



PROLOGIS PARK
WELLINGBOROUGH WEST
THE MAKING

INDUSTRIAL / DISTRIBUTION
BUILD TO SUIT OPPORTUNITIES
130,000 – 560,000 SQ. FT



PROLOGIS PARK WELLINGBOROUGH WEST NO UNCERTAIN TERMS

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



Two Unit Scheme with Full Planning Permission on Zone B



EXCEPTIONAL VALUE

With occupancy costs in Wellingborough up to 20% lower than in Northampton, Prologis Park Wellingborough West offers great value Grade A logistics / industrial property in the East Midlands.



IN A SIZE TO SUIT

The development has full planning consent for units ranging from 130,000 sq ft to 560,000 sq ft but if you require a different size, we can still work closely with you to design a unit that fits.



GOOD 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.



FAST DELIVERY

With all infrastructure ready to go and full planning permission for Zone B, you can have access to a brand new building from just 32 weeks.

PROLOGIS PARK
WELLINGBOROUGH WEST
 GOOD HANDS

Take your place beside global brands at Prologis Park Wellingborough West.

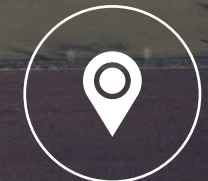
Prologis Park Wellingborough West is a brand new logistics / industrial development for the East Midlands. Expanding a well-established employment location, the new park offers facilities ranging from 130,000 sq ft to 560,000 sq ft. We will work closely with you to deliver a high quality building to meet your business needs within your operational deadline.



Buildings ready for access from 32 weeks.



Range of buildings from 130,000 – 560,000 sq ft



Close to A509, A45 and A14



Good supply of skilled labour

FLEXIBLE WELLINGBOROUGH WEST A BIG WAY

Every building at Prologis Park Wellingborough West will be designed and constructed to the same high quality standards that we deliver for customers across the UK.

Other alternative layouts to meet your specific requirements are available upon request.

ZONE B

ZONE B | 1 UNIT LAYOUT | FULL CONSENT

DC334

Warehouse: 317,325 sq ft

x32



<55m>

Office: 11,489 sq ft

32 Dock Docks

80 HGV Spaces

55m yard depth

Hub: 5,846 sq ft

x03



Gatehouse: 253 sq ft

3 Level Access Doors

2 EV Car Charging Spaces

261 Car Parking Spaces

Total: GIA: 334,913 sq ft

ZONE B | 2 UNIT LAYOUT | FULL CONSENT

DC174 & DC133

DC174

Warehouse: 160,777 sq ft

x17



<50m>

Office: 10,184 sq ft

17 Dock Docks

32 HGV Spaces

50m yard depth

Hub: 2,950 sq ft

x03



Gatehouse: 253 sq ft

3 Level Access Doors

134 Car Parking Spaces

Total: GIA: 174,164 sq ft

DC133

Warehouse: 125,765 sq ft

x13



<50m>

Office: 7,579 sq ft

13 Dock Docks

35 HGV Spaces

50m yard depth

x02



Total: GIA: 133,344 sq ft

2 Level Access Doors

112 Car Parking Spaces

ZONES C & D

ZONE C | 1 UNIT LAYOUT | SUBJECT TO PLANNING

DC557

Warehouse: 536,582 sq ft

x92



<55m>

2 Storey Office: 10,019 sq ft

92 Dock Docks

135 HGV Spaces

55m yard depth

2x Hub: 10,019 sq ft

x10



Gatehouse: 262 sq ft

10 Level Access Doors

2 EV Car Charging Spaces

432 Car Parking Spaces

Total: GIA: 557,164 sq ft

ZONE C | 2 UNIT LAYOUT | SUBJECT TO PLANNING

DC414 & DC154

DC414

Warehouse: 394,006 sq ft

x60



15m Clear Haunch Height

2 Storey Office: 10,095 sq ft

60 Dock Docks

99 HGV Spaces

15m Clear Haunch Height

2 Storey Hub: 10,019 sq ft

x08



Gatehouse: 262 sq ft

8 Level Access Doors

321 Car Parking Spaces

Total: GIA: 414,383 sq ft

DC154

Warehouse: 146,516 sq ft

x15



12.5m Clear Haunch Height

2 Storey Office: 7,593 sq ft

15 Dock Docks

37 HGV Spaces

12.5m Clear Haunch Height

Gatehouse: 262 sq ft

x03



Total: GIA: 154,371 sq ft

3 Level Access Doors

120 Car Parking Spaces

ZONE D SOUTH | 1 UNIT LAYOUT | SUBJECT TO PLANNING

DC303

Warehouse: 288,470 sq ft

x58



<55m>

2 Storey Office: 5,009 sq ft

58 Dock Docks

73 HGV Spaces

55m yard depth

2 Storey Hub: 9,372 sq ft

x03



Gatehouse: 262 sq ft

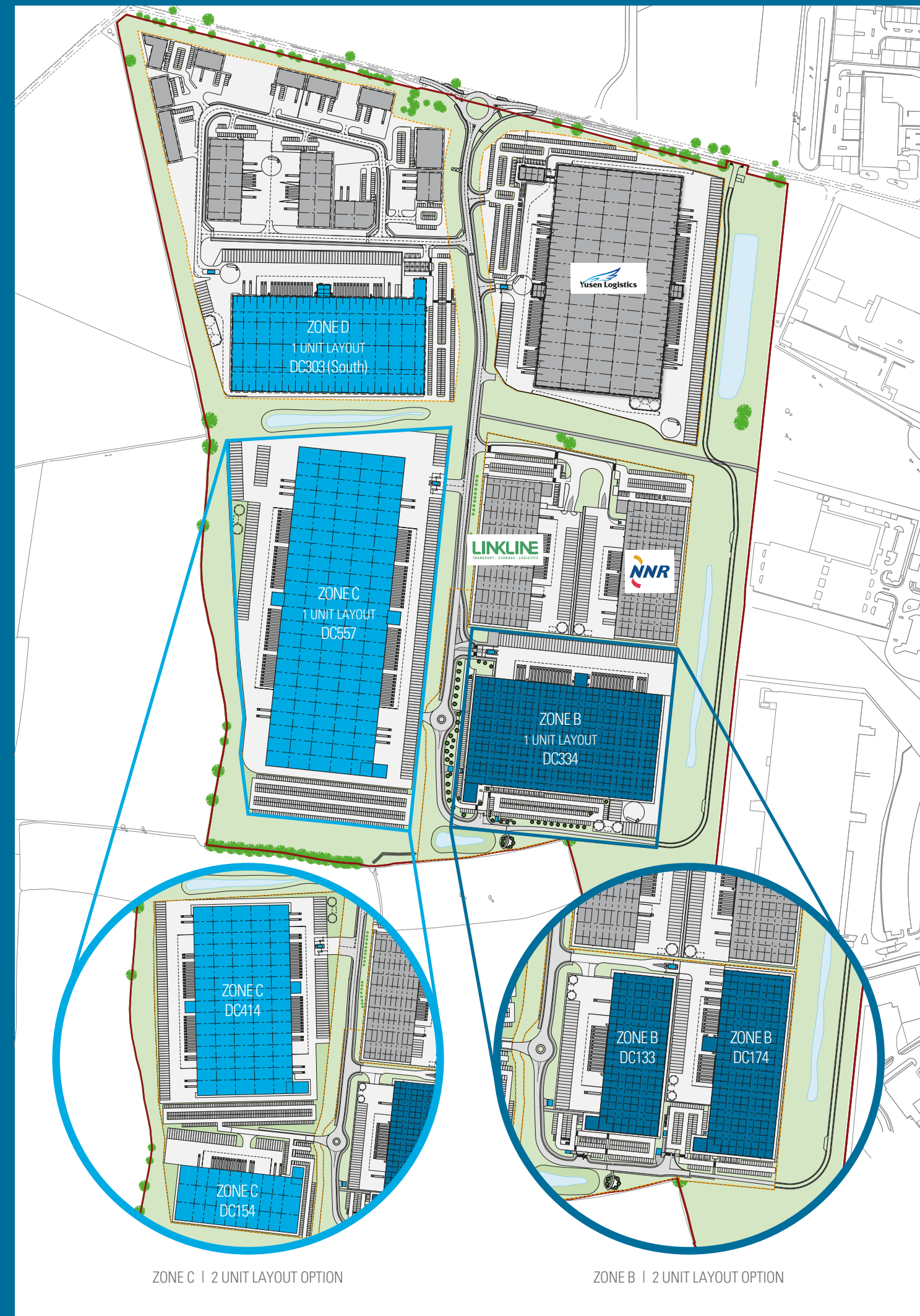
3 Level Access Doors

234 Car Parking Spaces

15m Clear Haunch Height

Total: GIA: 303,113 sq ft

BUILD TO SUIT DEVELOPMENT
UP TO 1.98 MILLION SQ FT
110 ACRES FOR B1, B2 & B8 USES



ZONE C | 2 UNIT LAYOUT OPTION

ZONE B | 2 UNIT LAYOUT OPTION

THE A45 WELLINGBOROUGH WEST 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.

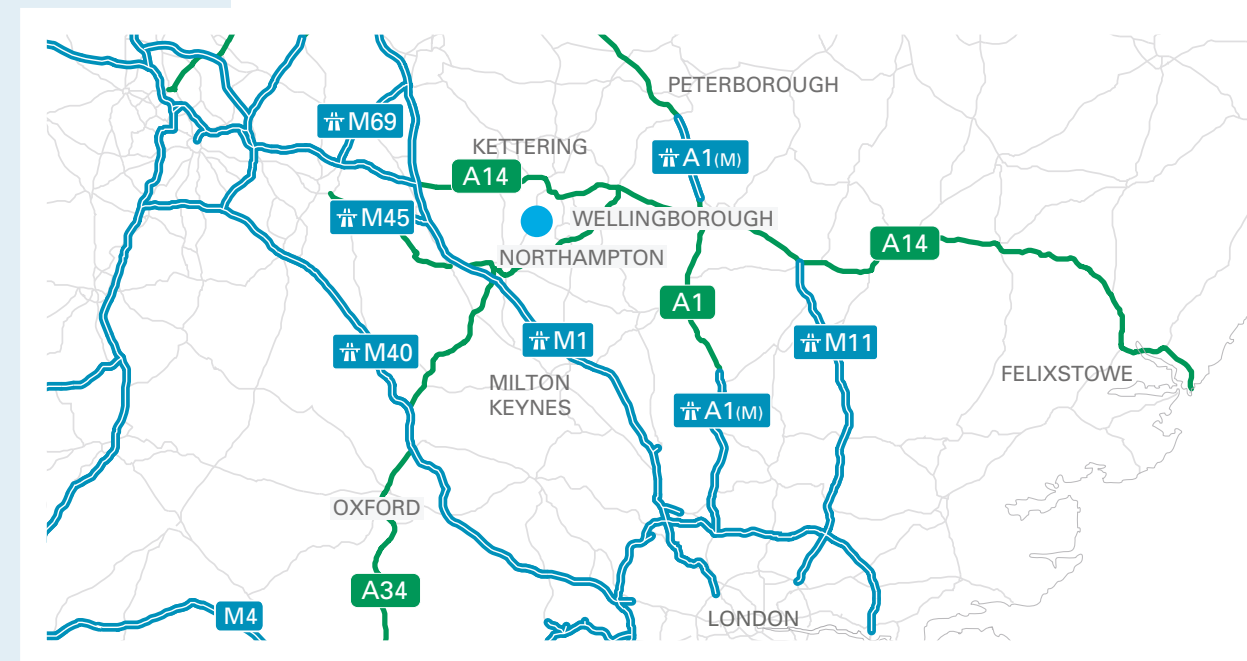
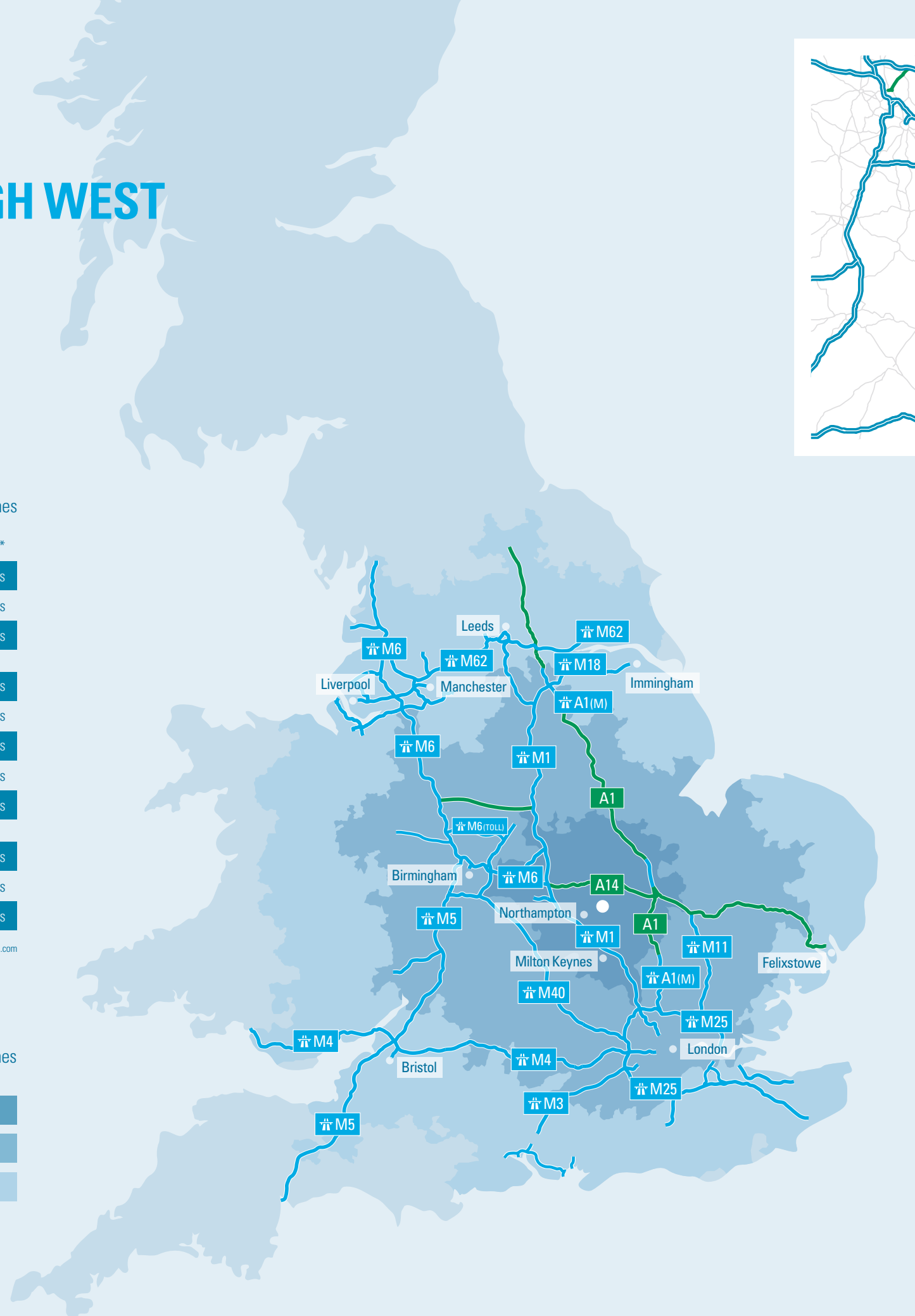
Distance / Drive Times

	MILES*	TIMES*
 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

HGV Drive Times

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



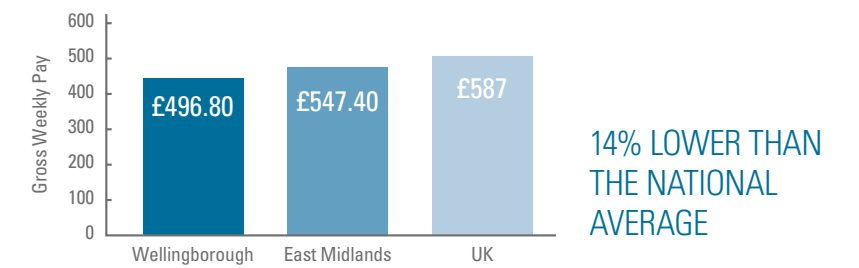
SKILLED SUPPORT WELLINGBOROUGH WEST THE REGION

A labour force on your doorstep

Since 2010 alone, Wellbeingborough's population has increased by 6%. Of the 80,000 residents, 60% are of working age with earnings 10% lower than the East Midlands average and 15% lower than the national average.

SALARIES

Showing lower salaries compared to East Midlands and national average.



LABOUR SUPPLY – High working population:



NVQ QUALIFICATIONS – NVQ 2 and above:



Source: nomisweb.co.uk

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, so 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.



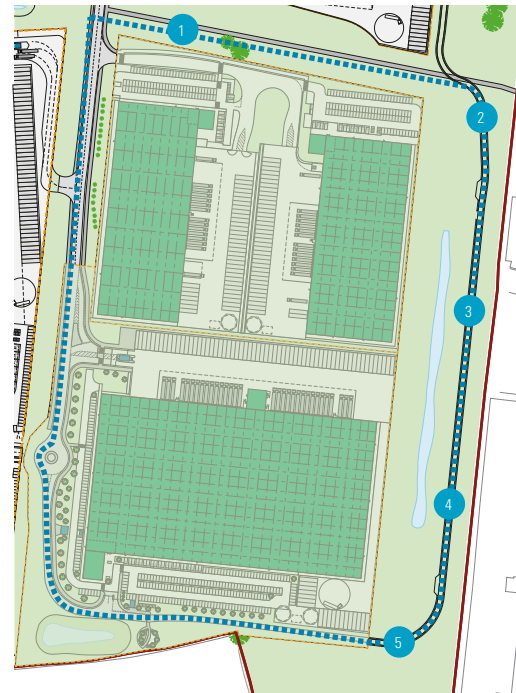
A WORKOUT WELLINGBOROUGH WEST WITH A VIEW



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

Recently, we opened our latest outdoor fitness trail at Prologis Park Wellingborough West. The trail forms a 1 mile running track around Zone B of the park and 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 even though it was only opened recently, our fitness trail at Prologis Park Wellingborough West is already being used by the local community, including local running and fitness groups. We also hope it will be widely used by park employees once the first occupiers move in.



Welcome to Prologis Essentials Marketplace

When it comes to getting your warehouse up and running, we've got you covered. Prologis Essentials Marketplace conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and carefree start.

Already a customer? That's great. Prologis Essentials Marketplace is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.

Your Prologis Essentials Marketplace

An evolving supply line of essential products to help with your warehouse operations.

Forklifts your partner to equip, expand or upgrade your fleet quickly.

Racking flexible solutions to help you structure or restructure an efficient facility layout.

LED lighting easy to install, low maintenance fixtures for brighter, safer workspaces.

Prologis SolarSmart discover the benefits of generating environmentally friendly solar energy.

If you want to drive-down energy costs, improve safety and efficiency and create a more pleasant working environment for your employees, contact Stuart Davies on 0121 224 8716 or email sdavies@prologis.com.

FOR QUICK WAREHOUSE SETUP AND SMOOTH OPERATIONS

LED LIGHTING

Efficient and reliable – upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.

PROLOGIS SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.

RACKING

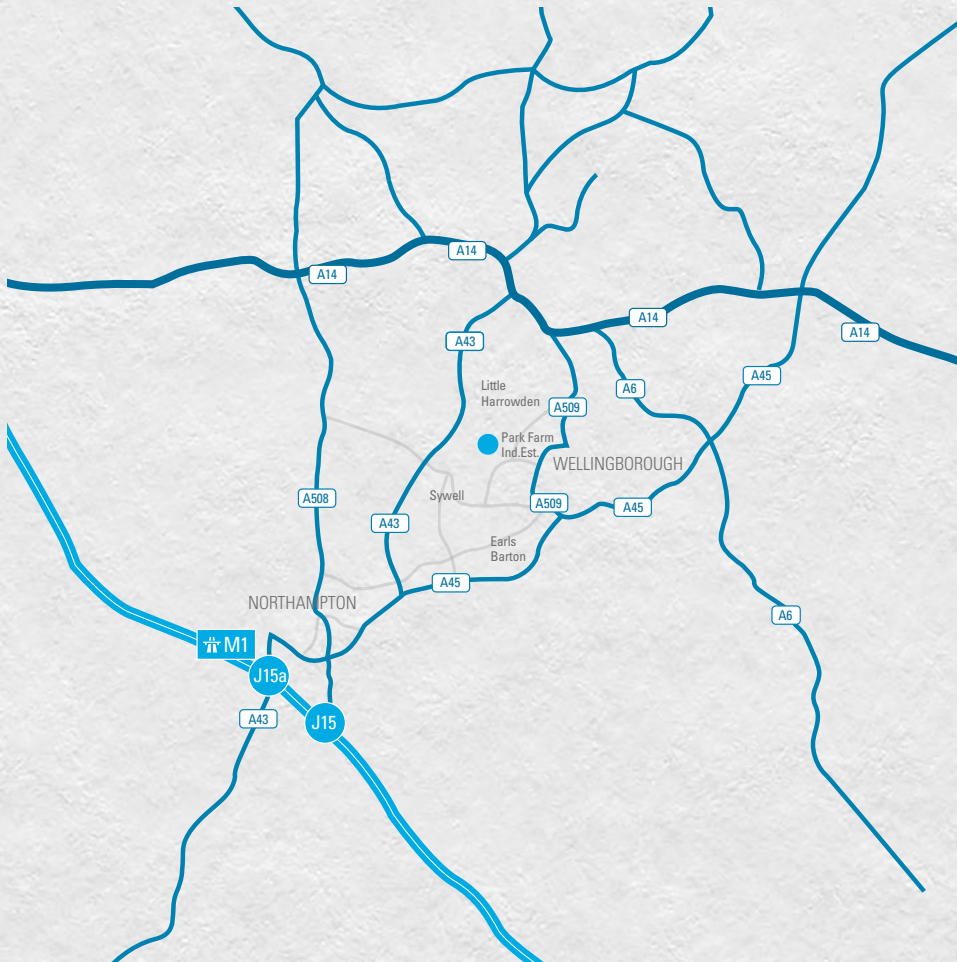
The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.

FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach- and pallet trucks, from our world-class partners.

PROLOGIS PARK WELLINGBOROUGH WEST

SAT NAV: NN8 6BS



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

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