



CARTERS
ESTATE AGENTS



31 Newdegate Street

Nuneaton, CV11 4EG

£450 PCM



The office space is strategically positioned in the heart of Nuneaton Town Centre, commanding a prominent corner on Nuneaton High Street. Boasting a prime location, it enjoys substantial foot traffic and is surrounded by a diverse array of commercial establishments, including cafes, offices, and retail spaces.

Access to the available accommodation is facilitated through an external door, accessible from Newdegate Street, followed by a private internal staircase leading to the first and second floors.

Comprising two offices and recently upgraded bathroom facilities, this space offers a versatile and modern work environment. Shared access is maintained with the unit below, with four rooms available in the building for their storage needs.

The space on offer is ideal for a business or individual that requires a central hub to work from, in a convenient town centre location that would benefit from additional high street advertising.

Ready for immediate occupancy, all enquiries are welcomed directly through Carters Estate Agents. Seize this opportunity to secure a strategic location for your business operations.



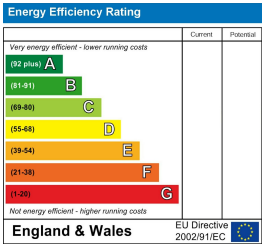
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.