

EUROPARK 25

A5 WATLING STREET | RUGBY | CV23 0AL

www.europark.co.uk



**27 WEEK
BUILD**

NEW INDUSTRIAL / DISTRIBUTION UNIT TO BE CONTRACTED

25,210 SQ FT (2,342 SQ M) TO LET

- Prime site with excellent motorway access (M1/M6/A14)
- 10m eaves
- 45m secure service yard
- Full planning consent

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.



The M1 provides direct access to the M25 and London to the south and Leeds, Scotland to the north. The M6 provides access to the north west. The A14 provides access to the East Coast ports, including Felixstowe.

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



For sea freights the ports of Tilbury, London, Gateway and Southampton can all be reached within 4 hours.

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



Airports around the UK are easily accessed from Europark. Located only 33 miles away, is East Midlands Airport, Britains largest dedicated air freight hub which provides access to three major air couriers.

Birmingham Internation 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.



Full planning consent



10 metre eaves height



24/7 access



Good quality offices



Secure service yard



37 car parking spaces



3 level access loading doors



Target EPC 'A' rating



Target BREEAM rating 'Very Good'



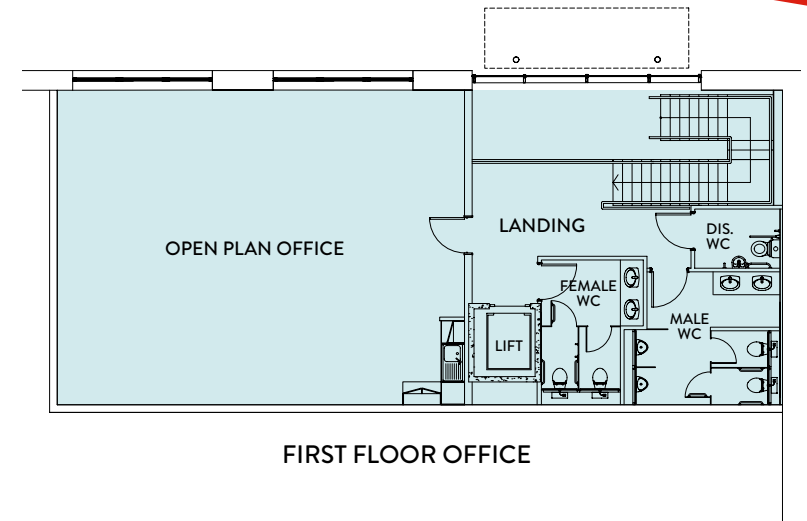
Attractive landscaping



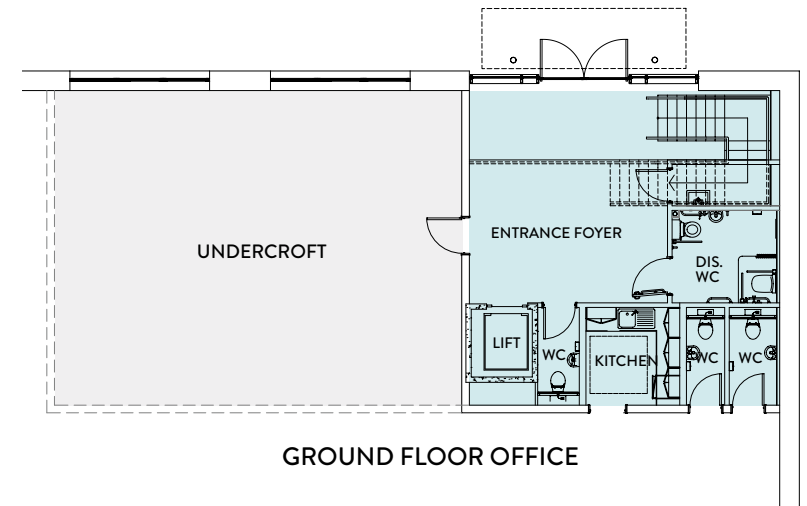
Excellent motorway access



Indicative site layout



FIRST FLOOR OFFICE



GROUND FLOOR OFFICE

DELIVERY

All enabling infrastructure is completed. Construction can commence on completion of all legal documentation, allowing for the building to be completed in as little as 27 weeks.

AREAS

Warehouse	22,709 sq ft	2,110 sq m
Ground Floor Reception	757 sq ft	70 sq m
First Floor Office	1,744 sq ft	162 sq m
Total Accommodation	25,210 sq ft	2,342 sq m

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.



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