

ST. MODWEN PARK WELLINGBOROUGH AT STANTON CROSS

NN8 4FU



DETACHED WAREHOUSE UNIT AVAILABLE Q2 2023

UNIT W175 TO LET: 174,590 SQ FT (16,219 SQ M)
BUILD TO SUIT OPPORTUNITIES: AVAILABLE
ON FUTURE PHASES UP TO 300,000 SQ FT



BREEAM
EXCELLENT rating



EPC A+ rated



Located near
to the A45/A14
corridors

Changing spaces in Wellingborough

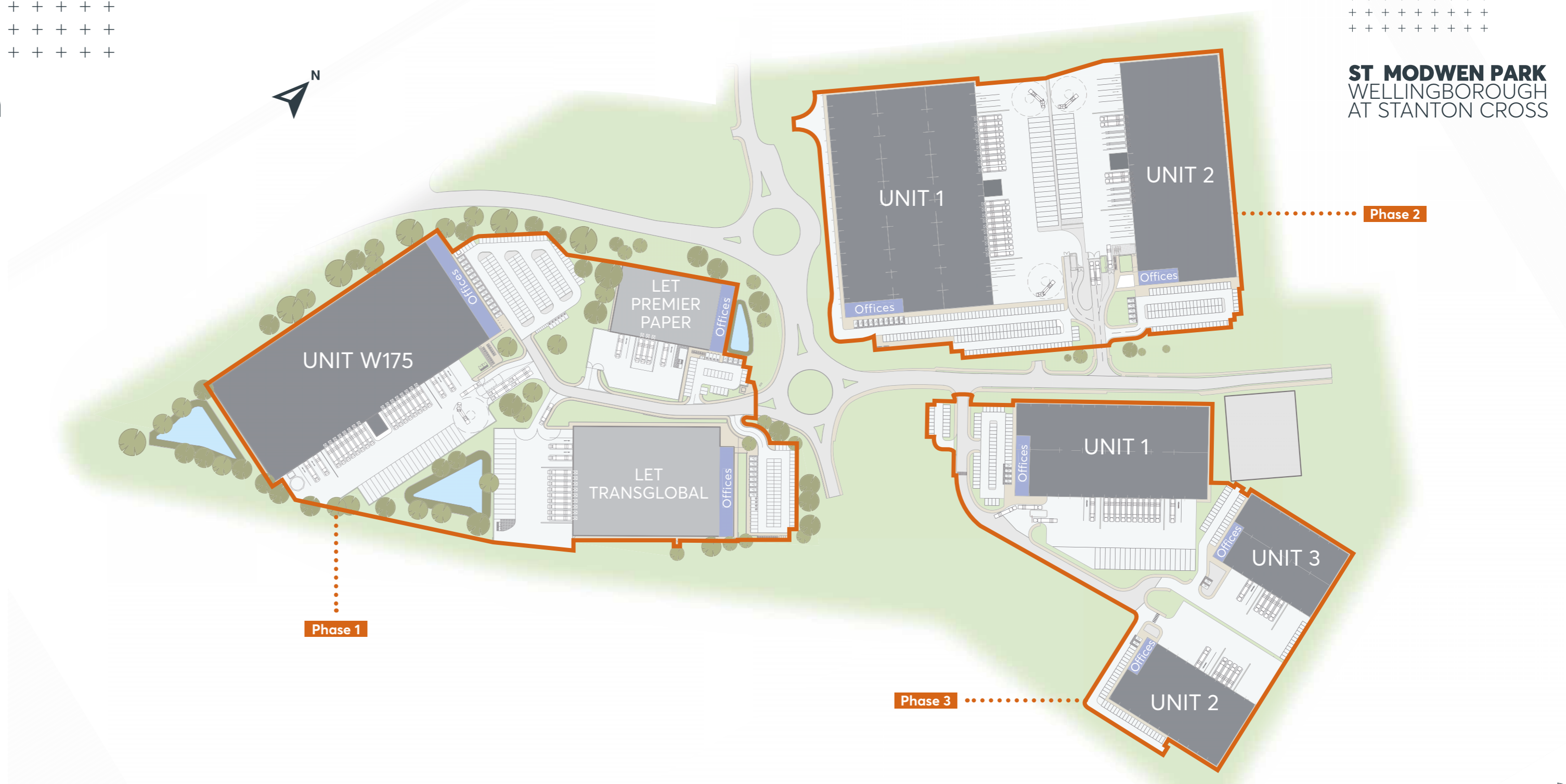
St. Modwen Park Wellingborough at Stanton Cross will become a thriving commercial hub providing high specification warehouse accommodation.

Our first commercial phase is being delivered as part of the wider Stanton Cross development, a flagship mixed use development for Northamptonshire. Located on the eastern edge of Wellingborough, it will see more than £1bn invested in the town. Once complete, along with 3,650 new homes and community facilities, it will provide more than 1.5 million sq ft of industrial, leisure, retail and office space, delivering around 3,000 new jobs.

Phase 1 at St. Modwen Park Wellingborough is located adjacent to the A510 (Finedon Road) and provides three speculatively built industrial units (W175, W96, W43). Build to suit opportunities for individual units of up to 300,000 sq ft in size are also available. W96 and W43 are now let; W175 will be available Q2 2023.

Why choose Wellingborough?

 <p>Further Build to Suit opportunities available</p>	 <p>Flagship development, creating c. 3,000 new jobs</p>	 <p>Strategically located near to M1, J15 and A45/A14 corridors</p>	 <p>Under an hour's drive from Luton Airport</p>
 <p>Ideal location for national distribution</p>	 <p>1,286,174 economically active aged 16-74 living within a 60 minute drive</p>	 <p>24 hour access 365 days of the year</p>	 <p>Operationally net zero carbon to offices</p>



ST MODWEN PARK
WELLINGBOROUGH
AT STANTON CROSS

The Stanton Cross Community

Stanton Cross is an exciting, brand-new community on the eastern edge of the historic town of Wellingborough.

This flagship development will offer opportunities for home buyers as well as leisure, retail and businesses alike, with 3,650 new properties on the way, leisure, retail and office space. Creating around 3,000 new jobs and driving more than £1 billion of investment into the area, it will also bring new public parks, schools, a doctor's surgery and more.

- 3,650 homes
- Up to 20% affordable (50/50 rent and shared ownership)
- 3,000 new jobs
- New shops
- Leisure and community facilities
- Country park of 143 acres
- 2 local centres
- 2 primary schools
- 1 secondary school
- A doctor's surgery
- An enhanced Wellingborough railway station and 1,000 space car park
- Mixed use development around the new station on the east of the train line



STANTON CROSS
WELLINGBOROUGH



TRAVEL DISTANCES



CITIES/TOWNS

Cambridge	49 miles
Oxford	56 miles
Central London	62 miles
Birmingham	64 miles



AIRPORTS

Luton Airport	41 miles
Birmingham Int Airport	55 miles



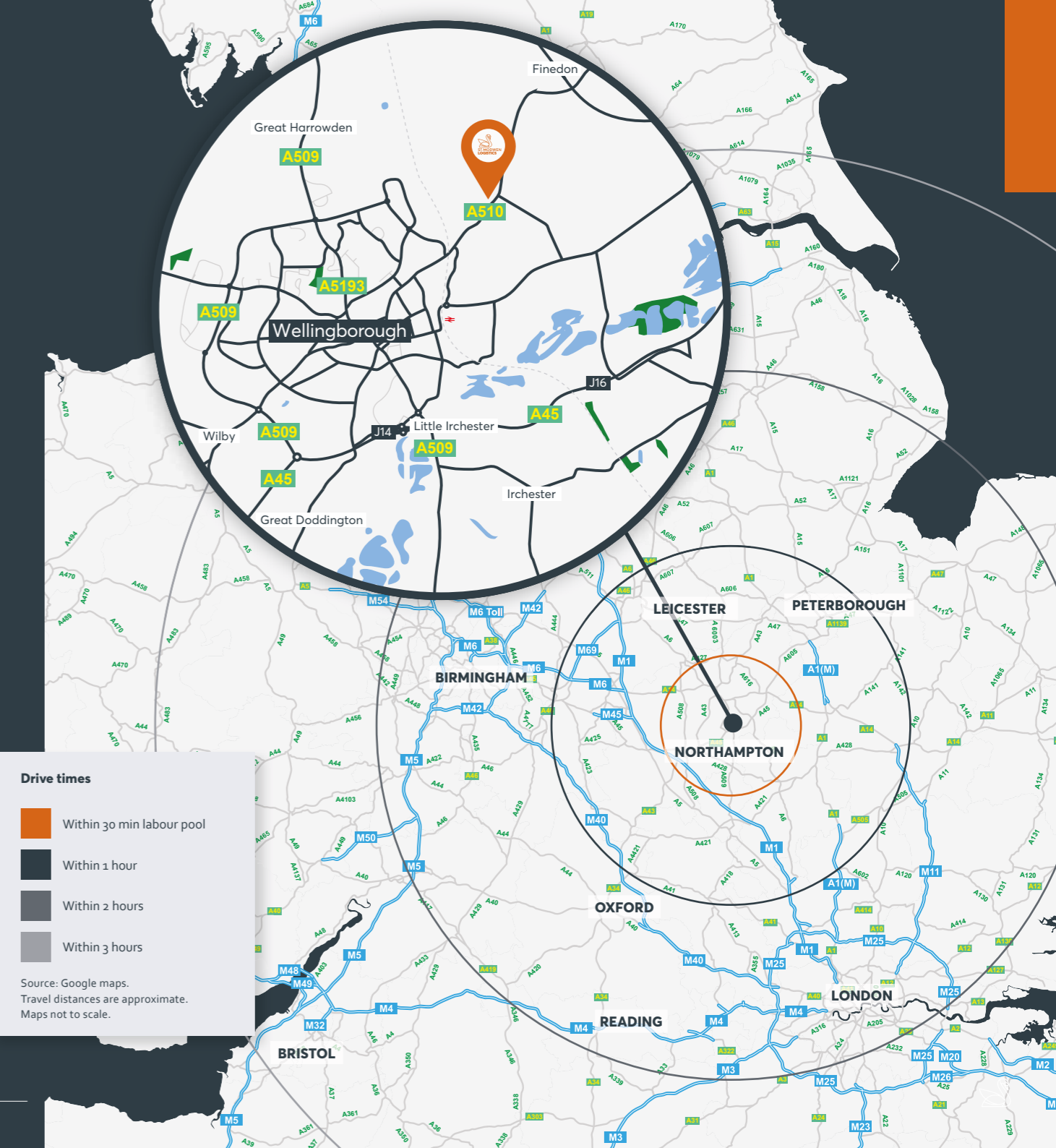
MOTORWAYS

M1 Junction 15	15 miles
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Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.





Schedule of accommodation

ST MODWEN PARK
WELLINGBOROUGH
AT STANTON CROSS



- 50 kN sq m floor loading (uniform distributed) and 80 kN (9 tonne) rack point loading
- 24 hour access
- Photovoltaic roof panels
- EV car charging points
- First floor office with flexible undercroft for occupier fit-out
- Up to 550kVA of power available

UNIT W175	
WAREHOUSE INC. GF CORE	161,725 SQ FT (15,024 SQ M)
FIRST FLOOR OFFICES INC. GF CORE	9,560 SQ FT (888 SQ M)
HUB OFFICE	3,305 SQ FT (307 SQ M)
PLANT DECK	8,690 SQ FT (807 SQ M)
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	15 M
LEVEL ACCESS DOORS	4
LEVEL DOCK DOORS	12
EURO DOCK LOADING DOORS	2
FLOOR LOADING	50 kN SQ M
HGV PARKING SPACES	23
CAR PARKING SPACES	158
ELECTRIC CAR CHARGING POINTS	6
TOTAL AREA EXCLUDING PLANT DECK	174,590 SQ FT (16,219 SQ M)



*All floor areas are approximate gross internal areas.
A range of bespoke fit out options are available.



The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing wellbeing
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



SUSTAINABILITY AT THE CORE



HIGH SPECIFICATION OFFICE AND RECEPTION SPACES



Our Building Code



Our Park Code



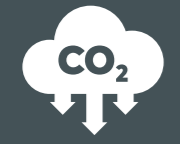







Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:

 Net carbon reduction	 Biodiversity & sustainable environments ambition	 Diversity & inclusions	 Education & future skills	 Health & wellbeing	 Responsible operating practices & partnerships
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About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen



Part of St. Modwen Developments Ltd. (Owned by Blackstone)



Experts in the planning process



We maintain and manage our space



Dedicated team of 60 skilled professionals



Across 676 units



Of warehouse space spanning 50 parks nationwide



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. August 2022. TBDW 00890-07.