

UK, WELLINGBOROUGH

WELLINGBOROUGH170

170,598 SQ FT FULLY FITTED DISTRIBUTION /
PRODUCTION FACILITY WITH 110M YARD

AVAILABLE Q3 2022

SAT NAV: NN8 6XX



LOGICOR.EU

WELLINGBOROUGH170

A modern distribution facility with extensive yard undergoing comprehensive refurbishment. Wellingborough 170 is situated on Park Farm Industrial Estate, a prime logistics location which is home to several high-profile occupiers including Yusen, Co-Op, Boohoo and Linkline. Located at the crossroads of the A45 dual carriageway and the A509, it offers easy access to the M1 motorway.



DEMOGRAPHICS



42,000 of employee jobs are in transportation, manufacturing, distribution and storage, almost double the percentage of the UK average



North Northamptonshire has a population of 350,400, over 60% of which are of working age



90% of the UK population are within a 4.5 hour drive time



Gross weekly pay is 9.5% less than the UK average

LOCAL OCCUPIERS INCLUDE:



LINKLINE



boohoo



FULLY FITTED DISTRIBUTION / PRODUCTION FACILITY



ACCOMMODATION

Use	sq ft	sq m
Warehouse	160,576	14,918
Ground Floor Office	2,849	265
First Floor Office	7,023	652
Gatehouse	150	14
Total	170,598	15,849
Canopy	208	19

- Key:
- Entrance Gate
 - Level loading door
 - Car parking
 - Unit space



SPECIFICATION

- 9.16m clear internal height
- 10 dock level loading doors
- 5 level access loading doors
- Up to 110m yard depth
- Undergoing refurbishment
- Covered loading bay
- 22 acre site
- EPC EPC available on request

STRATEGIC LOGISTICS LOCATION

Wellingborough is situated in the heart of the Midlands. The town is located approximately 12 miles north east of Northampton, 9 miles south of Kettering and 20 miles north of Milton Keynes.

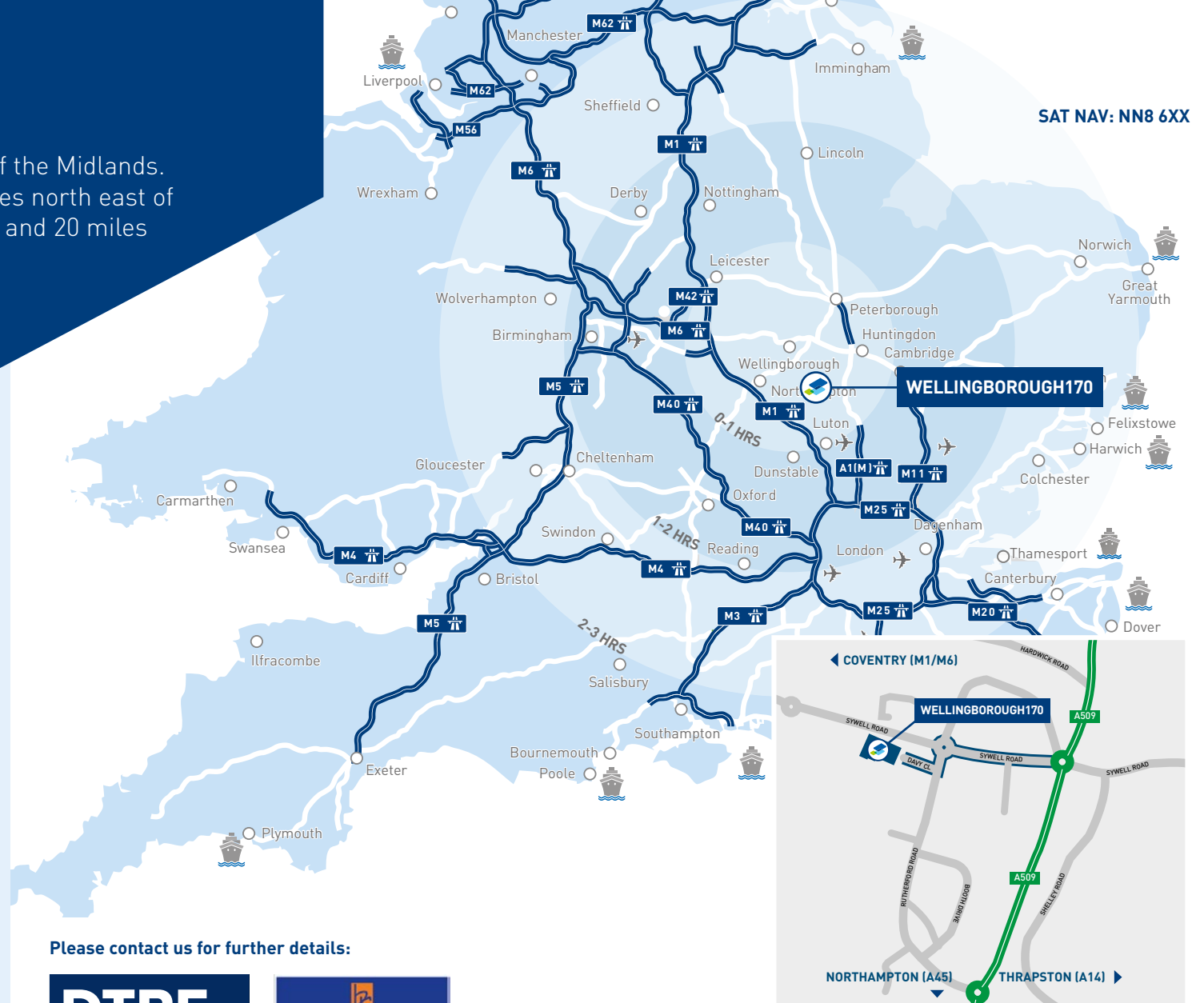
It is situated adjacent to the A45 dual carriageway which links to the M1 at Junction 15 to the West and the A14 at Kettering to the North.

A14 J9: 6 MILES, 12 MINUTES
M1 J15: 14 MILES, 19 MINUTES

LUTON AIRPORT LIES JUST **40 MILES**
TO THE SOUTH

THE PORT OF FELIXSTOWE IS LOCATED
WITHIN 113 MILES, 2 HOURS 6 MINUTES

THE **M1/M6/A14 INTERCHANGE** IS 28 MILES,
34 MINUTES AWAY



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Misrepresentation Act 1967.
Whilst all the information in these particulars is believed to be correct, neither the agent nor their client guarantee its accuracy nor is it intended to form part of any contract. All areas quoted are approximate. January 2022.

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