

CENTRAL PARK 100 TO LET

Central Park, Rugby CV23 0WB

Prime
M1-M6
Intersection



AVAILABLE SPRING 2025

Industrial/Warehouse Unit 100,766 sq ft

10 docks • 2 level access doors • 50m deep secure gatehouse controlled yard
12.5m clear height • 50 kN/m2 floor loading • Sprinkler connection available

No Service Charge



HAMDON GATE
developments



The location

Central Park 100, Rugby is located within the UK's distribution/industrial heartland, situated on the highly successful Central Park, Rugby development. Nearby occupiers include Sainsburys, Hoover/Candy, Continental Tyres and CDW.

Central Park 100, Rugby is situated adjacent to Junction 1 of the M6 motorway and close to the M1/M6/A14 which provides excellent communication to the south, north and eastern seaports.

The site is approximately 5 miles from Daventry International Rail Freight Terminal (DIRFT) and Rugby railway station provides direct routes into London Euston.



Specification

Central Park 100 is a well specified warehouse with the following features:

- Feature reception
- Gatehouse
- Fully functional welfare facilities including warehouse WCs
- Fully accessible raised floors
- 500 KVA power supply
- EPC A rating
- Sprinkler tanks and pumphouse (manifolds in place for connection if required)
- No service charge



12.5m clear height



Sprinklers connection available if required



2 level access doors



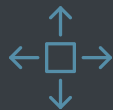
VRV A/C system



50 kN/m² floor loading



97 car parking spaces



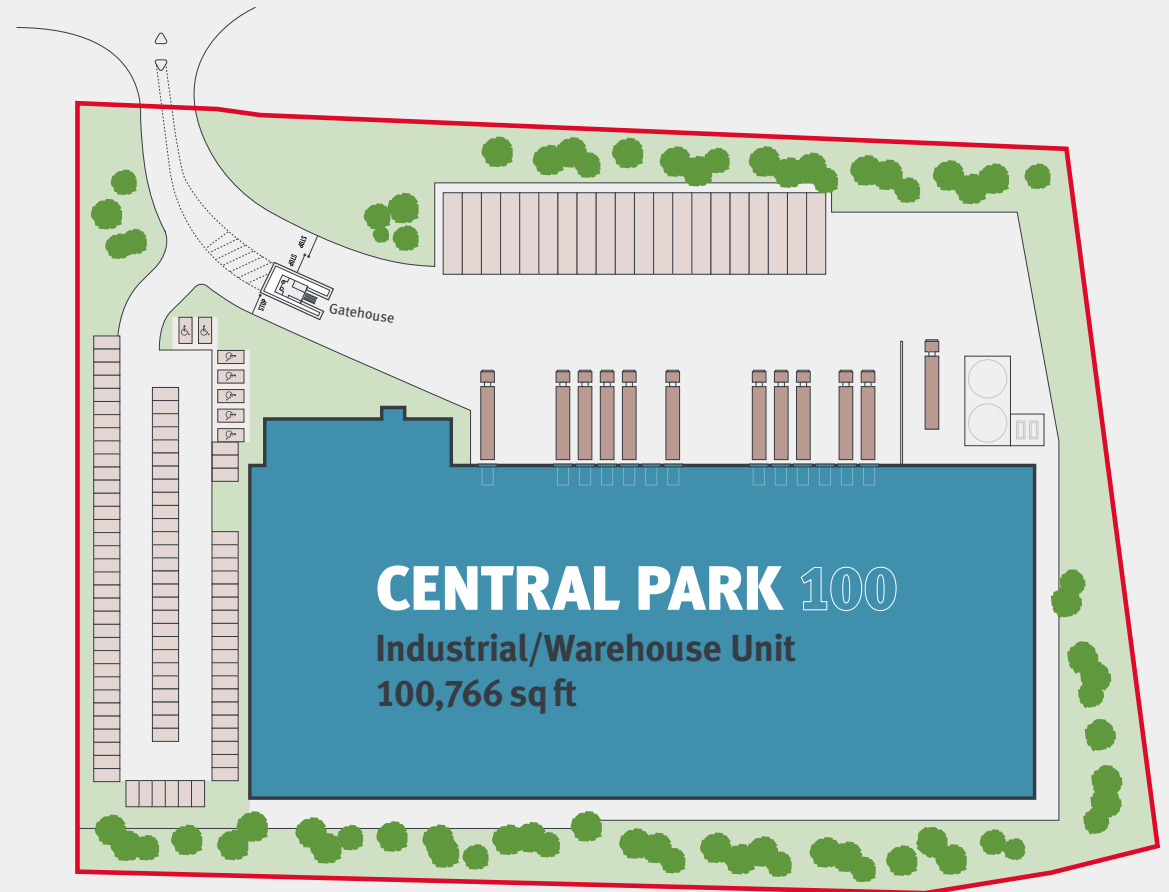
50m deep secure gatehouse controlled yard



10 docks



Entire site fencing



Floor Areas

| | Sq M | Sq Ft |
|---------------------|-----------------|----------------|
| Warehouse | 8,727.18 | 93,938 |
| Ground Floor Office | 309.79 | 3,334 |
| First Floor Office | 301.61 | 3,246 |
| Gatehouse | 23.01 | 248 |
| Total GIA | 9,361.41 | 100,766 |



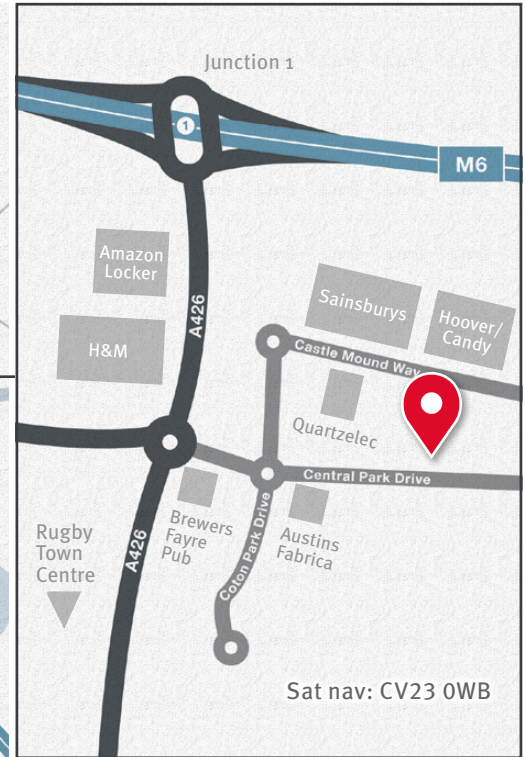


HGV travel times by road

| | |
|-------------|-----------|
| Southampton | 2hr 36min |
| Avonmouth | 2hr 37min |
| Portsmouth | 3hr 14min |
| Folkestone | 3hr 27min |
| Felixstowe | 3hr 34min |
| Dover | 3hr 38min |
| Hull | 3hr 48min |

For specific information regarding the following please contact the agent

- Floor plans & elevations
- Generic specifications



| | | |
|--|-----------|-----------|
| M6 junction 1 | 1mile | 2min |
| Rugby train station | 2.5 miles | 8min |
| Daventry International Rail Freight Terminal | 10 miles | 15min |
| Birmingham | 30 miles | 40min |
| London | 86 miles | 2hr 5min |
| Manchester | 116 miles | 2hr 21min |
| Felixstowe Port | 137 miles | 2hr 36min |

All enquiries:



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