

HOULTON

COMMERCIAL LAND

Houlton, near Rugby CV23 8YL

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

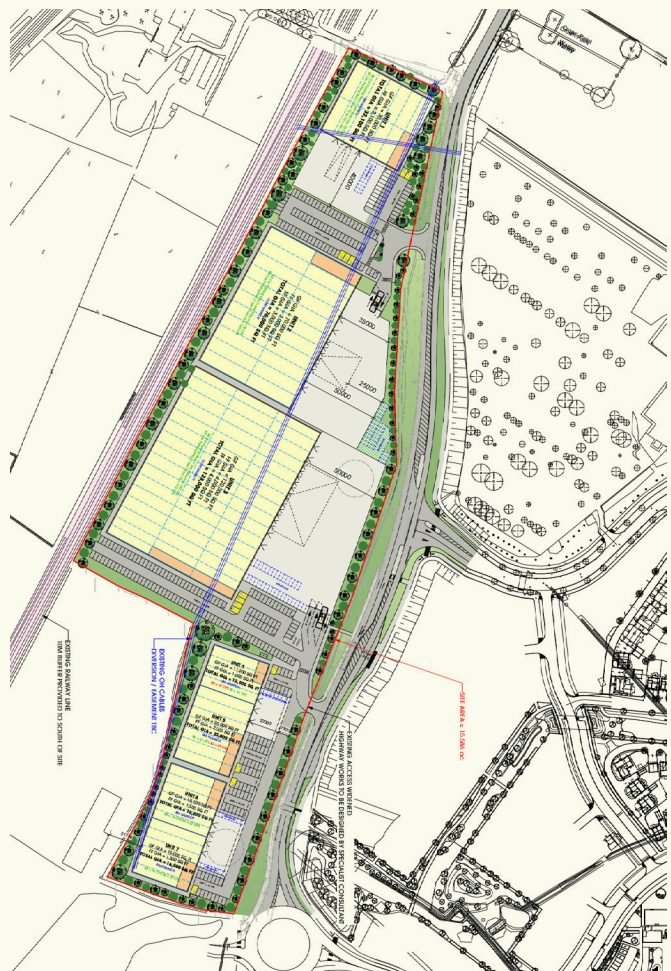
The site benefits from outline planning consent for B1, B2 and B8 development (Planning Reference - R11/0699). The relevant planning authority is Rugby Borough Council and interested parties are encouraged to make their own enquiries with regard to specific uses.

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



Viewing and further information

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

Carter Jonas

0121 285 9470

www.carterjonas.co.uk

Nick Waddington

07912 770618

nick.waddington@carterjonas.co.uk

Adam McGuinness

07860 943735

adam.mcguinness@carterjonas.co.uk



CV23 8YL



expecting.florists.hugs

IMPORTANT: While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time. Designed and produced by Q Squared Design Ltd. Tel: 01789 730833. JUNE 2023.