



Business Premises To Let

Units ranging in size from 485 sq ft to 2,035 sq ft



02476 641 399



cbc@warwickshire.gov.uk

Pool Road Business Centre

Pool Road
Nuneaton
Warwickshire
CV10 9AQ



Pool Road Business Centre

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.**



Services & Amenities



Roller shutter
door access



Out of hours
CCTV monitoring



24/7 Key
access



Allocated
car parking



Three phase
electricity



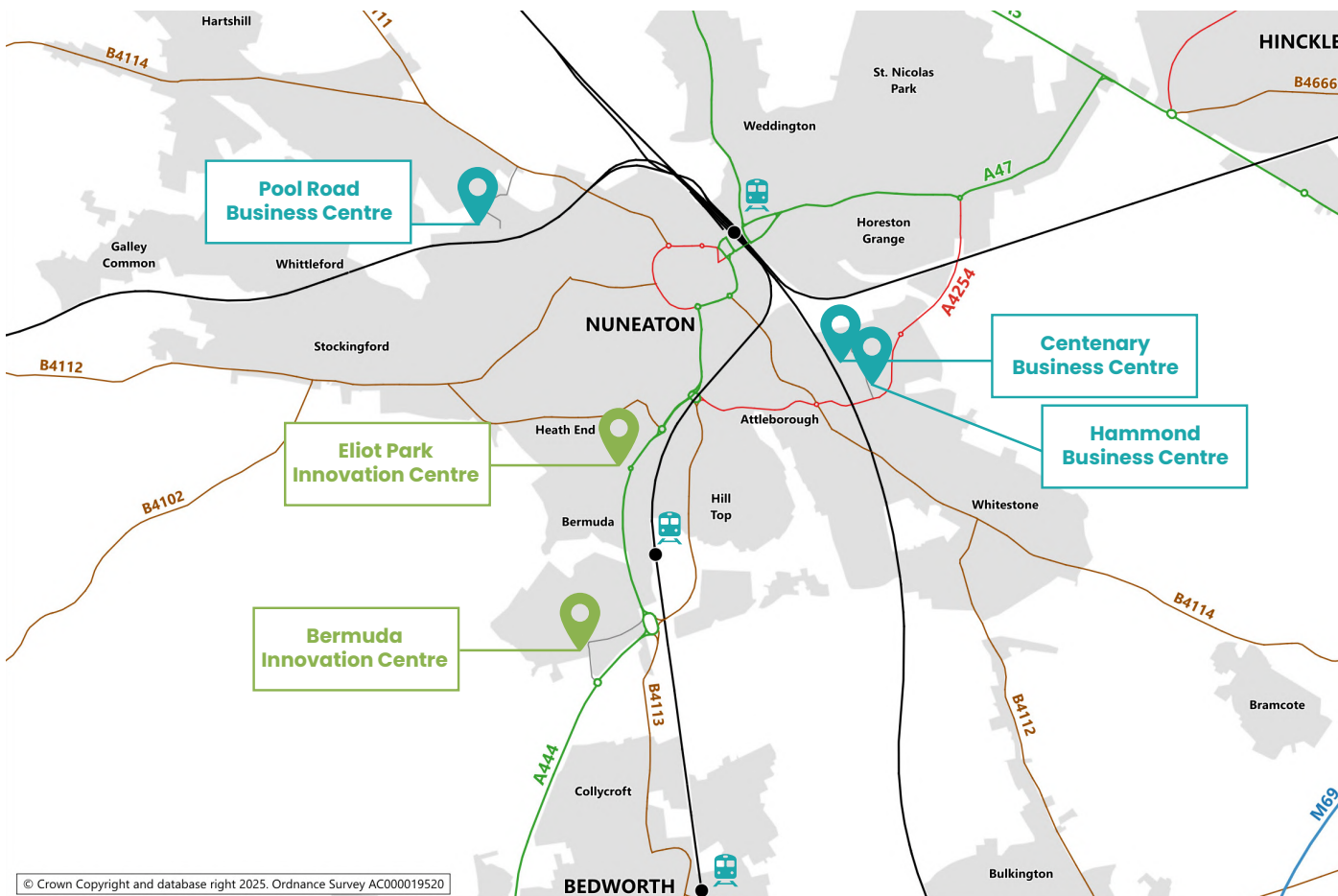
Toilet facilities



Secure gated
premises



LED Lighting
throughout



Location & Transport

Pool Road Business Centre offers excellent connectivity for businesses, situated on the west side of Nuneaton town centre.



Nuneaton Train Station
10 minute drive



Easily reached from the M6, M42 and A5

Contact Us



02476 641399



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Pool Road Business Centre

Pool Road
Nuneaton
Warwickshire
CV10 9AE

Our Other Business Centres

Sir Frank Whittle Business Centre Rugby
Smallbrook Business Centre Bidford On Avon
Church Lawford Business Centre Rugby
Holly Walk House, Leamington

01788 551500
sfwbc@warwickshire.gov.uk

Eliot Park Innovation Centre Nuneaton
Bermuda Innovation Centre Nuneaton

02476 796400
eliotpark@warwickshire.gov.uk

Centenary Business Centre Nuneaton
Hammond 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.