

TUNGSTEN PARK
// NUNEATON 37



**GRADE A INDUSTRIAL LOGISTICS FACILITY -
UNDER CONSTRUCTION**

36,872 SQ FT

TO LET / FOR SALE

AVAILABLE DECEMBER 2025

WALSINGHAM DRIVE, BERMUDA PARK
NUNEATON, CV10 7RW

WHAT3WORDS
///GENTLE.FINDS.EXPERT

www.tungsten.uk.com/nuneaton37

A Development By

TUNGSTEN
PROPERTIES

// NUNEATON 37

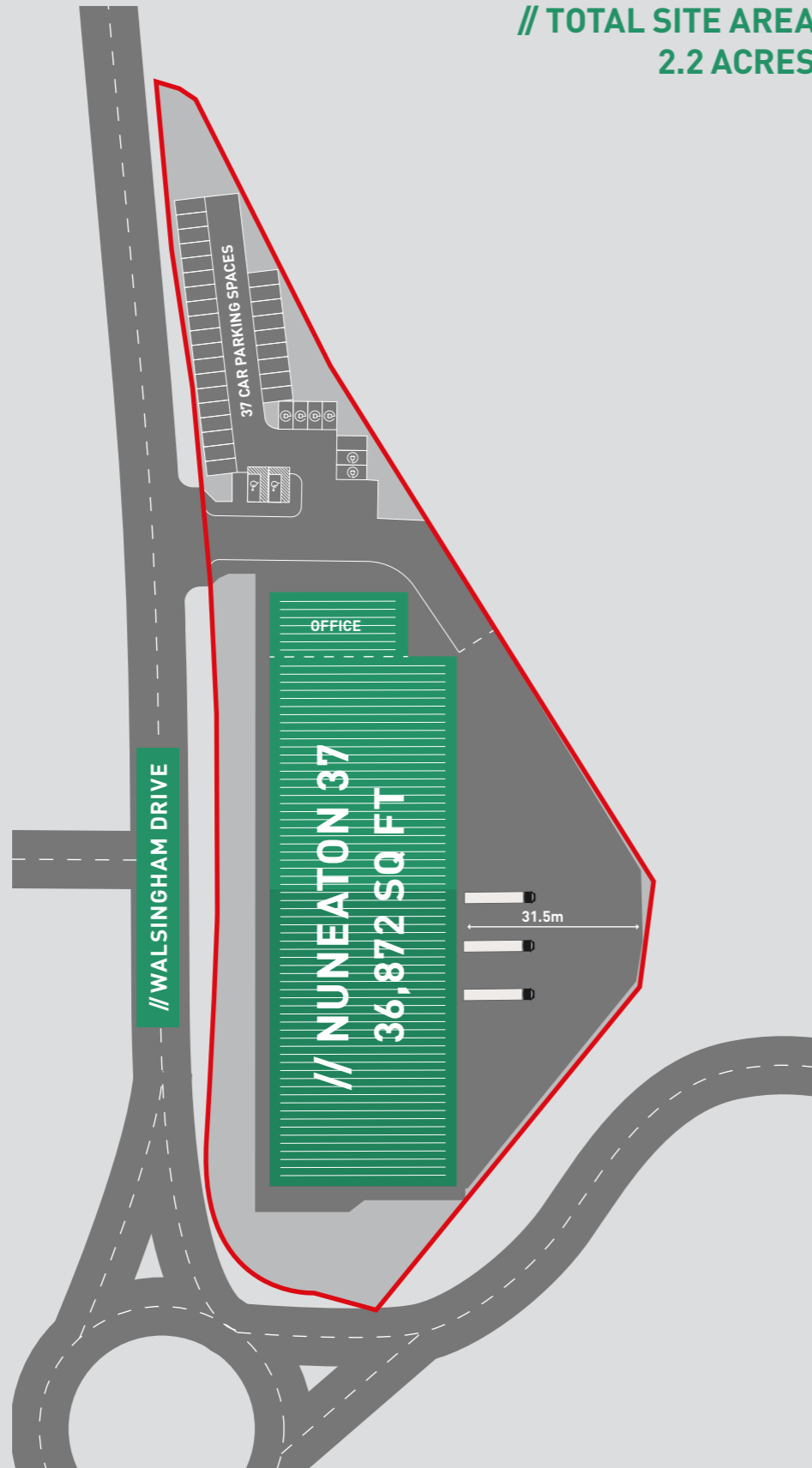
OPERATIONAL FLEXIBILITY

ACCOMMODATION & SPECIFICATION

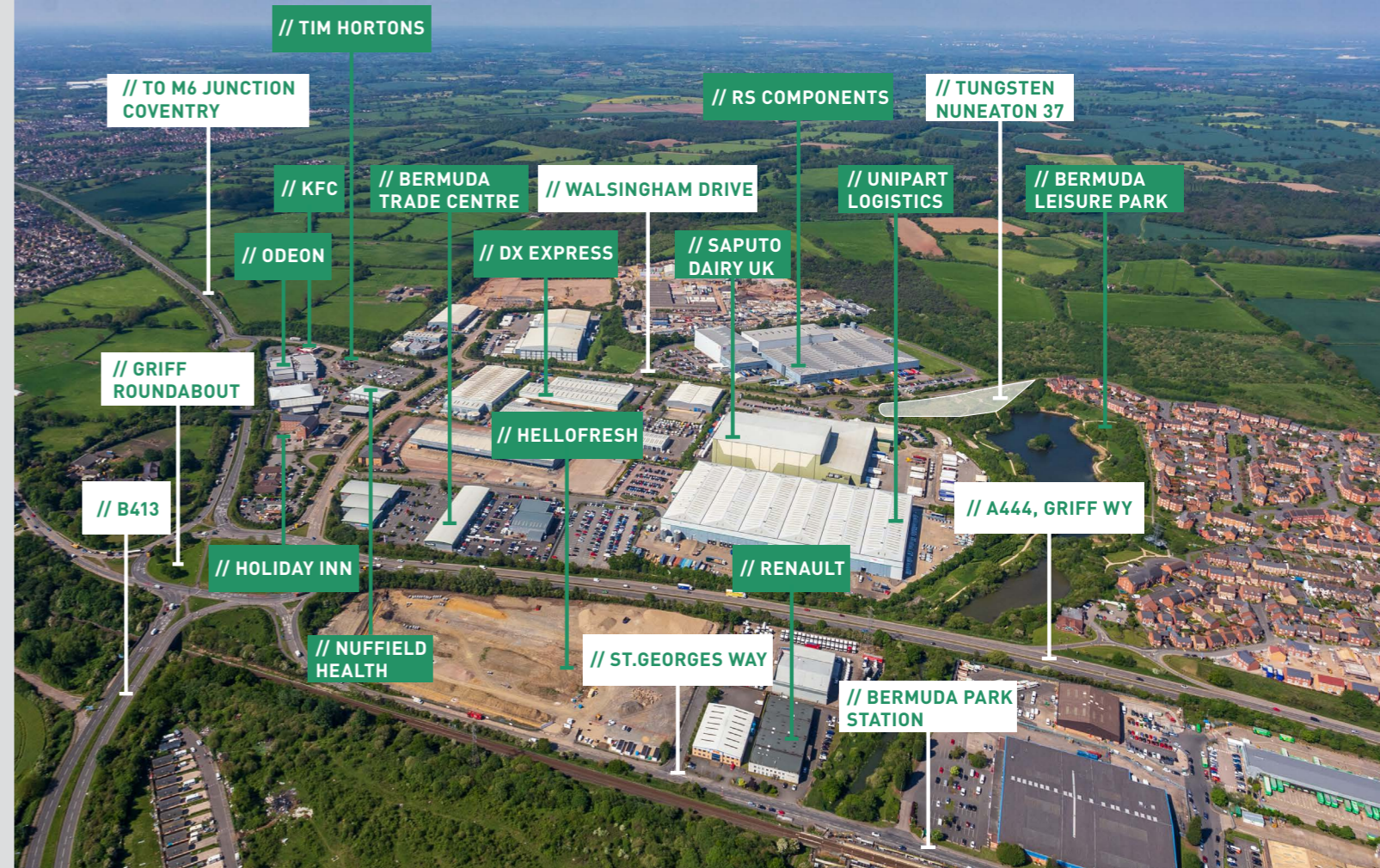
UNIT 1	SQ FT
WAREHOUSE	33,100
GF OFFICES	1,052
FF OFFICES	2,720
TOTAL GIA	36,872

SPECIFICATION	
YARD DEPTH	31.5M
LOADING DOORS	3
EAVES HEIGHT	10M
EPC	A
POWER	300 KVA
PC	DEC 2025
CAR PARKING	37

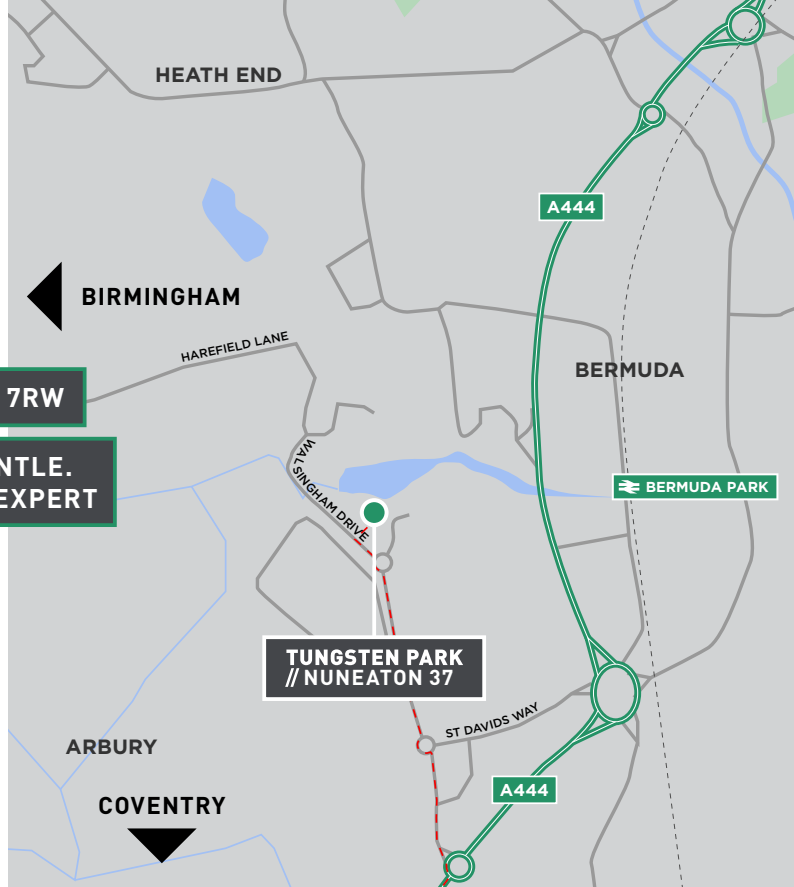
SPECIFICATION	
OFFICE	
FIRST FLOOR OFFICE	
RAISED FLOORS	
SUSPENDED CEILINGS	
KITCHENETTE	
LED LIGHTING	
WAREHOUSE	
PV READY	
FLOOR LOADING	50KN/M2
EXTERNALS	
BREEAM EXCELLENT	
SECURE YARD	
EV CHARGING	



// TOTAL SITE AREA
2.2 ACRES



INDICATIVE CGI



CV10 7RW
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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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