

UNIT 9

# NYFIELD BUSINESS PARK

LAWFORD ROAD | RUGBY | CV21 2UX

UNDERGOING REFURBISHMENT



A DEVELOPMENT BY:

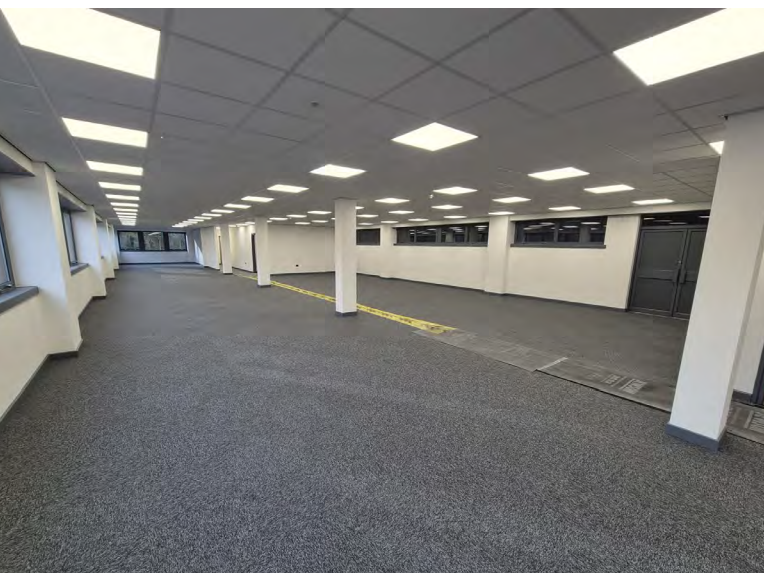
NYFIELD  
PROPERTY | DEVELOPMENT

# TO LET

## 84,367 SQ FT GIA

HIGH BAY UNIT  
UNDERGOING  
EXTENSIVE  
REFURBISHMENT

DUAL YARDS | 6 LEVEL ACCESS LOADING DOORS | CLEAR INTERNAL HEIGHT 12.4M  
GENEROUS PARKING | EXCELLENT ACCESSIBILITY | QUALITY HQ OFFICES



External images taken during ongoing refurbishment.  
Internal image taken prior to refurbishment.

**ACCOMMODATION**

The building totals the following approximate Gross Internal Floor Area:

Description	Sq m	Sq ft
Warehouse	6,455.24	69,484
GF Office/ Welfare	469.86	4,961
FF Office	469.86	4,961
SF Office	469.86	4,961
<b>Total</b>	<b>7,837.96</b>	<b>84,367</b>



**THE DEVELOPMENT**

Nyfield developed the brand new estate in 2019, providing the best new multi let industrial development in Rugby and is adjacent to their former HQ. The development comprised a total of circa 85,500 sq ft GIA across 10 units and provides high spec, energy efficient units including solar energy.

The new development now provides an attractive and prominent entrance road through to Unit 9 Nyfield Business Park, which is a pre-existing warehouse/industrial building that is now part of the same estate.

The refurbished unit is the final unit on the estate which houses occupiers including:



The wider scheme provides modern units of various sizes, and which form an attractive entrance route along the estates trunk road.

# CENTRAL UK LOCATION

Nyfield Business Park is strategically located in Rugby, approximately 28 miles east of Birmingham, 22 miles south of Leicester, and 21 miles north-west of Northampton. Positioned within the heart of the UK's logistics 'Golden Triangle' – defined by the M1, M6, and M69 motorways – the site provides outstanding connectivity, with 95% of the UK population reachable within a 4.5-hour drive.

## NATIONAL CONNECTIVITY

The Golden Triangle ensures rapid access to major population centres and distribution hubs, making Nyfield Business Park an ideal location for national operations:

### Main Roads

- M6 (J1) – 0.5 miles
- M1 (J19) – 3 miles
- M45 – 6 miles
- M69 – 8 miles

### Ports

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

### Airports

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

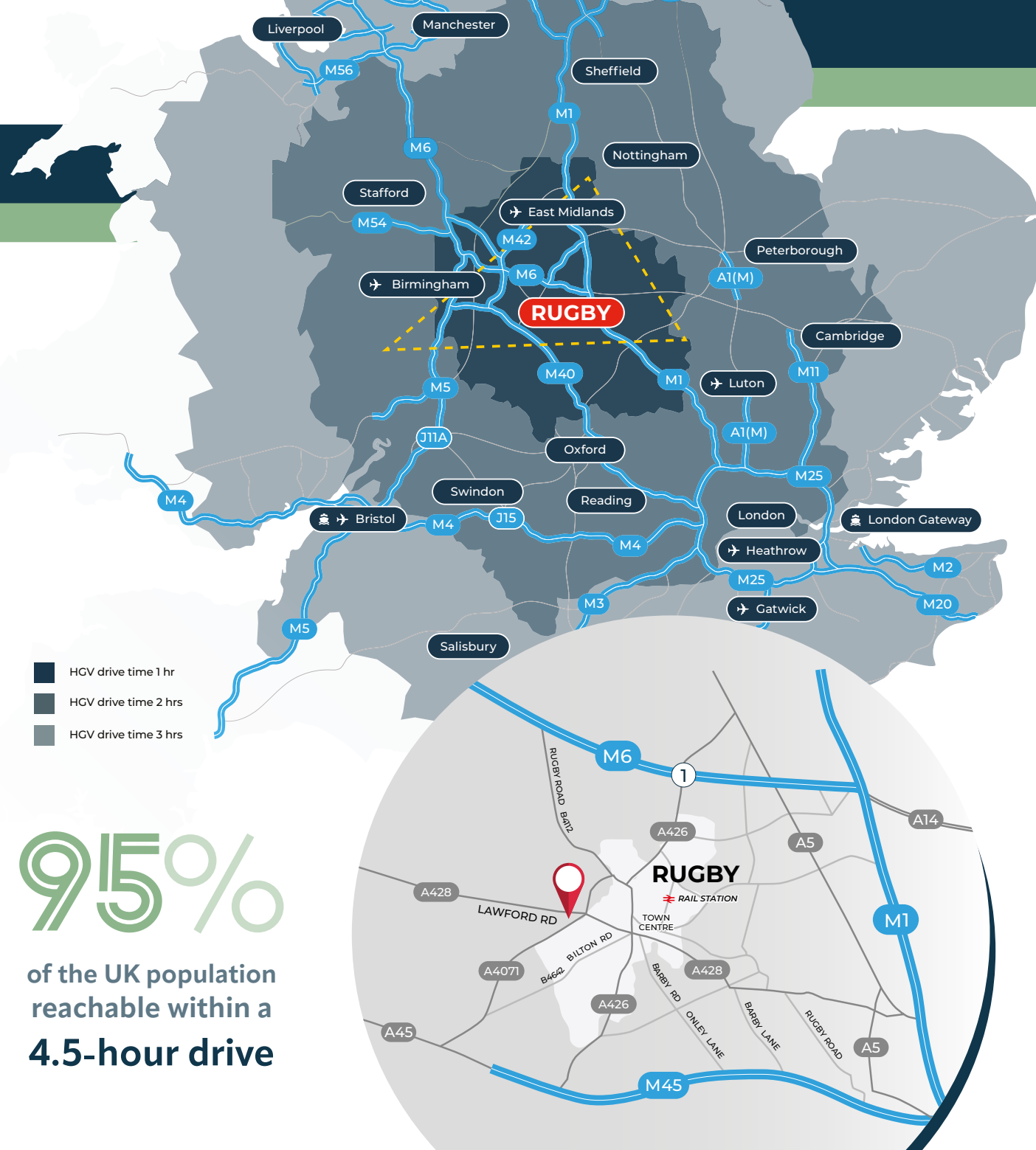
### Rail Freight

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

- HGV drive time 1 hr
- HGV drive time 2 hrs
- HGV drive time 3 hrs

# 95%

of the UK population reachable within a 4.5-hour drive



A DEVELOPMENT BY:



## SPECIFICATION

The latest availability provides approximately 84,367 sq ft of high bay factory / warehouse accommodation which sits adjacent to the new build scheme constructed in recent years.

The extensively refurbished building will provide:



High bay steel frame construction



Secure self contained site



Clear internal height: 12.4m



HQ style office accommodation



Dual yards with loading from two elevations



Green areas for staff welfare



6 level access loading doors



250KVA (with potential for more)



Generous car parking



13,368 pallet locations based on 2.2m aisles

## RUNNING COSTS

All running costs, such as (but not limited to) business rates, service charge, utilities, insurance and other costs will be the responsibility of the occupier. Further details can be provided.

## VAT

VAT is payable.

## EPC

To be reassessed following the completion of the refurbishment.

## TERMS

The unit is available on competitive lease terms to be agreed.

Contact the agents for further details.

## VIEWING

For viewing and further information please contact:



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