



# Business Premises To Let

Units ranging in size from 183 sq ft to 1,948 sq ft



02476 796400



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## Eliot Park Innovation Centre

4 Barling Way  
Nuneaton  
Warwickshire  
CV10 7RH



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.

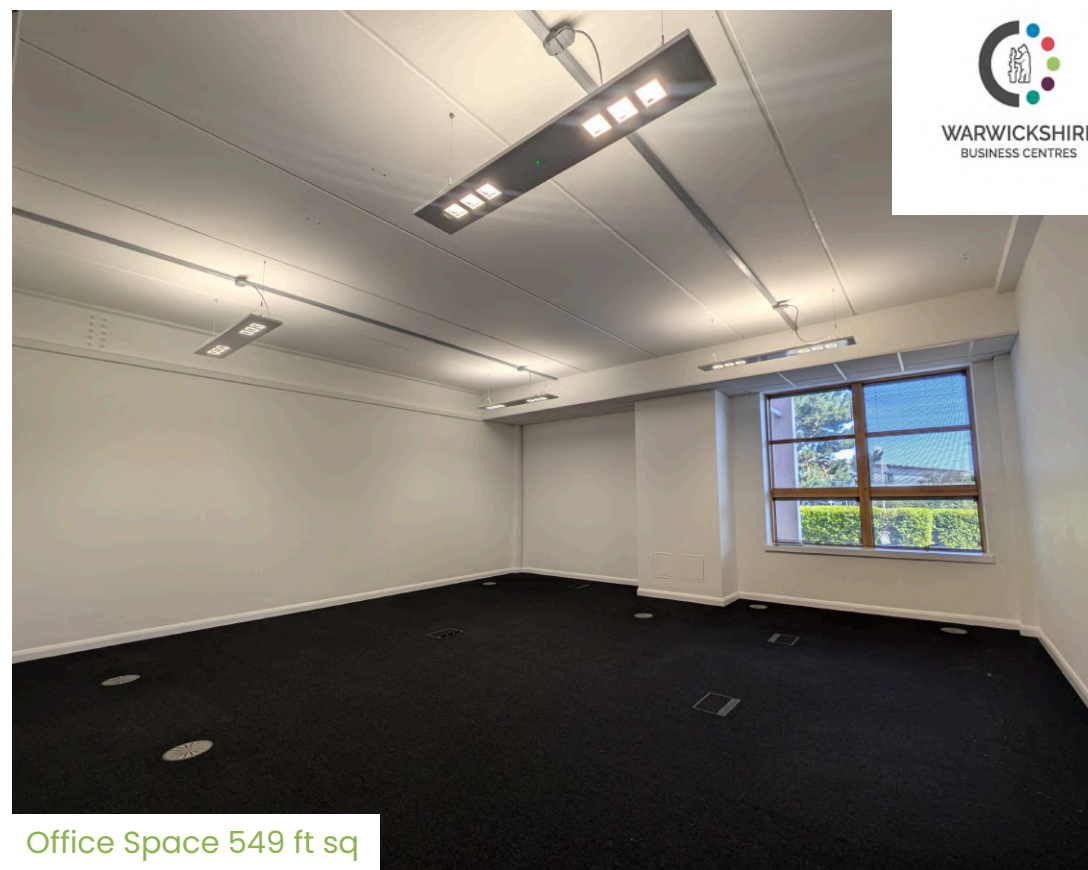


**Community-driven:** Communal spaces and events foster collaboration, wellbeing, and networking.

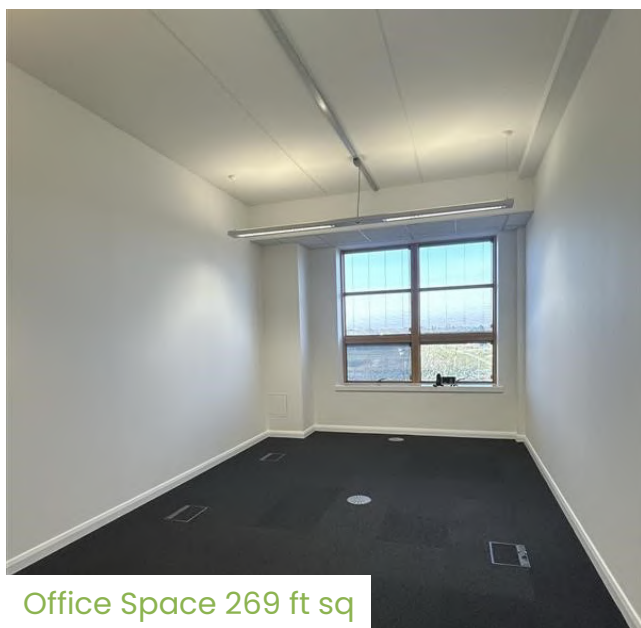
**\*We advise all parties to seek advice from the relevant local authority.**



Communal Kitchen Seating Area



Office Space 549 ft sq



Office Space 269 ft sq

## Reception Services & Amenities



Reception services  
Monday - Friday



Out of hours  
CCTV monitoring



24/7 Key card  
access



Free onsite  
car parking



Electric vehicle  
charging points



Phone and  
internet included



Heating and air  
conditioning



Free pop-in  
meeting room



Franking &  
photocopying



Daily courier drop  
off & collection



Kitchen facilities  
on all floors



Shower & toilet  
facilities



Business Club



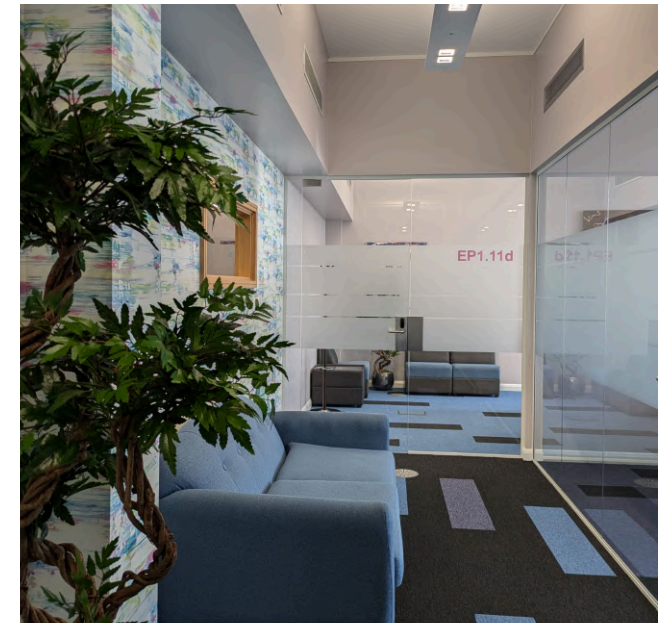
Serviced Office

## Office Space, Serviced Offices & Business Club

Discover workspaces tailored for business professionals who value convenience, connectivity, and community. Whether you're a start-up business, SME, or solo worker, Eliot Park Innovation Centre offers the ideal environment to stay productive, collaborate, and grow.

**Serviced offices** Perfect for new startups, our serviced offices come fully furnished and ready to go, allowing your business to be operational from day one. With everything in place from desks and chairs to internet, you can focus on growing your business without the hassle of setup or overhead.

**Business Club** Enjoy round-the-clock access to a vibrant communal hot-desking area available on a monthly rental basis, perfect for freelancers or remote workers who need a space for networking, focused work, and building connections with like-minded professionals.



# Conference Room Facilities

65

Ragley Suite  
seated capacity



Break-away  
Area

30

Charlecote Suite  
seated capacity



Catering packages  
available

12

Farnborough Suite  
seated capacity



Screen sharing  
options

8

Arbury Suite  
seated capacity



Half or Full Day  
availability

Conference Rooms and catering packages individually priced

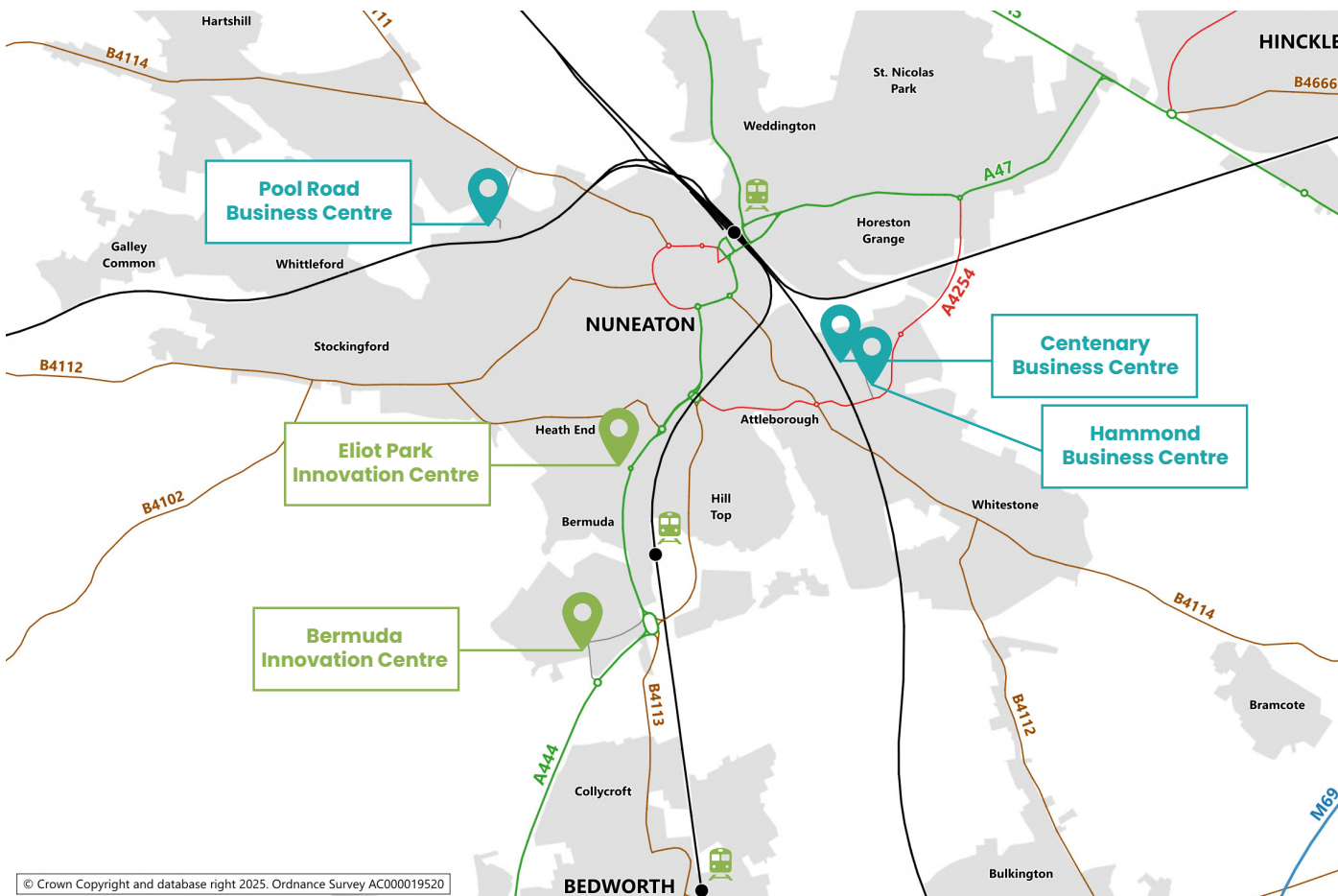
## Conference Break-Away Area



Arbury Suite



Ragley Suite



## Location & Transport

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



Nuneaton Train  
Station  
10 minute drive



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

**Bermuda Innovation Centre** Nuneaton

02476 796400  
eliotpark@warwickshire.gov.uk

**Centenary Business Centre** Nuneaton  
**Hammond Business Centre** Nuneaton  
**Pool Road Business Centre** Nuneaton

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