

# Leasehold & Freehold Design and Build Opportunities/Serviced Land For Sale



Industrial/Warehouse Uses



M1 J18 1.5 miles



Near DIRFT, a major Industrial and Logistics development



# OPPORTUNITY IN GOOD COMPANY

## The Opportunity

Leasehold and Freehold Design and Build opportunities are available to suit occupiers requirements and serviced land is also available on a Freehold basis.

## Description

The site extends to 15 acres and benefits from outline planning consent for B1, B2 and B8 uses.

## Location

The site is located immediately to the south of the A428 opposite the new Houlton, Rugby settlement which extends to 6,200 new homes within 1,200 acres.

The location is well connected being able to reach 80% of the country within 4 hours.

The site is a short distance from DIRFT which now extends to over 7 million sq ft of Industrial and Logistics development located adjacent to J18 of the M1 motorway.

M1 J18	1.5 miles
Rugby	4 miles
East Midlands Airport	38 miles

## Nearby Occupiers

1 M&S  
EST. 1884

2 Sainsbury's

3 TESCO

4 DHL

5 TESCO

6 Eddie Stobart



# OPPORTUNITY WITH PLANNING



## Planning

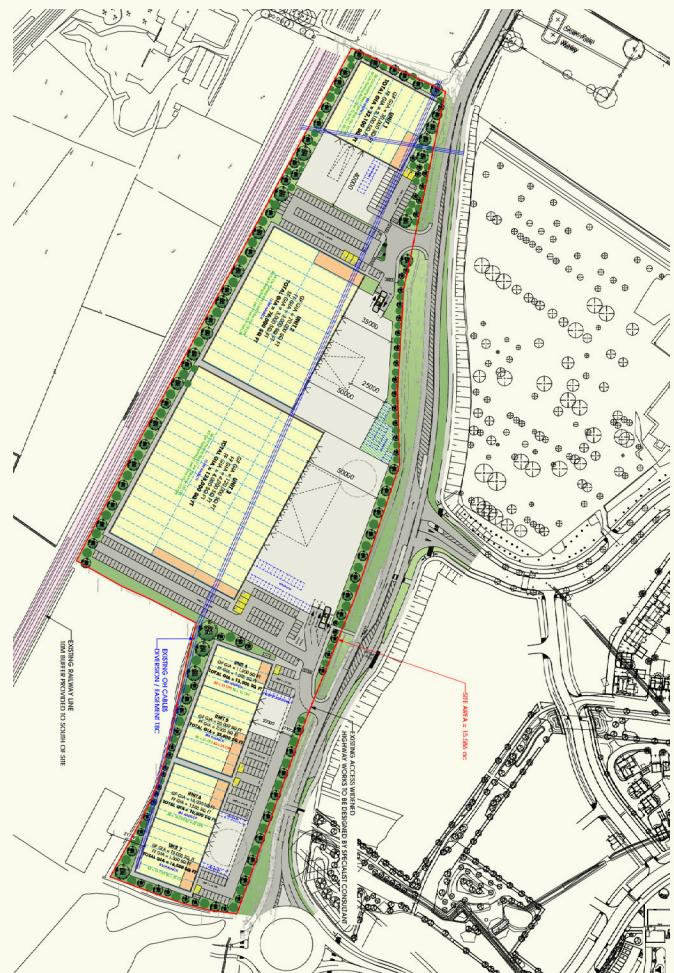
The site benefits from outline planning consent for B1, B2 and B8 development (Planning Reference - R11/0699). The relevant planning authority is Rugby Borough Council and interested parties are encouraged to make their own enquiries with regard to specific uses.

## Terms

New units can be made available on a Built to Suit basis on either a Leasehold or Freehold tenure. Freehold serviced plots of land can also be made available.

## Anti Money Laundering

The successful purchaser or tenant will be required to submit information to comply with Anti Money Laundering Regulations.



Indicative Layout

# OPPORTUNITY IN A CENTRAL LOCATION



 CV23 8YL

/// expecting.florists.hugs

## Viewing and further information

For further information or to view please contact the sole agents:

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