

173,639 SQ FT

REFURBISHED
WAREHOUSE/
DISTRIBUTION
UNIT TO LET



AVAILABLE NOW

MILL
ROAD
RUGBY - CV21 1PR

Mill Road Rugby provides a rare opportunity to acquire refurbished, 'cost effective' industrial & logistics accommodation benefiting from existing fit-out and within an established distribution location.

FLOOR AREA

FLOOR	SQ FT	SQ M	EAVES
High Bay Warehouse	62,575	5,813.40	12m
Mid Bay Warehouse	74,825	6,951.47	6.2m
Dispatch warehouse	22,655	2,104.71	3.5m
Offices	11,535	1,071.63	
Transport Offices	1,869	173.63	
Gatehouse	180	16.72	
Total GIA	173,639	16,131.59	

LOCAL OCCUPIERS

Hermes

BRITVIC
plc

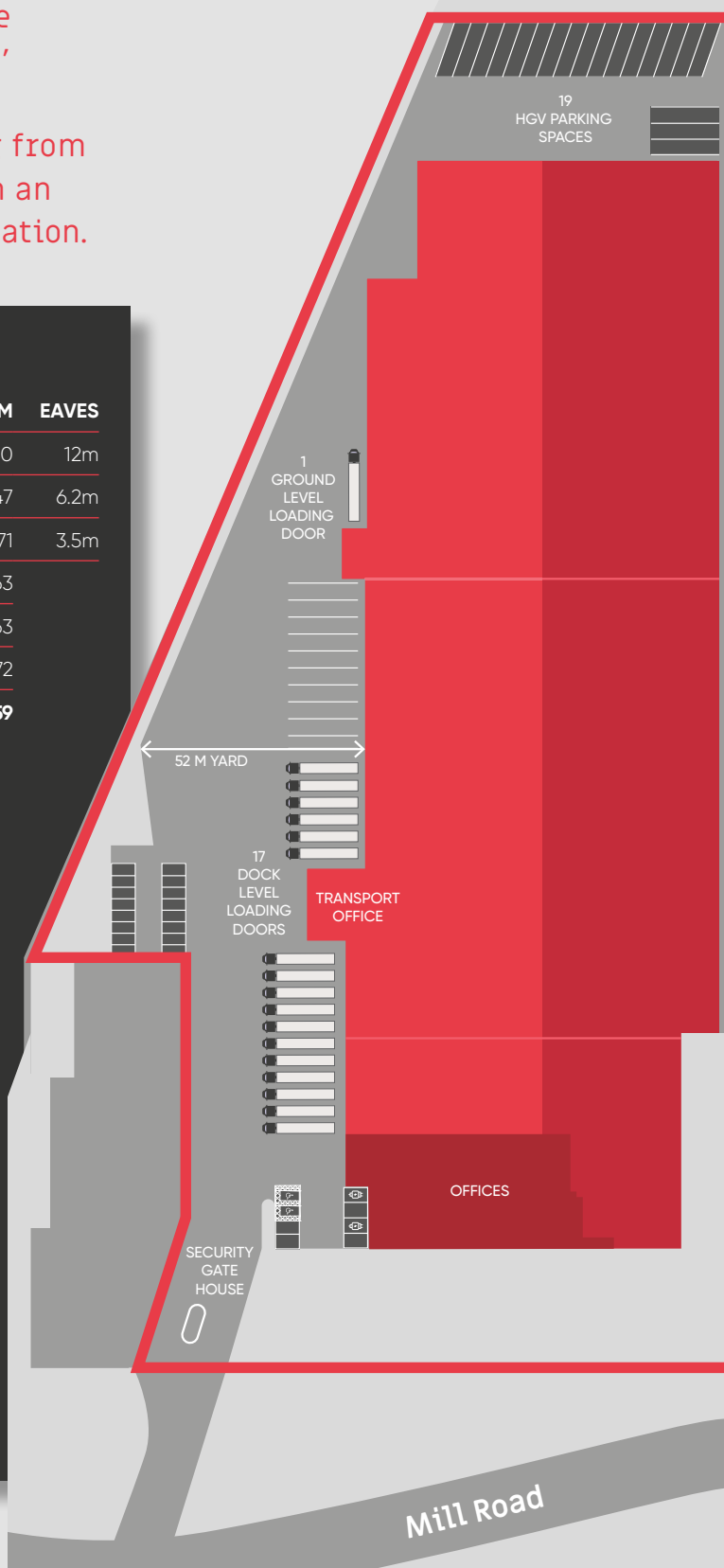
H&M

DHL



technicolor

XPOLogistics



WITHIN THE
GOLDEN TRIANGLE



ESTABLISHED
BUSINESS LOCATION



17 DOCK LEVEL
1 GROUND LEVEL



3.5 - 12M
EAVES HEIGHT



FULLY FITTED
OFFICE SPACE



LED LIGHTING &
HEATING IN SITU



ON-SITE TRAILER
PARKING



EPC "B"



STAFF
AMENITIES



52M MAX
YARD DEPTH



4 ELECTRIC VEHICLE
CHARGING POINTS



AT THE HEART OF THE LOGISTICS GOLDEN TRIANGLE

DEMOGRAPHICS



Working age
population of
352,100

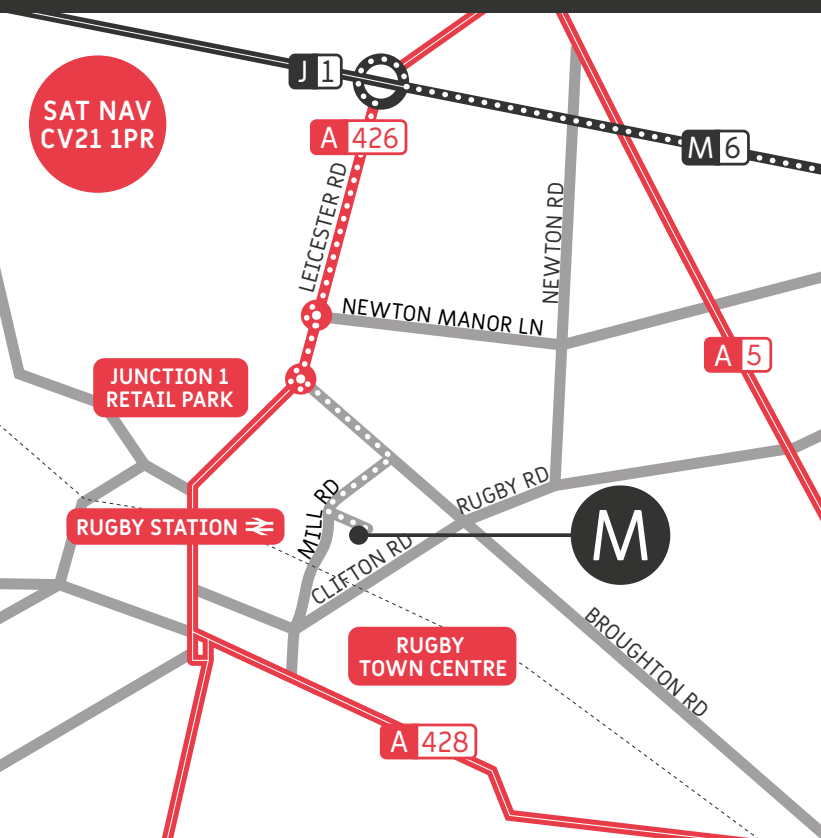


61,000 of employee jobs are in manufacturing, transportation and storage which is 44% higher than the UK average



Full time wages are
1.6% less than the UK
average

Source: Nomis Local Labour Report for Warwickshire



MILL ROAD

Junction 1 of the M6 is only 2.5 miles away providing easy access to the nearby M1 and M69 motorways and the A14 (A1 / M1 link), which gives access to the East Coast ports. Rugby's mainline station, adjacent, provides a regular direct service to London.

DRIVE TIMES



ROAD

Rugby Town Centre	1.3 miles
M6 J1	2.5 miles
Coventry	15.7 miles
Birmingham	33.6 miles
London	89.2 miles
Leeds	117 miles
Manchester	116 miles
Bristol	120 miles



RAIL

Rugby Station	0.2 miles
Birmingham International Station	26.4 miles
London Euston	87.2 miles



AIR

Birmingham International Airport	26.2 miles
East Midlands Airport	35.4 miles
Heathrow	89.4 miles



PORT

Liverpool	891 miles
Immingham	115 miles
Southampton	118 miles
Hull	135 miles
Felixstowe	136 miles
Harwich	144 miles
Dover	171 miles

LEASE TERMS

Available on request from the joint letting agents.



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