

## Refurbishment Complete 2025

Prime Industrial and Logistics Warehouse  
To Let

281,040 sq ft

**Immediately Available**

1 Shaw Close, Wellingborough, NN8 6BN



W E L L I N G B O R O U G H 2 8 1

# A WELL ESTABLISHED INDUSTRIAL LOCATION



A509

Co-op

Yusen

GXO

IFCO

Booker

Homebase

DHL

Dulux

FedEx

WELLINGBOROUGH281

A509

# SERIOUS SPACE FOR SERIOUS BUSINESS

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:



Onsite car parking facilities for staff and visitors



Warehouse sprinkler system



1 Level access and 22 dock level doors



EPC Target A



LED lighting to the warehouse area



60m Secure yard depth



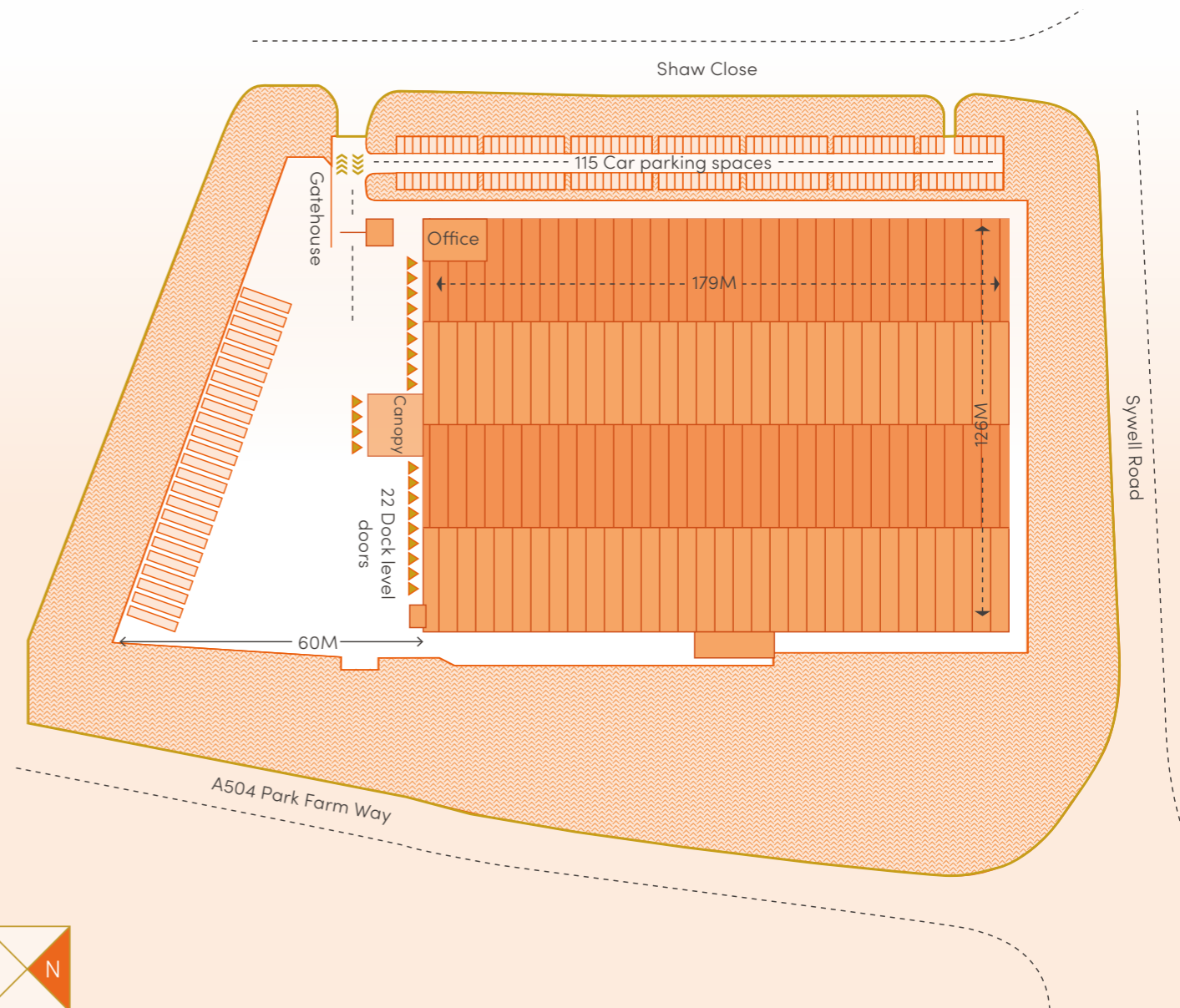
Security gatehouse

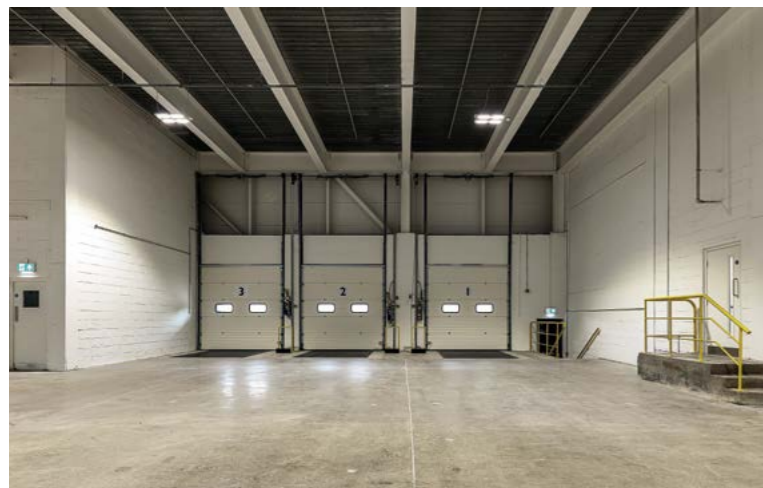
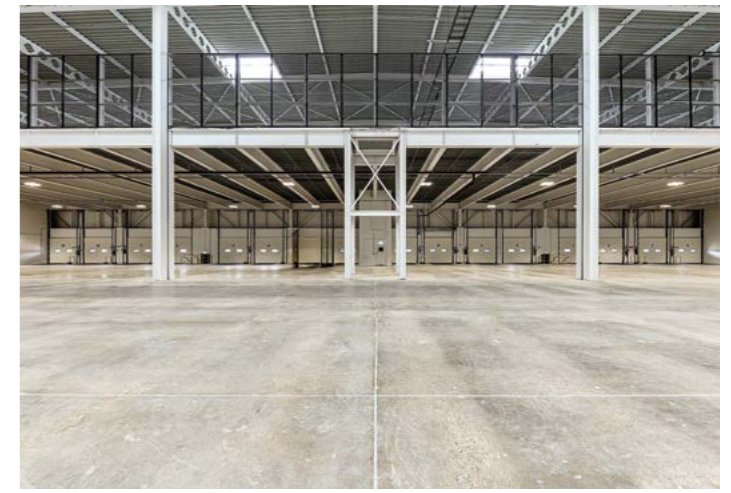
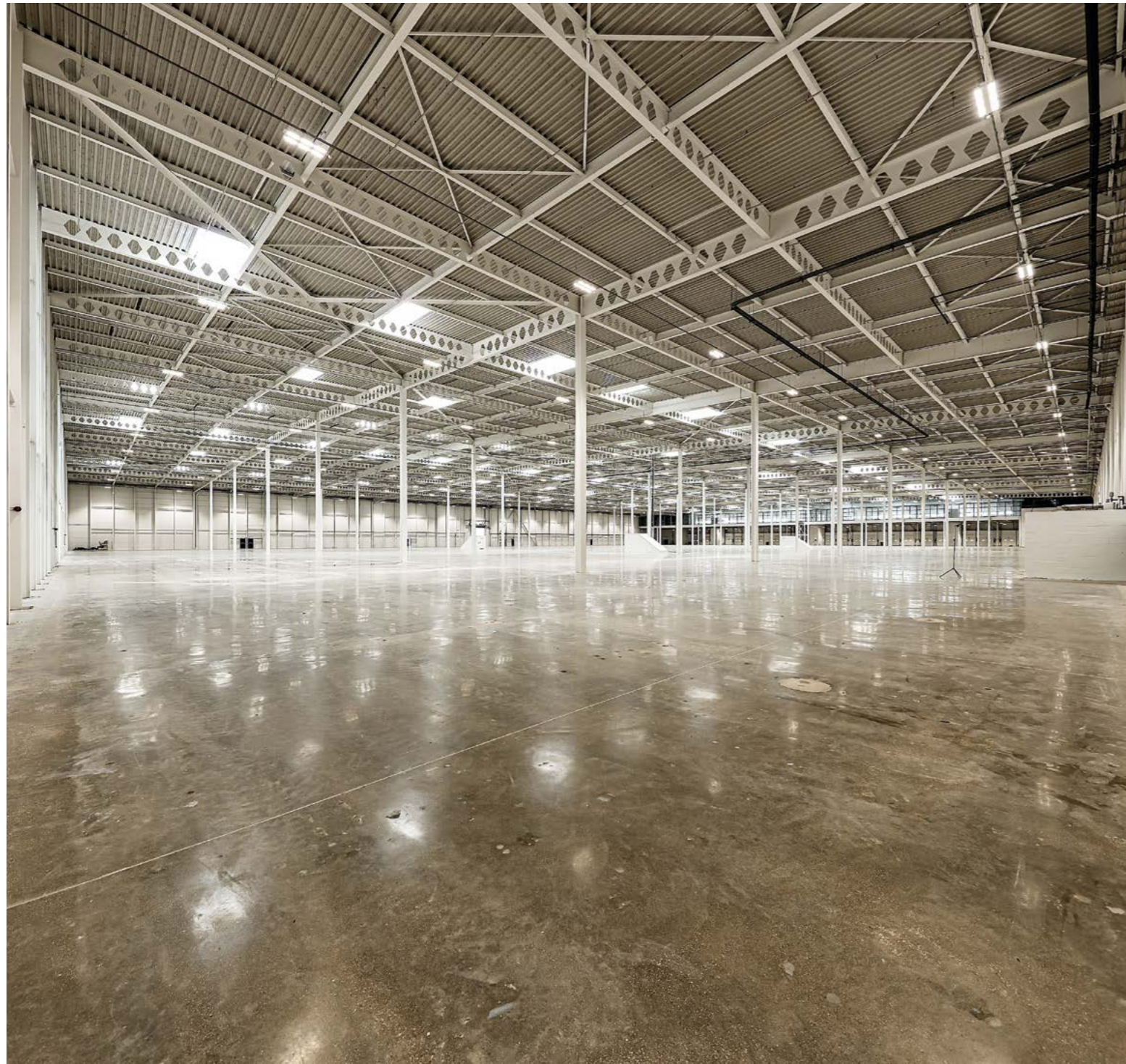


12m Clear height

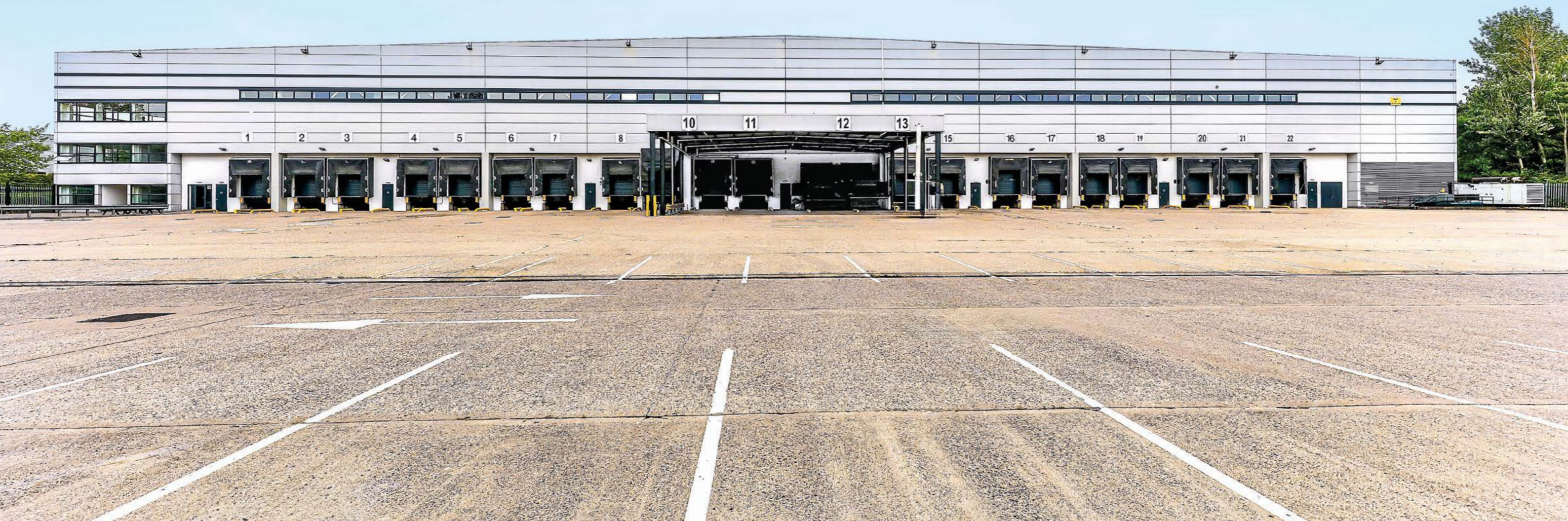


Wellingborough 281	SQ FT (GIA)	SQ M (GIA)
3rd Floor	2,434	226.1
2nd Floor	24,372	2,264.2
1st Floor	3,275	304.3
Ground Floor	246,403	22,891.6
Basement	4,556	423.3
<b>Total</b>	<b>281,040</b>	<b>26,109.5</b>





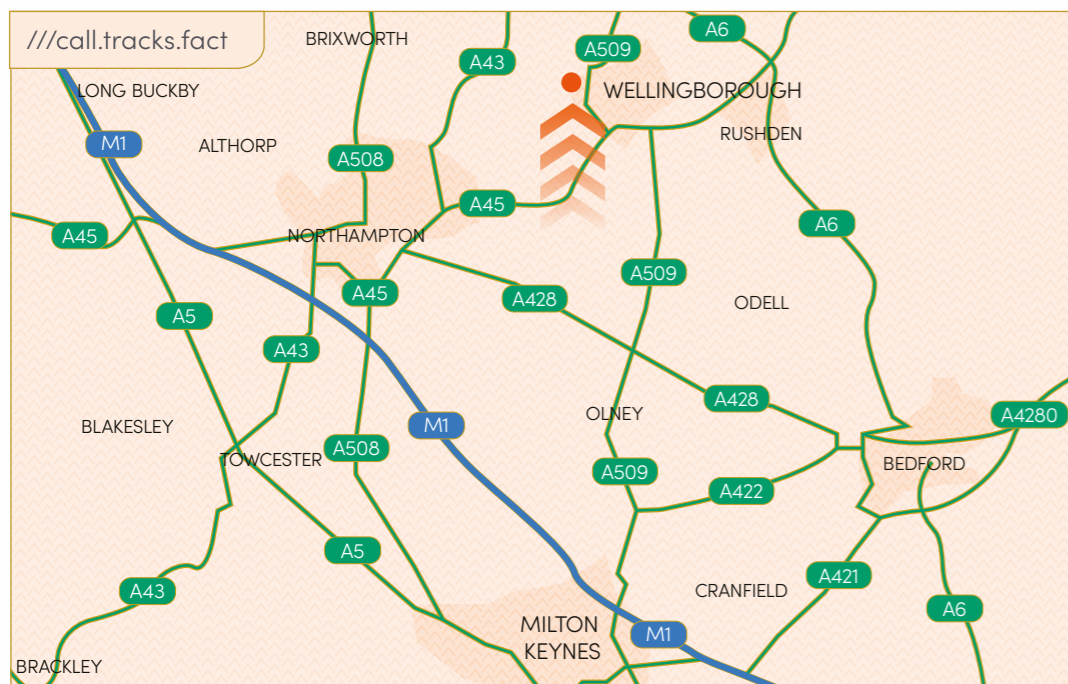
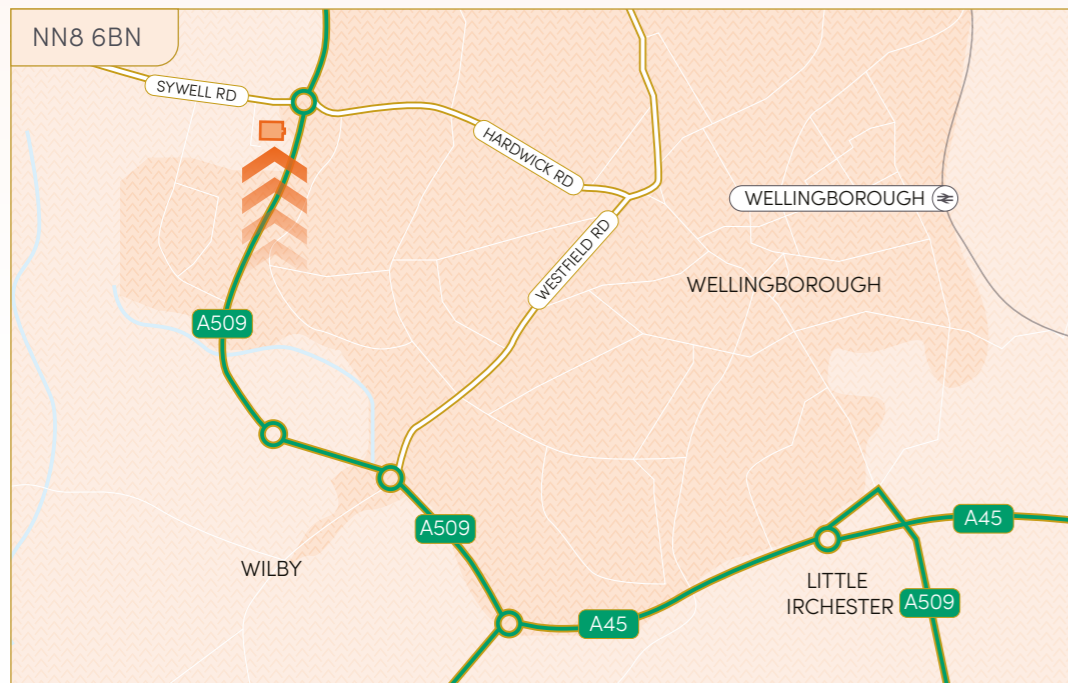
# PURPOSELY BUILT, FOR ALL BUSINESSES NEEDS







# SITUATED IN THE HEART OF THE MIDLANDS

Wellingborough 281 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.



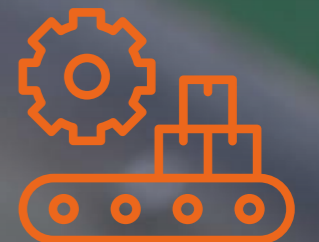
## Travel Times

-  **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
-  **Luton**  
48.7 miles / 50 mins
- ▼
- Birmingham**  
62 miles / 50 mins
- ▼
- Stansted**  
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 281

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