

To Let | 250,400 SQ FT

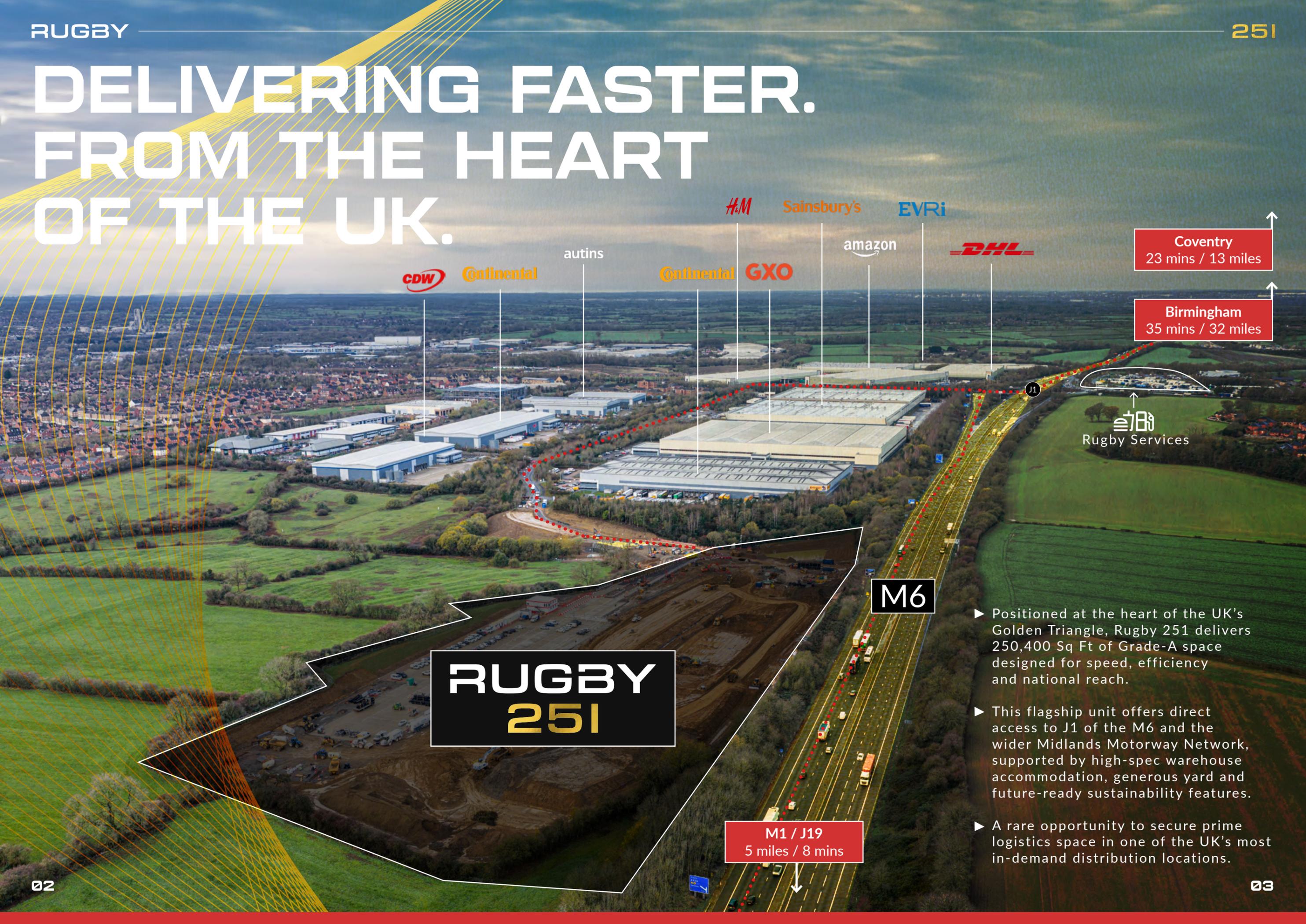
Brand New Warehouse Unit
at the Heart of the Golden Triangle
PC AUGUST 2026

Rugby | CV23 0WB



RUGBY 251

DELIVERING FASTER. FROM THE HEART OF THE UK.



Coventry
23 mins / 13 miles

Birmingham
35 mins / 32 miles

Rugby Services

M6

**RUGBY
251**

M1 / J19
5 miles / 8 mins

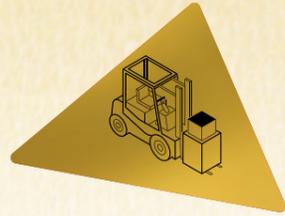
► Positioned at the heart of the UK's Golden Triangle, Rugby 251 delivers 250,400 Sq Ft of Grade-A space designed for speed, efficiency and national reach.

► This flagship unit offers direct access to J1 of the M6 and the wider Midlands Motorway Network, supported by high-spec warehouse accommodation, generous yard and future-ready sustainability features.

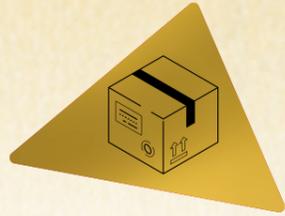
► A rare opportunity to secure prime logistics space in one of the UK's most in-demand distribution locations.



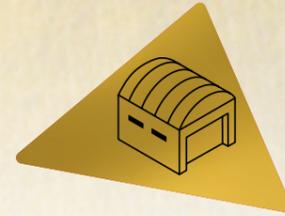
3 Level Access Doors



24 Dock Doors



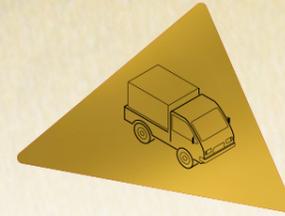
Floor loading 50kn/m²



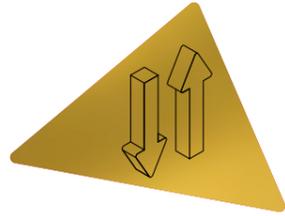
Secure Site and Gatehouse



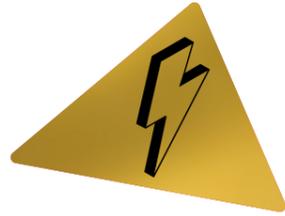
194 Car Parking Spaces



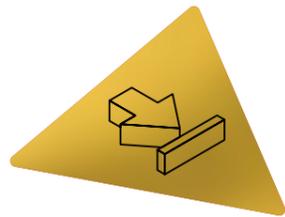
69 HGV Parking Spaces



15m Clear Eaves Height



1.25 MVA Power (Ability to upgrade to 2.3 MVA)



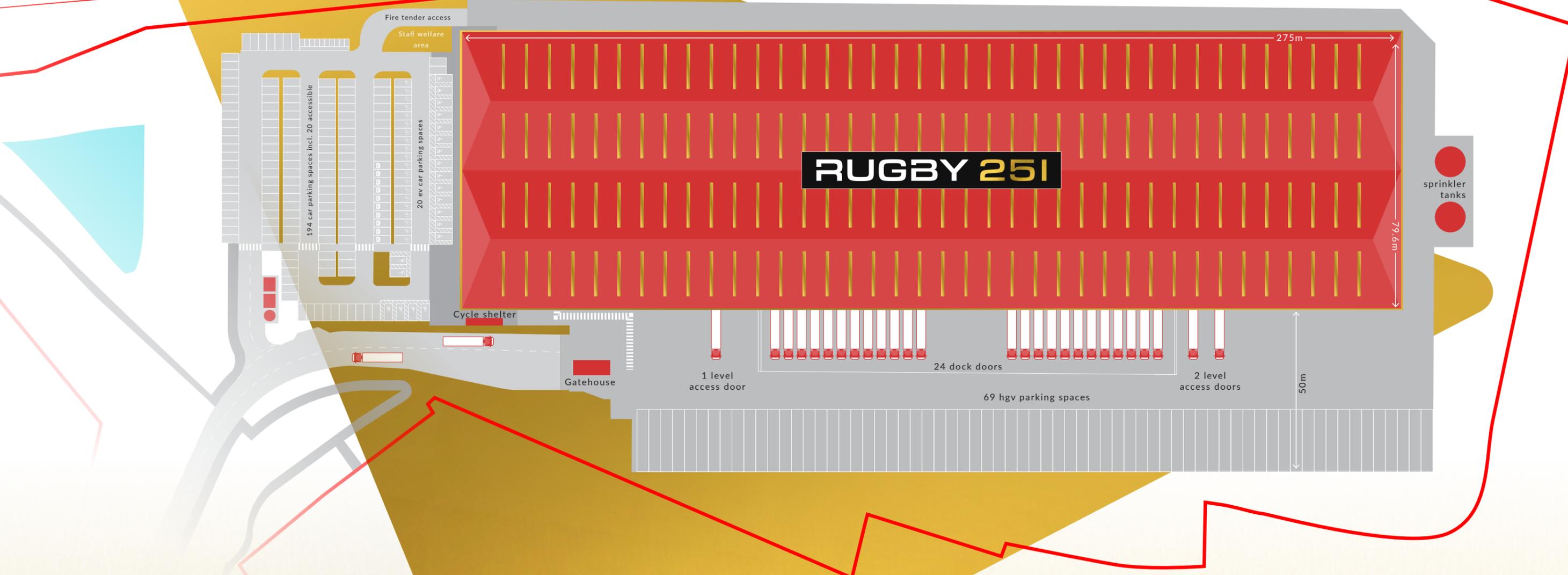
50m Yard Depth



BIG-BOX POWER IN THE HEART OF THE GOLDEN TRIANGLE.

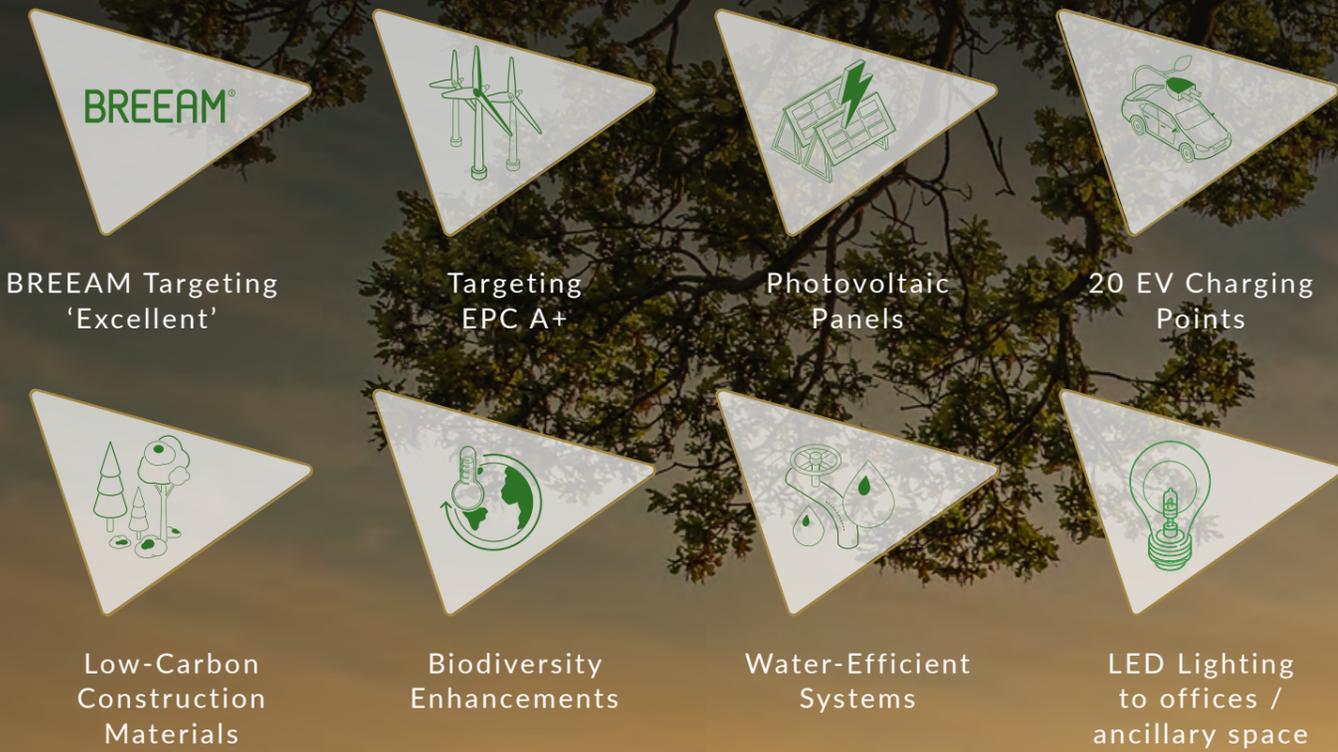
Designed to futureproof logistics operations, the scheme features high-spec warehouse accommodation, extensive service yard, enhanced power capacity and a best-in-class sustainability strategy targeting BREEAM 'Excellent'.

ON SITE & UNDER CONSTRUCTION.



RUGBY 251	SQ M	SQ FT
Warehouse	21,872	235,267
Ground Floor Office	710	7,642
First Floor Office	680	7,319
Gatehouse	37	400
Total Gross Internal (GIA)	23,263	250,400

On a self-contained site of 4.76 Hectares / 11.76 Acres



Rugby 251 is designed to operate with dramatically reduced energy consumption and a significantly lower carbon footprint. From high-efficiency building materials to renewable power generation, every element of the scheme supports long-term environmental performance and cost savings. Targeting BREEAM 'Excellent' and EPC A+, the development integrates advanced sustainability features that help businesses meet ESG commitments while improving operational efficiency.

Enhanced insulation, LED lighting, photovoltaic arrays and EV-ready infrastructure combine to create a resilient, futureproof facility built to perform responsibly for decades.

ENGINEERED FOR EFFICIENCY. DELIVERED WITH RESPONSIBILITY.



**CONNECTED.
FUTURE-READY.
CAPABLE.**

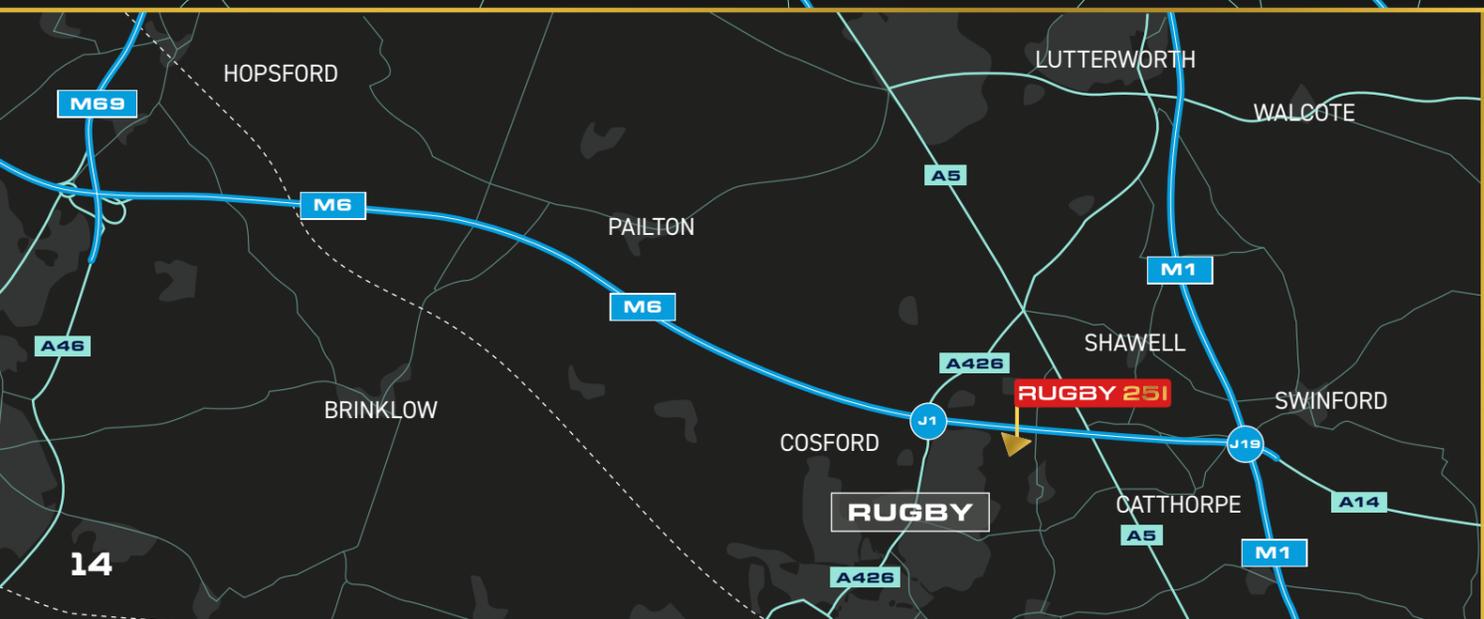


RUGBY 251

- 30 mins
- 1 hr
- 2 hrs

**A CONNECTED
REGION POWERED
BY A SKILLED
WORKFORCE.**

- ▶ 81% direct connectivity to M6/ M1/M40/M42, enabling fast north-south and east-west distribution.
- ▶ 95% of the UK's population within a 4.5 hour drive time.
- ▶ 1.44m people make up the working population located within a 30 minute travel radius of Rugby.
- ▶ 30.9% of Rugby businesses operate in transport, storage, manufacturing, and construction sectors.
- ▶ Population Growth 1.44% higher than UK average.
- ▶ 30,020 businesses were actively trading in Rugby as of 2020.



THE GOLD STANDARD OF LOCATION, LABOUR AND LOGISTICS.

Strategically located in Rugby, Warwickshire, the development sits inside the celebrated Midlands “Golden Triangle”, the most important logistics region in the UK. This area is prized for its ability to reach 95% of the UK population within a 4.5 hour HGV drive.

△ Northampton	18 Miles	35 Mins
△ Birmingham	35 Miles	55 Mins
△ Nottingham	55 Miles	1 Hr 15 Mins
△ London	87 Miles	1 Hr 40 Mins
✈ Birmingham	30 Miles	40 Mins
✈ East Midlands	40 Miles	50 Mins
✈ Luton	70 Miles	1 Hr 30 Mins
⚡ M6 (J1)	0.5 Miles	3 Mins
⚡ M1 (J19)	5 Miles	8 Mins
⚡ M69 (J2)	10 Miles	14 Mins

- Direct connectivity to M6 / M1 / M40, enabling fast north-south and east-west distribution.
- Excellent access to the major parcel hubs of DPD, Royal Mail, Hermes/Evri, DHL & Amazon already established in the region.
- Close proximity to DIRFT, the UK’s largest rail freight interchange, enabling low-carbon intermodal logistics.

Lambert
Smith
Hampton

CBRE

Richard Meering
07538 881 997
rmeering@lsh.co.uk

Peter Monks
07766 504 989
peter.monks@cbre.com

Peter Edwards
07354 846 001
pedwards@lsh.co.uk

Olivia Newport
07920 822 081
olivia.newport2@cbre.com

Alex Schofield
07971 067 984
alex.schofield@cbre.com