

UNITS 9A & 9B

NYFIELD BUSINESS PARK

LAWFORD ROAD | RUGBY | CV21 2UX

AVAILABLE FROM Q3 2026

A DEVELOPMENT BY:



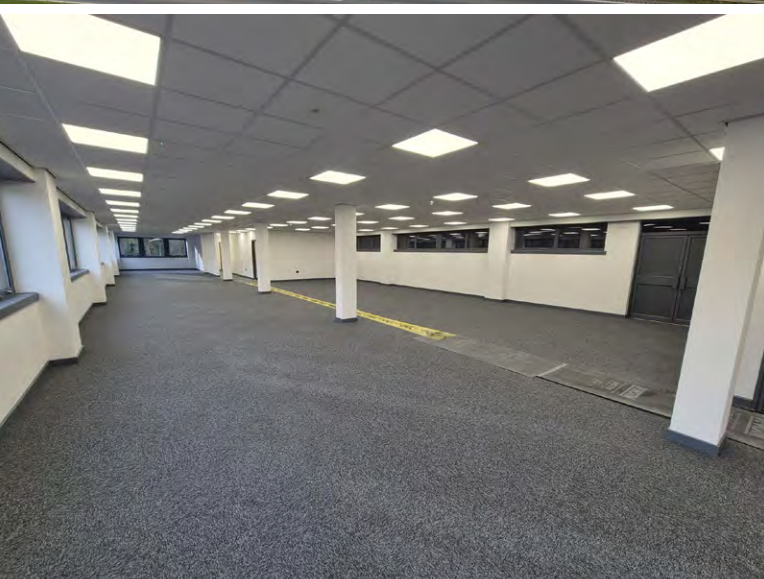
**FLEXIBLE LEASE TERMS
AT COMPETITIVE RENTS**

TO LET
23,940 – 84,220
SQ FT GIA

**HIGH BAY UNITS
UNDERGOING
EXTENSIVE
REFURBISHMENT**

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





Indicative AI image to guide post refurbishment condition.

UNIT 9A

The building offers the following Gross Internal Areas, with the upper floor office parts able to be mothballed or refurbished to suit.

	Sq m	Sq ft
Warehouse	4,231	45,539
Office & Ancillary	466-1,377	5,020-14,820
Total	4,697-5,608	50,559 - 60,359

The extensively refurbished building will provide:



High bay steel frame construction



44 car parking spaces



Clear internal height: 12.4m



HQ style office accommodation



Secure loading yard



Green areas for staff welfare



4 level access loading doors



UNIT 9B

The building offers the following Gross Internal Areas.

	Sq m	Sq ft
Warehouse	2,224	23,940

Bespoke offices can be fitted to suit, subject to terms.

The extensively refurbished building will provide:



High bay steel frame construction



18 car parking spaces



Clear internal height: 12.4m



HQ style office accommodation



Secure loading yard



Green areas for staff welfare



2 level access loading doors





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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

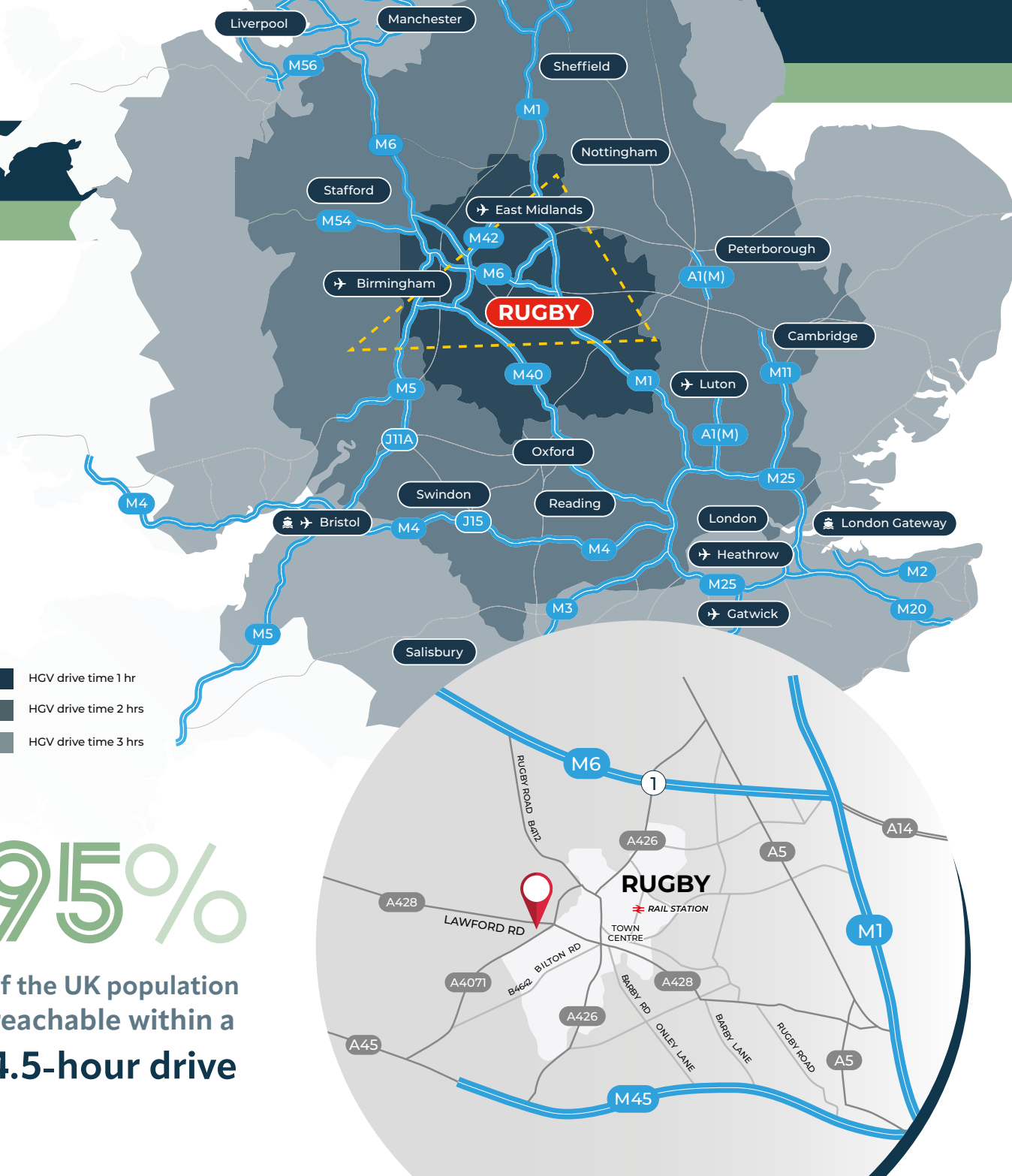
Birch Coppice – 25 miles

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:



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.

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

The property benefits from an EPC Rating B-45. A copy of the certificate is available on request.

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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