

UK, DAVENTRY

CAMPUS 450 @ DIRFT

451,919 SQ FT (41,984 SQ M)
RARE CAMPUS OPPORTUNITY
AVAILABLE Q2 2023
SAT NAV: NN6 7ES



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 have been constructed to a high specification and will be fully refurbished to a Grade-A standard.



CAMPUS 450 @ DIRFT

DEMOGRAPHICS



UK's leading central road and rail connected logistics park



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



85% of the UK population can be reached within a 4.5 hour HGV time

Source: Drive Time Maps, Nomis

MODERN LOGISTICS CAMPUS

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.







Indicative Image

ACCOMMODATION

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

*Approximate GIA

KEY

-  Entrance gates
-  Unit space
-  Car parking
-  Dock loading door

SPECIFICATION



Dock loading doors
Unit A - 4
Unit B - 6
Unit C - 2



Level access doors
Unit A - 2
Unit B - 3
Unit C - 2



Eaves height
Unit A - 14m
Unit B - 14m
Unit C - 14m



Yard depth
ranging from
35m - 40m



Undergoing
refurbishment
to Grade A standard



155 car
parking
spaces



63 lorry
parking
spaces



BREEAM
Very good



EPC B



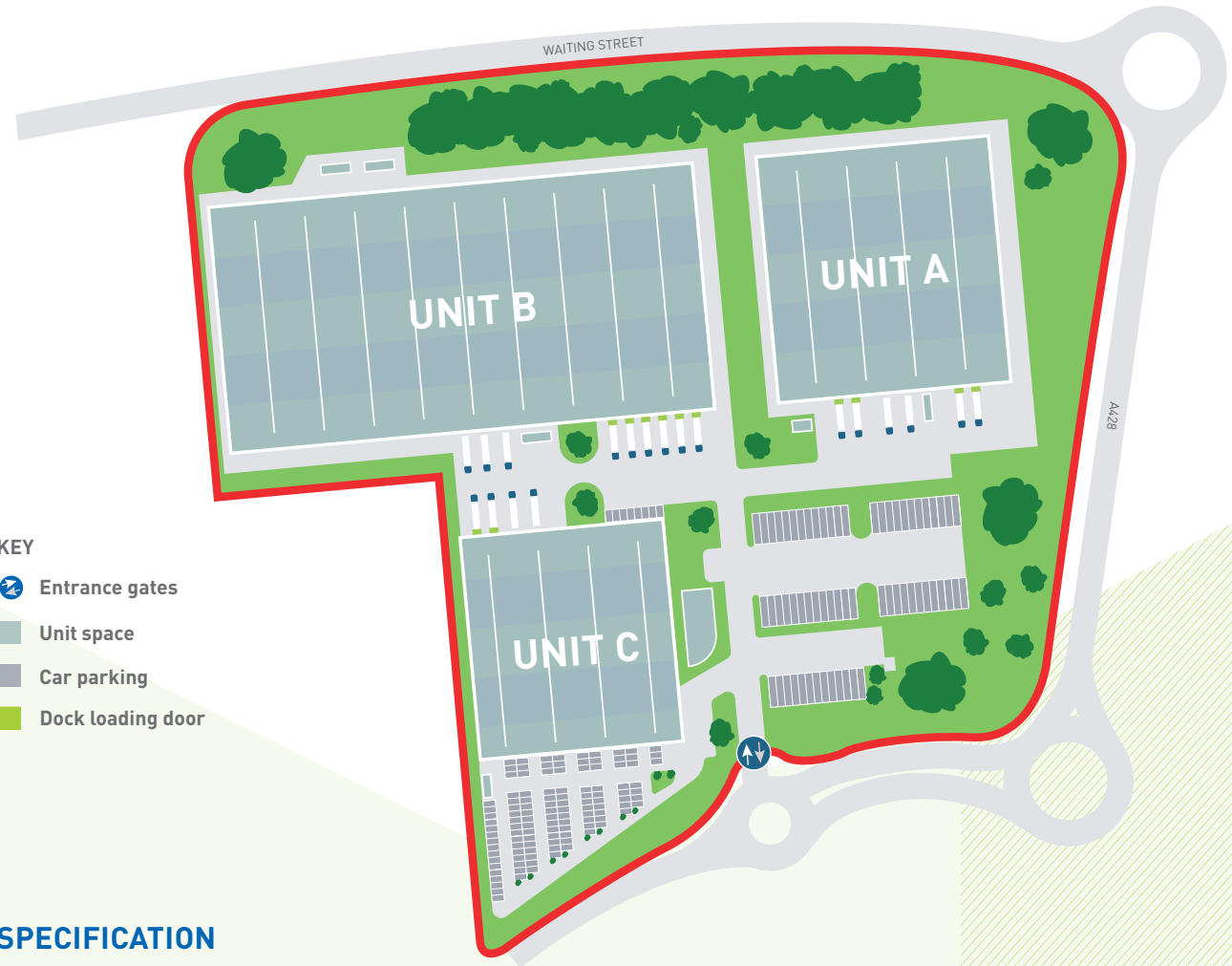
Secure
site



EV Charging



LED
lighting



DIRFT IS THE UK'S LEADING RAIL-SERVED LOGISTICS PARK

DIRFT is the hub for leading brands due to its strategic location for warehousing and logistics in the centre of the UK and great North, South, East and West communication links due to the proximity of the site to the M1 and M6/A14 interchange.

Adjoining occupiers include:



AMENITIES

- 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.

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.

PUBLIC TRANSPORT

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

UK'S LARGEST PARCEL HUB

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



KEY

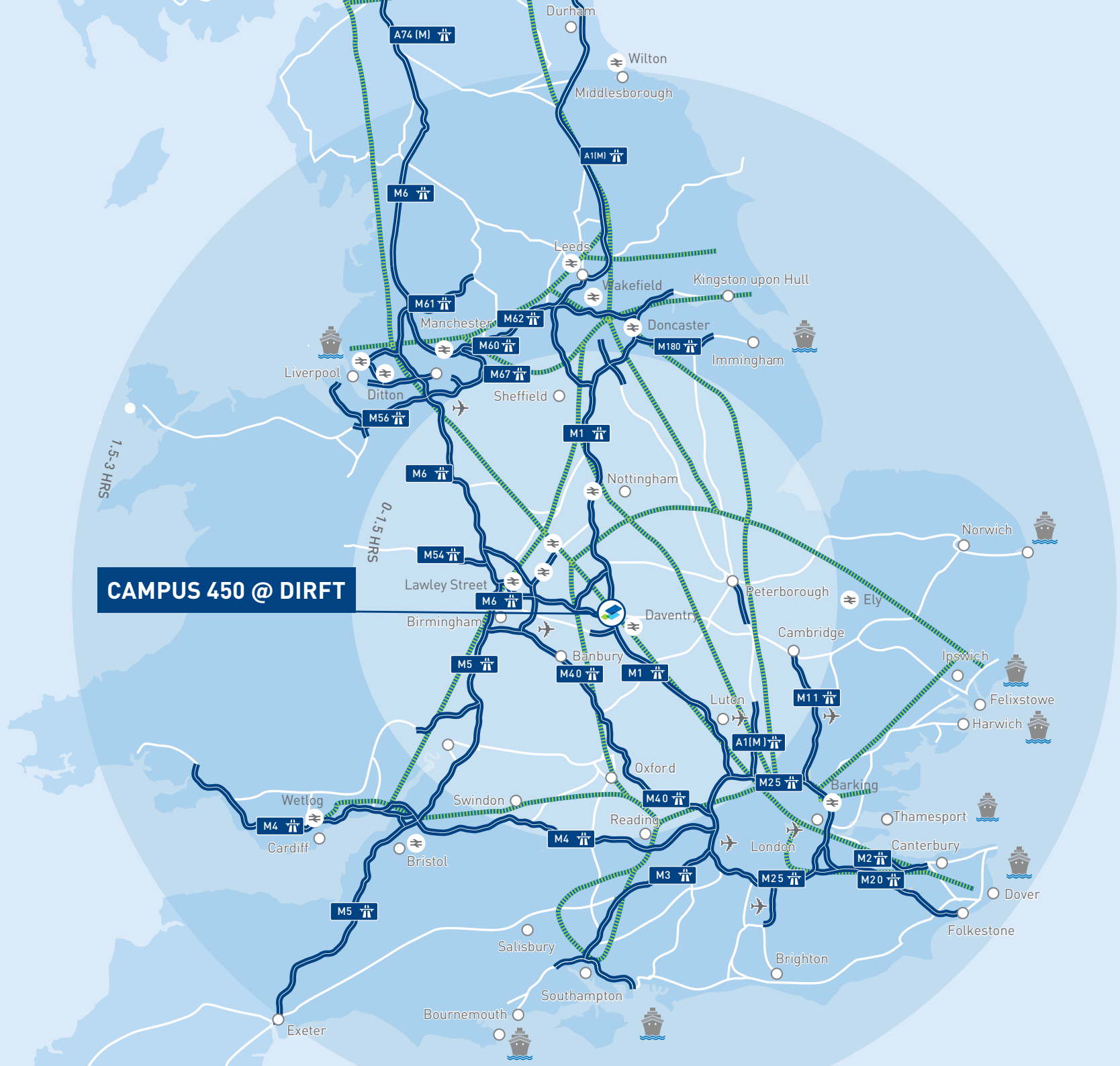
 Intermodal Rail Freight Terminal

 Core Freight Network

CAMPUS 450 @ DIRFT

1.5-3 HRS

0-1.5 HRS



PRIME LOGISTICS LOCATION

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 5 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.

M1 (J18) : 0.7 MILES, 2 MINUTES
M6 : 4.5 MILES, 5 MINUTES
A14 : 23.2 MILES, 26 MINUTES
M40: 20 MILES, 35 MINUTES



RUGBY : 4.9 MILES, 12 MINUTES
COVENTRY : 20 MILES, 30 MINUTES
LEICESTER : 22 MILES, 30 MINUTES
BIRMINGHAM : 38 MILES, 45 MINUTES
LONDON : 81 MILES, 1H 50 MINUTES
MANCHESTER : 121 MILES, 2 HOURS



EAST MIDLANDS : 37 MILES, 40 MINUTES
BIRMINGHAM : 41 MILES, 49 MINUTES

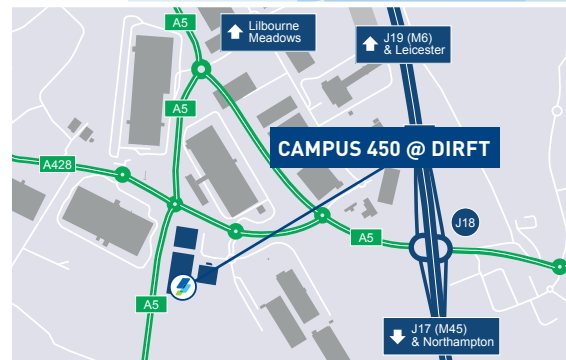


BRISTOL PORT: 107 MILES, 2 HOURS
SOUTHAMPTON: 118 MILES, 2H 10 MINUTES
FELIXSTOWE: 134 MILES, 2H 30 MINUTES



Misrepresentation Act 1967:
 Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. November 2022.

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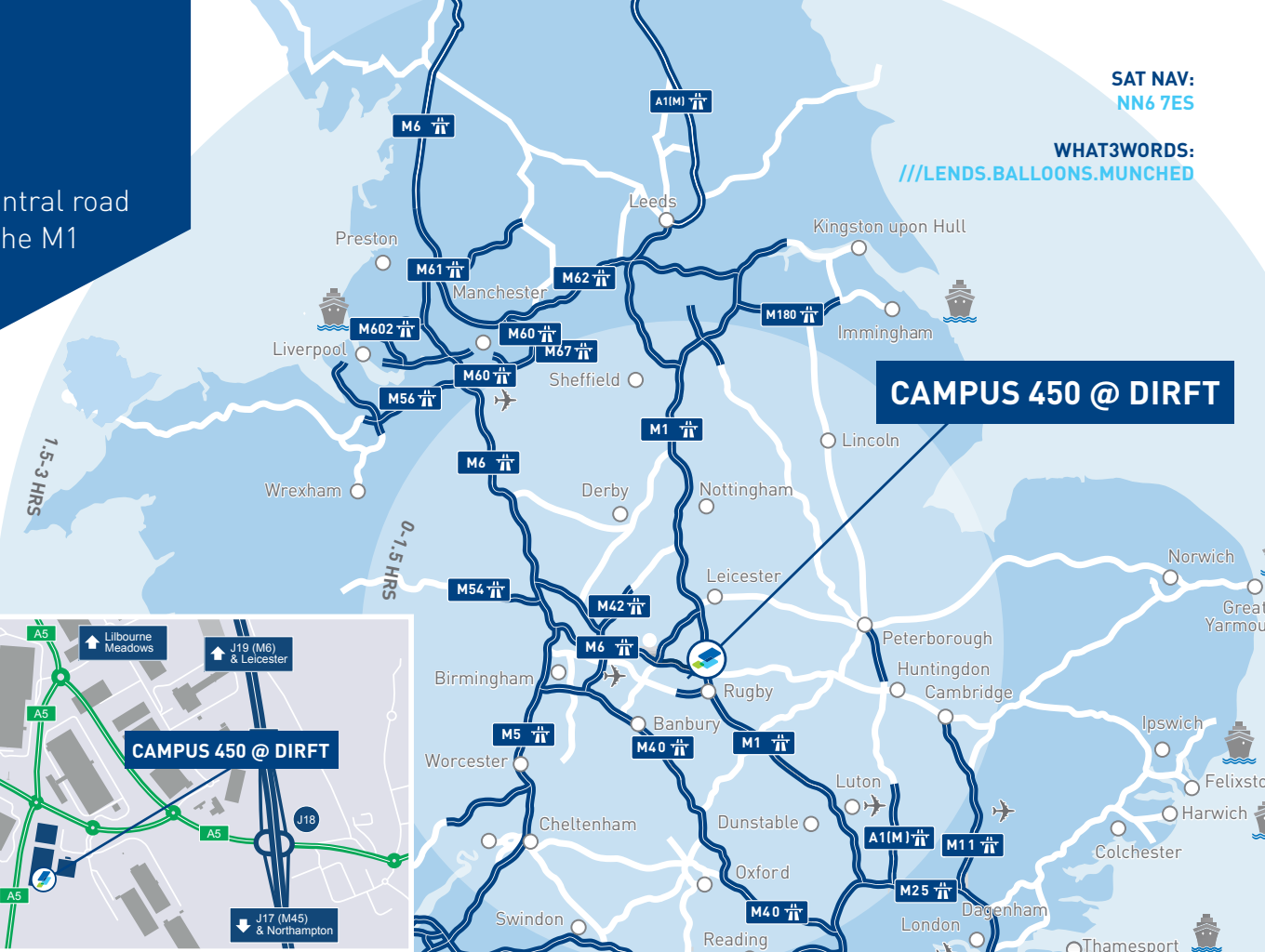
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SAT NAV:
 NN6 7ES

WHAT3WORDS:
 ///LENS.BALLOONS.MUNCHED

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LOGICOR
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