

DRAFT

UNDER
REFURBISHMENT
PRACTICAL COMPLETION IN Q1 2026

RUGBY 220

VALLEY DRIVE // RUGBY // CV21 1TN

220,263 SQ FT
(20,463.1 SQ M)

TO LET CROSS DOCKED DISTRIBUTION WAREHOUSE
SITUATED WITHIN THE GOLDEN TRIANGLE IN RUGBY

RUGBY220.CO.UK

RUGBY 220

A well-specified three bay distribution unit prominently located in Swift Valley Industrial Estate, totalling 220,263 sq ft.

YARD ENTRANCE

VALLEY DRIVE

YARD ENTRANCE

45M YARD



Total GIA
220,263 sq ft



2 generous yards
(45m & 48m)



Loading on 2
Elevations



12m Clear
Height



7 Level
Doors &
19 Docks



17,355 sq ft
good quality
office space



Security
Gatehouse



36 HCV
parking
spaces



281 car
parking
spaces

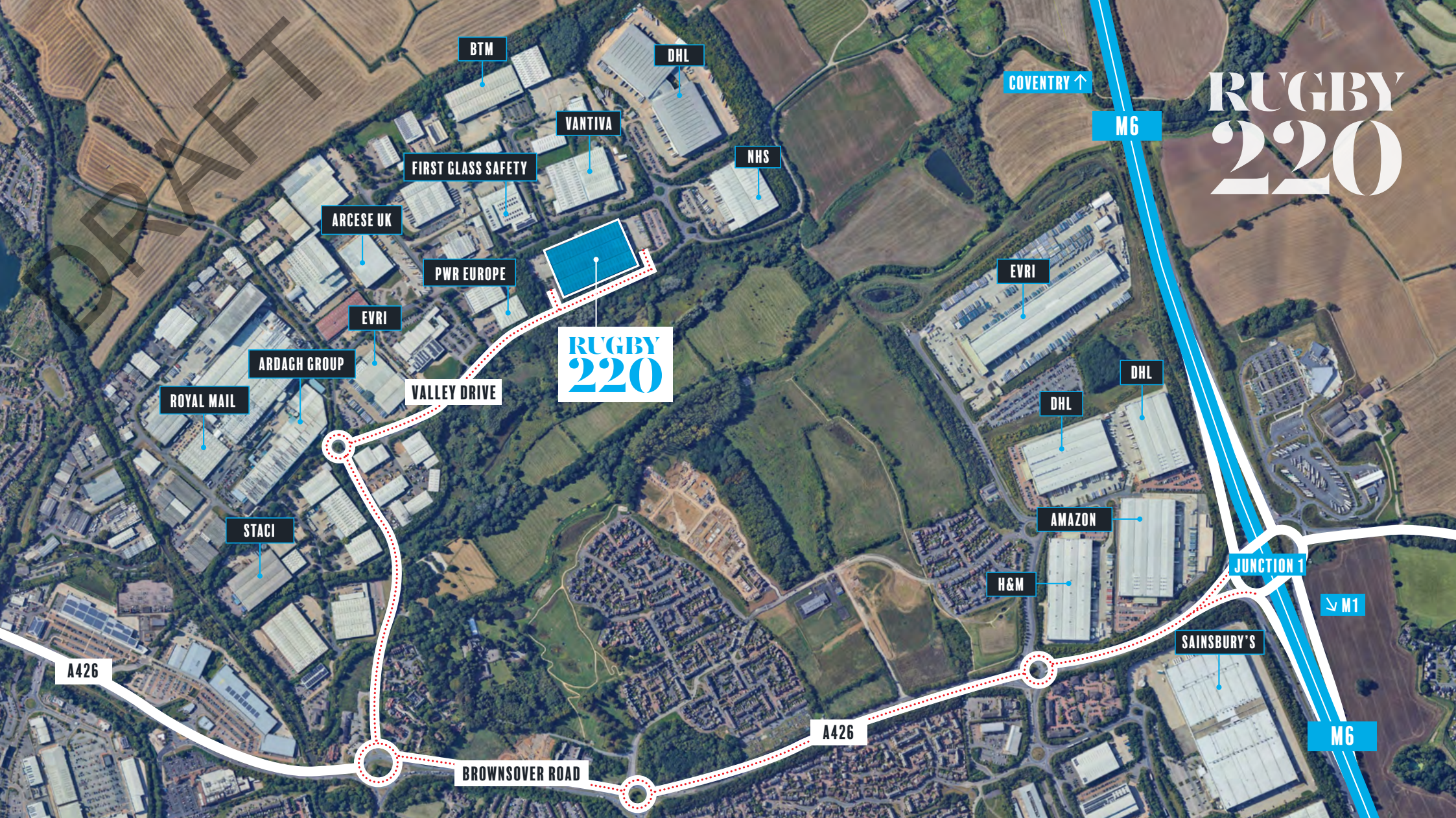


Sprinklers



Target EPC B

RUGBY 220



Royal Mail

staci
FLEX-MADE LOGISTICS



vantiva

PWR
ADVANCED COOLING TECHNOLOGY

DHL

amazon

ArdaghGlass

arcese

H&M

Sainsbury's

EVRI



CANDY

LOCATION

Established logistics location within the Golden Triangle on Swift Valley Industrial Park, within 5 miles of the M6 and M1.

DRIVE TIMES



Road	Time	Distance
M6 J1	5 mins	2.1 miles
Rugby Town Centre	8 mins	2.7 miles
M1 J19	8 mins	5 miles
Coventry	26 mins	15 miles
Birmingham	39 mins	33.3 miles
London	2 hrs 13 mins	87.5 miles



Rail	Time	Distance
Rugby Station	5 mins	1.9 miles
DIRFT	13 mins	7.4 miles
Northampton Gateway	34 mins	25 miles
Hamms Hall	34 mins	28.5 miles
East Midlands Gateway	41 mins	35.7 miles



Airports	Time	Distance
Birmingham	30 mins	26 miles
East Midlands	39 mins	35.3 miles
Heathrow	1 hr 41 mins	88 miles



RUGBY 220

/// SYSTEM.POPS.BUCK

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TERMS

The unit is available by way of a new FRI lease, on terms to be agreed. Rent available on application.

EPC

Target B.

BUSINESS RATES

All parties are to make their own enquiries.

LEGAL COSTS

Each party is responsible for their own legal costs.

AML

To comply with legal responsibilities for Anti Money Laundering, it will be necessary for the interested party to provide information necessary to complete these checks before the transaction is completed.



RUGBY 220

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CONTACTS

For further information or to arrange a viewing please contact the agents:

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NEWMARK

APEX

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