

ON THE INSTRUCTIONS OF TLL

# EUROPARK 35

A5 WATLING STREET | RUGBY | CV23 0AL

[www.europark.co.uk](http://www.europark.co.uk)

**TO LET**

## NEW INDUSTRIAL / DISTRIBUTION UNIT

35,770 SQ FT (3,323 SQ M)



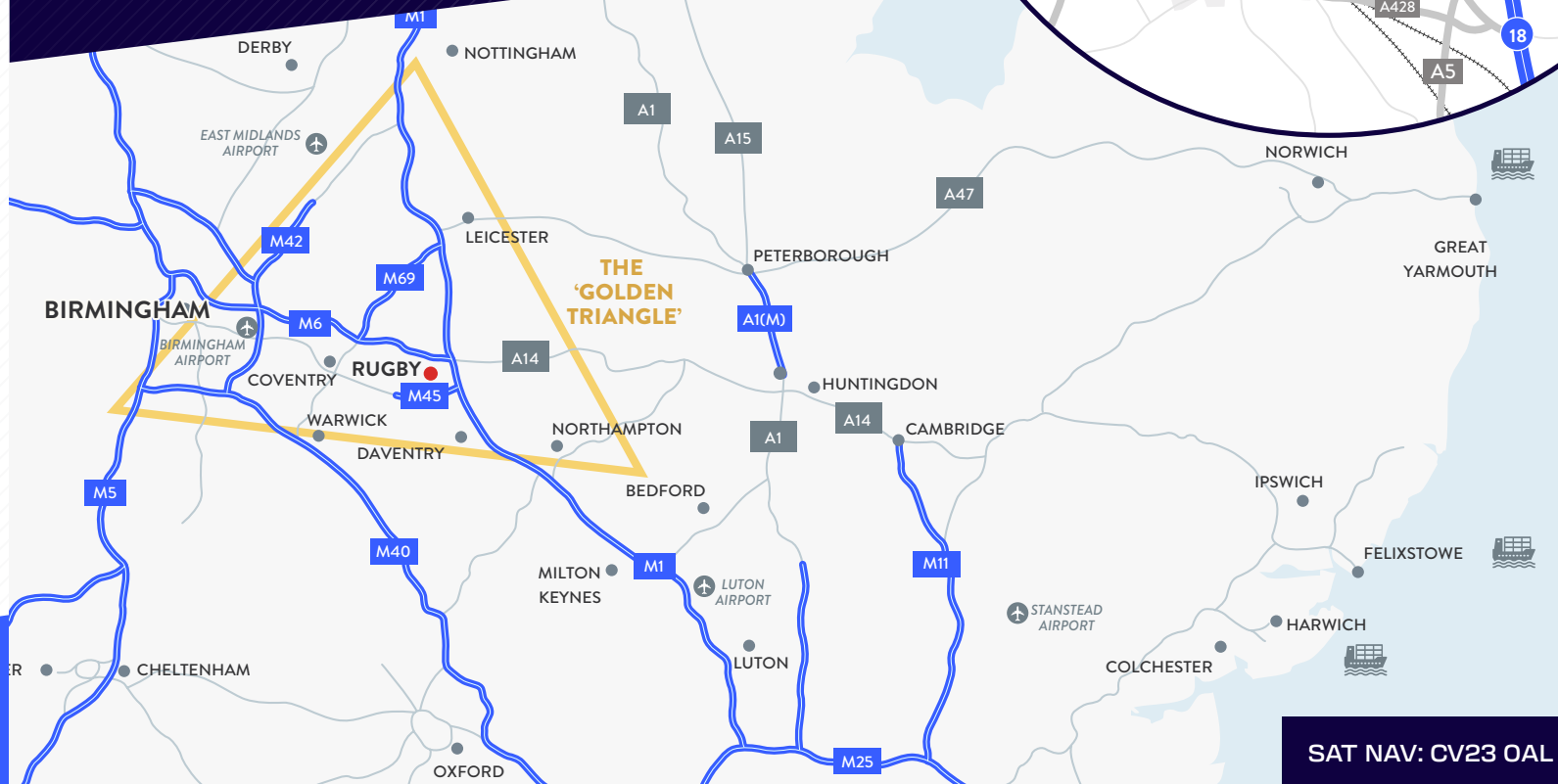
**UNDER CONSTRUCTION  
AVAILABLE Q1 2027**

- Prime site with excellent motorway access (M1/M6/A14)
- 10m eaves
- 50m secure service yard

# LOCATION

- Prime established commercial location on the A5 in Rugby.
- Junctions 18 and 20 of the M1, Junction 1 of the M6 and the A14 all accessible within minutes.
- Europark lies within the 'Golden Triangle' placing approximately 85% of England and Wales within 4 hours drive time.
- Short distance from Magna Park (Lutterworth) to the north and DIRFT to the south.

What3Words ref for estate entrance:



SAT NAV: CV23 OAL



M6 Junction 1	3 miles
M1 Junction 18	4 miles
M1 Junction 20	4 miles



London Gateway	112 miles
Tilbury	110 miles
Immingham	133 miles
Southampton	128 miles
Felixstowe	137 miles
Dover	167 miles



Birmingham International Airport	27 miles
Coventry Airport	16 miles
East Midlands Airport	33 miles
London Heathrow Airport	84 miles
London Stansted Airport	103 miles
London Gatwick Airport	121 miles



Rugby railway station is 4 miles from Europark and is on the West Coast Mainline with a fastest journey time to London Euston of 47 minutes. In addition, DIRFT (Daventry International Rail Freight Terminal) lies 4 miles to the south east of Europark.



Target EPC 'A' rating



10 metre eaves height



24/7 access



Good quality offices



Secure service yard



63 car parking spaces



2 dock level doors



2 level access loading doors



Target BREEAM rating 'Very Good'



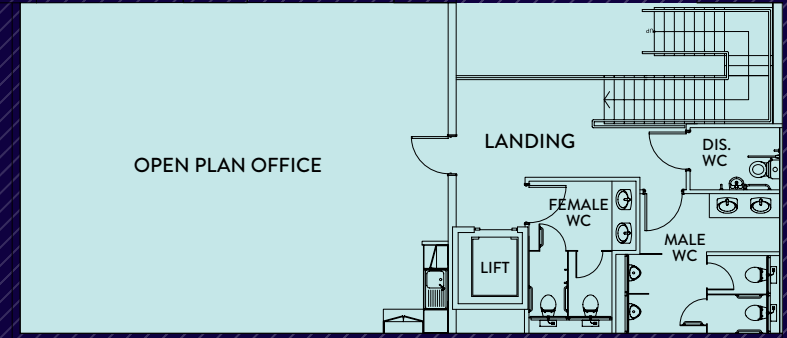
Attractive landscaping



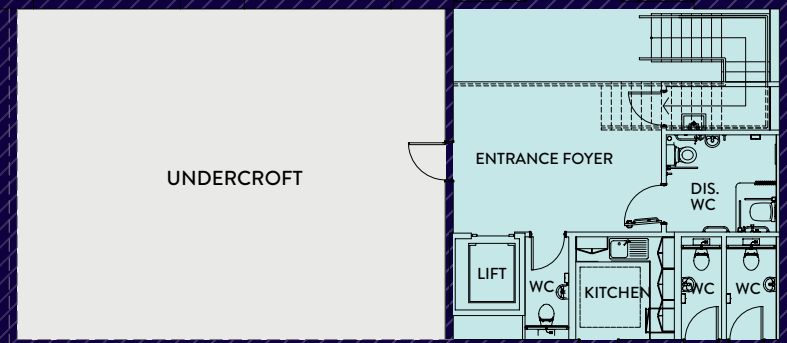
Excellent motorway access

Indicative site layout

2.83 ACRES



FIRST FLOOR OFFICE



GROUND FLOOR OFFICE

## AREAS

Warehouse	33,269 sq ft	3,091 sq m
Ground Floor Reception	757 sq ft	70 sq m
First Floor Office	1,744 sq ft	162 sq m
<b>Total Accommodation</b>	<b>35,770 sq ft</b>	<b>3,323 sq m</b>

Boundary is approximate.



← M6 (J1) - 3 MILES  
M1 (J20) - 4 MILES

A5

M1 (J18) & DIRFT  
→

# EUROPARK 35

UNDER CONSTRUCTION  
AVAILABLE Q1 2027



Strategically located **less than 5 minutes drive time** to both the M1 and M6 motorways

# EUROPARK

Europark is an established manufacturing and distribution location. The estate comprises a range of modern units and secure external storage yards.

The estate provides an attractive working environment and is actively managed by the owners, Thercel Land Ltd, who are based on site.

## TERMS

For further information, please contact the joint agents.

[www.europark.co.uk](http://www.europark.co.uk)



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