

PROLOGIS PARK
WELLINGBOROUGH WEST

DELIVERY FROM SPRING 2026

INDUSTRIAL / DISTRIBUTION
BUILD TO SUIT OPPORTUNITIES
24,000 – 557,000 SQ FT

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 has full planning consent for units ranging from 24,000 sq ft to 400,000 sq ft but if you require a different size, we can still work closely with you to design a unit that fits.



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

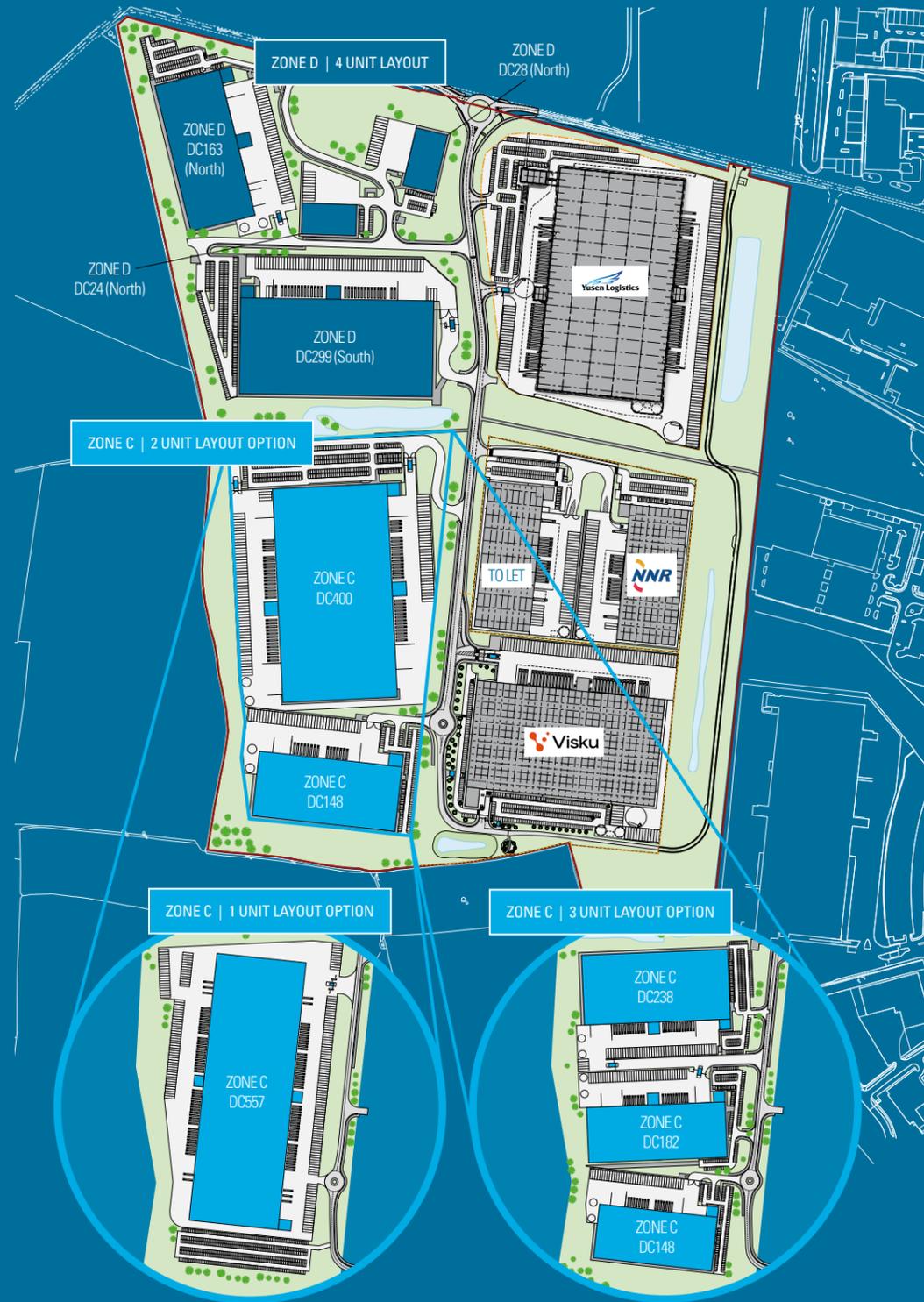
Take your place beside global brands at Prologis Park Wellingborough West.

"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 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."

James Straw
Director, Capital Deployment



FLEXIBLE IN A BIG WAY



Prologis Park Wellingborough West benefits from detailed planning consent for a 6 and a 7 unit scheme offering a range of unit sizes from 24,000 sq ft to 400,000 sq ft. We could also build a 557,000 sq ft building on Zone C subject to a further planning application.

ZONE C	
ZONE C 1 UNIT LAYOUT*	DC557
Warehouse: 536,582 sq ft Office: 20,320 sq ft Gatehouse: 262 sq ft Total GIA: 557,164 sq ft *Subject to planning	92 Dock Doors 135 HGV Spaces 50m yard depth 15 Clear Haunch Height 10 Level Access Doors 432 Car Parking Spaces
ZONE C 2 UNIT LAYOUT	DC400 & DC148
DC400 Warehouse: 380,129 sq ft Office: 8,654 sq ft Hub West: 5,912 sq ft Hub East: 5,911 sq ft Gatehouse: 455 sq ft Total GIA: 401,061 sq ft	60 Dock Doors 96 HGV Spaces 50m yard depth 15 Clear Haunch Height 9 Level Access Doors 310 Car Parking Spaces
DC148 Warehouse: 139,833 sq ft Office: 8,654 sq ft Total GIA: 148,488 sq ft	15 Dock Doors 39 HGV Spaces 50m yard depth 15 Clear Haunch Height 3 Level Access Doors 114 Car Parking Spaces
ZONE C 3 UNIT LAYOUT	DC238, DC182 & DC148
DC238 Warehouse: 227,021 sq ft Office: 8,655 sq ft Hub: 2,955 sq ft Gatehouse: 227 sq ft Total GIA: 238,858 sq ft	24 Dock Doors 51 HGV Spaces 50m yard depth 15 Clear Haunch Height 4 Level Access Doors 184 Car Parking Spaces
DC182 Warehouse: 170,811 sq ft Office: 8,654 sq ft Hub: 2,955 sq ft Gatehouse: 227 sq ft Total GIA: 182,648 sq ft	18 Dock Doors 41 HGV Spaces 50m yard depth 15 Clear Haunch Height 4 Level Access Doors 138 Car Parking Spaces
DC148 Warehouse: 139,833 sq ft Office: 8,654 sq ft Total GIA: 148,488 sq ft	15 Dock Doors 39 HGV Spaces 50m yard depth 15 Clear Haunch Height 3 Level Access Doors 114 Car Parking Spaces
ZONE D	
ZONE D SOUTH	DC299
Warehouse: 285,084 sq ft Office: 8,660 sq ft Hub: 5,912 sq ft Gatehouse: 227 sq ft Total GIA: 299,883 sq ft	57 HGV Spaces 50m yard depth 5 Level Access Doors 231 Car Parking Spaces 15m Clear Haunch Height
ZONE D NORTH	DC163
Warehouse: 151,296 sq ft Office: 8,660 sq ft Hub: 2,955 sq ft Gatehouse: 227 sq ft Total GIA: 163,139 sq ft	20 Dock Doors 43 HGV Spaces 50m yard depth 3 Level Access Doors 126 Car Parking Spaces 11m Clear Haunch Height
ZONE D NORTH	DC24
Warehouse: 22,390 sq ft Office: 2,515 sq ft Total GIA: 24,905 sq ft	10 HGV Spaces 50m yard depth 4 Level Access Doors 23 Car Parking Spaces 12m Clear Haunch Height
ZONE D NORTH	DC28
Warehouse: 25,824 sq ft Office: 2,906 sq ft Total GIA: 28,730 sq ft	16 HGV Spaces 50m yard depth 4 Level Access Doors 35 Car Parking Spaces 12.5m Clear Haunch Height

BUILD TO SUIT DEVELOPMENT IN A RANGE OF UNIT SIZES

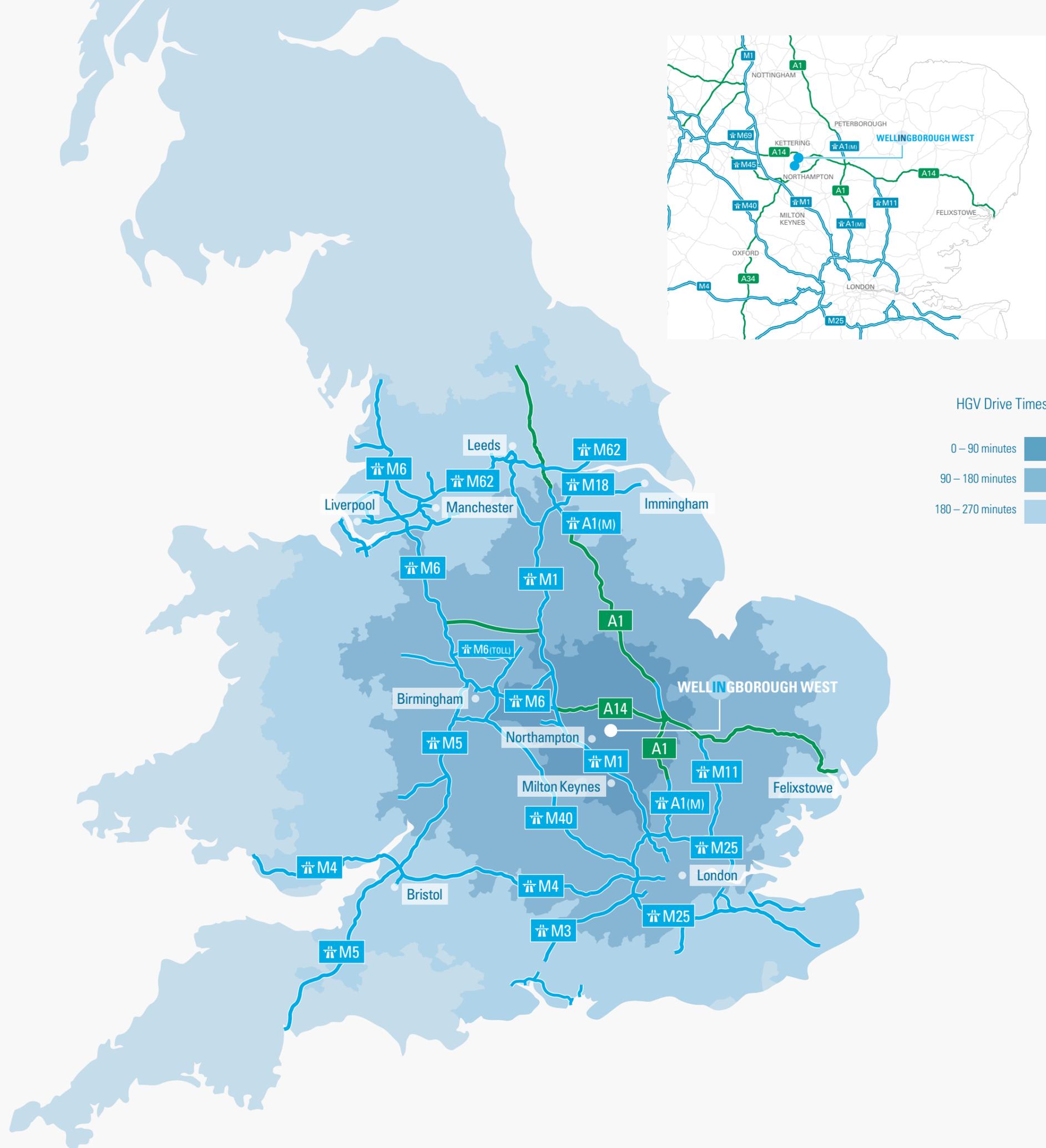
THE A45 IN MINUTES

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



A TRUSTED DELIVERY PARTNER

At Prologis we have an experienced team who will manage the delivery of your building from 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 & Leasing



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

UK Head of Sustainability and
Development Management

Here are just a selection of the customers who we have delivered Build to Suit developments for in recent years:

Sainsbury's

TESCO

warrens

TOOLSTATION

HANKOOK
driving emotion

Yusen Logistics

Royal Mail

JLR

NNR

BMW

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 WITH A VIEW



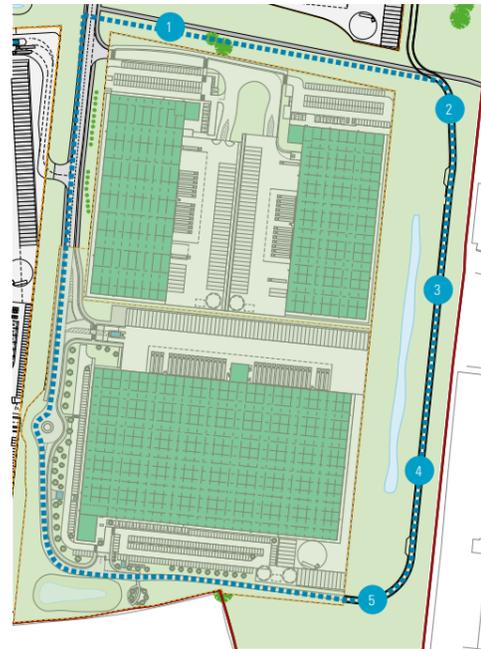
We believe our network of 22 Prologis Parks in the UK provide the perfect environment to encourage physical activity for both employees and the local community.



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.



LET US DO THE HEAVY LIFTING



Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.



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



OPERATIONS

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



MOBILITY

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



ENERGY + SUSTAINABILITY

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.

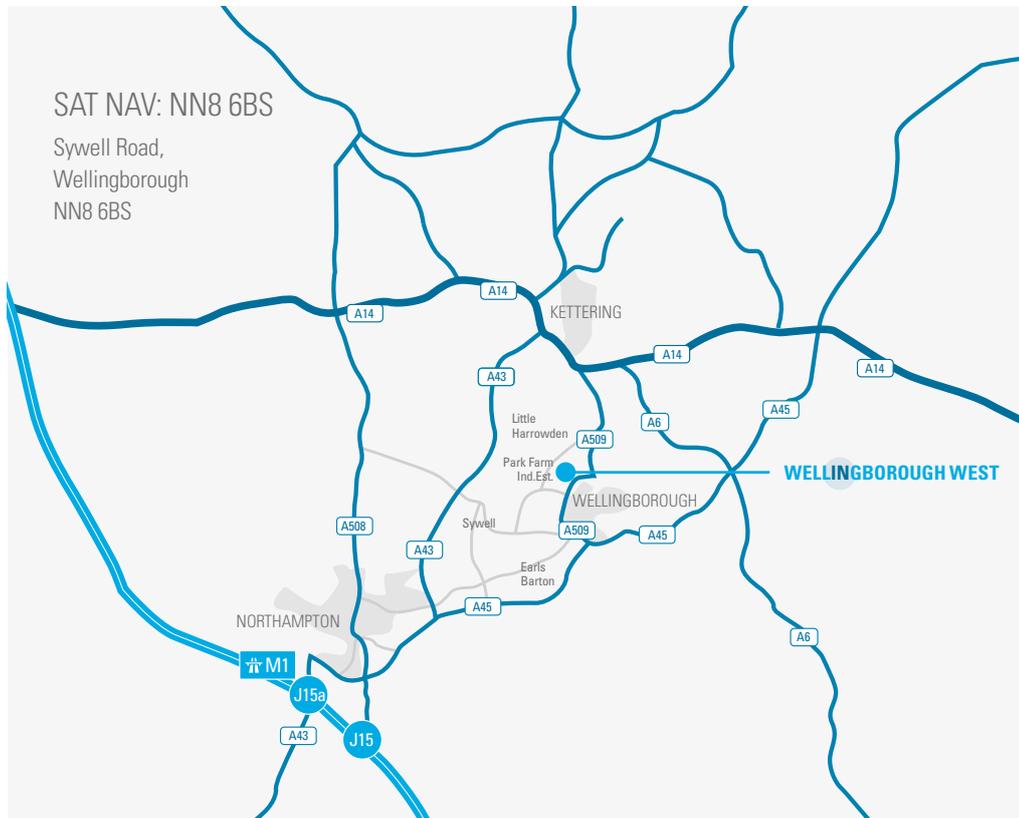


WORKFORCE

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

For more information, please visit prologis.co.uk/Essentials

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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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