

INDUSTRIAL PARK
STANTON CROSS



STANTON CROSS INDUSTRIAL PARK

FINEDON ROAD, WELLINGBOROUGH NN8 4BJ

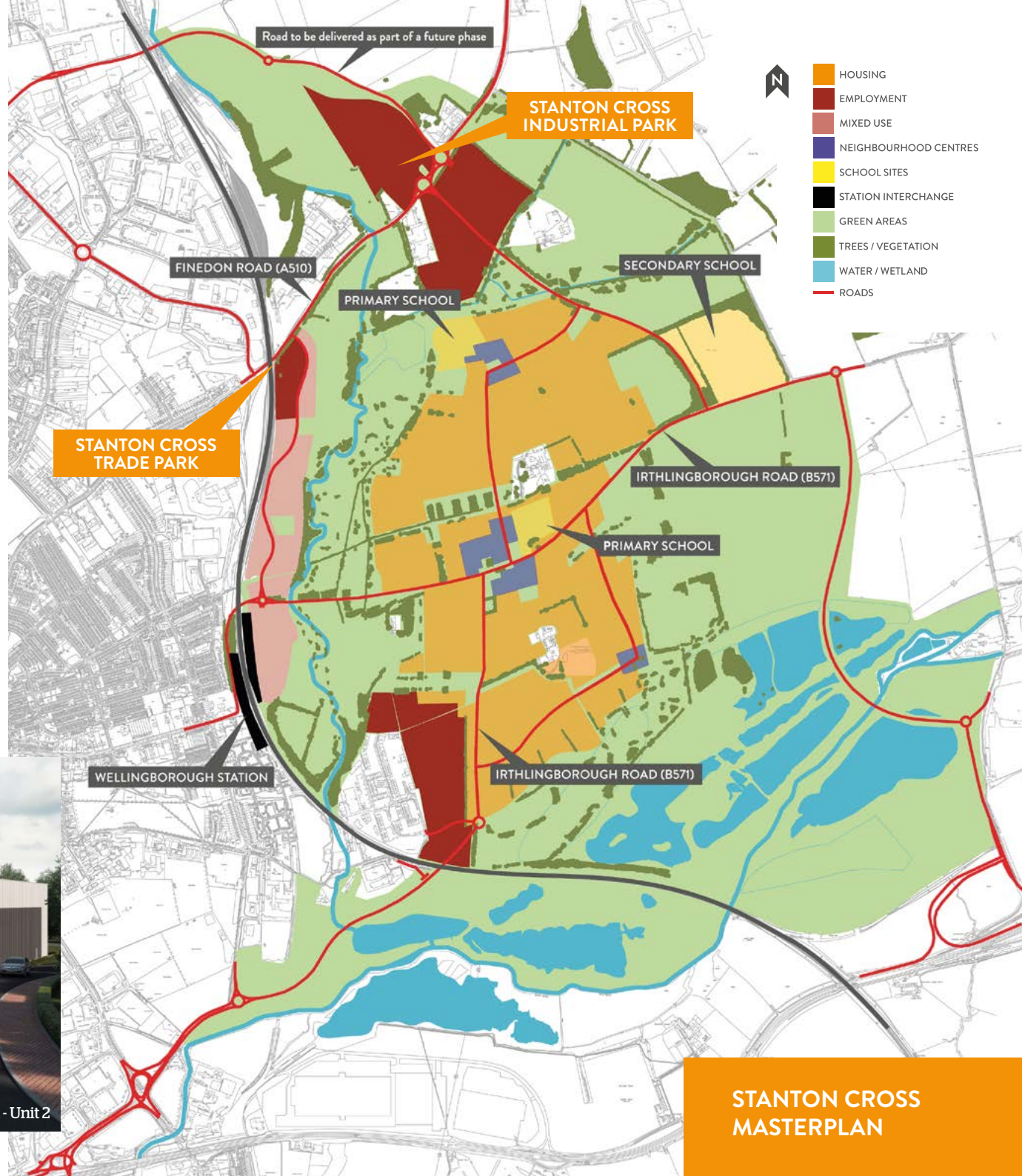
NEW INDUSTRIAL / DISTRIBUTION DEVELOPMENT
UNIT SIZES FROM 44,000 SQ FT TO 172,000 SQ FT
AVAILABLE FOR OCCUPATION FROM SPRING 2020

STANTON CROSS

Stanton Cross is the 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 £1 billion invested in the town.

Once complete, along with 3,650 new homes and community facilities, it will provide more than 1.5m sq ft of industrial, leisure, retail and office space, delivering around 3,000 new jobs.

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



STANTON CROSS INDUSTRIAL PARK

DESCRIPTION

A new Industrial Park in a very strategic location at Stanton Cross.

SPECIFICATION

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
- Excellent HGV and car parking spaces
- Generous mains services supplies (500KVA)

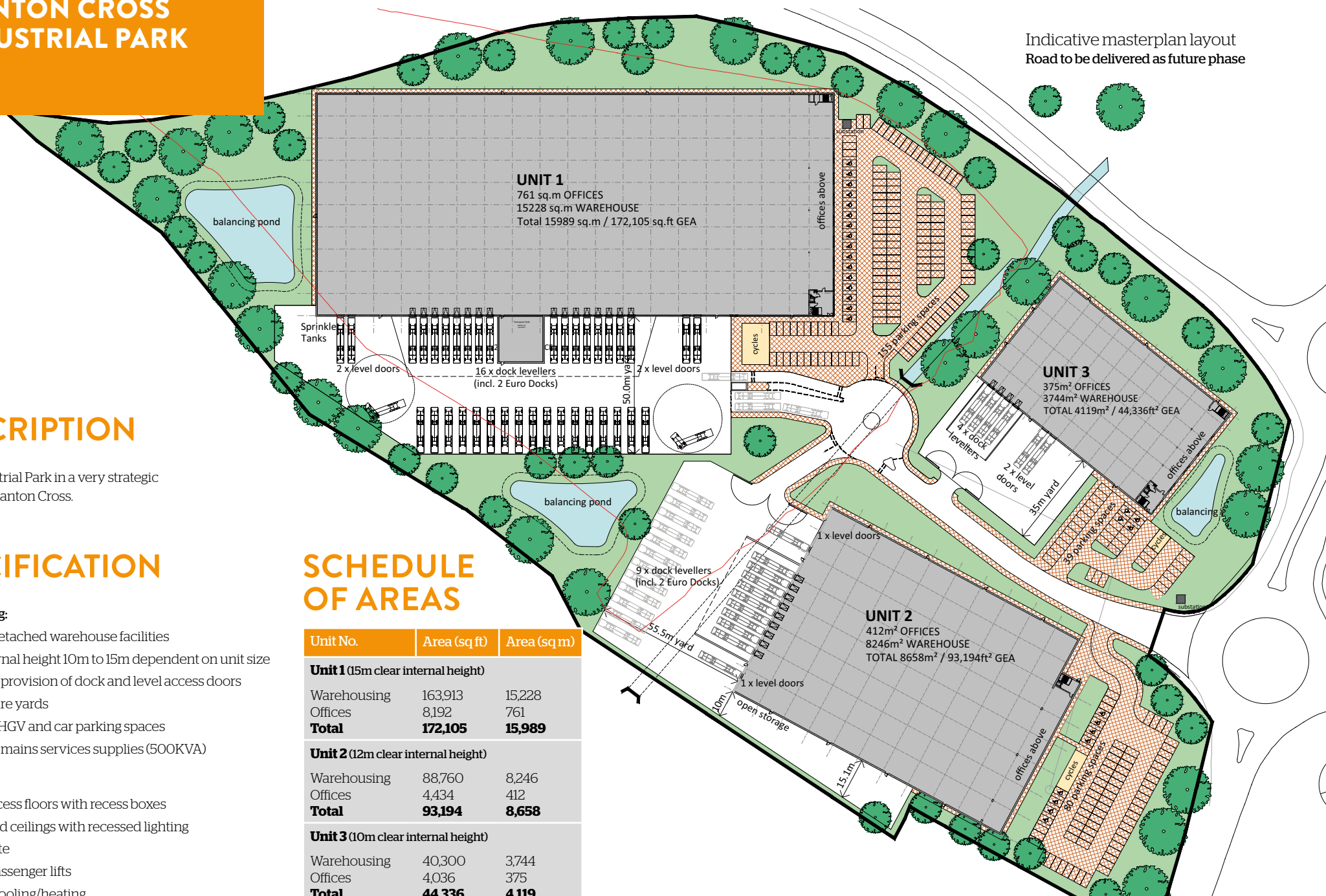
Offices:

- Raised access floors with recess boxes
- Suspended ceilings with recessed lighting
- Kitchenette
- Quality passenger lifts
- Comfort cooling/heating

SCHEDULE OF AREAS

| Unit No. | Area (sq ft) | Area (sq m) |
|---|----------------|---------------|
| Unit 1 (15m clear internal height) | | |
| Warehousing | 163,913 | 15,228 |
| Offices | 8,192 | 761 |
| Total | 172,105 | 15,989 |
| Unit 2 (12m clear internal height) | | |
| Warehousing | 88,760 | 8,246 |
| Offices | 4,434 | 412 |
| Total | 93,194 | 8,658 |
| Unit 3 (10m clear internal height) | | |
| Warehousing | 40,300 | 3,744 |
| Offices | 4,036 | 375 |
| Total | 44,336 | 4,119 |

Indicative masterplan layout
Road to be delivered as future phase





CGI of Stanton Cross Industrial Park - Aerial View

LOCATION

**STANTON CROSS INDUSTRIAL PARK, FINEDON ROAD,
WELLINGBOROUGH NN8 4BW**

- 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

Units will be ready for occupation Spring / Summer 2020.

By Car:

| Stanton Cross to: | Distance | Time |
|----------------------------------|----------|--------------|
| 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 |

By Train:

| Wellingborough Station to: | Time |
|----------------------------|---------|
| London St. Pancras | 48 mins |

DEMOGRAPHICS

ECONOMIC ACTIVITY ANALYSIS

All population aged 16-74,
within 60-minutes drive time

ECONOMICALLY ACTIVE



FULL-TIME EMPLOYEES

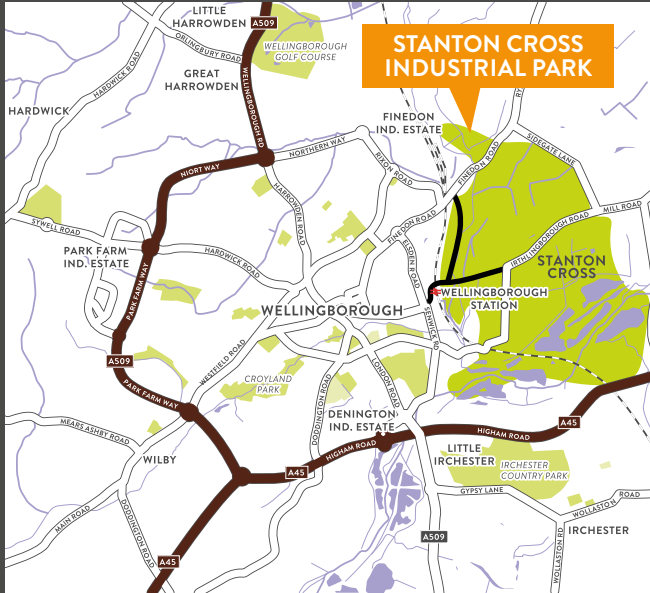


PART-TIME EMPLOYEES



UNEMPLOYED





IN SHORT...



15
MILES TO J15
OF THE M1

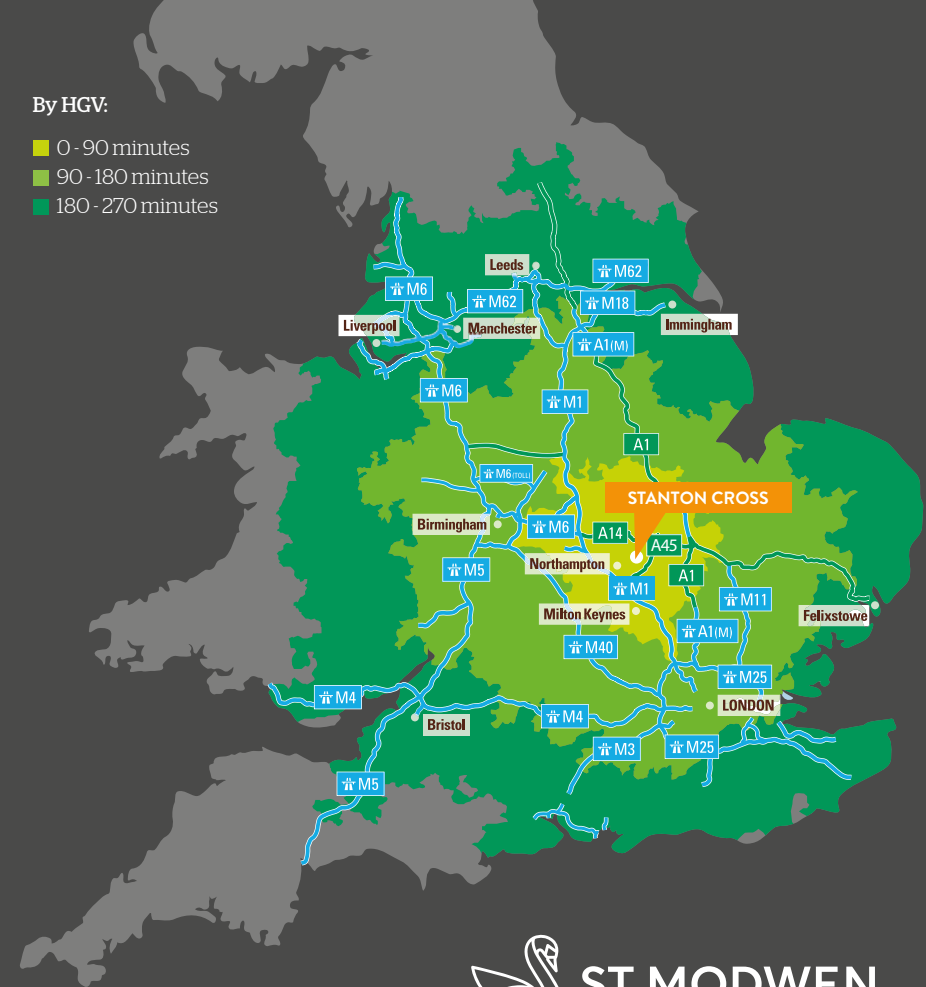
TRAIN TO LONDON
ST. PANCRAS IN

48
MINUTES



By HGV:

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



 **ST.MODWEN**

www.stantoncrosscommercial.co.uk

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