

ST. MODWEN PARK WELLINGBOROUGH

FINEDON ROAD • WELLINGBOROUGH • NN8 4BJ

NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT
PHASE 1 - 44,336 to 172,105 Sq ft (4,119 to 15,989 Sq m)

TO LET



ST.MODWEN



BUILD TO SUIT OPPORTUNITIES AVAILABLE

UNIT 2

ST. MODWEN PARK WELLINGBOROUGH

St. Modwen Park is the first phase of employment land to be released as part of the wider Stanton Cross development which is a flagship mixed use development for Northamptonshire, promoted by Bovis Homes and their commercial development partner St. Modwen. Located on the eastern edge of Wellingborough, it will see more than £1bn invested in the town.

Once complete, along with 3,650 new homes and community facilities, it will provide more than 1,500,000 sq ft of industrial, leisure, retail and office space, delivering around 3,000 new jobs.

Stanton Cross will become a thriving commercial hub, providing flexible space for businesses ranging from international companies, to local start-ups.

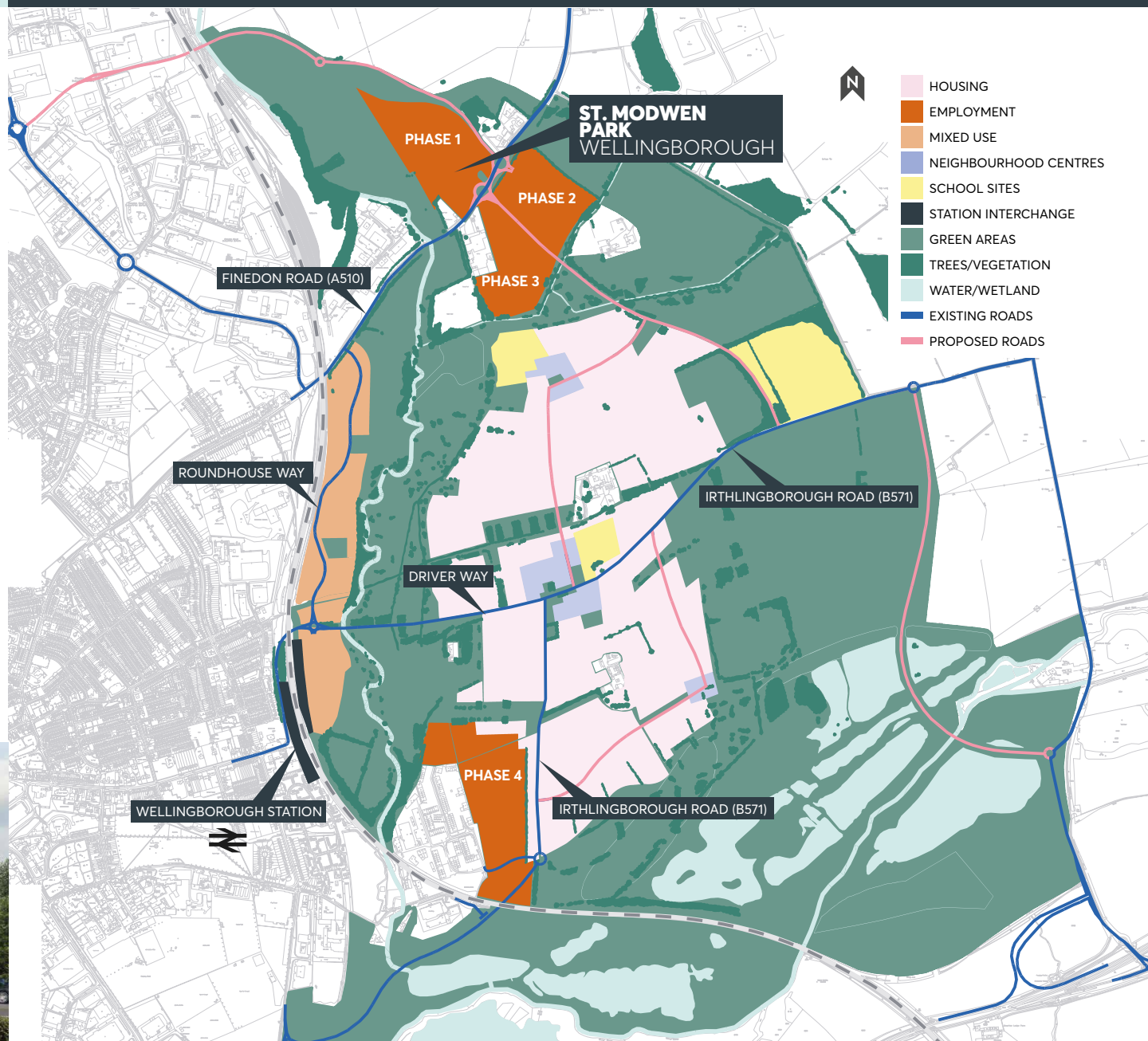
Phase 1 at St. Modwen Park Wellingborough is located adjacent to the A510 (Finedon Road) and once complete will provide three new bespoke industrial/distribution units within a strategic location at Stanton Cross. Detailed planning consent has been granted and infrastructure works have commenced on site.

Subsequent phases will offer the potential for units sizes from 16,000 sq ft.

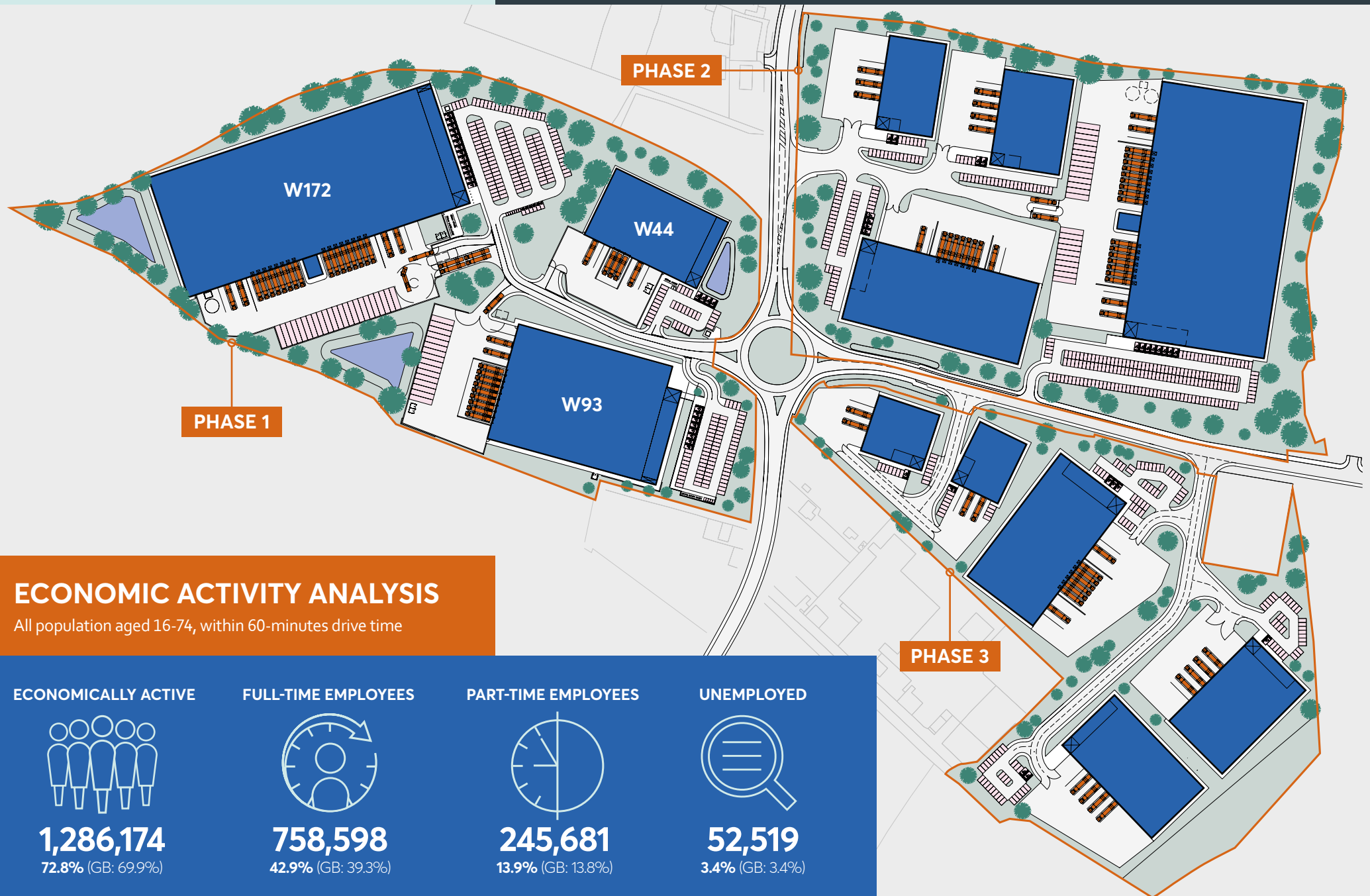


UNIT 1

LOCATED CLOSE TO KEY TRANSPORT LINKS INCLUDING THE M1 MOTORWAY, A45 AND A14 CORRIDORS



STANTON CROSS MASTERPLAN



ST. MODWEN PARK WELLINGBOROUGH IS SET TO BECOME A THRIVING COMMERCIAL HUB

**ST. MODWEN
PARK**
WELLINGBOROUGH



ST. MODWEN PARK WELLINGBOROUGH

PHASE 1 SCHEDULE OF AREAS (GIA)

W172 (15m clear internal height) **SQ FT** **SQ M**

Warehousing	163,913	15,228
Offices	8,192	761
TOTAL	172,105	15,989
Car parking spaces	160	
Dock level loading doors	16	
Level access doors	4	
Double height euro doors	2	

W93 (12m clear internal height) **SQ FT** **SQ M**

Warehousing	88,760	8,246
Offices	4,434	412
TOTAL	93,194	8,658
Car parking spaces	82	
Dock level loading doors	9	
Level access doors	2	
Double height euro doors	2	

W44 (10m clear internal height) **SQ FT** **SQ M**

Warehousing	40,300	3,744
Offices	4,036	375
TOTAL	44,336	4,119
Car parking spaces	39	
Dock level loading doors	4	
Level access doors	2	

PHASE 1 SPECIFICATION

Offices:

- Raised access floors with recess boxes
- Suspended ceilings with recessed lighting
- Kitchen
- Passenger lifts
- Comfort cooling/heating

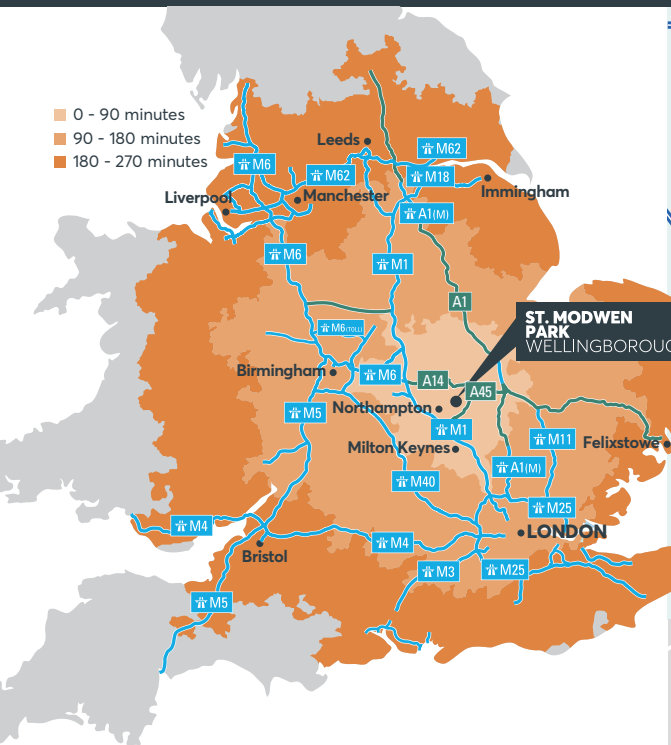
Warehousing:

- Modern detached warehouse facilities
- Clear internal height 10m to 15m dependent on unit size
- Generous provision of dock and level access doors
- Fully secure yards up to 55m
- Excellent HGV and car parking ratios



PART OF THE STANTON CROSS DEVELOPMENT, WHICH WILL SEE MORE THAN **£1 BILLION INVESTED IN WELLINGBOROUGH**

ST. MODWEN PARK WELLINGBOROUGH

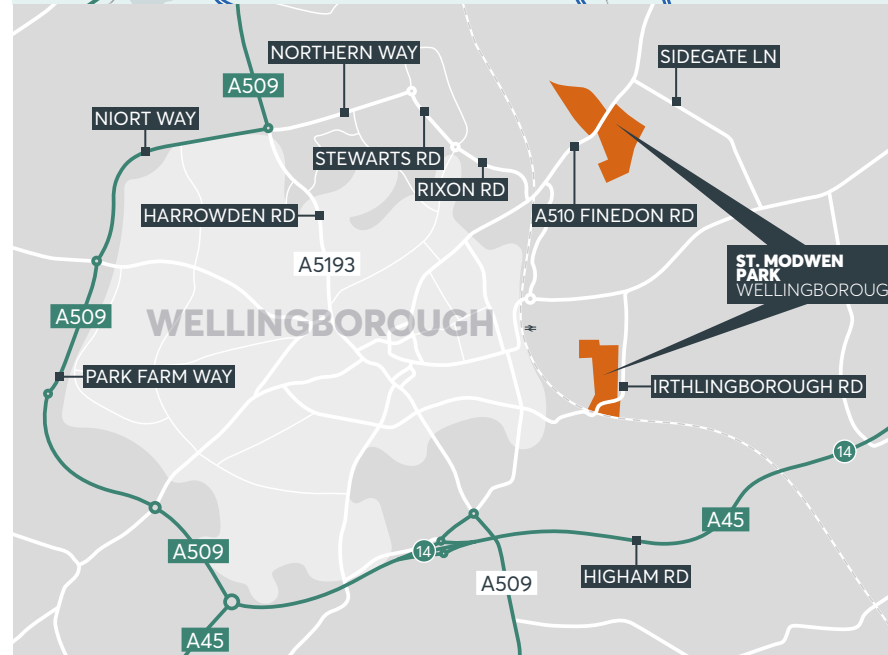


LOCATION

- Located close to key transport links including the M1 motorway, A45 and A14 corridors
- Approximately an hour's drive to Birmingham International and London Luton airports
- London's St Pancras in under an hour with Wellingborough Station connected to Stanton Cross via a brand-new road bridge

TERMS

All units are available on a leasehold build to suit basis. Further details available from the agents.



DISTANCES AND DRIVE TIME from NN8 4BJ

M1 Junction 15	15 miles	20 mins
Central Birmingham	64 miles	1 hr 15 mins
London (Central)	62 miles	1 hr 50 mins
Oxford	56 miles	1 hr 22 mins
Cambridge	49 miles	1 hr 13 mins
London Luton Airport	41 miles	1 hr
Birmingham International Airport	55 miles	1 hr 10 mins



WELLINGBOROUGH STATION TO

London St. Pancras	48 mins
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FOR FURTHER INFORMATION

Please contact the joint agents:



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