

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



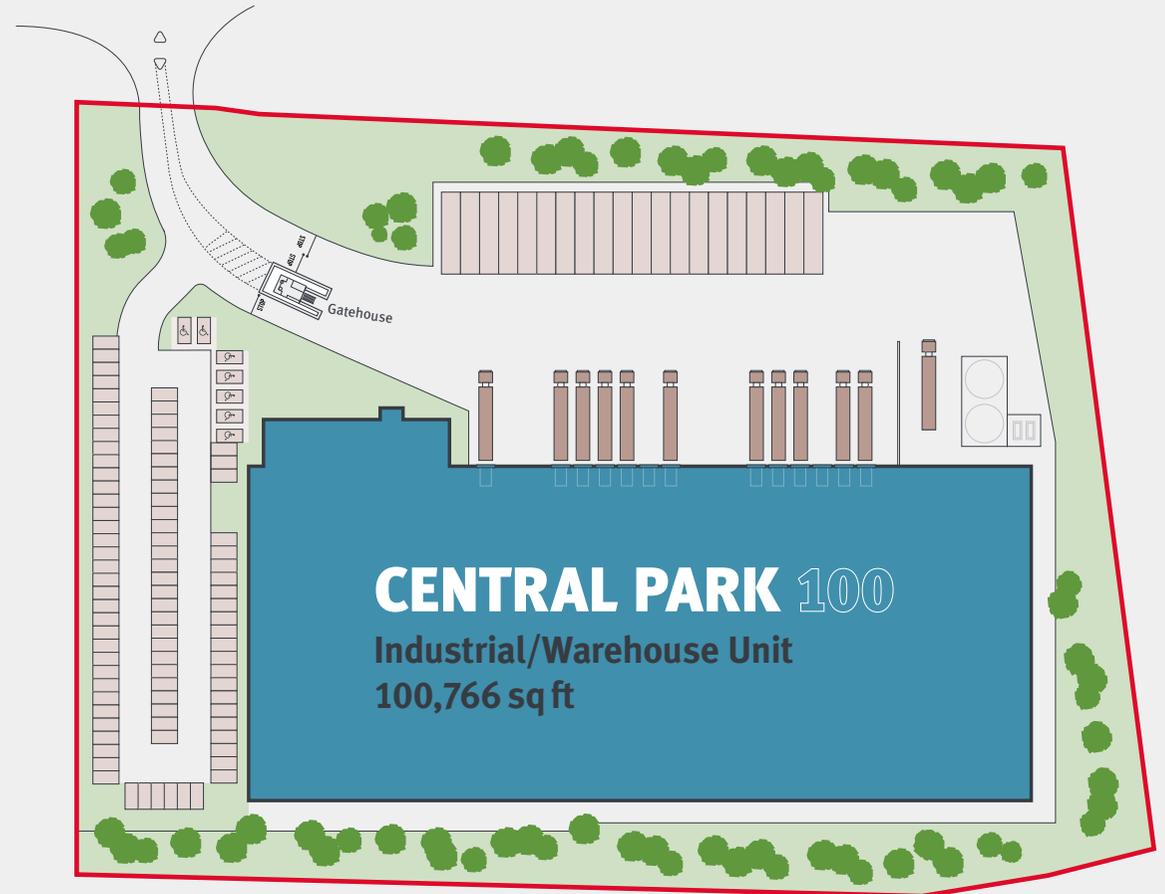
50m deep secure gatehouse controlled yard



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



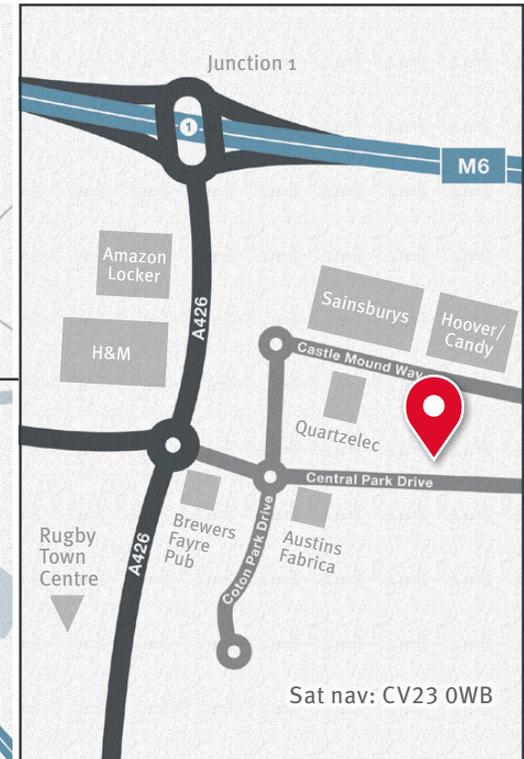
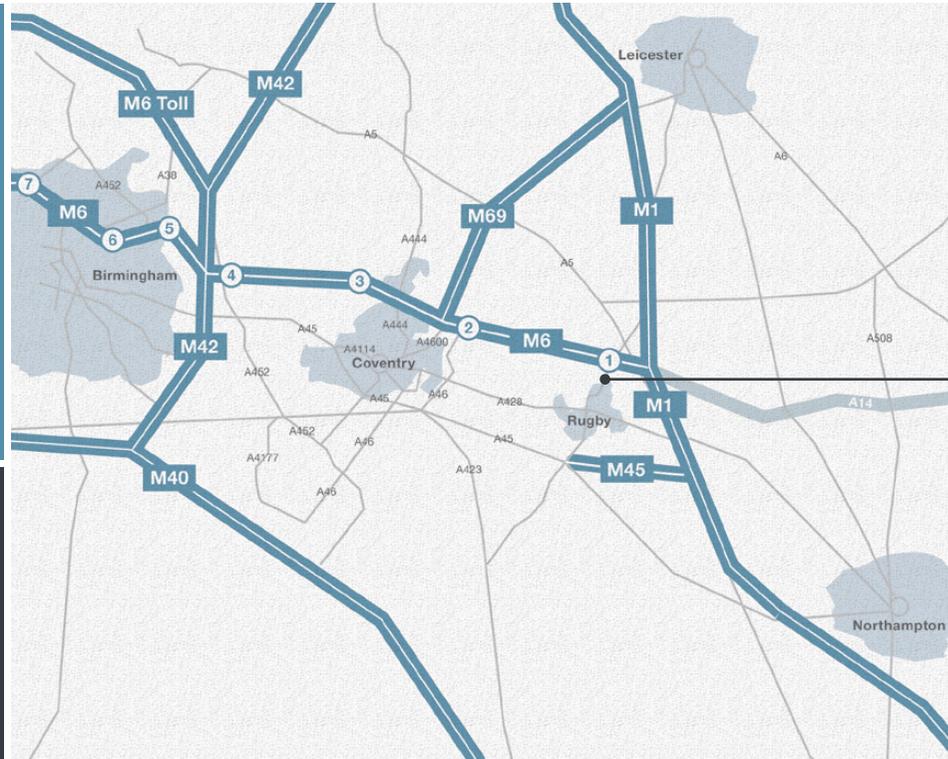
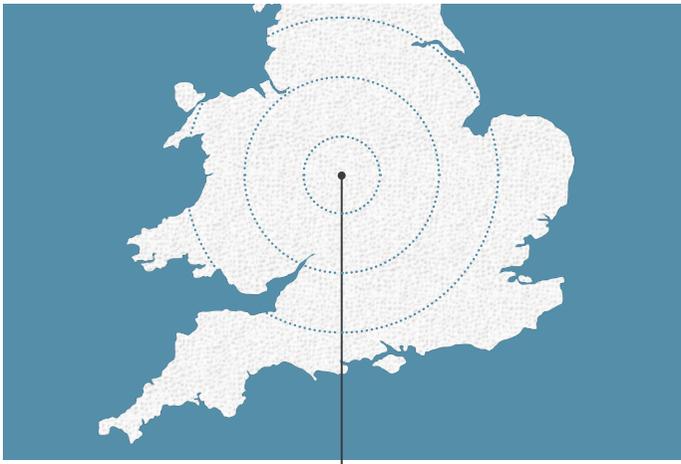


HGV travel times by road

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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HAMDON GATE developments
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