

PROLOGIS PARK WELLINGBOROUGH WEST THE MAKING

INDUSTRIAL / DISTRIBUTION
BUILD TO SUIT OPPORTUNITIES
80,000 - 700,000 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.



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 can accommodate buildings from 80,000 sq ft to 700,000 sq ft and we will work closely with you to ensure that your building is designed and constructed to suit your operational requirements.



GOOD LABOUR SUPPLY

Wellingborough has a population of 76,100, which has risen by 17% over the past 30 years. 62.5% are of working age and earnings are 12.5% lower than the national average.



THE VERY BEST QUALITY

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



PROLOGIS PARK WELLINGBOROUGH WEST GOOD HANDS

Take your place
beside global brands
at Prologis Park
Wellingborough West

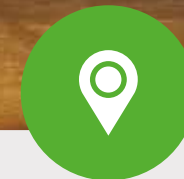
Prologis Park Wellingborough West is a new logistics / industrial development for the East Midlands. Expanding a well-established employment location, the new park offers facilities ranging from 80,000 sq ft to 700,000 sq ft. We will work closely with you to deliver a high quality building to meet your business needs within your operational deadline.



Buildings ready
from 2017 onwards



Range of buildings from
80,000 - 700,000 sq ft



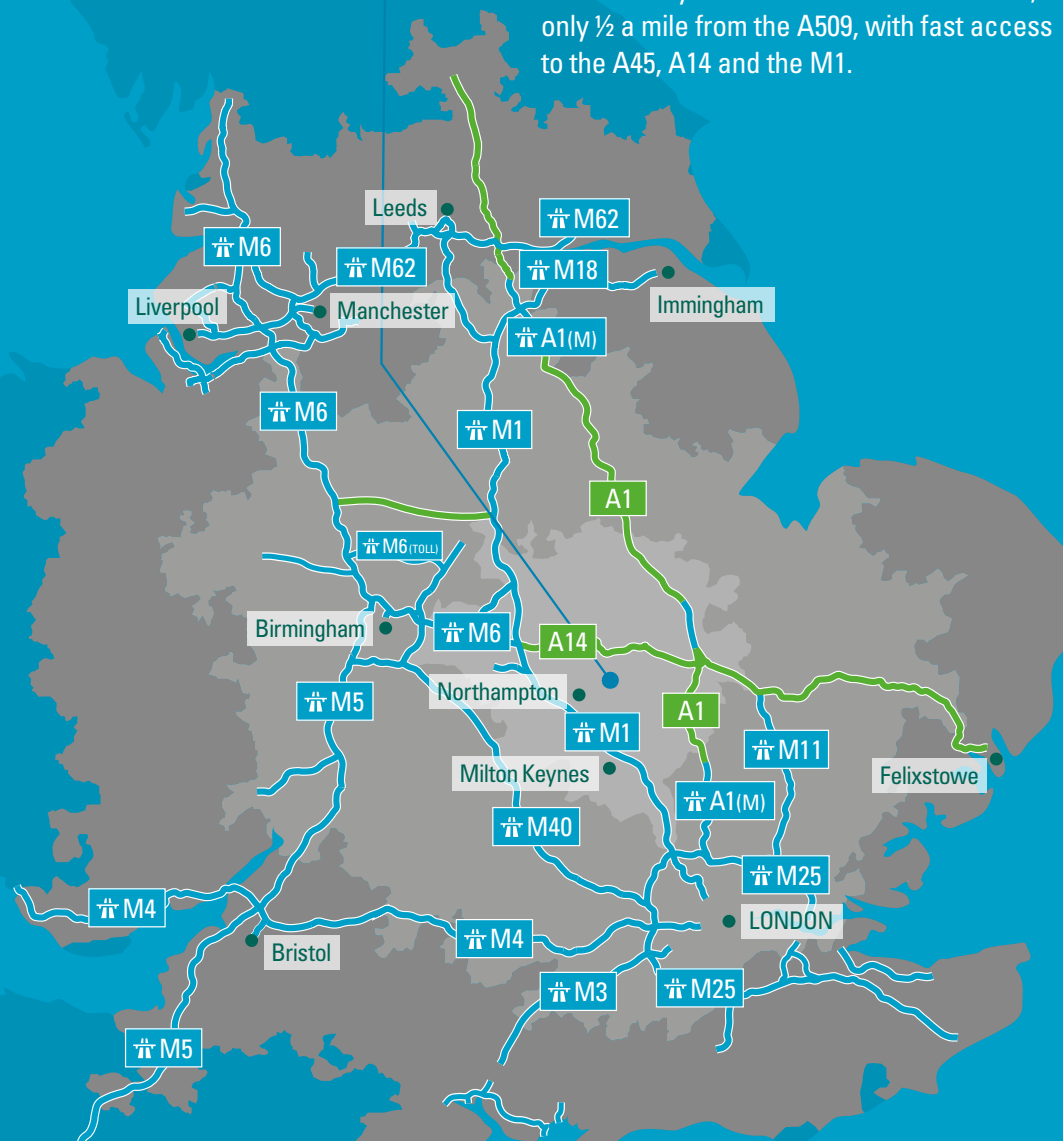
Close to A509,
A45 and A14



Good supply
of skilled labour

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*
	Central London	78 1 hr 36 mins
	Birmingham	62 1 hr 18 mins
	Manchester	149 2 hrs 35 mins
	London Luton	50 58 mins
	London Heathrow	80 1 hr 40 mins
	Birmingham International	56 1 hr 10 mins
	London Stansted	74 1 hr 30 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, source: theaaa.com

HGV Drive Times

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

FLEXIBLE WELLINGBOROUGH WEST A BIG WAY

A FLEXIBLE RANGE OF UNIT SIZES

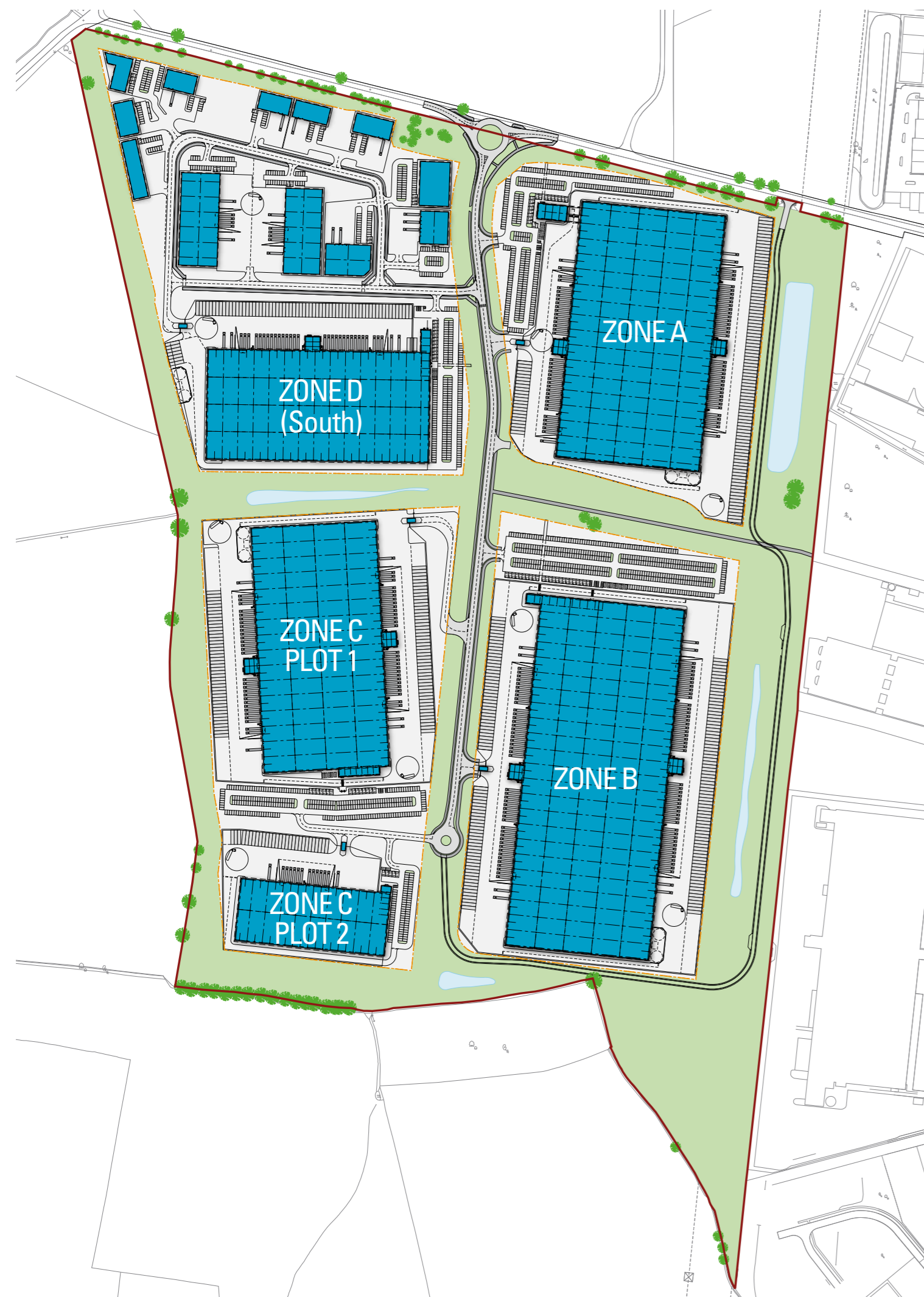
ZONE	NO. UNITS	SIZES UP TO	
Zone A	1-3 units	495,139 sq ft	46,000 sq m
Zone B	1-3 units	635,070 sq ft	59,000 sq m
Zone C	2-4 units	505,903 sq ft	47,000 sq m
Zone D	4-16 units	516,667 sq ft	48,000 sq m
Total(s)	8-26 units	2,152,779 sq ft	200,000 sq m

BUILD TO SUIT DEVELOPMENT UP TO 2.15 MILLION SQ FT 110 ACRES FOR B1, B2 & B8 USES

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.

INDICATIVE OPTION 1



ZONE A

- Warehouse: 434,632 sq ft / 40,378 sq m
- 2x2 Story Hub Offices: 10,016 sq ft / 930 sq m
- 2 Story Ancillary Offices: 11,992 sq ft / 1,114 sq m
- Total GIA: 456,640 sq ft / 42,422 sq m
- 68 Dock leveller doors
- 6 Level access doors
- 114 HGV Trailer parking spaces

ZONE B

- Warehouse: 590,259 sq ft / 54,836 sq m
- 2x2 Story Hub Offices: 10,016 sq ft / 930 sq m
- 2 Story Ancillary Offices: 15,194 sq ft / 1,410 sq m
- Total GIA: 615,469 sq ft / 57,176 sq m
- 96 Dock leveller doors
- 8 Level access doors
- 154 HGV Trailer parking spaces

ZONE C PLOT 1

- Warehouse: 360,985 sq ft / 33,536 sq m
- 2x2 Story Hub Offices: 10,018 sq ft / 930 sq m
- 2 Story Ancillary Offices: 8,073 sq ft / 750 sq m
- Total GIA: 379,076 sq ft / 35,216 sq m
- 56 Dock leveller doors
- 5 Level access doors
- 95 HGV Trailer parking spaces

ZONE C PLOT 2

- Warehouse: 107,376 sq ft / 9,975 sq m
- 2 Story Ancillary Offices: 5,786 sq ft / 536 sq m
- Total GIA: 113,162 sq ft / 10,511 sq m
- 12 Dock leveller doors
- 2 Level access doors
- 29 HGV Trailer parking spaces

ZONE D (SOUTH)

- Warehouse: 285,251 sq ft / 26,500 sq m
- 2x2 Story Hub Offices: 5,009 sq ft / 465 sq m
- 2 Story Ancillary Offices: 9,119 sq ft / 847 sq m
- Total GIA: 299,379 sq ft / 27,812 sq m
- 30 Dock leveller doors
- 4 Level access doors
- 75 HGV Trailer parking spaces

INDICATIVE OPTION 2



ZONE A - Plot 1

- Warehouse: 229,444 sq ft / 21,316 sq m
- 2x2 Story Hub Offices: 5,000 sq ft / 464.5 sq m
- 2 Story Ancillary Offices: 6,372 sq ft / 592 sq m
- Gatehouse: 258 sq ft / 24 sq m
- Total GIA: 241,074 sq ft / 22,397 sq m
- 24 Dock leveller doors
- 5 Level access doors
- 58 HGV Trailer parking spaces
- 55m deep yards
- 187 car parking spaces

ZONE A - Plot 2

- Warehouse: 180,834 sq ft / 16,800 sq m
- 2x2 Story Hub Offices: 5,000 sq ft / 464.5 sq m
- 2 Story Ancillary Offices: 5,000 sq ft / 464.5 sq m
- Gatehouse: 258 sq ft / 24 sq m
- Total GIA: 191,092 sq ft / 17,753 sq m
- 20 Dock leveller doors
- 5 Level access doors
- 45 HGV Trailer parking spaces
- 55m deep yards
- 150 car parking spaces

ZONE B - Plot 1

- Warehouse: 161,093 sq ft / 14,966 sq m
- 2 Story Ancillary Offices: 7,352 sq ft / 716 sq m
- Total GIA: 168,800 sq ft / 15,682 sq m
- 24 Dock leveller doors
- 5 Level access doors
- 47 HGV Trailer parking spaces
- 50m deep yards
- 131 car parking spaces

ZONE B - Plot 2

- Warehouse: 379,266 sq ft / 35,235 sq m
- 2 Story Ancillary Offices: 9,004 sq ft / 837 sq m
- 2x2 Story Hub Offices: 10,000 sq ft / 929 sq m
- Gatehouse: 258 sq ft / 24 sq m
- Total GIA: 398,528 sq ft / 37,025 sq m
- 22 Dock leveller doors
- 8 Level access doors
- 60 HGV Trailer parking spaces
- 55m deep yards
- 310 car parking spaces

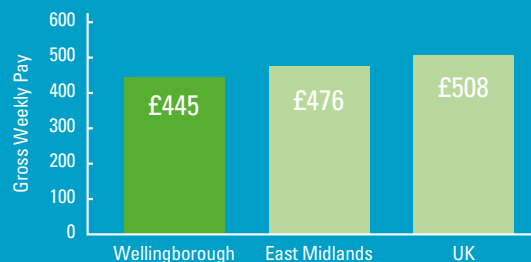
SKILLED SUPPORT WELLINGBOROUGH WEST THE REGION

A labour force on your doorstep

Over the past 30 years, Wellingborough's population has increased by 17%, a third more than the national average. Of the 76,100 people who live in the town, 47,600 – or 62.5 percent – are of working age and earnings are 12.5% lower than the national average.

SALARIES

Showing lower salaries compared to East Midlands and national average.



£445
(12.5%↓)

LABOUR SUPPLY

High working population:



47,600
(62.5%)

NVQ QUALIFICATIONS

NVQ 2 and above:



31,100
(65.5%)

PROVEN TRACK RECORD WELLINGBOROUGH WEST DELIVERING

Prologis has a strong track record creating high-quality buildings which are designed to suit our customers' requirements.



**1 MILLION SQ FT
DISTRIBUTION CENTRE
AT PROLOGIS RFI DIRFT**

"The distribution centre at DIRFT II is a significant investment for Sainsbury's. We are always looking at ways to serve our customers better and this depot will provide us with a central location to support our growing general merchandise business."
Roger Burnley, Managing Director



**457,546 SQ FT
REGIONAL DISTRIBUTION
CENTRE AT PROLOGIS
PARK PINEHAM**

"This new facility represents a multi-million pound investment for BMW Group UK and it is designed to further develop our industry-leading parts logistics operations."
Tim Abbott, Managing Director

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 the high quality buildings that help our customers run their businesses as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.



**221,000 SQ FT
DISTRIBUTION
CENTRE AT PROLOGIS
PARK RYTON**

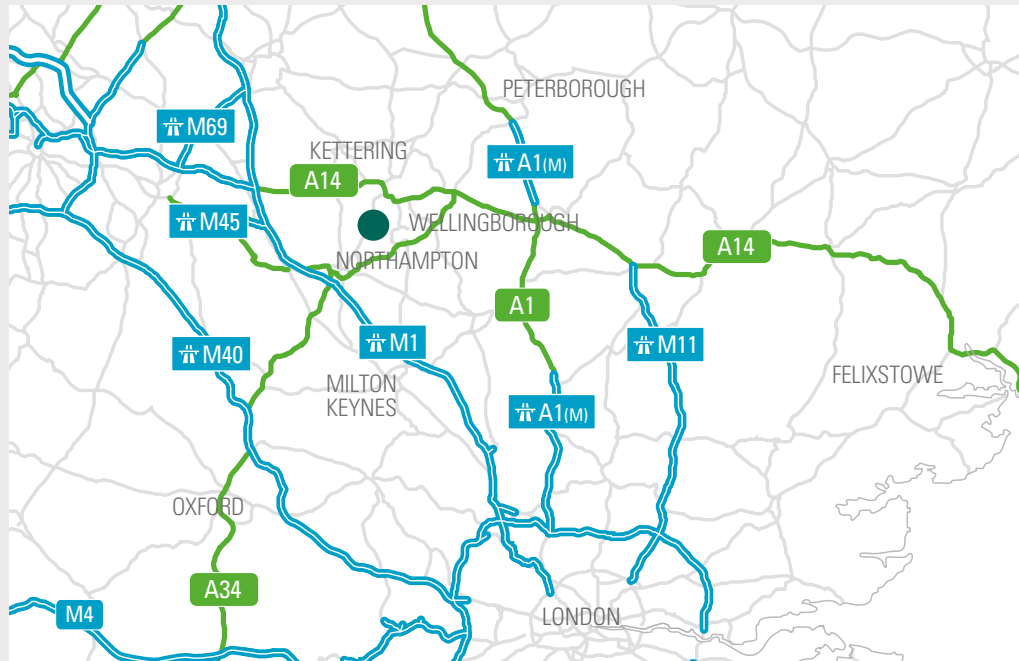
"We have worked closely with Prologis to design a state-of-the-art facility that will help us maintain our position as the leading parcel carrier in the UK."
Guy Buswell, CEO, UK Mail



**139,580 SQ FT
DISTRIBUTION CENTRE
AT PROLOGIS PARK
PINEHAM**

"The decision to move into this new Prologis building was a tremendous step forward for our business and shows how far Dalepak has come since we started as a small packaging company 20 years ago. We already have a skilled workforce and highly sophisticated technology. Now we have the building to match."
Gary White, Joint Managing Director

PROLOGIS PARK WELLINGBOROUGH WEST MINUTES



For further information contact the joint agents:

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	MILES	TIME
A45	2.5	6 mins
A14	6	12 mins
M1	15	20 mins
Northampton	13	6 mins
Leicester	46	57 mins
London	78	1 hr 36 mins
Felixstowe	114	2 hrs 3 mins
Manchester	145	2 hrs 30 mins

Source: Google Maps

