

CAMPUS 450 @ DIRFT



Fully refurbished  
warehouse units

451,919 sq ft

Available now

RAILPORT APPROACH, RUGBY, EAST MIDLANDS, NN6 7ES

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# Campus 450 sits at the heart of the 'Golden Triangle'

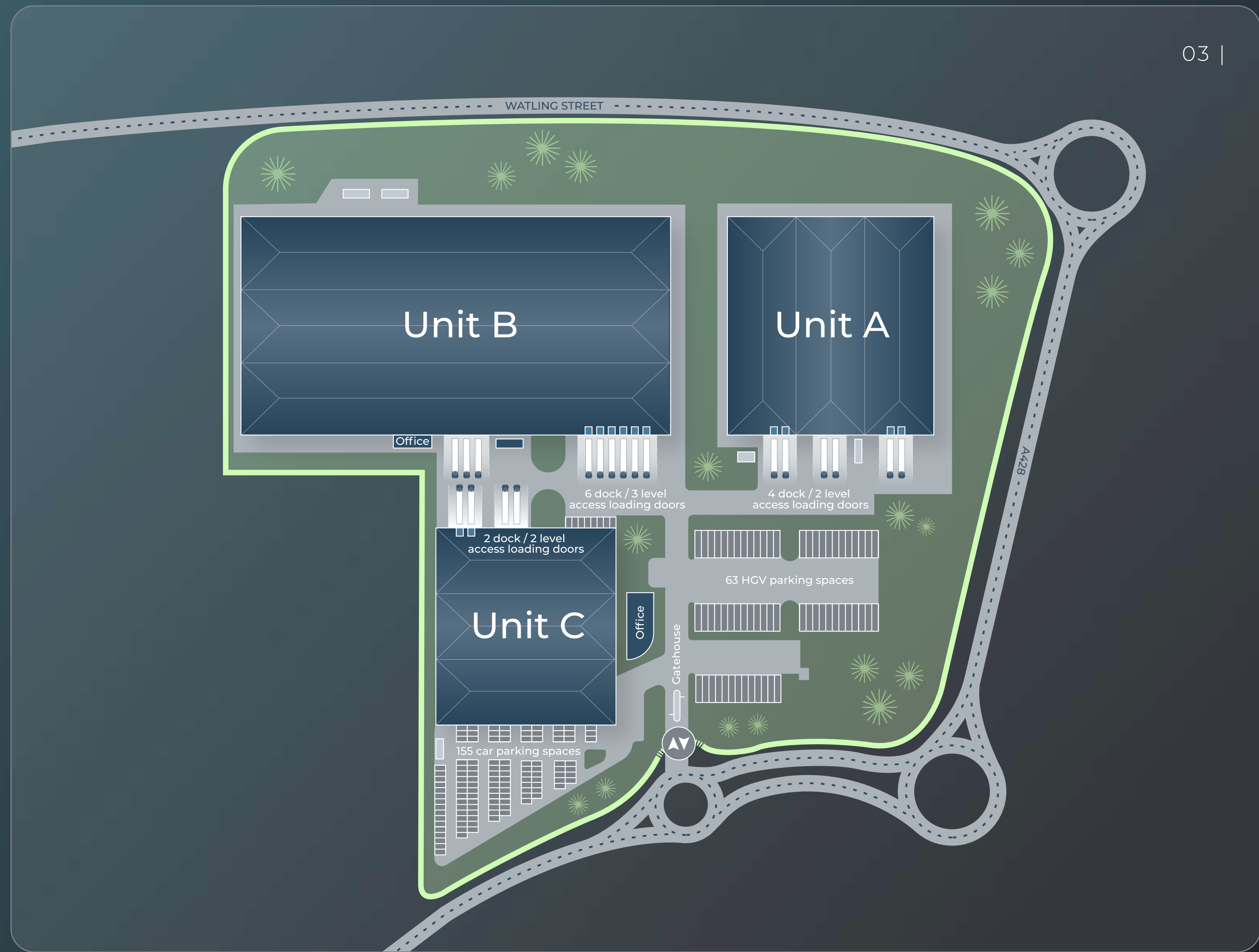


A rarely available campus of three detached warehouses with offices and ancillary areas located on the UK's premier inter-modal rail connected logistics park.

# Constructed to a high specification

Campus 450 @ DIRFT comprises 3 modern warehouse units all within a secure site. The properties are of steel portal frame construction and benefit from 14m eaves height, large individual service yards and dock and level access doors.

	Sq ft	Sq m
Unit A	115,299	10,712
Unit B	235,631	21,891
Unit C	88,433	8,216
Three Storey Offices	12,556	1,166
<b>Total</b>	<b>451,919</b>	<b>41,985</b>
Gatehouse	89	8



- EPC RATING 'B'
- BREEAM 'VERY GOOD'
- LED LIGHTING
- EV CHARGING
- SOLAR PV PANELS
- DOCK & LEVEL ACCESS DOORS
- THREE STOREY OFFICE
- 14M EAVES HEIGHT
- 155 CAR PARKING SPACES
- SECURE SITE
- YARD DEPTHS UP TO 40M
- 63 HGV PARKING SPACES



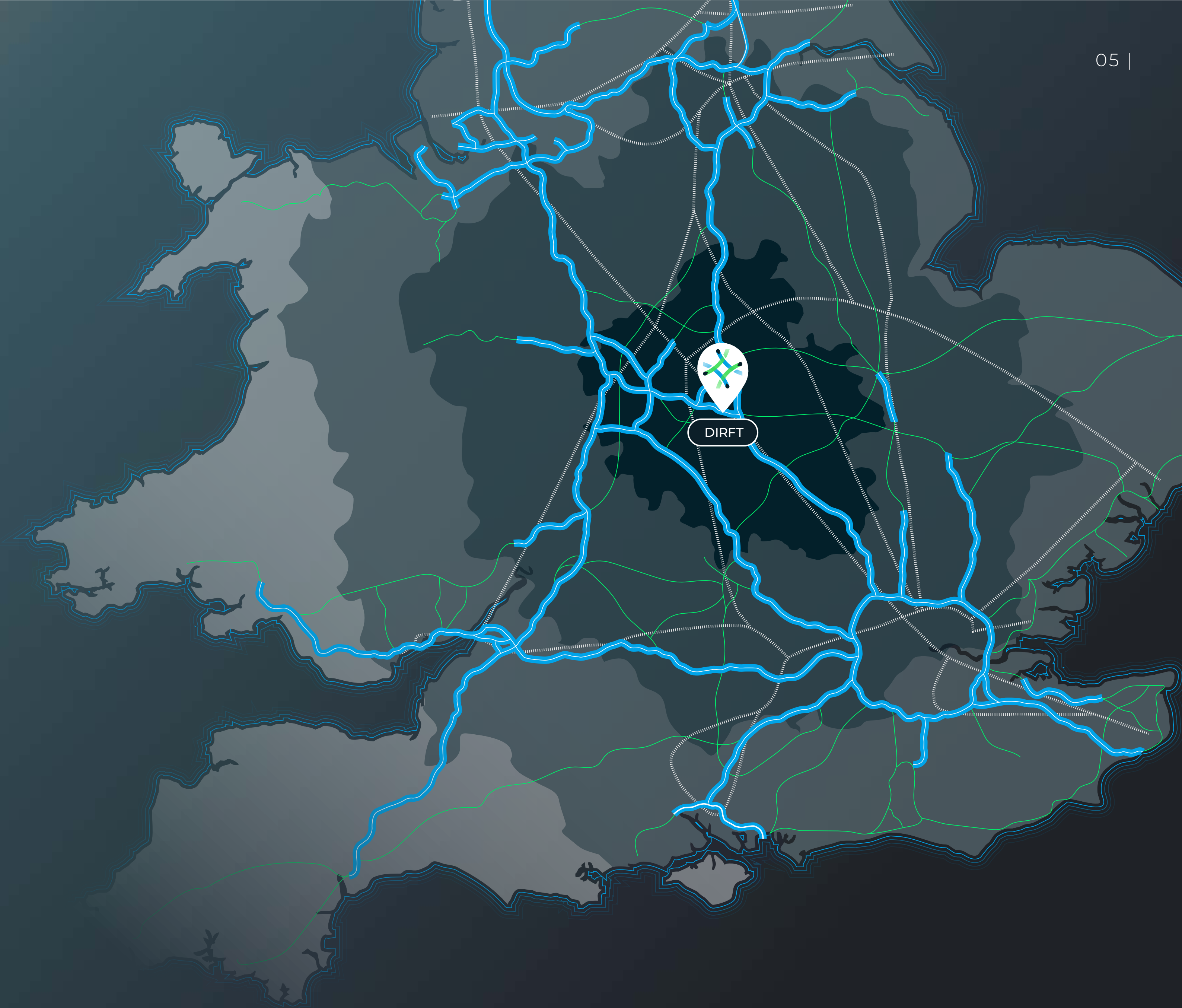
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# The UK's ultimate connected logistics hub

CAMPUS 450 @ DIRFT is located in the UK's leading central road and rail connected logistics park. Situated adjacent to the M1 (Junction 18) and a 2 minute drive time from the M6 / A14 interchange it offers excellent access to the national motorway network. The new DIRFT rail terminal enables fast freight, port and European connectivity.

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# The powerhouse location for leading brands

DIRFT is the hub for leading occupier brands due to its sought-after location for warehousing and logistics in the centre of the UK. DIRFT has excellent transport links and connectivity to the national motorway network as well as premier rail freight links.



## **GAS REFUELLING STATION**

A Gasrec refueling station providing natural gas and biogas available nearby for fuelling trucks and heavy equipment.



Lilbourne Meadow is located nearby and provides 173 acres of open space with walking trails and cycle routes.

## **WELLBEING AMENITIES**



## **GREEN TRAVEL PLAN**

DIRFT has an active car sharing community and assisted green travel planning



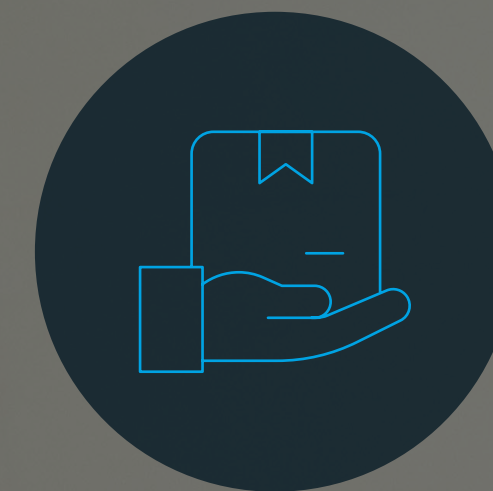
## **INCREASED PUBLIC TRANSPORT**

Multiple bus stops and frequent services towards Rugby, Daventry and Northampton.



## **BUSINESS HOTELS**

There are two budget-friendly hotels nearby: the ibis and the Holiday Inn, both offering affordable accommodations.



## **UK'S LARGEST PARCEL HUB**

Royal Mail has chosen DIRFT as the location for its largest UK parcel hub. Currently under construction.

Please contact us for  
further information:

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