

# PROLOGIS PARK WELLINGBOROUGH

WELLINGBOROUGH | NORTHANTS  
**BUILD TO SUIT DEVELOPMENT**  
UP TO 2.15M SQ FT | 160 ACRES



# PROLOGIS PARK WELLINGBOROUGH

Build to Suit opportunities up to 2.15m sq ft

Prologis Park Wellingborough is a strategically located 160 acre site with planning permission for up to 2.15m sq ft



**Build to Suit development up to 2.15m sq ft**

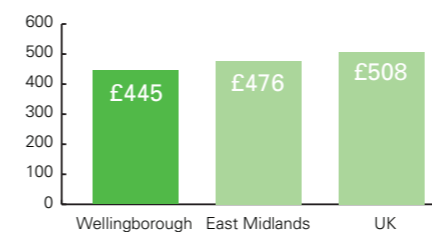
- Buildings delivered from 2015
- Good supply of labour
- Close to A509, A45 and A14



## DEMOGRAPHICS

### SALARIES

Showing lower salaries compared to East Midlands and National Average\*:



### LABOUR SUPPLY

Working population:  
**47,600 (62.5%)\***



### NVO QUALIFICATIONS

NVO 2 and above  
**31,100 (65.5%)\***



\* Approximate figures, Source: nomisweb.co.uk

# Build to Suit opportunities up to 2.15m sq ft | 160 acres



## 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
<b>Total GIA</b>	<b>299,379 sq ft</b>	<b>27,812 sq m</b>

- 28 Dock leveller doors
- 4 Level access doors
- 71 HGV Trailer parking spaces

## ZONE C PLOT 1

Warehouse	360,985 sq ft	33,536 sq m
2x2 Story Hub Offices	10,016 sq ft	930 sq m
2 Story Ancillary Offices	8,073 sq ft	750 sq m
<b>Total GIA</b>	<b>379,076 sq ft</b>	<b>35,216 sq m</b>

- 54 Dock leveller doors
- 5 Level access doors
- 91 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
<b>Total GIA</b>	<b>113,162 sq ft</b>	<b>10,511 sq m</b>

- 11 Dock leveller doors
- 2 Level access doors
- 28 HGV Trailer parking spaces

## ZONE A

Warehouse	454,046 sq ft	42,182 sq m
2x2 Story Hub Offices	10,016 sq ft	930 sq m
2 Story Ancillary Offices	12,687 sq ft	1,176 sq m
<b>Total GIA</b>	<b>476,749 sq ft</b>	<b>44,290 sq m</b>

- 68 Dock leveller doors
- 6 Level access doors
- 113 HGV Trailer parking spaces

## ZONE B

Warehouse	588,636 sq ft	54,686 sq m
2x2 Story Hub Offices	10,016 sq ft	930 sq m
2 Story Ancillary Offices	18,436 sq ft	1,712 sq m
<b>Total GIA</b>	<b>617,088 sq ft</b>	<b>57,328 sq m</b>

- 88 Dock leveller doors
- 8 Level access doors
- 148 HGV Trailer parking spaces

## ACCOMMODATION

Zone	No. Units	Unit Size Range
Zone A:	1-3 units	Up to 46,000sq m (495,139 sq ft)
Zone B:	1-3 units	Up to 59,000sq m (635,070 sq ft)
Zone C:	2-4 units	Up to 47,000 sq m (505,903 sq ft)
Zone D:	4-16 units	Up to 48,000 sq m (516,667 sq ft)
<b>Total(s)</b>	<b>8-26 units</b>	<b>Up to 200,000 sq m (2,152,779 sq ft)</b>

## SPECIFICATION

- xm clear haunch height
- Service yard varies from xxm to xxm
- Secure site
- The size and configuration of unit can be delivered to specific occupier requirements

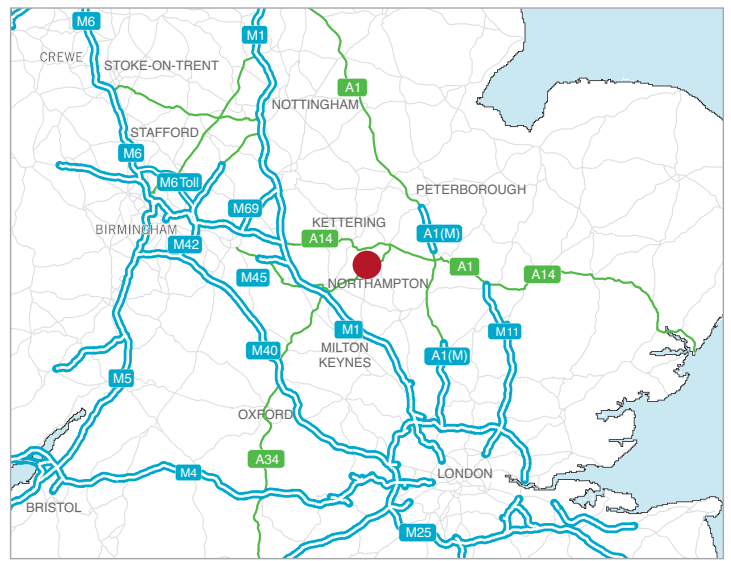
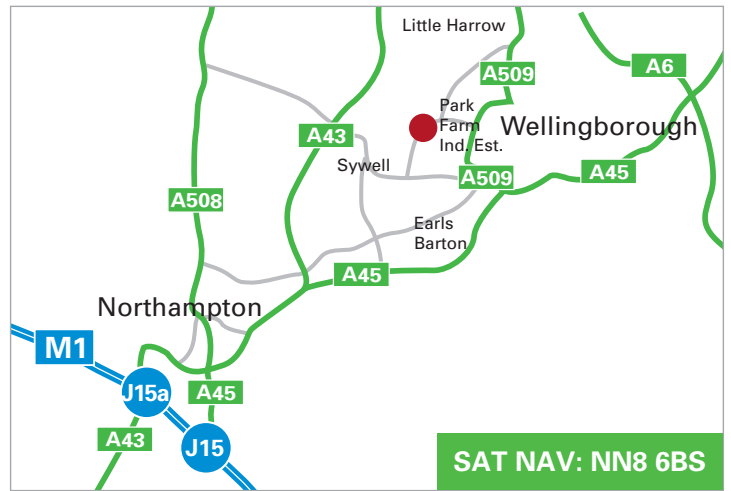


## LOCATION

Prologis Park Wellingborough is in a prime distribution location at the heart of the UK. Being only ½ mile from the A509, the site is perfectly located for the A14 and A45 and only 17 miles from junction 15a of the M1.

## DRIVE TIMES

	Miles	Time
A45	2.5	6 mins
A15	8	15 mins
M1 (J15a)	17	25 mins
Northampton	13	23 mins
Leicester	46	57 mins
London	78	1 hr 36 mins
Felixstowe	114	2 hrs 3 mins
Manchester	145	2 hrs 30 mins



## ABOUT PROLOGIS

Prologis has a strong track record creating high-quality buildings which are designed to suit our customers' requirements. We work closely with each customer throughout the planning and delivery of every project, at the same time taking the risk out of the development process.

We have the widest choice of locations, the team to deliver your project and the ability to meet your deadlines.



## WHY OUR CUSTOMERS CHOOSE PROLOGIS

Prologis is the leading global provider of industrial real estate with properties and development projects of 554 million square feet in markets across the Americas, Europe and Asia.

Our modern distribution facilities in 21 countries are leased to more than 4,500 customers who include manufacturers, retailers, transport companies, third-party logistics providers and other enterprises.

As a leading developer, owner and manager of industrial property, Prologis can provide customers and investors with modern distribution space that is designed and built to high standards of sustainability.

We can also offer the strategic locations and the development expertise required to build bespoke facilities that are designed to suit our customers' needs.

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