

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

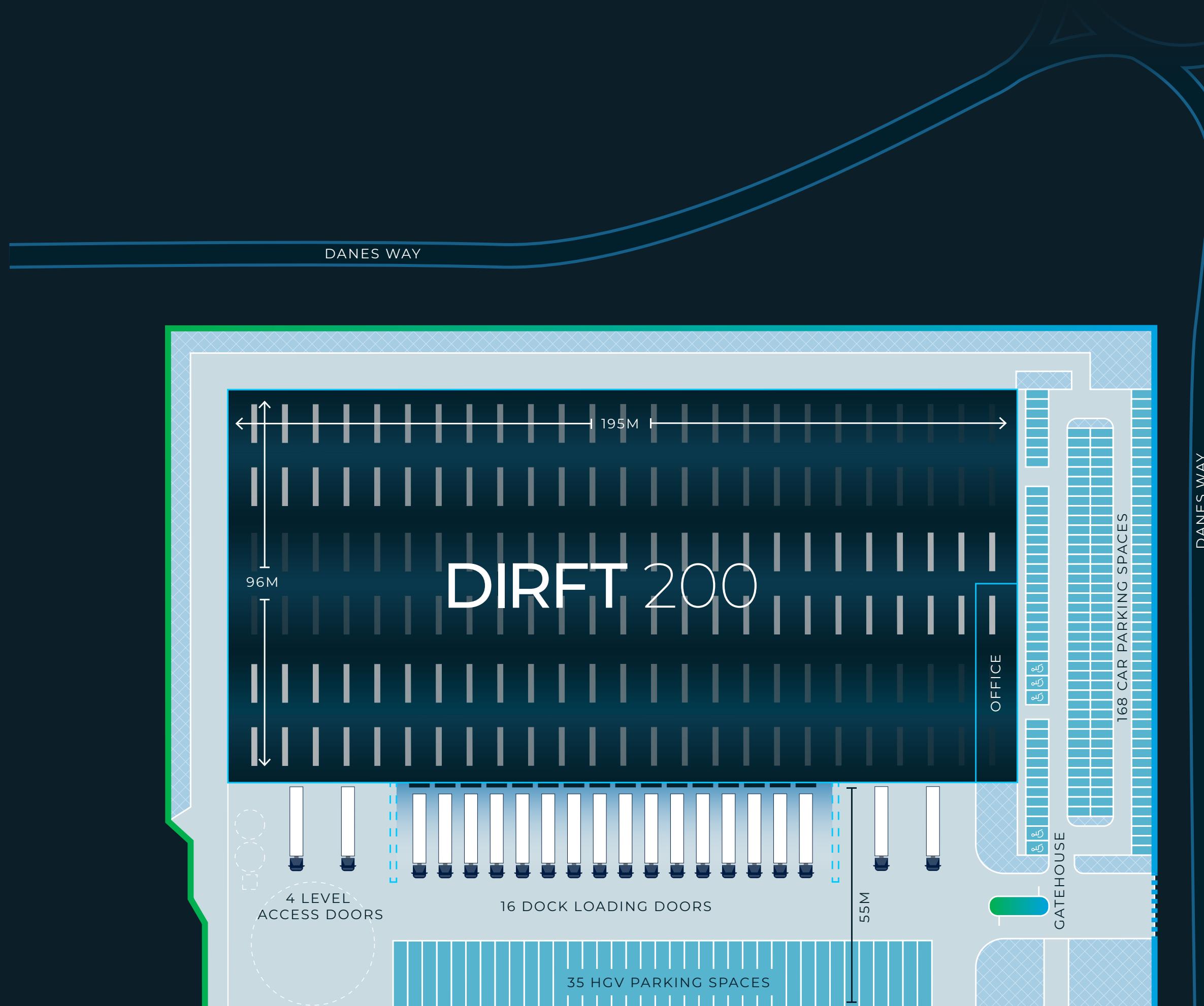
A World Class Destination

Home to Leading Global Brands

DIRFT
200



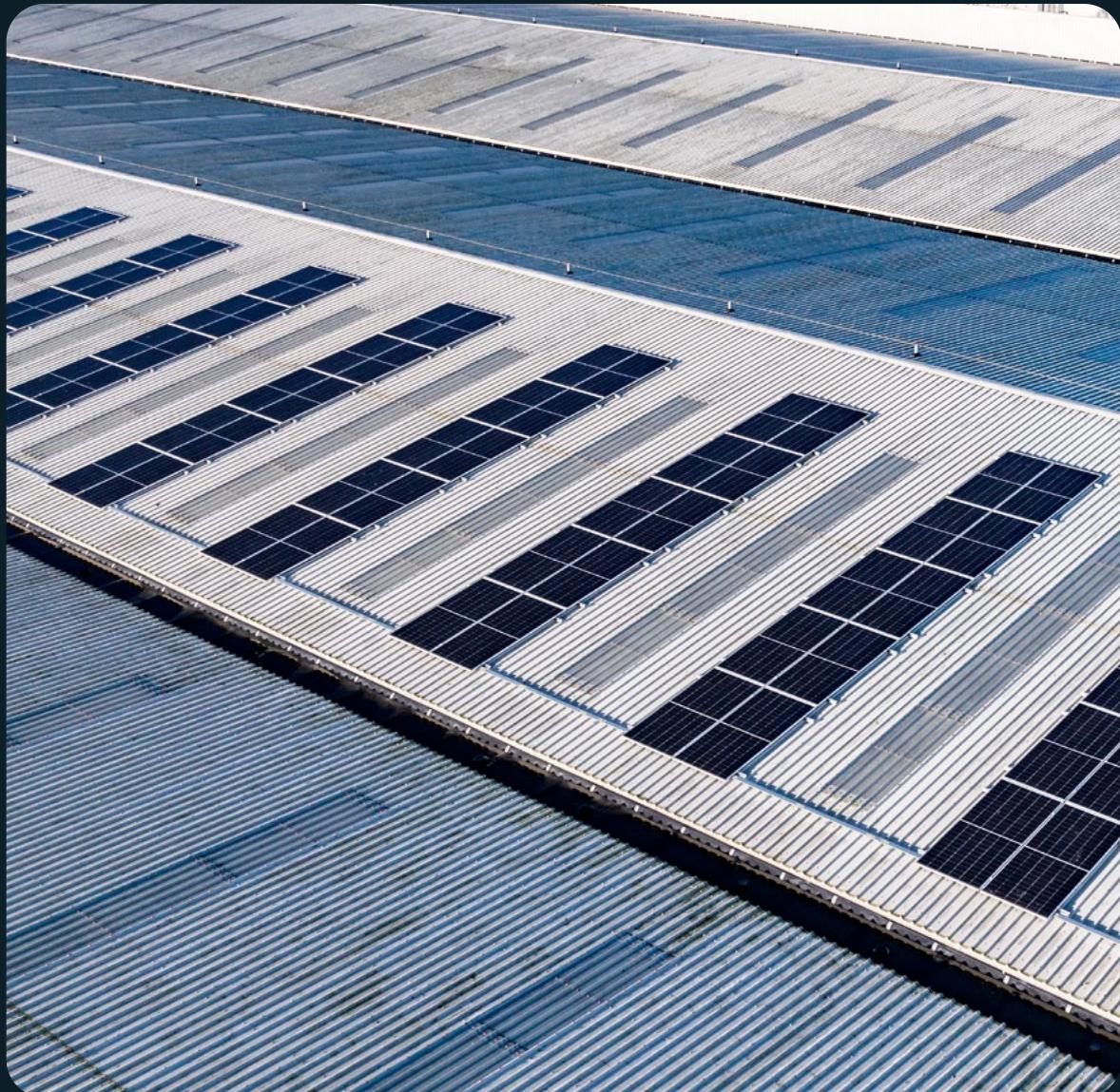
A rarely available detached warehouse
with a two storey office and ancillary areas
located on the UK's premier inter-modal rail
connected logistics park.



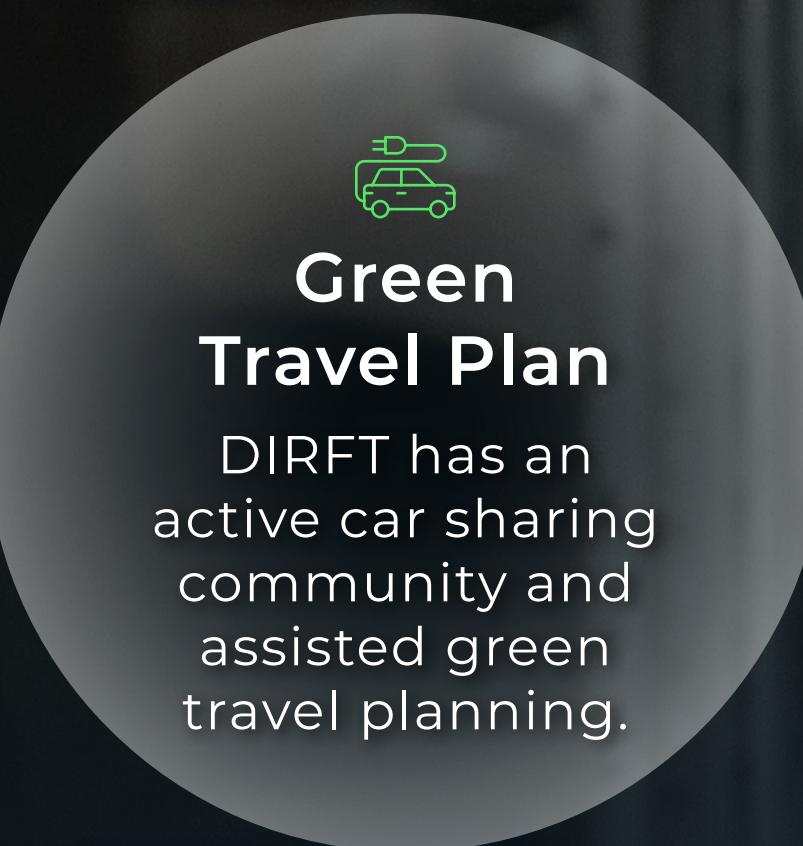
Designed to Deliver
Built to Exceed



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
Total	204,660	19,013



Supporting Daily Demands



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

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

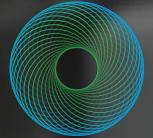
Local Amenities
Nearby Lilbourne Meadow offers 173 acres of open space with walking and cycling routes, while the new Crick EuroGarages at DIRFT adds convenient access to Starbucks, Greggs, Spar, and Subway.

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

UK's Largest Parcel Hub
Royal Mail has chosen DIRFT as the location for its largest UK parcel hub.

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

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



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.



Carbon Reductions

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



Gas Refuelling Station

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



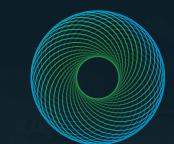
The Heart of the Golden Triangle

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



Wage Growth

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



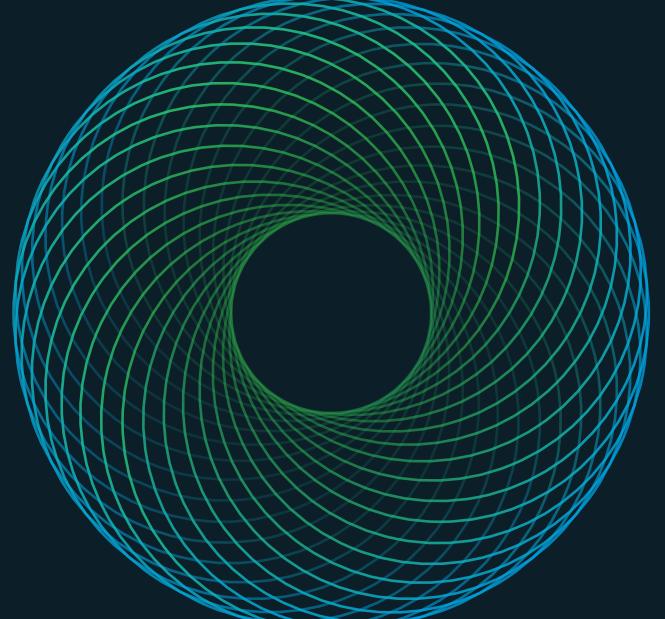
A Prime UK Destination Keeping Your Business On Track

	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

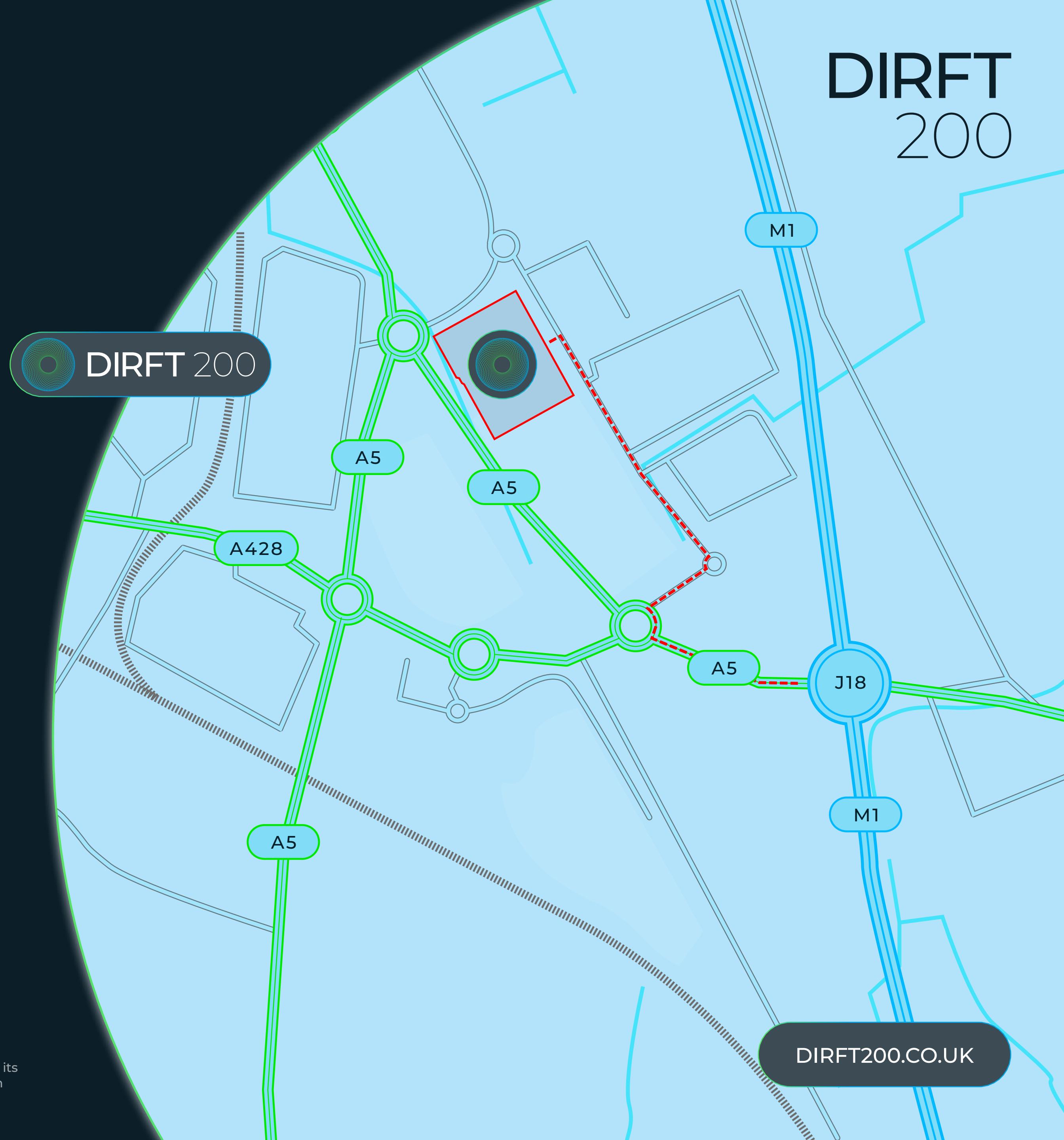
Located in the UK's leading central road and rail connected logistics park. DIRFT 200 is situated adjacent to the M1 (Junction 18) and a 2 minute drive time from the M6 / A14 interchange it offers excellent access to the national motorway network. The new DIRFT rail terminal enables fast freight, port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

DIRFT 200

Danes Way,
DIRFT, NN6 7GX



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Please contact us for
further information:

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