

# DIRFT 141



Unit E3, DIRFT,  
Daventry, NN6 7GX  
**TO LET**

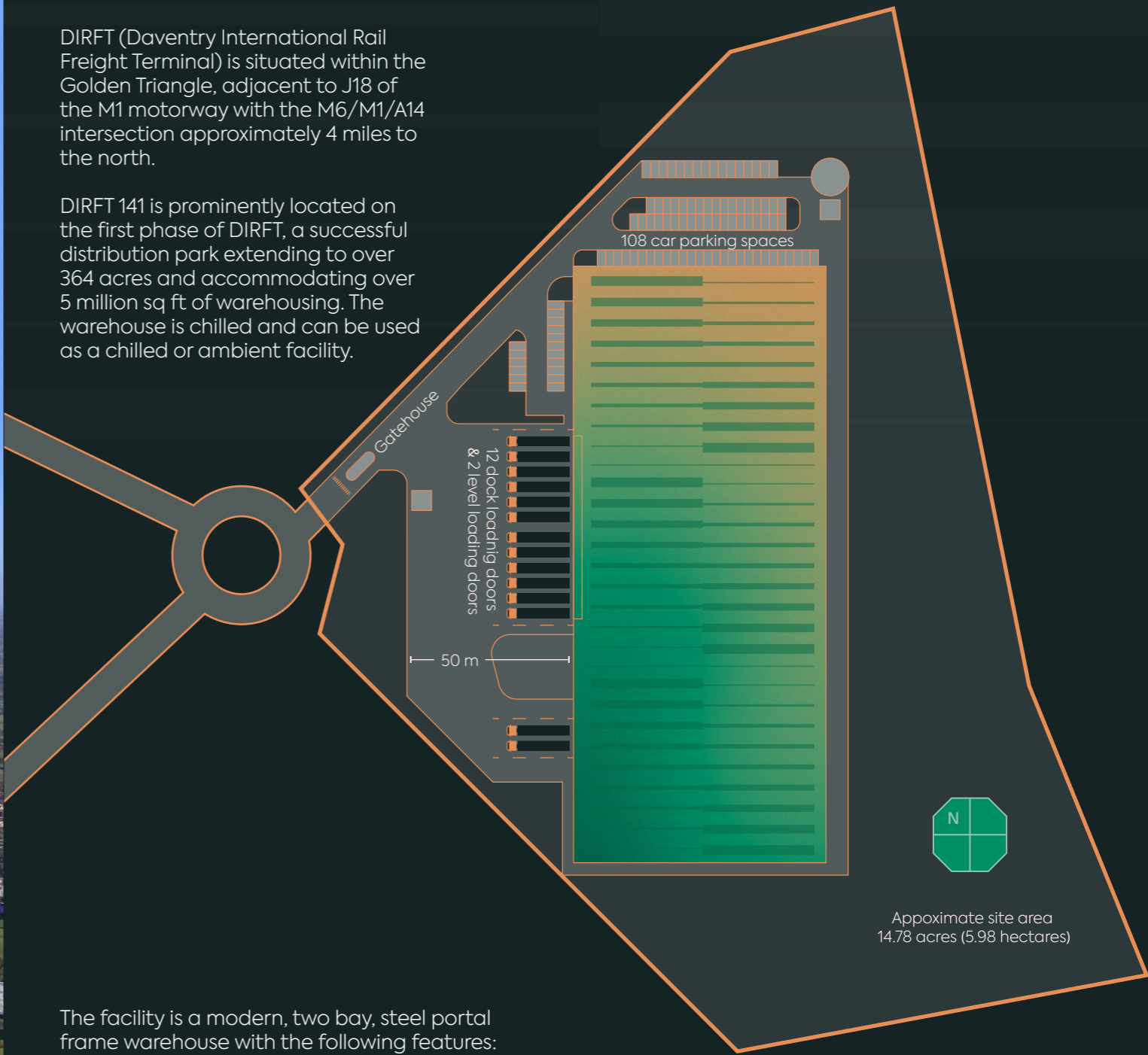
Distribution / Warehouse Unit  
Fully Fitted and Racked  
**141,610 Sq Ft (13,156 Sq M)**

# Unlock Efficiency with Streamlined Access



DIRFT (Daventry International Rail Freight Terminal) is situated within the Golden Triangle, adjacent to J18 of the M1 motorway with the M6/M1/A14 intersection approximately 4 miles to the north.

DIRFT 141 is prominently located on the first phase of DIRFT, a successful distribution park extending to over 364 acres and accommodating over 5 million sq ft of warehousing. The warehouse is chilled and can be used as a chilled or ambient facility.



The facility is a modern, two bay, steel portal frame warehouse with the following features:

Accommodation	Sq Ft	Sq M
Warehouse	136,659	12,696
Offices - 2 Storey	4,951	460
Total GIA	141,610	13,156



108 car parking spaces



50 kN per sq m floor loading



10m eaves height



12 dock level loading doors



2 ground level loading doors



Two storey office



50m service yard



Security gatehouse



Warehouse heating & lighting



Chill capability

# Driven by DIRFT

## Drive Times

M1 J18 - 0.25 Miles

M45 - 2.6 Miles

M6 - 4.9 Miles

Rugby - 4.2 Miles

Sheffield - 81 Miles

London - 77 Miles

Heathrow - 81 Miles

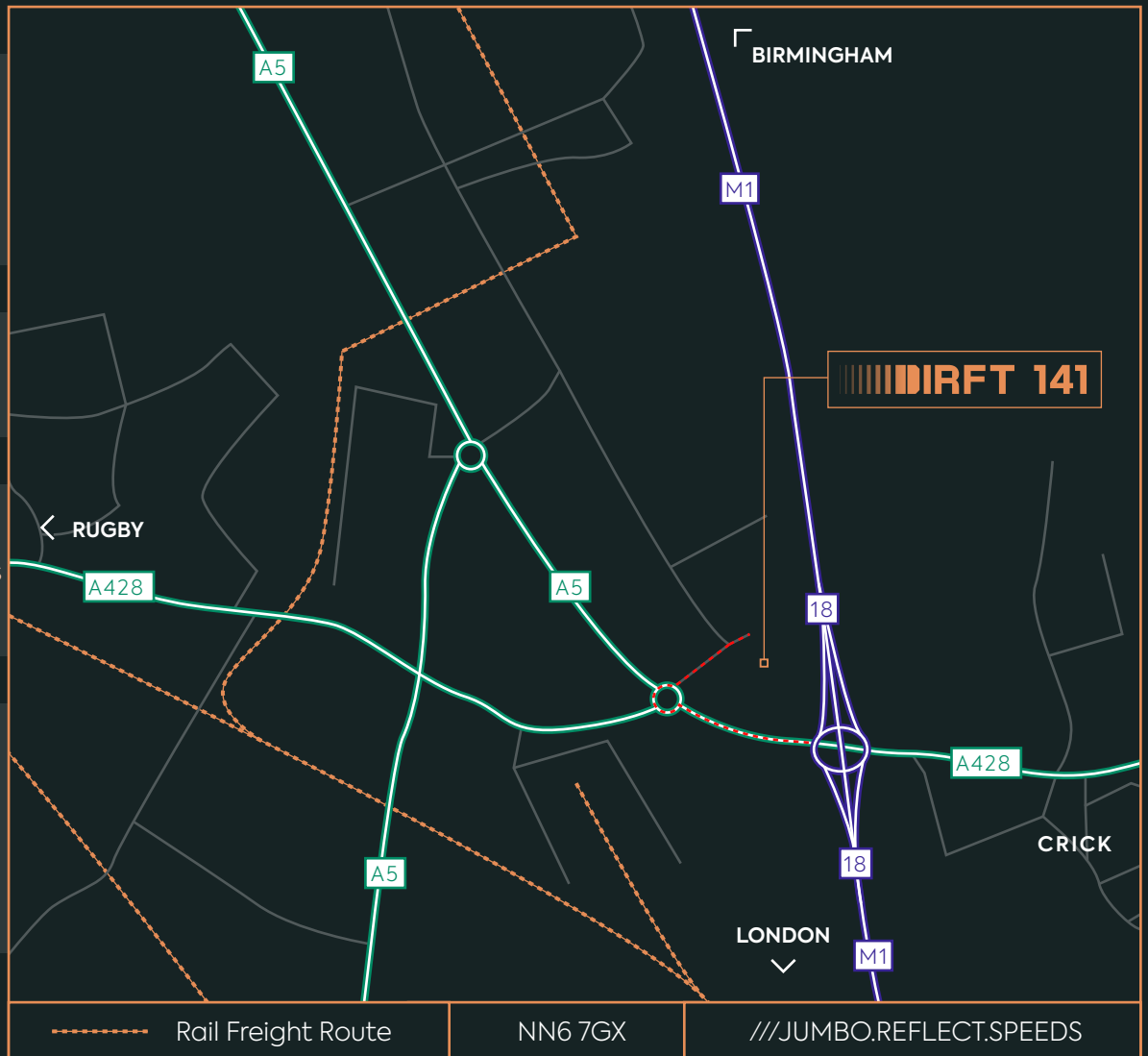
Sheffield - 81 Miles

## Via Main Rail Freight Route

London - 4 Hours

Liverpool - 5 Hours

Teesport - 7 Hours



30 minute skilled labour catchment, including truck drivers



Reach 47 Million customers in under 4.5 hours drive



A choice of three rail freight terminals allows for greater flexibility



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