



Rugby 673

Castle Mound Way, **CV23 OWA**

Prime Logistics Unit

673,270 Sq Ft

Refurbished Fully Fitted Warehouse
To Let, Available Now

rugby673.co.uk

Rugby 673

Recently Refurbished
and Ready To Go



M6 North and Birmingham

Junction 1

M6

M6 South, A14 and London

Rugby's Local Industrial Line-up

- Prime location within the UK's 'Golden Triangle'
- Excellent road links via the M1, M6 and A14
- Direct rail services to London and the Midlands
- Well-served by local bus routes for accessibility
- Strong local labour pool and proximity to major logistics operators
- Ideal for distribution, manufacturing or last-mile operations



DIRFT

Continental Tyres

CDW

Hoover Candy

CDW

Quartzelec

Aldi

H&M

Amazon

Junction 1

Services

M6

DHL

DHL

Inside the Box, Spec & Site Plan

Rugby 673 is a prime 673,270 sq ft industrial / distribution unit, positioned on a 35 acre plot in the heart of the golden triangle. The property benefits from an extensive specification, including 12m eaves height, 40 dock level loading doors, partial racking, fire wall and 4MVA power.



EPC
'A' Rating



BREEAM
Very Good



Sprinklered
Throughout



Racking
Included



4MVA
Power



50 kN/m2
Floor Loading



40 Dock & 2 Level
Access Doors



32,455 Sq Ft
Office Content (5%)



CCTV
Throughout



12m
Clear Height

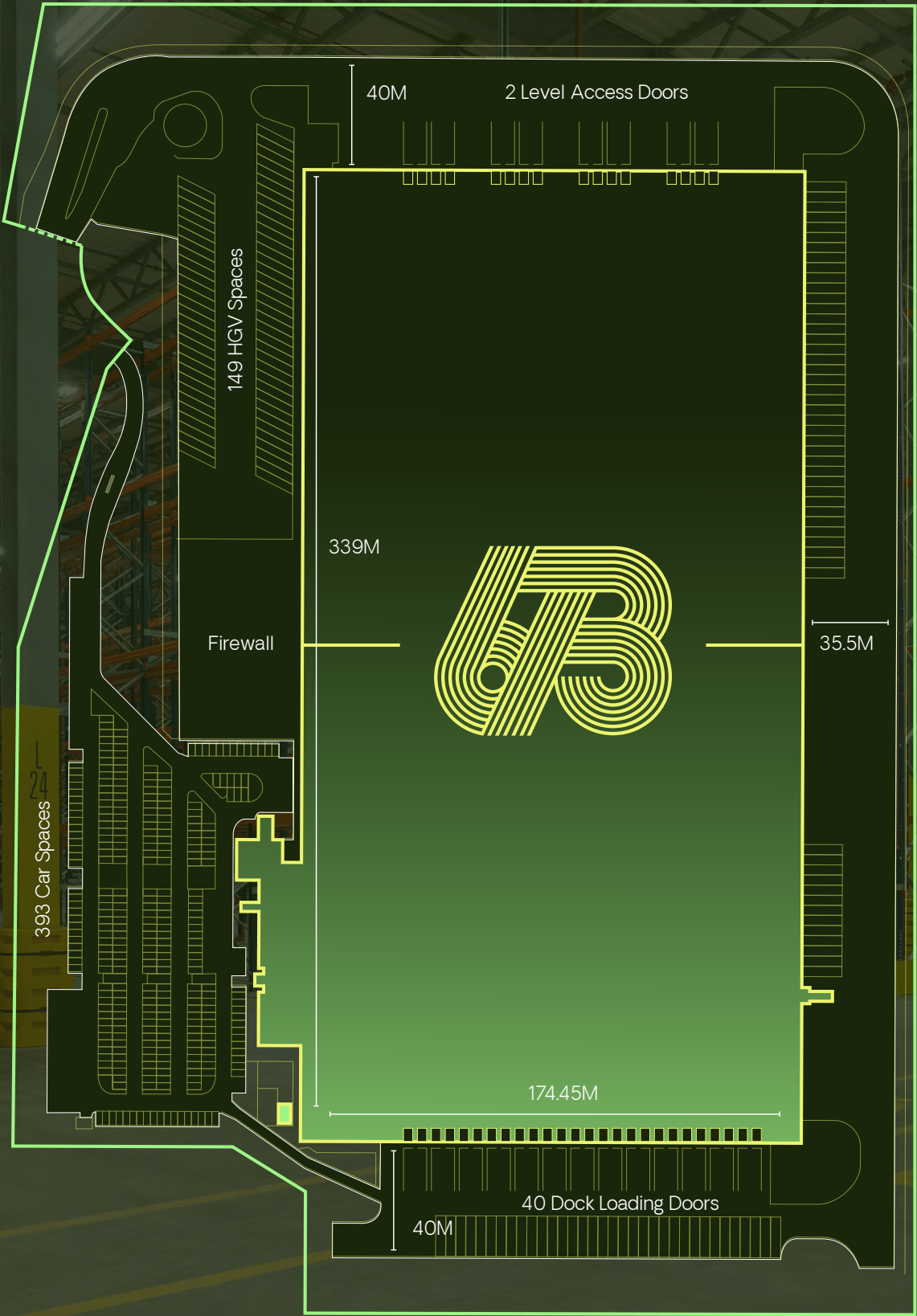
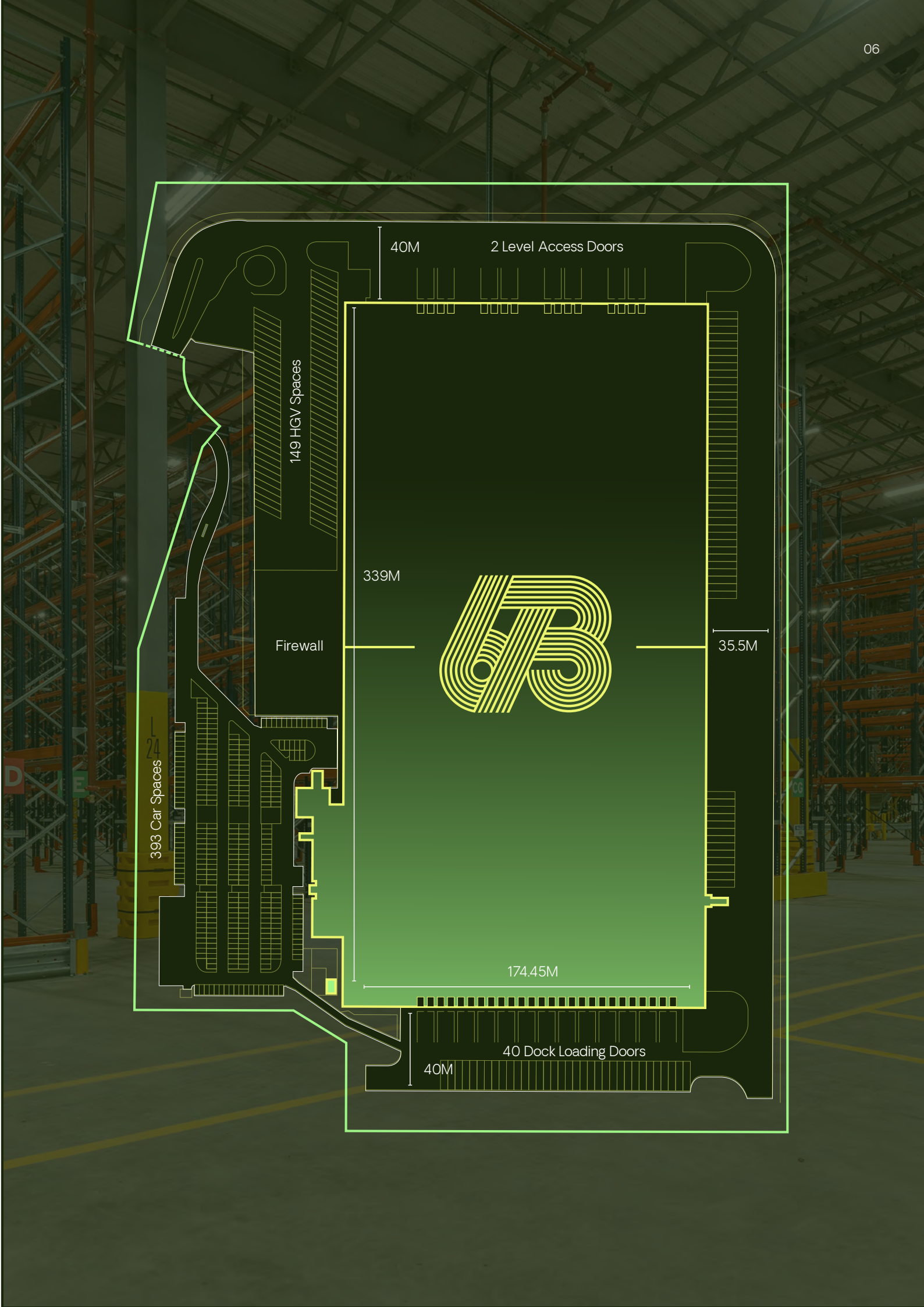


393 Car &
149 HGV Spaces



LED
Lighting

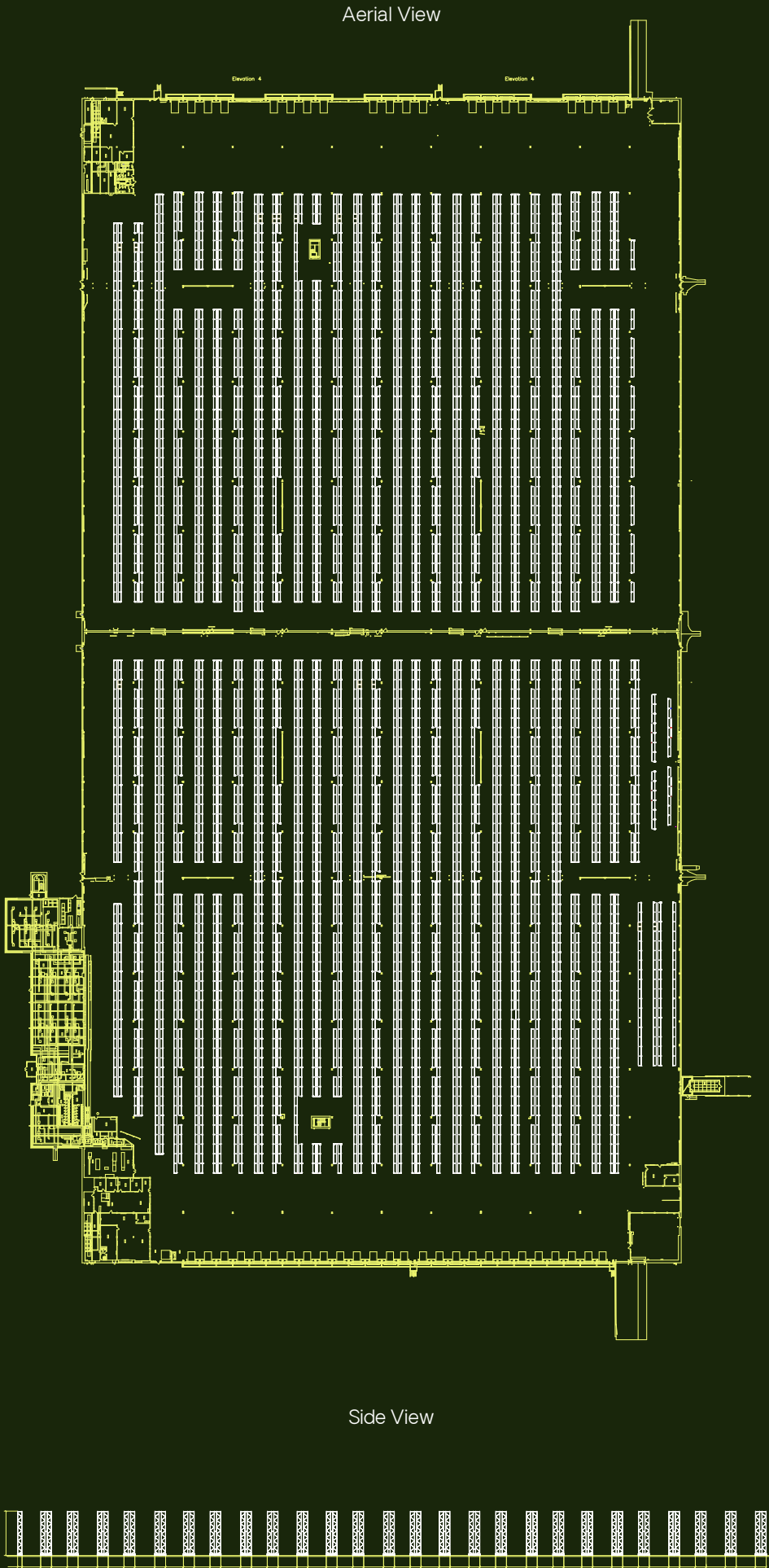
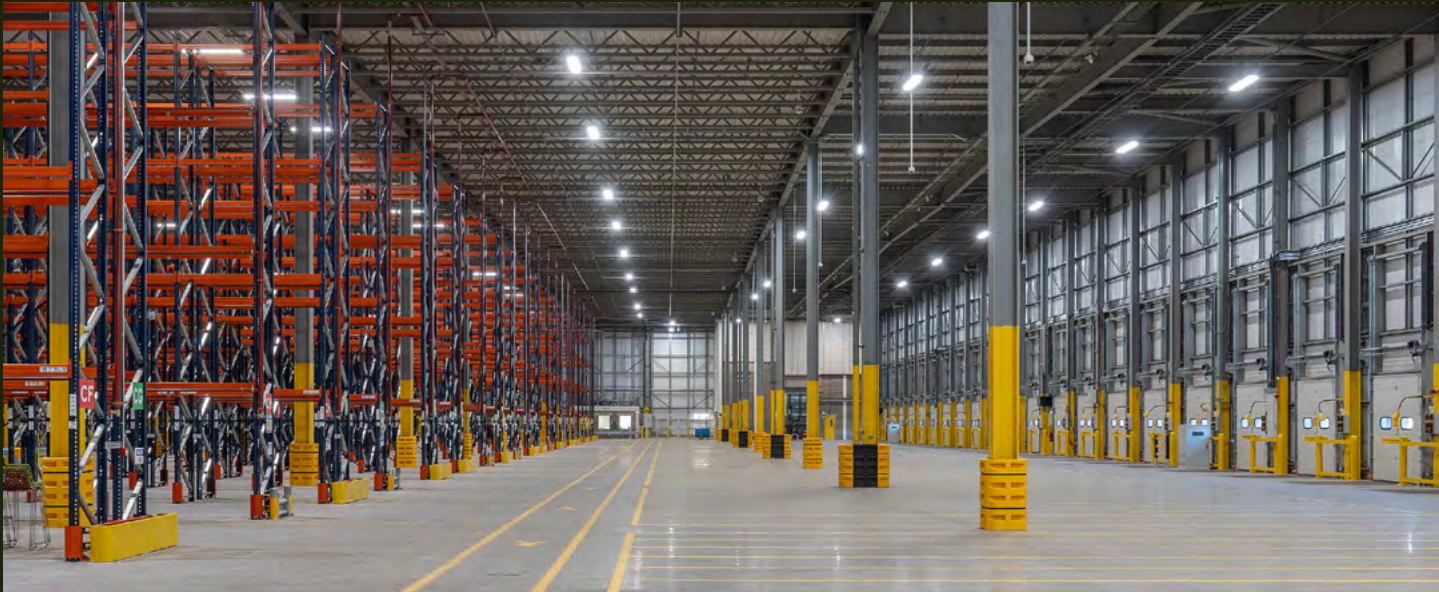
Description	GIA (Sq Ft)	GIA (Sq M)
Warehouse	625,364	58,089.3
Ground Floor Office	19,421	1,804.3
First Floor Office	11,915	1,106.9
Logistics Office	4,123	383
Additional Storage	459	42.6
Plant & Storage Office	11,988	1,113.7
Total	673,270	62,539.8

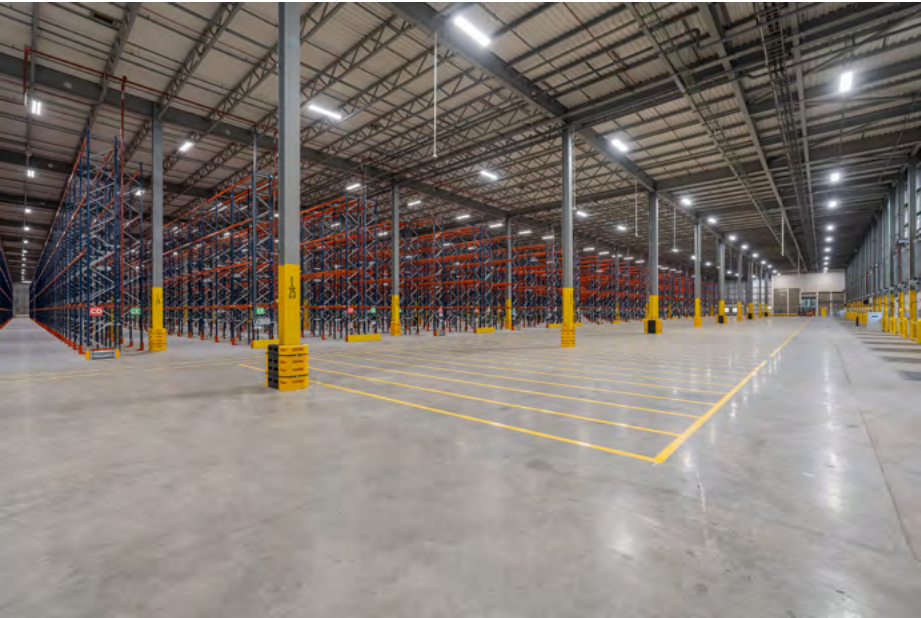


Packed & Ready, Pallet Breakdown

Rugby 673 offers serious capacity, with space for approximately 47,034 pallets. Whether fully racked or optimised for bulk storage, this unit delivers the flexibility and volume needed for high-performance distribution at scale.

Load Unit	Height	Weight	Capacity
1 - C1, Pallet Racking	2,000	1,500	46,500
2 - C1, Pallet Racking	1,950	1,000	534
Total	-	-	47,034





Your Footprint in Rugby, Spec & Location Overview

Rugby is located approximately 28 miles east of Birmingham, 22 miles south of Leicester and 21 miles north west of Northampton.

The town is regarded as one of the principal industrial and distribution hubs in the UK being located in the 'Golden Triangle' of logistics, formed by the M1, M6 and M69 motorways, whereby 95% of the UK population can be reached within a 4.5 hour drive time.

Main Roads	Miles	Airport	Miles
M6 (Junction 1)	0.5	Birmingham Airport	25
M1 (Junction 19)	3	East Midlands	33
M45	6	Heathrow	87
M69	8	Manchester	107

Ports	Miles	Rail Freight	Miles
London Gateway	115	DIRFT	8.6
Felixstowe	134	Hams Hall	28
Avonmouth	116	Birch Coppice	25
Liverpool	132	East Midlands Gateway	41

Rugby by the Numbers, People, Skills & Potential

- 01

Rugby has a strong labour pool with **81%** of the population aged 16-64.
- 02

1.44m working population within 30 minutes.
- 03

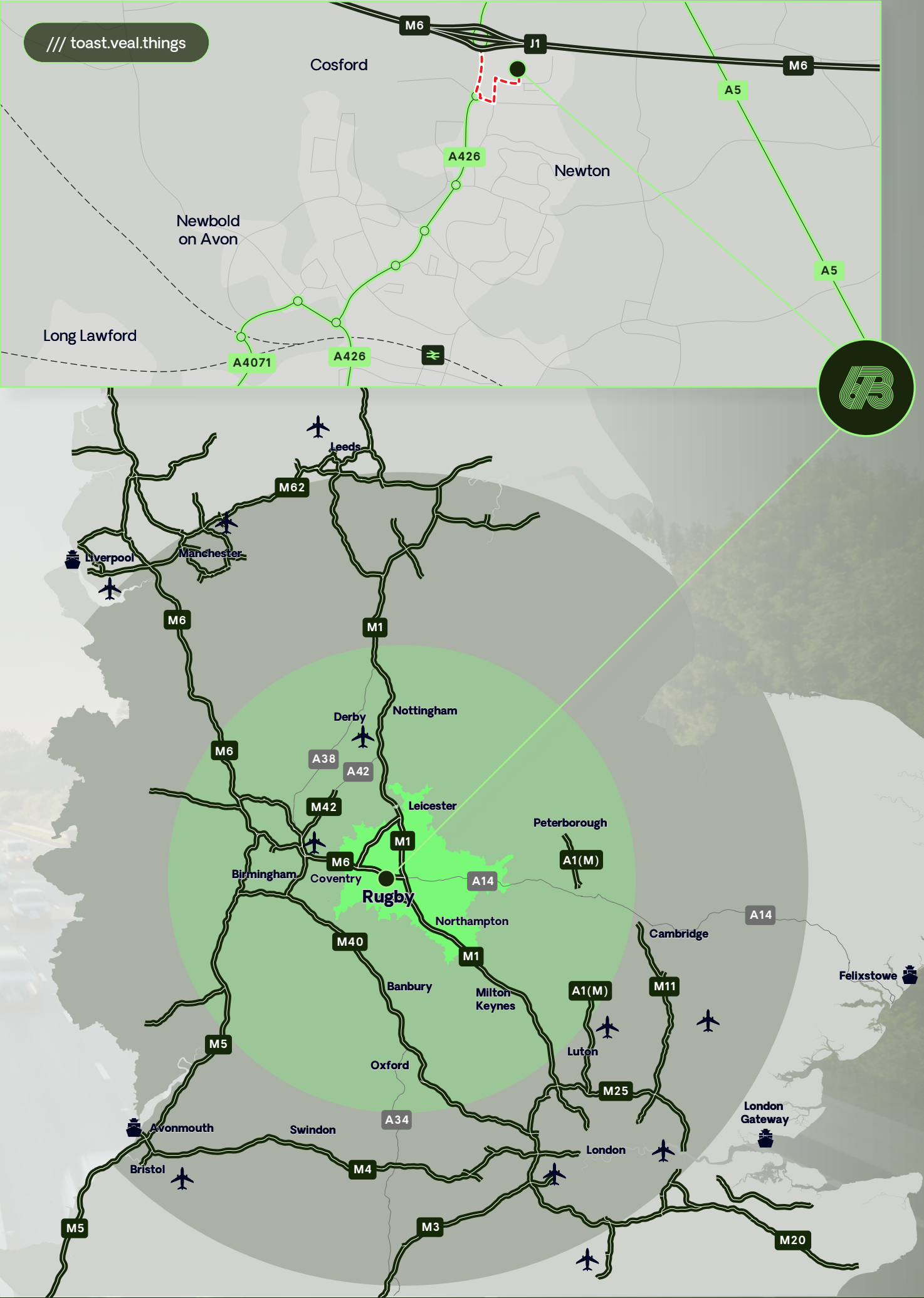
Midlands population growth is **1.44%** higher than UK average.
- 04

95% of the UK's population reachable within a 4.5 hour drive time.
- 05

30.9% of businesses in Rugby are transport, storage, manufacturing and construction.
- 06

As of 2020 there are **30,020** active businesses in Rugby.

* Sources: nomisweb.co.uk, freemaptools.com, investcw.co.uk



Rugby 673

TENURE

The property is available on a sub lease until July 2028. Alternatively, an assignment of the whole, expiring 06/07/33, with the benefit of a tenant only break option, 07/07/28.

BUSINESS RATES

The property has a Rateable Value of £4,180,000.

VIEWINGS

Viewings are via appointment with Cushman & Wakefield.



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