

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

EAVES HEIGHT
14M Eaves Height

YARD DEPTH
Up to 40M

BREEAM
Very Good Rating

LEVEL ACCESS
Unit A: 2 level doors
Unit B: 3 level doors
Unit C: 2 level doors

CAR PARKING
155 Spaces Site Wide

SECURE SITE
Fully Secure, Including Gatehouse

EV CHARGING
Car EV Chargers Site Wide

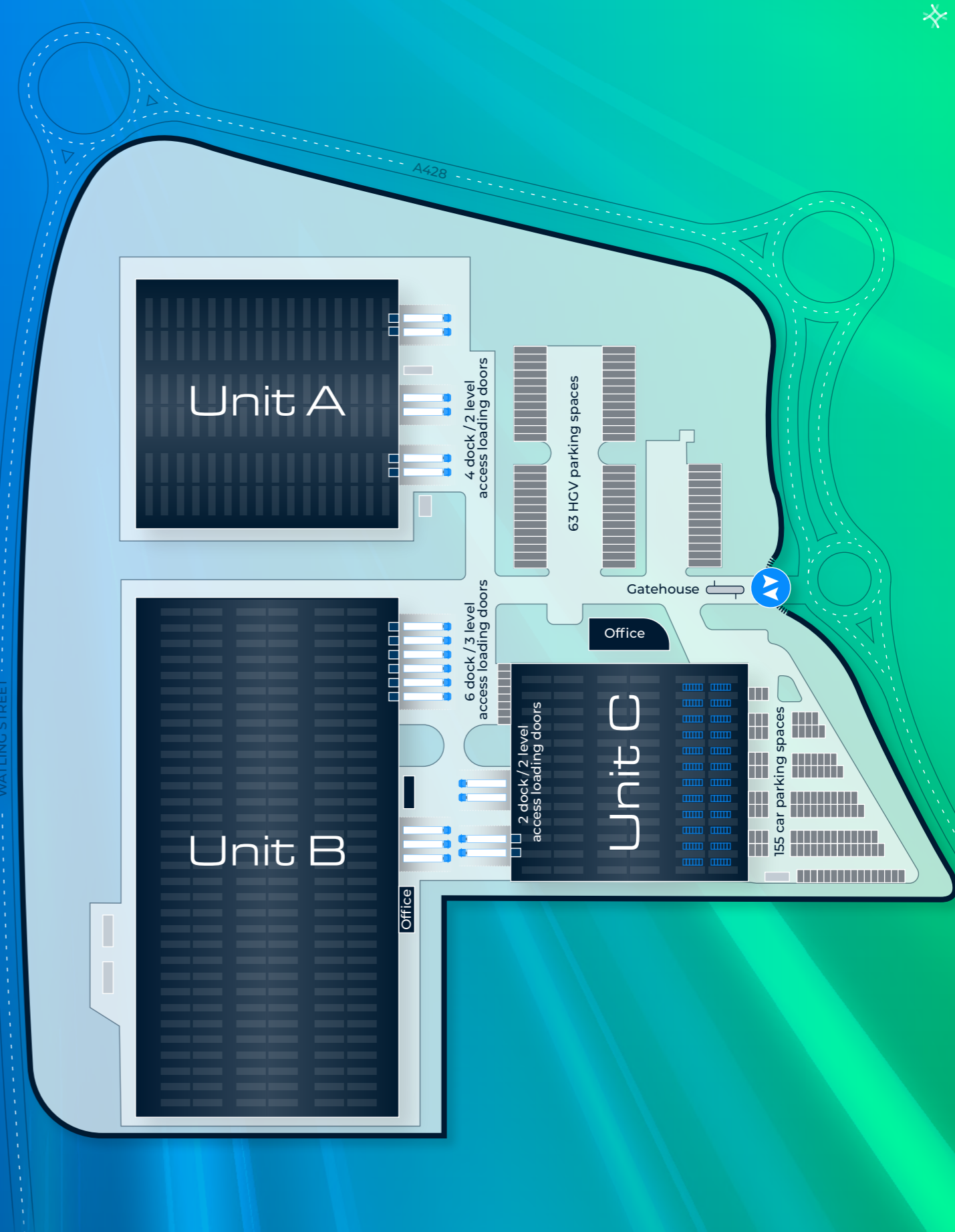
OFFICE
Three Storey LED Lit Office

HGV PARKING
63 Spaces Site Wide

EPC
B Rated

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



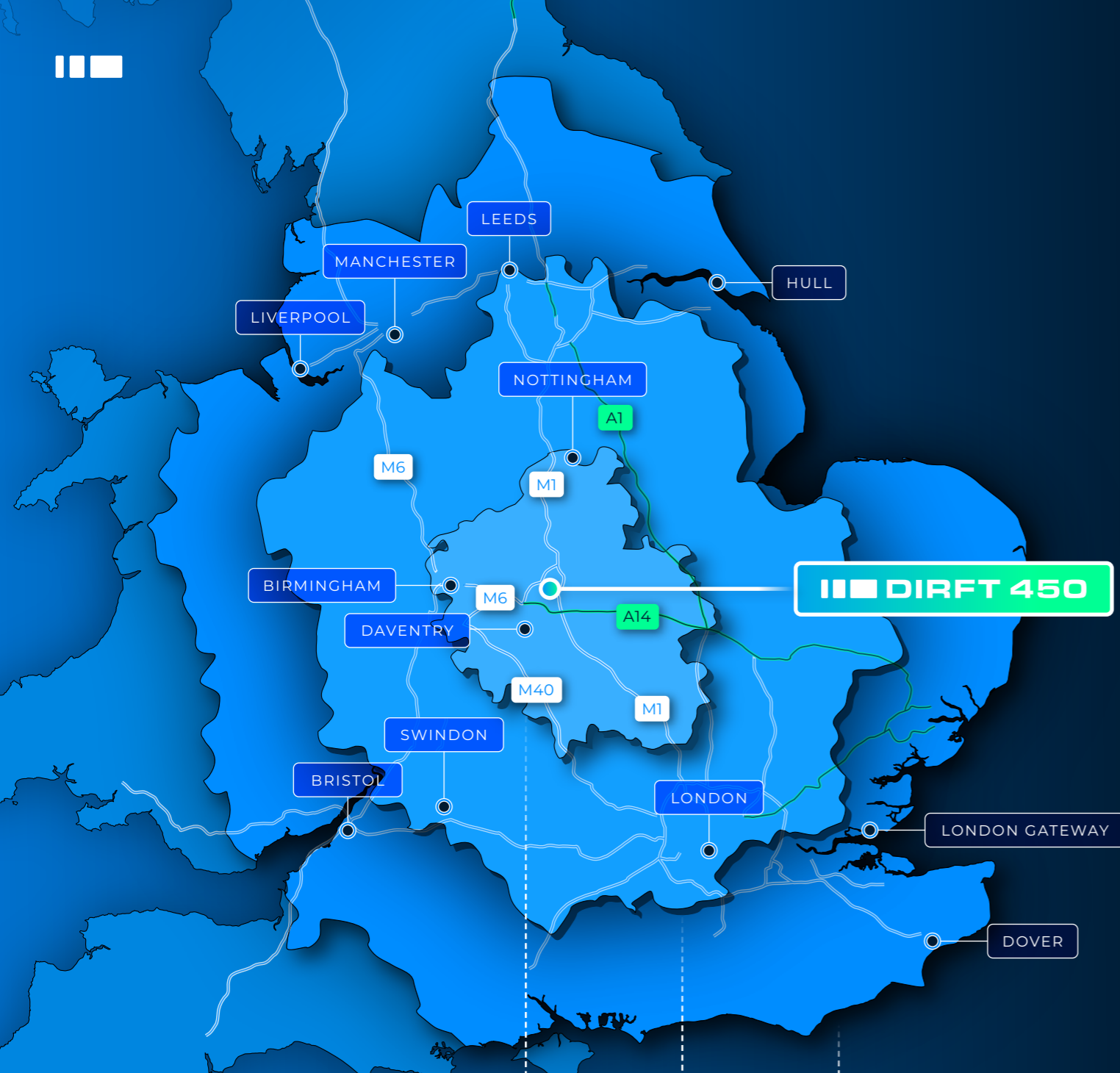
Indicative internal CGI





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.



DIRFT 450

THE HEART OF THE GOLDEN TRIANGLE

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

3 Hours Drive 51,526,756 Population

2 Hours Drive 27,533,791 Population

1 Hour Drive 6,835,227 Population

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

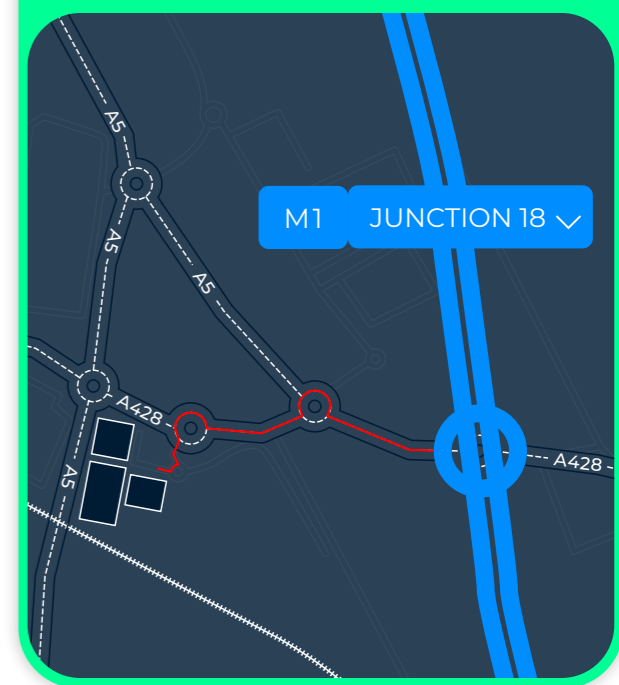


WHAT THREE WORDS

/// 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.



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