

# TUNGSTEN PARK

// NUNEATON 37



## DEVELOPMENT OPPORTUNITY

36,730 SQ FT

FREEHOLD / LEASEHOLD

SUBJECT TO PLANNING

WALSINGHAM DRIVE  
BERMUDA PARK  
NUNEATON  
CV10 7RW

[www.tungsten.uk.com/bermuda37](http://www.tungsten.uk.com/bermuda37)

A Development By

**TUNGSTEN**  
PROPERTIES

// NUNEATON 37

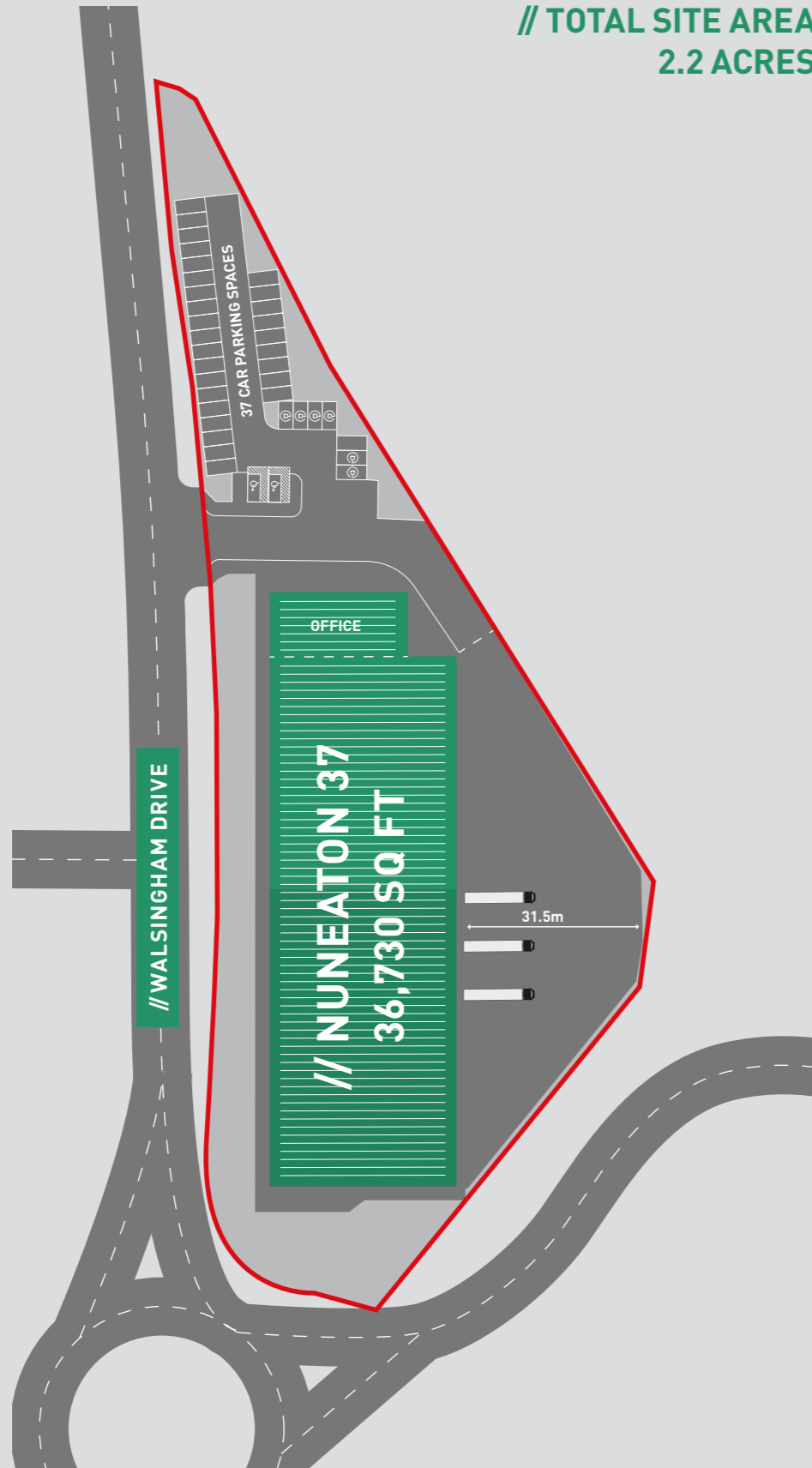
# OPERATIONAL FLEXIBILITY

## ACCOMMODATION & SPECIFICATION

UNIT 1	SQ FT
WAREHOUSE	34,000
OFFICES	2,730
TOTAL GIA	36,730

SPECIFICATION	
YARD DEPTH	31.5M
LOADING DOORS	3
EAVES HEIGHT	10M
EPC	A
POWER	300KVA
TARGET PC	Q1 2024
CAR PARKING	37

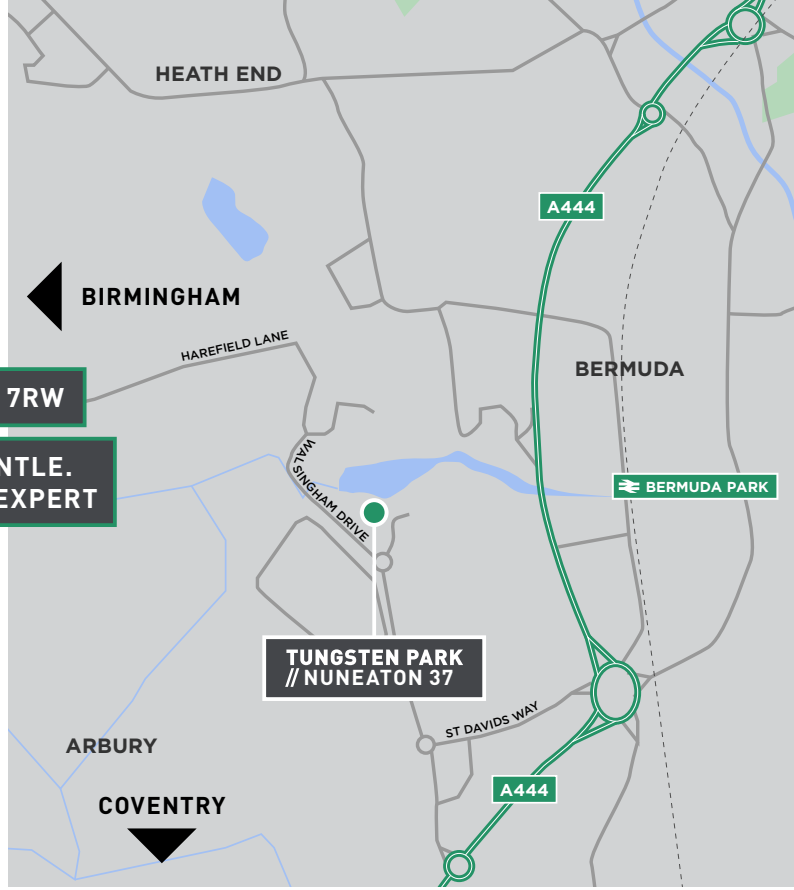
SPECIFICATION	
OFFICE	
FIRST FLOOR OFFICE	
RAISED FLOORS	
SUSPENDED CEILINGS	
KITCHENETTE	
LED LIGHTING	
WAREHOUSE	
PV READY	
FLOOR LOADING	50KN/M2
EXTERNALS	
BREEAM VERY GOOD	
SECURE YARD	
EV CHARGING	



// TOTAL SITE AREA  
2.2 ACRES



INDICATIVE CGI



## A STRATEGIC LOCATION

THE SITE IS LOCATED ON THE WELL ESTABLISHED BERMUDA INDUSTRIAL ESTATE, A SHORT DISTANCE FROM J3 OF M6, ACCESSED VIA THE A444.



£561 - AVERAGE WEEKLY WAGE IS £53 LOWER THAN THE WEST MIDLANDS.



80% OF THE LOCAL POPULATION ARE ECONOMICALLY ACTIVE



10.6% OF LOCAL WORKFORCE EMPLOYED IN MANUFACTURING



OVER 4,000 PEOPLE ARE EMPLOYED IN THE TRANSPORT AND STORAGE SECTOR

SOURCE: NOMIS

## DISTANCE TO / DRIVE TIMES

PLACES	MILES	TIME
A5	2.5	8 MINS
J3 M6	4.5	10 MINS
HINCKLEY	5.4	14 MINS
COVENTRY	6.7	15 MINS
BIRMINGHAM	23.4	35 MINS

AIRPORTS	MILES	TIME
BIRMINGHAM AIRPORT	15.9	22 MINS
EAST MIDLANDS	28.1	40 MINS
LONDON HEATHROW	101	1 HR 50 MINS

CARRIER HUBS	MILES	TIME
PARCELFORCE	13	20 MINS
DHL	13	20 MINS

SOURCE: GOOGLE MAPS



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