



Available
July 2025

Goodman

TO LET

NUNEATON 230

230,384 SQ FT

Fully fitted temperature-controlled facility

Bermuda Park, Nuneaton, CV10 7JS | uk.goodman.com

BE READY TO GO

As a high quality production and distribution facility for HelloFresh, Nuneaton 230 provides 230,384 sq ft of temperature-controlled warehouse space.

Fully fitted to provide ambient, chilled and frozen areas, the property also benefits from extensive welfare facilities, including a canteen, locker rooms and dedicated handwash areas.



Located only two miles from the M6 (J13)
at Bermuda Park, benefit from a
high-profile Midlands location with
excellent national reach.

Bermuda Park railway station is opposite the site,
providing direct trains to Nuneaton, Bedworth,
Coventry, Kenilworth and Leamington Spa.



Excellent connectivity

Benefit from strong road and rail links



Great for last-mile delivery

Reach 7.4 million consumers
within a 60-minute drivetime¹



Availability of labour

Access a large local labour force



High-profile location

Enjoy excellent brand visibility



¹Source: Esri and Michael Bauer Research, 2025

SPECIFICATION



Benefitting from an extensive fit-out, the high quality facility includes dedicated ambient, chilled and frozen areas, ideally suited to food production, temperature-controlled distribution or pharmaceutical use.

0°C to 4°C

chilled

0°C to -20°C

freezer



2.4MVA



606kWp
solar PV system



15m clear internal height
(excluding fit-out)



67m yard depth



21 dock level loading
doors (9 double docks
and 2 multi docks)



4 level
access doors



LED lighting
throughout



Secure yard
with gatehouse



Two-storey hub /
transport office



187 car parking spaces,
including 4 double
7.4kW EV chargers



Canteen and staff
welfare facilities



Dedicated offices
and meeting rooms

SITE PLAN

Schedule of accommodation

Nuneaton 230	sq ft	sq m
Warehouse	212,433	19,736
GF reception	970	90
First floor canteen/welfare	7,469	694
Second floor offices	7,469	694
Hub offices	1,817	169
Gatehouse	226	21
TOTAL	230,384	21,404

*Gross Internal Area



- Warehouse space
- Office space



Dedicated handwash facilities



Staff locker rooms



Fitted canteen



DRIVING EFFICIENCY

Nuneaton 230 has been designed to maximise efficiency, while using lower carbon materials to reduce the building’s long-term environmental impact. This helps to reduce energy use for our customers and achieve operational cost savings.



ENERGY-EFFICIENT DESIGN

- + LED lighting throughout
- + Smart metering
- + Movement and daylight sensors



ON-SITE RENEWABLES

- + 606kWp solar PV
- + Solar thermal hot water
- + SolarWall® to supplement the office heating system



ELECTRIC VEHICLE CHARGING

- + 4 double EV charging points (74kW)
- + Infrastructure for future EV fleets



WATER CONSERVATION

- + Rainwater harvesting
- + Water-saving taps and WCs



HEALTH AND WELLBEING

- + Bike storage
- + Shower facilities
- + Low VOC and VOC-free materials

A
EPC (16)

BREEAM
EXCELLENT



DEMOGRAPHICS

Nuneaton is the largest town in Warwickshire, on the doorstep of two major research universities and home to MIRA Technology Park - a base for more than 30 UK and global brands.



Consumers
within easy reach

7.4M

people accessible within a
60-minute drivetime²



Economic
productivity

£149.1BN

total purchasing power³



Employment
opportunities

3.0M

people live within 20 miles of
Nuneaton town centre³, providing
a large local labour pool.



Excellent
connectivity

45 MIN

drive from the three major
cities of Birmingham,
Coventry and Leicester

²Source: Esri and Michael Bauer Research, 2025

³Source: Warwickshire County Council

LOCATION

Only two miles from J3 of the M6, four miles from the A5 and with fast access to the M1 via the A444 and M69, Nuneaton 230 benefits from excellent UK connectivity.



ROAD

M6 J3	2 miles
A5	4 miles
Coventry	9 miles
M1 J21 (via M69)	22 miles
Birmingham	23 miles
Leicester	26 miles



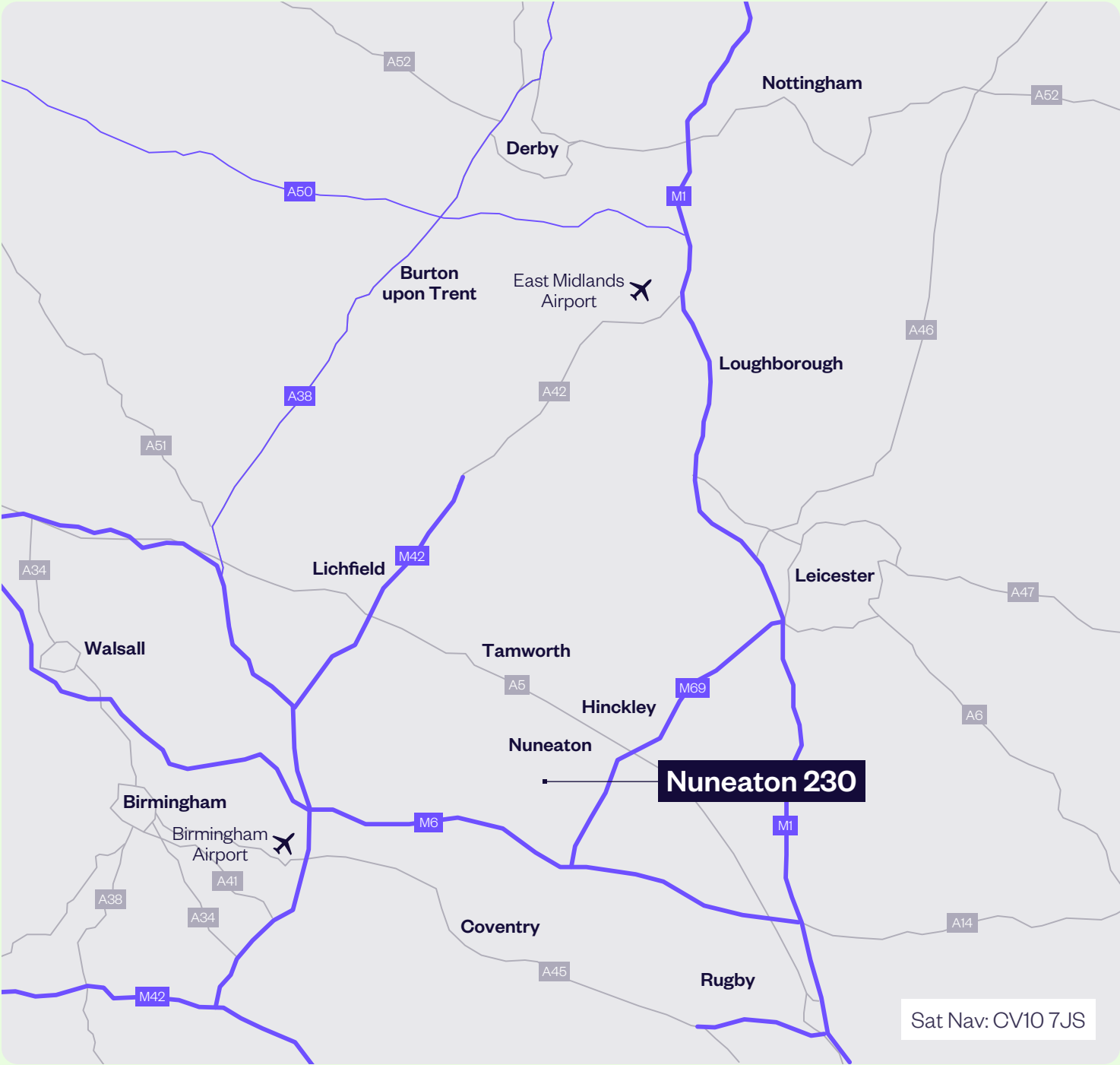
AIRPORTS AND PORTS

Birmingham Airport	16 miles
East Midlands Airport	40 miles
Immingham	117 miles
Tilbury	127 miles
London Gateway	129 miles
Southampton	136 miles
Dover	183 miles

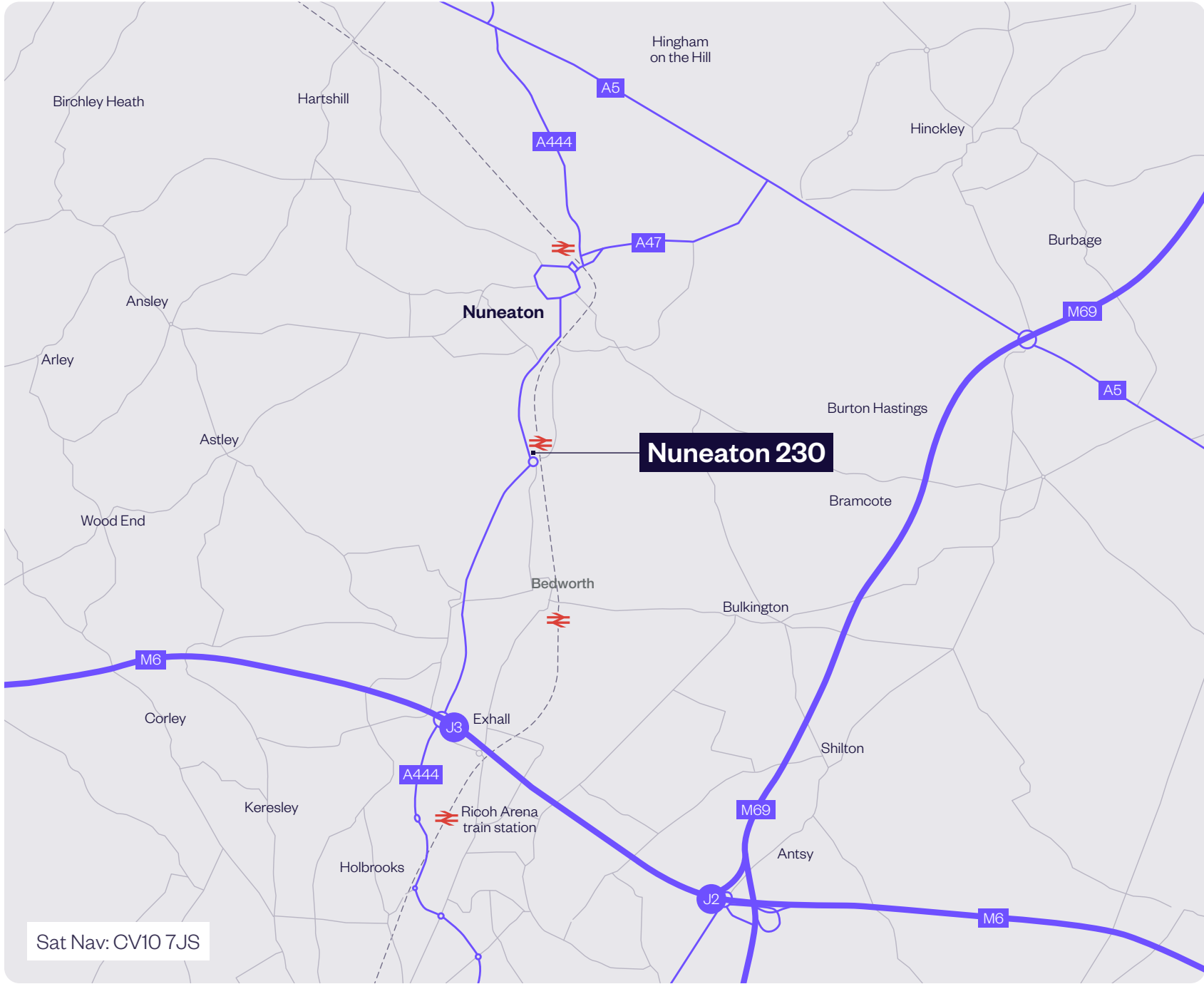


FREIGHT

BIFT	13 miles
Hams Hall	17 miles
DIRFT	22 miles



ACCESSIBILITY



RAIL

Neighbouring Bermuda Park Railway Station is on the Coventry to Nuneaton line and provides regular passenger services to the following key destinations:

Nuneaton	4 mins
Coventry	15 mins
Birmingham	30 mins
London Euston	1 hr 10 mins

CONTACT US



ENQUIRE NOW

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