



TOTAL PARK
RUGBY

RUGBY. WARWICKSHIRE
SAT NAV CV21 1HF

**A BRAND NEW WAREHOUSE /
INDUSTRIAL UNIT / YARD**

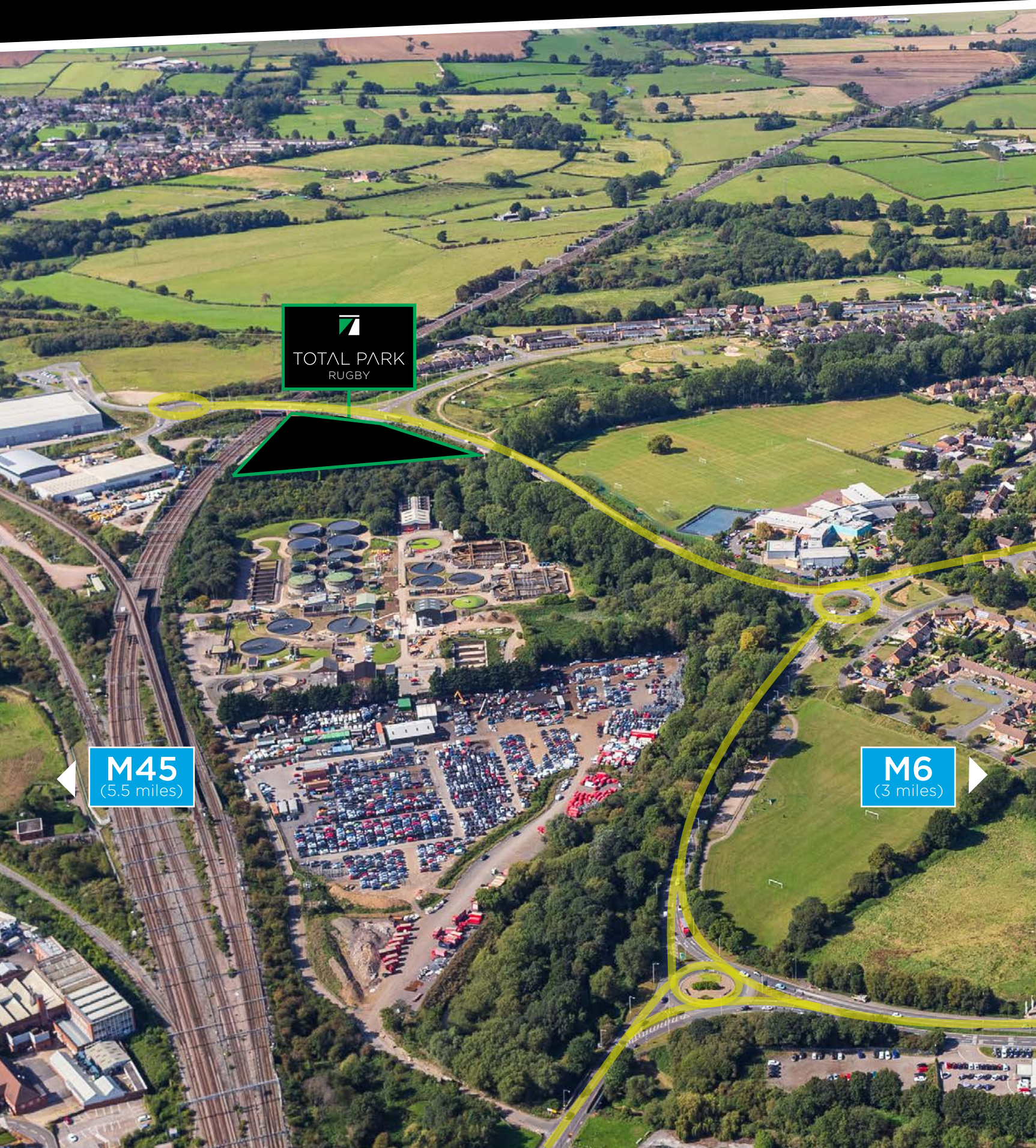
47,718 SQ FT (4,433 SQ M) ON 3.94 ACRES
TO LET / MAY SELL



Planning Consent Granted , Design and Build Opportunity

THE SCHEME

Total Park, Rugby is a brand new industrial / logistics development totalling 47,718 sq ft. The unit is equipped with on site electric vehicle charging, generous parking and dedicated staff breakout areas. Located 3 miles from J1 of the M6, it is easily accessible to the national motorway network offering a perfect central location for your business.



SUSTAINABILITY

The scheme has adopted the Be Lean, Be Clean, Be Green energy hierarchy whereby the following measures have been adopted:



BE LEAN

- High Performance building fabric envelope via enhanced U-values to reduce heating demand
- High performance windows via solar controlled glazing to reduce cooling demand
- Low building air permeability to reduce heating demand
- Warehouse roof lights to ensure adequate daylight
- BREEAM very good



BE CLEAN

- High Efficiency Heating and Cooling System via VRF air conditioning
- High efficiency LED lighting and lighting controls
- Heat recovery ventilation



BE GREEN

- Provision of photovoltaic solar panels

ACCOMMODATION

FLOOR AREA	SQ FT	SQ M
Warehouse	42,599	3,957.6
First Floor Offices	5,119	475.6
Total	47,718	4,433.2



SPECIFICATION

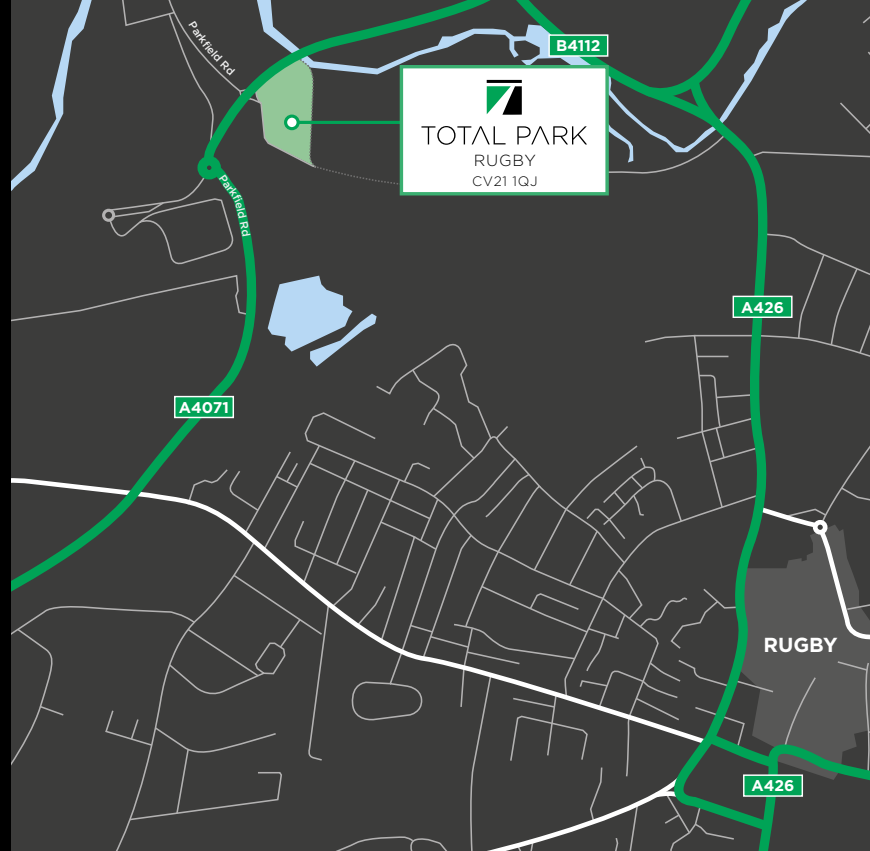
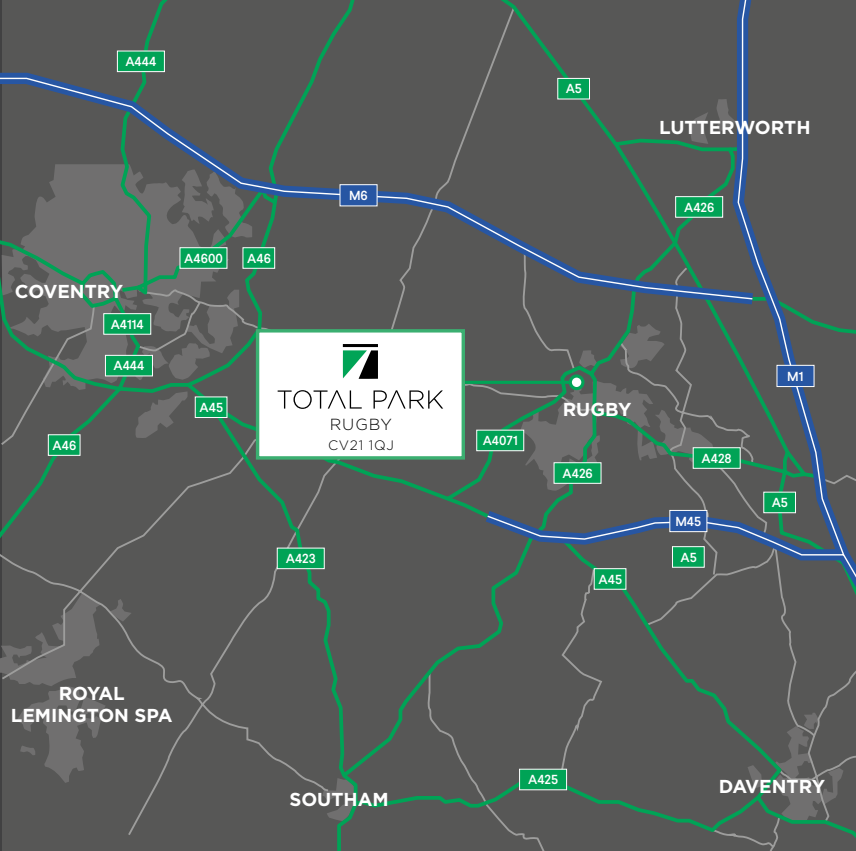
- 10m Eaves height
- Target EPC rating A
- 3.94 Acres
- 40m Yard depth
- 4 Electric vehicle charging bays
- 500kVA Power supply
- 69 Parking spaces
- 4 Dock level access doors (inc. 1 euro dock)
- 4 Level access doors
- Target BREEAM very good



LOCAL OCCUPIERS

halfords





LEADING LOCATION

Destination	Distance	Time
Rugby Town Centre	1.2 miles	4 mins
M6 (J1)	2.9 miles	6 mins
A45 (M)	5.5 miles	10 mins
M1 (J19)	6.0 miles	10 mins
Coventry	13.5 miles	23 mins
Birmingham International airport	23.8 miles	34 mins
Birmingham	34.0 miles	40 mins
London	90.7 miles	2 hours 5 mins

Total Park Rugby is ideally positioned in the Golden Triangle of the UK, providing prime accessibility to 85% of the UK. Junctions 18 and 19 of the M1, Junction 1 of the M6 and the A14 are all accessible within minutes. This central position makes it an ideal location to serve the Midlands, the North and national markets.



85% of the UK population live within a 4.5 hour HGV drive.



20.4% of the working population work in manufacturing, storage and transport.



73.5% of Rugby's population is economically active.

FOR MORE INFORMATION PLEASE CONTACT:

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QUOTING RENT

Rent available on application.

RATEABLE VALUE

Assessed upon practical completion.

EPC

Target EPC rating of A

VAT

The property is elected for VAT.



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