



EQT | EXETER



West Midlands – Rugby I

Rugby, United Kingdom

Building Size: 18,720 SF | 15,887 SF of Industrial Space Available

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Building Specifications

- Industrial space available
- 18,720 SF total building size
- 15,887 SF available size
- Fully refurbished distribution warehouse
- Site area 9 acres
- On site trailer parking
- 4 electric vehicle charging points
- Secure site with gatehouse access 24/7
- Fully fitted office space
- Staff amenities
- 4' to 14' clear height
- 25 KN2 floor load
- 52' truck court depth
- 74 car parking spaces
- 16 trailer parking spaces
- LED lighting
- B EPC Rating



Additional Information

- Located in the heart of the Golden Triangle
- Located immediately adjacent to Rugby train station and 2.5 miles from the M6
- Established business location

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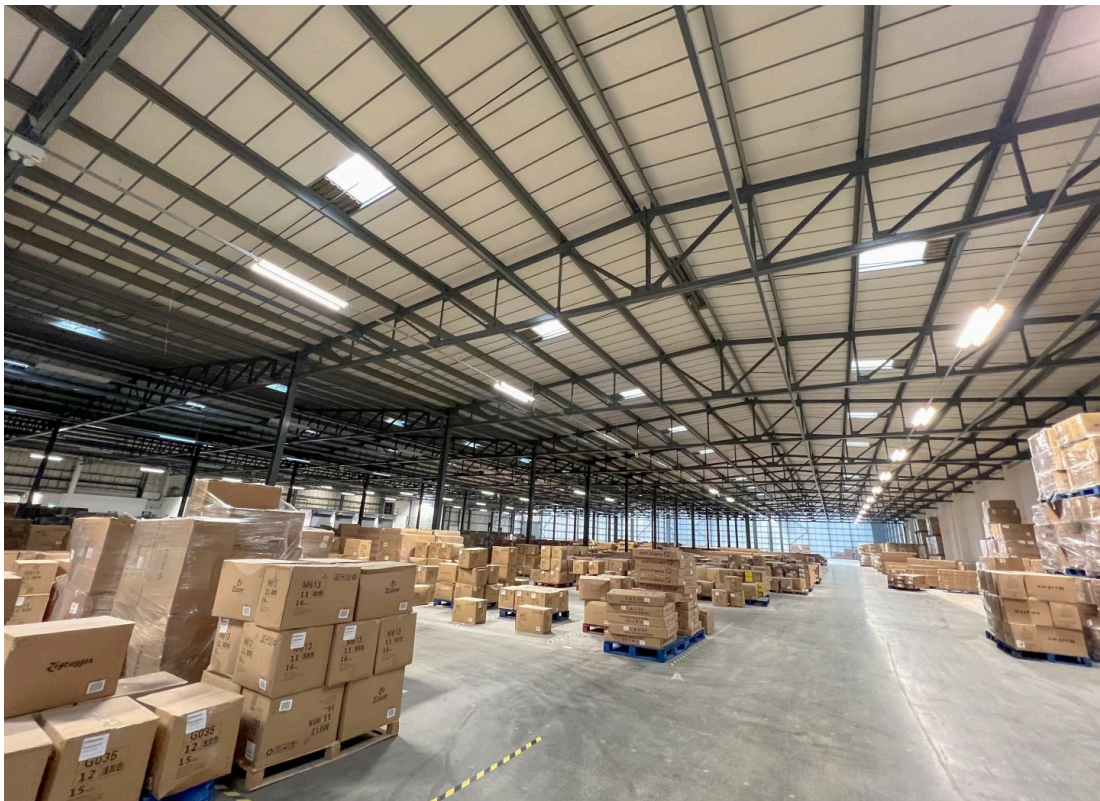
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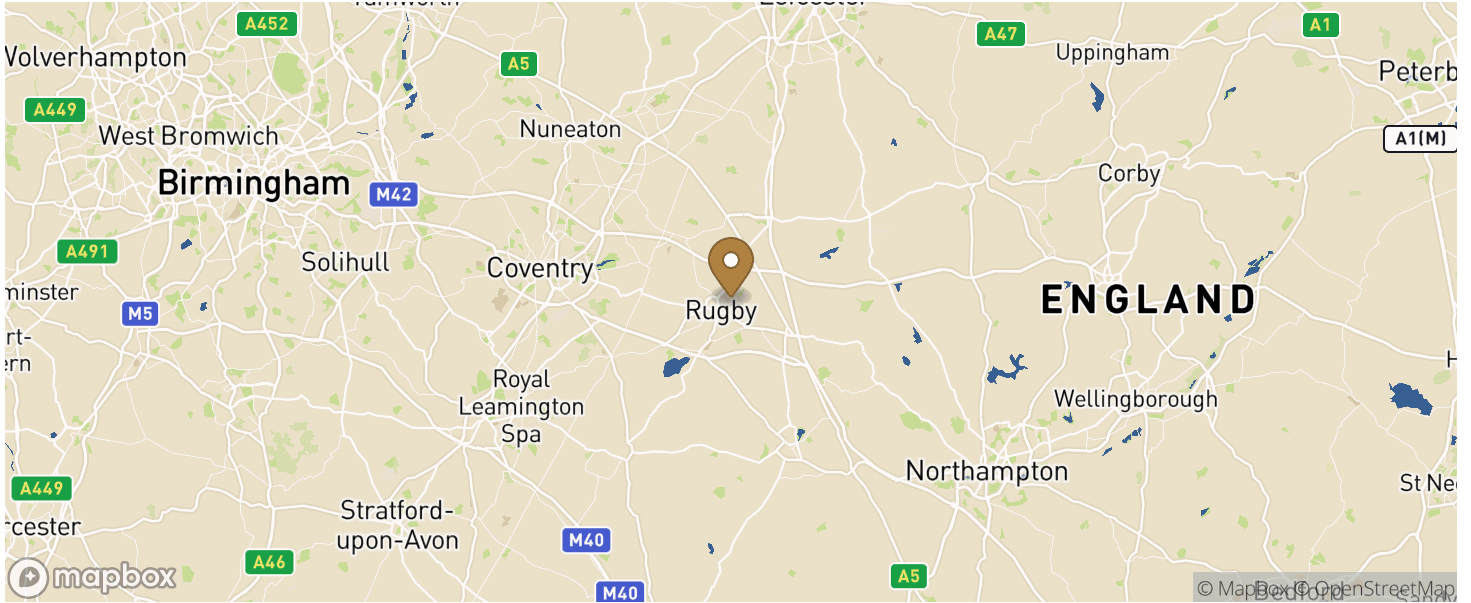


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Location



Location Commentary

Situated in the heart of the 'Golden triangle' Rugby is strategically located at the centre of the UK's motorway network. The properties are 2.3 miles (via the A426) from J1 of the M6 motorway and 6 miles from J19 of the M1. Rugby is an important distribution location which provides excellent links to the M6, M1, M40, M69 and M45 motorways, as well as the A14 within a 12 minute drive time which is the main route to the East Coast ports. Daventry International Rail Freight Terminal (DIRFT) is approximately 8 miles east, just off J18/M1 and the town also offers easy access to a number of major international airports

Transportation

Transit

Bus, Tesco

5 min walk

0.2 miles