

SPECIALIST
TRADE
PLANNING CONSENT



bermuda TRADE CENTRE

TO LET : 4 trade units from
2,697 sq ft - 4,692 sq ft



Existing Tenants



@ bermuda park
nuneaton : warwickshire

www.bermudatradecentre.co.uk



Location

The Bermuda Trade Centre is prominently situated on the junction of St. Davids Way and Hamilton Way at the entrance to Bermuda Park accessed off the A444 dual carriageway which is the main route to the M6 Junction 3 (less than 2 miles south) and Nuneaton town centre (1½ miles north). Bermuda Park is an approx. 200 acre mixed business and Leisure Park with existing occupiers including Bestway Cash and Carry, Meyer International Surfaces and McDonald's, Odeon Cinema and KFC. Wimpey Homes have nearly completed a 400 home urban village on 24 acres of residential land at the northern end of Bermuda Park with the primary access past the Trade Centre.

Planning

The Bermuda Trade Centre benefits from a specialist Trade Park planning consent allowing users for B1, B2 and B8 or for

- * tool / plant hire;
- * tyre / exhaust centre;
- * tile centre;
- * kitchen and bathroom centre;
- * autocomponents / accessories;
- * glass merchant / window centre;
- * electrical component distributor;
- * windscreen centre;
- * servicing / MOT centre;
- * builders merchant;
- * trade paint supplier;
- * plumbing supply centre;
- * timber merchant;
- * electrical power tool factors;
- * office furniture;
- * floor covering;
- * computer servicing centre units;

or any other trade unit use which has been agreed in writing by the Council. Any retail floor space, trade counter, or showroom area within any unit shall be used only for purposes ancillary to the main use of that unit and shall not, in any circumstances, exceed 25% of the gross floor space of that unit, unless otherwise agreed in writing by the Council.

Specification

The units are finished to a shell to give occupiers maximum flexibility regarding their own fit-out. The units are built to an unusually high specification, as follows;

- * Significant glazing to front elevations
- * 50KN/m² floor loadings
- * Eaves height of 5.825 - 8.225m
- * Microrib cladding
- * Barrel vaulted roof
- * Electric roller shutter doors

The units are available to be let on full repairing and insuring leases.

The units are ready for occupation now!

Terms/Timing

BERMUDA TRADE CENTRE



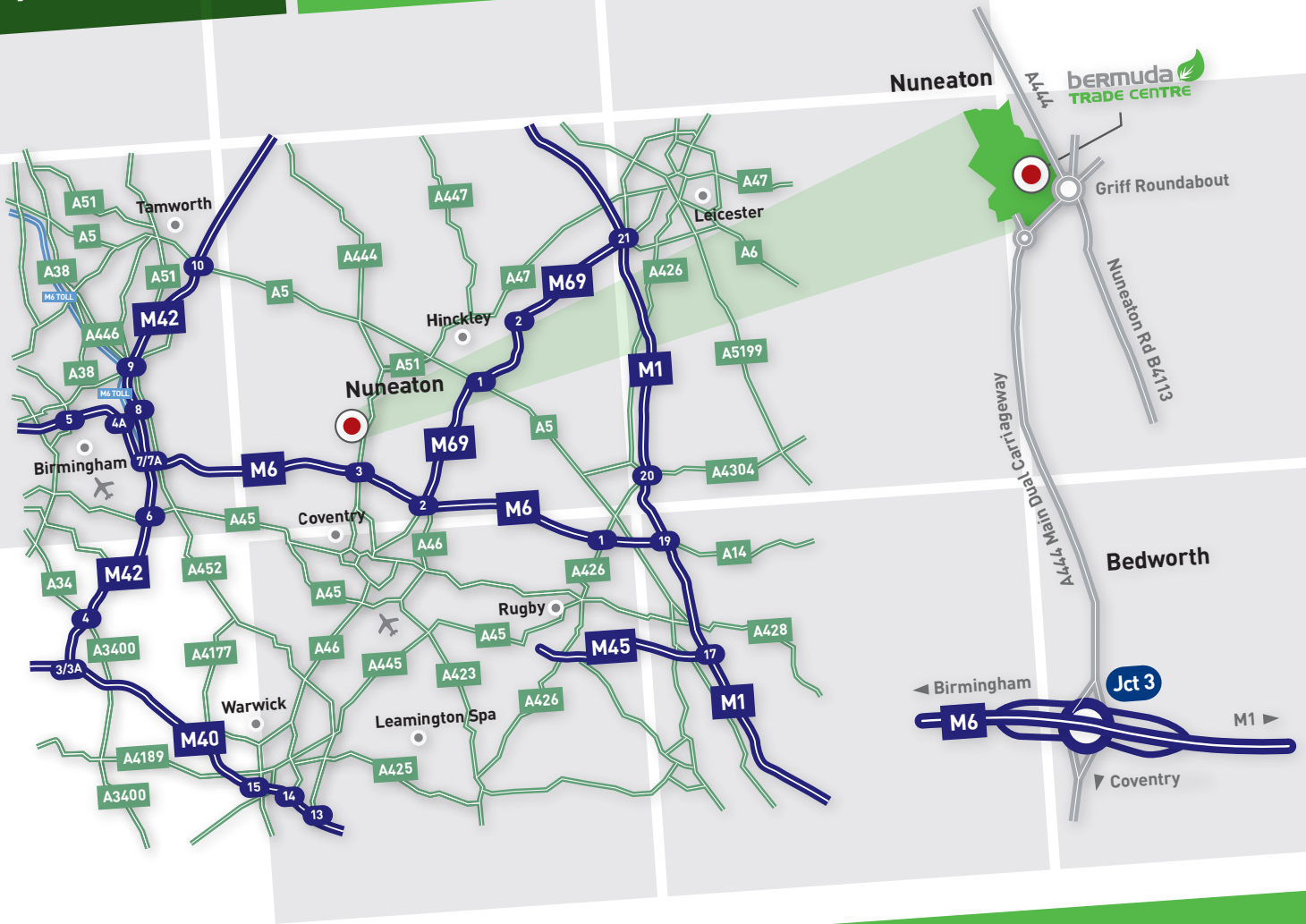
Site Plan



UNIT	GROSS INTERNAL sq M (approx)	GROSS INTERNAL sq FT (approx)
1	435.88	4,692
1A	435.88	4,692
2	250.56	2,697
3	250.96	2,701

A444





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Externally

- * Low density development
- * Landscaped and lit common areas
- * Secured access gates and protected boundaries
- * Block paviour and tarmac parking with concrete aprons

Traffic Count

Warwickshire County Council carried out a traffic survey during May 2004 and established a 5 working day average of 39,563 traffic movements per day on the A444 north of Griff roundabout (which the Trade Centre fronts) with peaks of over 40,000 per 24 hour period and peak time of 2,930 vehicles passing per hour. The weekly average (over a 2 week survey period) was 295,412 vehicles passing the site per week – full details available on request.

Demographics

We have commissioned a demographic survey from CACI Ltd based on a 15 minute drive time from The Bermuda Trade Centre, and set out the most relevant statistics (full copy reports available on request) as follows:

1	Total resident population	150,277
2	Economically active household residents	72,598
3	Skilled trades occupation	9,548
4	Total number of households	62,114
5	Total number of owner occupied dwellings	45,921 (74%)
6	Households with cars	60,651 (98%)