

DIRFT
150

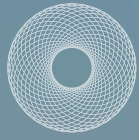
Crafting New
Routes for Success

Industrial / Distribution Unit
150,000 sq ft
To Let

Under Refurbishment
Available Q4 2025

DANES WAY, DIRFT, NN6 7FT
///eagles.tango.eats

DIRFT150.CO.UK



A World Class Destination

Home to Leading Global Brands



DIRFT
150

Royal Mail

GXO

ZARA

boohoo

Dunelm

kinaxis

M1

Royal Mail

TESCO

M1 J18

ceva
LOGISTICS

Sainsbury's

TESCO

Eddie Stobart

TESCO

A428

A5

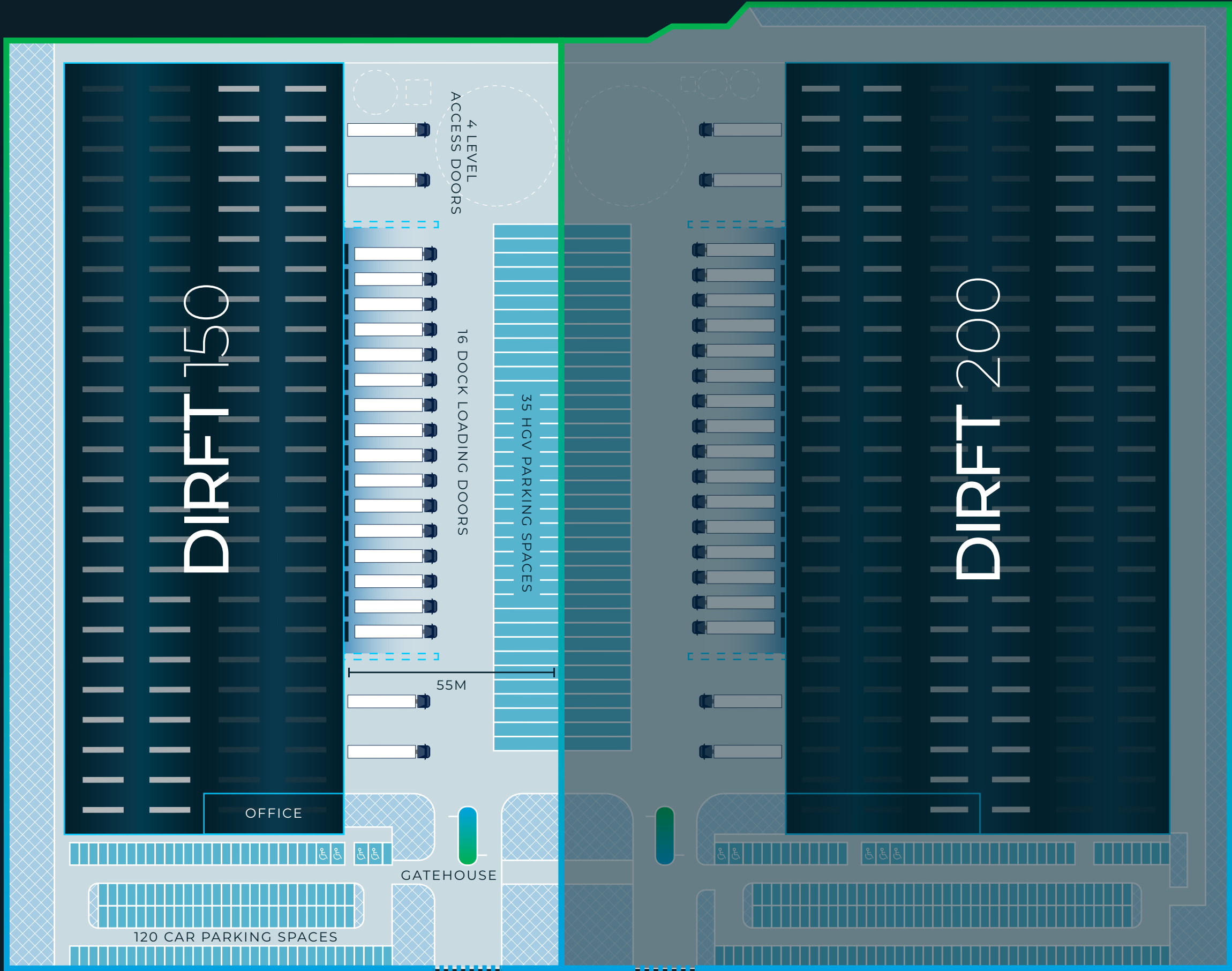
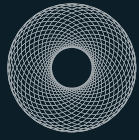
A428

DHL

Clipper

A5

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.



BREEAM
Very Good



EPC
Rating B



10 EV Charging
Spaces



120kWp Solar
Panels



LED
Lighting



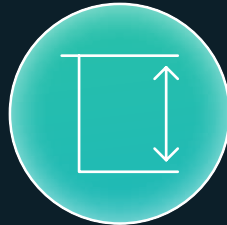
326kVa Power
Supply



16 Dock Loading
Doors



4 Level Access
Doors



14m Eaves
height



55m Yard
Depth



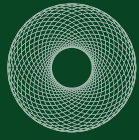
35+ HGV
Parking Spaces



120 Car
Parking Spaces

Designed to Deliver
Built to Exceed

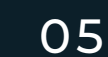
	Sq Ft	Sq M
Warehouse	139,662	12,975
Two Storey Offices	9,710	902
Total	149,372	13,877



*indicative image




*indicative image

All the Space
You Need

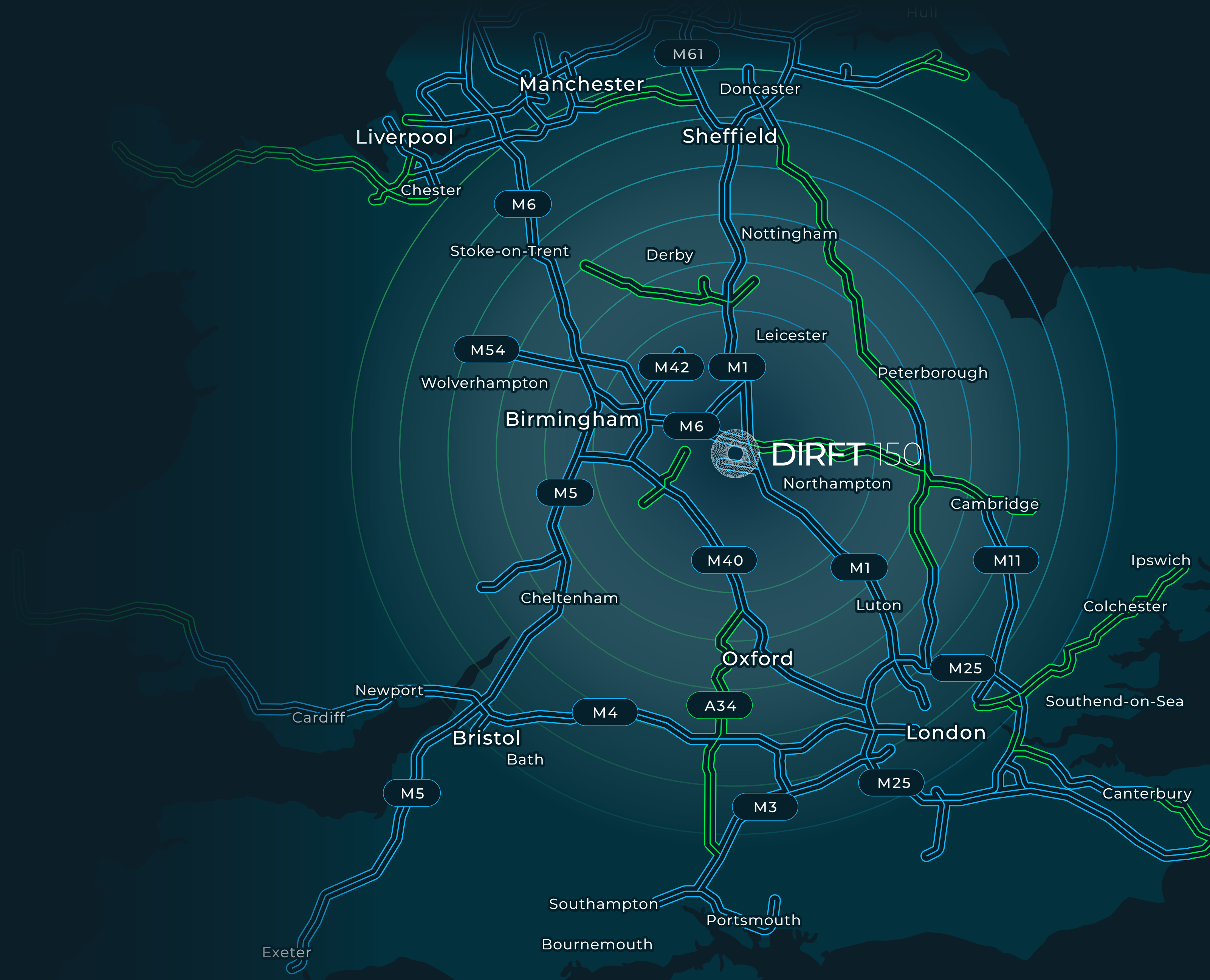


A Prime UK Destination Keeping Your Business On Track

	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 150 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.





Supporting Daily Demands



Increased Public Transport

Multiple bus stops and frequent services towards Rugby, Daventry and Northampton.



Green Travel Plan

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



Wellbeing Amenities

Lilbourne Meadow is located nearby and provides 173 acres of open space with walking trails and cycle routes.



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.

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

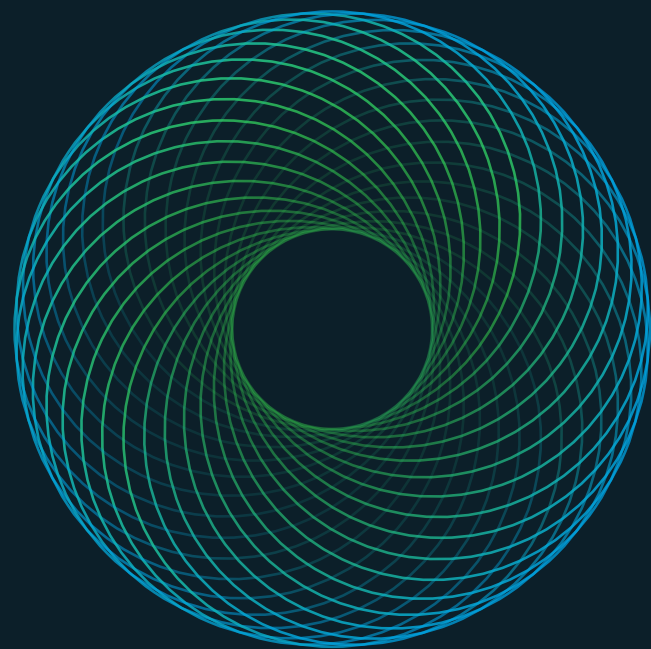
A Gasrec refueling station providing natural gas and biogas for fuelling trucks and heavy equipment.

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



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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

ILP PARTNERS

Myles Wilcox-Smith
mwilcox-smith@ilpp.co.uk
+44 (0) 7880 788 345

Richard Ludlow
rludlow@ilpp.co.uk
+44 (0) 7836 766 167

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Misrepresentation Act 1967: Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. February 2025. Designed by cormackadvertising.com

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