

Rugby 100%

A Prime Midlands Warehouse / Industrial Facility

106,645 Sq Ft (9,907 Sq M)
Available Now



- >> 106,645 Sq Ft state of the art industrial and logistics facility
- >> Located in the highly sought after “Golden Triangle” location
- >> Situated immediately adjacent to Junction 1 of the M6
- >> Highly accessible and directly connected to local amenities and workforce
- >> Sustainability & operational efficiency at the core of design

A Sustainable Industrial / Warehouse Solution, Designed Around People, 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 Operators.

Rugby106 is situated on the established Central Park estate, 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.

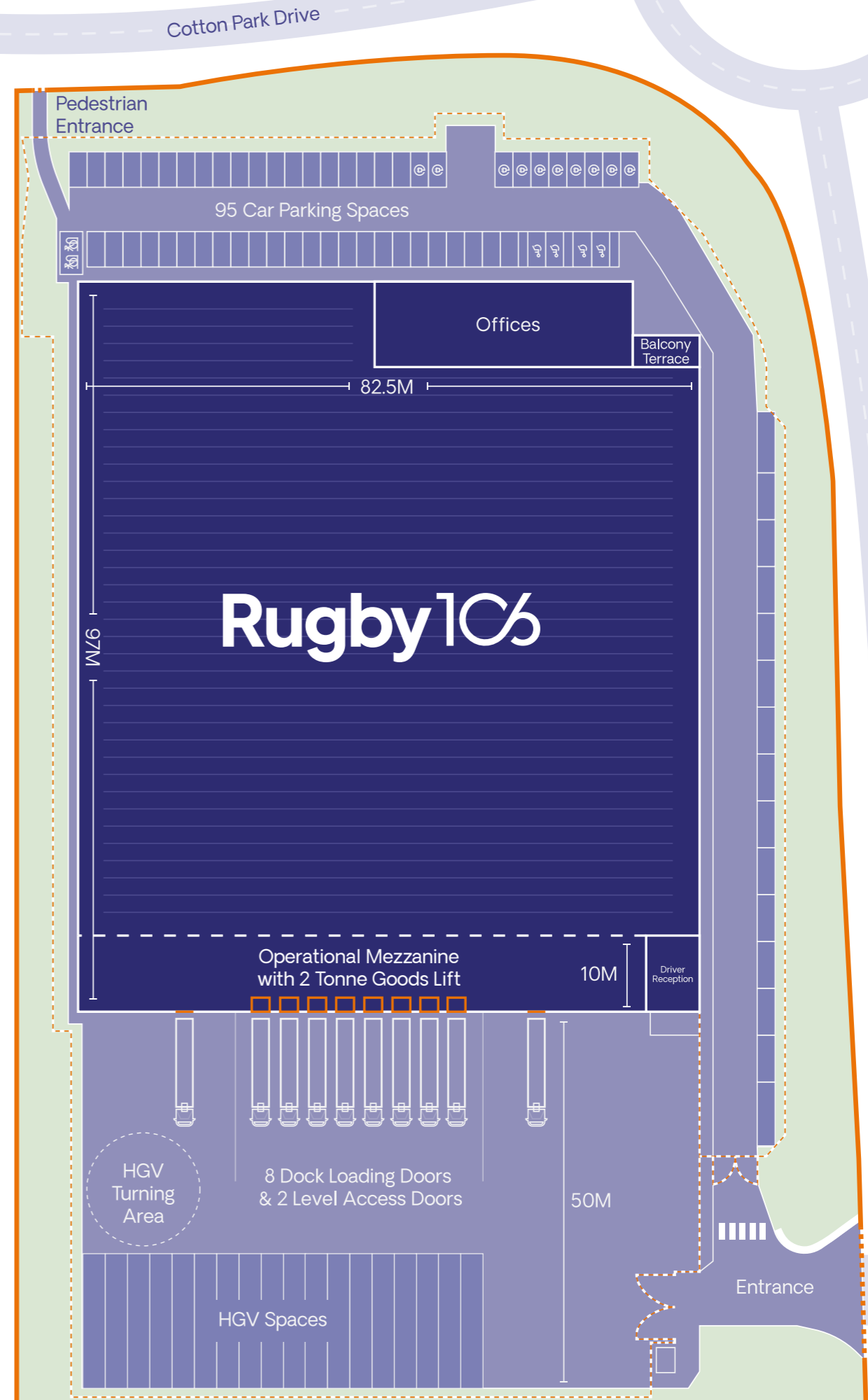


Built to the Highest Quality.

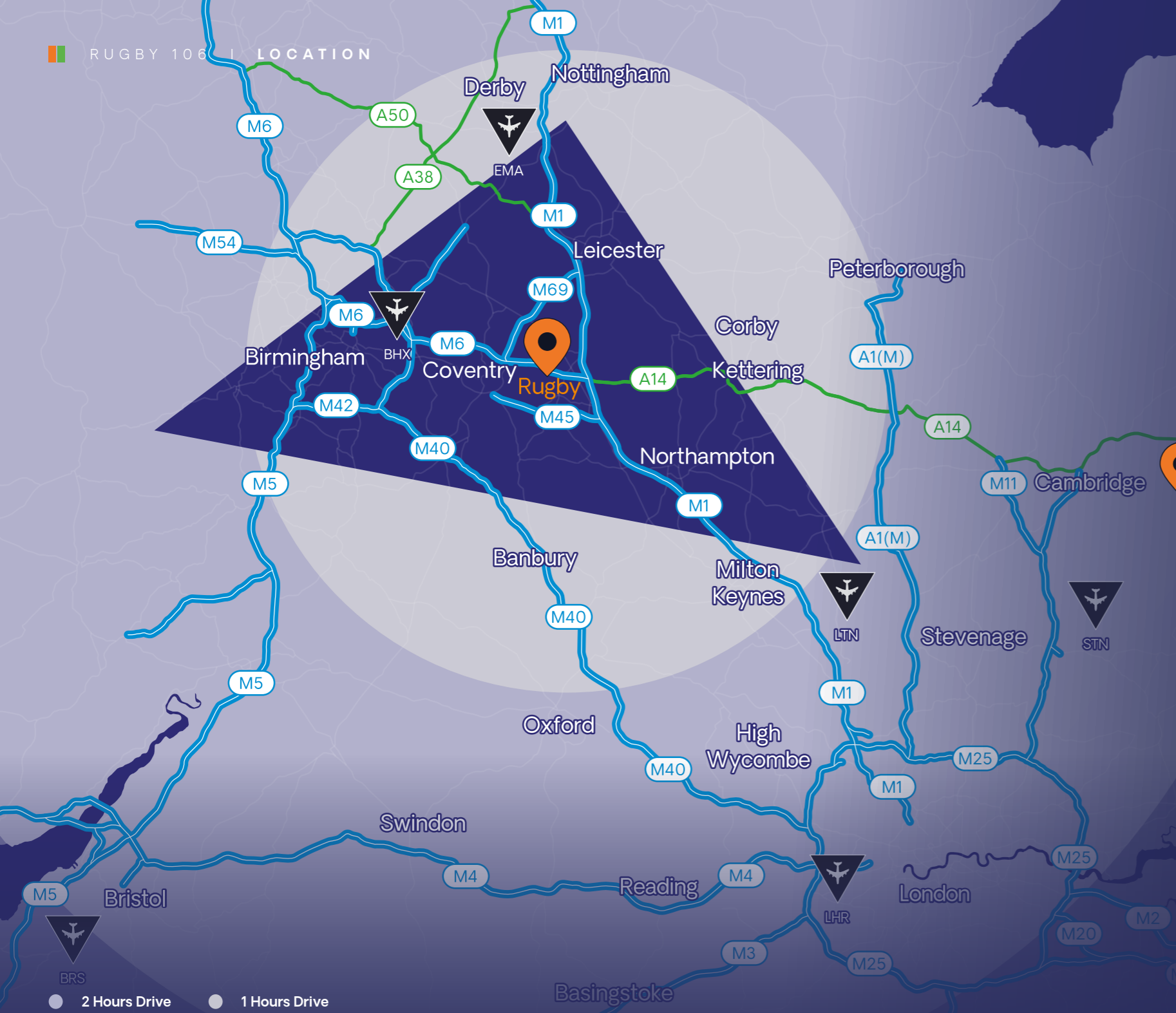
- 
14m Clear Internal Height
- 
95 Car Parking Spaces
- 
10 Active EV Charging & 20 Passive EV Charging Spaces
- 
8 Dock Doors (Includes 2 Euro Docks)
- 
2 Level Access Doors
- 
10% Roof Lights
- 
Fully Secure Site
- 
HGV Parking
- 
Planning for Flexible E(g)(iii), B2 and B8 Use Classes
- 
Yard Depth Max 50m
- 
50 kN/m² Ground Floor Loading
- 
12kN/m² Mezzanine Loading
- 
High-Quality Modern Office
- 
Minimum 600kVA Power Supply
- 
2 Tonne Goods Lift

Rugby106	Sq M	Sq Ft
Warehouse	8,121	87,413
Office First Floor	434	4,675
Office Second Floor	434	4,675
Operational Mezzanine	918	9,882
Total	9,907	106,645

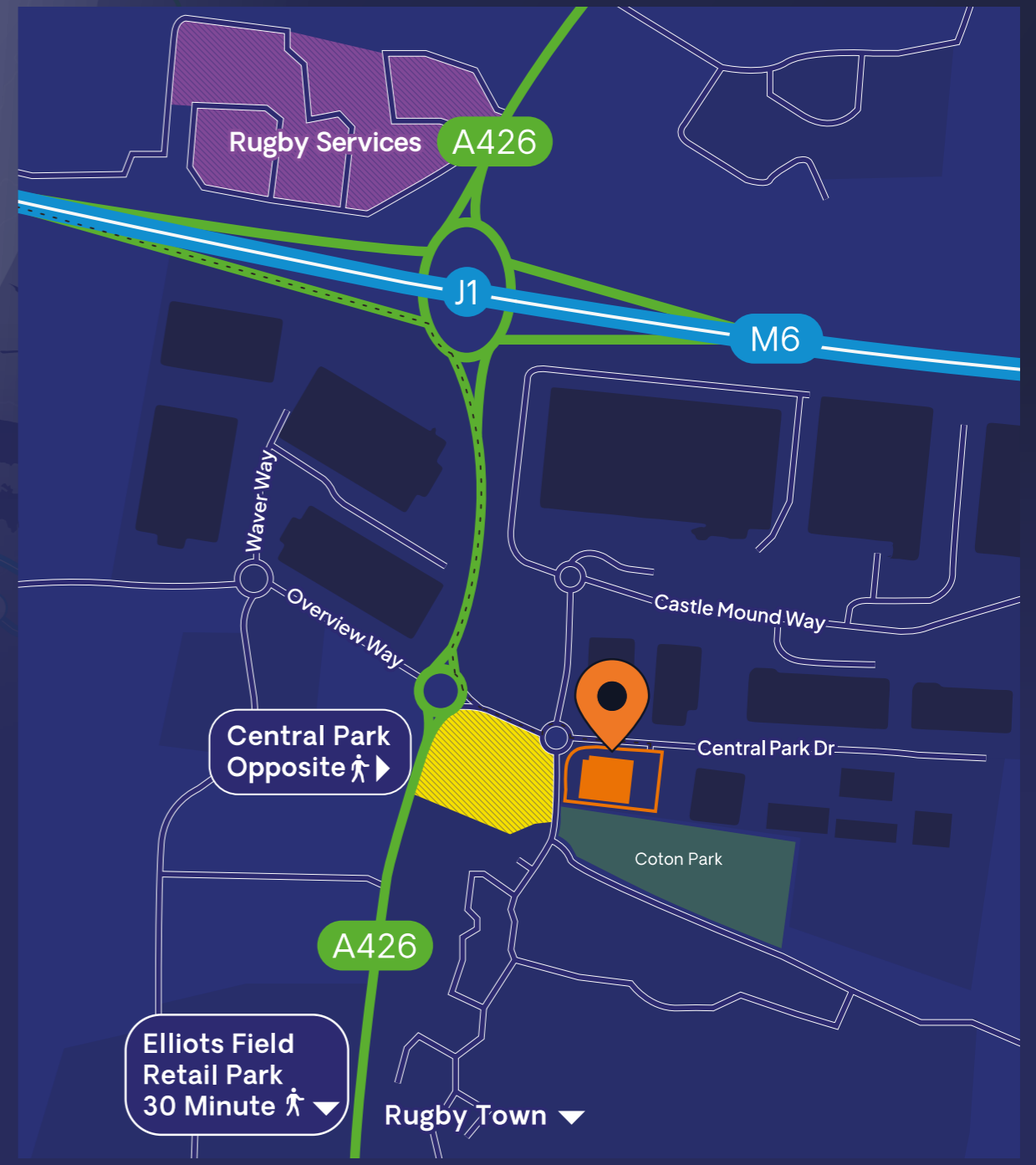
GEA*



An Optimal Location for Distribution and Logistics.



Rugby 106 ● Central Park Retail Area ● Rugby Services



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

📍 CV23 0WE
[///final.tune.reds](http://final.tune.reds)

Enhance your Employee's Everyday Living Experience.



A location designed to support recruitment and retention

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%)



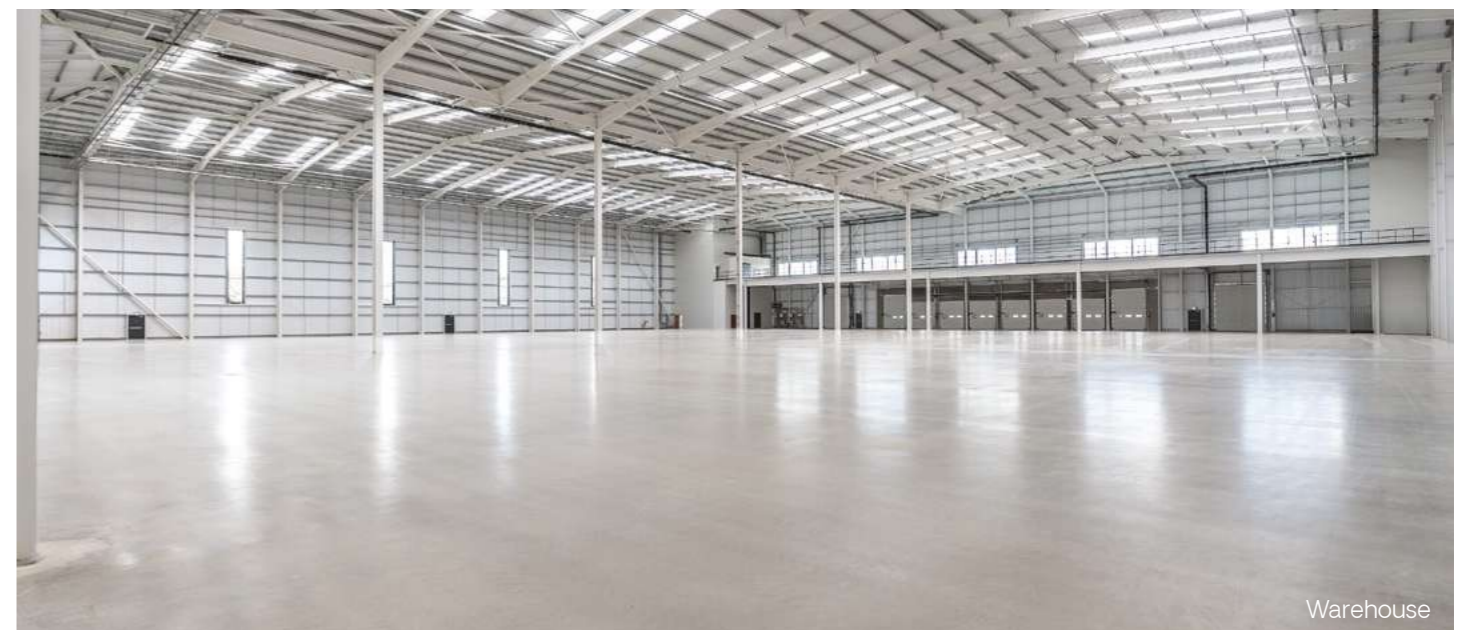
80.4% economically active population

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.

As a B Corp certified business, 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.



EPC A+



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



Direct Access to Coton Park



Prioritising Low-carbon & Recycled Materials



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



Enhanced Insulation and Air Tightness



Additional Glazing to Improve Employee Wellness



Roof mounted solar panels will generate approximately **306,588kWh per year** equivalent to an annual estimated operational saving of over **£70,000 per annum**.



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 Including Fitted Kitchenette
- >> Operational Office
- >> Extensive Natural Lighting



Mezzanine



Driver Reception and Office



Goods Lift

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 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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