PROLOGIS®

PROLOGIS PARK

WELLINGBOROUGH WEST

FULL PLANNING CONSENT GRANTED
DELIVERY WITHIN 12 MONTHS

INDUSTRIAL / DISTRIBUTION
BUILD-TO-SUIT OPPORTUNITIES

24,000 – 531,000 SQ FT

prologis.co.uk/wellingboroughwest
///drive.taker.incomes NN8 6BS

Yusen Logistics | NNR | Sqrrl | flexxtra | FlexiSpot

IN 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 benefits from detailed consent on three plots to provide a quick delivery and an outline consent on Zone C to allow greater flexibility of building design and size.

SKILLED LABOUR SUPPLY

Wellingborough has a population of 80,000, which has increased by 6% since 2010. 60% are of working age and earnings are 15% lower than the national average.

GREAT PARK AMENITIES

Amongst other amenities, the Park benefits from a dedicated trim trail with a number of exercise stations along the way providing gym equipment.

IN GOOD HANDS

"Prologis Park Wellingborough West is an established logistics/industrial development in the East Midlands. Expanding a well-established employment location, the Park offers build-to-suit opportunities ranging from 24,000 sq ft to 531,000 sq ft. We will work closely with you to deliver a high-quality building to meet your business needs within your operational deadline."

James Straw
Prologis – Director, Capital Deployment

FLEXIBLE IN A BIG WAY

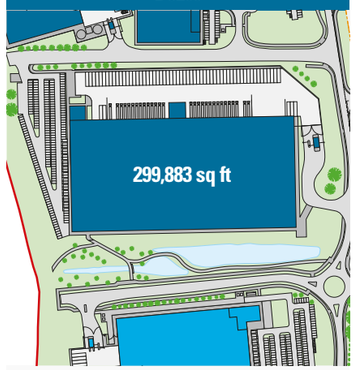
BUILD-TO-SUIT DEVELOPMENT IN A RANGE OF UNIT SIZES

Prologis Park Wellingborough West provides detailed planning consent for three buildings in addition to a flexible outline consent allowing delivery of buildings in a range of sizes up to 531,000 sq ft.

DELIVERABLE
READY-TO-GO AND DELIVERED WITHIN 12 MONTHS

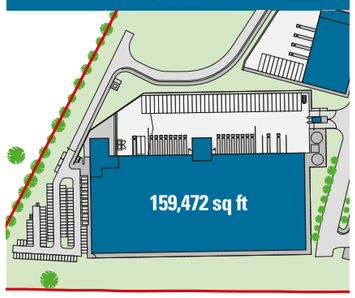
ZONE D DETAILED PLANNING CONSENT

DC299



299,883 sq ft
50m yard depth
18m clear height
231 car parking spaces

DC159



159,472 sq ft
50m yard depth
12.5m clear height
125 car parking spaces

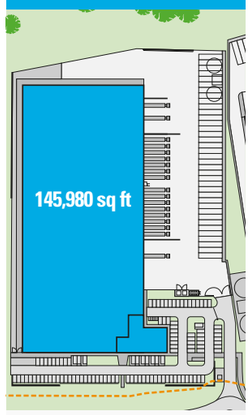
DC24 AND DC28

24,905 sq ft and 28,730 sq ft
50m yard depth
12.5m clear height
DC24: 22 car parking spaces
DC28: 35 car parking spaces

DELIVERABLE
READY-TO-GO AND DELIVERED WITHIN 12 MONTHS

ZONE C DETAILED PLANNING CONSENT

DC145

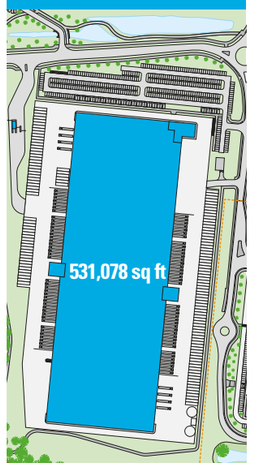


145,980 sq ft
50m yard depth
15m clear height
127 car parking spaces

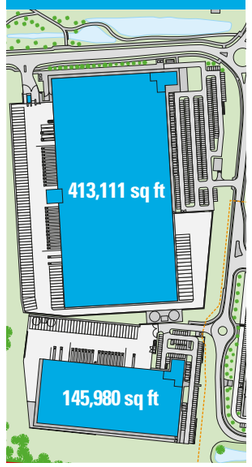
FLEXIBLE
ADAPTABLE DESIGN TO SUIT YOUR OPERATIONAL NEEDS

ZONE C OUTLINE PLANNING CONSENT

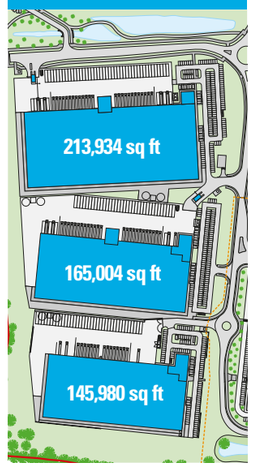
OUTLINE OPTION A



OUTLINE OPTION B



OUTLINE OPTION C



Zone C benefits from a flexible outline consent allowing delivery of buildings between 140,000 sq ft up to 531,000 sq ft with a clear height of 18m.

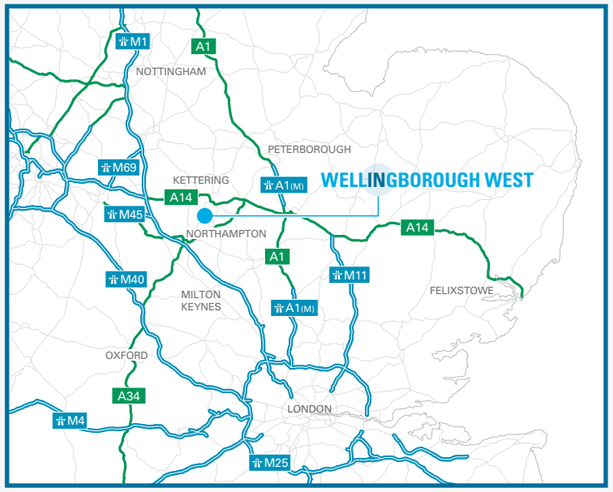
MAKE CONNECTIONS IN MINUTES

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

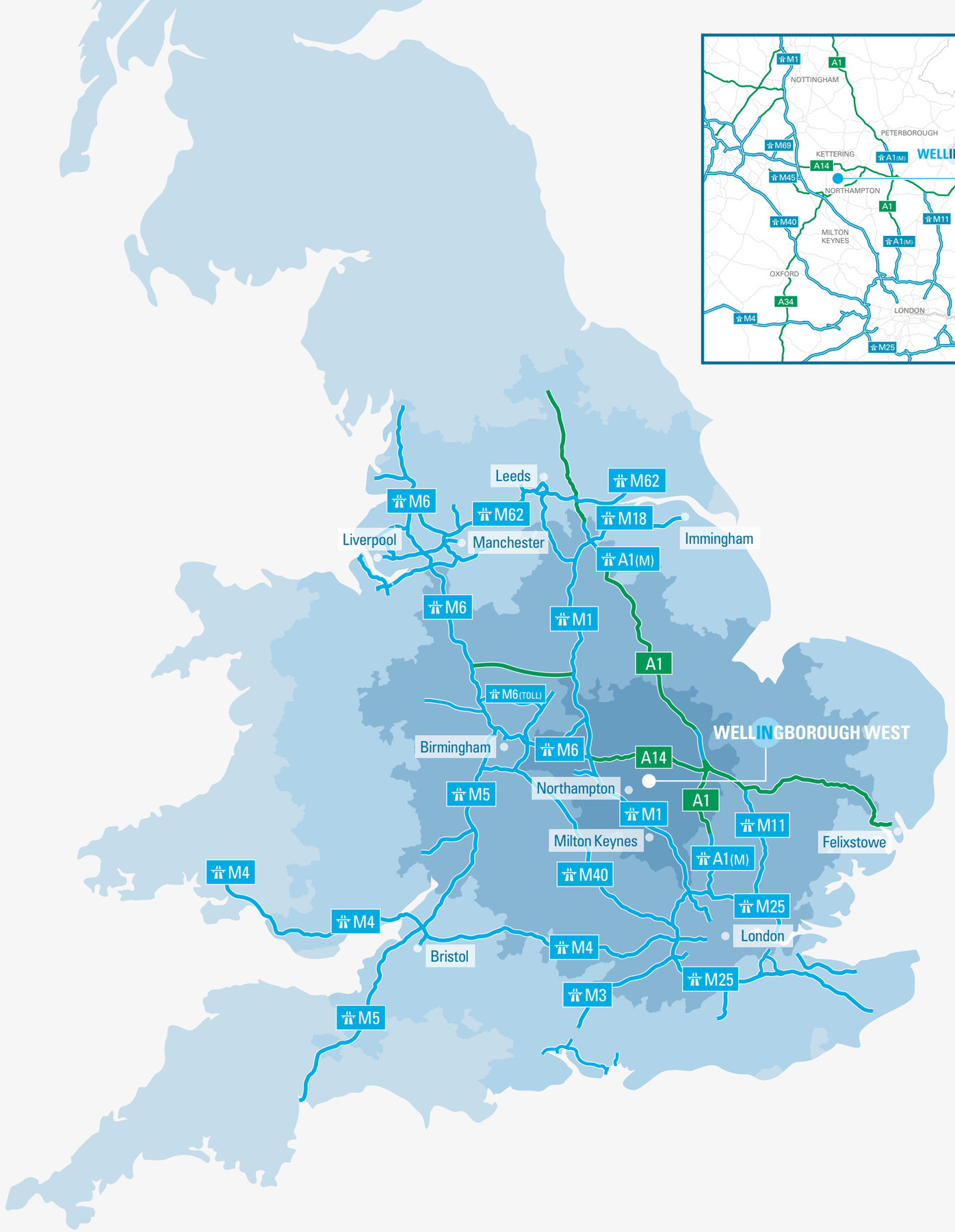
	Miles*	Times*
Wellingborough Town Centre	2	5 mins
Kettering	8	16 mins
Northampton	12	16 mins
Thrapston	14	20 mins
Birmingham	62	1 hr 18 mins
Central London	78	1 hr 36 mins
Manchester	149	2 hrs 35 mins
London Luton	50	58 mins
Birmingham International	56	1 hr 10 mins
London Stansted	74	1 hr 30 mins
London Heathrow	80	1 hr 40 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 and car journey times. Source: theaa.com



HGV drive times

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



A TRUSTED DELIVERY PARTNER

At Prologis, we have an experienced team who will manage the delivery of your building from the early design stage right through to practical completion and beyond. You can rest assured that by entrusting your build-to-suit development to Prologis, the building will be delivered on time and to a very high standard.

MEET THE PROLOGIS WELLINGBOROUGH WEST TEAM:

JAMES STRAW
Director,
Capital Deployment

DAVE STORER
Vice President,
Development Management UK

NICK SMITH
First Vice President,
Head of Legal

LIZ ALLISTER
Real Estate & Customer
Experience Manager

"We've seen an increasing number of customers seeking sustainable industrial logistics buildings and their reasons for doing so are based on more than a basic desire to help the environment. By choosing a Prologis building they can reduce energy costs, locate their operation in a building which is equipped for the future and demonstrate to their customers that they are committed to sustainability at every stage of the supply chain.

As the long term owners of the buildings we develop, integrating sustainability into our business model makes sense both economically and environmentally. By developing buildings that are best in class we can attract customers who will stay with us for the long-term, in buildings that are designed with the future in mind."

SIMON COX
Senior Vice President,
Head of Development Management UK

Here are just a selection of the customers who we have delivered build-to-suit developments for in recent years:

Sainsbury's · TESCO · warrens · Hankook driving emotion · TOOLSTATION · Yusen Logistics · Royal Mail · JLR · NNR · BMW

Hankook driving emotion

DC9 Prologis Apex Park, Daventry
Build-to-suit development delivered in 2024

"From initial meetings, to handing over the completed unit, the Prologis UK team made the whole process as easy as possible. Regular project meetings allowed for a high level of collaboration and adaptability, with our operational needs always front of mind. The project team's openness allowed us to make changes to the design specification to ensure that the building would work for Hankook, both today and long into the future. The Prologis team were professional and had excellent attention to detail, working closely with our team and external advisors to ensure the project was a success and resulting in the early delivery of a very high-spec building with an excellent quality finish."

Chang Yool Han, Managing Director of Hankook Tyre UK

PARK*life*™

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.

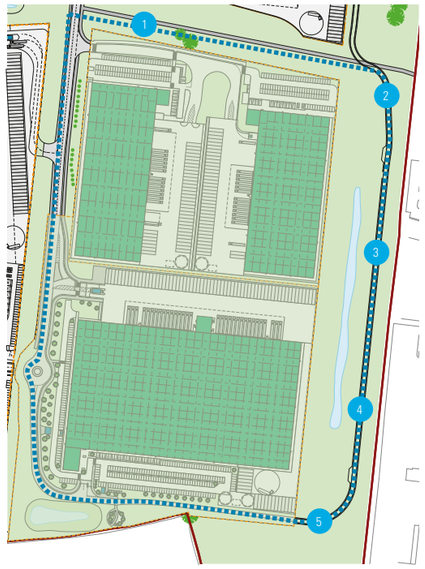
- GREEN TRAVEL PLAN
- MAINTAINED LANDSCAPING
- PARK SIGNAGE
- LITTER PICKING
- ON-SITE PARKING CONTROLS
- ON-SITE RECRUITMENT SERVICE
- SNOW CLEARANCE ROAD GRITTING
- CUSTOMER ESTATE MEETINGS
- MAINTAINED PRIVATE ROADS
- COMMUNITY LIAISON
- SHARED EXTERNAL BUILDING CLEAN
- MAINTAINED PARK DRAINAGE

A WORKOUT WITH A VIEW

We believe our network of 22 Prologis Parks in the UK provide the perfect environment to encourage physical activity for both employees and the local community.

Prologis Park Wellingborough West provides an outdoor fitness trail with a 1 mile walking and running track around Zone B of the Park. This trail includes a different piece of outdoor fitness equipment at 5 locations along the track, with information boards at each fitness station introducing the equipment and its correct use. We've also included equipment suitable for use by those in wheelchairs, ensuring everyone can benefit from the fitness trail.

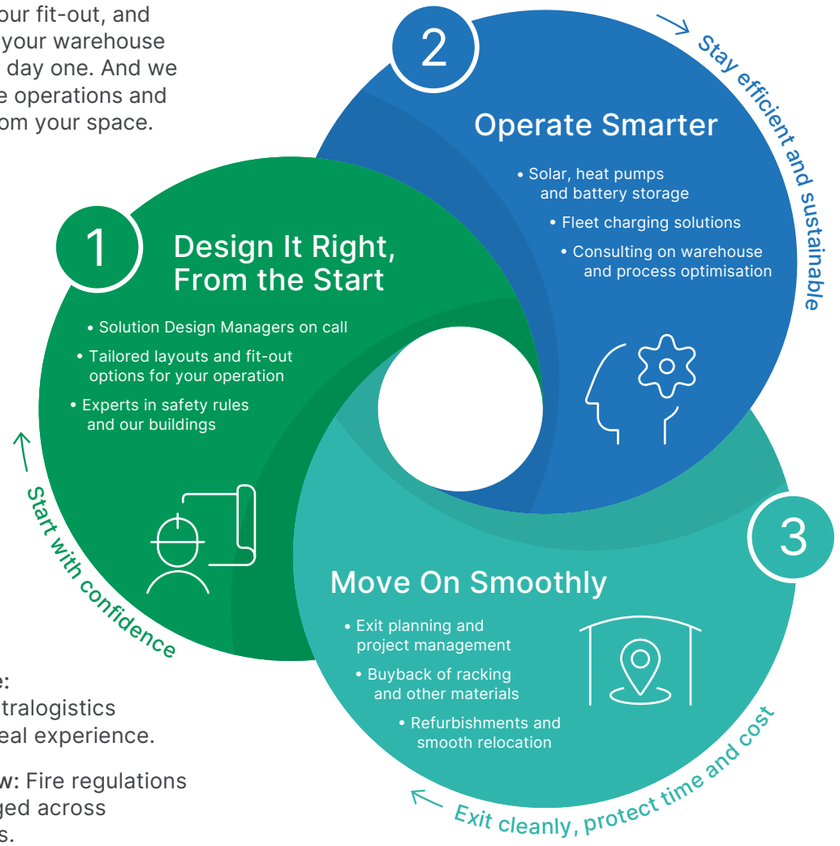
Exercising outdoors is now incredibly popular and our fitness trail at Prologis Park Wellingborough West is used regularly by the local community, including local running and fitness groups as well as those who work in the buildings on the Park.



Your Journey, Powered by Prologis Essentials

PROLOGIS® ESSENTIALS

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.



Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

Meet Your Essentials Solutions Manager

"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

Danny Bostock

flexxtra
powered by Prologis

the extra space you need only when you need it

in our fast-moving economy, predicting the future can be tricky.

What makes things even more complicated is that while logistics can change quickly, real estate moves slowly. Flexxtra is here to help – giving you space to plan ahead and adapt in no time.

fresh, fast, flexible

We provide modern, fast and flexible storage solutions for businesses with changing needs – no strings attached. With Flexxtra, warehousing becomes that bit simpler: pay only for the extra space you need, when you need it.

And the best part is, Flexxtra is powered by Prologis – the world's biggest industrial real estate owner and partner to some of the world's largest companies. So you can trust that your goods are in the safest hands possible.

welcome to Flexxtra Wellingborough

DC4 Prologis Park

up to 335,244 sq ft

(73,000 pallet spaces)

Flexxtra Wellingborough is a fast and flexible warehouse space, ready for you to make use of. Whether you need some extra space for a couple of days or a few months, we've got up to 335,244 sq ft available – and you're welcome to take up any part of it. The best bit is, you can downsize or upsize as you go – it's totally flexible.

the building at a glance

- BREEAM Excellent and EPC A
- Net Zero Build*
- 18m clear internal eaves height
- 3 level access doors
- 32 dock doors
- 4 Euro dock doors
- 80 HGV spaces
- Storage services

what's on offer

- Between 1 and 73,000 pallet positions that flex to your needs
- Scalable and flexible solutions for any time frame you choose
- Warehousing, fulfilment, material handling, packaging and kitting, container unloading, and palletising
- Skilfully operated by Kinaxia Logistics
- Operating on Tier 1 WMS with customer portal and real-time visibility
- Very narrow aisle and wide aisle racking
- Trailer parking and storage

how to book space at Wellingborough

1. To book your space, get in touch with:

James Hemstock
Prologis / Flexxtra
E: jhemstock@prologis.com
M: 07540 142 171

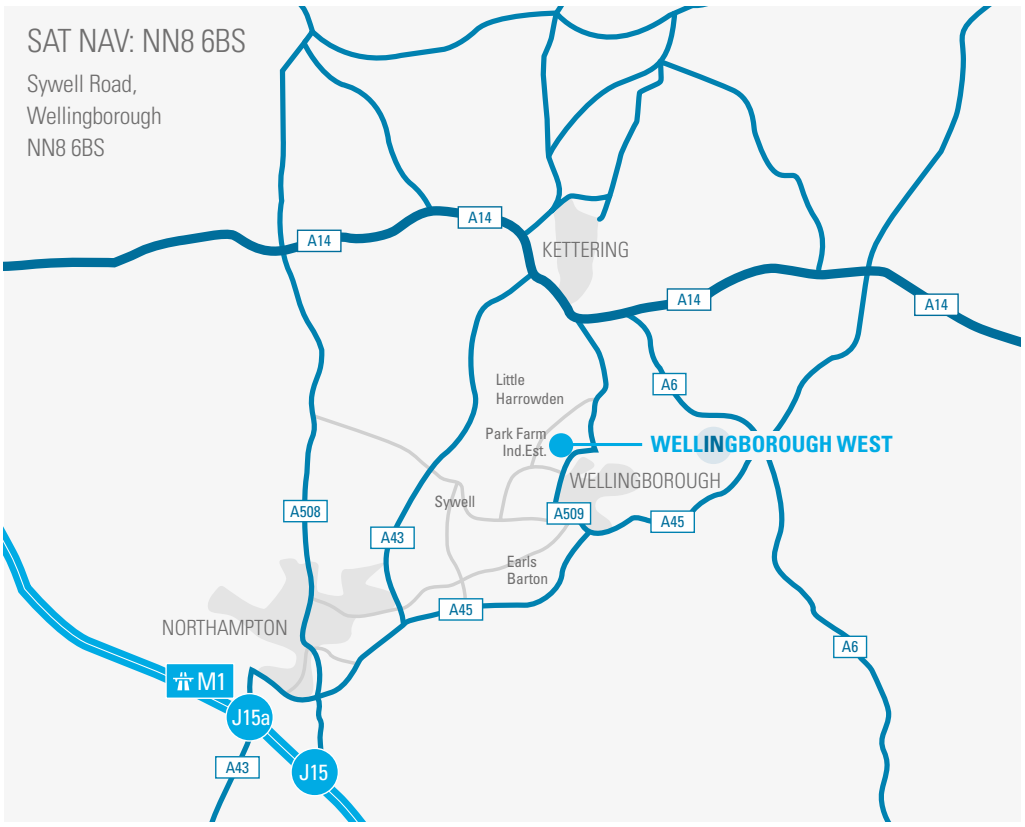
Steve Purvis
Sqrrl
E: steve.purvis@sqrrlsolutions.com
M: 07738 683 329

2. Then, move into your space in as little as 24 hours.
It's that simple.

*Net Zero regulated energy use (EPC A+ rating) & measured, reduced and mitigated embodied carbon (in line with the UKGBC Net Zero Carbon Framework).

prologis.co.uk/**flexxtra.co.uk**

PROLOGIS PARK
WELLINGBOROUGH WEST



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**

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