

PROLOGIS PARK
WELLINGBOROUGH WEST

DELIVERY FROM SUMMER 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

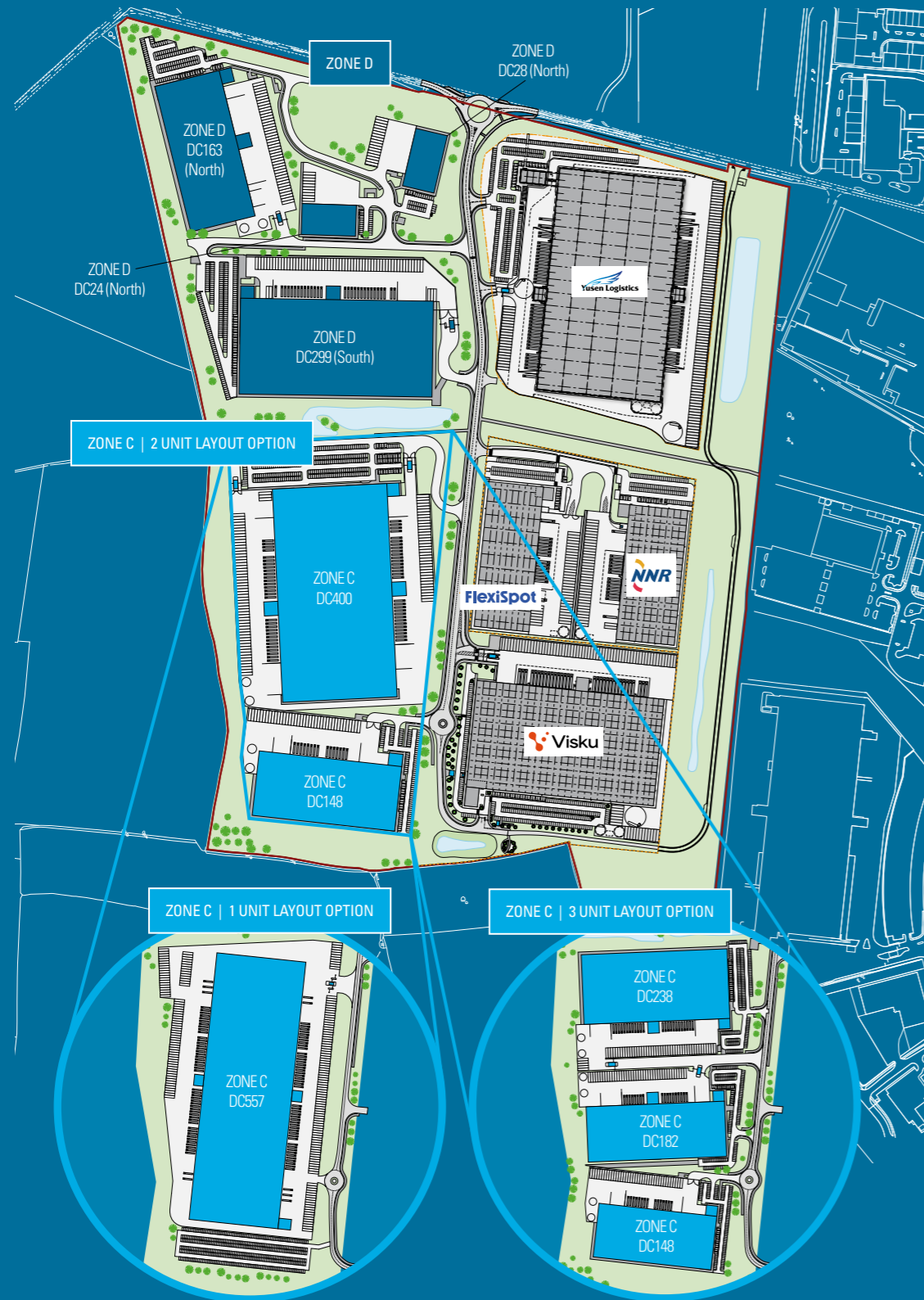
Take your place beside global brands at Prologis Park Wellingborough West.

“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 557,000 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



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

DC557

Warehouse: 536,582 sq ft
Office: 10,301 sq ft
Hub: 10,019 sq ft
Gatehouse: 262 sq ft

Total: GIA: 557,164 sq ft

*Subject to planning

x.92
92 Dock Doors
135 HGV Spaces
50m yard depth

18m
18m Clear Internal Height

x.10
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: 11,823
Gatehouse: 455 sq ft

Total: GIA: 401,061 sq ft

x.60
60 Dock Doors
96 HGV Spaces
50m yard depth

18m
18m Clear Internal Height

x.09
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

x.15
15 Dock Doors
39 HGV Spaces
50m yard depth

15m
15m Clear Internal Height

x.03
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

x.57
57 HGV Spaces
50m yard depth

x.05
5 Level Access Doors
231 Car Parking Spaces

15m
15m Clear Internal 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

x.20
20 Dock Doors
43 HGV Spaces
50m yard depth

x.03
3 Level Access Doors
126 Car Parking Spaces

11m
11m Clear Internal Height

ZONE D NORTH

DC24

Warehouse: 22,390 sq ft
Office: 2,515 sq ft

Total: GIA: 24,905 sq ft

x.10
10 HGV Spaces
50m yard depth

x.04
4 Level Access Doors
23 Car Parking Spaces

12m
12m Clear Internal Height

ZONE D NORTH

DC28

Warehouse: 25,824 sq ft
Office: 2,906 sq ft

Total: GIA: 28,730 sq ft

x.16
16 HGV Spaces
50m yard depth

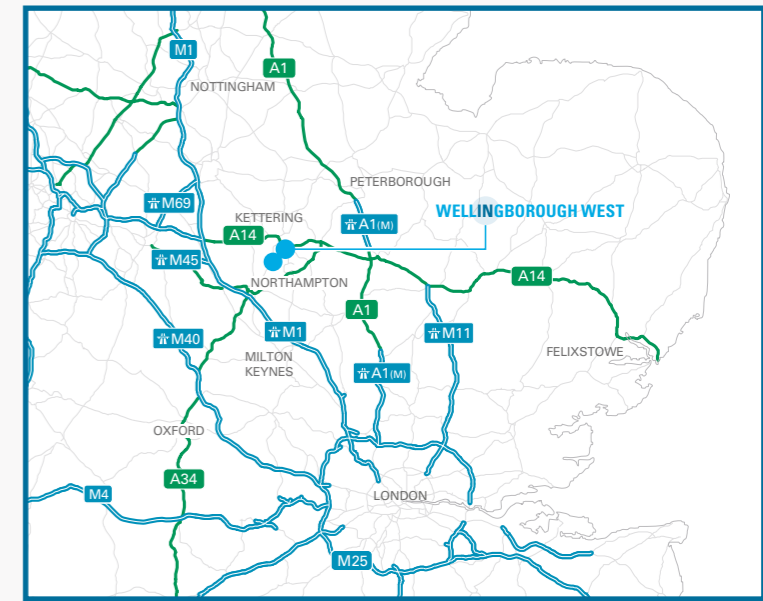
x.04
4 Level Access Doors
35 Car Parking Spaces

12.5m
12.5m Clear Internal Height

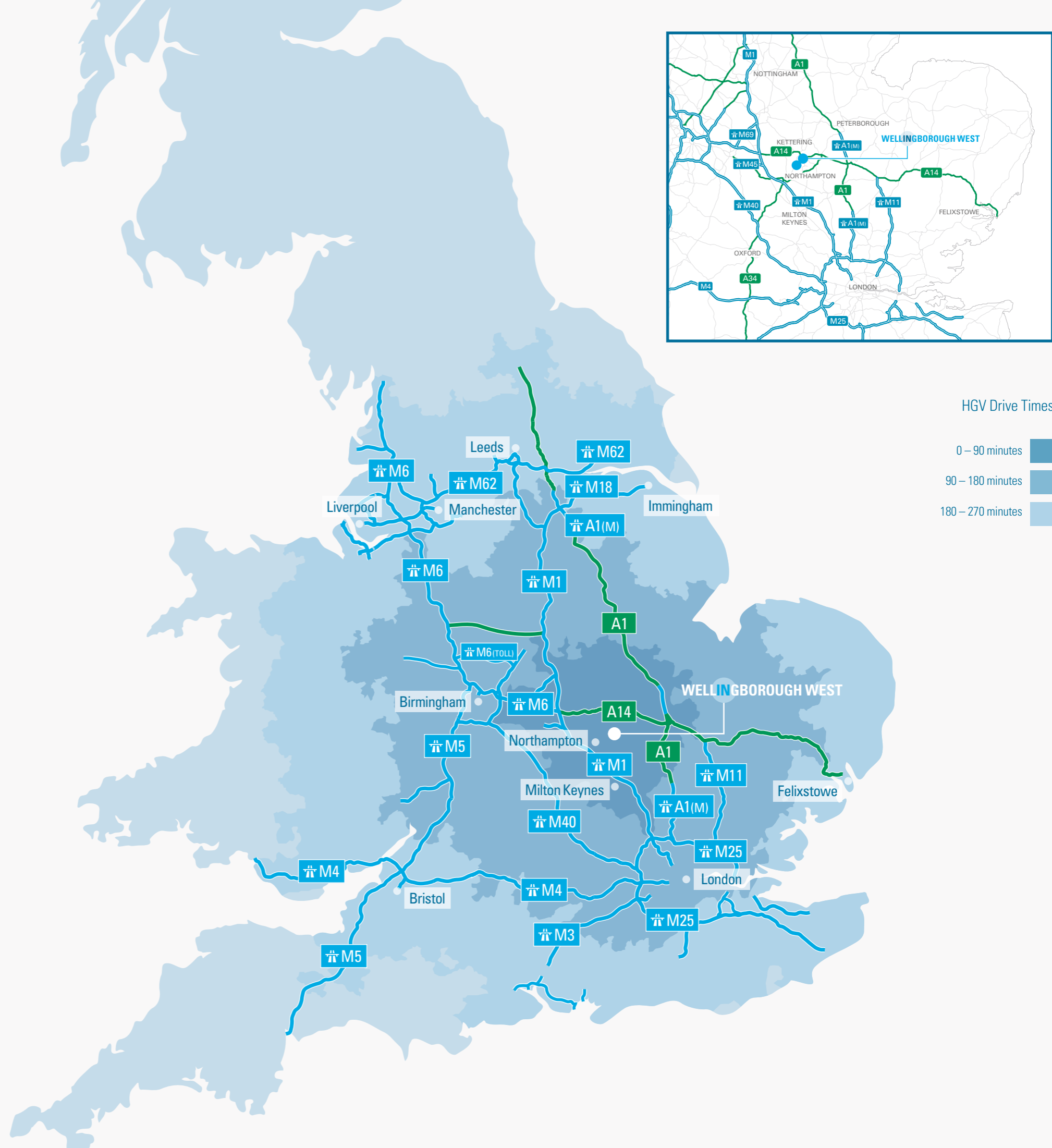
BUILD TO SUIT DEVELOPMENT IN A RANGE OF UNIT SIZES

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.



HGV Drive Times



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

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

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

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

A WORKOUT WITH A VIEW



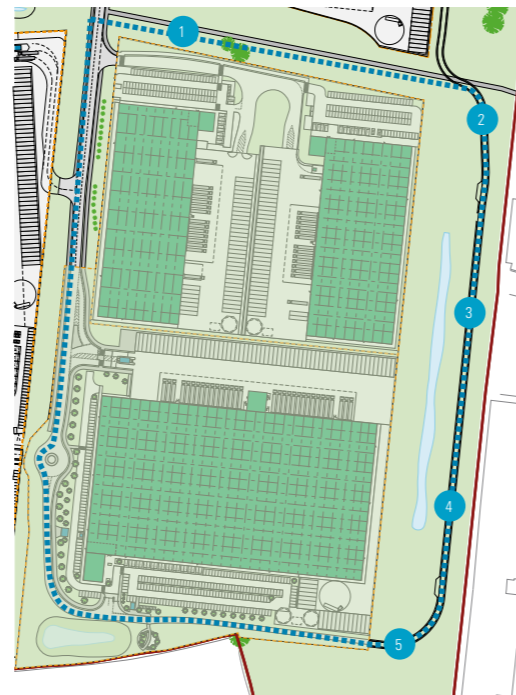
We believe our network of 22 Prologis Parks in the UK provide the perfect environment to encourage physical activity for both employees and the local community.



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.



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

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 to 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
- VNA and wide aisle racking
- Trailer parking and storage

➤ how to book space at Wellingborough

1

To book your space, get in touch with:

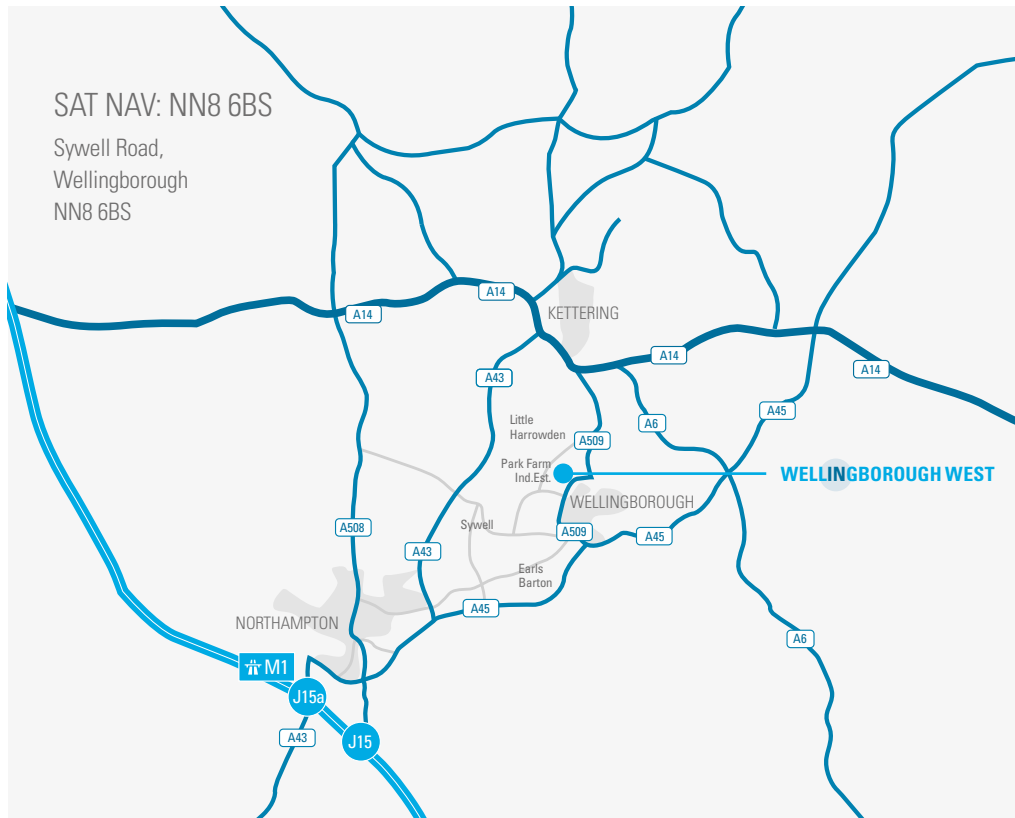
James Hemstock
Prologis / Flexxtra
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Steve Purvis
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Then, move into your space in as little as 24 hours.
It's that simple.

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

FOR FURTHER INFORMATION CONTACT THE JOINT AGENTS:



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