

INDUSTRIAL / DISTRIBUTION BUILD TO SUIT OPPORTUNITIES

TO LET / DELIVERY FROM SUMMER 2026



148,488 sq.ft

Zone C, Prologis Park, Wellingborough West, Northamptonshire  
NN8 6BS

**Eddisons**

# ZONE C, PROLOGIS PARK

WELLINGBOROUGH WEST, NORTHAMPTONSHIRE, NN8 6BS



Agreement

To Let



Detail

Warehouse / Distribution



Rent/Price

POA



Size

13,795 sq m (148,488 sq ft)



Location

Wellingborough West, NN8  
6BS



Property ID

2025/PA

For Viewing & All Other Enquiries Please Contact:



**PHILIP ARNOLD**

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Surveyor

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## Property

After successfully completing Zones A & B, Prologis are currently on site managing the re-routing of services.

Existing occupiers include Yusen Logistics (379,000 sqft), Visku (335,244 sqft), Flexispot (130,738 sqft and NNR Logistics (129,188 sqft)

Prologis Park offers high quality, cost-effective Grade A accommodation within a 'Park-Wide' working environment.

Development platforms will be ready for construction by Q2 2025. Units to suit can be delivered by late Q1 2026.

## Accommodation

The unit that can be provided offers the following;

Area	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	12,991	139,833
Office	804	8,654
Total GIA	13,795	148,488
Eaves Height: 15m		
Yard Depth: 50m		
Loading: 15 Docks & 3 Level access doors		
Car Spaces: 114		

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property.

Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B2, B8 including for a 24-hour operation of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

Charging Authority: North Northamptonshire Council

The property has yet to be assessed for Business Rates

## Energy Performance Certificate

A target EPC rating can be provided on request. An EPC will be issued on practical completion of the unit

## Tenure

The property is available To Let by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Rent

Price on Application

## Service Charge

A service charge will be levied to cover the gross costs of upkeep, maintenance and repair of all common parts of the Distribution Park

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

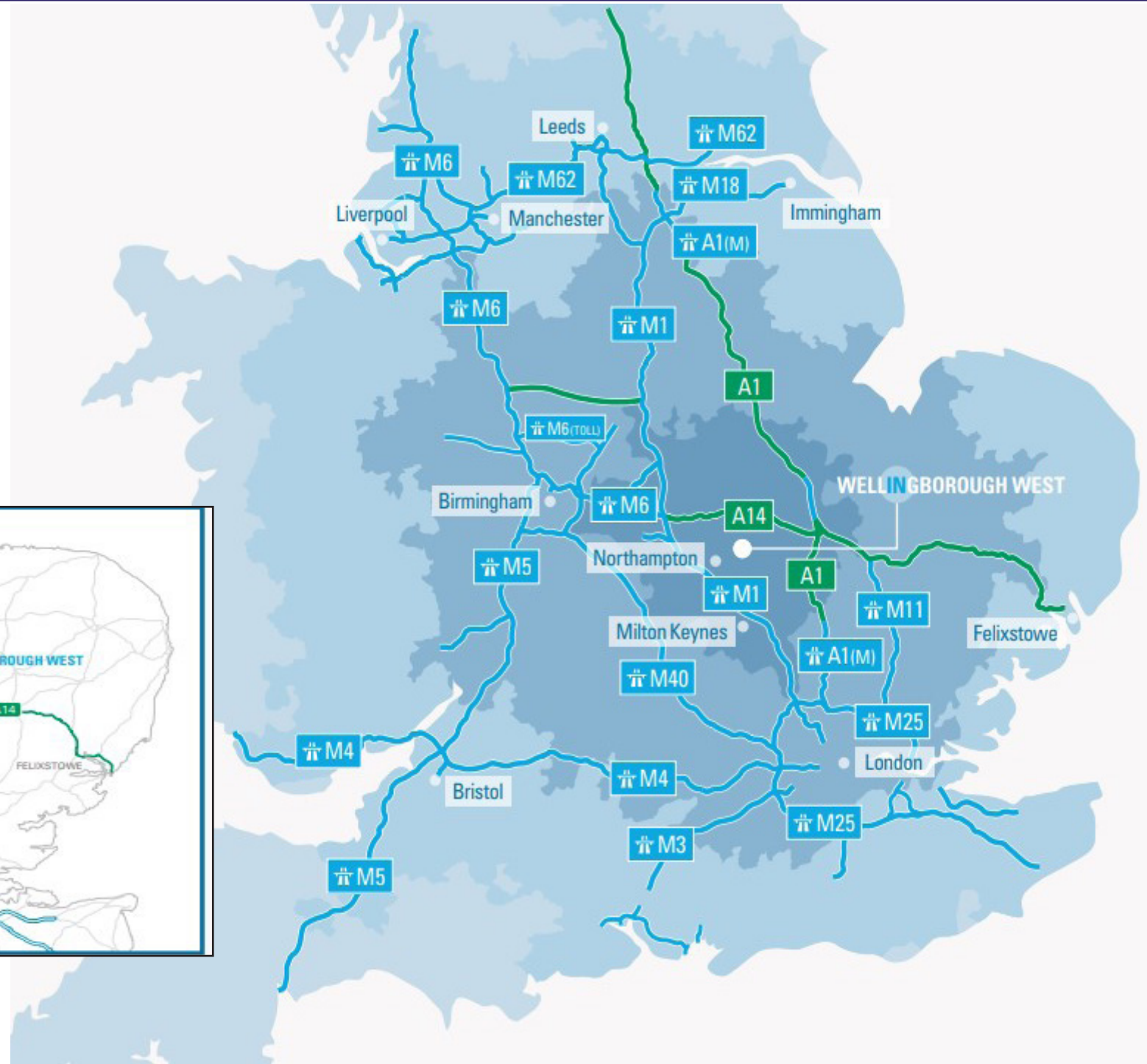
## Anti-Money Laundering

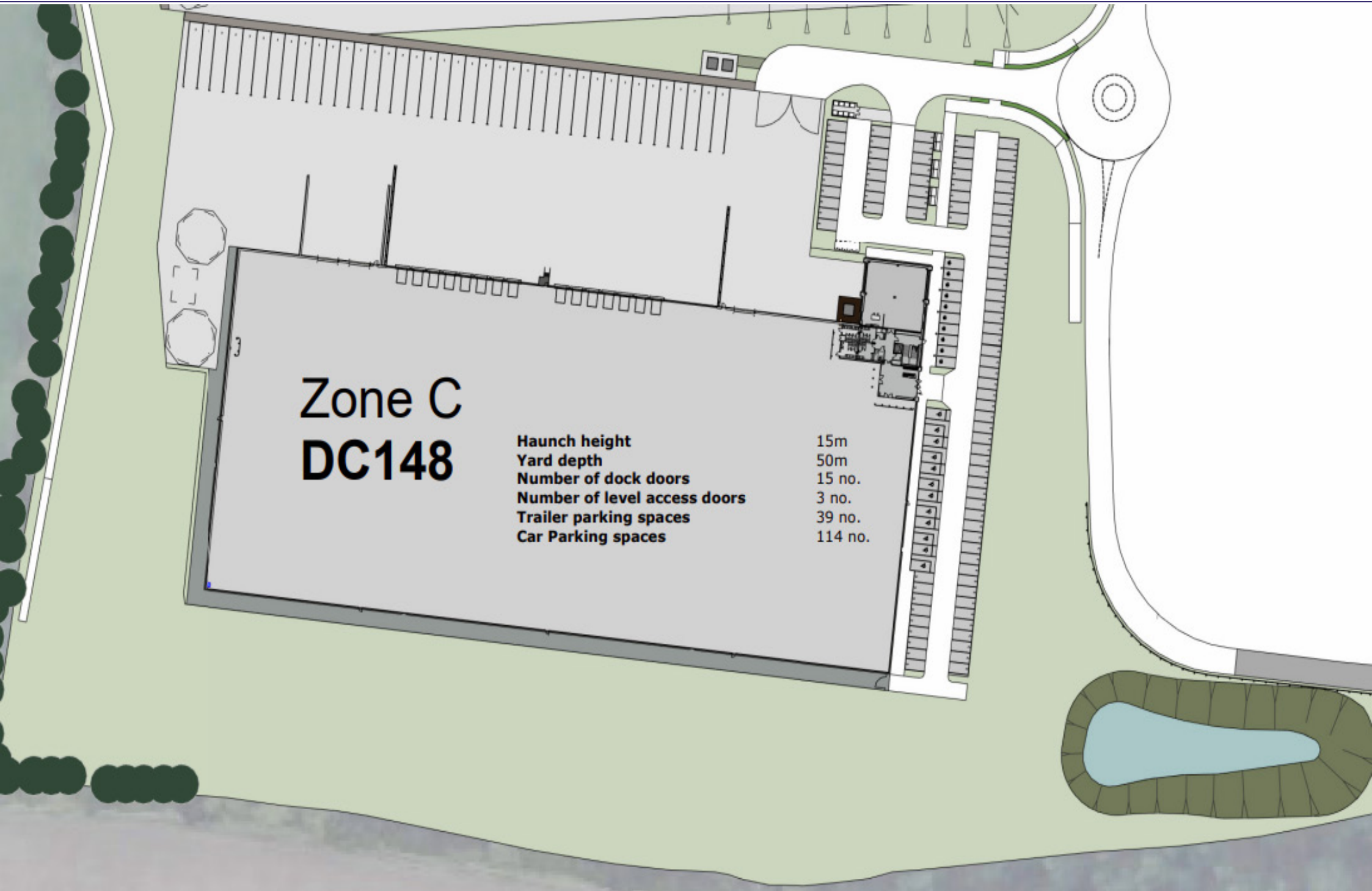
In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective [purchasers/tenants] prior to instruction of solicitors.

## Location

Located to the West of Wellingborough, ½ mile from the A509 with fast access to A54 and the M1 and A14.

12 miles from the M1 (Junc 15) and offering competitive occupational costs relative to Northampton.





## Zone C DC148

<b>Haunch height</b>	15m
<b>Yard depth</b>	50m
<b>Number of dock doors</b>	15 no.
<b>Number of level access doors</b>	3 no.
<b>Trailer parking spaces</b>	39 no.
<b>Car Parking spaces</b>	114 no.



