

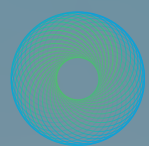
DIRFT 200

Industrial / Distribution Unit
204,320 sq ft
To Let

Under Refurbishment
Available Q4 2025

DANES WAY, DIRFT, NN6 7GX
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DIRFT200.CO.UK



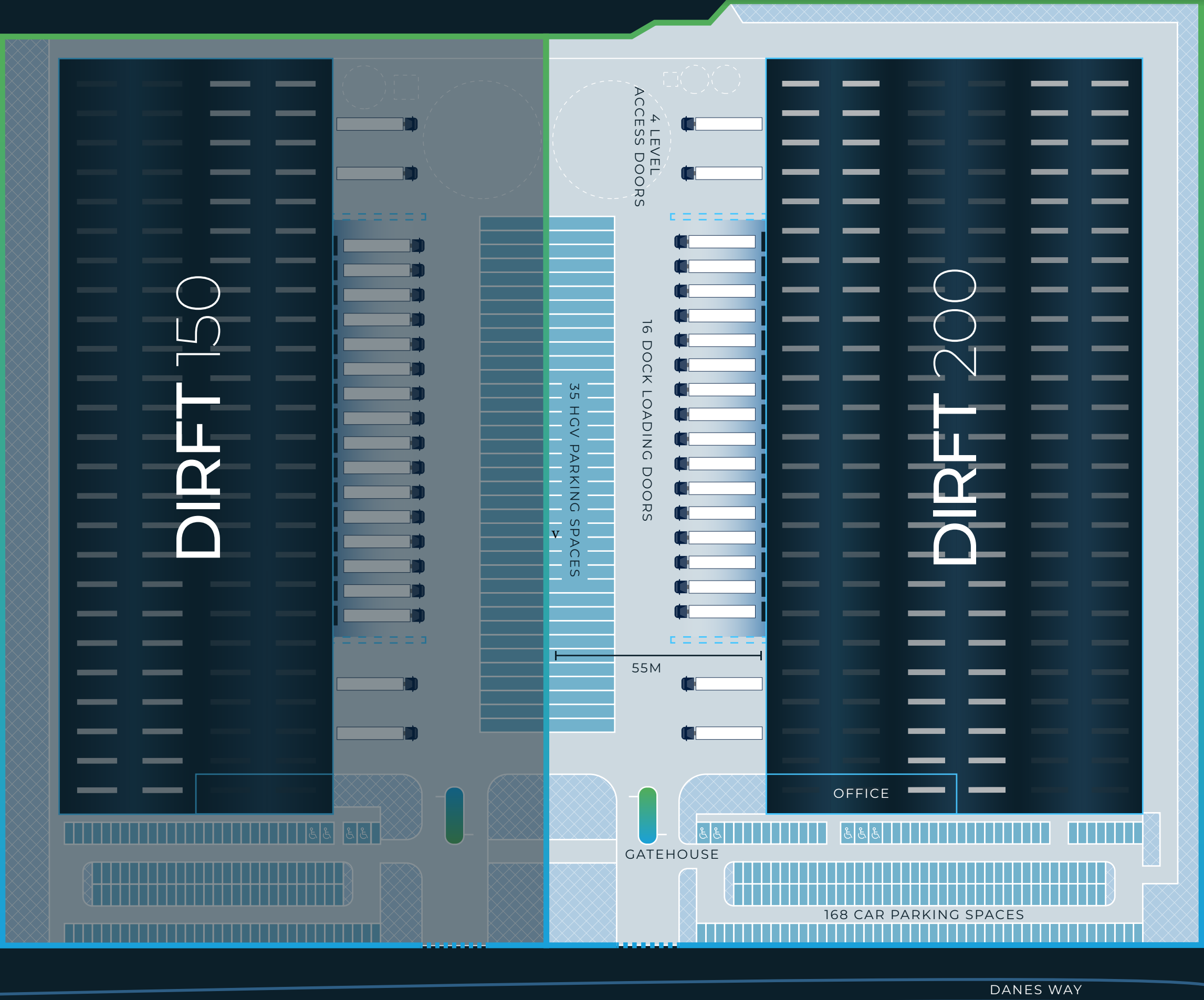
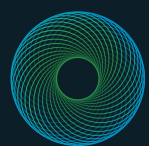
A World Class Destination

Home to Leading Global Brands



DIRFT
200

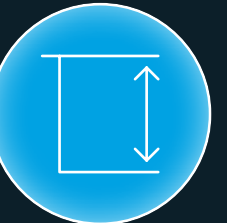
A rarely available detached warehouse with a two storey office and ancillary areas located on the UK's premier inter-modal rail connected logistics park.



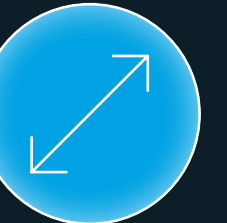
16 Dock Loading Doors



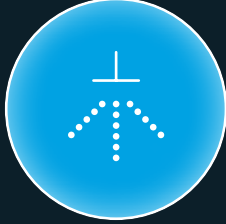
4 Level Access Doors



14m Eaves Height



55m Yard Depth



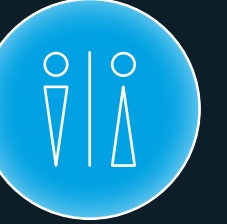
On-site Sprinklers



168 Car Parking Spaces



35+ HGV Parking Spaces



Separate Warehouse/Office Toilets



300 kVa Power Supply



Fully Refurbished Two-storey Offices



Gatehouse



LED Lighting



BREEAM Very Good



EPC Rating B



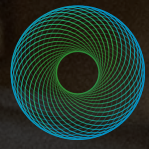
120kWp Solar Panels



10 EV Charging Spaces

Designed to Deliver
Built to Exceed

DIRFT 200	Sq Ft	Sq M
Warehouse	194,956	18,112
Two Storey Offices	9,364	870
Total	204,320	18,982



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.



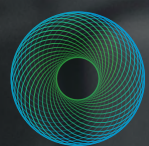
Transport & Storage

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.



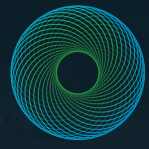
Carbon Reductions

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.

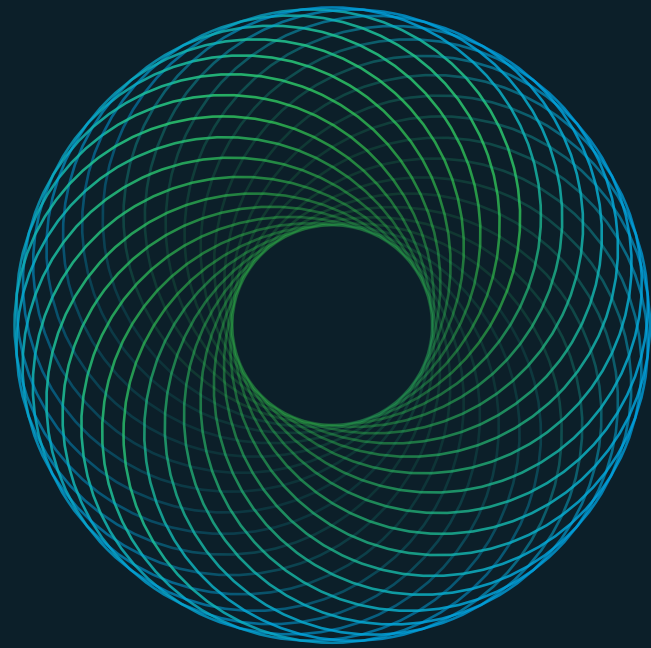


DIRFT 200

Danes Way,
DIRFT, NN6 7GX



[///grew.composes.yell](http://grew.composes.yell)



Please contact us for
further information:

DTRE

Tom Fairlie
tom.fairlie@dtre.com
+44 (0) 7747 441 858

Richard Harman
richard.harman@dtre.com
+44 (0) 7776 200 143

Ollie Withers
ollie.withers@dtre.com
+44 (0) 7496 852 526

CBRE

Peter Monks
peter.monks@cbre.com
+44 (0) 7766 504 989

Luke Thacker
luke.thacker@cbre.com
+44 (0) 7733 308 558

Incore

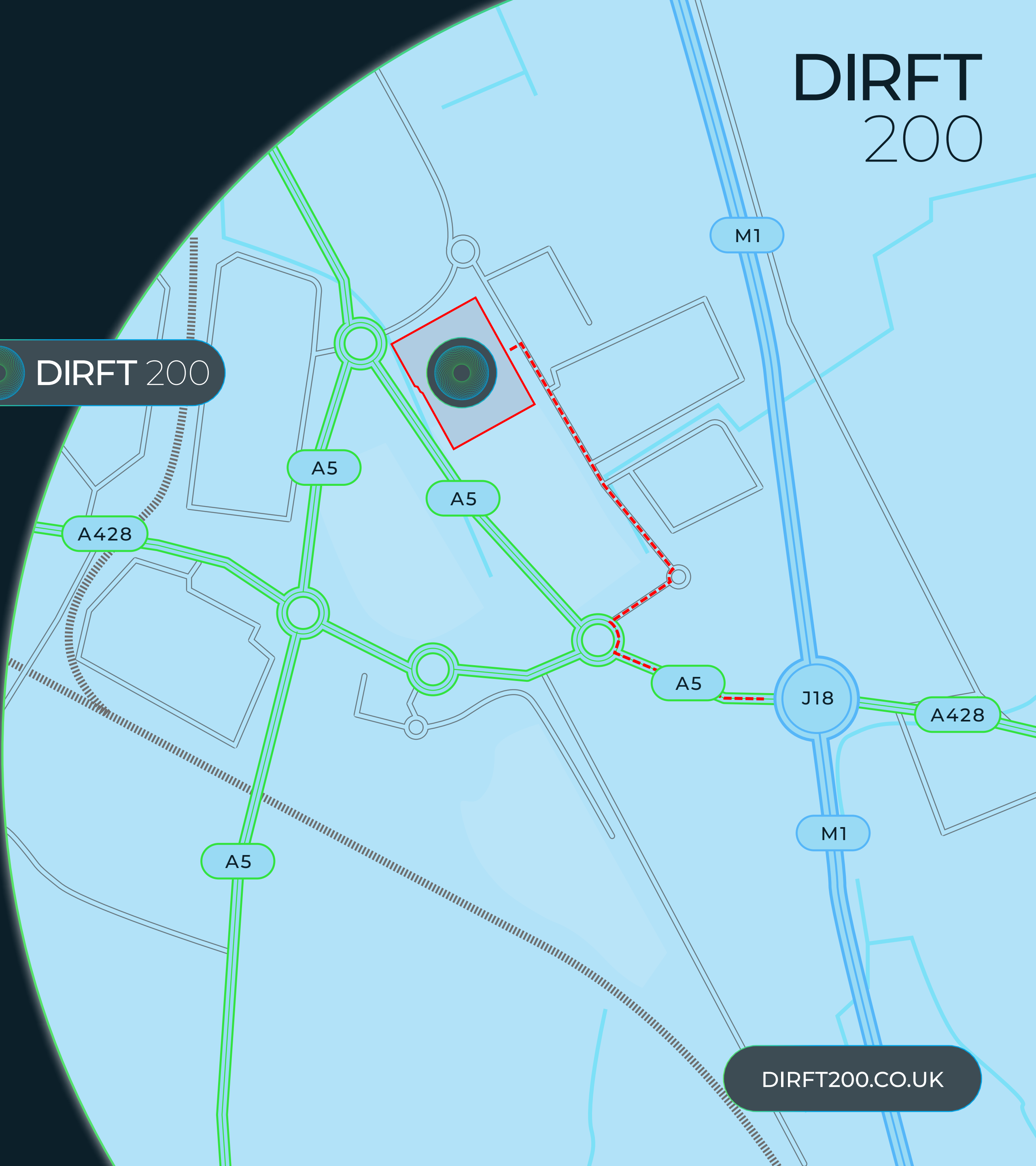
Richard James-Moore
rjm@incore.co.uk
+44 (0) 7469 403 599

Ed Cole
ed.cole@incore.co.uk
+44 (0) 7872 677 751

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 **DIRFT 200**



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