

COMING SOON

**TO LET**  
661,348 SQ FT  
PRIME LOGISTICS UNIT  
[RUGBY661.CO.UK](http://RUGBY661.CO.UK)

RUGBY 



Services

Continental Tyres

GXO

DHL

Amazon

CDW

Eddie Stobart

Quartzelec

H&M

DHL

DIRFT

ALDI

M1

J19

A14

M1

A5

M6

A5

A5

J1

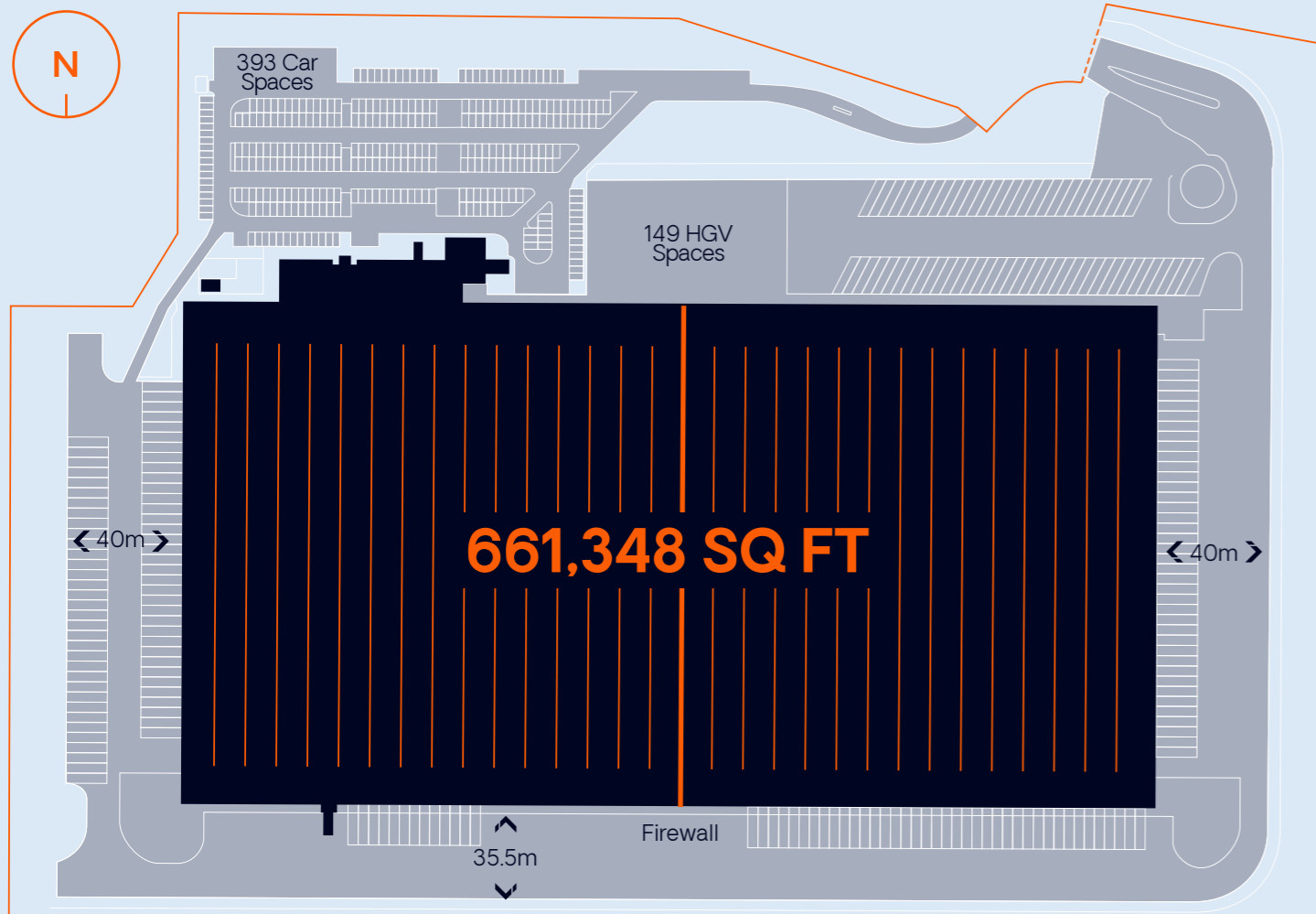
RUGBY 66

# BUILT TO DISTRIBUTE

Rugby 661 is a prime 661,348 sq ft industrial / distribution unit, positioned on a 35 acre plot in the heart of the golden triangle. The property benefits from an extensive specification, including 12m eaves height, 40 dock level loading doors, partial racking, fire wall and 4MVA power.

DESCRIPTION	GIA (SQ FT)	GIA (SQ M)
Warehouse	624,632	58,030
Ground Floor Office	12,855	1,194
First Floor Office	12,052	1,119
Logistics Office	6,886	639
Driver Entrance	4,261	395
Engineers Office	662	61
<b>TOTAL</b>	<b>661,348</b>	<b>61,441</b>

\*Not including an internal mezzanine that extends to 106,353 sq ft.




  
106,353 SQ FT  
Mezzanine Floor Area

  
2 Level  
Access Doors

  
40 Dock  
Level Doors

  
32,455 SQ FT  
Office Content (5%)

  
12m  
Clear Height

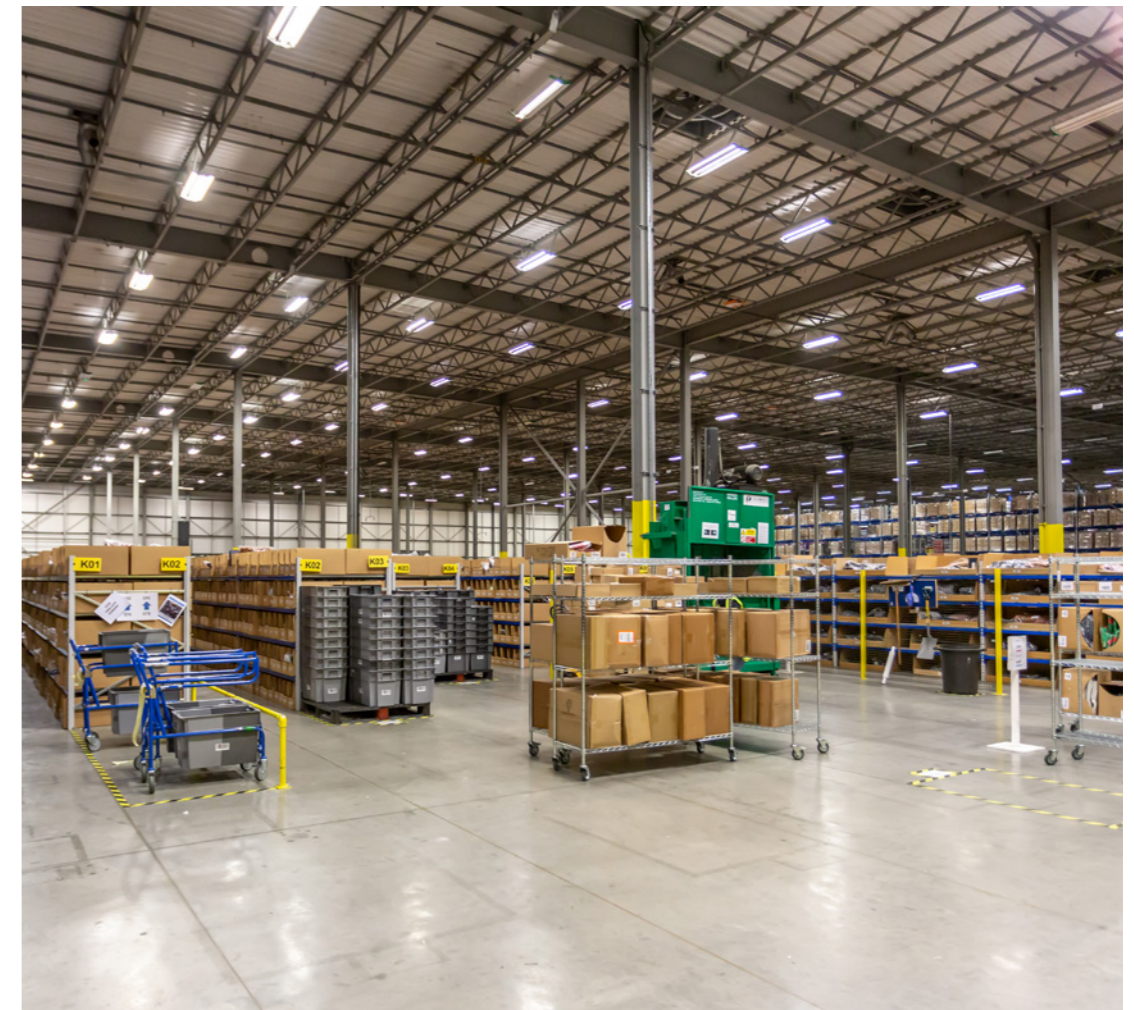
  
50 kN/m2  
Floor Loading

  
4MVA  
Power

  
EPC 'C'  
Rating

  
CCTV  
Throughout

  
Sprinklered  
Throughout





M6 (J1) 0.5 miles

M1 (J19) 3 miles

M45 6 miles

M69 8 miles

M40 20miles

A1 46 miles

# LEADING LOGISTICS CENTRE

Rugby is located approximately 28 miles east of Birmingham, 22 miles south of Leicester and 21 miles north west of Northampton.

The town is regarded as one of the principal industrial and distribution hubs in the UK being located in the 'Golden Triangle' of logistics, formed by the M1, M6 and M69 motorways, whereby 95% of the UK population can be reached within a 4.5 hour drive time.

**81%** Rugby has a strong labour pool with 81% of the population aged 16-64.

**1,440,000** 1.44m working population within 30 minutes.

**76,700** Projected population growth of 16-64 year olds.

**1.44%** Midlands population growth is 1.44% higher than UK average.

**95%** 95% of the UK's population reachable within a 4.5 hour drive time.

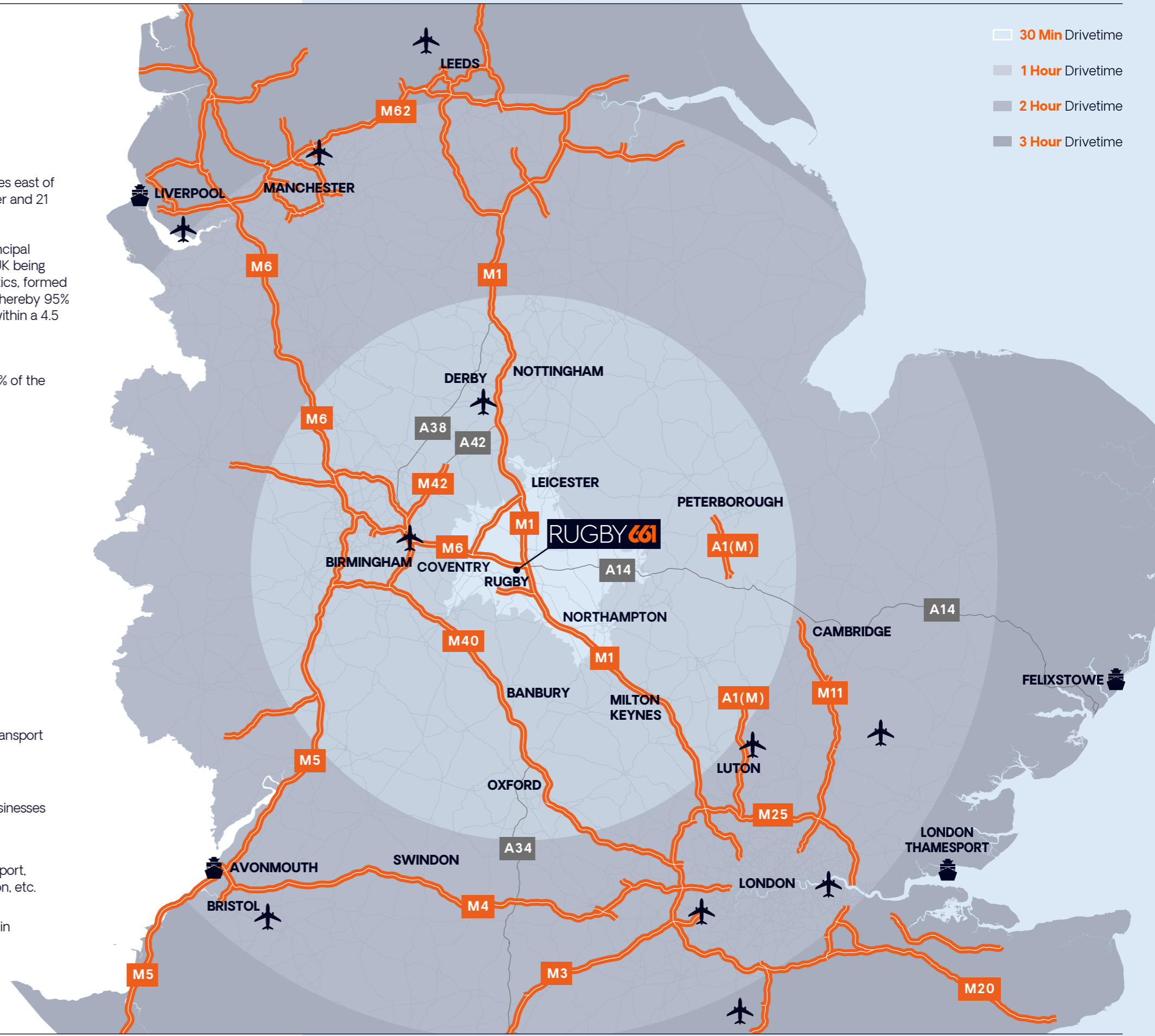
**50,000** 50,000 people employed within the transport technologies in Warwickshire

**30,020** As of 2020 there are 30,020 active businesses in Rugby.

**30.9%** 30.9% of businesses in Rugby are transport, storage, manufacturing and construction, etc.

**24.4%** 24.4% of Rugby's population employed in manufacturing, transport and storage. More than double the national average.

\* Sources: nomisweb.co.uk, freemaptools.com, investcw.co.uk



Birmingham 25 miles

East Midlands 33 miles

Heathrow 87 miles

Manchester 107 miles



London Gateway 115 miles

Avonmouth 116 miles

Liverpool Dock 132 miles

Felixstowe 134 miles

