



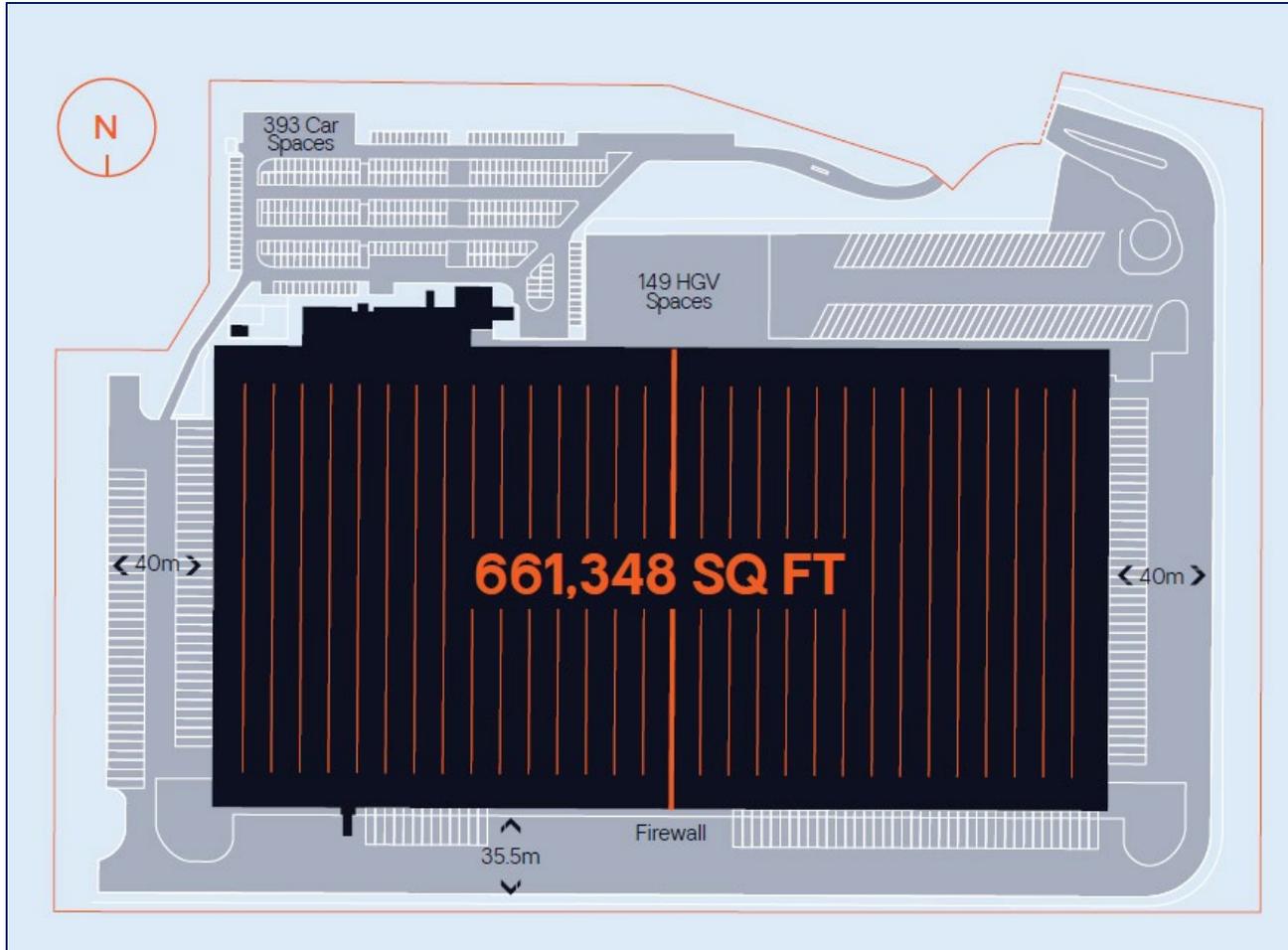
TO LET

673,270 sq ft

Available Q4 2025:  
Refurbished,  
Fully Fitted  
Warehouse Unit

Castle Mound Way,  
Rugby  
CV23 0UY

# PROPERTY FEATURES



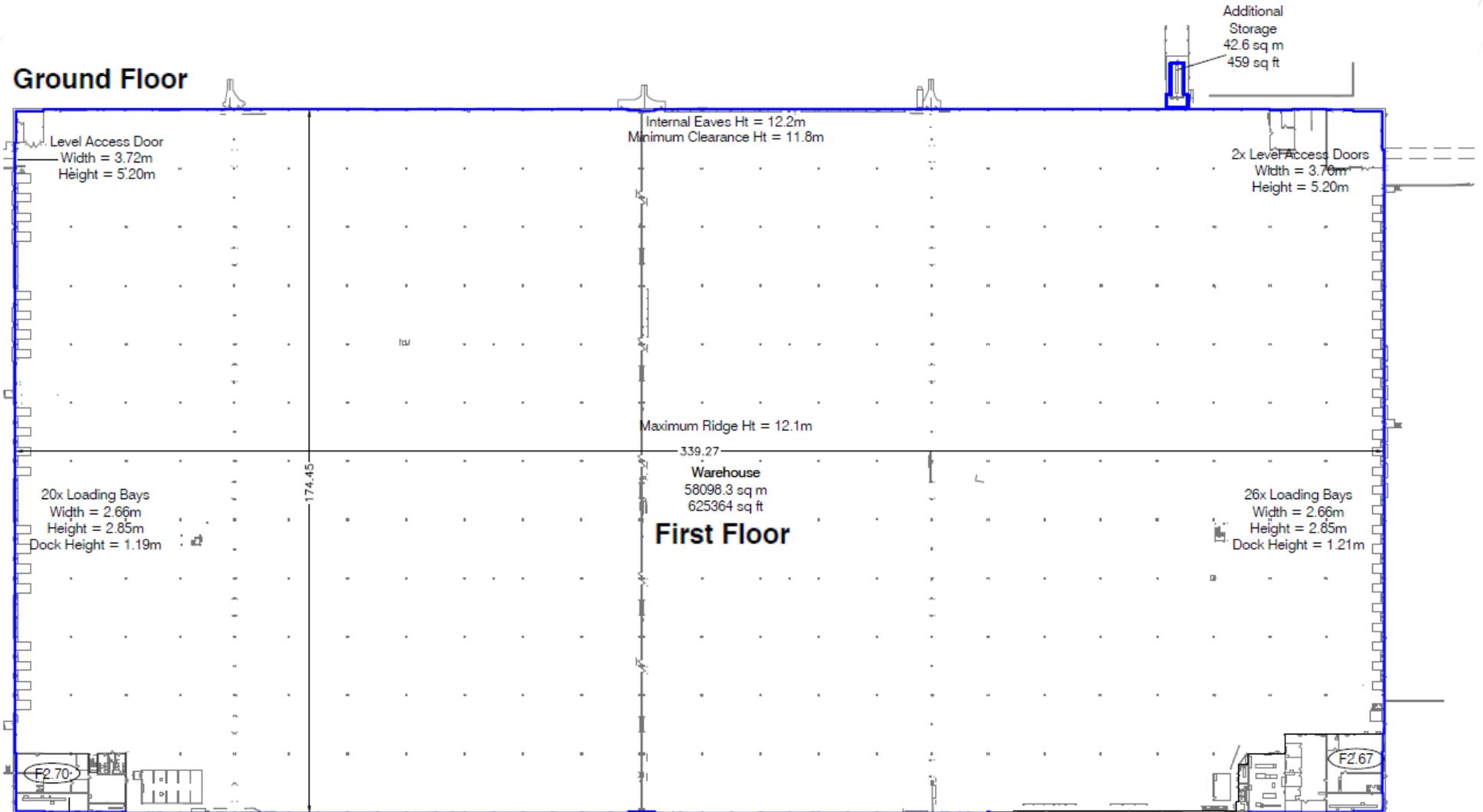
## SPECIFICATION

- 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
<b>TOTAL</b>	<b>673,270</b>	<b>62,548.8</b>

# Ground Floor



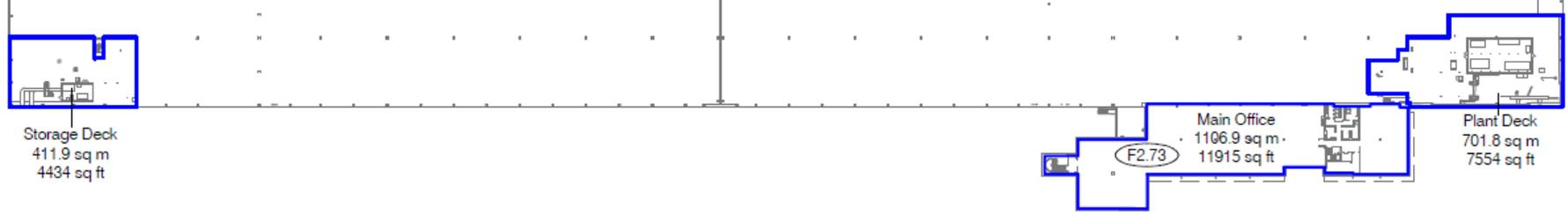
# First Floor

Secondary Office  
383.0 sq m  
4123 sq ft

F3.00

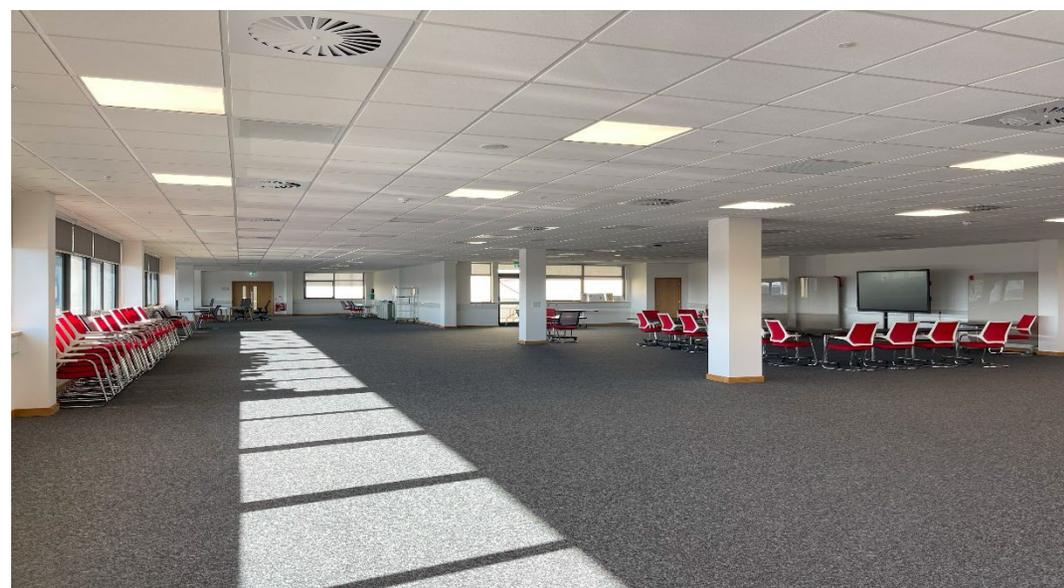
Main Office  
1804.3 sq m  
19421 sq ft

# First Floor





# PROPERTY FEATURES



# LOCATION: Castle Mound Way, Rugby CV23 0UY

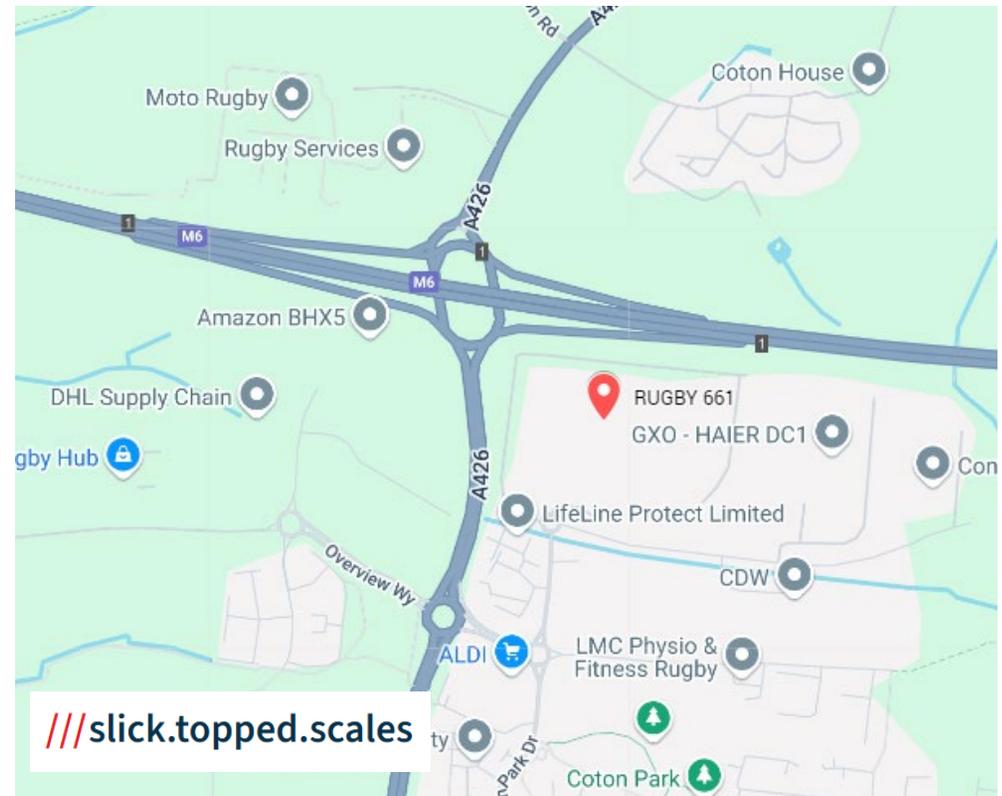
Rugby 661 sits at the entrance to Central Park Rugby, one of the premier distribution parks in the UK, situated within the 'Golden Triangle' of logistics.

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:

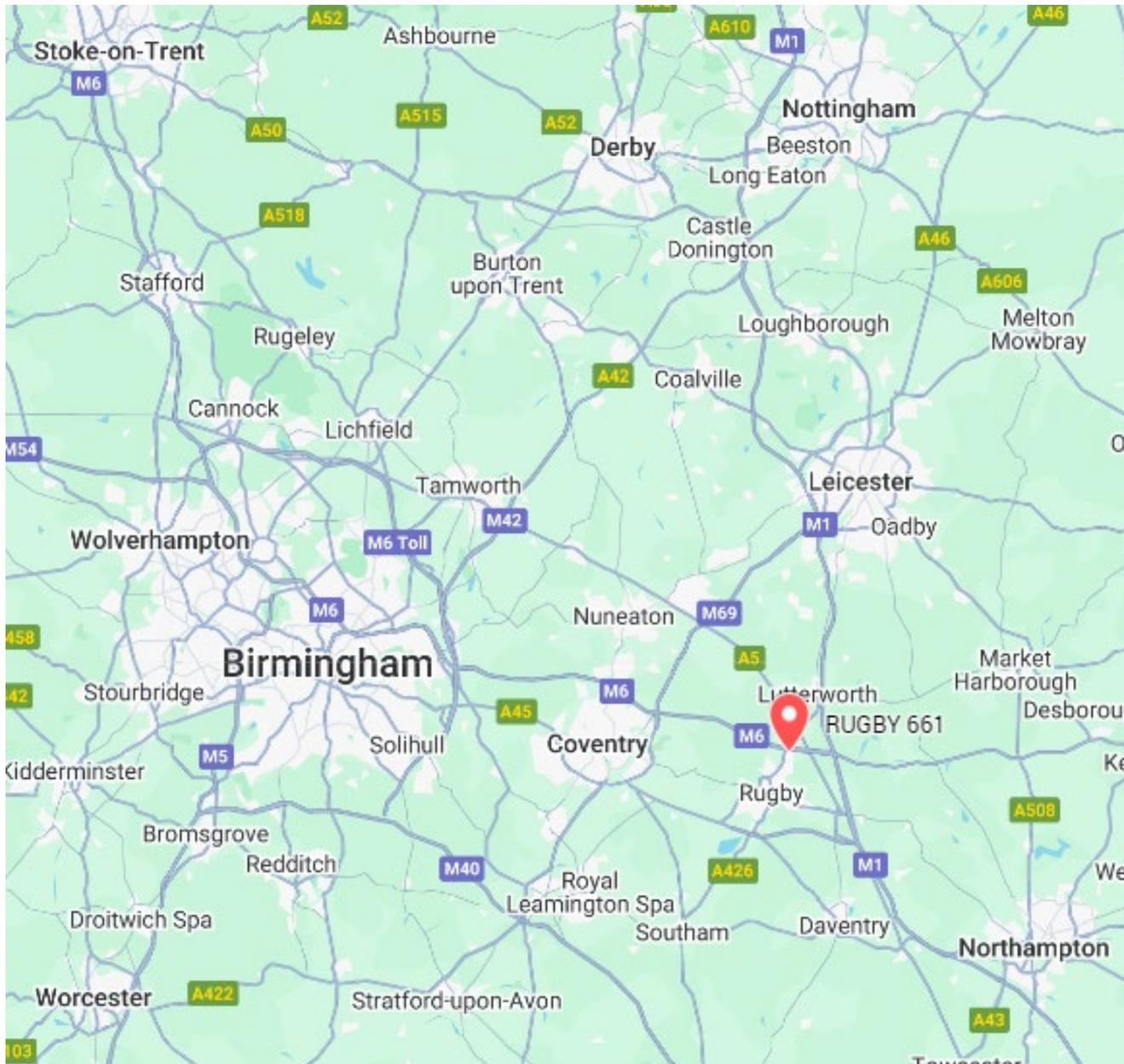
- GXO, DHL, Amazon, CDW, Eddie Stobart & DIRFT



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## 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 :

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