

Prime Industrial and Logistics Warehouse  
To Let

277,515 sq ft

**Under Refurbishment, Available Q3 2024**

Wellingborough 278, 1 Shaw Close, Wellingborough, NN8 6BN



# A WELL ESTABLISHED INDUSTRIAL LOCATION



EPC rating on request



22 Dock level doors



Warehouse sprinkler system



Onsite car parking facilities for staff and visitors



12m Clear height



Security gate house



60m Secure yard depth

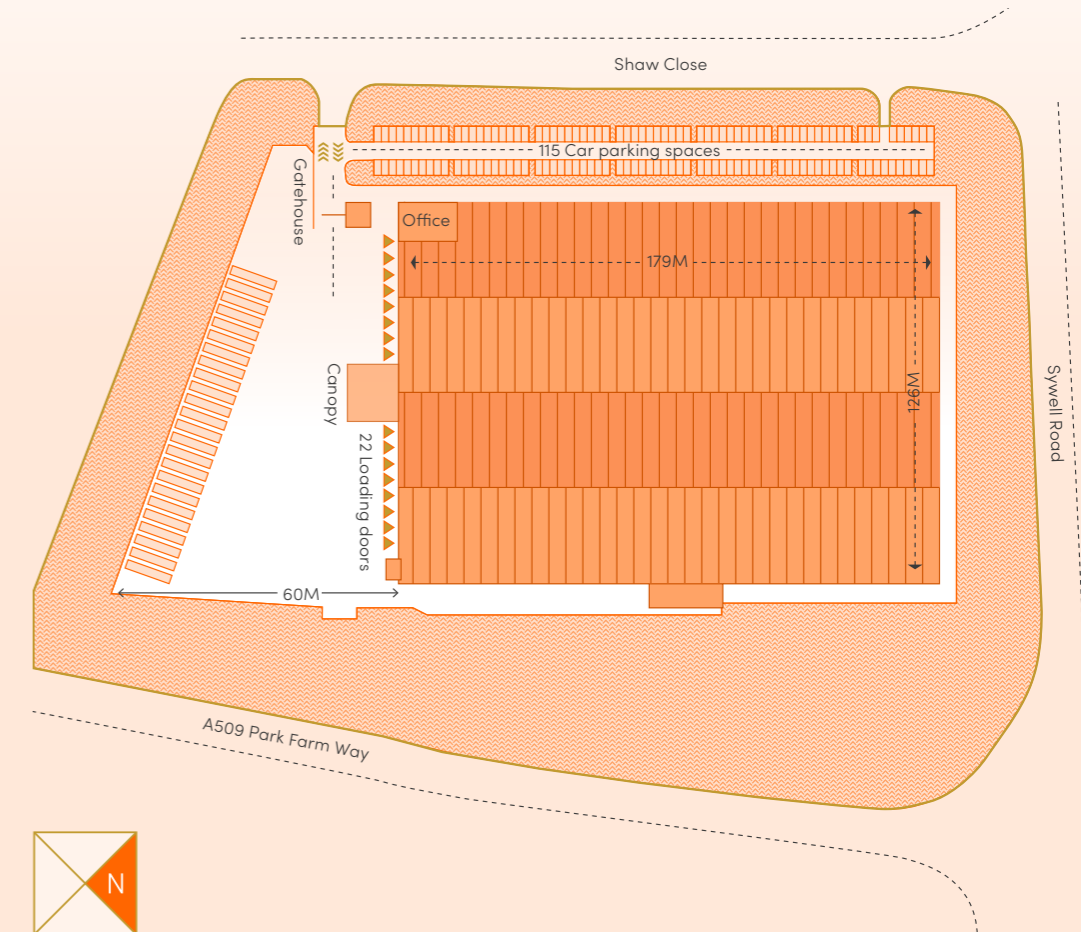


Heating and lighting to the warehouse area

Situated in the heart of Northamptonshire, Wellingborough offers exceptional connectivity, with easy access to major transport routes, including the A45 and M1, making it an ideal hub for logistics and distribution.

The unit has been built to the highest standards and benefits from the following features:

Wellingborough 278	(GIA) SQ FT	(GIA) SQ M
Warehouse	244,015	22,669.7
Offices	28,770	2,672.8
Ancillary	4,335	402.7
Gatehouse	395	36.7
<b>Total</b>	<b>277,515</b>	<b>25,781.9</b>



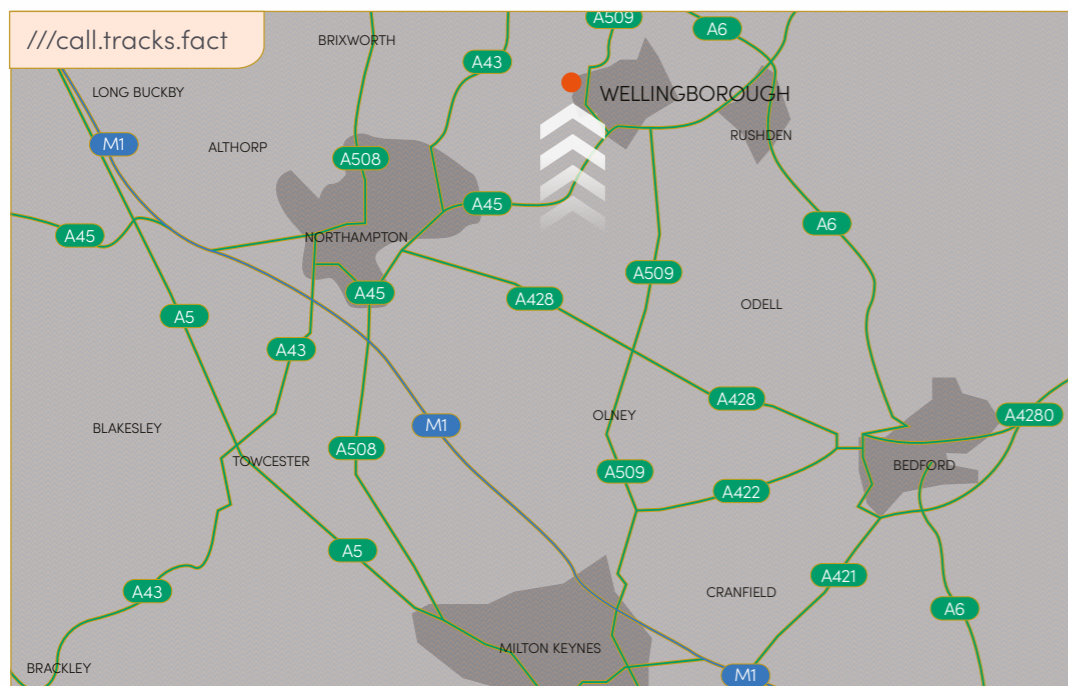
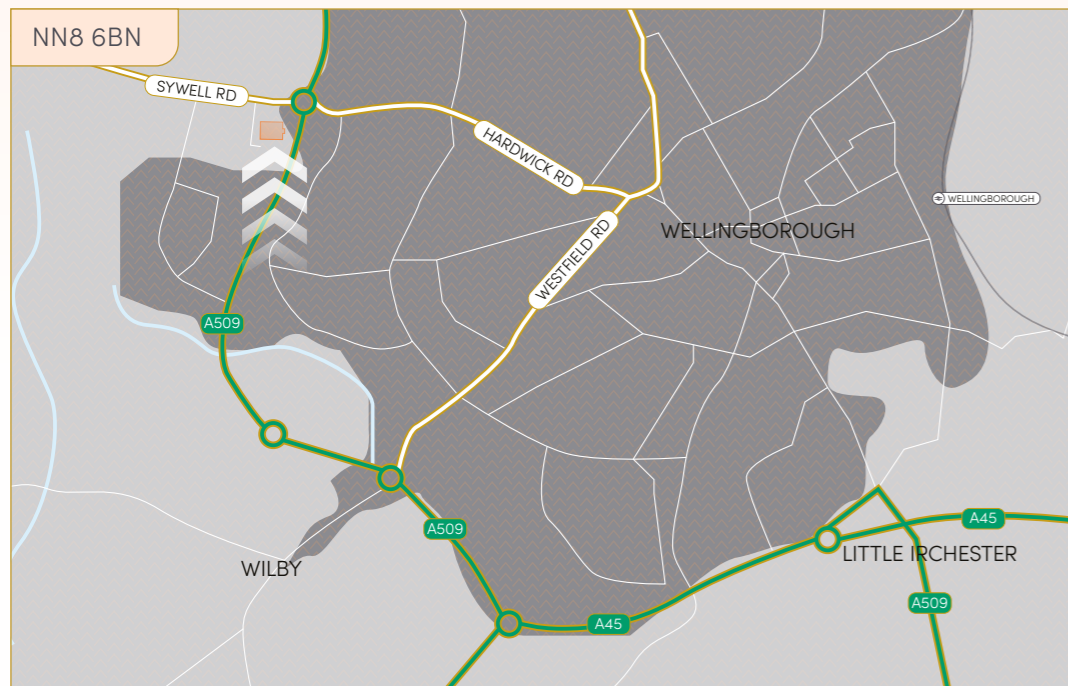
# PURPOSELY BUILT, FOR ALL BUSINESSES NEEDS













# SITUATED IN THE HEART OF THE MIDLANDS

Wellingborough 288 is prominently located on Shaw Close on the Park Farm Industrial Estate in Wellingborough. Situated in the heart of the Midlands, within the 'Golden Triangle', the town is located approximately 9 miles north east of Northampton, 8 miles south of Kettering and 18 miles north of Milton Keynes.

The site is situated at the crossroads of the A45 dual carriageway and the A509, 10 miles east of the M1.



## Travel Times

-  **A45**  
2.4 miles / 5 mins
- 
- Northampton**  
12.2 miles / 14 mins
- 
- M1**  
14.4 miles / 16 mins
- 
- London**  
78 miles / 1 hr 30 mins
- 
- DIRFT**  
31 miles / 30 mins
- 
- East Midlands Gateway**  
59 miles / 1 hr mins
- 
- Luton**  
48.7 miles / 50 mins
- 
- Birmingham**  
62 miles / 50 hr
- 
- Stanstead**  
73.1 miles / 1 hr 10 mins
- 
- Felixstowe**  
114 miles / 1 hr 50 mins



**71.6% OF PEOPLE** ARE ECONOMICALLY ACTIVE IN WELLINGBOROUGH. HIGHER THAN THE UK AVERAGE

**16.2% OF THE WELLINGBOROUGH POPULATION** ARE WORKING IN THE MANUFACTURING SECTOR



**OVER 750,000** WORKING POPULATION WITHIN A 45 MINUTE DRIVE

**OVER 60% OF** WELLINGBOROUGH'S POPULATION ARE OF WORKING AGE



# WELLINGBOROUGH 278



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