

# EUROPARK

A5 WATLING STREET | RUGBY | CV23 0AL

[www.europark.co.uk](http://www.europark.co.uk)

PLOT  
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**DETACHED BUILD TO SUIT INDUSTRIAL/DISTRIBUTION UNIT**  
**24,052 SQ FT (2,234.5 SQ M) TO LET/FOR SALE**

- PRIME SITE WITH EXCELLENT MOTORWAY ACCESS
- BESPOKE BUILDING OPTIONS AVAILABLE
- OUTLINE PLANNING CONSENT

## LOCATION

- Prime established commercial location on the A5 in Rugby.
- Junctions 18 and 20 of the M1, Junction 1 of the M6 and the A14 all accessible within minutes.
- Europark lies within the 'Golden Triangle' placing approximately 85% of England and Wales within 4 hours drive time.
- Short distance from Magna Park (Lutterworth) to the north and DIRFT to the south.



The M1 provides direct access to the M25 and London to the south and Leeds, Scotland to the north. The M6 provides access to the north west. The A 14 provides access to the East Coast ports, including Felixstowe.

M6 Junction 1	3 miles
M1 Junction 18	4 miles
M1 Junction 20	4 miles



For sea freights the ports of Tilbury, London, Gateway and Southampton can all be reached within 4 hours.

London Gateway	112 miles
Tilbury	110 miles
Immingham	133 miles
Southampton	128 miles
Felixstowe	137 miles
Dover	167 miles



Airports around the UK are easily accessed from Europark. Located only 33 miles away, is East Midlands Airport, Britains largest dedicated air freight hub which provides access to three major air couriers.

Birmingham Internation Airport	27 miles
Coventry Airport	16 miles
East Midlands Airport	33 miles
London Heathrow Airport	84 miles
London Stansted Airport	103 miles
London Gatwick Airport	121 miles



Rugby railway station is 4 miles from Europark and is on the West Coast Mainline with a fastest journey time to London Euston of 47 minutes.

In addition, DIRFT (Davenport International Rail Freight Terminal) lies 4 miles to the south east of Europark.



B1/B2/B8 outline  
planning consent



8 - 10 metre eaves  
height



24/7 access



Good quality offices



Attractive  
landscaping



Separate  
Service yard



Dock level doors  
available



Level access  
loading doors



Bespoke building  
options available



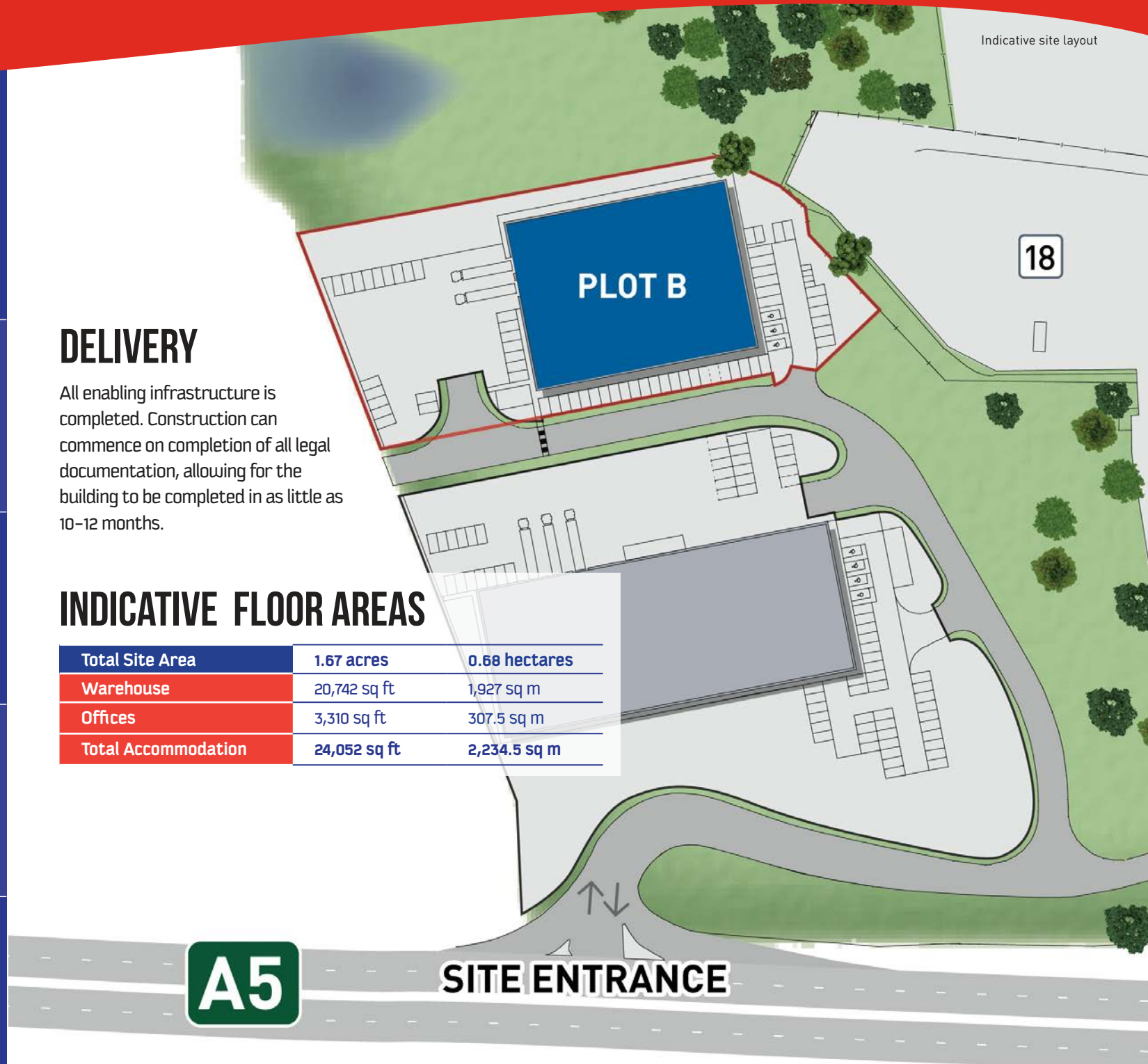
Excellent  
motorway access

## DELIVERY

All enabling infrastructure is completed. Construction can commence on completion of all legal documentation, allowing for the building to be completed in as little as 10-12 months.

## INDICATIVE FLOOR AREAS

Total Site Area	1.67 acres	0.68 hectares
Warehouse	20,742 sq ft	1,927 sq m
Offices	3,310 sq ft	307.5 sq m
Total Accommodation	24,052 sq ft	2,234.5 sq m





## EUROPARK

Europark is an established manufacturing and distribution location. The estate comprises a range of modern units, secure external storage yards and Build to Suit development opportunities.

The estate provides an attractive working environment and is actively managed by the owners, Richard Utley Ltd, who are based on site.

## TENURE & TERMS

To buy or rent. Terms available on request.



For further information, please contact the joint agents.

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