

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





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



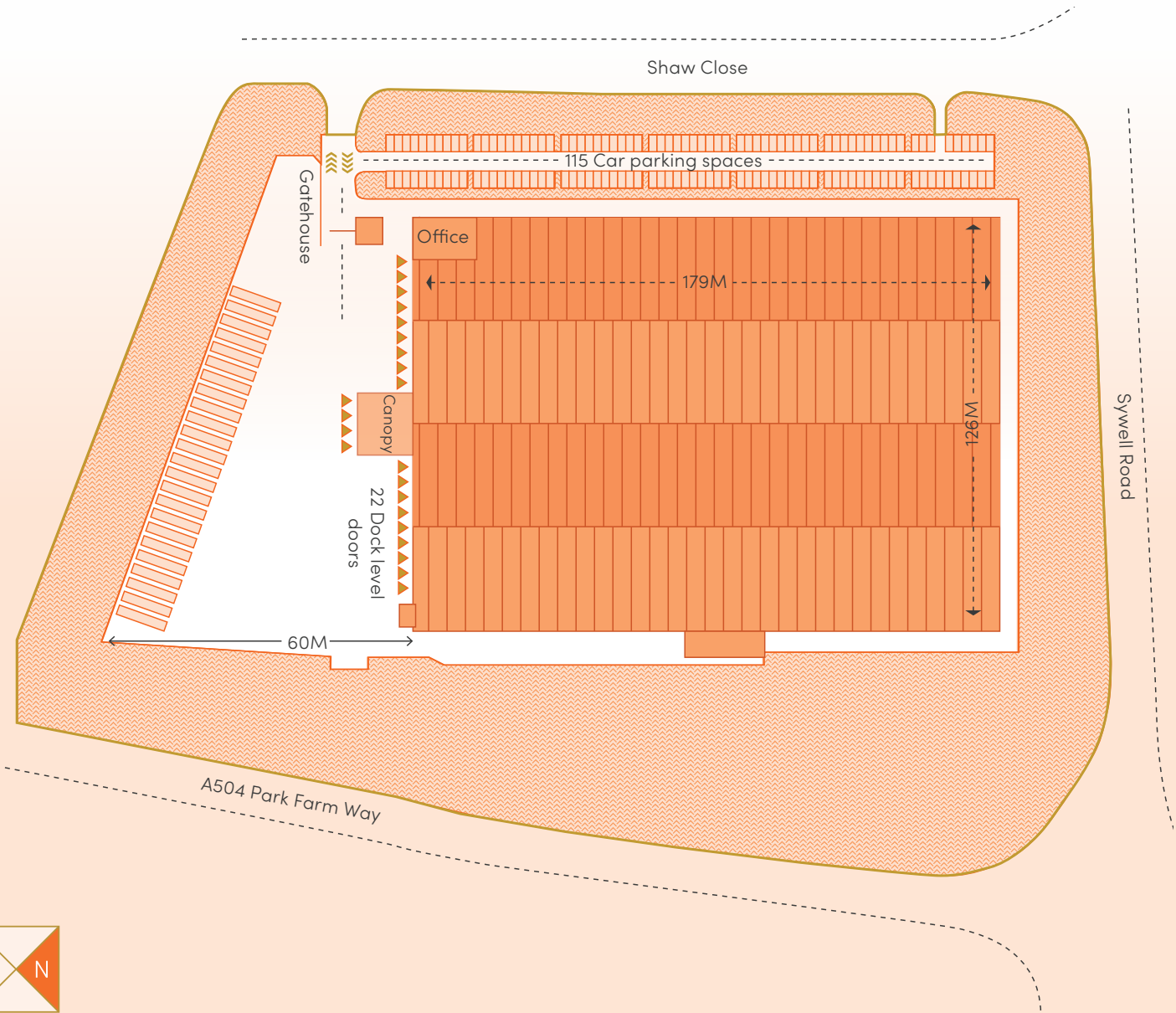
Security
gatehouse

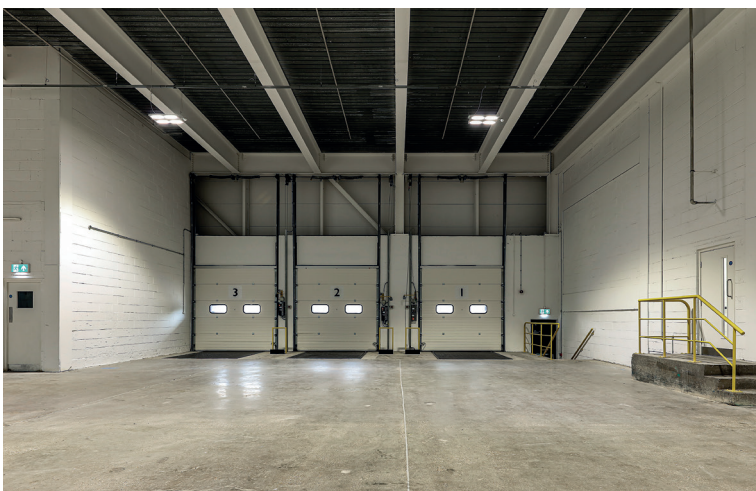


12m Clear
height



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
Total	281,040	26,109.5







PURPOSELY BUILT, FOR ALL BUSINESSES NEEDS

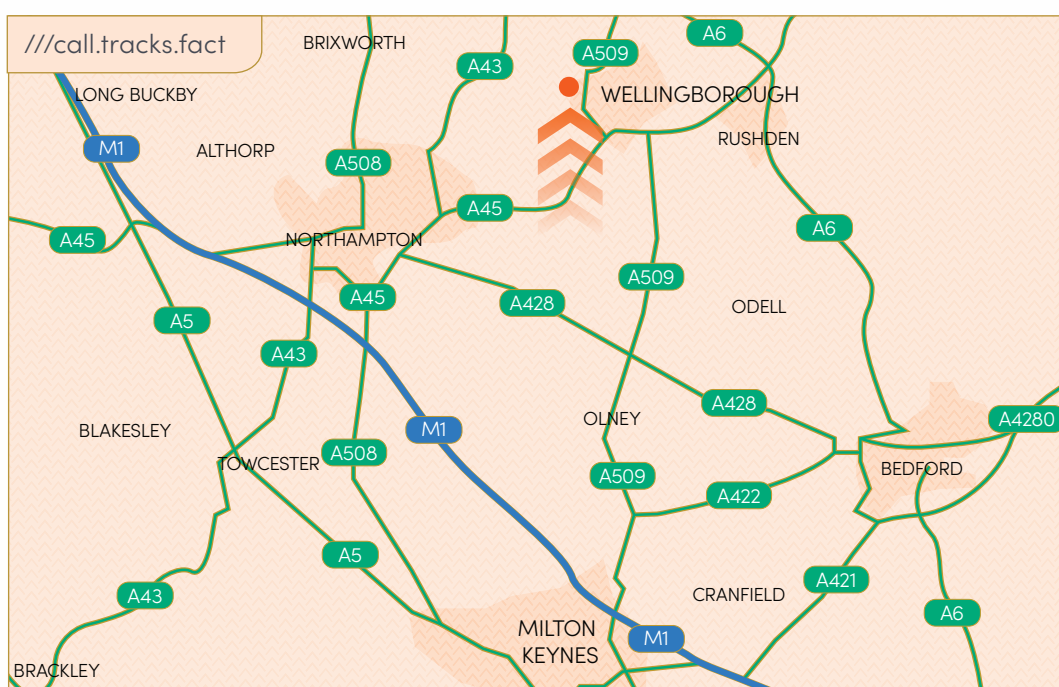
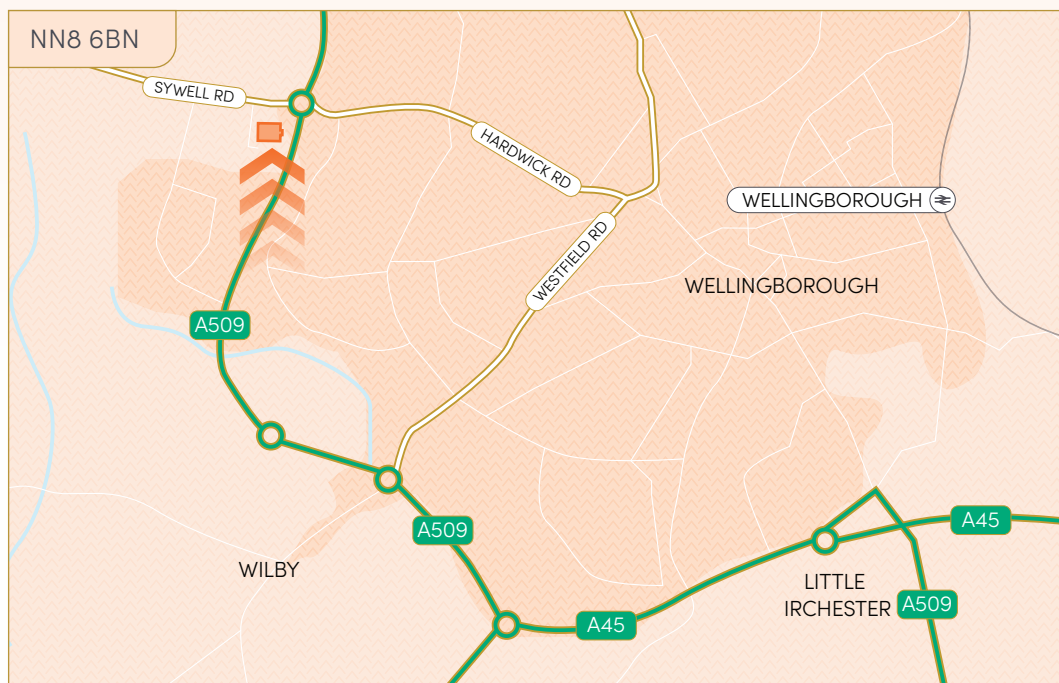




SITUATED IN THE HEART OF THE MIDLANDS

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



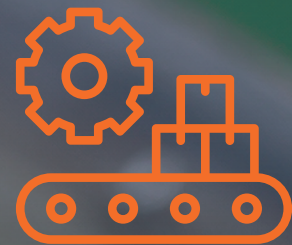
Felixstowe

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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