

■■■ DIRFT 450

A UNIQUE 451,919 SQ FT GOLDEN TRIANGLE LOGISTICS CAMPUS

Flexible Lease Terms Available

Fully Refurbished, Available Now



FROM DIRFT TO THE UK'S CORE LOGISTICS NETWORK IMMEDIATELY

An established logistics location with a strong occupier base and proven infrastructure, supporting efficient national distribution.



451,919 SQ FT
CAMPUS

Three detached
warehouse units



QUICK ACCESS
TO M1 J18

85% of the UK within a
4.5 hour HGV drive



LOCATED
WITHIN DIRFT

The UK's premier rail
connected logistics hub



DIRFT 450



THREE DYNAMIC UNITS ENGINEERED FOR ULTIMATE FLEXIBILITY

- **DOCK LEVELLERS**

Unit A: 4 dock doors
Unit B: 6 dock doors
Unit C: 2 dock doors
- **LEVEL ACCESS**

Unit A: 2 level doors
Unit B: 3 level doors
Unit C: 2 level doors
- **OFFICE**

Three Storey
LED Lit Office
- **EAVES HEIGHT**

14M Eaves
Height
- **CAR PARKING**

155 Spaces
Site Wide
- **POWER**

800 kVA with
potential to increase
- **YARD DEPTH**

Up to
40M
- **SECURE SITE**

Fully Secure,
Including Gatehouse
- **EPC**

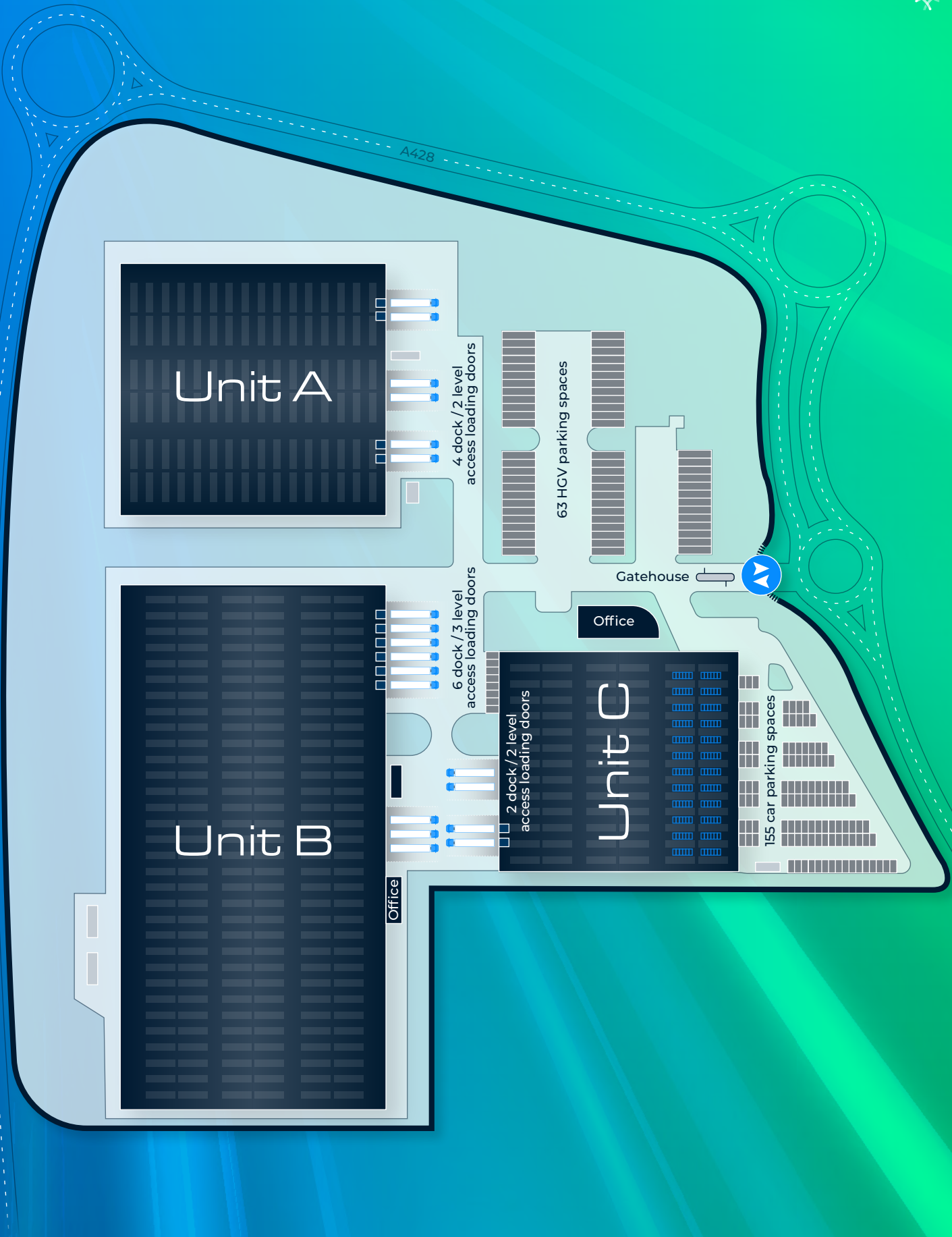
B Rated
- **BREEAM**

Very Good
Rating
- **EV CHARGING**

Car EV Chargers
Site Wide
- **PV PANELS**

Roof Mounted
Solar Panels

	Sq ft	Sq m
Unit A	115,299	10,712
Unit B	235,631	21,891
Unit C	88,433	8,216
Three Storey Offices	12,556	1,166
TOTAL	451,919	41,985
Gatehouse	89	8

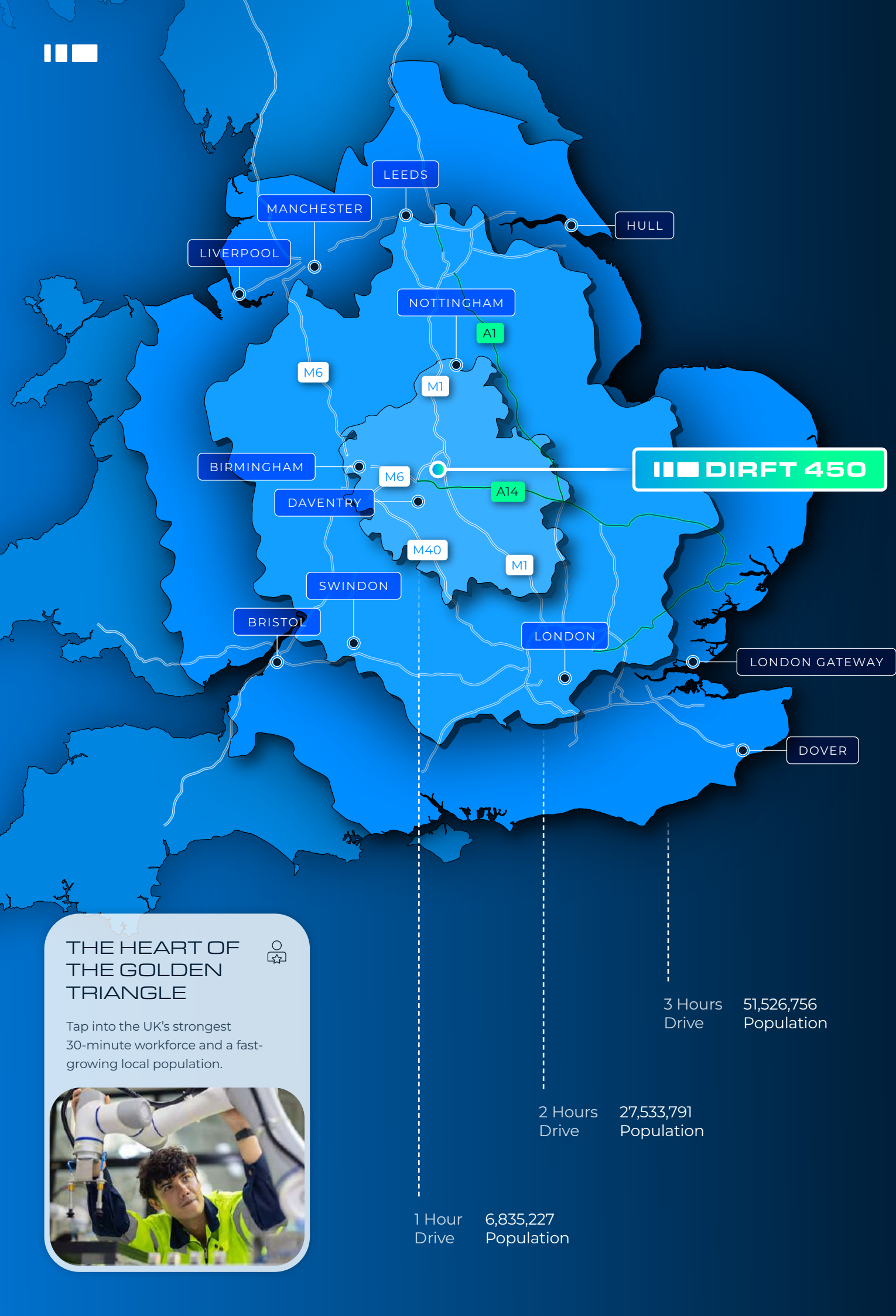


Three modern, secure warehouse units at DIRFT featuring 14m eaves, steel portal frame construction, and large service yards with comprehensive dock and level access loading.



FORM MEETS FUNCTION. ARCHITECTURE DESIGNED TO KEEP YOU MOVING





FAST-TRACK ROUTING FROM THE HEART OF THE NETWORK

DIRFT 450 sits at the core of the UK's leading road and rail logistics park. Located directly on the M1 (J18) and just a five-minute drive from the M6/A14 interchange, it delivers unrivalled access to the national motorway network.

MAIN ROADS

	Distance	Drive Time
M1 J18	0.7 Miles	2 Mins
M6	4 Miles	5 Mins
A14	12 Miles	14 Mins

AIRPORTS

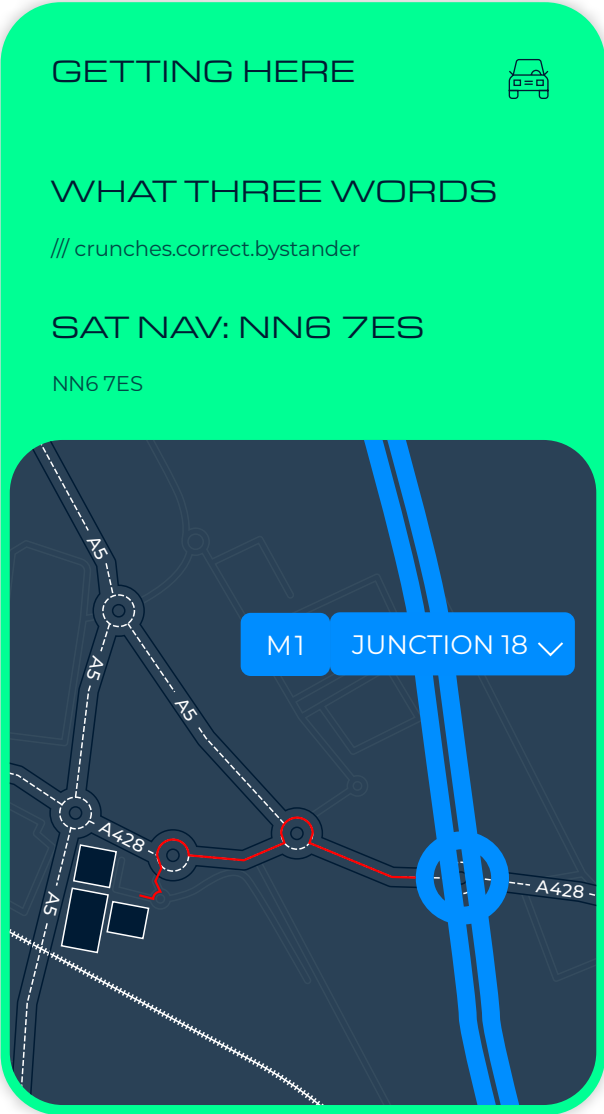
	Distance	Drive Time
Birmingham	35 Miles	31 Mins
East Midlands	37 Miles	40 Mins
Luton	55 Miles	1 Hr 10 Mins
Heathrow	84 Miles	1 Hr 33 Mins
Manchester	114 Miles	1 Hr 50 Mins

CITIES

	Distance	Drive Time
Rugby	5 Miles	12 Mins
Leicester	22 Miles	30 Mins
Birmingham	38 Miles	45 Mins

PORTS

	Distance	Drive Time
Bristol	107 Miles	1 Hr 40 Mins
Southampton	118 Miles	2 Hrs 10 Mins
London Gateway	126 Miles	2 Hrs 20 Mins
Felixstowe	134 Miles	2 Hrs 30 Mins





SURROUNDED BY AN ECOSYSTEM BUILT TO MOVE

DIRFT is the destination of choice for leading occupier brands, combining a sought-after central UK location with exceptional national road and rail freight connectivity.



Built to Scale

TRIPLE RAIL
CONNECTIVITY



Offering maximum flexibility and competitively priced distribution.

CAR & HGV
REFUELLING



Gasrec station provides natural gas & biogas to keep your fleet moving.

ROYAL MAIL
MEGA-HUB



Share the campus with the UK's largest Royal Mail parcel hub.

Built for Tomorrow

FAST, LOW-
CARBON RAIL



Reach UK ports rapidly while cutting carbon emissions by 75%.

PUBLIC
TRANSPORT



Frequent bus services connecting you to Rugby, Daventry, and Northampton.

ACTIVE
GREEN TRAVEL



An active car sharing community and assisted green travel planning.

Built Around People

173-ACRE
OPEN SPACE



Adjacent Lilbourne Meadow offers walking trails and cycle routes.

AFFORDABLE
STAYS



Nearby ibis and Holiday Inn provide accessible accommodation.



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