



# Business Premises To Let

Units ranging in size from 480 sq ft to 982 sq ft

 01788 551500

 [sfwbc@warwickshire.gov.uk](mailto:sfwbc@warwickshire.gov.uk)

**Smallbrook Business Centre**  
Waterloo Industrial Estate  
Bidford on Avon  
Warwickshire  
B50 4JE



Smallbrook 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.



## Amenities



3 Metre roller shutter doors



Out of hours CCTV monitoring



24/7 Access



Pedestrian door access



Three phase electricity



Toilets facilities



2 Designated parking spaces



LED Lighting throughout





## Location & Transport

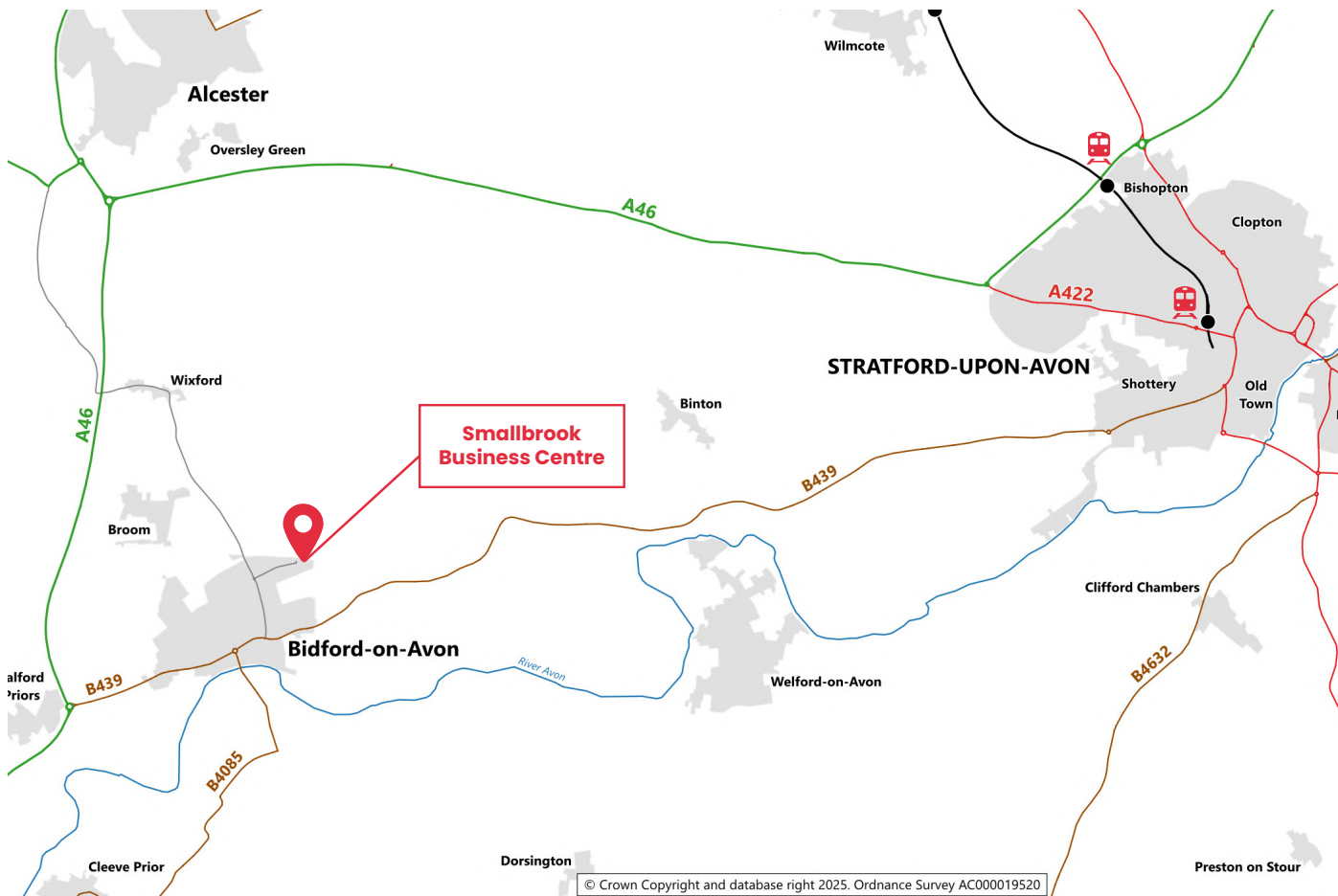
**Smallbrook Business Centre** is nestled in the countryside village of Bidford-on-Avon, between Evesham and Stratford-upon-Avon.



Stratford Upon  
Avon Parkway  
15 minute drive



Easily reached  
from the M40  
and M5



## Contact Us



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## Our Other Business Centres

**Holly Walk House** Leamington  
**Church Lawford Business Centre** Rugby  
**Sir Frank Whittle Business Centre**, Rugby

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  
**Pool Road Business Centre** Nuneaton

02476 641399  
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