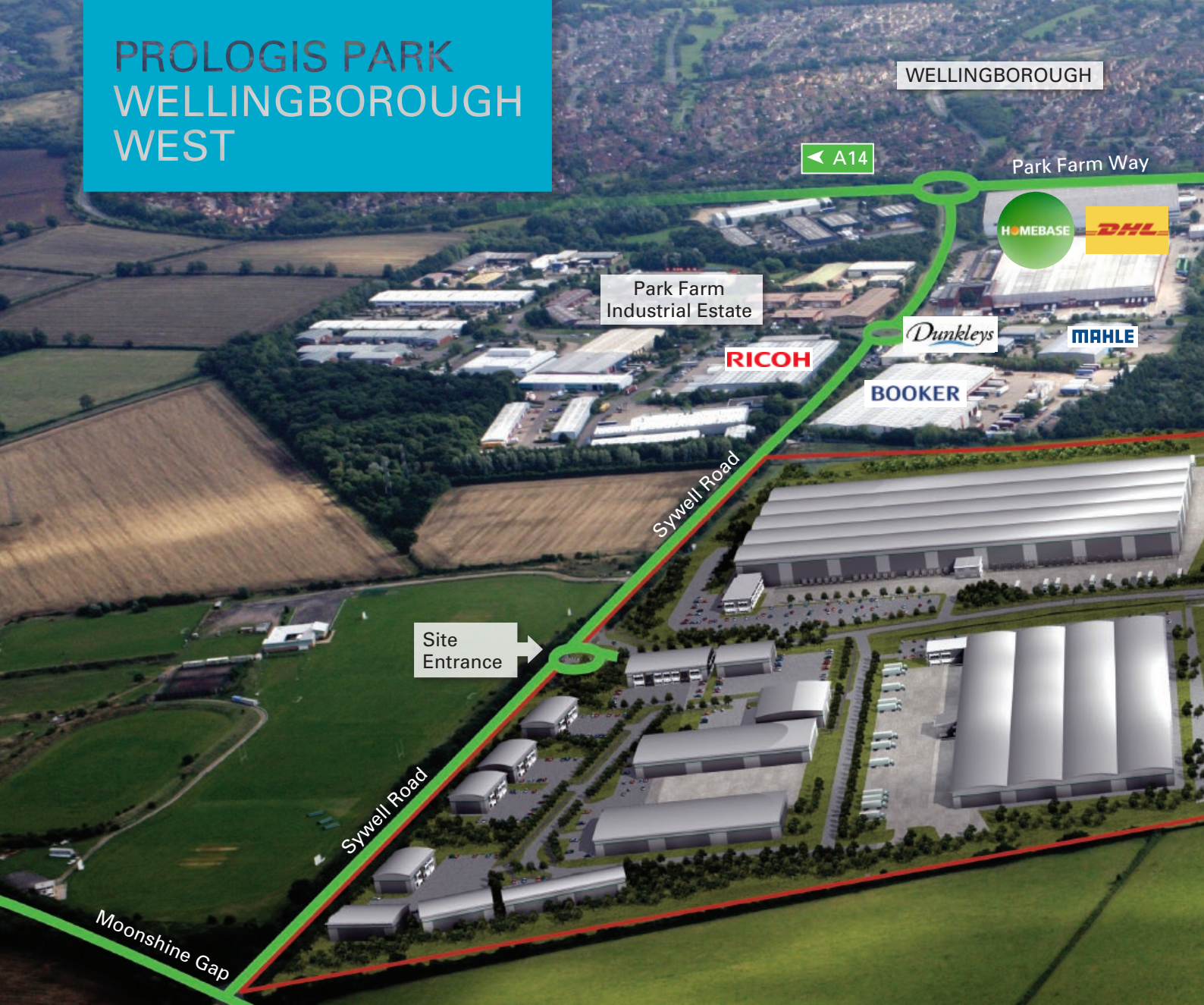


# PROLOGIS PARK WELLINGBOROUGH WEST

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



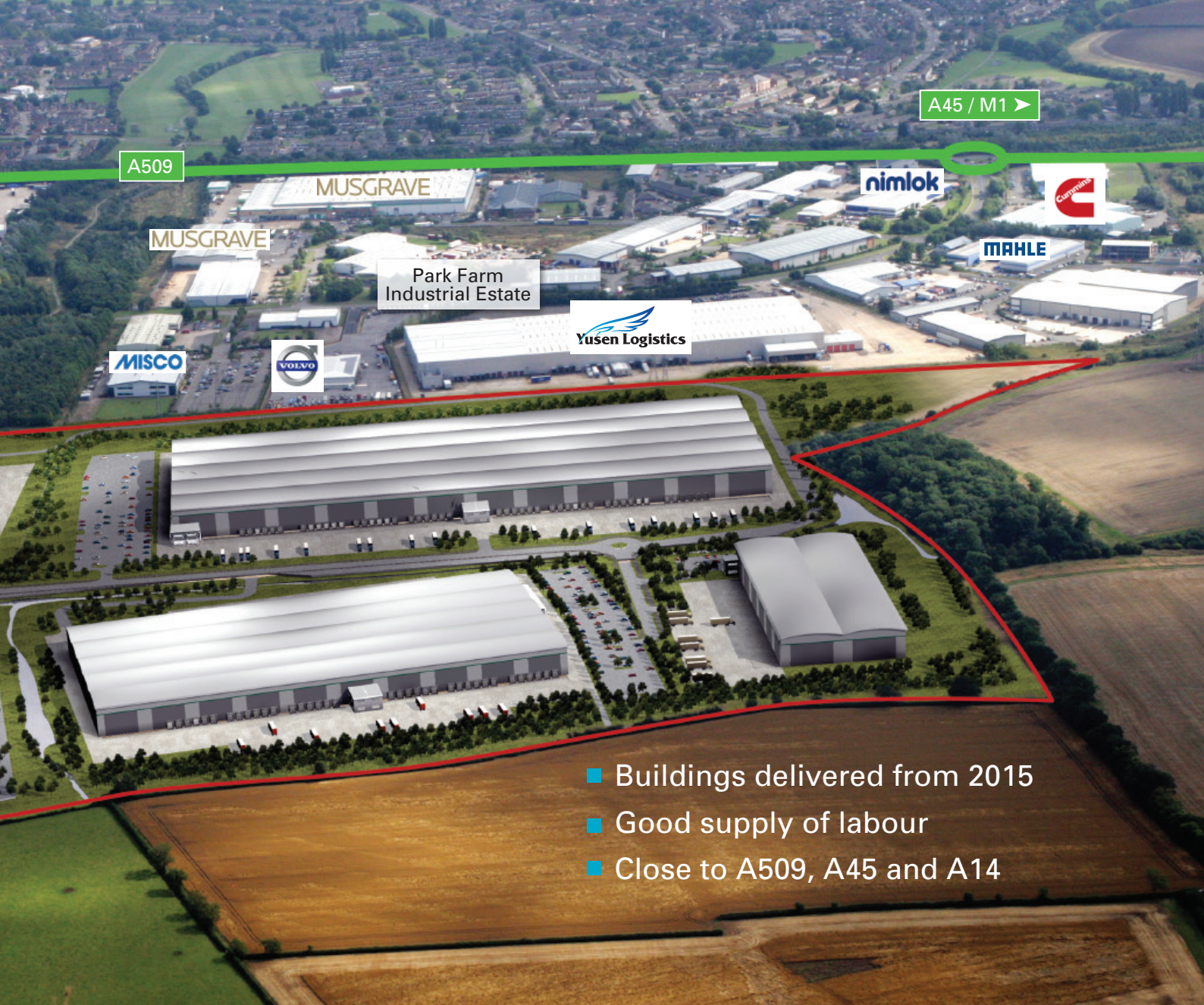
# PROLOGIS PARK WELLINGBOROUGH WEST



## Be part of a vibrant new development

Prologis Park Wellingborough West is a new high profile development offering a variety of building sizes all built to the highest standard. Prologis' vast experience of worldwide distribution projects enables swift development and occupation of large scale buildings, so you can re-configure your distribution network even more rapidly.





A509

A45 / M1

MUSGRAVE

nimlok



MUSGRAVE

Park Farm Industrial Estate

MAHLE

MISC0



Yusen Logistics

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

# A labour force on your doorstep

Wellingborough's population has increased by 17% over the last 30 years, a third more than the national average. With a population of 76,100 and a working age population of 47,600 or 62.5 percent, the area offers a large and varied cross-section of flexible employment opportunities.

## LABOUR SUPPLY

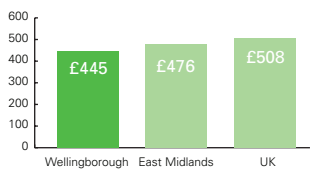
High working population:

**47,600 (62.5%)**



## SALARIES

Showing lower salaries compared to East Midlands and National Average:



## NVQ QUALIFICATIONS

NVQ 2 and above:

**31,100 (65.5%)**

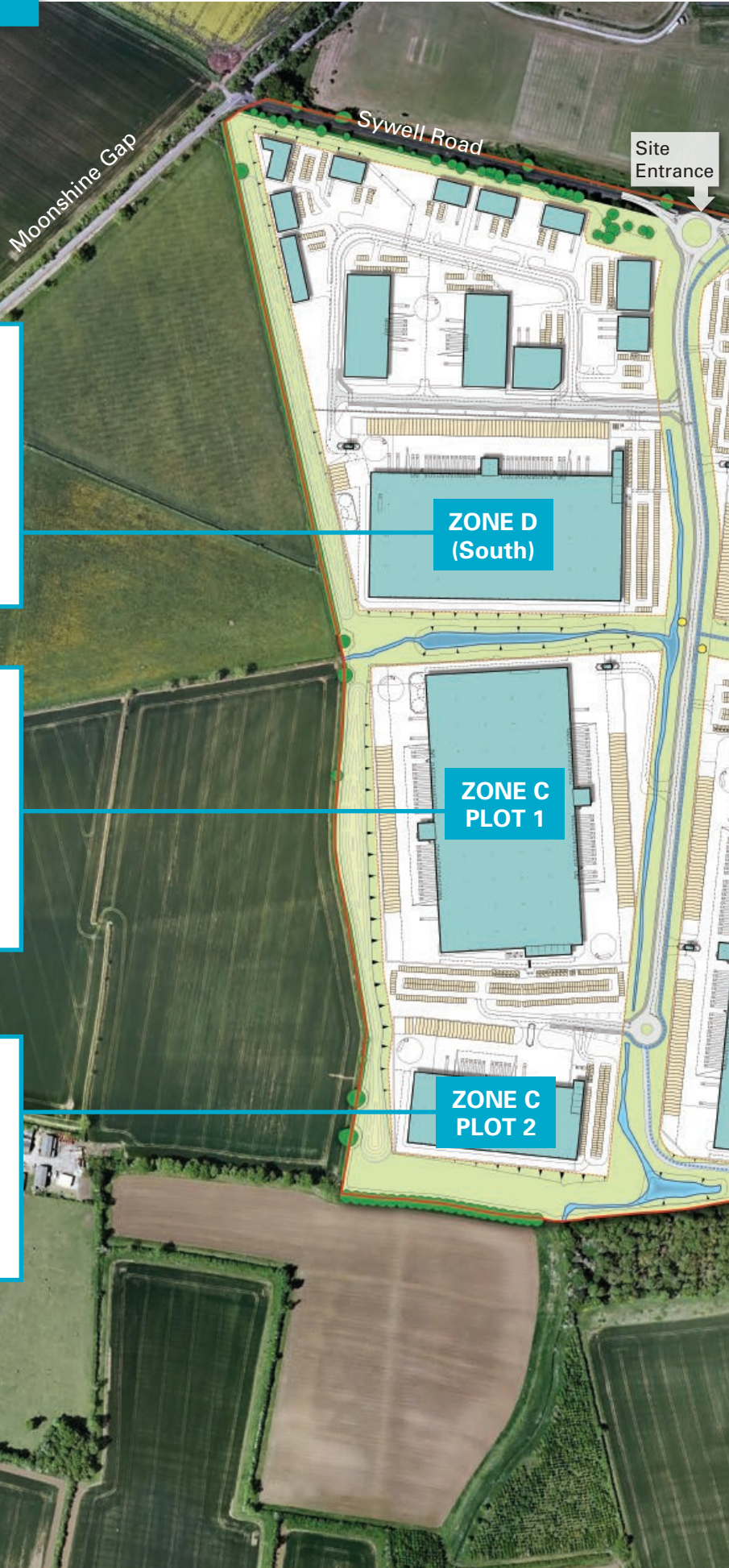


Source: nomisweb.co.uk



# PROLOGIS PARK WELLINGBOROUGH WEST

Build to Suit development  
B1, B2 and B8 uses



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

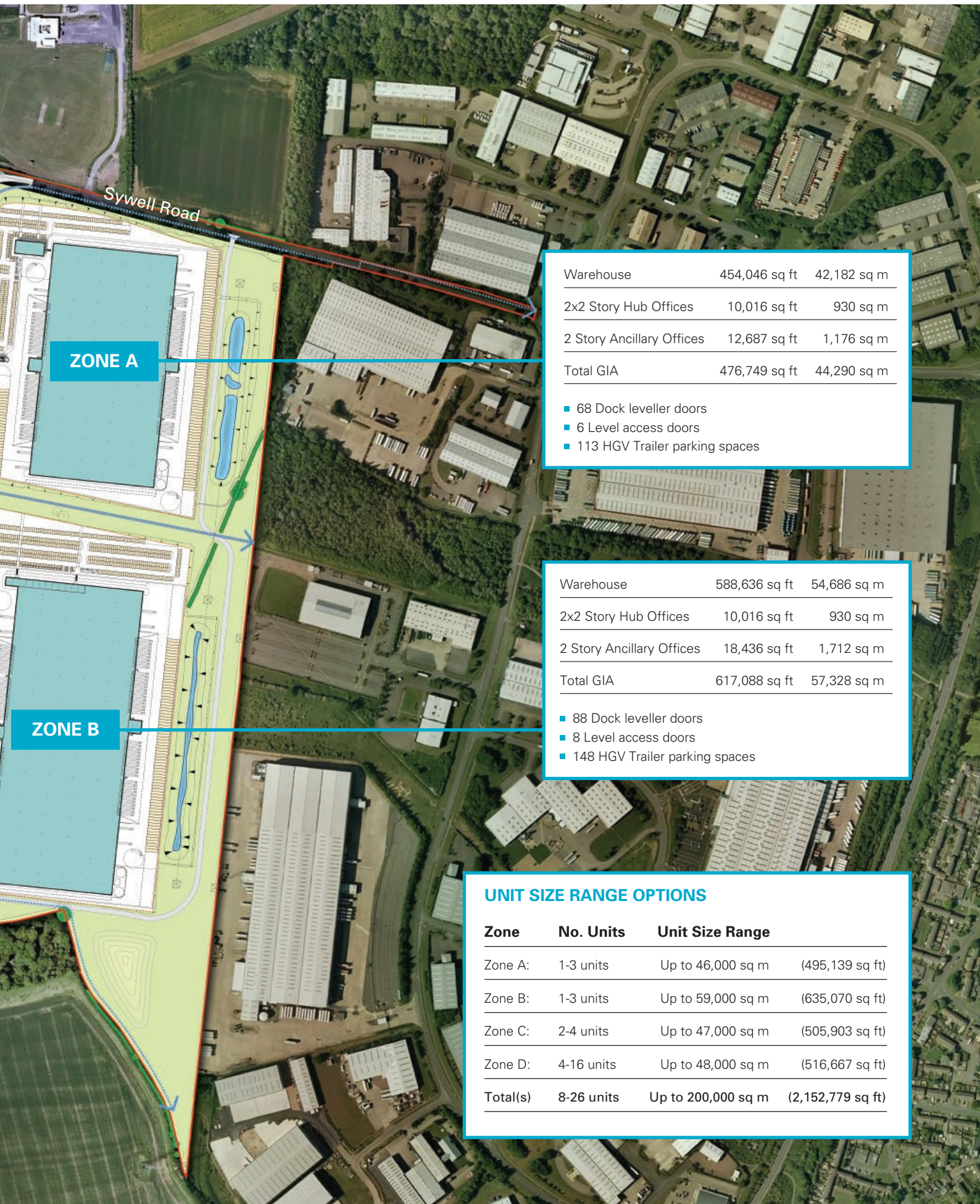
Warehouse	360,985 sq ft	33,536 sq m
2x2 Story Hub Offices	10,016 sq ft	930 sq m
2 Story Ancillary Offices	8,073 sq ft	750 sq m
<b>Total GIA</b>	<b>379,074 sq ft</b>	<b>35,216 sq m</b>

- 54 Dock leveller doors
- 5 Level access doors
- 91 HGV Trailer parking spaces

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

up to 2.15m sq ft | 160 acres



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

### UNIT SIZE RANGE OPTIONS

Zone	No. Units	Unit Size Range
Zone A:	1-3 units	Up to 46,000 sq m (495,139 sq ft)
Zone B:	1-3 units	Up to 59,000 sq 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>

# A site with flexibility to meet your needs

Prologis provides distribution and industrial buildings for many of the UK's leading companies and it has earned a reputation for delivering high quality facilities at strategic locations across the country, with Prologis Wellingborough West being no exception.

Working with the customer through every step of the development process, Prologis ensures that its buildings are designed and constructed to meet each operator's individual business requirements.

## General specification

### WAREHOUSE

- Up to 18m clear haunch height
- Floor loading 50kN/m<sup>2</sup>
- Rack leg loading 7 tonnes
- Level access and dock doors covering a range of vehicle sizes
- The size and configuration of unit can be delivered to specific occupier requirements



### OFFICES

- Double glazing
- Gas central heating
- Raised floor
- Fully carpeted throughout
- Rainwater harvesting



### EXTERNAL

- Security lighting
- Landscaped surroundings
- 50m service yards
- Secure site



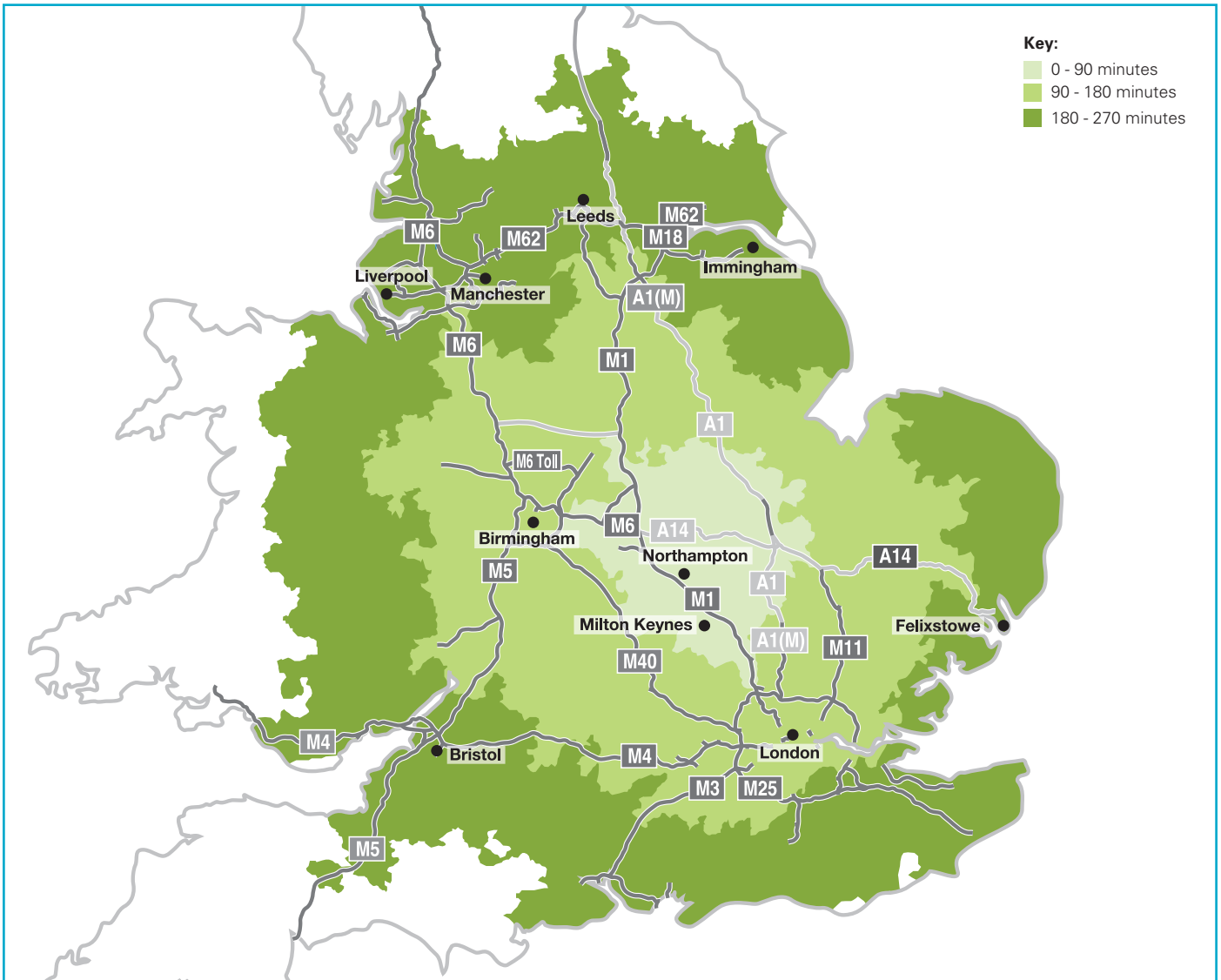
### ENVIRONMENTAL

- Minimum BREEAM 2011 'Very Good' standard, EPC Grade A
- Designed to make exceptional energy and water savings
- Enhanced natural plant and wildlife habitats
- Allows occupiers to reduce their own carbon footprint



# In a location which serves the UK

## HGV DRIVE TIMES



## DISTANCE / DRIVE TIMES

	Miles*	Times*
<b>ROAD</b>	Central London	75 1hr 40mins
	Birmingham	62 1hr 18mins
	Manchester	145 2hr 47mins
<b>AIRPORTS</b>	Luton Airport	50 58mins
	London Heathrow Airport	80 1 hr 40mins
	Birmingham Airport	56 1hr 10mins
	Stansted Airport	74 1hr 30mins
	London Gatwick Airport	116 2hr 6mins
<b>SEA PORTS</b>	Felixstowe	115 2hr 22mins
	Harwich	124 2 hr 32mins
	Immingham	119 2 hours 40mins

\* Approximate figures. Source: theaa.com

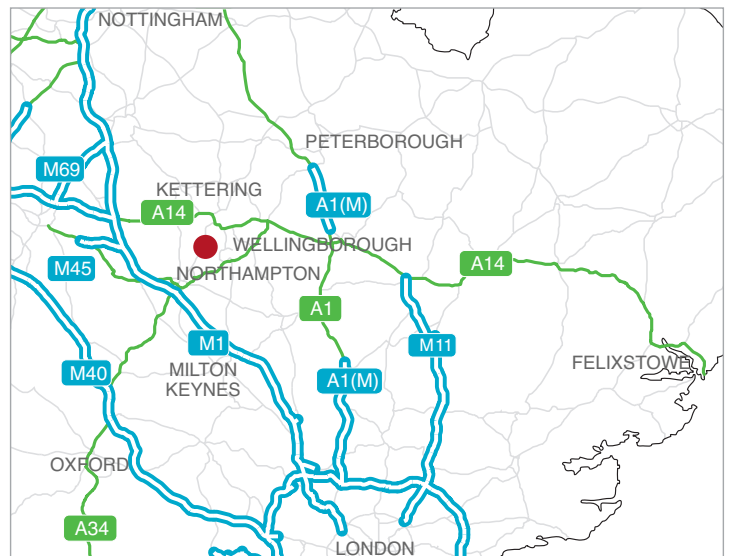
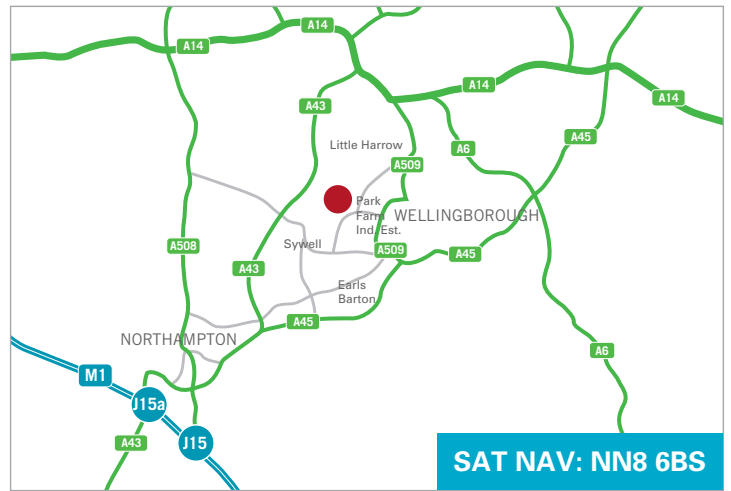
# A premier location

Prologis Park Wellingborough West 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 (15 miles) from junction 15 of the M1.

## DRIVE TIMES

	Miles	Time
A45	2.5	6 mins
A14	6	12 mins
M1 (J15)	15	20 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

Source: Google Maps



## 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.



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## WHY OUR CUSTOMERS CHOOSE PROLOGIS

Prologis is the leading global provider of industrial real estate with properties and development projects of 563 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.

For further information contact the joint agents :

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