

AVAILABLE Q3 2023

DC1
PROLOGIS
RUGBY
CENTRAL PARK

Fully-fitted Grade A
warehouse located near
and visible from the M6

376,563 sq ft
(+70,110 sq ft mezzanine)

SAT NAV: CV23 0WB
[///dock.gain.king](http://dock.gain.king)



 **PROLOGIS**[®]
prologis.co.uk/rugby

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CENTRAL FOR BUSINESS

Location is everything when it comes to logistics and it doesn't get any better than this.

With easy access to major motorways, ports, railways and airports, enabling deliveries to reach over 90% of the UK population within four hours, Prologis Rugby Central Park is the place to be for those who want to remain competitive in today's market.



If you are looking to expand your operations, Rugby DC1 can give you the best start. In an enviable location at the heart of the UK, with excellent access to labour and a range of fit-out items already installed, we have got all bases covered to help you grow.



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DC1
PROLOGIS
RUGBY
CENTRAL PARK

WHAT MATTERS TO YOU



EASY ACCESS TO LABOUR

With both Rugby and Coventry close by, DC1 benefits from easy access to a large labour pool



CENTRAL LOCATION

90% of the UK can be reached within 4 hours drive time



EPC A RATING

Sustainability matters and DC1 is set to help you meet your goals and save energy



SPEED TO MARKET

With sprinklers, LED lighting and welfare already installed you can get operational fast

TICKING ALL THE BOXES

We know you want a building that ticks all the right boxes: a building that's in the right location, easily accessible for employees and with a specification that helps you reduce costs and increase efficiency.

DC1 is immediately available and fitted with over £2 million of high-level fit-out, including a sprinkler system, above standard employee welfare provision and LED lighting – saving you money from the very first day of occupation.

FULLY FITTED



LED Lighting



Heating



Sprinklers



Fully Fitted Welfare and Employee Gym



300 Parking Spaces



58m Yard Depth



EPC Rating A22



15.8m Clear Height



26 Dock Doors



4 Level Access Doors



34,560 VNA Pallet Spaces



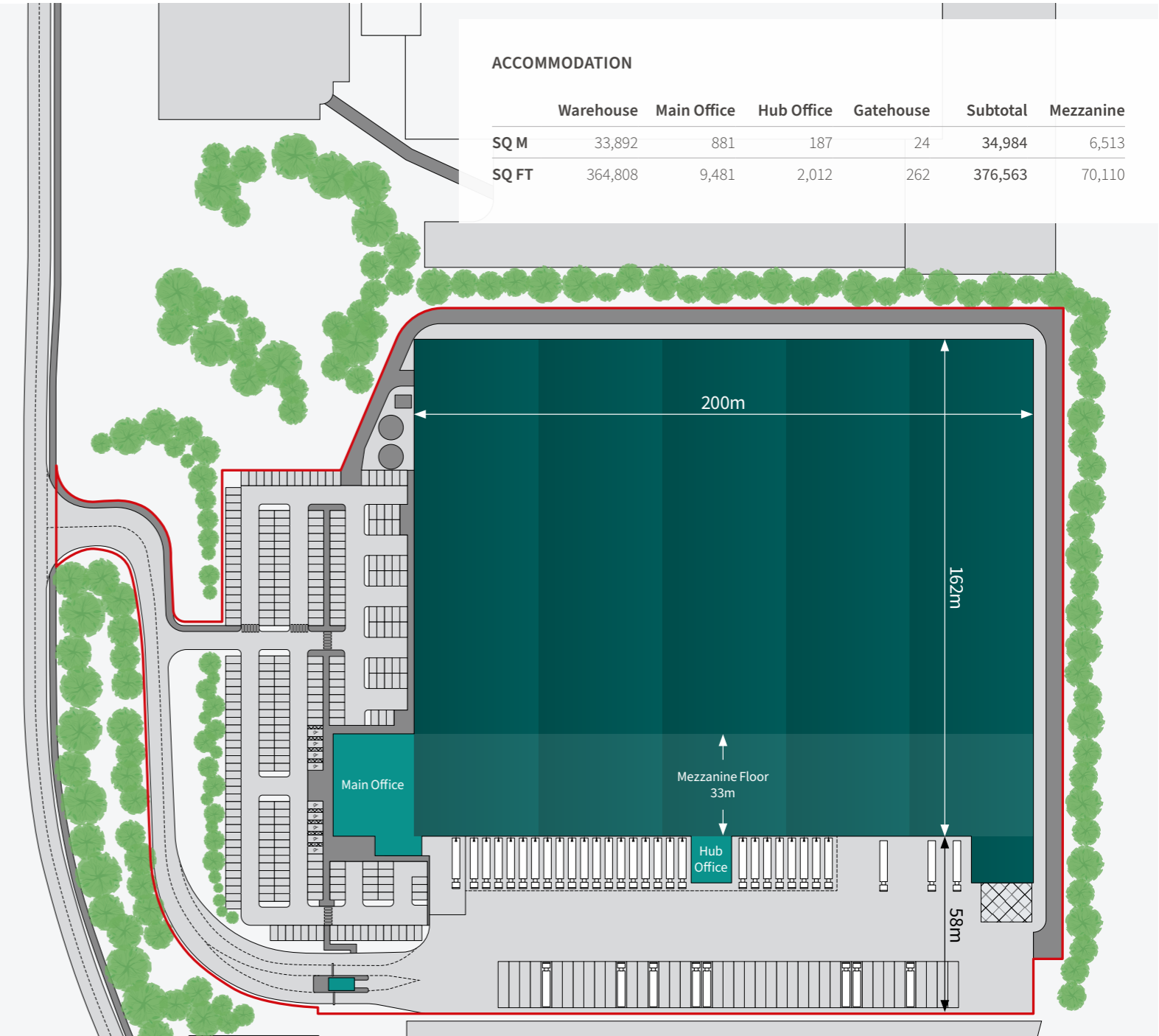
24,276 WA Pallet Spaces



1.2 MVA Power



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SPACES TO ENJOY

We believe that logistics employees deserve the best spaces and places in which to work.

That's why at DC1, we've included an employee fitness suite, space for a staff café, above standard shower and toilet facilities and a contemplation room.



Thanks to its great location, DC1 has access to a strong labour pool, well-served by local bus routes and trains, making it easier for your staff to get to and from work. Regular bus services link DC1 with Rugby town centre, Daventry and Northampton. Rugby train station is a short journey from DC1 by bicycle.



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Canteen



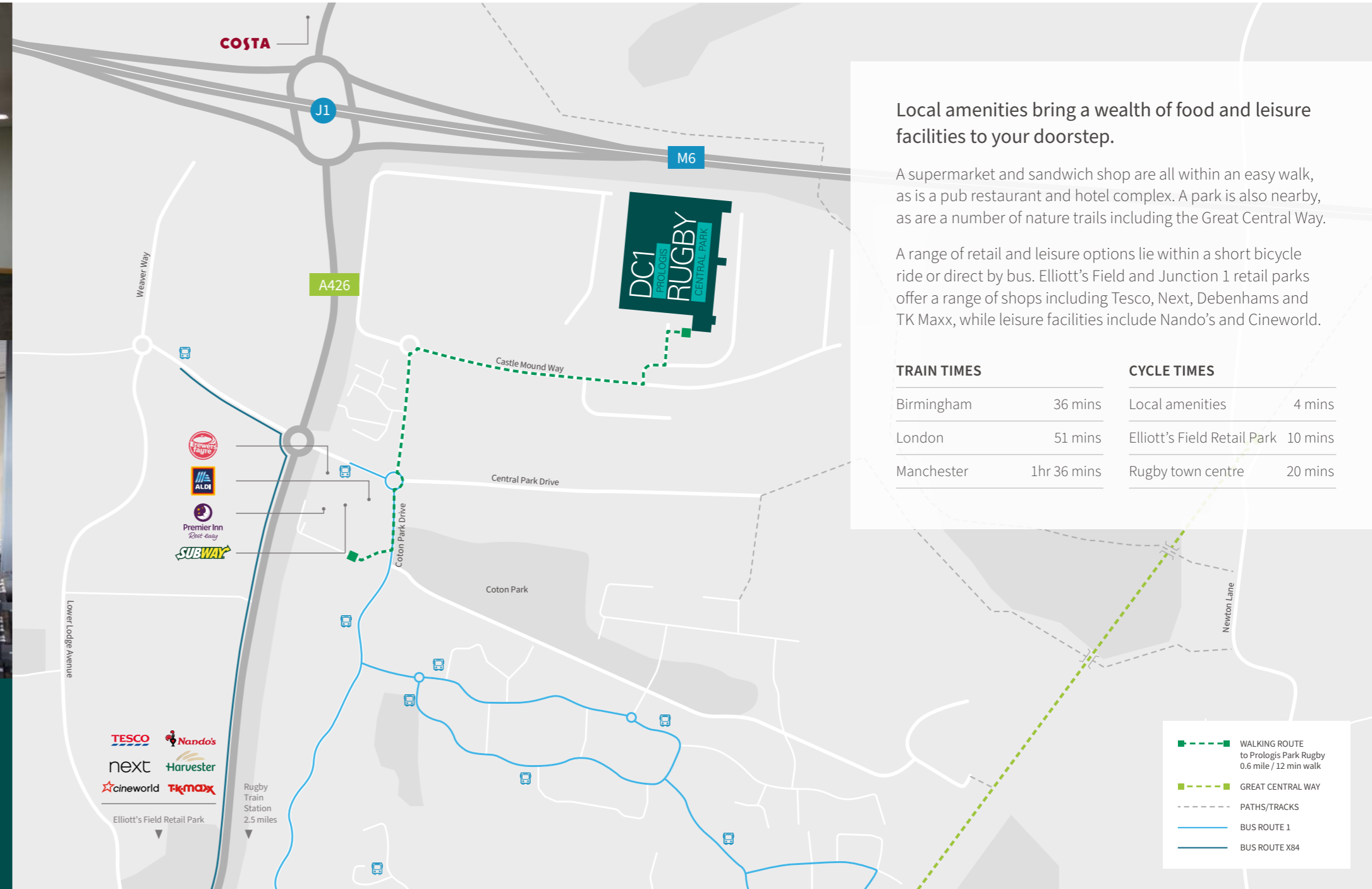
Locker Rooms



Fitness Suite



Contemplation Room



THE PERFECT LOCATION

Prologis Rugby Central Park DC1 is situated in the heart of the golden triangle and adjacent to the M6; visible to 140,000 passing vehicles every day, allowing you to increase your brand awareness to passers-by.



DRIVE TIMES		
M6 junction 1	1 mile	2 mins
Rugby train station	2.5 miles	8 mins
Rugby town centre	3 miles	10 mins
Daventry International Rail Freight Terminal	10 miles	15mins
Birmingham	32 miles	40 mins
London	87 miles	2hr 0mins
Manchester	114 miles	2hr 21mins
Felixstowe Port	134miles	2hr 34mins

THE LABOUR YOU NEED



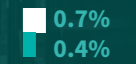
TRANSPORT AND LOGISTICS MANAGERS



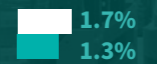
PROFESSIONAL AND TECHNICAL PERSONNEL



FORK-LIFT OPERATORS



ADMIN AND LOGISTICS CLERKS



TRUCK AND LORRY DRIVERS



WAREHOUSE LABOURERS



Rugby benefits from a strong pool of labour with those employed as HGV drivers and warehouse labourers significantly higher than the UK average.

Indicative image from DIRFT DC6

OCCUPATIONAL REPRESENTATION OF TOTAL EMPLOYMENT (2022)

■ WEST MIDLANDS ■ UK

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Prologis Essentials

For easy set up and smooth operations

When it comes to getting your warehouse up and running, we've got you covered.

Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimise and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost-effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



LED LIGHTING

Efficient and reliable upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



WAREHOUSE ROBOTS

Transform your fulfilment and order picking with efficient, multi-bot systems to suit all needs.



SAFETY

Durable protective gear to help look after people, materials, fittings and equipment in any warehouse environment.



DANNY BOSTOCK
ESSENTIALS SOLUTIONS
MANAGER

Leasing a logistics facility with Prologis is just the start of the journey.

Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!



SOLARSMART

Not having solar PV installed could cost you up to £671,399 over a 15 year lease*

Solar panels on your building means you can make your building work as hard as you. You can power your operations sustainably and cost effectively with clean, green energy, straight from your warehouse roof. With no upfront costs, you can start enjoying lower bills right away.

Energy Costs to Customer with solar provision (per annum)*

	Annual Savings
Assuming energy usage from solar	£94,140 (£0.25 per sq ft) predicted B Rent cost per annum
Assuming no solar provisions	£125,942 (£0.33 per sq ft)

Based on 80% usage on a solar array of 583 kWp. Assuming 2% per annum energy price inflation and 80% usage.



DC1 PROLOGIS RUGBY CENTRAL PARK

ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide.

We have the expertise, the sites and the in-house funds to deliver the high quality buildings that help our customers run their businesses as efficiently as possible.

Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit prologis.co.uk

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