



Wellingborough 277

TO LET | 277,515 SQ FT



1 Shaw Close | Wellingborough | NN8 6BN

Property Specification



287,634 SQ FT (26,721 SQ M)



Heating & Lighting



Site Density Of 54%



Warehouse Sprinkler System



Three Storey Mezzanine (to be removed)



On Site Car Parking



12 Meter Eaves



Security Gate House



22 Dock level doors



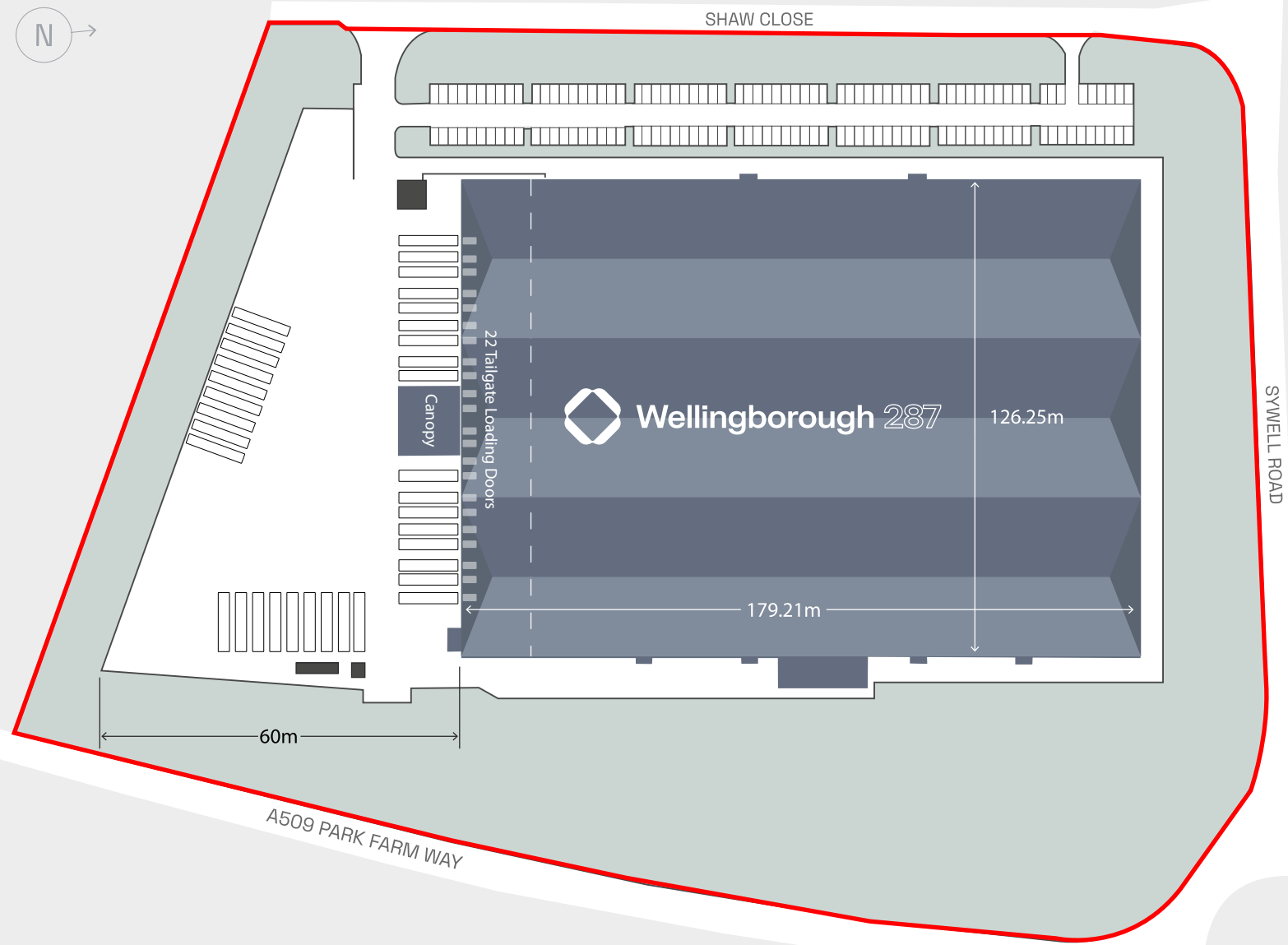
60m Deep Secure Yard



Part racked for pallet spaces on both, a wide aisle and narrow aisle basis

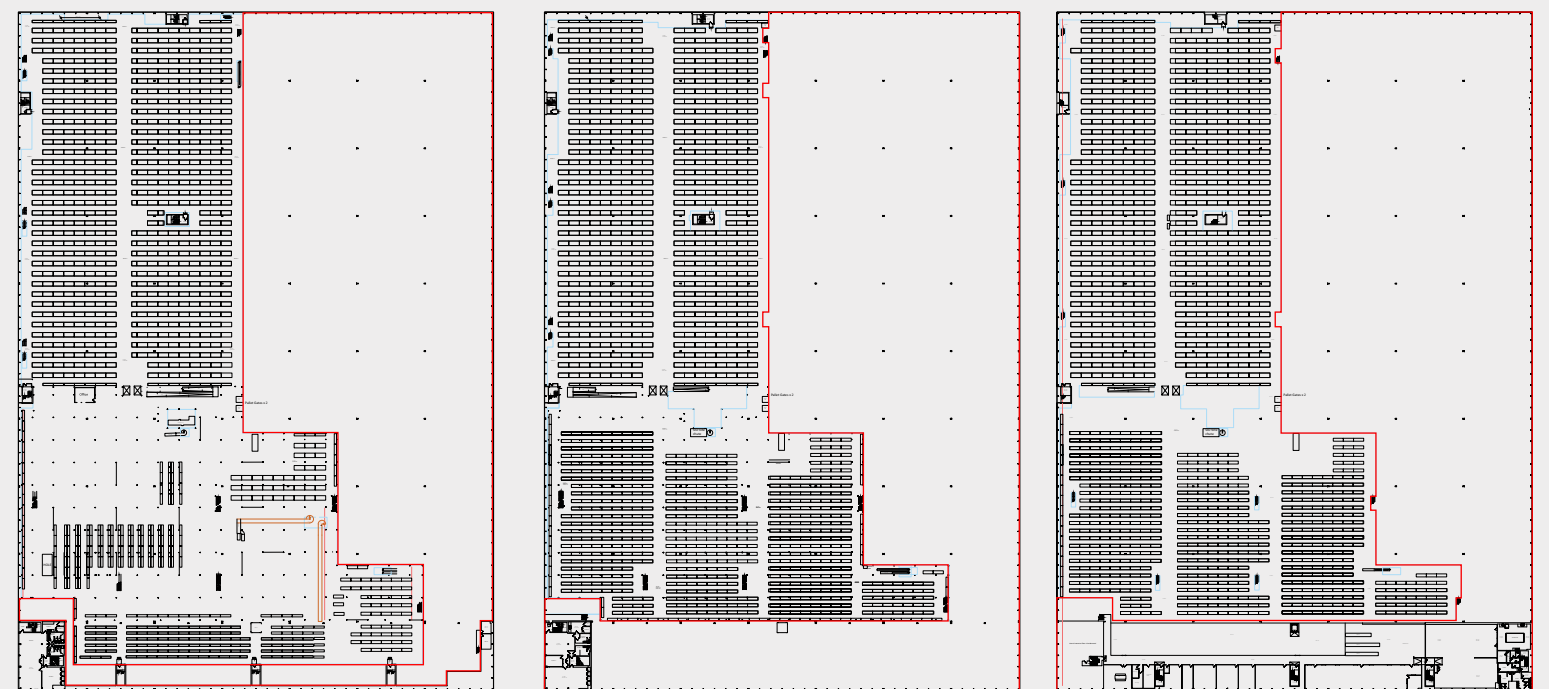


40 KN/M2 Floor Loading



Accommodation

Floor	Use	SQ M	SQ FT
Ground	Warehouse	22,624.8	248,350
	Office	215.0	28,770
	Gatehouse	37.1	395
Ground Floor Total		22,955.0	277,515
First	Mezzanine	12,045.7	129,659
	Office	217.8	2,344
	Mezzanine Distribution Room	76.8	827
First Floor Total		12,340.3	132,830
Second	Mezzanine	10,833.4	116,610
	Office	217.8	2,344
Second Floor Total		11,051.2	118,954
Third	Mezzanine	10,833.4	116,610
	Balcony	2,287.1	24,618
Third Floor Total		13,120.5	141,228





DEMOGRAPHICS

Since 2010 alone, Wellingborough's population has increased by 6%. Of the 80,000 residents, 60% are of working age with earnings 10% lower than the East Midlands average and 15% lower than the national average.



LABOUR SUPPLY
High working population:
48,000 - 60 %



NVQ QUALIFICATIONS
NVQ 2 and above:
37,300 - 59.3%

Source: nomisweb.co.uk

The property is located on the A509, Park Farm Industrial Estate. Access to the A45 dual carriageway is within 2.5 miles and Junction 15 of the M1 is 14 miles.

📍 Road	Miles	Mins
M1 J15	14	18
A1 M	26	30
M11	41	46
✈️ Airport	Miles	Mins
Luton Airport	49	57
Birmingham Airport	55	1hr 4m
East Midlands Airport	57	1hr 8m

📍 Location	Miles	Mins
Northampton	12	18
DIRFT	32	37
Milton Keynes	30	40
Cambridge	48	59
Birmingham	61	1hr 9m
London	77	1hr 50m
🚢 Port	Miles	Mins
Luton Airport	49	57



Contact

Should you require anymore information please contact:



Wellingborough 277

DTRE



Ollie Withers

Tom Kimble

✉ ollie.withers@dtre.com

✉ tom.kimbell@cushwake.com

☎ 07496 852 526

☎ 07920 005 471

Jamie Catherall

James Harrison

✉ jamie.catherall@dtre.com

✉ james.harrison@cushwake.com

☎ 07718 242 693

☎ 07775 905 415