TOTAL PARK
RUGBY

UNIT 1, TOTAL PARK, FROG HALL LANE,
RUGBY, CV21 1XS

A BRAND NEW WAREHOUSE / INDUSTRIAL UNIT

48,503 SQ FT (4,506 SQ M) ON 3.94 ACRES

TO LET / FOR SALE



Available Now

THE SCHEME

Total Park, Rugby is a brand new industrial / logistics development totalling 48,503 sq ft. The unit is equipped with on site electric vehicle charging, generous parking and dedicated staff breakout areas. Located 2.9 miles from J1 of the M6, it is easily accessible to the national motorway network offering a perfect central location for your business.

ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Warehouse	43,284	4,021
First Floor Offices	5,219	485
Total	48,503	4,506



SPECIFICATION

- 10m Eaves height
- EPC rating A
- 3.94 Acres
- 40m Yard depth
- 4 Electric vehicle charging bays
- 500kVA Power supply
- 82 Parking spaces
- 2 Dock level access door
- 3 Level access door
- BREEAM ‘Excellent’

SUSTAINABILITY

The scheme has adopted the Be Lean, Be Clean, Be Green energy hierarchy whereby the following measures have been adopted:

BE LEAN

- High Performance building fabric envelope via enhanced U-values to reduce heating demand
- High performance windows via solar controlled glazing to reduce cooling demand
- Low building air permeability to reduce heating demand
- Warehouse roof lights to ensure adequate daylight
- BREEAM ‘Excellent’

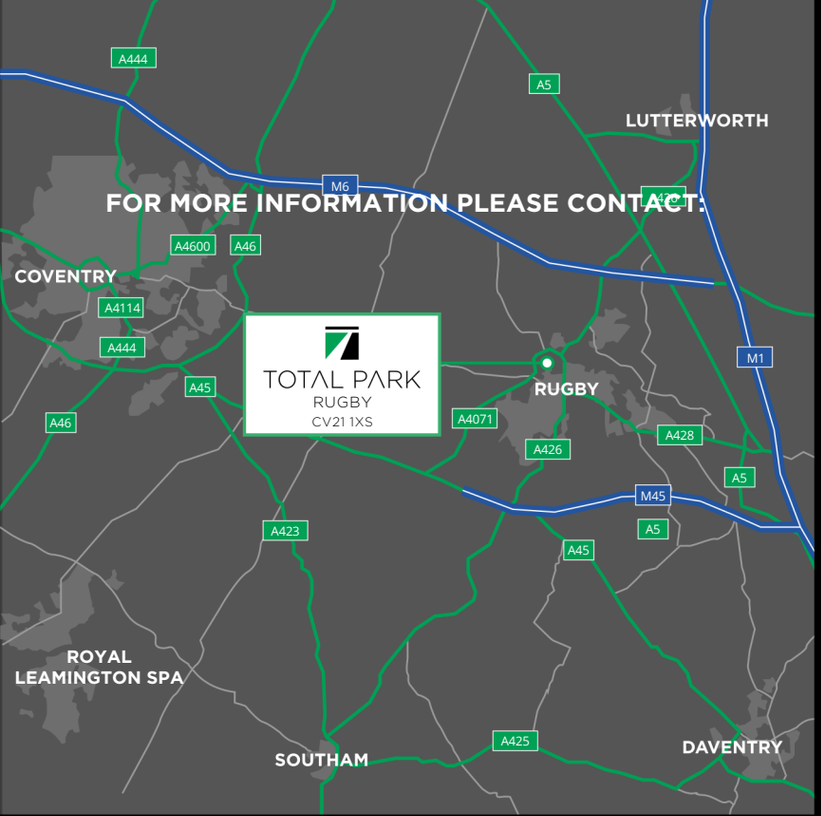
BE CLEAN

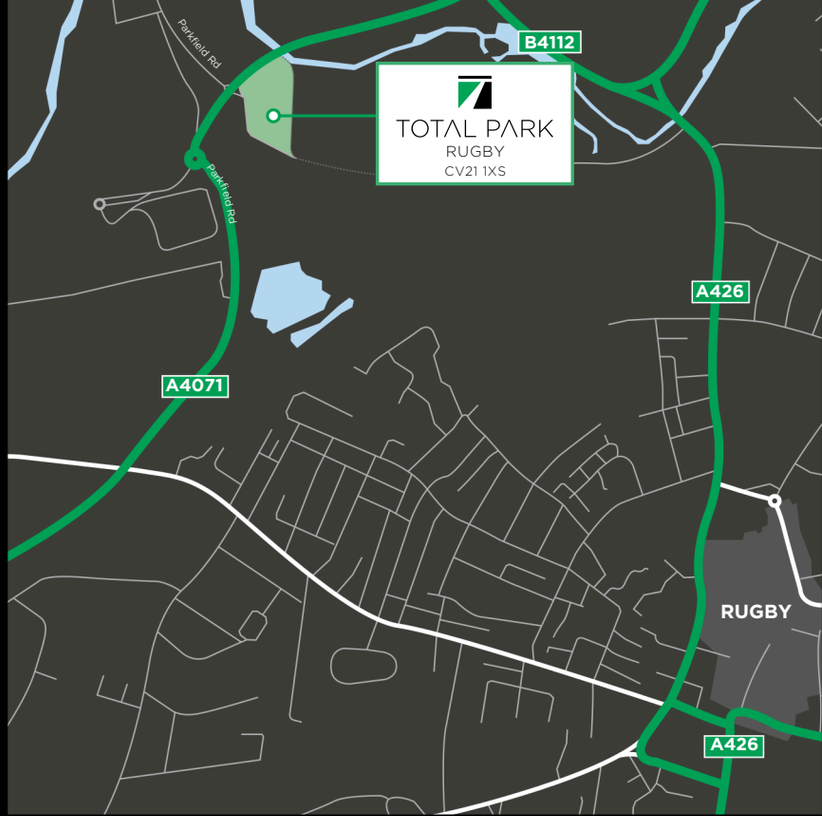
- High Efficiency Heating and Cooling System via VRF air conditioning
- High efficiency LED lighting and lighting controls
- Heat recovery ventilation

BE GREEN

- Provision of photovoltaic solar panels







LEADING LOCATION

Destination	Distance	Time
Rugby Town Centre	1.2 miles	4 mins
M6 (J1)	2.9 miles	6 mins
A45 (M)	5.5 miles	10 mins
M1 (J19)	6.0 miles	10 mins
Coventry	13.5 miles	23 mins
Birmingham International airport	23.8 miles	34 mins
Birmingham	34.0 miles	40 mins
London	90.7 miles	2 hours 5 mins

Total Park Rugby is ideally positioned in the Golden Triangle of the UK, providing prime accessibility to 85% of the UK. Junctions 18 and 19 of the M1, Junction 1 of the M6 and the A14 are all accessible within minutes. This central position makes it an ideal location to serve the Midlands, the North and national markets.

85% of the UK population live within a 4.5 hour HGV drive.

20.4% of the working population work in manufacturing, storage and transport.

73.5% of Rugby's population is economically active.

FOR MORE INFORMATION PLEASE CONTACT:

www.m1agency.co.uk
0121 726 9050

Georgina Thompson
07793 461 360
georgina.thompson@m1agency.co.uk

Ben Grinnell
07824 397 718
ben.grinnell@m1agency.co.uk

CBRE
0121 616 5555
www.cbre.co.uk

Peter Monks
07766 504 989
peter.monks@cbre.com

Josh Dennis
07900 737 034
josh.dennis@cbre.com

QUOTING TERMS

Rent/Price available on application.

VAT

The property is elected for VAT.

RATEABLE VALUE

Assessed upon practical completion.

EPC

EPC rating of A

TOTAL DEVELOPMENTS

Conditions under which particulars are issued by M1 Agency for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of M1 Agency or any other joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT.

July 2026 Design by CORMACK - cormackadvertising.com