



Swift Gateway

Units from
12,646 sq ft
to 61,115 sq ft



swift-gateway.co.uk

Cosford Lane / Valley Drive
Rugby | CV21 1TQ

Available Q4 2027

/// units.lend.teams

Six new warehouse /
industrial units available from
12,646 sq ft - 61,115 sq ft

A unique opportunity for new warehouses available for occupation from Q4 2027.

Swift Gateway will provide six new build high-quality Grade A warehouse and distribution units within the UK's logistics Golden Triangle.

The scheme provides excellent access to the M6 and M1 Motorways, connecting occupiers to key national markets as well as local / regional population centres via Rugby railway station and bus routes.

Designed for modern business needs, the development combines strong sustainability credentials and an institutional specification catering for logistics and manufacturing sectors.





Masterplan

Unit 01a	sq m	sq ft	Unit 01b	sq m	sq ft	Unit 01c	Sq m	Sq ft
Warehouse	1,349	14,520	Warehouse	1,128	12,140	Warehouse	969	10,434
First Floor Office (Inc. Mezz)	286	3,078	First Floor Office (Inc. Mezz)	239	2,573	First Floor Office (Inc. Mezz)	205	2,212
Total GEA	1,635	17,598	Total GEA	1,367	14,713	Total GEA	1,174	12,646

Unit 2	sq m	sq ft	Unit 3	sq m	sq ft	Unit 4	sq m	sq ft
Warehouse	2,109	22,704	Warehouse	5,155	55,484	Warehouse	3,349	36,053
First Floor Office	223	2,401	First Floor Office	523	5,631	First Floor Office	354	3,811
Total GEA	2,332	25,105	Total GEA	5,678	61,115	Total GEA	3,703	39,864

Specification

							
Unit 01a	-	1	8.5m	27.5m	13 (inc 2 acc)	2	✓
Unit 01b	-	1	8.5m	27.5m	11 (inc 1 acc)	1	✓
Unit 01c	-	1	8.5m	27.5m	9 (inc 1 acc)	1	✓
Unit 2	-	3	8.5m	25m	20 (inc 2 acc)	2	✓
Unit 3	4	2	12.5m	35m	47 (inc 5 acc)	5	✓
Unit 4	2	2	10m	35m	31 (inc 3 acc)	3	✓

 Total Site Power 1.04MVA

Swift Gateway is positioned on one of Rugby's most recognised industrial and logistics estates, highlighted by the calibre of occupiers established in this location.



Eden Park
1,300 dwellings

M6 / J1
2 miles / 9 mins

Rugby
3 miles / 13 mins

Elliott's Field
Retail Park

Rugby
1.9 miles /
7 min drive /
12 min cycle

A426
Leicester Road

VOLVO

Dunelm



H&M

NEXT

staci

M&S

ArdaghGroup

HK

arcese

COATES

Valley Drive

Cosford Lane

rolltek

EVRi
The new Hermes

Location & Drive Times

The scheme benefits from an outstanding strategic location, situated close to key arterial routes including the A428 and A4071, providing direct access to the M1 (Junction 18), M6 (Junction 1), M45 and A45, and onward connectivity to the wider UK motorway network.

Cities		
Coventry	17 miles	33 mins
Birmingham	34 miles	49 mins
Central London	90 miles	2 hrs 22 mins
Manchester	114 miles	2 hrs 13 mins

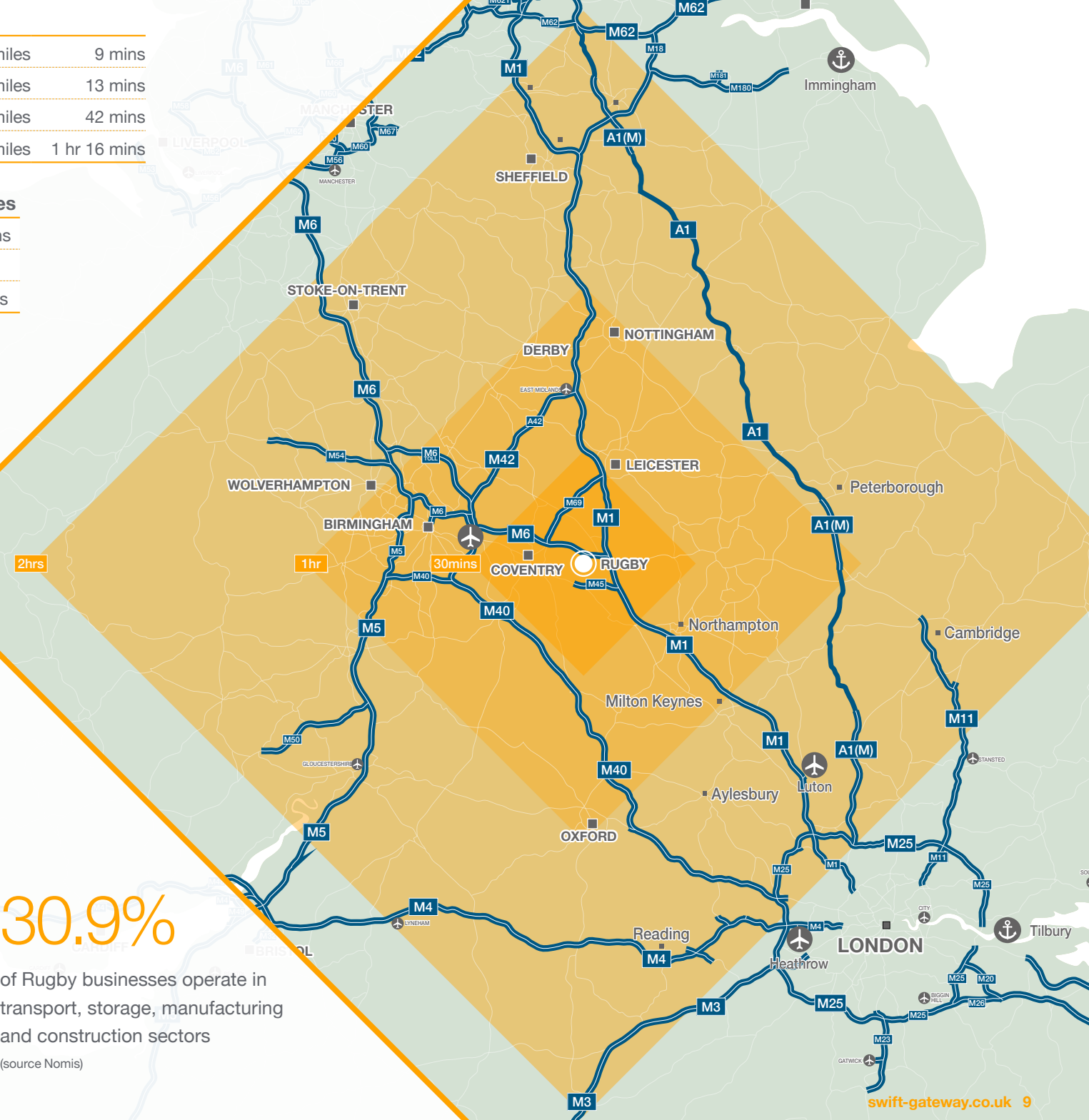
Airports		
Birmingham	27 miles	35 mins
East Midlands	36 miles	47 mins
Heathrow	89 miles	1 hr 54 mins

Ports / Rail Ports		
Tilbury Docks	113 miles	2 hrs 18 mins
Port of Felixstowe	135 miles	2 hrs 21 mins
Immingham Docks	136 miles	2 hrs 26 mins

Major Roads		
M6/J1	2 miles	9 mins
M6/M1/A14	5 miles	13 mins
M6/J6	31 miles	42 mins
M1/M25	66 miles	1 hr 16 mins

Drive Times

- 30 mins
- 1 hour
- 2 hours



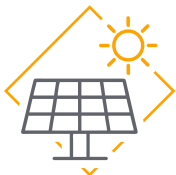
85% of the UK population live within a 4.5 hour HGV drive

30.9% of Rugby businesses operate in transport, storage, manufacturing and construction sectors (source Nomis)

Best in class buildings for sustainability initiatives



BREEAM
Excellent



Warehouse roof
100% PV ready



Proximity sensor
LED lighting to
offices



Target EPC
A Rating



10% roof lights
to warehouses



EV charging:
10% installed /
20% passive



Comfort-cooled
offices



Invest Coventry and Warwickshire

Inward investment agency, Invest Coventry & Warwickshire, can help businesses to access soft-landing support in terms of skills and recruitment support / brokerage and access to finance programmes, including grants and loans.

Within skills and recruitment, support to business is bespoke to their needs but can include:

- Apprenticeships, training and skills support
- Recruitment support (including the Fair Chance Employment Programme)
- Fully funded recruitment films
- Links to Education Community

Local financial support opportunities are available for businesses occupying Swift Gateway, Rugby that could help with initial set up and fit out costs.

For further information or to be introduced to Invest Coventry & Warwickshire, please contact the joint agents.

www.investcw.co.uk

skillshub.warwickshire.gov.uk

coventry.gov.uk/invest-coventry

For more information please contact our joint agents:



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