



PROLOGIS PARK
WELLINGBOROUGH WEST
THE MAKING

INDUSTRIAL / DISTRIBUTION
BUILD TO SUIT OPPORTUNITIES
110,000 - 590,000 SQ FT

prologis.co.uk/wellingboroughwest

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 110,000 sq ft to 590,000 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.



FAST DELIVERY

With all infrastructure ready to go and planning permission granted we can have your new building complete in just 36 weeks.

PROLOGIS PARK
WELLINGBOROUGH WEST
GOOD HANDS

Take your place beside global brands
 at Prologis Park Wellingborough West.

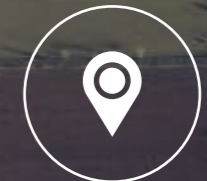
Prologis Park Wellingborough West is a brand new logistics / industrial development for the East Midlands. Expanding a well-established employment location, the new park offers facilities ranging from 110,000 sq ft to 591,000 sq ft. We will work closely with you to deliver a high quality building to meet your business needs within your operational deadline.



Buildings ready for occupation within 36 weeks



Range of buildings from 110,000 - 590,000 sq ft



Close to A509, A45 and A14



Good supply of skilled labour

FLEXIBLE WELLINGBOROUGH WEST A BIG WAY

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.

ZONE B PLOT 1

- Warehouse: 191,000 sq ft / 17,744 sq m
- 2 Storey Ancillary Offices: 5,000 sq ft / 464 sq m
- 2 Storey Hub Offices: 5,000 sq ft / 464 sq m
- Gatehouse: 262 sq ft / 24 sq m
- Total GIA: 201,262 sq ft / 18,696 sq m
- 15m Haunch Height
- Up to 70m yard depth
- 19 Dock Leveller Doors
- 3 Level Access Doors
- 48 HGV Trailer Parking Spaces
- 154 Car Parking Spaces

ZONE B PLOT 2

- Warehouse: 370,790 sq ft / 34,447 sq m
- 2 Storey Ancillary Offices: 9,200 sq ft / 853 sq m
- 2x2 Storey Hub Offices: 10,000 sq ft / 929 sq m
- Gatehouse: 262 sq ft / 24 sq m
- Total GIA: 390,252 sq ft / 36,253 sq m
- 15m Haunch Height
- 55m Yard Depth
- 56 Dock Leveller Doors
- 8 Level Access Doors
- 93 HGV Trailer Parking Spaces
- 302 Car Parking Spaces

ZONE C PLOT 1

- Warehouse: 367,817 sq ft / 34,171 sq m
- 2x2 Storey Hub Offices: 10,018 sq ft / 930 sq m
- 2 Storey Ancillary Offices: 8,073 sq ft / 779 sq m
- Total GIA: 386,170 sq ft / 35,904 sq m
- Up to 15m Haunch Height
- Up to 55m Yard Depth
- 56 Dock Leveller Doors
- 5 Level Access Doors
- 112 HGV Trailer Parking Spaces
- 299 Car Parking Spaces

ZONE C PLOT 2

- Warehouse: 141,116 sq ft / 13,110 sq m
- 2 Storey Ancillary Offices: 7,115 sq ft / 536 sq m
- Total GIA: 148,231 sq ft / 13,646 sq m
- Up to 15m Haunch Height
- Up to 55m Yard Depth
- 15 Dock Leveller Doors
- 2 Level Access Doors
- 37 HGV Trailer Parking Spaces
- 109 Car Parking Spaces

ZONE D (SOUTH)

- Warehouse: 288,470 sq ft / 26,799 sq m
- 2 Storey Hub Offices: 5,009 sq ft / 465 sq m
- 2 Storey Ancillary Offices: 9,372 sq ft / 870 sq m
- Gatehouse: 262 sq ft / 24 sq m
- Total GIA: 303,113 sq ft / 28,158 sq m
- Up to 15m Haunch Height
- Up to 55m Yard Depth
- 58 Dock Leveller Doors
- 3 Level Access Doors
- 73 HGV Trailer Parking Spaces
- 234 Car Parking Spaces

BUILD TO SUIT DEVELOPMENT UP TO 1.98 MILLION SQ FT 110 ACRES FOR B1, B2 & B8 USES




A FLEXIBLE RANGE OF UNIT SIZES

ZONE	NO. UNITS	SIZES UP TO	
Zone A	PRE-LET TO YUSEN LOGISTICS		
Zone B	1-3 units	591,514 sq ft	54,949 sq m
Zone C	2-4 units	534,401 sq ft	49,550 sq m
Zone D	4-16 units	472,624 sq ft	43,900 sq m
Total(s)	8-26 units	1,977,892 sq ft	183,640 sq m

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.

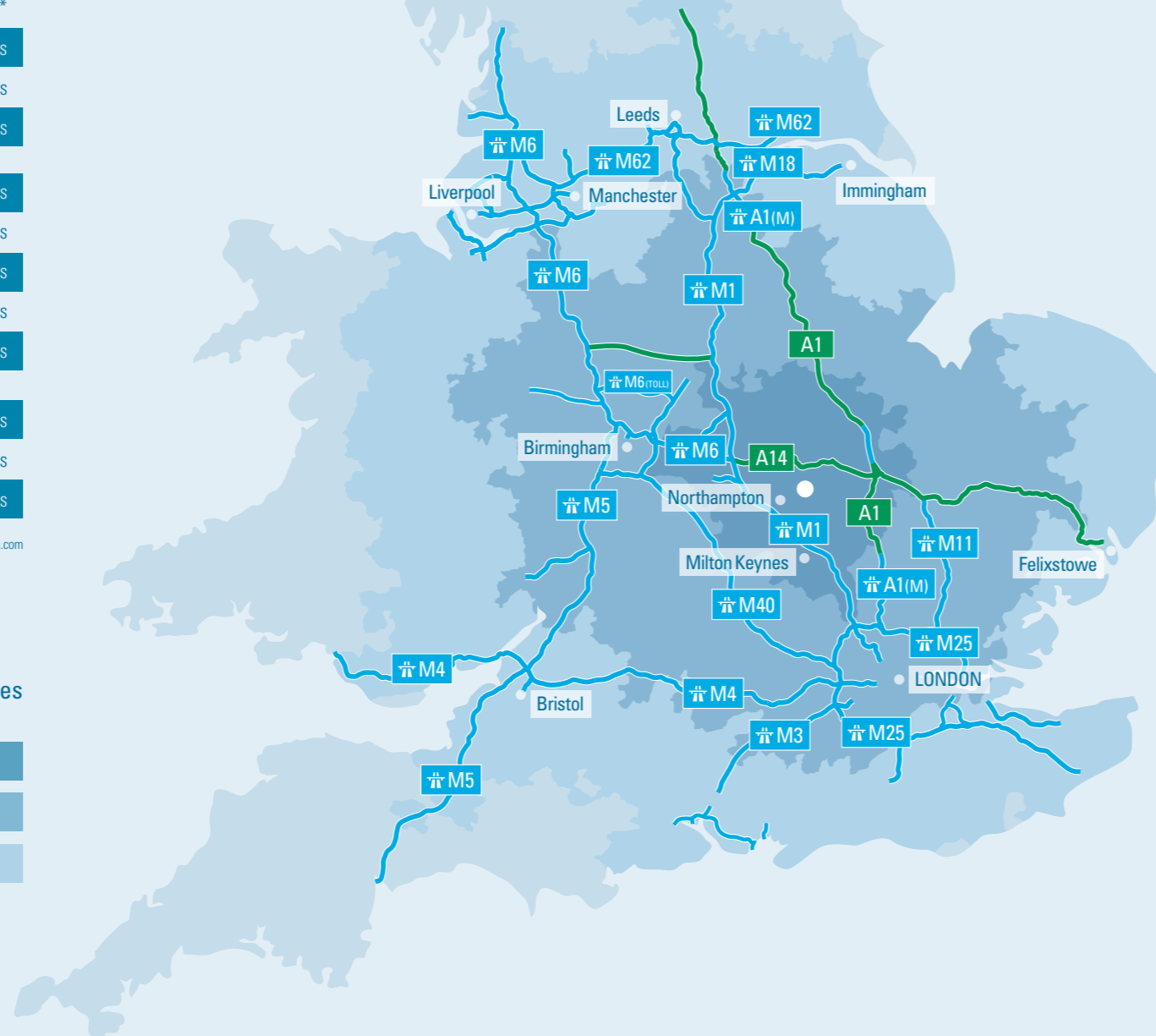
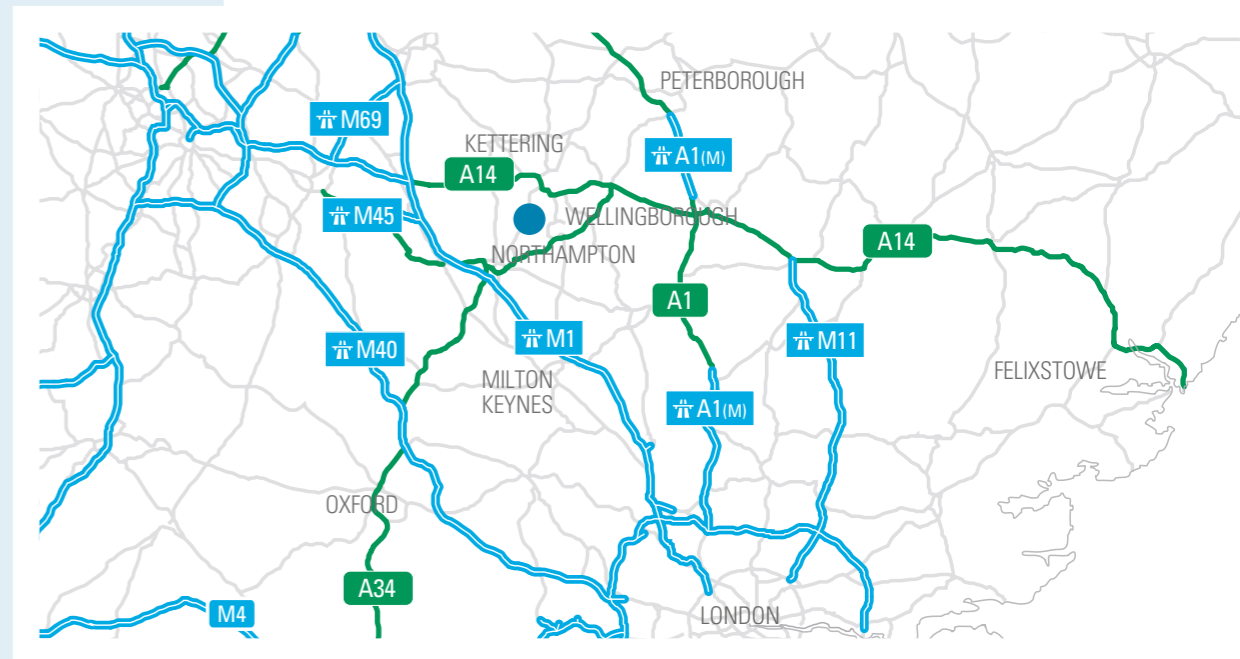
Distance / Drive Times

	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: theaa.com

HGV Drive Times

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



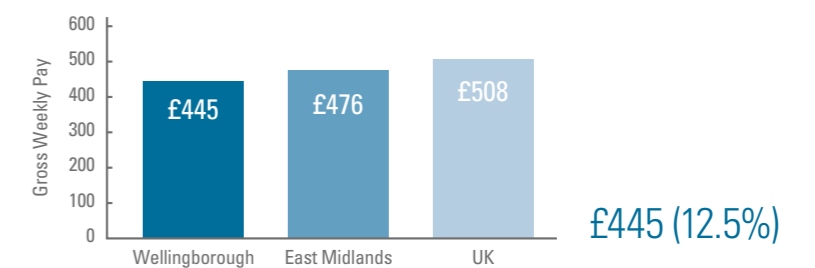
SKILLED SUPPORT WELLINGBOROUGH WEST THE REGION

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.



LABOUR SUPPLY – High working population:



NVQ QUALIFICATIONS – NVQ 2 and above:



PROVEN TRACK RECORD WELLINGBOROUGH WEST DELIVERING

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

Yusen Logistics have acquired Zone A at Prologis Park Wellingborough West through pre-let and via James Wright.



"We're delighted with our new building. The combination of Wellingborough's strategic location and Prologis's delivery capability made a new purpose-built facility at Prologis Park Wellingborough West the ideal choice for our new operation."

KEVIN APPLETON,
MANAGING DIRECTOR,
YUSEN LOGISTICS UK



"Yusen Logistics is the first major occupier to our brand-new park and it's great to see a leading international company recognising Wellingborough as a destination for business."

JAMES WRIGHT,
VICE PRESIDENT MARKET OFFICER,
PROLOGIS UK



JAMES WRIGHT
Vice President and Market
Officer on our Development
and Leasing Team

KEVIN APPLETON
Managing Director of
Yusen Logistics UK

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

For more information please visit prologis.co.uk

ESTATE MANAGEMENT AND PARK SERVICES

At Prologis, we aim to create a high quality working environment for all our customers. Our buildings are on Prologis Parks, which we own, manage and maintain, so when customers move to one of our buildings, they can benefit from a range of park-wide services that we have designed to support their business operations.



GREEN TRAVEL PLAN



ON-SITE PARKING CONTROLS



MAINTAINED PRIVATE ROADS



MAINTAINED PARK DRAINAGE



MAINTAINED LANDSCAPING



PARK SIGNAGE



LITTER PICKING



SHARED FACADE BUILDING CLEANING



RECRUITMENT SERVICES ON-SITE



SNOW CLEARANCE/ ROAD GRITTING



CUSTOMER ESTATE MEETINGS



COMMUNITY LIAISON

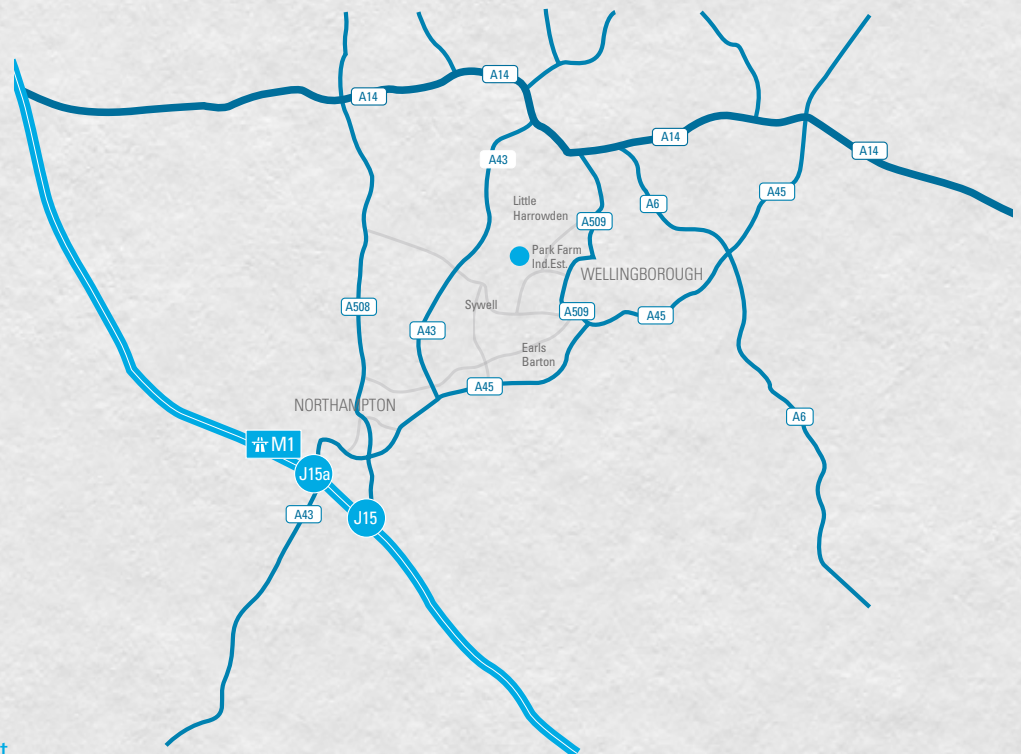
FOR FURTHER INFORMATION CONTACT THE JOINT AGENTS:



Philip Arnold
parnold@budworthhardcastle.com



James Harrison
james.harrison@burbagerealty.com
John Burbage
john.burbage@burbagerealty.com



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SAT NAV: NN8 6BS