

think...

Nuneaton & Bedworth

think... industrial

Excellent transport links and a highly skilled workforce, combined with cost effective opportunities makes Nuneaton & Bedworth the perfect location for industry.

Excellent Industrial Offer

- The borough's business parks and industrial estates provide good quality, cost effective industrial and warehousing space.
- Various high quality B1, B2 & B8 units are available on freehold and leasehold terms.
- Many estates have site security in operation and are easily accessible.

Workforce

- Highly skilled, low-cost labour force.
- 8,000 people in Nuneaton & Bedworth are employed in skilled trade occupations.

Excellent Range of Managed Workspaces

- The borough offers a variety of managed workspaces, including Centenary Business Centre in Attleborough, which provides flexible space for new and growing businesses.

Good Accessibility for Raw Materials

- Central UK location with direct access to Midlands motorway network.
- The borough is in close proximity to rail freight terminals including Daventry International Freight Terminal (DIRFT) and Birch Coppice.
- Three airports within 25 miles – Birmingham, East Midlands and Coventry.

Cost-effective Location

- Prime industrial rents (new build) – circa £6psf.
- Secondary industrial rents – £3.50 - £4.50psf.

Supply Chain

- Established supply chain in the areas of aerospace, automotive and advanced manufacturing.
- Key industries in the Nuneaton area are engineering and logistics.



Come to Nuneaton & Bedworth and join a range of successful companies...



think...

Investment

Industrial Opportunities around Nuneaton

- ★ **Century Park, Nuneaton**
High quality industrial/warehouse buildings available on a pre-let basis.
- ★ **Prologis Park, Exhall**
High quality 'build to suit' opportunities are available from 15,000 sq ft – 100,000 sq ft at Prologis Park.
- ★ **Attleborough Fields, Nuneaton**
A variety of modern industrial units are available on a leasehold and freehold basis.
- ★ **Bermuda Park, Nuneaton**
Design & build opportunities are available at this 200 acre mixed business and leisure park.
- ★ **Bayton Road Industrial Estate, Exhall**
Various leasehold and freehold B2 & B8 units are available on this popular established industrial estate. The Loades EcoParc development will provide new units with innovative design features and electric charge points for vehicles.



Future Industrial Opportunities

- ★ The amount of future industrial space required in Nuneaton & Bedworth will be identified in the forthcoming Borough Plan. Watch this space!

TESTIMONIALS

- “The Nuneaton location allowed improved access to customers’ regional distribution centres, facilitated more cost effective deliveries and allowed us greater flexibility in meeting our customers’ future needs.”
Brandon Moss,
Operations Manager,
Dairy Crest
- “Bayton Road Industrial Estate is the ideal location for Arrowsmith Engineering. Close proximity to the M6 motorway means our business is easily accessible to both our suppliers and customers.”
Jason Aldridge,
Managing Director,
Arrowsmith Engineering (Cov) Ltd
- “As a leading automotive company, it was important for Brose to have the right UK base. Close proximity to automotive manufacturers as well as suppliers, made Exhall the perfect choice.”
Steve Wilkins, Plant Manager, Brose Limited
- “Nuneaton is the ideal location for Triton Showers. Excellent transport links and availability of skilled labour are just some of the reasons why the town has been our base for over 35 years.”
Tina Simpson,
Marketing Director,
Triton Showers