

# DIRFT 200

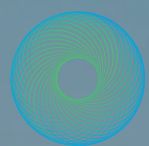
Industrial / Distribution Unit  
204,660 sq ft  
To Let

Fully Refurbished  
Available Now

DANES WAY, DIRFT, NN6 7GX  
///grew.composes.yell

[DIRFT200.CO.UK](https://www.dirft200.co.uk)





# A World Class Destination

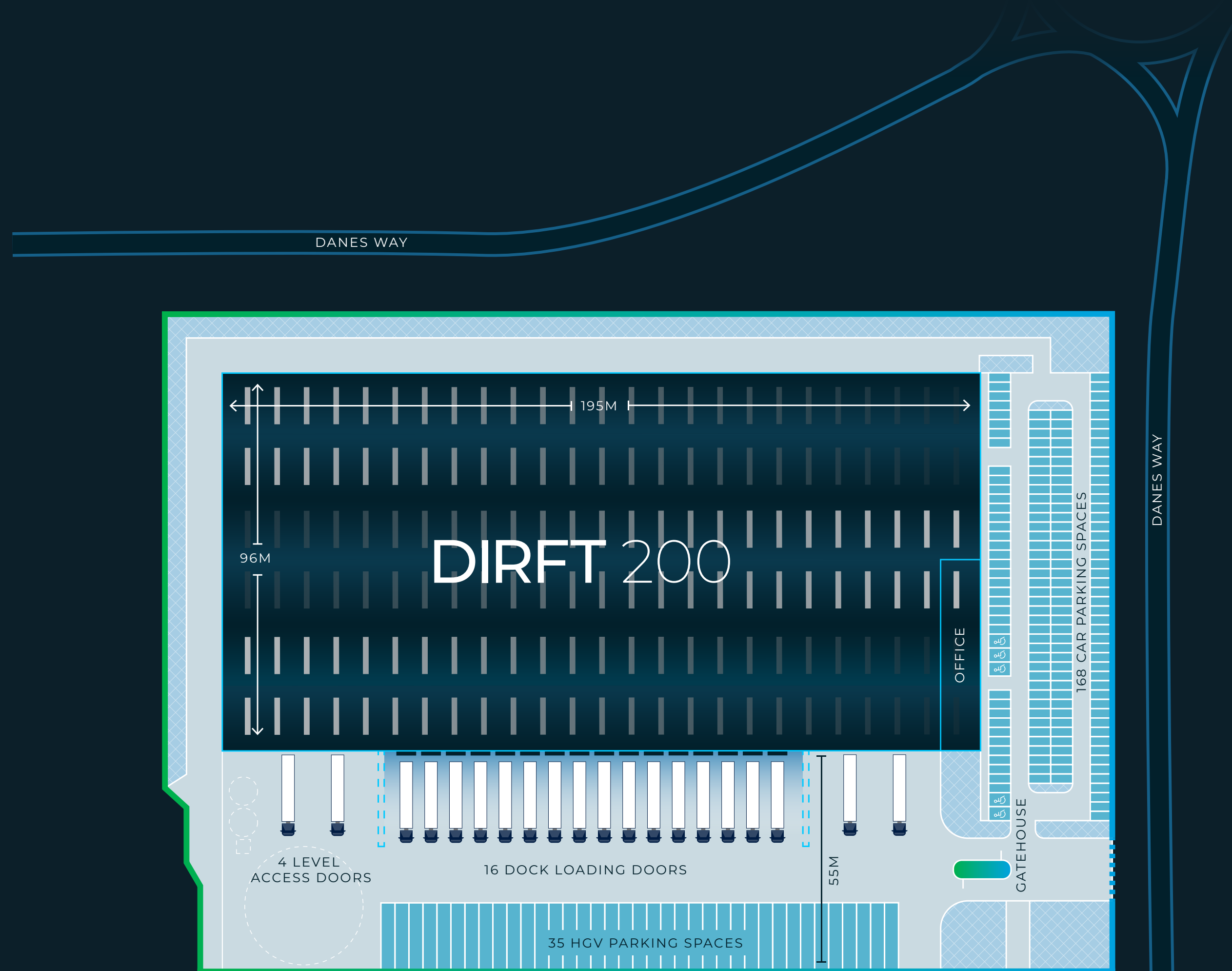
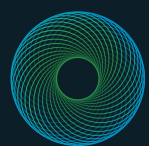
## Home to Leading Global Brands



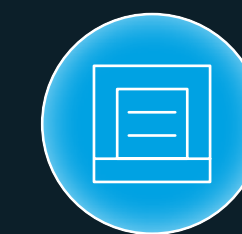
DIRFT  
200

A rarely available detached warehouse with a two storey office and ancillary areas located on the UK's premier inter-modal rail connected logistics park.





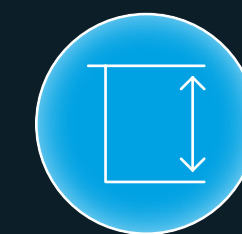
Designed to Deliver  
**Built to Exceed**



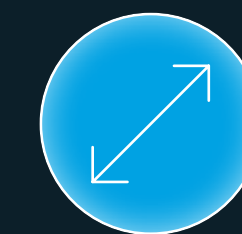
16 Dock Loading  
Doors



4 Level Access  
Doors



14m Eaves  
Height



55m Yard  
Depth



On-site  
Sprinklers



168 Car  
Parking Spaces



35+ HGV  
Parking Spaces



Separate Warehouse/  
Office Toilets



700 kVa  
Power Supply



Fully Refurbished  
Two-storey Offices



Gatehouse



LED  
Lighting



BREEAM  
Very Good



EPC  
Rating A



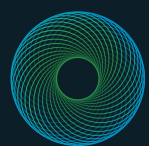
120kWp Solar  
Panels



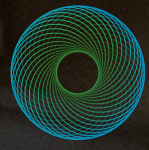
10 EV Charging  
Spaces

DIRFT 200	Sq Ft	Sq M
Warehouse	198,477	18,439
First Floor Office	3,030	281.5
Second Floor Office	3,030	281.5
Gatehouse	122	11
<b>Total</b>	<b>204,660</b>	<b>19,013</b>









# Supporting Daily Demands



## Increased Public Transport

Multiple bus stops and frequent services towards Rugby, Daventry and Northampton. (Routes 1, 96 & D1)



## Green Travel Plan

DIRFT has an active car sharing community and assisted green travel planning.



## Access to a Workforce

Over 1M people within a 45-minute drive time.  
Nomis



## Local Amenities

Nearby Lilbourne Meadow offers 173 acres of open space with walking and cycling routes, while the new Crick EuroGarages at DIRFT adds convenient access to Starbucks, Greggs, Spar, and Subway.



## UK's Largest Parcel Hub

Royal Mail has chosen DIRFT as the location for its largest UK parcel hub.



## Transport & Storage

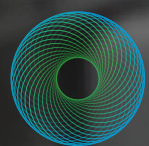
7.6% of local workforce in Transport & Storage, above UK average (5%).  
Nomis



## Business Hotels

There are two budget-friendly hotels nearby: the ibis and the Holiday Inn, both offering affordable accommodations.





# Empowering Your Business Success



## UK's Leading Rail-served Logistics Park

3 rail freight terminals within the estate provide supply chain resilience as well as direct access to West Coast Main Line, the UK's primary rail freight route.



## The Heart of the Golden Triangle

Positioned at the center of the UK, this location has the strongest 30 minute labor catchment, paired with a rapidly growing local population.



## Gas Refuelling Station

A Gasrec refueling station providing natural gas and biogas for fuelling trucks and heavy equipment.



## Carbon Reductions

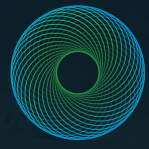
Rail gives you the competitive edge with rapid access to the UK's ports with a 75% carbon reduction, compared to road.



## Wage Growth

As an established location, wage growth is limited when compared to competing schemes.








# A Prime UK Destination

## Keeping Your Business On Track

	Distance	Drive
M1 J18	0.7 Miles	2 Mins
M6	4 Miles	5 Mins
A14	23 Miles	26 Mins

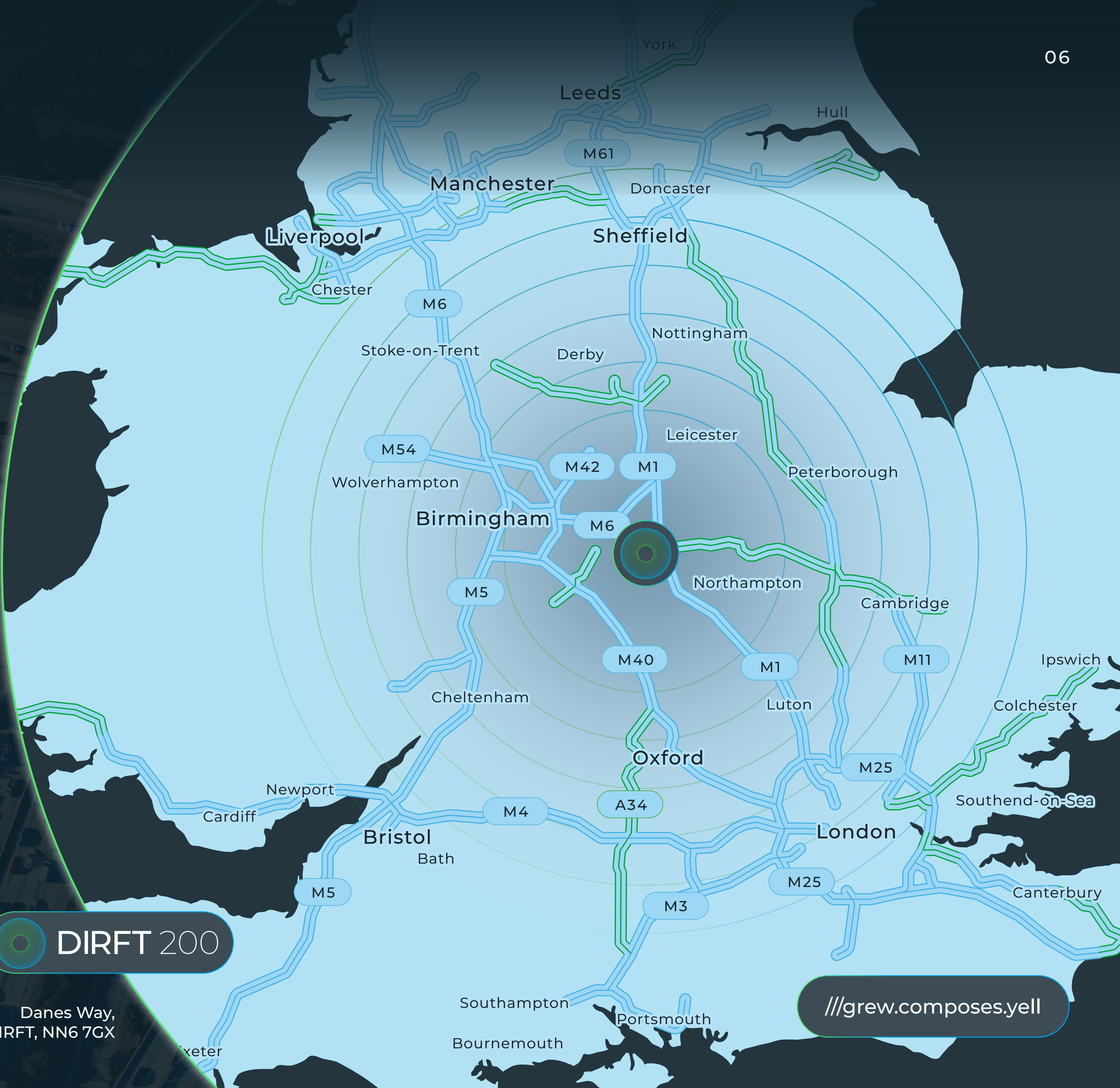
	Distance	Drive
Rugby	5 Miles	12 Mins
Birmingham 	38 Miles	40 Mins
Manchester 	41 Miles	49 Mins
Bristol 	107 Miles	40 Mins
Southampton 	118 Miles	2 hr 10 Mins

Located in the UK’s leading central road and rail connected logistics park. DIRFT 200 is situated adjacent to the M1 (Junction 18) and a 2 minute drive time from the M6 / A14 interchange it offers excellent access to the national motorway network. The new DIRFT rail terminal enables fast freight, port and European connectivity.



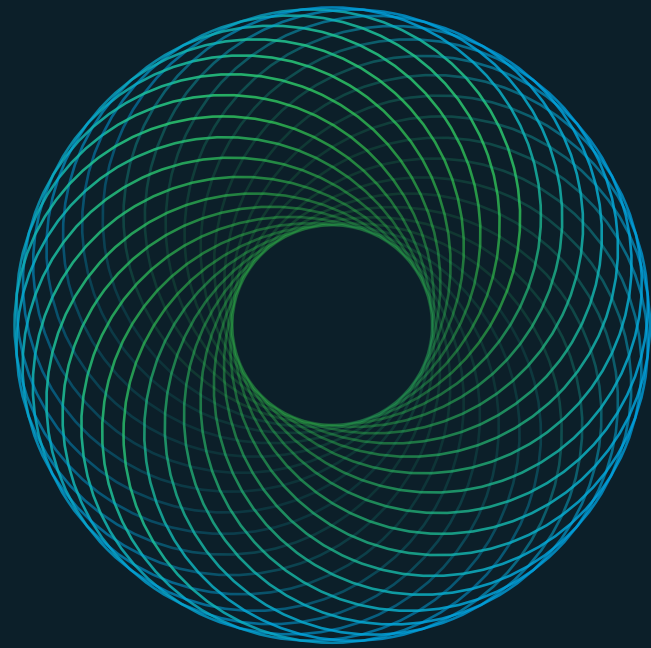
DIRFT 200

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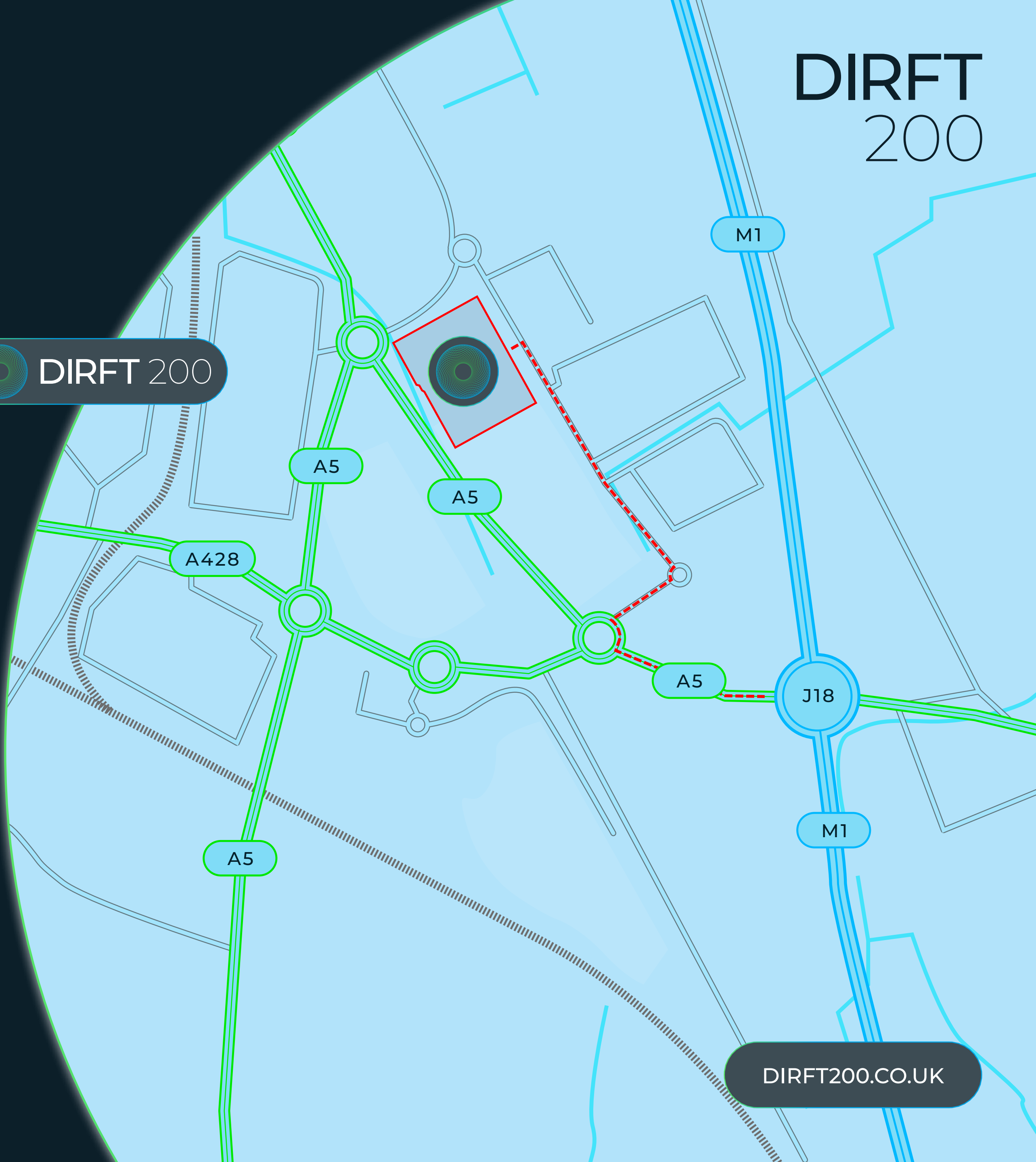
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