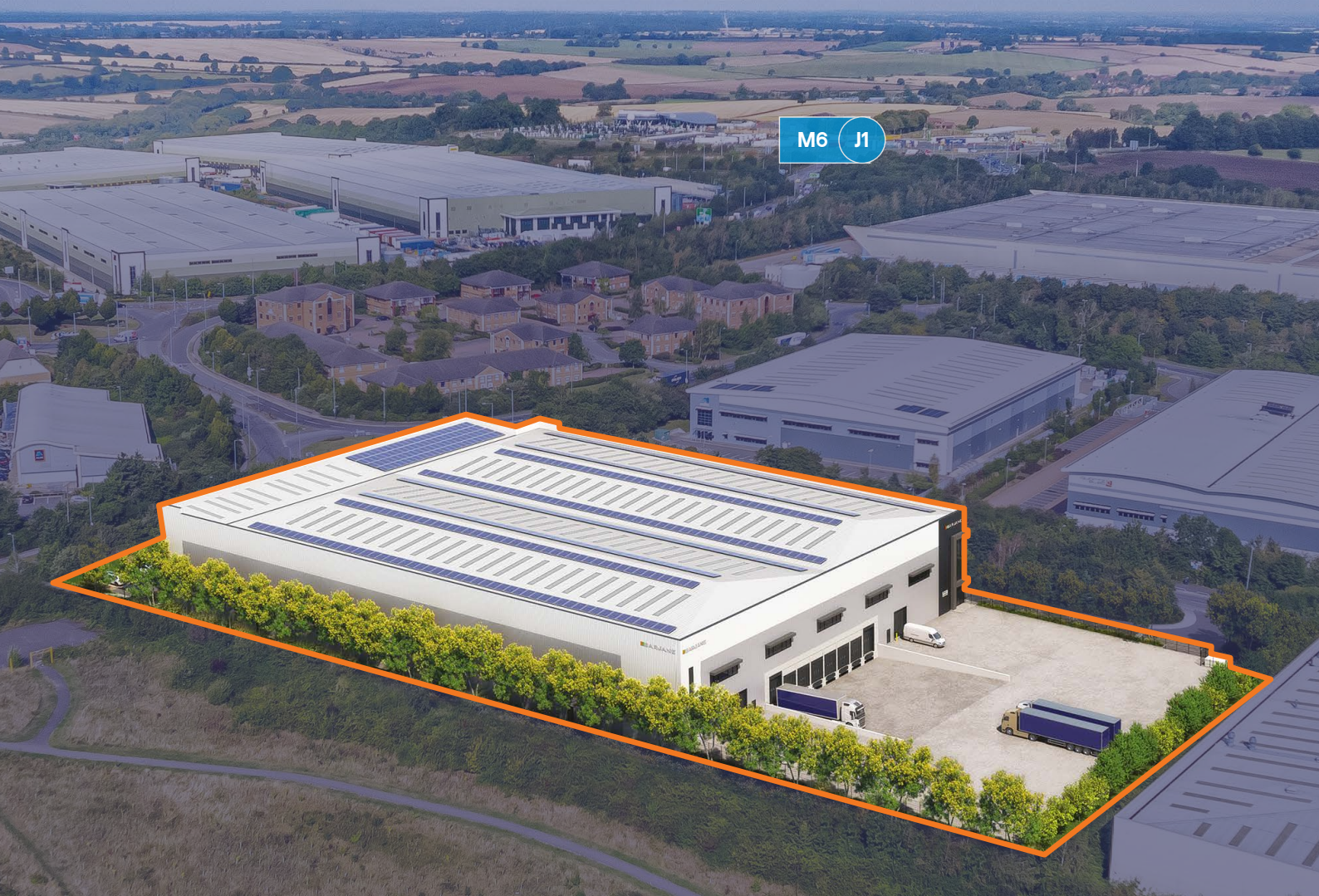


Rugby106

A Prime Midlands Logistics / Industrial Facility

106,196 Sq Ft (9,866 Sq M)
Available February 2026

On site and under construction



- >> 106,196 Sq Ft state of the art industrial and logistics facility
- >> Located in highly sought after “Golden Triangle” location
- >> Situated immediately adjacent to Junction 1 of the M6
- >> Amongst an **established occupier** base
- >> **Sustainability & operational efficiency** at the core of design

A Sustainable Logistics Solution, Adjacent to the M6 J1.



“We are delighted to bring this high-quality product to the market, the space can be adapted to fulfil a diverse range of operational requirements”

– Patrick Batten, UK Commercial Director



Perfectly Positioned Amongst High Profile Logistics Operators.

Rugby106 is situated on the established Central Park scheme, home to XPO, Continental, and Sainsbury's, with Amazon and DHL located in the neighbouring estate at Rugby Gateway - all in the heart of the UK Golden Triangle.



Built to the Highest Quality.



14m Clear Internal Height



95 Car Parking Spaces (10 Active EV Charging & 20 Passive EV Charging)



8 Dock Doors (Includes 2 Euro Docks)



10% Roof Lights



Planning for Flexible E(g)(iii), B2 and B8 Use Classes



High-Quality Modern Office



Fully Secure Yard



15 HGV Parking Spaces



2 Level Access Doors



Yard Depth Max 50m



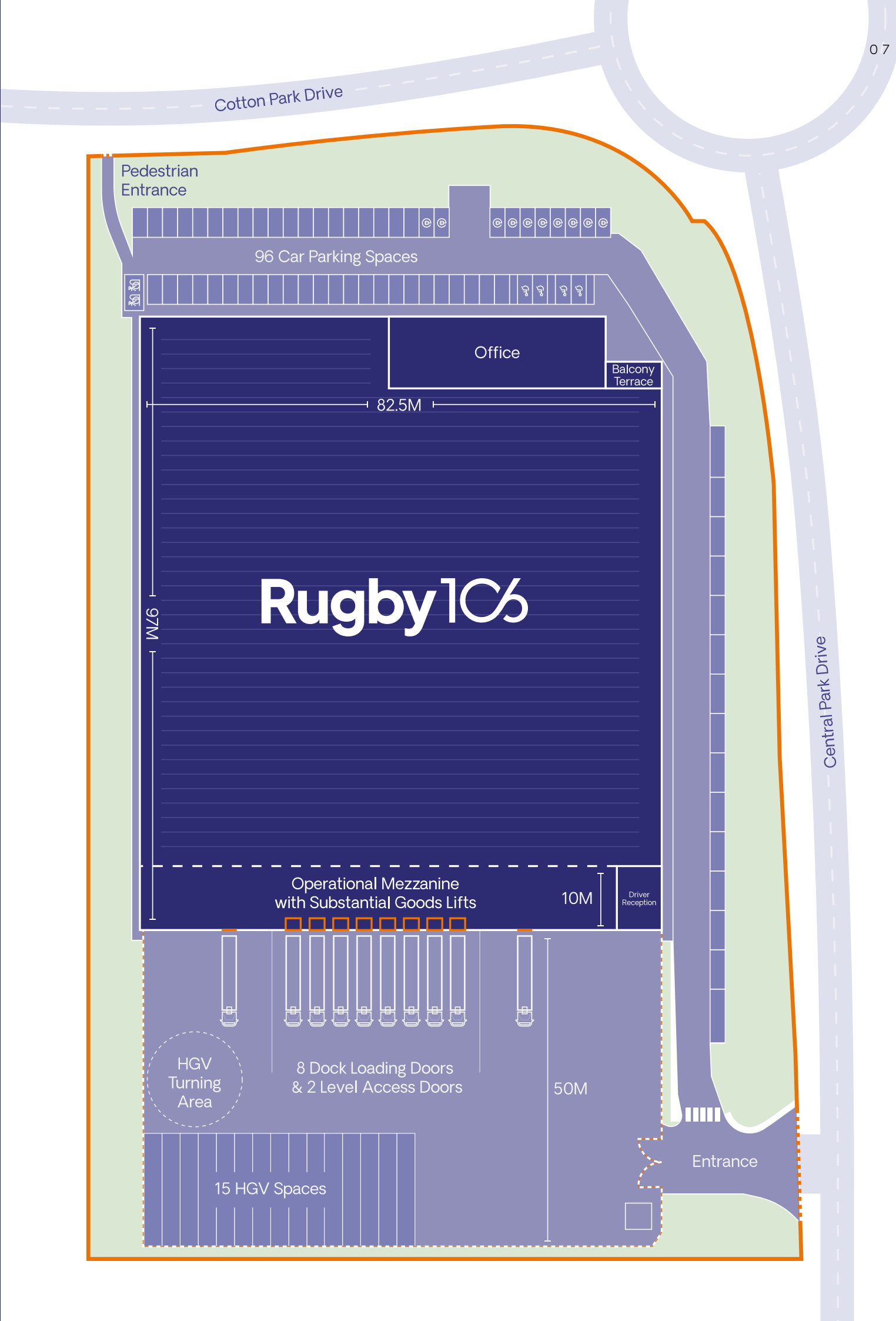
50 kN/m² Ground Floor Loading & 12kN/m² Mezz Loading



Minimum 600kVA Power Supply

Rugby106	Sq M	Sq Ft
Warehouse	8,107	87,264
Office First Floor	433	4,660
Office Second Floor	433	4,660
Operational Mezzanine	893	9,612
Total	9,866	106,196

GEA*

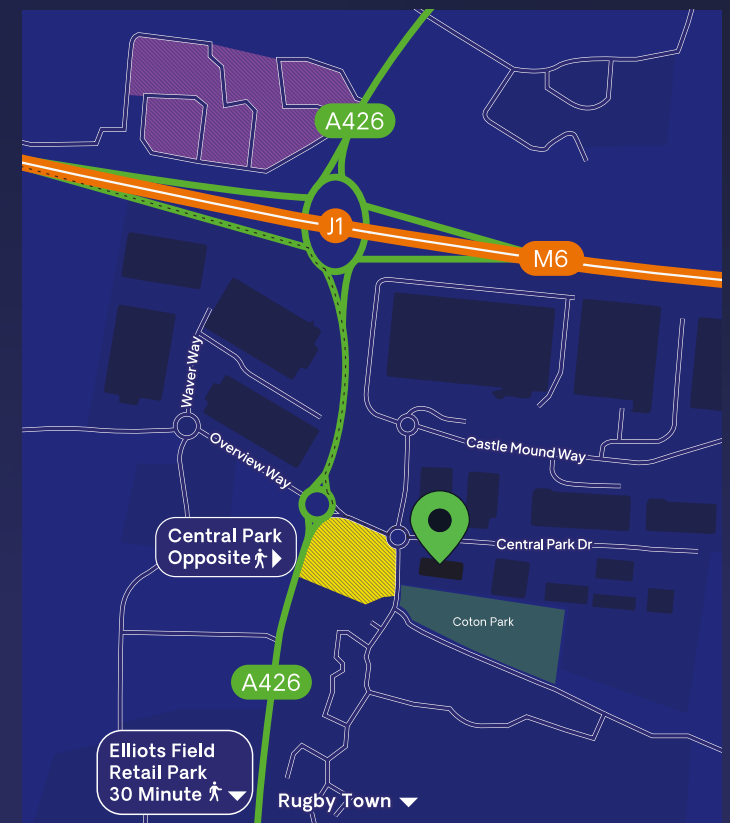


An Optimal Location for Distribution and Logistics.

CV23 0WE

///final.tune.reds

Rugby106 ● Central Park Retail Area ● Rugby Services



● 2 Hours Drive ● 1 Hours Drive

Ideal for **connectivity**,
cost efficiency,
and a **highly robust**
infrastructure.

Places

J1/M6 | 0.4 Miles | 1 Mins
Rugby Town | 3 Miles | 7 Mins
J19/M1 | 4 Miles | 4 Mins
Birmingham | 32 Miles | 32 Mins

Ports

Hull | 120 Miles | 2 hr 10 Mins
Liverpool | 132 Miles | 2 hr 9 Mins
Felixstowe | 134 Miles | 2 hr 6 Mins
Dover | 172 Miles | 3 hr 2 Mins

Airports

BHX | 25 Miles | 28 Mins
EMA | 34 Miles | 35 Mins
LHR | 87 Miles | 1 hr 30 Mins
MAN | 107 Miles | 1 hr 50 Mins

Enhance your Employee's Everyday Living Experience.



A location aligned with staff welfare

Rugby 106 is situated within easy reach of a range of amenities to elevate work / life balance.

Unparalleled convenience for your staff, with a wealth of food and leisure facilities right at your doorstep.

Enjoy access to nearby supermarkets and cafés for lunch, or unwind after work at a cozy pub restaurant and hotel complex just a short stroll away. Embrace nature with the nearby park and explore scenic trails like the Great Central Way. A stone's throw away sees **Elliott's Field** and **Junction 1 retail parks**, where a variety of top class amenities are available;



TESCO next T.K.maxx

Nando's cineworld

halfords M Nike

Nuffield Health Premier Inn



Reach 90% of the Population in Four Hours.

The Golden Triangle is within a four hour drive of approximately 90% of the UK population, making it an ideal location for distribution centres.

Rugby106 will also benefit from a strong support network of suppliers, service providers, and industry partners, fostering business collaboration and growth.



19.6% employed in logistics relevant jobs

High proportion of population employed in occupations relevant to logistics – comparable to nearby competing sub-markets and significantly higher than the national average rates:

Rugby (19.6%)
Coventry (19.3%)
Lutterworth (19.8%)
National Average (16.3%)



80.4% economically active population

80.4% of Rugby's population is economically active in employment. Almost 7% higher than to the wider West Midlands (73.7%) and 5% higher the national average (75.4%).



320,100 workers in the Rugby area

320,100 people within 30 minute drive of Rugby, are of core working age (16-64 years) representing 64% of the population.

Designed for the Future & Sustainability.

In response to the climate crisis, at **BARJANE** we are committed to reducing emissions from our activities throughout the life cycle of our projects.

We have a dedicated low carbon strategy to pursue opportunities to reduce our carbon footprint during the construction phase, and we design buildings that are optimised for energy efficiency. We continue to monitor the performance of completed assets in accordance with our Green Building Charter.

Roof mounted solar panels will generate approximately 305,000 kWh per year, equivalent to the annual power consumption of 110 homes, and offsetting 43 tonnes of CO₂.



Target EPC A+



Target BREEAM 'Outstanding' Rating



Rooftop Solar Panels



FSC Certified Timber Materials



Signposted Walking Route to Rugby



Air Source Heat Pumps Fitted



Illuminated and Concealed Cycle Parking



LED Lighting Throughout Office Areas



Active 'Bug-Hotel' Boosting Insect Population



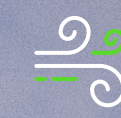
Ducting for Operational Fleet EV charging



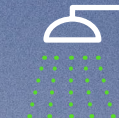
First-Floor Terrace and Amenity Space



Tree and Shrub Planting



VRF System for Office Areas



Staff Showers and Welfare



10 EV Fast Charge Parking Spaces



Prioritising Low-carbon & Recycled Materials



Compliance with BARJANE's Green Building Charter and Low-Carbon Strategy



Optimised for Operational Efficiency.

Our mezzanine floor provides high-quality flexible space for additional storage, value-add operations, or may be fitted out to requirement. Combining functionality and comfort with extensive natural lighting and dedicated driver facilities.

Mezzanine Benefits

- >> 7m Clearance Height
- >> 12 kN/M2 Loading Capacity
- >> 1 x 2000kg Goods Lift
- >> 5,000m3 Cubic Capacity
- >> Secondary Core and Reception
- >> Driver / Employee Welfare Provision
- >> Operational Office
- >> Extensive Natural Lighting



At **BARJANE** we have been developing sustainable industrial and logistics warehousing since 2006.

We have delivered 8.2 million square feet of workplaces for a diverse range of industrial and logistics businesses across France and the UK. We invest for the long-term and prioritise projects of the highest operational, architectural, environmental and landscape quality.

As a private family-run business we provide a personal end-to-end service, developing tailor-made solutions and bespoke buildings that fulfil our customers' operational needs and sustainability commitments.

Customers

Our clients include world leading logistics, retail and industrial businesses:

DECATHLON **LVMH** **FedEx** **AIRBUS** **Mondial Relay**

DASSAULT SYSTEMES **THALES** **LIDL** **SAINT-GOBAIN**

IRON MOUNTAIN **DACHSER** **LA POSTE** **Carrefour**

Decathlon UK Distribution Centre

A tailor-made development that reflects DECATHLON'S sporting values

We developed DECATHLON's UK Distribution Centre on Northampton's Brackmills Industrial Estate. From this 348,750 sq ft building DECATHLON serves its network of UK stores and all its e-commerce activities in a unique working environment with a gym, multi-sports fields and designer offices.



Mondial Sorting Centre

A highly-automated sorting hub designed for efficiency

At our Réau site in France, we have developed Mondial Relay's brand new sorting hub. Comprising 16,145 sq ft of office and social space and a 129,166 sq ft warehouse perfectly adapted to Mondial Relay's state-of-the-art mechanised sorting solution which enables the business to process up to 400,000 parcels per day.

Thales Distribution Centre

A bespoke logistics platform for a world leading digital defence, security and aerospace company.

Thales has once again chosen to collaborate with BARJANE for this next-generation logistics centre in Cholet, France, which sits directly adjacent to the future industrial campus dedicated to radiocommunications and information systems. The 193,500 sq ft facility includes low carbon construction with wood framed offices and solar panel installations that generate 3,000 MWh per annum.





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