

UNIT 9

NYFIELD BUSINESS PARK

LAWFORD ROAD | RUGBY | CV21 2UX

UNDERGOING REFURBISHMENT



A DEVELOPMENT BY:

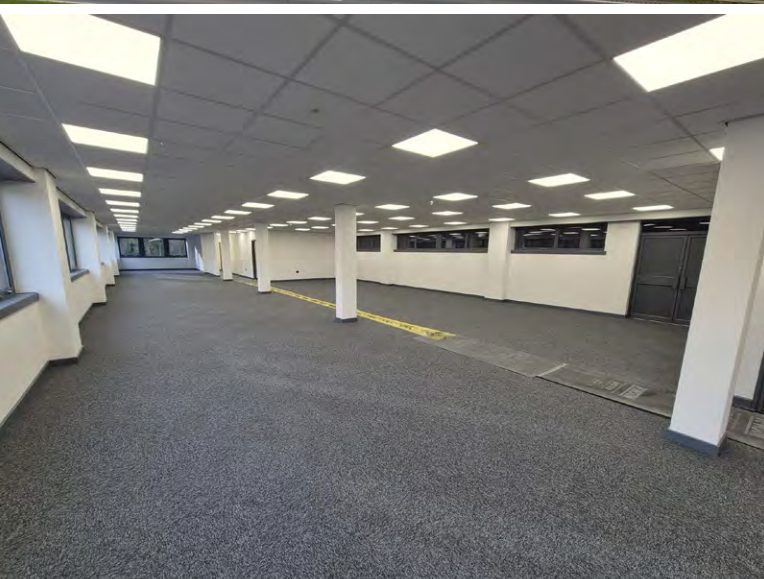
NYFIELD
PROPERTY | DEVELOPMENT

**FLEXIBLE LEASE TERMS
AT COMPETITIVE RENTS**

TO LET
74,420 – 84,220
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**



Indicative AI image to guide post refurbishment condition.

ACCOMMODATION

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

Option 1	Sq m	Sq ft
Warehouse	6,447	69,400
GF Office & Anc.	466	5,020
Total	6,914	74,420

Option 2	Sq m	Sq ft
Warehouse	6,447	69,400
GF & 1st Floor Office & Anc.	922	9,920
Total	7,369	79,320

Option 3	Sq m	Sq ft
Warehouse	6,447	69,400
GF, 1st & 2nd Floor Office & Anc.	1,377	14,820
Total	7,824	84,220



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.



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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

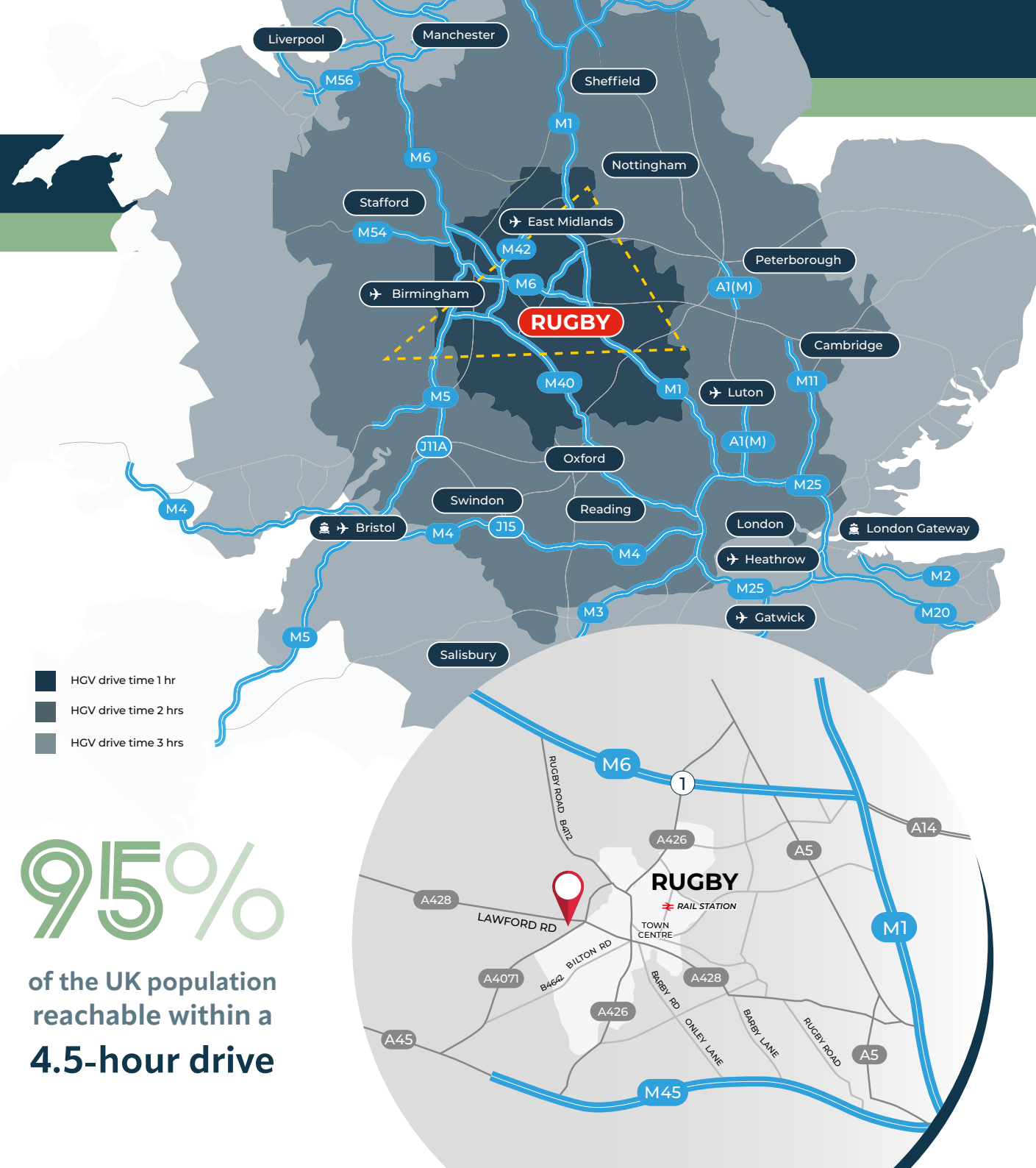
Birch Coppice – 25 miles

East Midlands Gateway – 41 miles

95%

of the UK population
reachable within a
4.5-hour drive

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



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



13,368 pallet locations based on 2.2m aisles



Generous car parking

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:



Chris Hobday
07552 558 551
chris.hobday@savills.com

Katie Beswick
07779 926 822
katie.beswick@savills.com



Tom Drake
07967 598 473
tdrake@drakeandpartners.co.uk

Ollie Holliday
07842 445 605
oholliday@drakeandpartners.co.uk

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