



DETACHED INDUSTRIAL/DISTRIBUTION UNIT TO BE CONSTRUCTED
24,052 SQ FT (2,234.5 SQ M) **TO LET/FOR SALE**

- PRIME SITE WITH EXCELLENT MOTORWAY ACCESS
- BESPOKE BUILDING OPTIONS AVAILABLE
- OUTLINE PLANNING CONSENT



B1/B2/B8 outline
planning consent



8 - 10 metre eaves
height



24/7 access



Good quality
offices



Attractive
landscaping



Separate
Service yard



Dock level doors
available



Level access
loading doors



Bespoke building
options available



Excellent
motorway access

DELIVERY

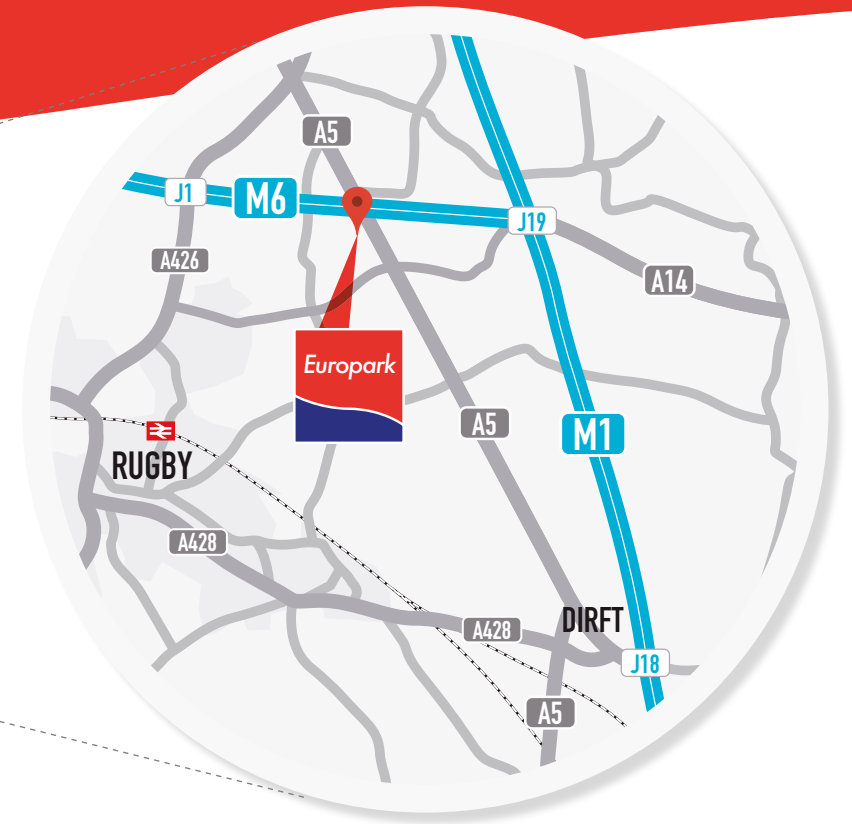
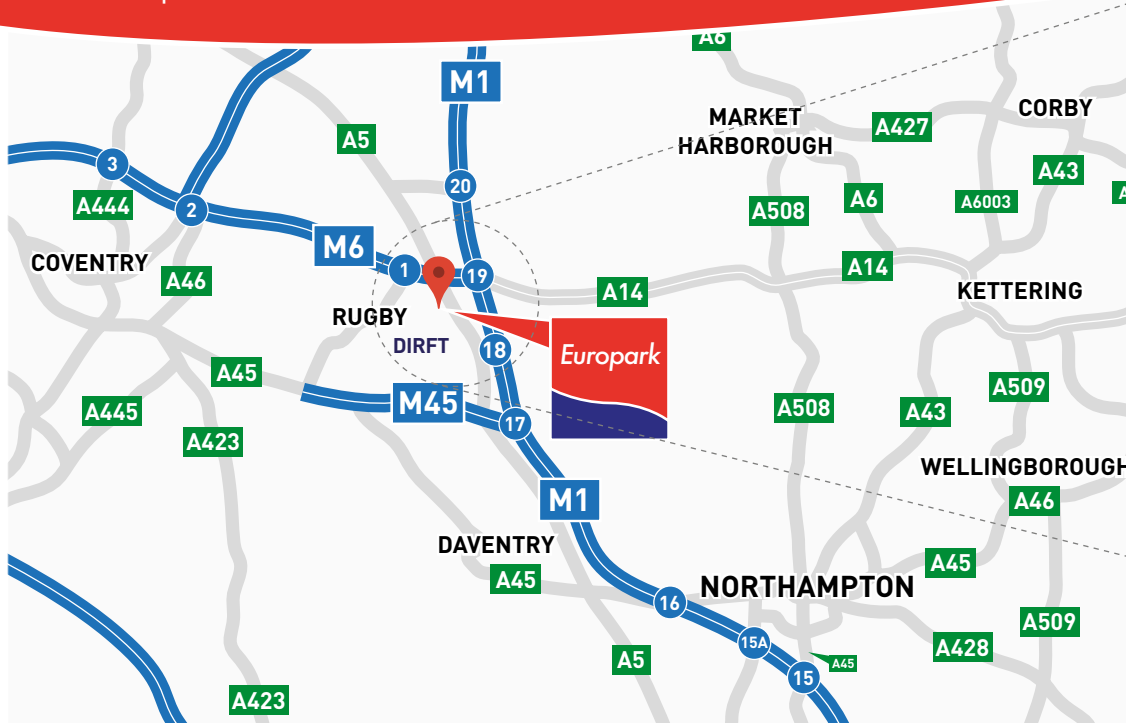
All enabling infrastructure is completed. Construction can commence on completion of all legal documentation, allowing for the building to be completed in as little as 10-12 months.

INDICATIVE FLOOR AREAS

Total Site Area	1.67 acres	0.68 hectares
Warehouse	20,742 sq ft	1,927 sq m
Offices	3,310 sq ft	307.5 sq m
Total Accommodation	24,052 sq ft	2,234.5 sq m



Indicative site layout



LOCATION

- An established commercial location on the A5 in Rugby.
- The site lies within the 'Golden Triangle' placing approximately 85% of England and Wales within four hour's drive time.
- Junction 18 and 20 of the M1, Junction 1 of the M6 and the A14 all accessible within minutes.

TRAVEL DISTANCES (distances are approximate)

M6 Junction 1	3 miles	6.5 km
M1 Junction 18	4 miles	6.5 km
M1 Junction 20	4 miles	6 km
Coventry Airport	16 miles	25 km
Birmingham Airport	27 miles	44 km
East Midlands Airport	34 miles	54 km
Rugby Train Station	4 miles	6.5 km

TERMS

To buy or to rent. Terms available on request.
For further information, please contact the joint agents.

ANDREW COSNETT

JOE SMITH

BROMWICH
HARDY
024 7630 8900

DDI: 02476 308 909

andrew.cosnett@bromwichhardy.com

Drake
COMMERCIAL
01604 620 616

www.drakecommercial.co.uk

jsmith@drakecommercial.co.uk