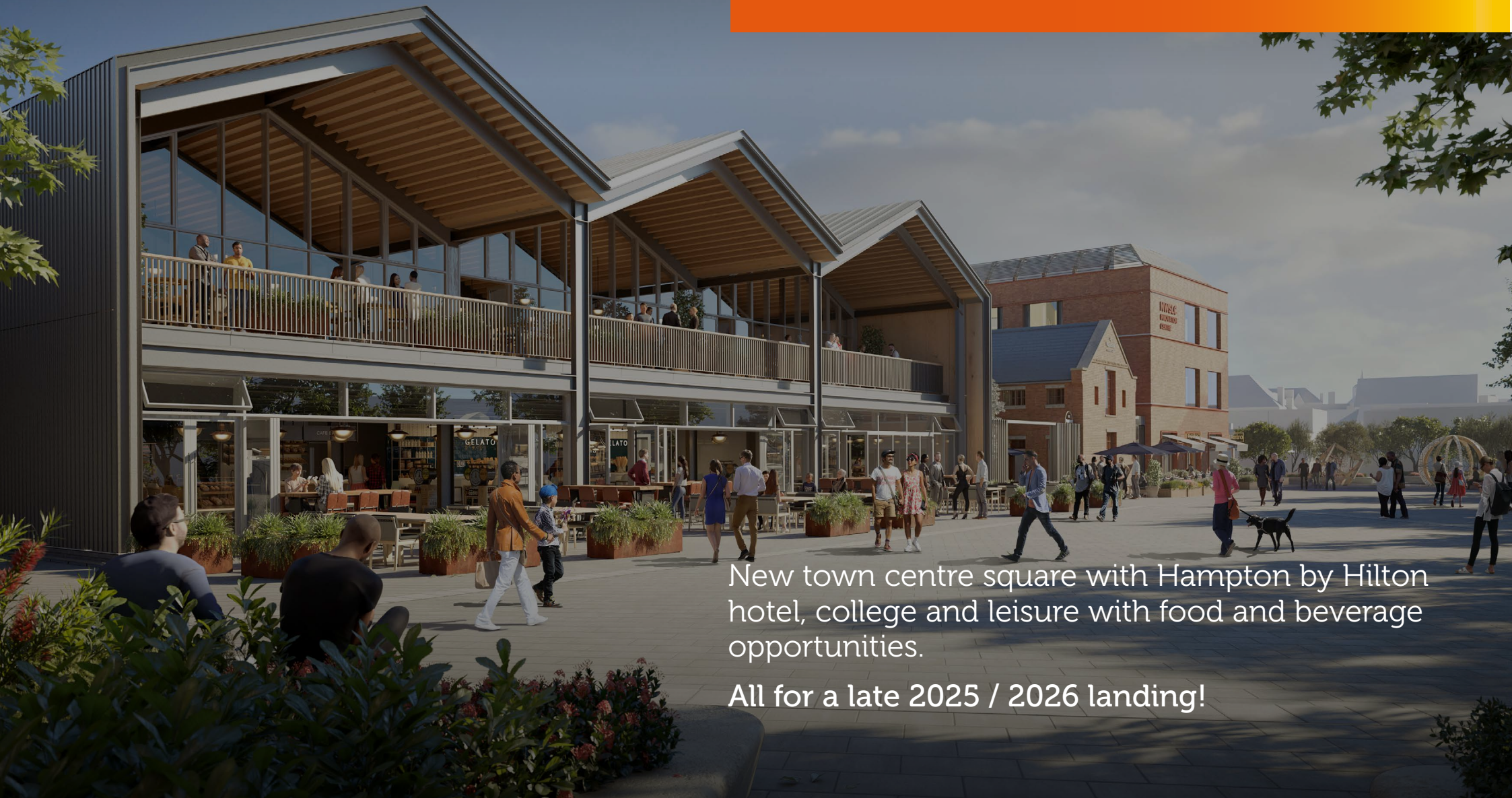


Nuneaton - Grayson Place



New town centre square with Hampton by Hilton hotel, college and leisure with food and beverage opportunities.

All for a late 2025 / 2026 landing!



Location

Occupying a strategic town centre site, **Grayson Place** links the prime shopping area of Queens Road with the local retail area on Abbey Street. It connects Nuneaton's 2 shopping centres Ropewalk and Abbeygate and footfall through the town.

Grayson Place is conveniently Accessed off the town's ring road and straight into a new 160 space surface level car park in the middle of Nuneaton.

Description

Hilton have opened a stunning 145 bed Hampton by Hilton hotel as phase 1 northern anchor to Grayson Place.

The development will also be home to North Warwickshire and South Leicestershire College's (NWSLC's) brand-new Digital Skills and Innovation Centre, bringing hundreds of students into Grayson Place every week.

A stunning leisure box has been delivered along with a prominent south-facing, spectacular two level restaurant and bar block. Designed with a sun terrace, this presents a feature building into Grayson Place and the town centre.

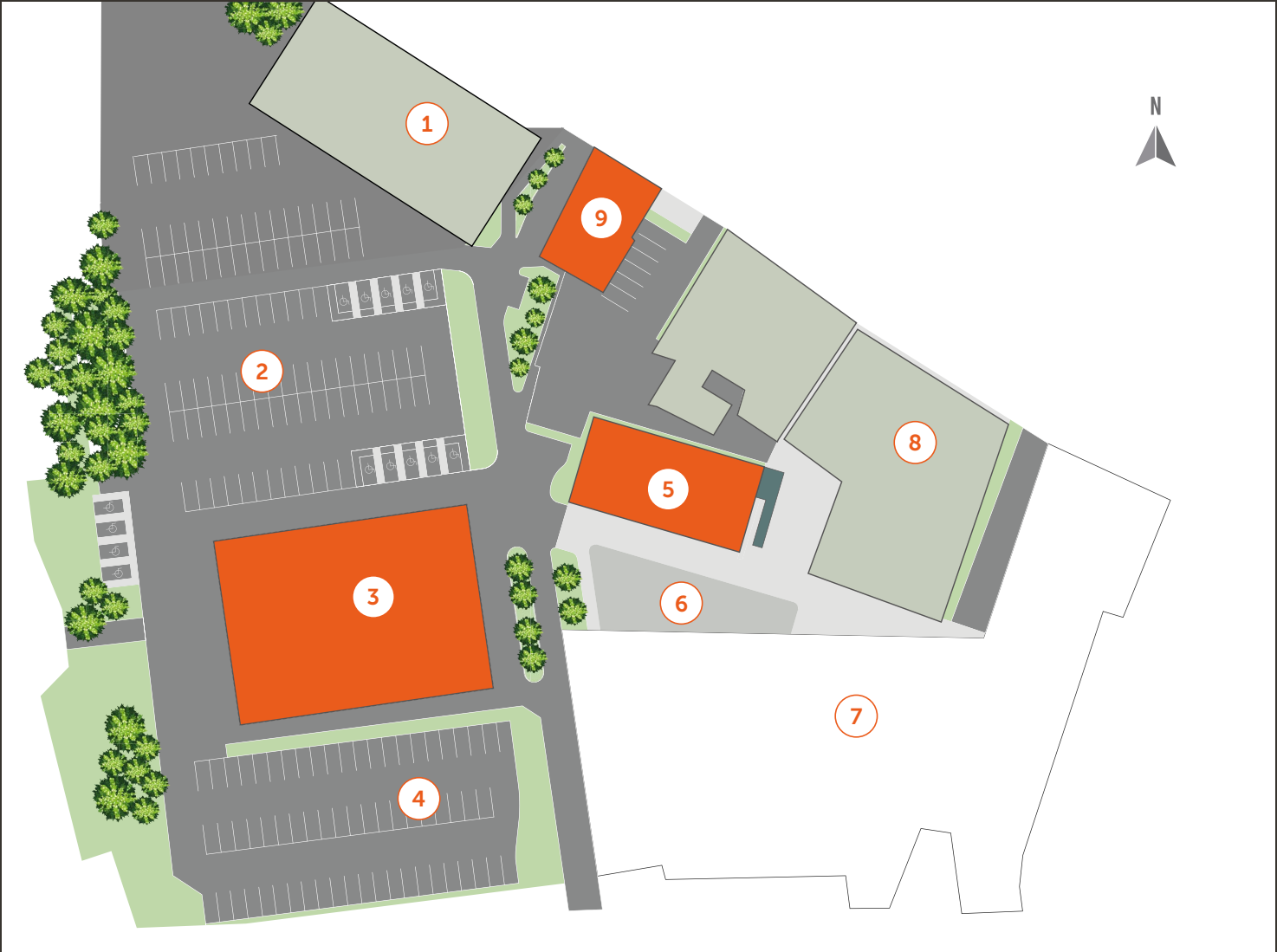
Our buildings sit in an area of new public realm, with seating and

planting which will form a vibrant meeting and leisure space at the heart of Nuneaton.

A future opportunity will be the refurbished former India Red restaurant at the entrance to Grayson Place at 25 Abbey Street. This character, corner building lends itself to restaurant / coffee / bar sitting alongside the Hampton by Hilton. The property comprises approximately 5,000sqft over 2 floors but could be extended / redeveloped.

Site Plan

- 1 Hampton by Hilton hotel
- 2 Car Park
- 3 Leisure Box
- 4 Car Park
- 5 F&B / Food Hall
- 6 Public Space
- 7 Future Phase
- 8 College and College Restaurant.
- 9 Restaurant / Bar



 Leisure and Restaurants To Let.

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GOAD

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Leisure Box Site Plan

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Food Hall Site Plan

Leisure Box

Delivering a ground floor of 14,500 sq. ft with 8.9 metre eaves height which can support a Tenant mezzanine if required.

External areas, for seating and dining are delivered also.

Food + Beverage / Food Hall

Delivering a total of internal floor area of 8,190 sq.ft,

4,770 sq.ft **3,420 sq.ft** **1,200 sq.ft**

Ground Floor

First Floor

Upper Floor Sun Terrace

The hall can be split both vertically and horizontally to provide smaller units, all with external seating.

Timing

The units are ready for access from **October 2025** when the public realm is completed

Terms

The units are available on a full repairing and insuring leases.

Rent

Leisure Box
Restaurant Bar / Food hall ground floor rent
Terrace level rent

£10psf
£22.50psf
£12.50psf

Service Charge

Estimated at £2.14psf

Business Rates

Business rates are yet to be assessed.

Further Information

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graysonplace.co.uk

Queensberry

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