

PROLOGIS PARK
**WELLINGBOROUGH
WEST DC2**



130,726 SQ FT
FULLY RACKED
AVAILABLE NOW

prologis.co.uk/wellingboroughwest
///lawn.pitch.region
NN8 6BT



IN NO UNCERTAIN TERMS

Prologis Park Wellingborough West DC2 is a high quality, cost-effective Grade A space built to meet customers' operational needs. Offering a skilled local workforce, DC2 is close to the A509, A45 and A14 with easy access to the M1.



MOVE IN IMMEDIATELY

Secure a fully fitted warehouse in a highly desirable location with 130,726 sq ft of available space.



GREAT PARK AMENITIES

Amongst other amenities the park benefits from a dedicated trim trail with a number of exercise stations along the way providing gym equipment.



SAVING TIME AND MONEY

With LED lighting, racking and fire alarm already installed, DC2 is ready for immediate operation.



SKILLED LABOUR SUPPLY

Wellingborough has a population of 80,000, which has increased by 6% since 2010. 60% are of working age and earnings are 15% lower than the national average.



IN GOOD HANDS

“

Located in the East Midlands, Prologis Park Wellingborough West is a premier logistics and industrial hub.

DC2 provides 130,726 sq ft of fully fitted and racked warehouse space, designed with innovation and sustainability in mind. With excellent transport links and a thriving business community, DC2 offers an exceptional setting to enhance your operations.

”

Tom Price
Leasing Director



130,726 sq ft space available now



Close to A509, A45 and A14



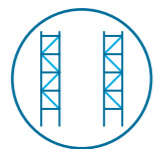
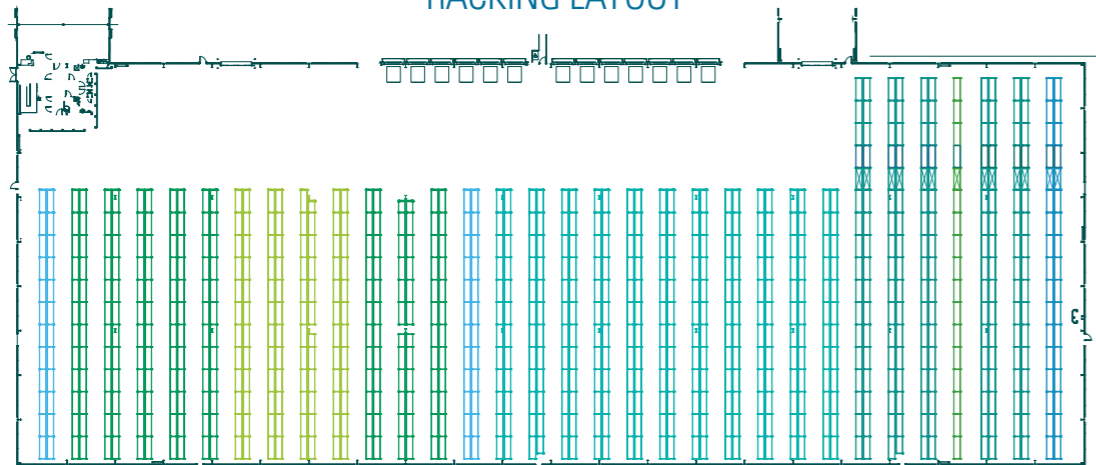
Good supply of skilled labour

MOVE IN IMMEDIATELY

With innovative design and sustainable practices, the unit has been created to the highest standards. DC2 comes fully equipped with racking and energy-efficient LED lighting, making it move-in ready from day one.

- 15m to haunch
- 13 dock level doors
- 2 x level access doors
- 50m yard
- 100 x car spaces
- 37 x HGV spaces
- LED lighting
- Canopy
- Net Zero Build*
- EPC A
- 350 kVA power
- 50kN floor loading

RACKING LAYOUT



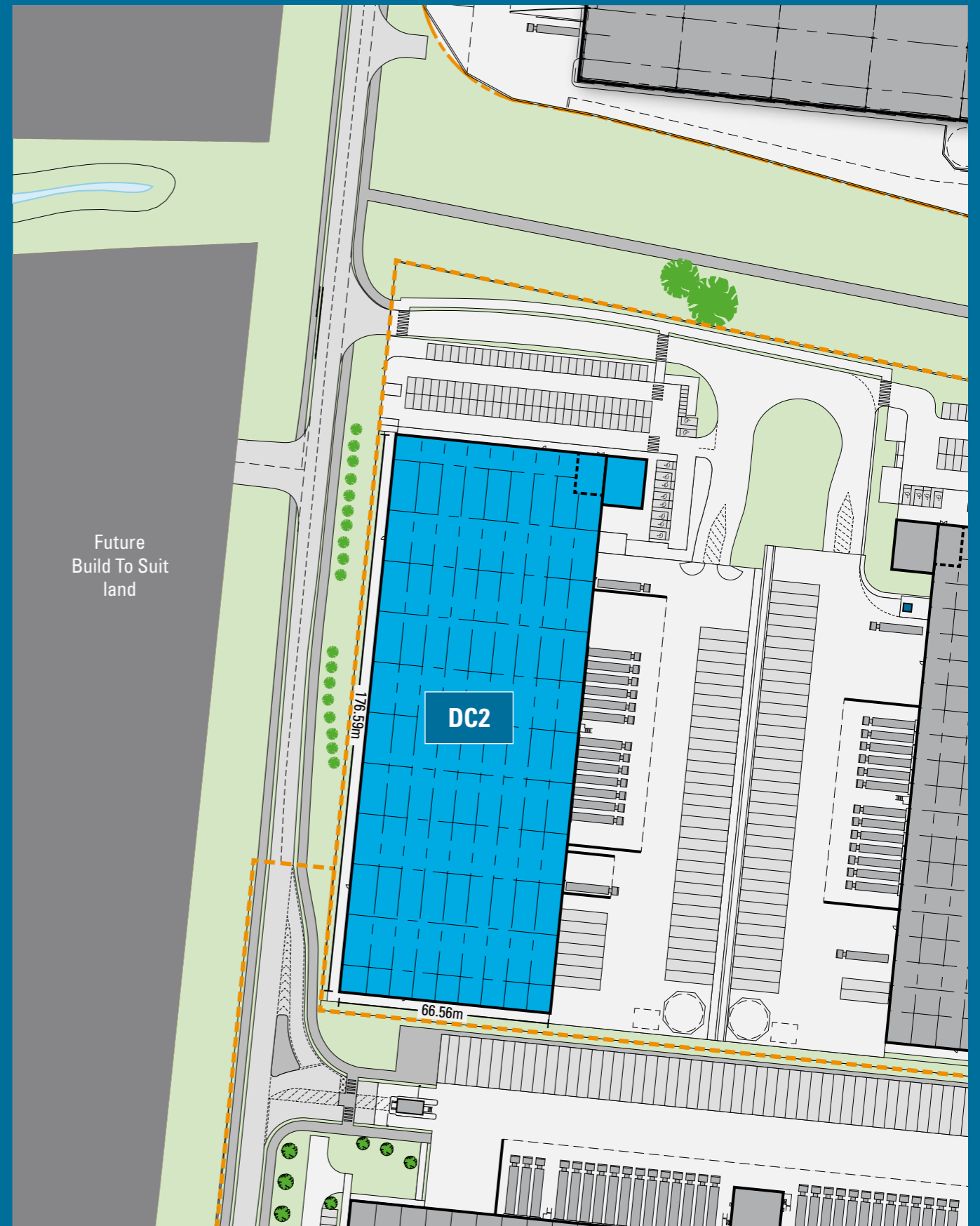
Wide Aisle pallet racking for use with Reach Trucks



Each beam level designed to carry 3000kg UDL



Fully racked – 23,029 Euro pallet spaces



ACCOMMODATION		
Warehouse	124,297 sq ft	11,548 sq m
Ground Floor Office	3,238 sq ft	300 sq m
First Floor Office	3,191 sq ft	296 sq m
Total	130,726 sq ft	12,144 sq m

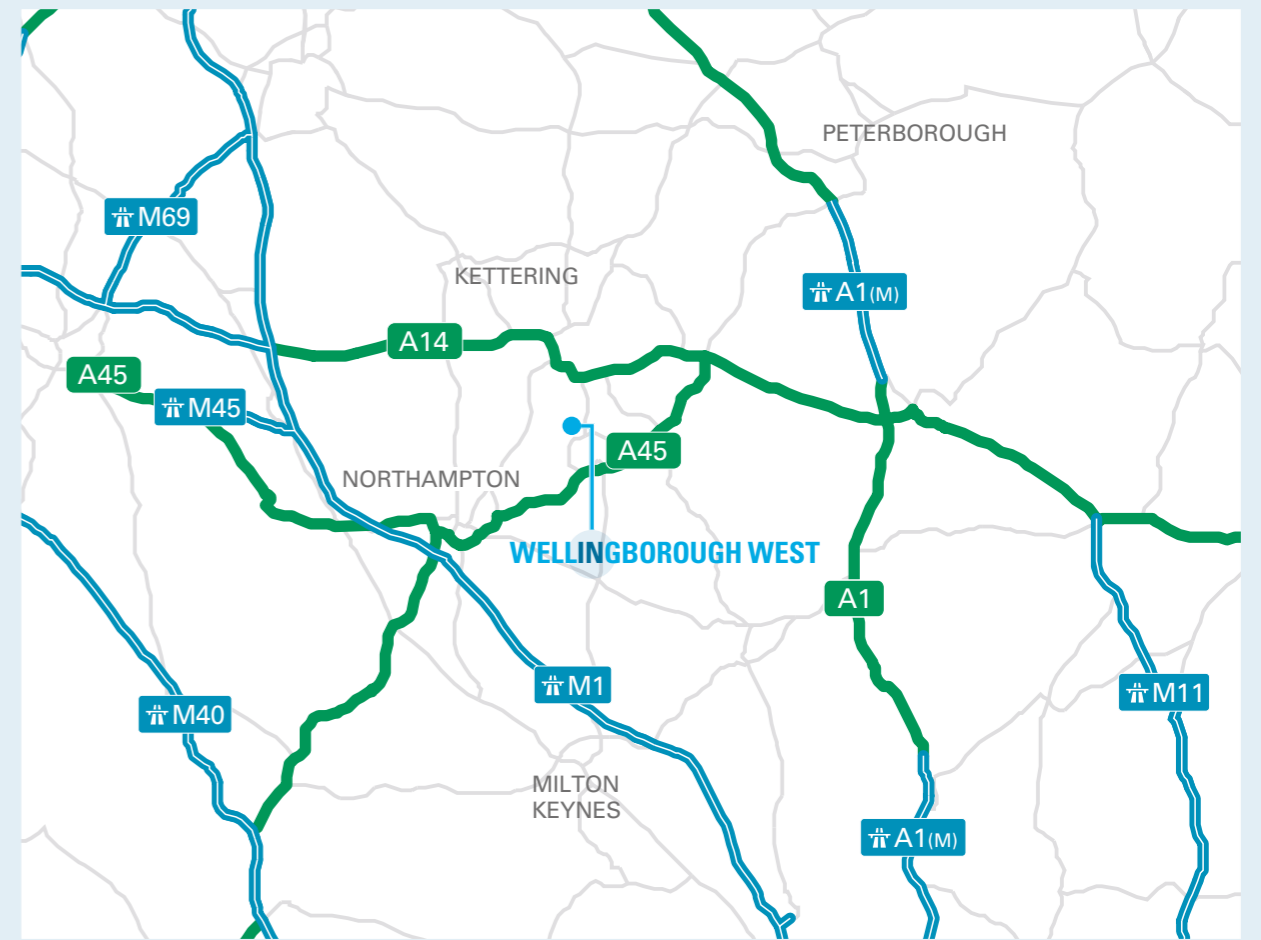
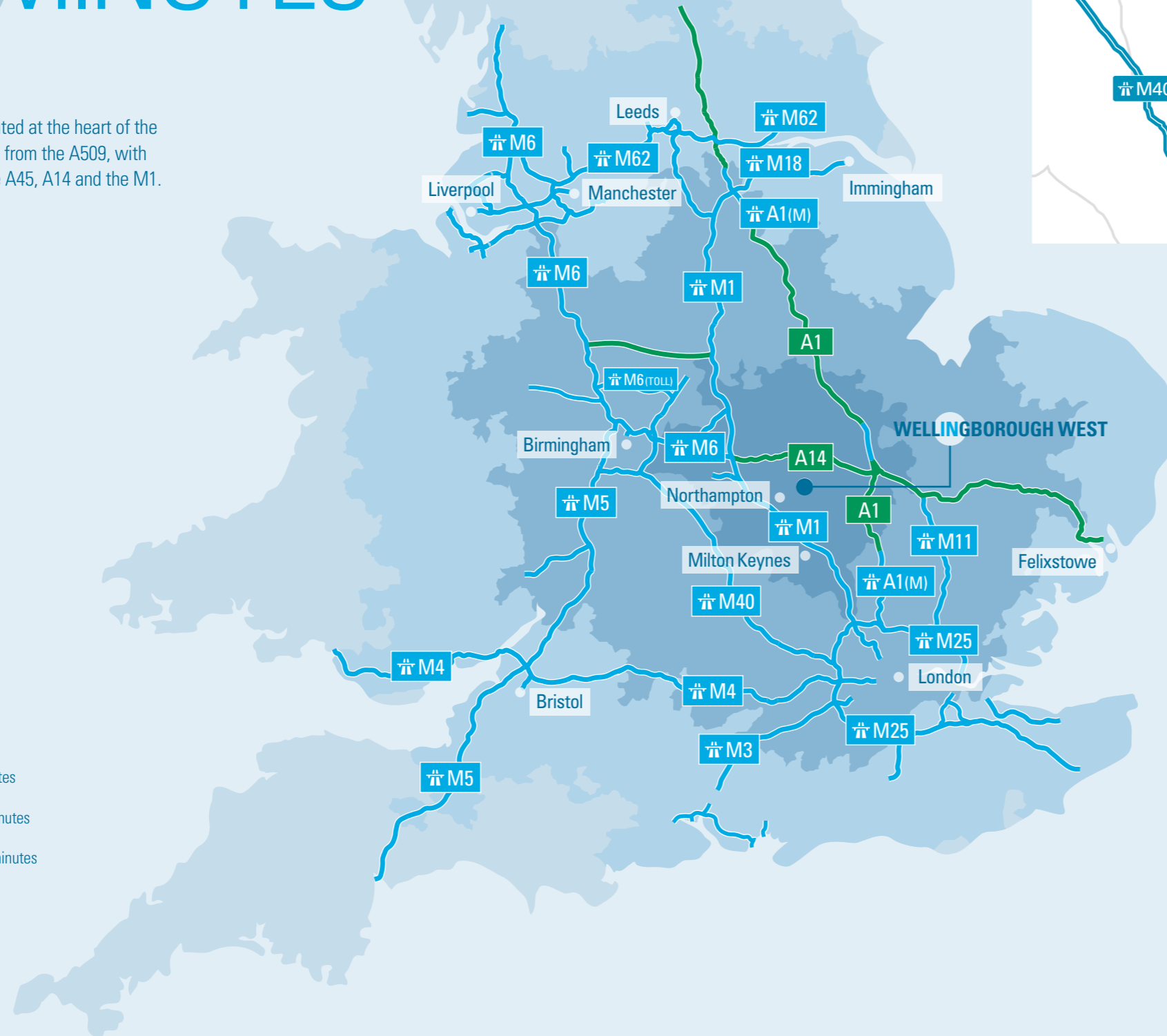
*Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).

MAKE CONNECTIONS IN MINUTES

Conveniently located at the heart of the UK, only ½ a mile from the A509, with fast access to the A45, A14 and the M1.

HGV Drive Times

- 0 – 90 minutes
- 90 – 180 minutes
- 180 – 270 minutes



Distance / Drive Times

	Miles*	Times*
 Wellingborough Town Centre	2	5 mins
A14 (J9)	6	13 mins
Kettering	8	16 mins
Northampton	12	16 mins
Thrapston	14	20 mins
M1 (J15)	13	21 mins
Birmingham	62	1 hr 18 mins
Central London	78	1 hr 36 mins
Manchester	149	2 hrs 35 mins
 London Luton	50	58 mins
Birmingham International	56	1 hr 10 mins
London Stansted	74	1 hr 30 mins
London Heathrow	80	1 hr 40 mins
London Gatwick	116	2 hrs 6 mins
 Felixstowe	114	2 hrs 3 mins
Harwich	124	2 hrs 32 mins
Immingham	124	2 hrs 38 mins

*Approximate figures and car journey times. Source: theaa.com



PARKlife™

At Prologis, we aim to create a high quality working environment for all our customers. Our buildings are on Prologis Parks which we own, manage and maintain. When customers move to one of our buildings, they can benefit from a range of park-wide services that we have designed to support their business operations.



GREEN TRAVEL PLAN



MAINTAINED LANDSCAPING



PARK SIGNAGE



LITTER PICKING



ON-SITE PARKING CONTROLS



ON-SITE RECRUITMENT SERVICE



SNOW CLEARANCE ROAD GRITTING



CUSTOMER ESTATE MEETINGS



MAINTAINED PRIVATE ROADS



COMMUNITY LIAISON



SHARED EXTERNAL BUILDING CLEAN



MAINTAINED PARK DRAINAGE

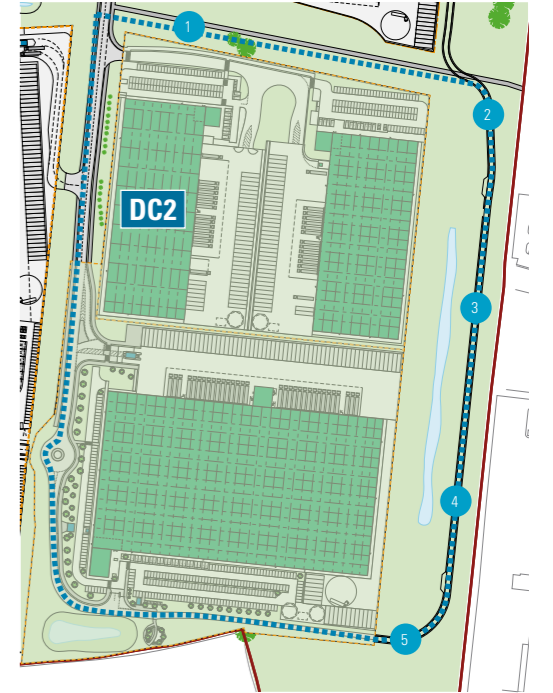
WORKOUT IN NATURE

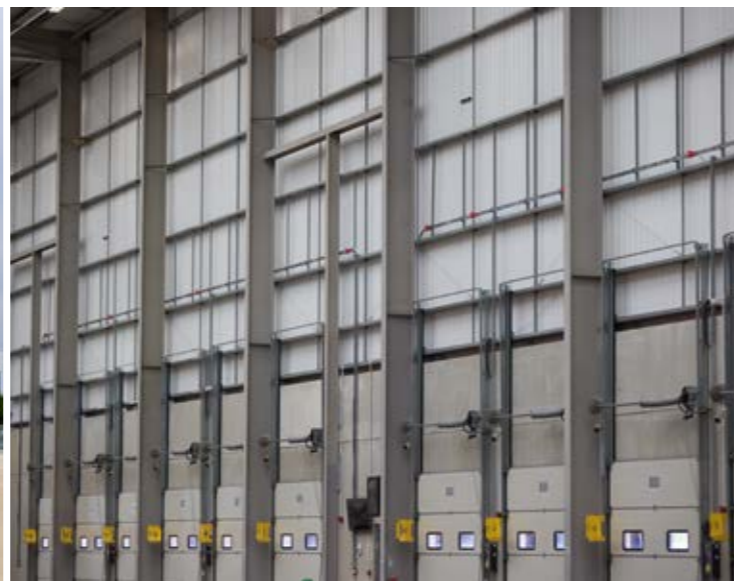


We believe our network of 22 Prologis Parks in the UK provide the perfect environment to encourage physical activity for both employees and the local community.

Prologis Park Wellingborough West provides an outdoor fitness trail with a 1 mile walking and running track around Zone B of the park. This trail includes a different piece of outdoor fitness equipment at 5 locations along the track, with information boards at each fitness station introducing the equipment and its correct use. We've also included equipment suitable for use by those in wheelchairs, ensuring everyone can benefit from the fitness trail.

Exercising outdoors is now incredibly popular and our fitness trail at Prologis Park Wellingborough West is used regularly by the local community, including local running and fitness groups as well as those who work in the buildings on the park.





LET US DO THE HEAVY LIFTING



Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.



MEET YOUR ESSENTIALS SOLUTIONS MANAGER

"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock



OPERATIONS

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



MOBILITY

Designed to transform fleets of all sizes with speed, simplicity and scale. Our experts have your every vehicle covered.



ENERGY + SUSTAINABILITY

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



WORKFORCE

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

For more information, please visit prologis.co.uk/essentials

Wellingborough

Benefit from our additional Flexxtra service at Wellingborough, a fast and flexible warehouse space adjacent to DC2. Whether you need some extra space for a couple of days or a few months, we've got up to 335,244 sq ft available – and you're welcome to take up any part of it.

The best bit is, you can downsize or upsize as you go – it's totally flexible.

up to
335,244 sq ft
(73,000 pallet spaces)

of fast and flexible
warehouse space
in Wellingborough



DC4 Prologis Park
Wellingborough West
Wellingborough NN8 6BS

welcome to Flexxtra **Wellingborough**



flexible space



best-in-class facilities



flexible timing



sustainable build



safe & secure



quick & easy

Powered by Prologis, this is a best-in-class, sustainable space with the latest construction technology.

> the building at a glance

- BREEAM Excellent and EPC A
- Net Zero Build*
- 18m clear internal eaves height
- 3 Level access doors
- 32 dock doors
- 4 Euro dock doors
- 80 HGV spaces
- Storage services

> what's on offer

- Between 1 to 73,000 pallet positions that flex to your needs
- Scalable and flexible solutions for any time frame you choose
- Warehousing, fulfilment, material handling, packaging and kitting, container unloading, and palletising
- Skilfully operated by Kinaxia Logistics
- Operating on Tier 1 WMS with customer portal and real-time visibility
- VNA and wide aisle racking
- Trailer parking and storage

> how to **book space** at Wellingborough

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To book your space, get in touch with:

James Hemstock
Prologis / Flexxtra

E: jhemstock@prologis.com
M: 07540 142 171

Steve Purvis
Visku

E: steve.purvis@visku.com
M: 07738 683 329

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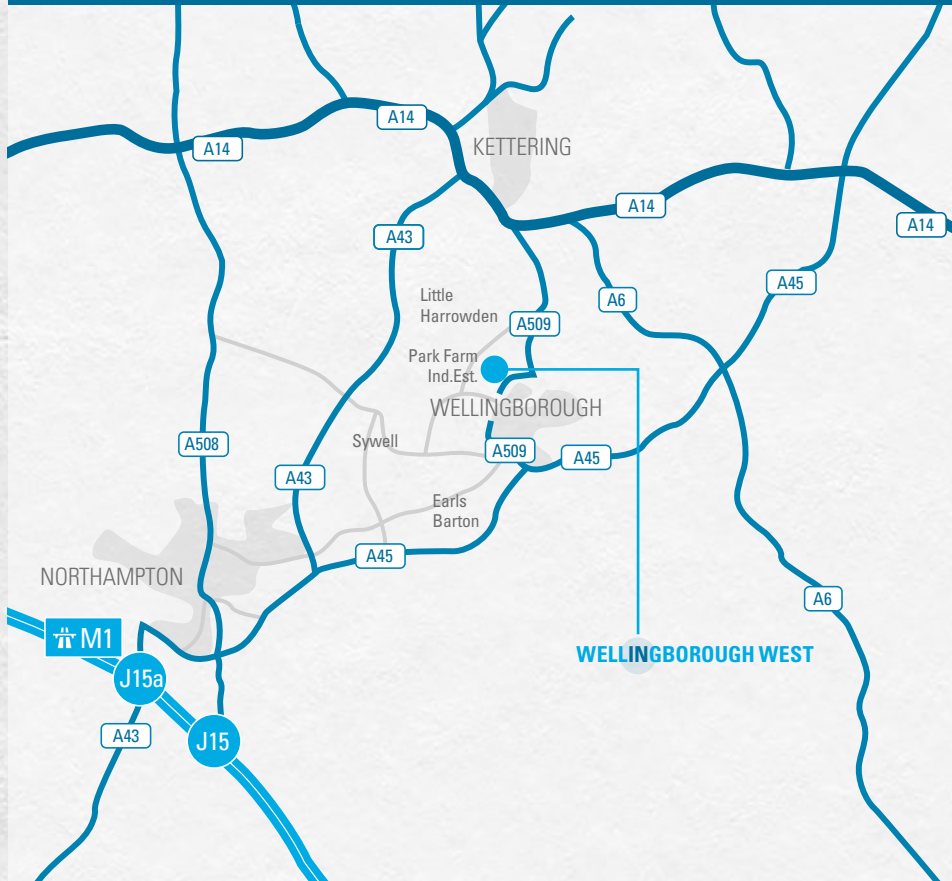
Then, move into your space in as little as 24 hours.
It's that simple.

prologis.co.uk/flexxtra.co.uk



PROLOGIS PARK WELLINGBOROUGH WEST

SAT NAV: NN8 6BT [///lawn.pitch.region](http://lawn.pitch.region) Sywell Road, Wellingborough NN8 6BT



ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver high quality buildings that help businesses run as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit prologis.co.uk

CONTACT US

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FOR FURTHER INFORMATION CONTACT THE JOINT AGENTS:



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