



TO LET

673,270 sq ft

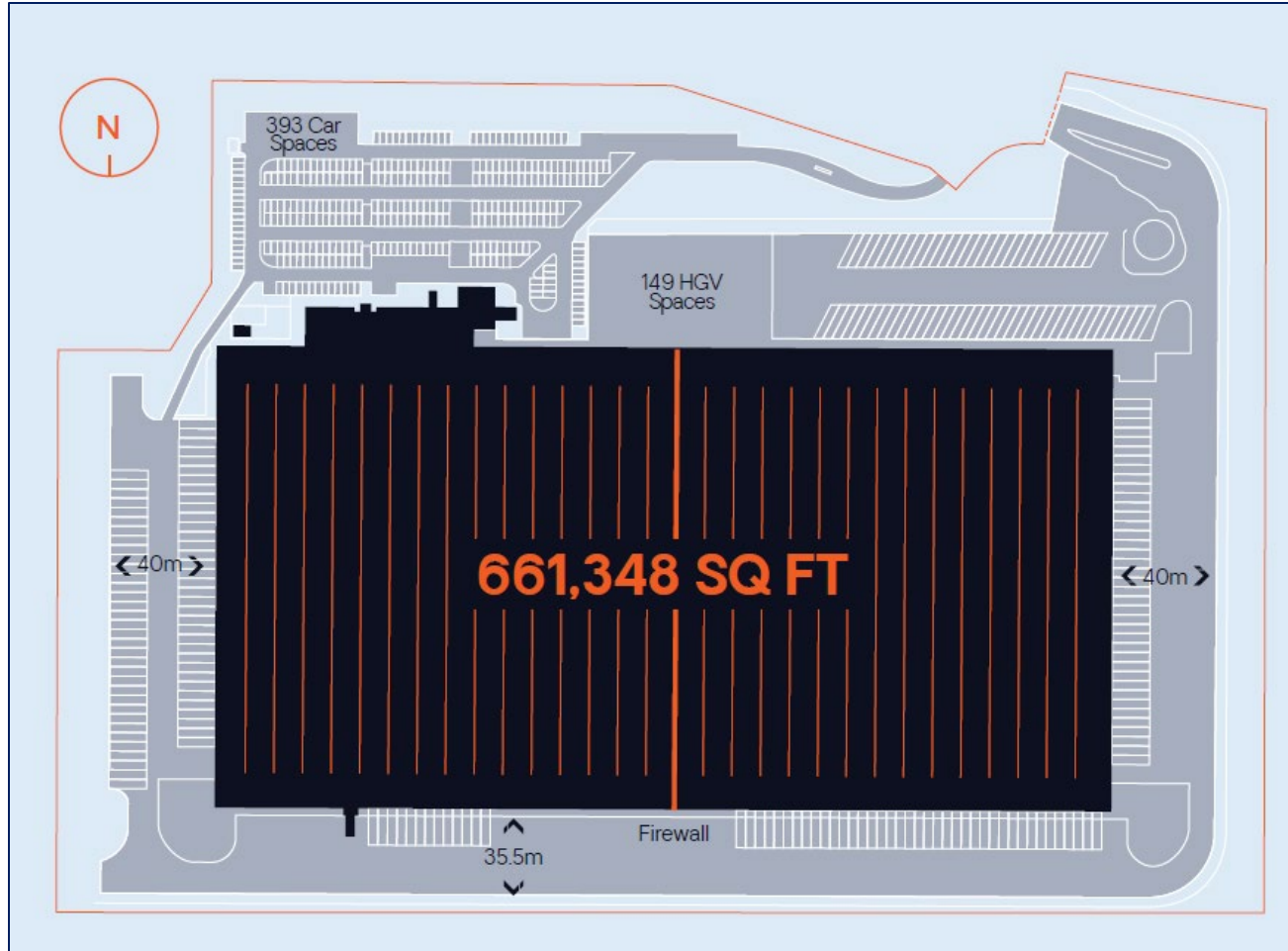
Available Q4 2025:
Refurbished,
Fully Fitted
Warehouse Unit

Castle Mound Way,
Rugby
CV23 0UY



CUSHMAN &
WAKEFIELD

PROPERTY FEATURES



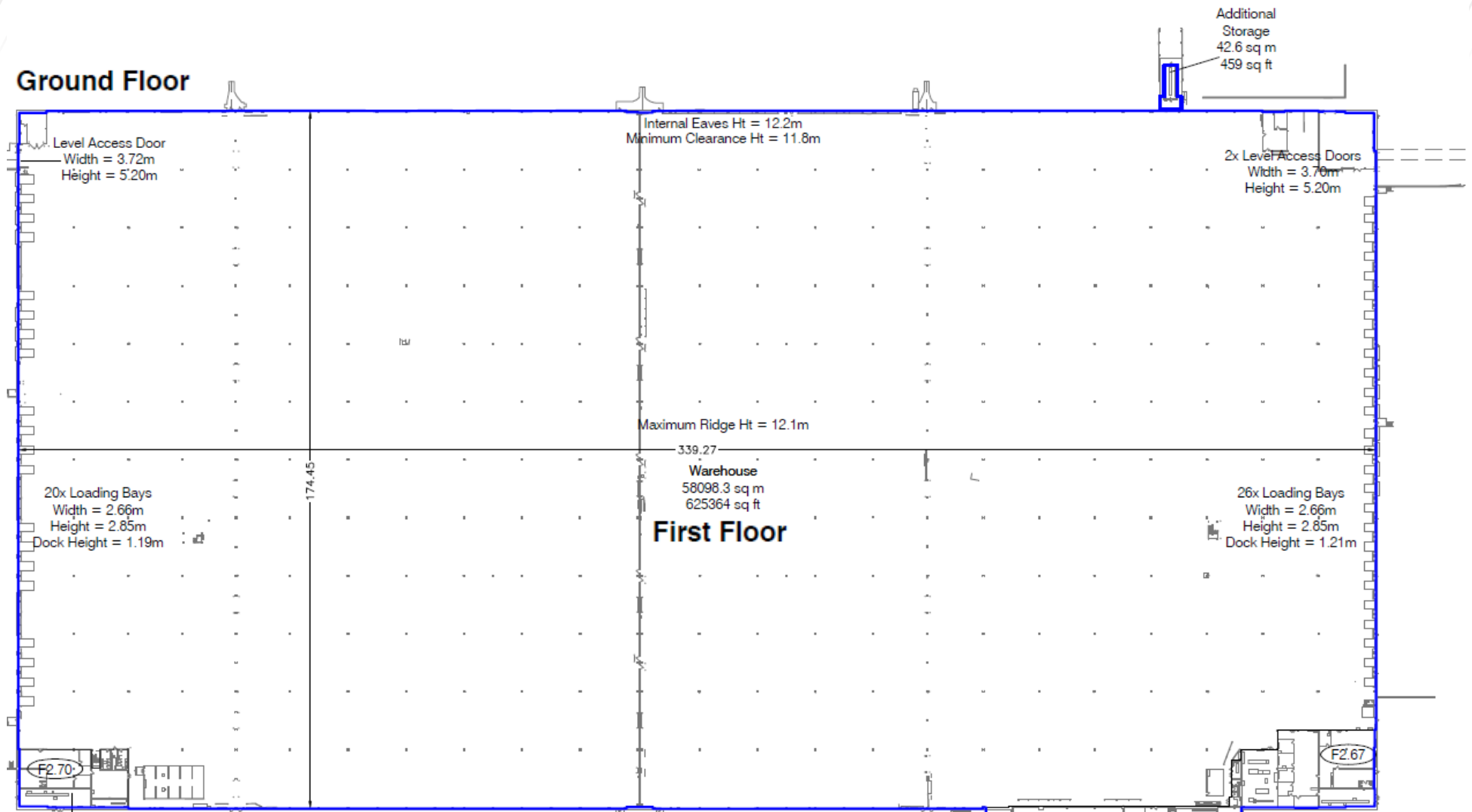
SPECIFICATION

- Clear Working height 12m
- Floor loading – 50kn/m2
- 40 dock level loading doors
- 2 level access loading doors
- 40m deep yard area
- 149 HGV Spaces
- 393 Car parking spaces
- Sprinklers throughout
- Lighting Throughout
- Racking
- 4 MVA power capabilities

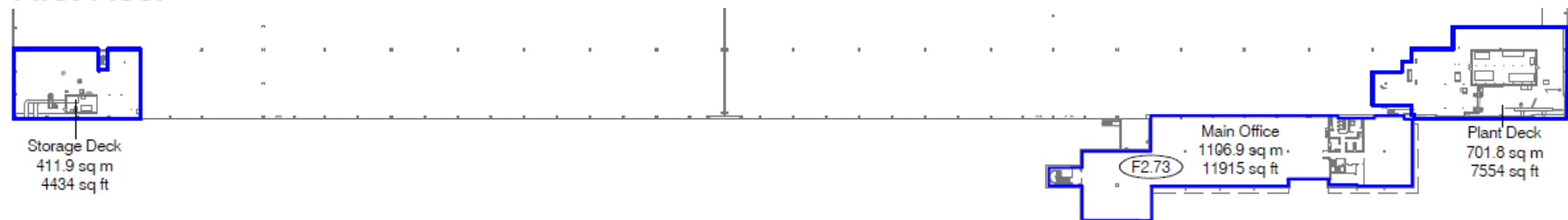
FLOOR AREAS

Building	Sq. ft	Sq. m
Warehouse	625,364	58,089.3
Ground Floor Office	19,421	1,804,.3
First Floor Office	11,915	1,106.9
Logistics Office	4,123	383
Additional Storage	459	42.6
Plant & Storage Office	11,988	1,113.7
TOTAL	673,270	62,548.8

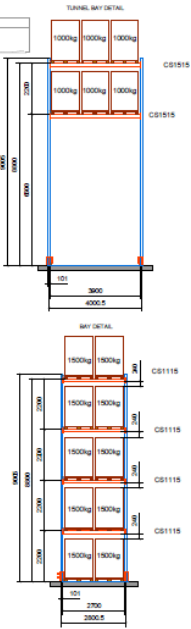
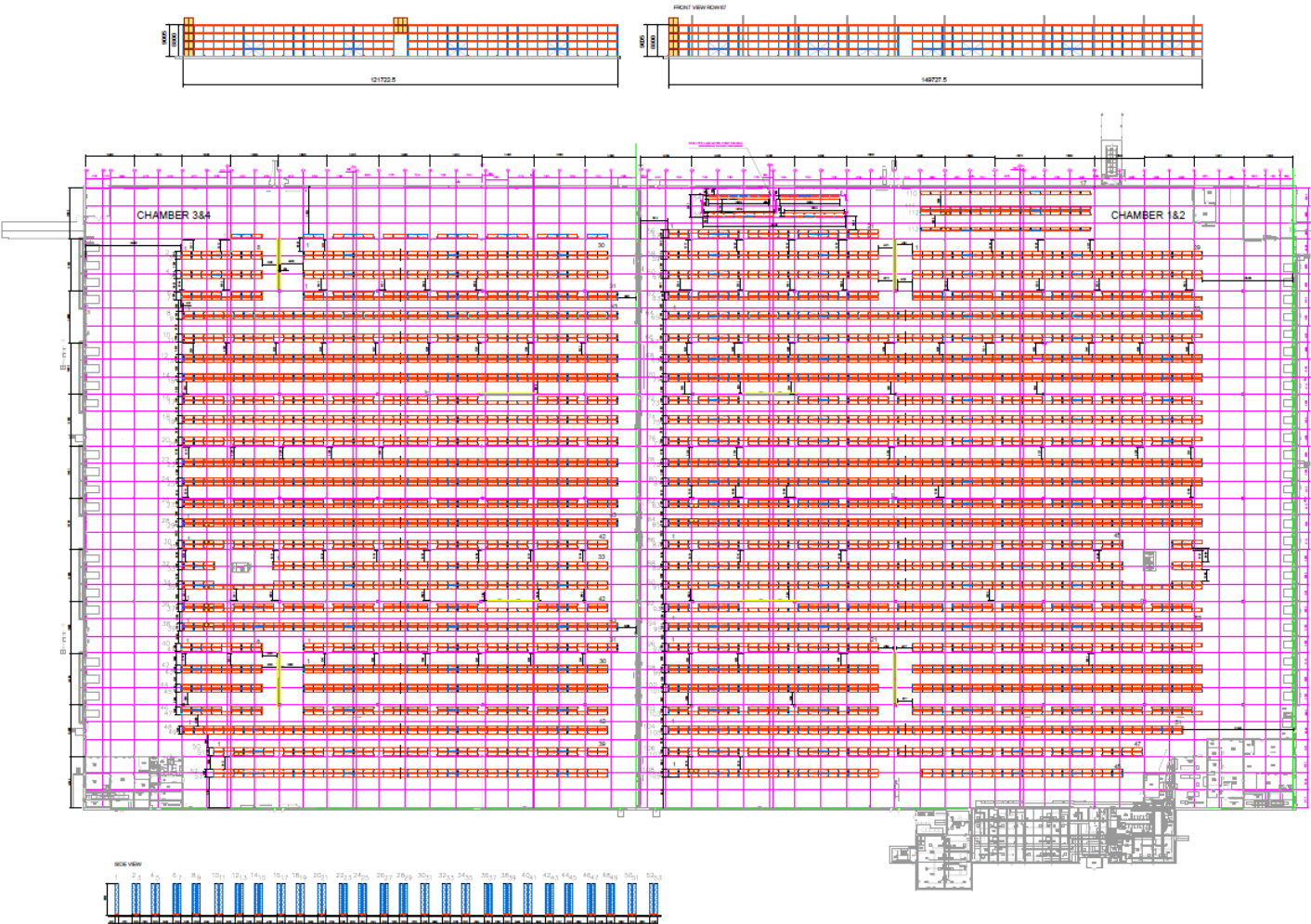
Ground Floor



First Floor



PROPERTY FEATURES



Note: All dimensions indicated are nominal and may vary depending on the type of profile used and on the manufacturing and assembly tolerance permitted in the corresponding standards.

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Steel structure (main structure)	1	UNIT	100000	100000
2	Steel structure (side structure)	1	UNIT	50000	50000
3	Steel structure (roof structure)	1	UNIT	20000	20000
4	Steel structure (floor structure)	1	UNIT	10000	10000
5	Steel structure (wall structure)	1	UNIT	5000	5000
6	Steel structure (door structure)	1	UNIT	1000	1000
7	Steel structure (ventilation structure)	1	UNIT	500	500
8	Steel structure (lighting structure)	1	UNIT	200	200
9	Steel structure (security structure)	1	UNIT	100	100
10	Steel structure (other structure)	1	UNIT	50	50
11	Steel structure (total)	1	UNIT	170000	170000

RELEASE

MECALUX (U.K.) LIMITED

Project: TOTAL PROJECT INTEGRATION

Date: 08-06-21

Drawn by: K. Smith

Checked by: J. Smith

Scale: 1:1000

Notes: The drawing is for information only. It is not a contract document. The drawing is subject to change without notice. The drawing is not to be used for any other purpose.



ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Steel structure (main structure)	1	UNIT	100000	100000
2	Steel structure (side structure)	1	UNIT	50000	50000
3	Steel structure (roof structure)	1	UNIT	20000	20000
4	Steel structure (floor structure)	1	UNIT	10000	10000
5	Steel structure (wall structure)	1	UNIT	5000	5000
6	Steel structure (door structure)	1	UNIT	1000	1000
7	Steel structure (ventilation structure)	1	UNIT	500	500
8	Steel structure (lighting structure)	1	UNIT	200	200
9	Steel structure (security structure)	1	UNIT	100	100
10	Steel structure (other structure)	1	UNIT	50	50
11	Steel structure (total)	1	UNIT	170000	170000

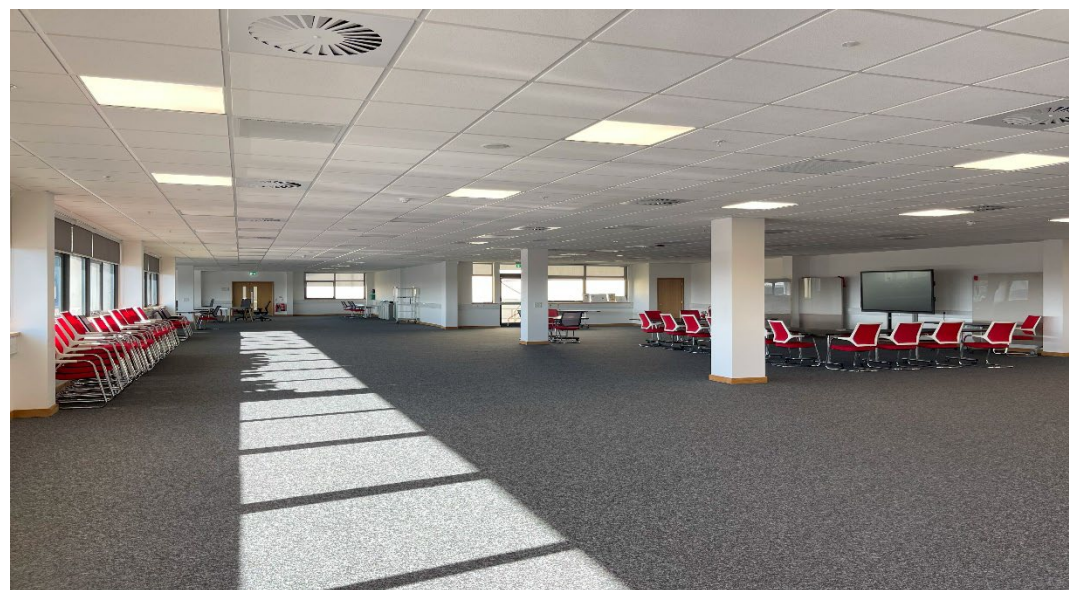
Total capacity: 47000 pallets

For the information to the customer, the indicated dimensions of the structure are nominal and may vary depending on the type of profile used and on the manufacturing and assembly tolerance permitted in the corresponding standards.

PLEASE NOTE: The drawing is for information only. It is not a contract document. The drawing is subject to change without notice. The drawing is not to be used for any other purpose.

For more information, please contact Mecalux (U.K.) Limited.

PROPERTY FEATURES



LOCATION: Castle Mound Way, Rugby CV23 0UY

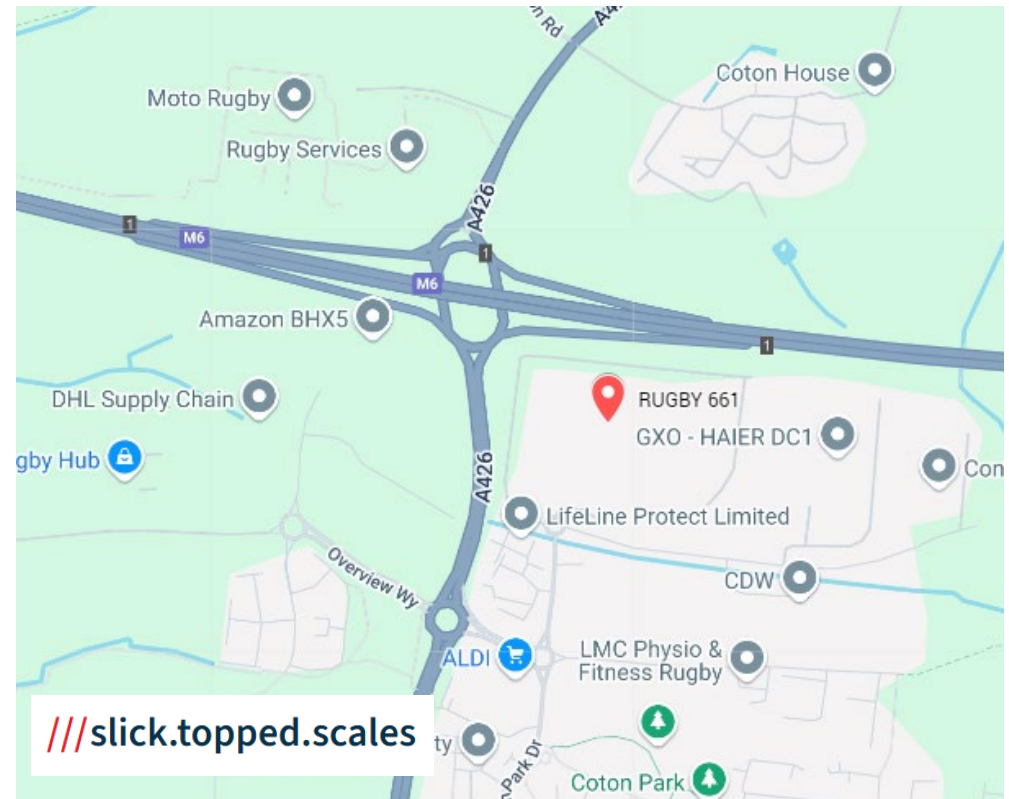
Rugby 661 sits at the entrance to Central Park Rugby, one of the premier distribution parks in the UK, situated within the 'Golden Triangle' of logistics.

The park benefits from excellent connectivity to J1 of the M6. This in turn provides immediate access to Coventry (13.9 miles) and Birmingham City Centre (32 miles) to the west, with the M1 J19 (3.7 miles) east.

Major distribution parks in the immediate area include Magna Park Lutterworth, Prologis DIRFT and Daventry Distribution Park

Local occupiers include:

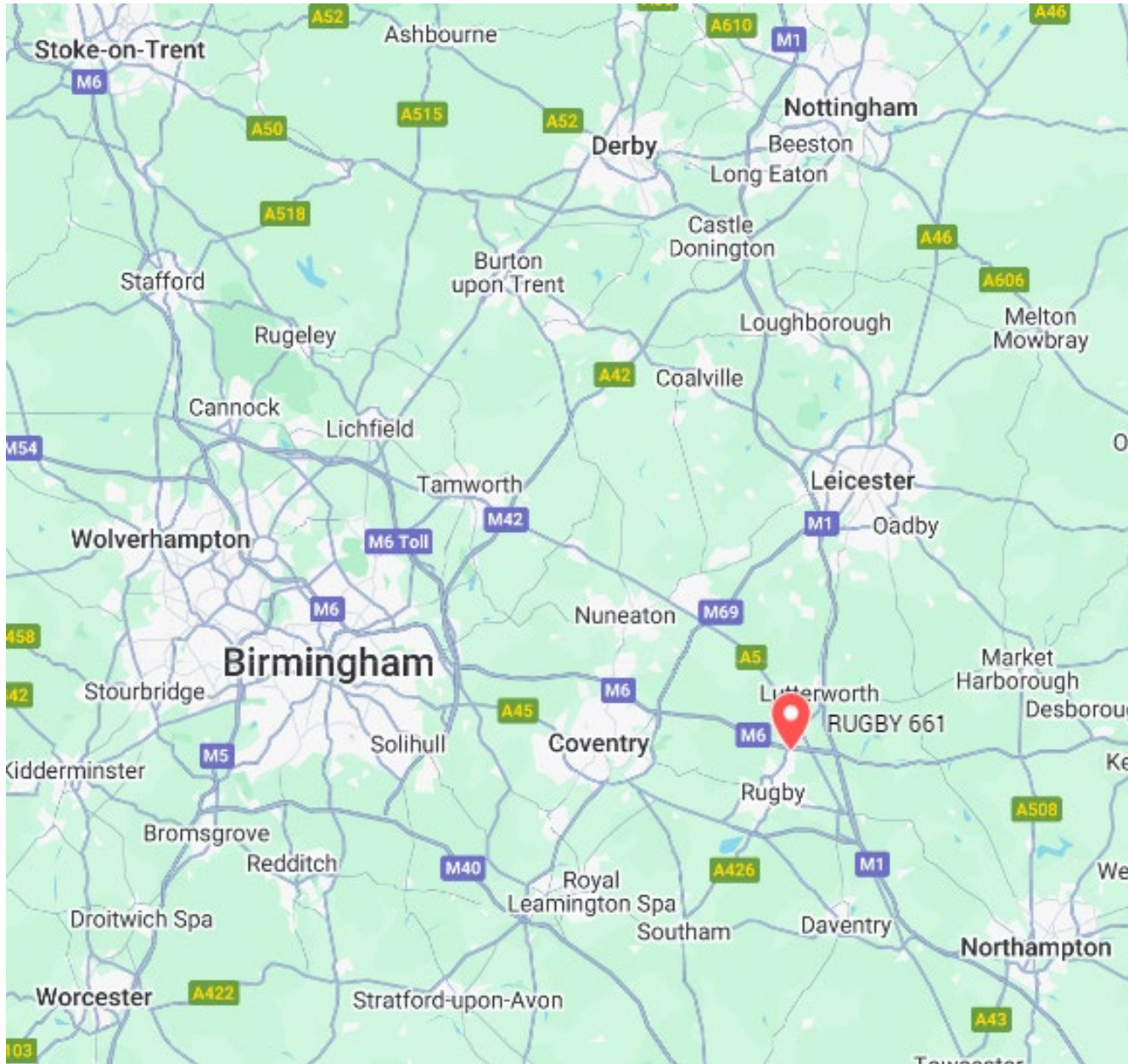
- GXO, DHL, Amazon, CDW, Eddie Stobart & DIRFT



LOCATION: Castle Mound Way, Rugby CV23 0UY



LOCATION: Castle Mound Way, Rugby CV23 0UY



Highways

- M6 (J1) - 0.5miles
- M1 (J9) - 3miles
- M45 - 6miles
- M69 - 8miles
- M40 - 20miles

Airports

- Birmingham - 25 miles
- East Midlands - 33miles
- Heathrow - 87 miles
- Manchester - 107miles

Sea Ports

- London Gateway - 115miles
- Felixstowe - 134 miles
- Avonmouth -116 miles
- Liverpool -132 miles

Rail Freight Terminals

- DiRFT - 8.6 miles
- Hams Hall - 28 miles
- Birch Coppice - 25miles
- East Midlands Gateway - 41 miles

Demographics

- 81% - of the population aged 16 – 64
- 1.44m working population within 30 minutes
- 76,700 Projected Population growth of 4.5-hour.
- 85% of UK population reachable within a 4.5-hour HGV Drive time

TENURE

The property is available on a sub lease until July 2028

Alternatively, an assignment of the whole, expiring 06/07/33, with the benefit of a tenant only break option, 07/07/28.

RENT

On Application

SERVICES

The property has mains drainage, electricity, water and gas.

BUSINESS RATES

The property has a Rateable Value of £4,180,000.

Energy Performance Certificate

The property has an Energy Performance Rating of A 18. Certificate number 6697-1268-6901-6449-0445

LEGAL COSTS

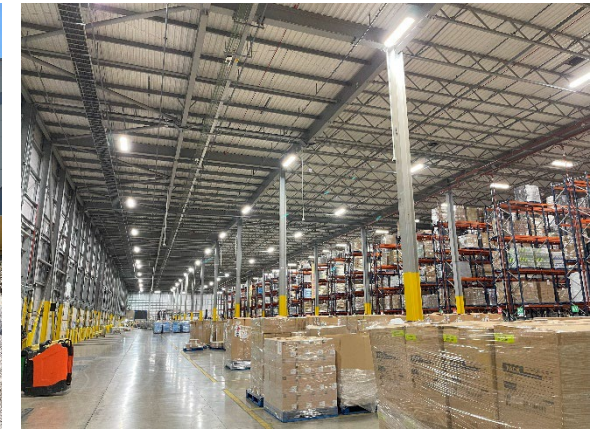
Each party to bear their own costs incurred in the transaction

VAT

The premises have been elected for VAT which will be charged at the prevailing rate

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required





VIEWINGS

Viewings are via appointment with Cushman & Wakefield

For further information please contact :

David Binks

07973 940 515

David.binks@cushwake.com

Tom Kimbell

07920 005 471

Tom.Kimbell@cushwake.com

Gordon Reynolds

07769 714 698

Gordon.Reynolds@eur.cushwake.com

