

# Campus 450 @ DIRFT

LOGICOR.EU

Railport Approach, Rugby, East Midlands, NN6 7ES  
///lends.balloons.munched

Fully fitted modern warehouse units  
451,919 sq ft

Available Q4 2024



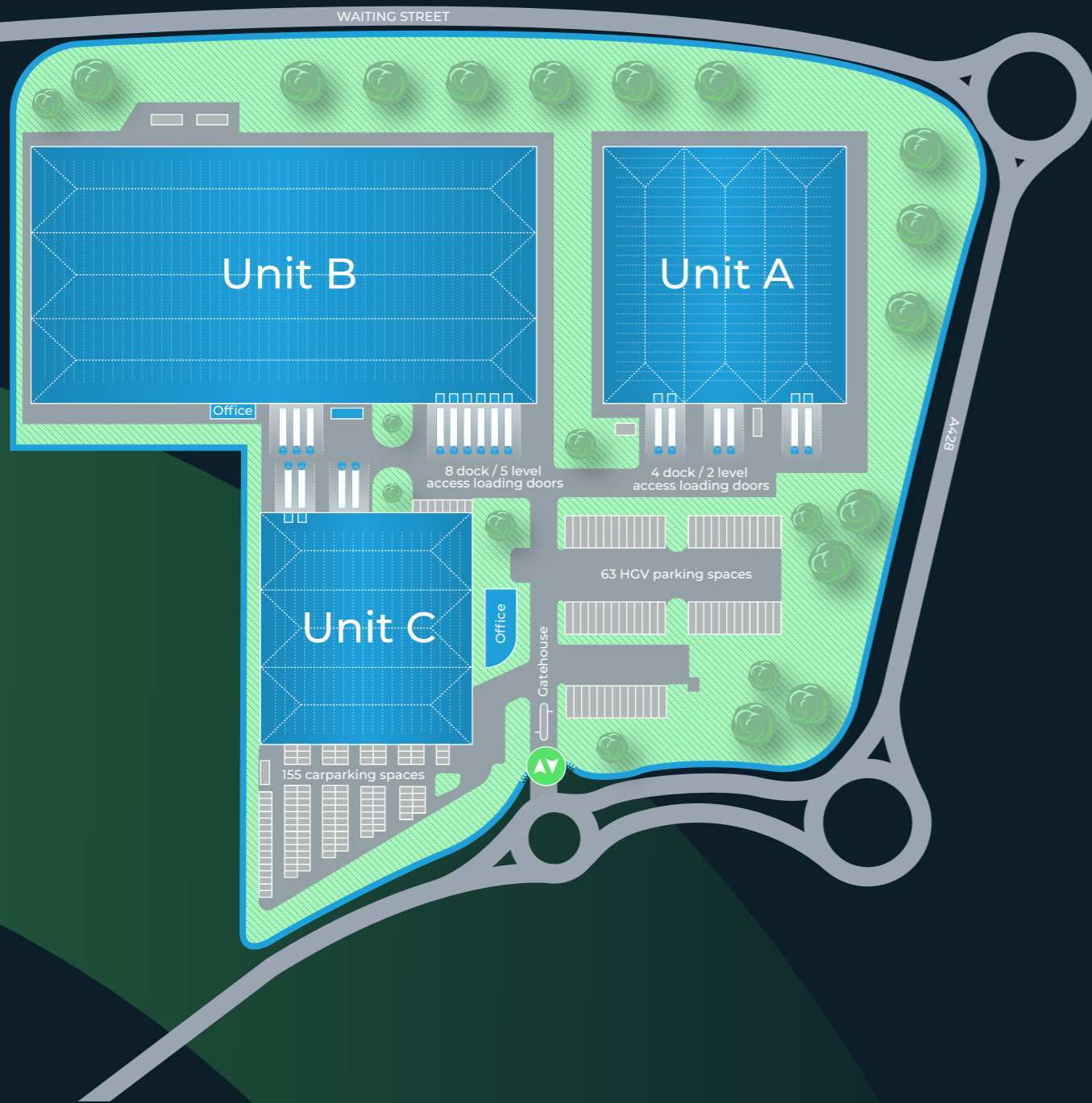
# Campus 450 @ DIRFT

The opportunity comprises a rarely available campus of three detached warehouses with offices and ancillary areas located on the UK's premier inter-modal rail connected logistics park. DIRFT sits at the heart of the 'Golden Triangle', the UK's logistics heartland, providing immediate access to the M1 (J18), and easy access to the M6 / A14 intersection, the M45, and the A5.

Campus 450 is a purpose built facility offering occupiers a rare opportunity for scale complimentary to multi-service occupation. The buildings are constructed to a high specification and have been fully refurbished to a Grade-A standard.



# Accommodation



Campus 450 @ DIRFT comprises 3 modern warehouse units all within a secure site. The properties are of steel portal frame construction and benefit from 14m eaves height, large individual service yards and dock and level access doors.

Campus 450 @ DIRFT	Unit A	Unit B	Unit C	Three Storey Offices	Total	Gatehouse
Sq ft	115,299	235,631	88,433	12,556	<b>451,919</b>	89
Sq m	10,712	21,891	8,216	1,166	<b>41,984</b>	8

- EPC rating 'B'
- BREEM 'very good'
- LED lighting
- EV charging
- Solar PV panels
- 14m eaves height
- Three storey office
- Dock and level access doors
- 155 car parking spaces
- Secure site
- Yard depths up to 40m
- 63 HGV parking spaces

# Rail freight terminal

DIRFT is the hub for leading occupier brands due to its sought-after location for warehousing and logistics in the centre of the UK. DIRFT has excellent transport links and connectivity to the national motorway network as well as premier rail freight links.



## Global manufacturers

DIRFT is the UK's leading rail-served logistics park. Major global manufacturers within DIRFT include:

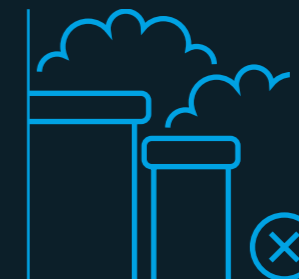


## Green travel plan

DIRFT has an active car sharing community and assisted green travel planning, providing benefits such as:



Save money by sharing travel costs



Cut congestion and pollution

## UK's largest parcel hub

Royal Mail has chosen DIRFT as the location for its largest UK parcel hub. Currently under construction.

## Public transport

Improved access to bus stops with multiple stops and frequent services towards Rugby, Daventry and Northampton.

## Amenities

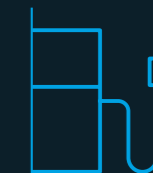
DIRFT, the logistics and distribution park has many amenities, including:



Lilbourne Meadow is located within close proximity and provides 173 acres of open space with walking trails and cycle routes to Rugby via a link road.



Two budget hotels; ibis and Holiday Inn.



Gasrec natural gas and biogas refueling station.

# Demographics



## Labour catchment & wage analysis

Competitively priced by UK standards, the East Midlands also offers a large workforce with skills geared towards logistics.

Rail gives the competitive edge with rapid access to the UK's deep sea ports and 90% of the UK container traffic.



85% of the GB population lives within a 4.5 hour drive time of the site.



The percentage rate of growth (+7.7%) in the 30 minute catchment area is more than double the corresponding rate of growth for GB (+3.6%).



## DIRFT

Seamlessly linked, DIRFT's rail connection powers efficient nationwide distribution:



UK's leading central road and rail connected logistics park and the highest availability of HGV drivers.



Home to the UK's largest Royal Mail parcel hub, reducing transport costs and optimising next day delivery cut-off times.

## Working population

Potential workforce within 30 minutes' drive of Daventry.

# 1,028,870

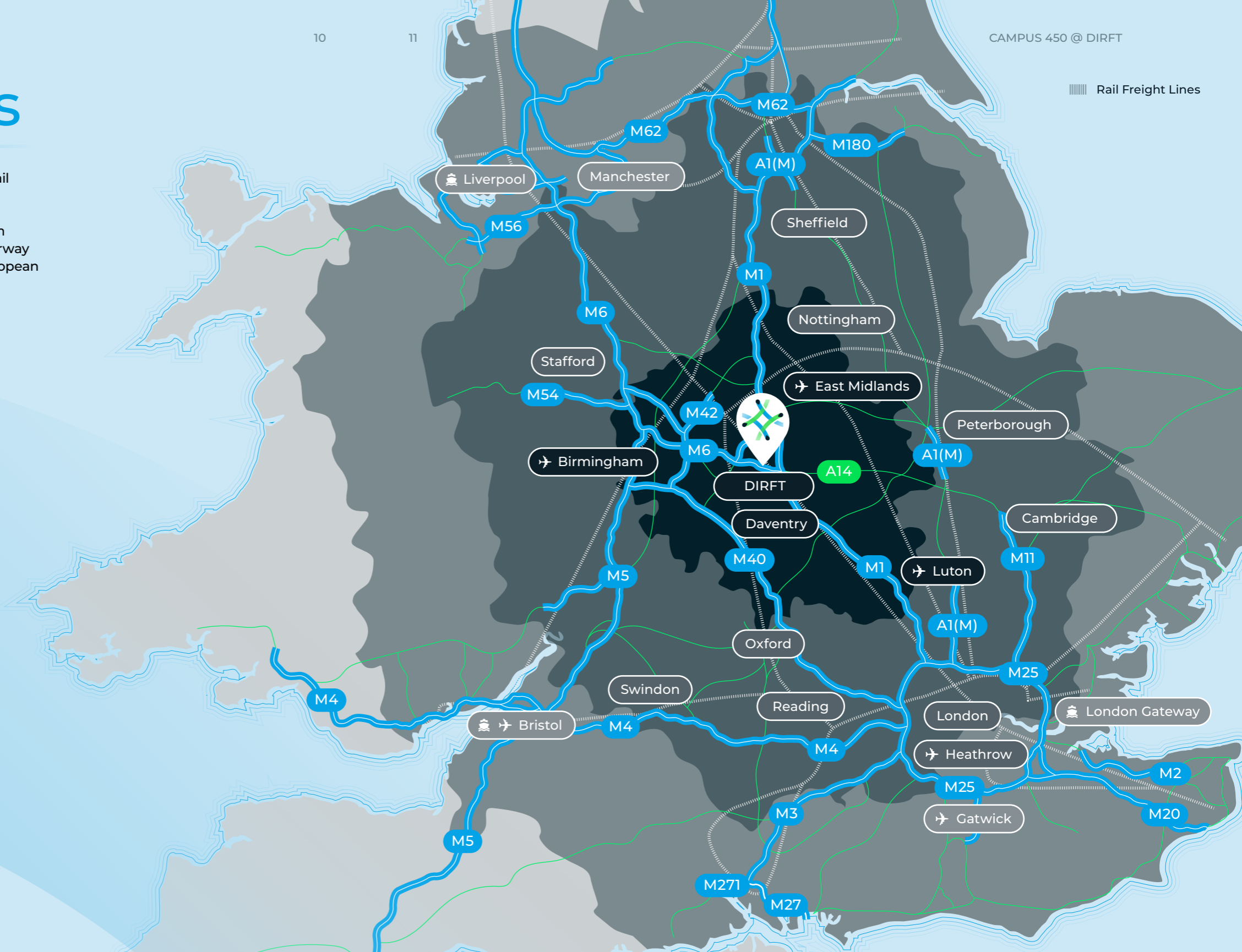
# Local advantages

CAMPUS 450 @ DIRFT is located in the UK's leading central road and rail connected logistics park.

Situated adjacent to the M1 (Junction 18) and a 2 minute drive time from the M6 / A14 interchange it offers excellent access to the national motorway network. The new DIRFT rail terminal enables fast freight, port and European connectivity.

WHAT3WORDS: LENDS.BALLONS.MUNCHED

SAT NAV: NN6 7ES



Main Road	Drive time from site	Location	Drive time from site	Airport	Drive time from site	Port	Drive time from site
M1 J18	0.7 Miles 2 Mins	Rugby	5 Miles 12 Mins	East Midlands	37 Miles 40 Mins	Bristol	107 Miles 40 Mins
M6	4 Miles 5 Mins	Leicester	22 Miles 30 Mins	Birmingham	35 Miles 31 Mins	Southampton	118 Miles 2 hr 10
A14	23 Miles 26 Mins	Birmingham	38 Miles 45 Mins	Manchester	41 Miles 49 Mins	Felixstowe	134 Miles 2 hr 30





## Logicor provides the real estate which enables the flow of trade vital to everyday life.

We own, manage and develop logistics real estate in key transportation hubs and close to major population centres across Europe.

Our real estate and the strength of our network enables our customers' goods to move through the supply chain and into society, every day.



Anthony McCluskie - Logicor

"Campus 450 @ DIRFT is a rare campus opportunity of three fully fitted, modern warehouse and distribution facilities, located in the UK's leading central road and rail connected logistics park."

## Network

We're on the ground, in the right strategic places. Over 300 dedicated professionals, operating in 19 offices across Europe, leveraging our local knowledge and relationships to advise on and support our customers' needs, delivering value and advantage every step of the way.

## Flexible real estate

We have a broad portfolio of properties, including multi-let and big box, to support industries that everyday life depends on. From entrepreneurial food and drink retailers, to e-commerce giants, and global distributors, we provide the ability for them to flex and scale to their needs and benefit from the operational agility and efficiencies this brings.

Please contact us for further information:

# DTRE

# Knight Frank

# Lambert Smith Hampton

### Tom Fairlie

tom.fairlie@dtre.com  
+44 (0) 7747 441 858

### James Clements

james.clements@knightfrank.com  
+44 (0) 7436 165 015

### Richard Meering

rmeering@lsh.co.uk  
+44 (0) 7538 881 997

### Jamie Catherall

jamie.catherall@dtre.com  
+44 (0) 7718 242 693

### Edward Kennerley

edward.kennerley@knightfrank.com  
+44 (0) 7972 187 779

### Peter Edwards

pedwards@lsh.co.uk  
+44 (0) 7354 846 001

### Ollie Withers

ollie.withers@dtre.com  
+44 (0) 7496 852 526

### Kevin McQuillan

kevin.mcquillan@knightfrank.com  
+44 (0) 7581 028 675

CAMPUS450DIRFT.CO.UK

Campus 450 @ DIRFT  
Railport Approach, Rugby,  
East Midlands, NN6 7ES



# LOGICOR

Fourth Floor,  
30 Broadwick Street,  
London, W1F 8JB

LOGICOR.EU  
ukenquiries@logicor.eu