DRAFT

UNDER REFURBISHMENT
PRACTICAL COMPLETION IN Q1 2026

RUGBY 220

VALLEY DRIVE // RUGBY // CV21 1TN

220,263 SQ FT
(20,463.1 SQ M)

TO LET CROSS DOCKED DISTRIBUTION WAREHOUSE
SITUATED WITHIN THE GOLDEN TRIANGLE IN RUGBY

RUGBY220.CO.UK

RUGBY 220

A well-specified three bay distribution unit prominently located in Swift Valley Industrial Estate, totalling 220,263 sq ft.

Click to view the aerial tour

- Total GIA 220,263 sq ft
- 2 generous yards (45m & 48m)
- Loading on 2 Elevations
- 12m Clear Height
- 7 Level Doors & 19 Docks
- 17,355 sq ft good quality office space
- Security Gatehouse
- 36 HGV parking spaces
- 281 car parking spaces
- Sprinklers
- Target EPC B

Royal Mail

staci FLEX·MADE LOGISTICS

vantiva

PWR ADVANCED COOLING TECHNOLOGY

DHL

amazon

ArdaghGlass

arcese

H&M

Sainsbury's

EVRi

HOOVER

CANDY

DRAFT

LOCATION

Established logistics location within the Golden Triangle on Swift Valley Industrial Park, within 5 miles of the M6 and M1.

DRIVE TIMES

Road	Time	Distance
M6 J1	5 mins	2.1 miles
Rugby Town Centre	8 mins	2.7 miles
M1 J19	8 mins	5 miles
Coventry	26 mins	15 miles
Birmingham	39 mins	33.3 miles
London	2 hrs 13 mins	87.5 miles

Rail	Time	Distance
Rugby Station	5 mins	1.9 miles
DIRFT	13 mins	7.4 miles
Northampton Gateway	34 mins	25 miles
Hamms Hall	34 mins	28.5 miles
East Midlands Gateway	41 mins	35.7 miles

Airports	Time	Distance
Birmingham	30 mins	26 miles
East Midlands	39 mins	35.3 miles
Heathrow	1 hr 41 mins	88 miles

RUGBY 220

VALLEY DRIVE // RUGBY // CV21 1TN

/// SYSTEM.POPS.BUCK

TERMS

The unit is available by way of a new FRI lease, on terms to be agreed. Rent available on application.

EPC

Target B.

BUSINESS RATES

All parties are to make their own enquiries.

LEGAL COSTS

Each party is responsible for their own legal costs.

AML

To comply with legal responsibilities for Anti Money Laundering, it will be necessary for the interested party to provide information necessary to complete these checks before the transaction is completed.

RUGBY 220

Click to view the aerial tour

RUGBY220.CO.UK

CONTACTS

For further information or to arrange a viewing please contact the agents:

Sebastian Moseley
M 07825 868 943
Sebastian.Moseley@nmrk.com

Tom Kimbell
M 07920 005 471
Tom@apexllp.com

Ellie Crathern
M 07385 393 991
Ellie.Crathern@nmrk.com

James Harrison
M 07775 905 415
James@apexllp.com

NEWMARK

APEX

Conditions under which these particulars are issued. All details in these particulars are given in good faith, but Newmark and Apex for themselves and the Vendors/Lessors of this property for whom they act give notice that: 1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Newmark nor Apex have no authority to make or enter into any such offer or contract. 2. All statements contained in these particulars are made without acceptance any liability in negligence or otherwise by Newmark or Apex, for themselves or for the Vendors/Lessors. 3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. 4. The Vendors/Lessors do not make, give or imply, nor do Newmark or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property. The statement does not affect any potential liability under the Property Misdescription Act 1991. Newmark is a limited liability partnership registered in England and Wales with registered number OC339470 and its registered. Designed and produced by Creativeworld. T: 01282 858200. September 2025.