DIRFT450.CO.UK

LOGICOR

DIRFT 450

A UNIQUE **451,919 SQ FT** **GOLDEN TRIANGLE** LOGISTICS CAMPUS

Flexible Lease Terms Available

Fully Refurbished, **Available Now**

Railport Approach, Rugby, East Midlands, **NN6 7ES** /// crunches.correct.bystander

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

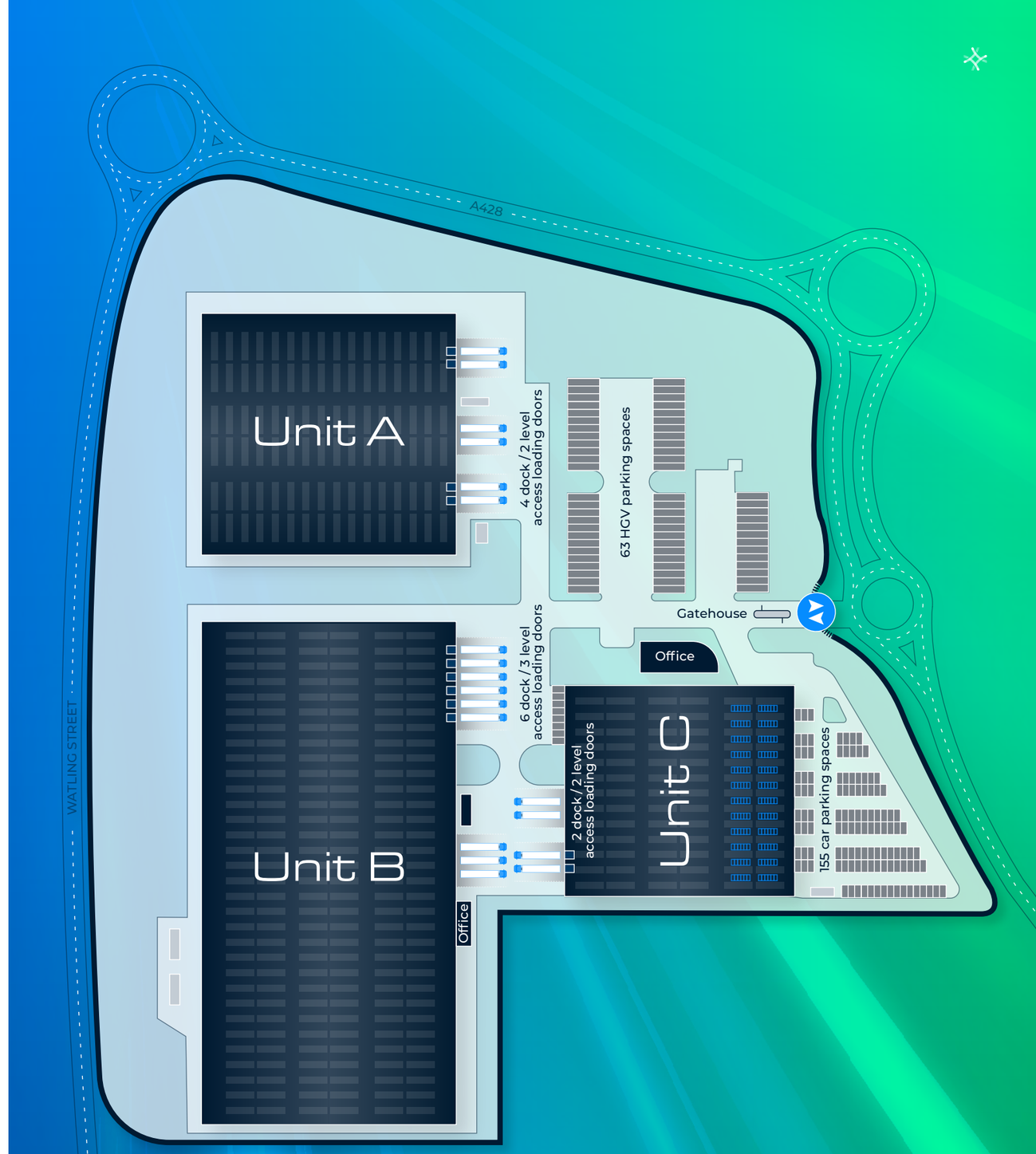
EV CHARGING

Car EV Chargers
Site Wide

PV PANELS

Roof Mounted
Solar Panels

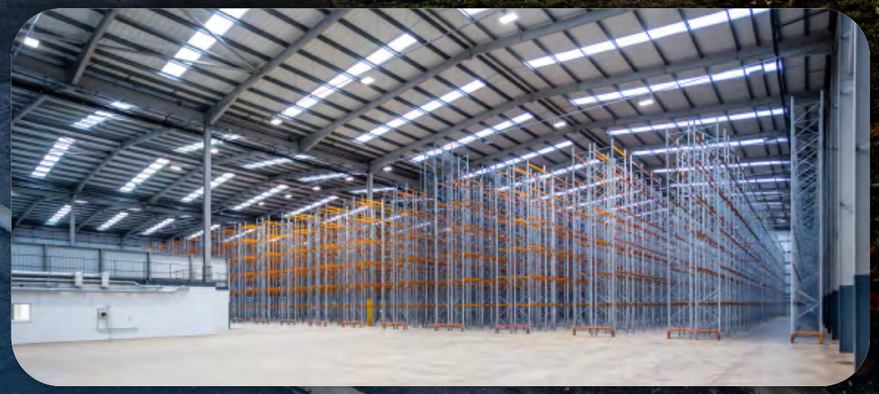
	Sq ft	Sq m
Unit A	115,299	10,712
Unit B	235,631	21,891
Unit C	88,433	8,216
Three Storey Offices	12,556	1,166
TOTAL	**451,919**	**41,985**
Gatehouse	89	8

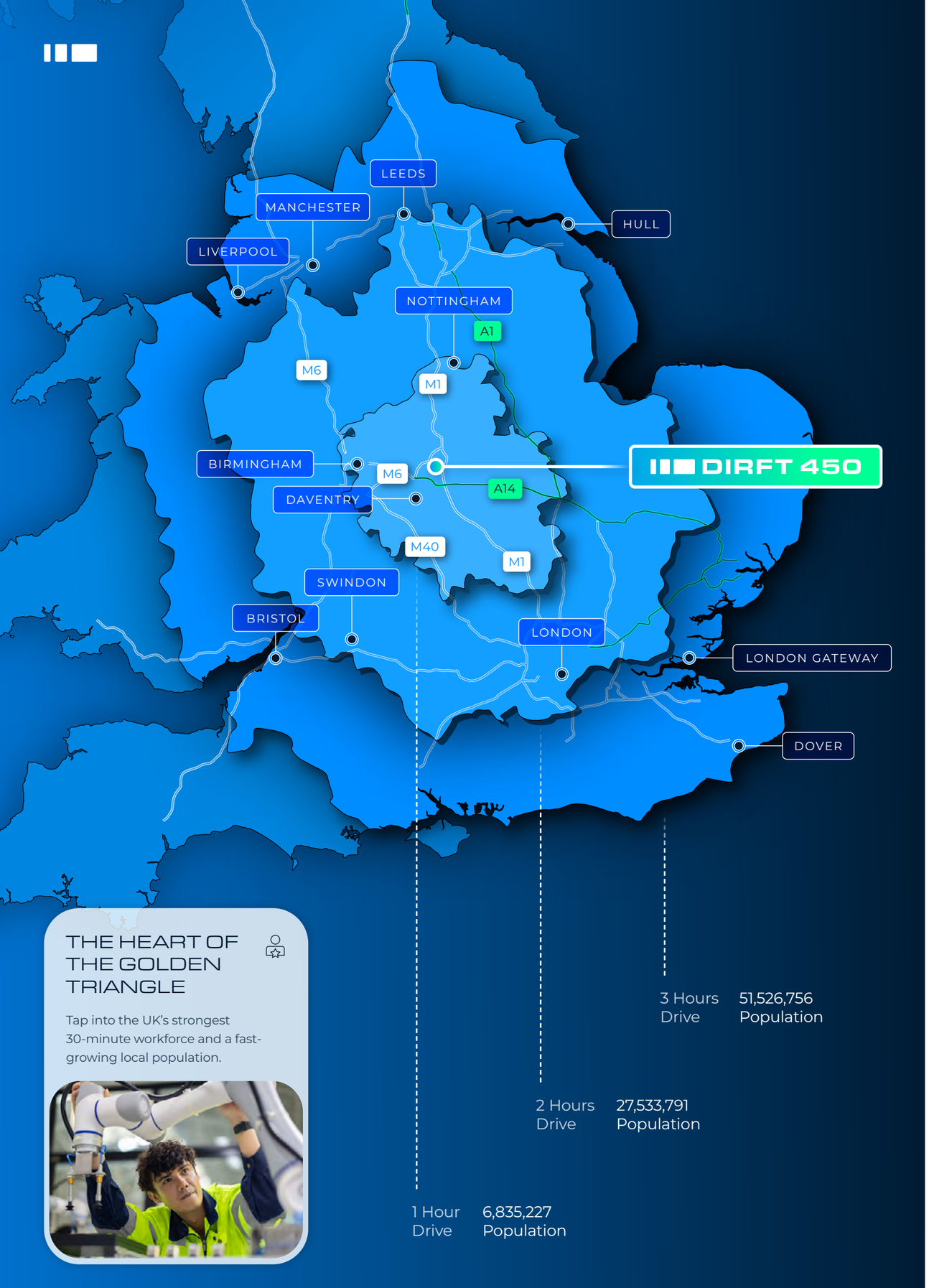


Three modern, secure warehouse units at DIRFT featuring 14m eaves, steel portal frame construction, and large service yards with comprehensive dock and level access loading.

FORM MEETS **FUNCTION.**
ARCHITECTURE **DESIGNED**
TO KEEP YOU **MOVING**

Indicative internal CGI





THE HEART OF THE GOLDEN TRIANGLE

Tap into the UK's strongest 30-minute workforce and a fast-growing local population.

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

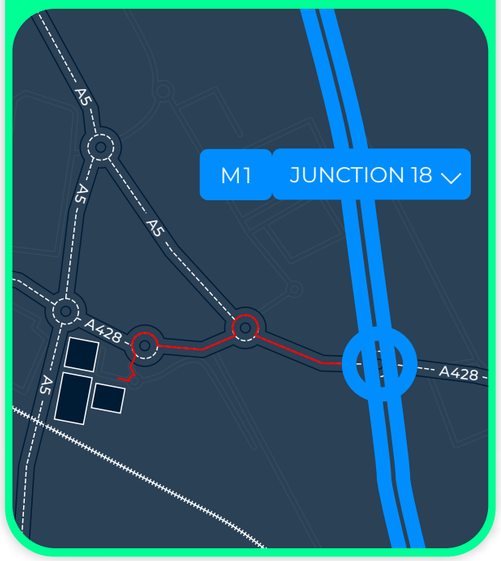
GETTING HERE

WHAT THREE WORDS

/// crunches.correct.bystander

SAT NAV: NN6 7ES

NN6 7ES



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.

DIRFT 450

DIRFT450.CO.UK

Please contact us for further information:

NEWMARK

Sebastian Moseley
sebastian.moseley@nmrk.com
+44 (0) 7825 868 943

Ellie Godbold
ellie.godbold@nmrk.com
+44 (0) 7385 393 991

Francesca Hodson
francesca.hodson@nmrk.com
+44 (0) 7503 973 865

DTRE

Tom Fairlie
tom.fairlie@dtre.com
+44 (0) 7747 441 858

Jamie Durrant
jamie.durrant@dtre.com
+44 (0) 7341 661 962

Lambert Smith Hampton

Richard Meering
rmeering@lsh.co.uk
+44 (0) 7538 881 997

Peter Edwards
pedwards@lsh.co.uk
+44 (0) 7354 846 001

LOGICOR

Fourth Floor,
30 Broadwick Street,
London, **W1F 8JB**

LOGICOR.EU
ukenquiries@logicor.eu

Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. October 2026. Designed by cormackadvertising.com