre mixed business and Leisure Park with existing occupiers including Dairy Crest, Christian Salvesen, Lynx, Bestway Cash and Carry, Meyer International Surfaces and McDonalds, Odeon Cinema and KFC. Wimpey Homes have nearly completed a 400 home urban village on residential land at the northern end of Bermuda Park.



Bermuda Park in Warwickshire lies at the hub of the country's distribution industry and the range of skills available locally reflects this. 23% of the population of Warwickshire work in distribution.

In the Nuneaton, Bedworth and Coventry area, there is a population of just over 1 million with a working age population of just over 650,000 or 64.6%; a similar percentage of these are in the distribution industries. Nearly 80% of householders are owner-occupiers, which is higher than the national average, helping to create a strong work ethic.

The potential catchment can be further extended to include the major conurbation of Birmingham with towns and cities in the East Midlands. Both of these additional areas provide a high percentage of distribution staff.

New warehouse/industrial facility of 205,000 sq ft

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The development is located on the well established Bermuda Park estate and benefits from a fast dual carriageway access (A444) to the M6 at Junction 3, providing easy access to the M69, M1, A14 and the whole Midlands conurbation.

Terms

Buildings are to be provided on a design and build basis.

Drive Times (approx)

City	Miles	Time
Birmingham	24	31 mins
Coventry	8	13 mins
Leeds	116	8hr 10 mins
Leicester	22	34 mins
Liverpool	57	1hr 5 mins
London	104	2 hrs
Manchester	107	2 hrs

Conditions under which particulars are issued:
North Rae Sanders and GVA Grimley for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of North Rae Sanders and GVA Grimley has any authority to make or give any representation or warranty whatever in relation to this property.

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