WARWICKSHIRE
BUSINESS CENTRES

Business Premises To Let

Units ranging in size from 700 sq ft sq ft to 3,121 sq ft

02476 796400 eliotpark@warwickshire.gov.uk

Bermuda Innovation Centre
St David's Way
Bermuda Park
Nuneaton
CV10 7SD

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Warwickshire County Council's Business Centres are purpose-built to support the growth of small and medium-sized enterprises (SMEs) across the county.

Strategically located throughout Warwickshire, we offer flexible, high-quality office and industrial space designed to meet the evolving needs of local businesses, from first-time office users to expanding enterprises.

By choosing a Warwickshire Business Centre, you're not just renting space, you're joining a thriving, supportive business community backed by a council committed to your success.

What sets us apart

Council-backed confidence: As a publicly owned initiative, our centres reinvest in the local economy, offering stability, transparency, and a commitment to community growth.

Tailored for SMEs: Whether you're moving from a home office or scaling up, our spaces adapt to your journey.

Flexible terms: Easy-in, easy-out 28-day break clauses with no hidden costs.

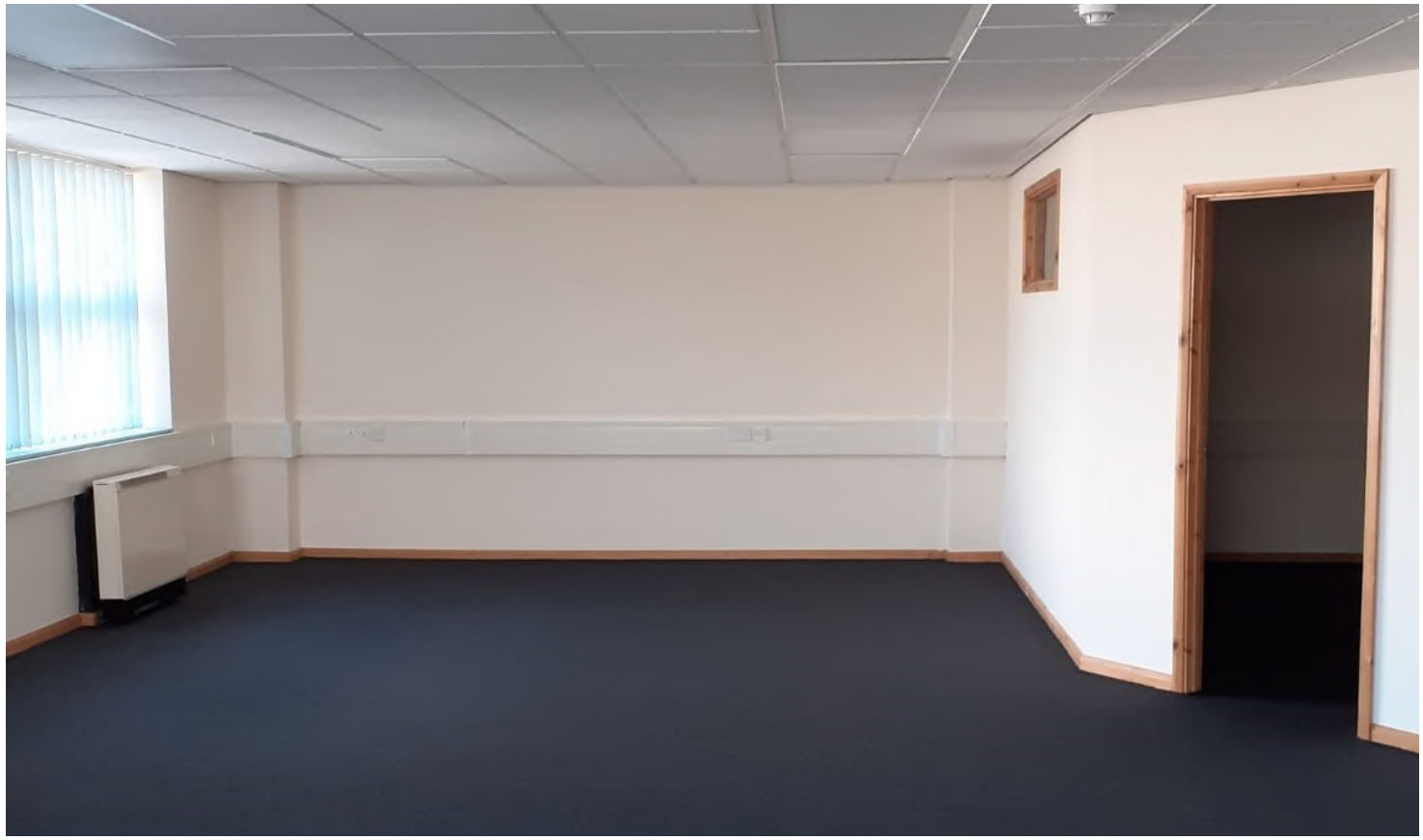
Majority of units fall under the threshold for rates relief meaning zero rates payable.*

Modern facilities: From offices to light industrial spaces, meeting rooms, and 24/7 access.

Supportive ecosystem: Our teams understand local business needs and connect you to Warwickshire's wider business support network, including the Skills Hub and Business Growth Warwickshire programmes.

Community-driven: Communal spaces and events foster collaboration, wellbeing, and networking.

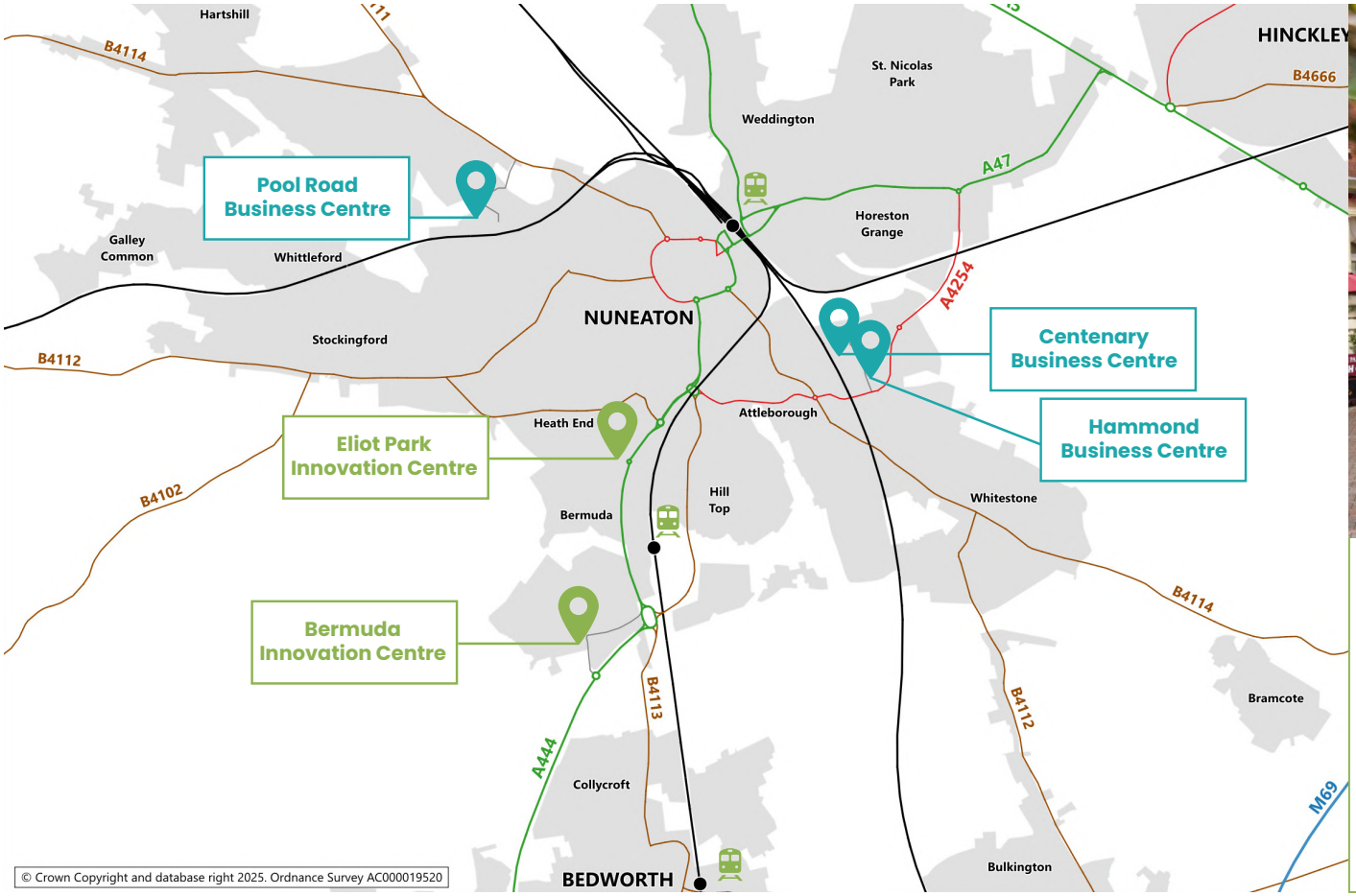
*We advise all parties to seek advice from the relevant local authority.



WARWICKSHIRE
BUSINESS CENTRES

Services & Amenities

- Office and light industrial space
- Out of hours CCTV monitoring
- 24/7 Key Access
- Free onsite car parking
- Phone and internet included
- Single & three phase electricity
- Kitchen & toilet facilities in select units
- Secure gated premises



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WARWICKSHIRE BUSINESS CENTRES

Location & Transport

Bermuda Innovation Centre is located in Nuneaton, offering excellent connectivity to major transport routes across the Midlands and beyond.

Bermuda Park Train Station 18 minute walk

Easily reached from the M6, M42, M5 and A5

Contact Us

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Our Other Business Centres

Sir Frank Whittle Business Centre Rugby **Church Lawford Business Centre** Rugby **Smallbrook Business Centre** Bidford On Avon **Holly Walk House,** Leamington	01788 551500 sfwbc@warwickshire.gov.uk
Eliot Park Innovation Centre Nuneaton	02476 796400 eliotpark@warwickshire.gov.uk
Centenary Business Centre Nuneaton **Hammond Business Centre** Nuneaton **Pool Road Business Centre** Nuneaton	02476 641399 cbc@warwickshire.gov.uk

Misrepresentation Act: Whilst the statements contained in these particulars are given in good faith and as a general guide to the property they do not form any part of an offer or contract. Neither the lessor, or any person in the employment of Warwickshire County Council has any authority to make or give any representation or warranty whatsoever in relation to this property. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars.