



PROLOGIS PARK
WELLINGBOROUGH WEST
THE MAKING

INDUSTRIAL / DISTRIBUTION
BUILD TO SUIT OPPORTUNITIES
130,000 – 560,000 SQ FT



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.



Two Unit Scheme with Full Planning Permission on Zone B



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 has full planning consent for units ranging from 130,000 sq ft to 560,000 sq ft but if you require a different size, we can still work closely with you to design a unit that fits.



GOOD 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.



FAST DELIVERY

With all infrastructure ready to go and full planning permission for Zone B, you can have access to a brand new building from just 32 weeks.

PROLOGIS PARK
WELLINGBOROUGH WEST
 GOOD HANDS

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

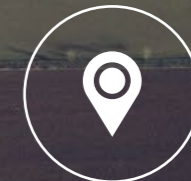
Prologis Park Wellingborough West is a brand new logistics / industrial development for the East Midlands. Expanding a well-established employment location, the new park offers facilities ranging from 130,000 sq ft to 560,000 sq ft. We will work closely with you to deliver a high quality building to meet your business needs within your operational deadline.



Buildings ready for access from 32 weeks.



Range of buildings from 130,000 – 560,000 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

ZONE B | 1 UNIT LAYOUT | FULL CONSENT

DC334

Warehouse: 317,325 sq ft			
Office: 11,489 sq ft	32 Dock Docks	80 HGV Spaces	55m yard depth
Hub: 5,846 sq ft			
Gatehouse: 253 sq ft	3 Level Access Doors	2 EV Car Charging Spaces	261 Car Parking Spaces
Total: GIA: 334,913 sq ft			

ZONE B | 2 UNIT LAYOUT | FULL CONSENT

DC174 & DC133

DC174			
Warehouse: 160,777 sq ft	17 Dock Docks	32 HGV Spaces	50m yard depth
Office: 10,184 sq ft			
Hub: 2,950 sq ft	3 Level Access Doors	134 Car Parking Spaces	
Gatehouse: 253 sq ft			
Total: GIA: 174,164 sq ft			

DC133			
Warehouse: 125,765 sq ft	13 Dock Docks	35 HGV Spaces	50m yard depth
Office: 7,579 sq ft			
Gatehouse: 253 sq ft	2 Level Access Doors	112 Car Parking Spaces	
Total: GIA: 133,344 sq ft			

ZONES C & D

ZONE C | 1 UNIT LAYOUT | SUBJECT TO PLANNING

DC557

Warehouse: 536,582 sq ft			
2 Storey Office: 10,019 sq ft	92 Dock Docks	135 HGV Spaces	55m yard depth
2x Hub: 10,019 sq ft			
Gatehouse: 262 sq ft	10 Level Access Doors	2 EV Car Charging Spaces	432 Car Parking Spaces
Total: GIA: 557,164 sq ft			

ZONE C | 2 UNIT LAYOUT | SUBJECT TO PLANNING

DC414 & DC154

DC414			
Warehouse: 394,006 sq ft	60 Dock Docks	99 HGV Spaces	15m Clear Haunch Height
2 Storey Office: 10,095 sq ft			
2 Storey Hub: 10,019 sq ft	8 Level Access Doors	321 Car Parking Spaces	
Gatehouse: 262 sq ft			
Total: GIA: 414,383 sq ft			

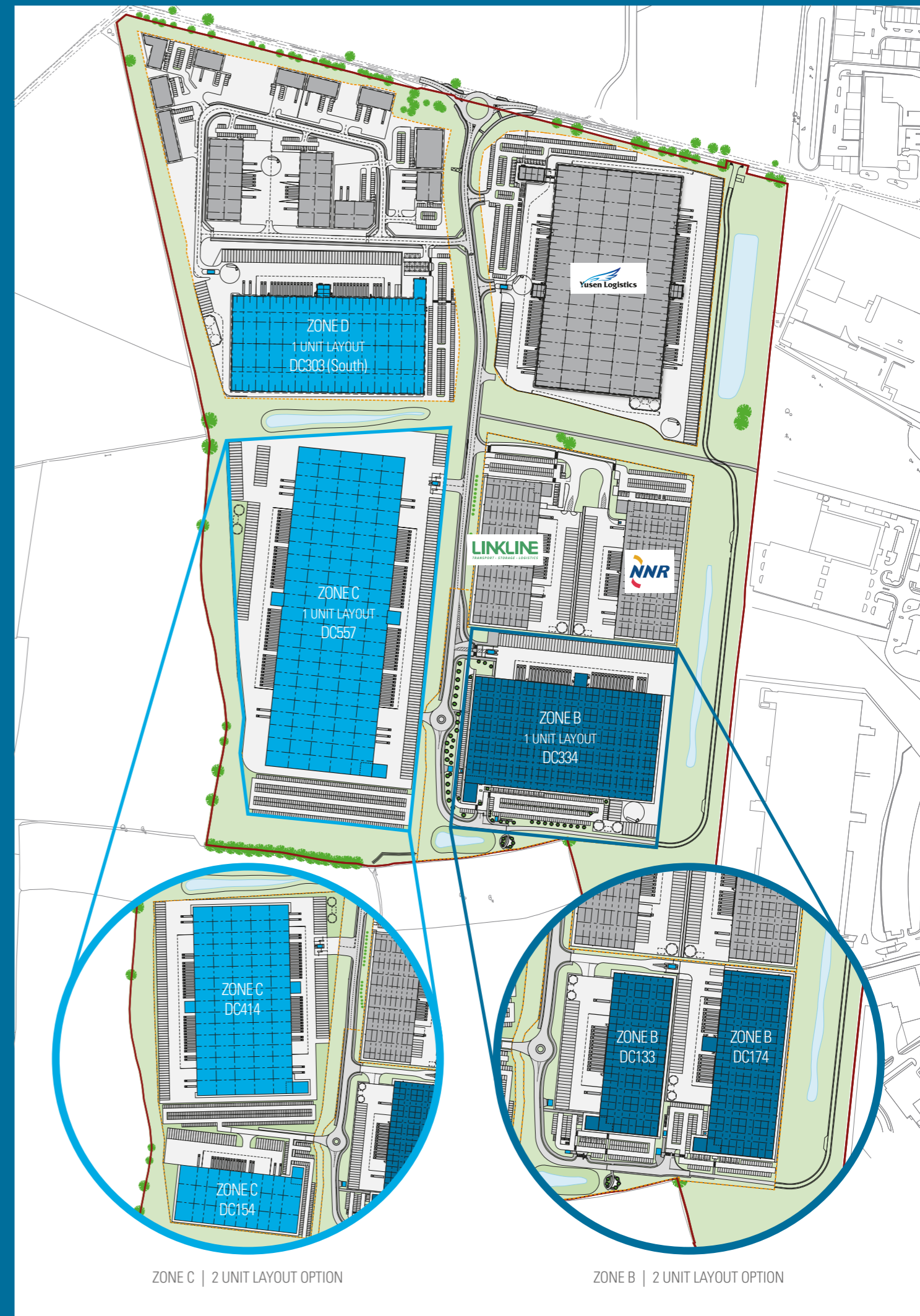
DC154			
Warehouse: 146,516 sq ft	15 Dock Docks	37 HGV Spaces	12.5m Clear Haunch Height
2 Storey Office: 7,593 sq ft			
Gatehouse: 262 sq ft	3 Level Access Doors	120 Car Parking Spaces	
Total: GIA: 154,371 sq ft			

ZONE D SOUTH | 1 UNIT LAYOUT | SUBJECT TO PLANNING

DC303

Warehouse: 288,470 sq ft			
2 Storey Office: 5,009 sq ft	58 Dock Docks	73 HGV Spaces	55m yard depth
2 Storey Hub: 9,372 sq ft			
Gatehouse: 262 sq ft	3 Level Access Doors	234 Car Parking Spaces	15m Clear Haunch Height
Total: GIA: 303,113 sq ft			

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



ZONE C | 2 UNIT LAYOUT OPTION

ZONE B | 2 UNIT LAYOUT OPTION

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.

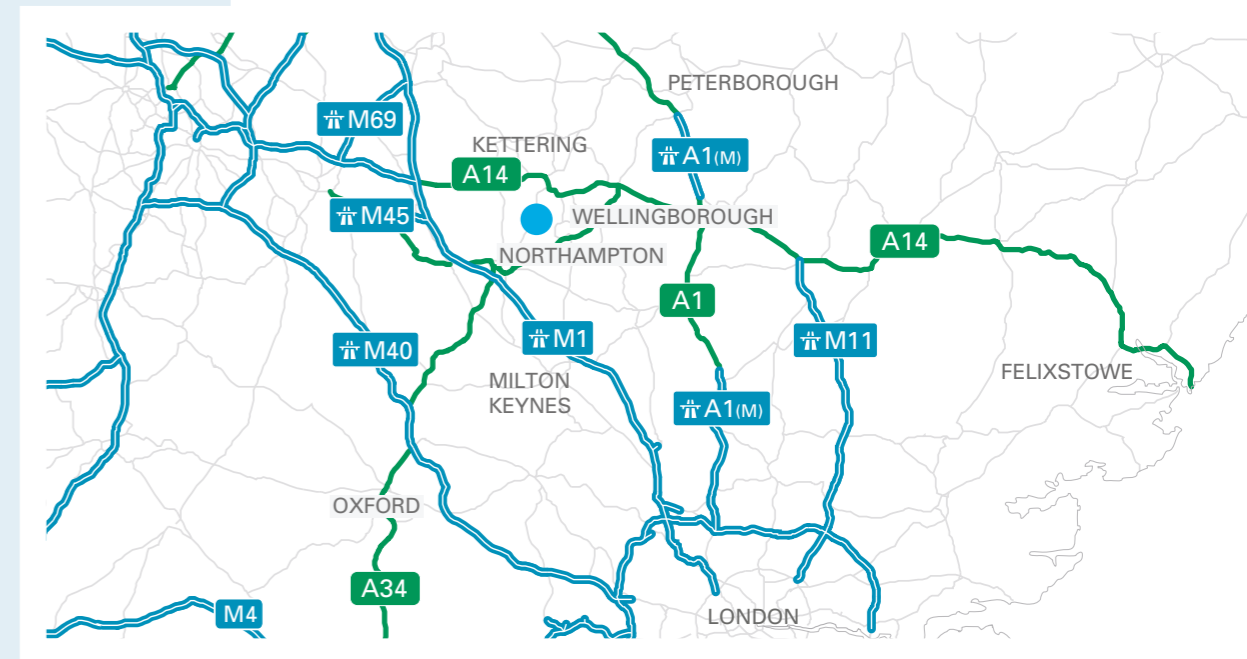
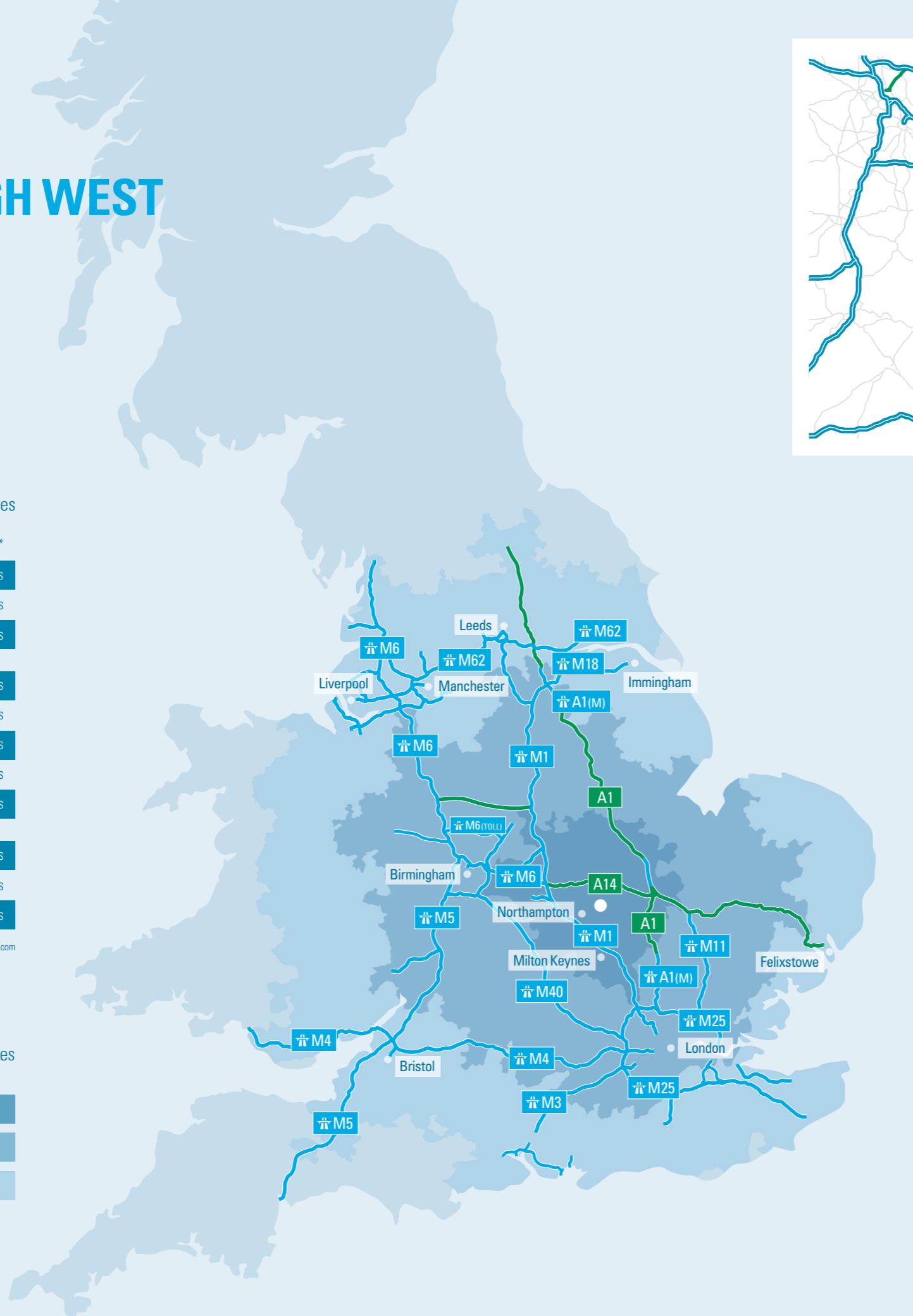
Distance / Drive Times

	MILES*	TIMES*
 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	



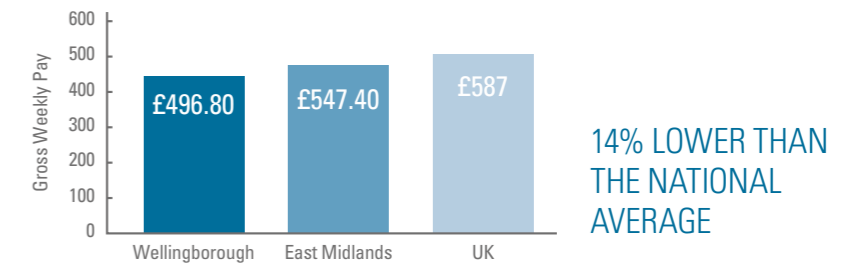
SKILLED SUPPORT WELLINGBOROUGH WEST THE REGION

A labour force on your doorstep

Since 2010 alone, Wellingborough's population has increased by 6%. Of the 80,000 residents, 60% are of working age with earnings 10% lower than the East Midlands average and 15% 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:



Source: nomisweb.co.uk

PARKlife™

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 WELLINGBOROUGH WEST WITH A VIEW



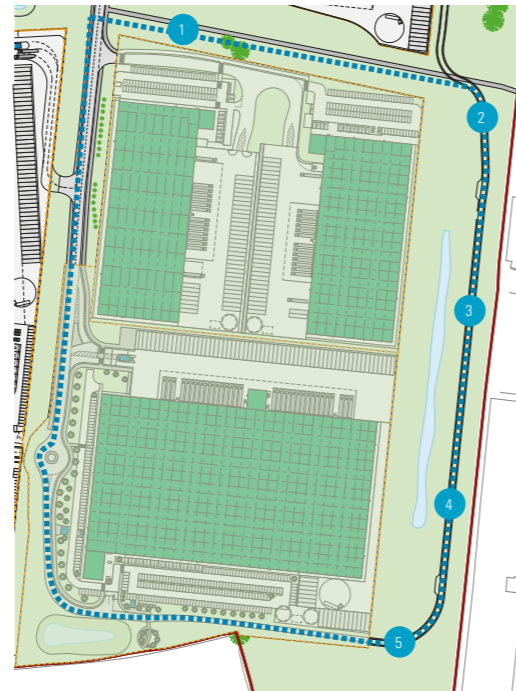
We believe our network of over twenty Prologis Parks in the UK provide the perfect environment to encourage physical activity for both employees and the local community.



Recently, we opened our latest outdoor fitness trail at Prologis Park Wellingborough West. The trail forms a 1 mile running track around Zone B of the park and 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 even though it was only opened recently, our fitness trail at Prologis Park Wellingborough West is already being used by the local community, including local running and fitness groups. We also hope it will be widely used by park employees once the first occupiers move in.



Welcome to Prologis Essentials Marketplace

When it comes to getting your warehouse up and running, we've got you covered. Prologis Essentials Marketplace conveniently brings you all the set-up and operational equipment needed for a cost effective, quick and carefree start.

Already a customer? That's great. Prologis Essentials Marketplace is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.

Your Prologis Essentials Marketplace

An evolving supply line of essential products to help with your warehouse operations.

Forklifts your partner to equip, expand or upgrade your fleet quickly.

Racking flexible solutions to help you structure or restructure an efficient facility layout.

LED lighting easy to install, low maintenance fixtures for brighter, safer workspaces.

Prologis SolarSmart discover the benefits of generating environmentally friendly solar energy.

If you want to drive-down energy costs, improve safety and efficiency and create a more pleasant working environment for your employees, contact Stuart Davies on 0121 224 8716 or email sdavies@prologis.com.

FOR QUICK WAREHOUSE SETUP AND SMOOTH OPERATIONS

LED LIGHTING

Efficient and reliable – upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



PROLOGIS SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



RACKING

The right racking system to suit your needs – a fast and easy service that makes arranging racking simple.



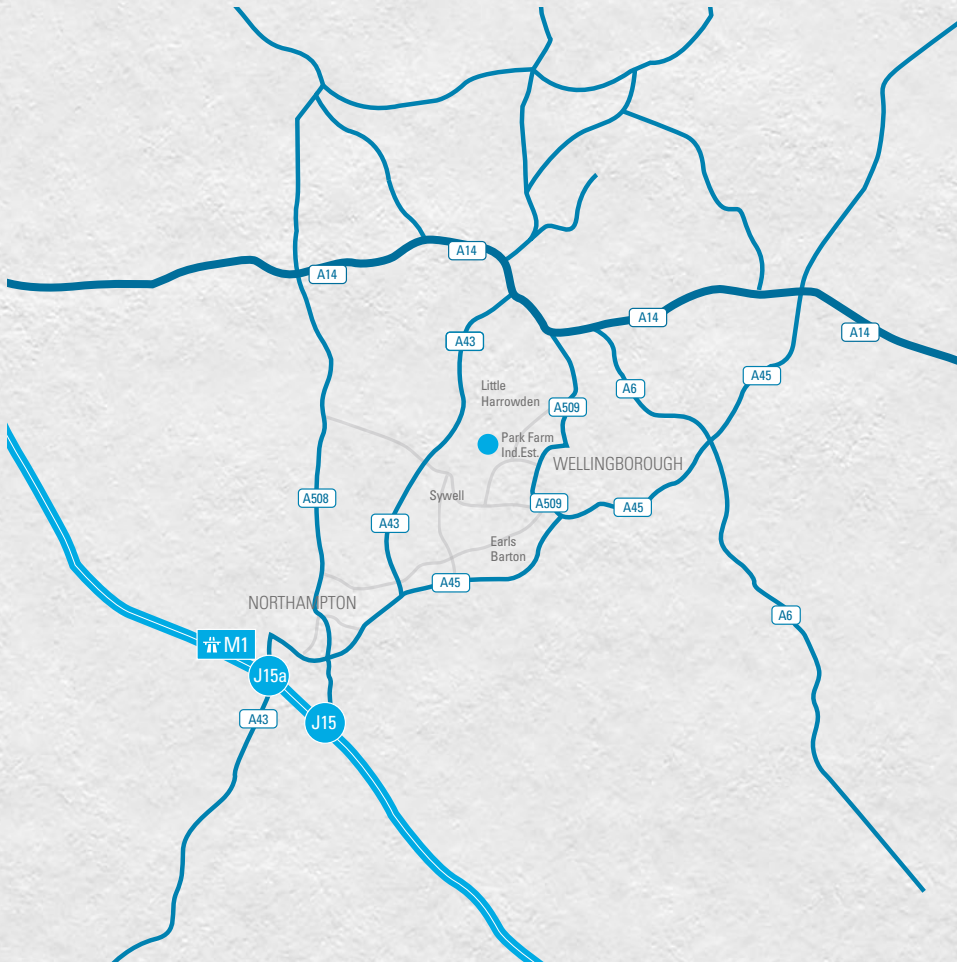
FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach- and pallet trucks, from our world-class partners.



PROLOGIS PARK WELLINGBOROUGH WEST

SAT NAV: NN8 6BS



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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