

TO LET

DISC **VERY HOUSE**

ELIOT BUSINESS PARK // NUNEATON // CV10 7RH

HQ OFFICES // 28,082 sq ft // 2,608 sq m



IMPOSING GRADE A HEADQUARTERS OFFICE BUILDING



ELIOT BUSINESS PARK // NUNEATON // CV10 7RH



28,082 SQ FT
2,608 SQ M



RHENUS SOLUTIONS

HELLO FRESH

UNIPART

BERMUDA PARK

BLOOM & WILD

BOOKER

UNIVAR SOLUTIONS

TUFFNELLS

THERMOBULE UK

A444

BERMUDA INDUSTRIAL ESTATE

ALTERNATIVE PLASTICS

HOLLAND & BARRETT HQ

TRAVEL LODGE

GREGGS

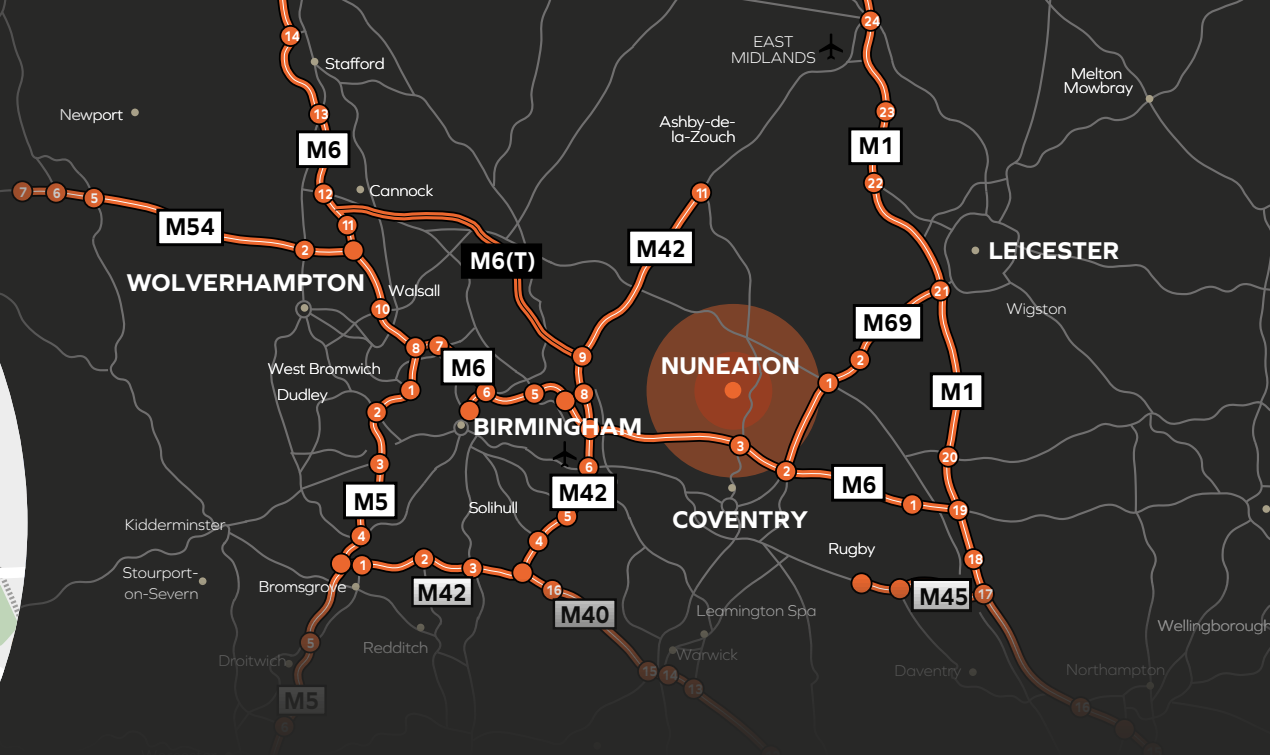
BP

FIAT

DISCOVERY HOUSE

EP INNOVATION CENTRE

ALFA ROMEO



LOCATION & AMENITIES

Eliot Business Park is approximately 1 mile (1.6 km) south-west of Nuneaton town centre. The building overlooks the A444 which links Nuneaton town centre to Junction 3 of the M6 which is 3 miles to the south.

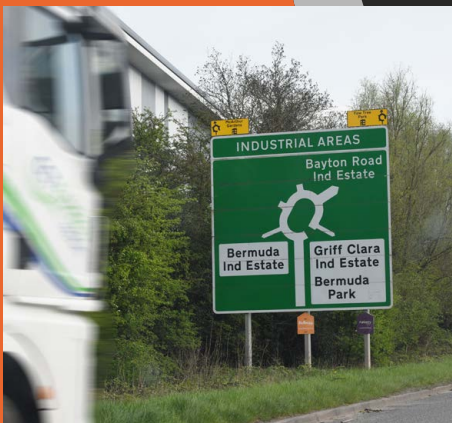
Nuneaton is the largest town in Warwickshire, 7 miles (11.3 km) north of Coventry and 20 miles (32.2 km) east of Birmingham. Nearby towns include Hinckley 4 miles (6.4 km) to the north and Bedworth 2 miles (3.2 km) to the south.

The A444 runs through Nuneaton, providing dual carriageway access to the M6 Motorway (Junction 3) and Coventry to the south and the A5 to the north, providing a convenient link to the M42 and M69 Motorways. The superb location within the motorway network will allow your business to attract staff from both the East and West Midlands.

Nuneaton Railway Station is approximately 2 miles (3.2 km) to the north. The West Coast Main Line provides regular service to Birmingham (29m), Manchester (1hr 37m) and London (1hr 12m).

Discovery House benefits from a wealth of local amenities to include; Greggs, BP petrol station and a Travelodge Hotel adjacent. Additional local cafe and bar operators are also located within walking distance on Bermuda Park.

Nuneaton Town Centre is home to Abbeygate and Ropewalk shopping centres, which provide a range of fashion, convenience and cafés/restaurants establishments. Notable occupiers within the Town Centre include; Next, TK Maxx, Boots, Superdrug, WH Smith, Asda, Sainsbury's, Costa, Caffe Nero and McDonalds as well as a range of local boutique shops and leisure occupiers.



DESCRIPTION

Discovery House is a superbly located headquarters building which will be available in Q4 2023 following refurbishment.

With an impressive double height glazed reception entrance, Grade A specification and highly efficient floor plates the property will deliver an ideal environment to suit a range of occupiers looking for quality office space.



FLOOR	SQ M	SQ FT
Ground Floor	875.93	9,429
First Floor	868.16	9,345
Second Floor	864.75	9,308
Total	2,608.84	28,082



RAISED ACCESS FLOORS



SUSPENDED CEILINGS INCORPORATING LG3 LIGHTING



TWO 13-PERSON PASSENGER LIFTS



LARGE EFFICIENT FLOOR PLATES



COMFORT COOLING



WC AND SHOWER FACILITIES ON ALL FLOORS



115 CAR PARKING SPACES 5 DISABLED SPACES (1:244 SQ FT)

SPECIFICATION





DISCOVERY HOUSE

ELIOT BUSINESS PARK
NUNEATON
CV10 7RH

/// brain.figure.power

HQ OFFICES 28,082 sq ft / 2,608 sq m

EPC

Available on request

LEASE TERMS

Rent on application

VAT

VAT is payable

FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents:

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