



Commercial  
Security Deposit: £900  
Holding Deposit: Add Text Here

# 95D ATTLEBOROUGH ROAD, ATTLEBOROUGH, NUNEATON, WARWICKSHIRE, CV11 1JG £800 Per

## FEATURES

- Prominent location with strong passing trade
- Spacious workshop/storage area with flexible layout
- Separate office and amenities
- Easy access to Nuneaton town centre and transport links



# 0 Bedroom Commercial located in Nuneaton

Spacious Commercial Premises on Busy Attleborough Road, Nuneaton

Located on the bustling Attleborough Road, this versatile commercial property offers excellent visibility and convenient access to local transport links. The premises are within walking distance of Nuneaton Bus and Train Stations, and benefit from close proximity to the A5 and motorway network, making it ideal for a range of business uses.

Formerly known as The Old Bakehouse, the property is positioned to the rear of 95 Attleborough Road and offers generous, flexible accommodation. The layout comprises a large workshop/storage area, which can be easily partitioned into separate rooms as required, along with an office space and staff amenities.


Key Features:

Prominent location with strong passing trade

Call us on  
**02476 328251**  
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**www.liztaylorlettings.co.uk**

Council Tax Band  
**Exempt**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

