

ST. MODWEN PARK WELLINGBOROUGH AT STANTON CROSS



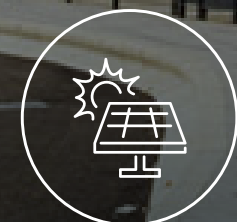
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AVAILABLE FOR
OCCUPATION NOW



BREEAM Excellent rating achieved. Placing this building in the top 10% of UK warehouses for sustainability



PV panels fitted and included at no extra cost, generating energy savings of up to £166,200 per annum*



Carbon saving from PV panel electricity is equivalent to up to 260 tons per annum**



2MVA power

DETACHED WAREHOUSE UNIT AVAILABLE NOW

UNIT W184 TO LET: 183,606 SQ FT (17,057.4 SQ M)

*BASED ON AS-BUILT PV YIELD FROM INSTALLED SOLAR PANELS, ASSUMES 100% FULL ENERGY CONSUMPTION IN YEAR 1 AND UNIT RATE OF 30P PER KWH
**ASSUMES 100% OF PV ELECTRICITY GENERATED IS CONSUMED

High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **Wellingborough 184** is a **thriving commercial hub** that will deliver benefits for your business, your people and the environment.

An ideal location for the Midlands and the South East

Our second 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.

*data obtained assumes usage of 100% PV energy.



PV panels fitted to the roof and included at no extra cost, generating energy savings of up to **£166,200 per annum.***



Carbon saving from PV panel electricity is equivalent to up to **260 tons per annum.***



Smart LED lighting helping you reduce energy consumption by up to **75%**.



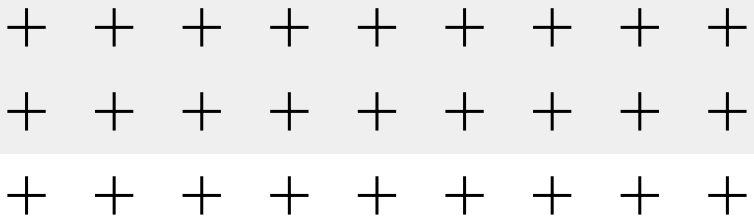
15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent rating achieved placing this warehouse in the top 10% of warehouses in the UK for sustainability.



With an **EPC A+ rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



Why choose Wellingborough 184?



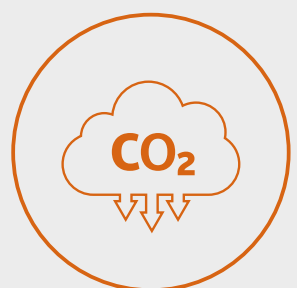
5 miles to A14



Gross weekly pay £592.21
- less than Northampton,
Daventry and nationally



Located near
to the A45/A14
corridors



Operationally net zero
carbon to offices

You're well-connected

ST. MODWEN PARK WELLINGBOROUGH AT STANTON CROSS

Drive times

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

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



2 MILES

from Wellingborough town centre which is centrally located in the Midlands



15 MILES

to J5 of the M1



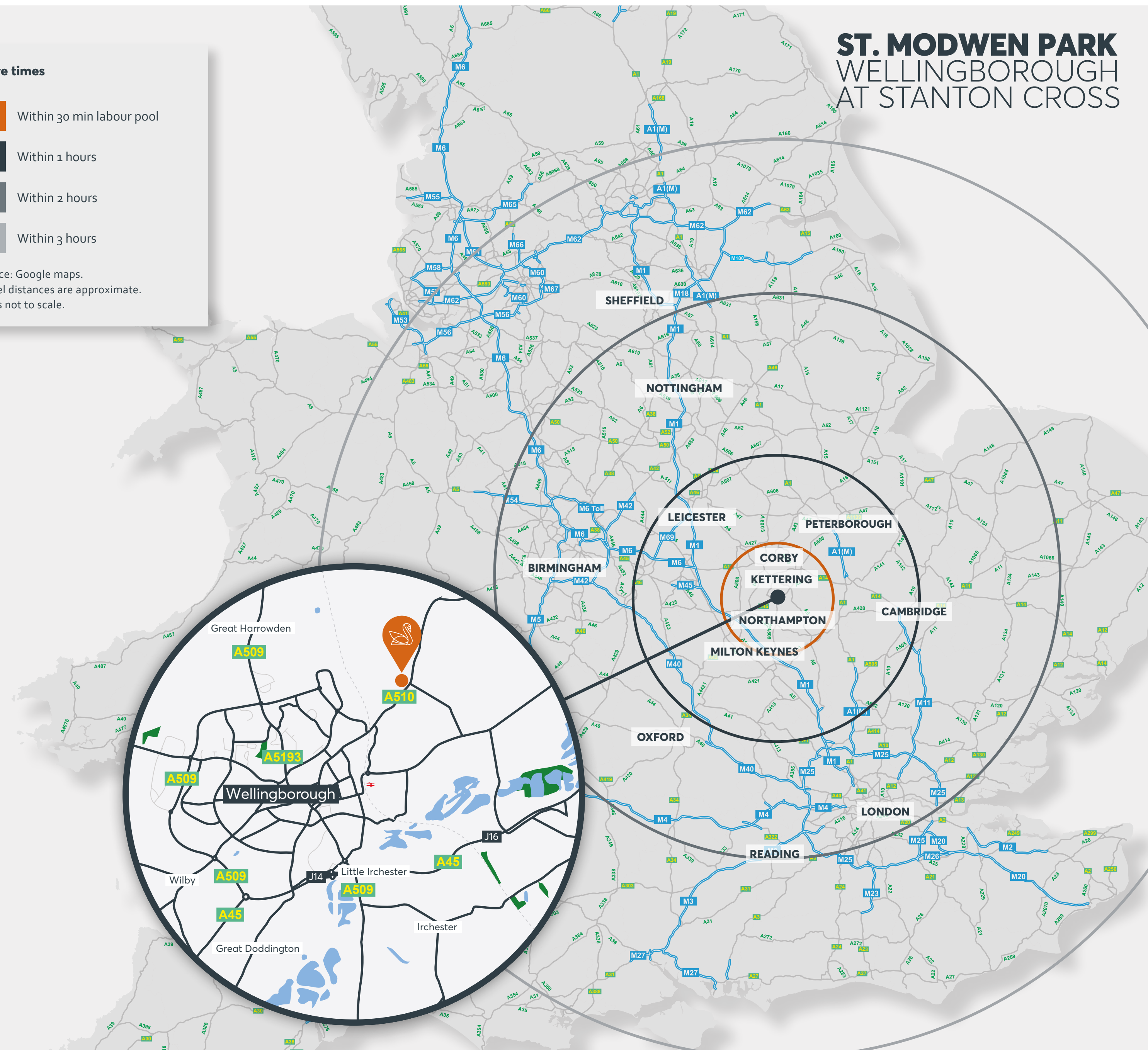
32 MILES

from Birmingham Intermodal Freight Terminal



2 AIRPORTS

close to two airports
Birmingham and Luton





Strong local labour

1,286,174 economically active aged 16-74 living within a 60 minute drive



Flagship development

Creating c. 3000 new jobs



Well connected to local transport

London's St Pancras in under an hour with Wellingborough Station connected to Stanton Cross via a brand-new road bridge

Schedule of accommodation

WELLINGBOROUGH 184	
WAREHOUSE	161,968 SQ FT (15,047.3 SQ M)
GF OFFICE INC. CORE	2,917 SQ FT (270.9 SQ M)
FF OFFICE INC. CORE	10,047 SQ FT (933.4 SQ M)
PLANT DECK	8,674 SQ FT (805.8 SQ M)
TOTAL	183,606 SQ FT (17,057.4 SQ M)
YARD DEPTH	50 M
CLEAR INTERNAL HEIGHT	15 M
LEVEL ACCESS DOORS	4
LEVEL DOCK DOORS	12
EURO DOCK LOADING DOORS	4
FLOOR LOADING	50kN SQ/M
HGV PARKING	23
CAR PARKING	158
ELECTRIC CAR CHARGING POINTS	32



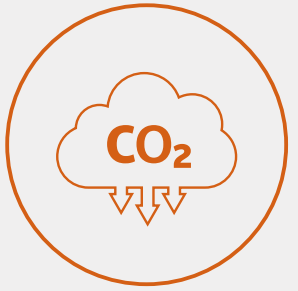
BREEAM Excellent achieved



50 kN SQ M floor loading



15% roof lights



Operationally net zero carbon to offices



Swan standard specification



EPC A+ rated



32 EV car charging points



Up to 15M clear internal height



567kWP of solar PV power



Up to 2MVA of power supply

ST. MODWEN PARK
WELLINGBOROUGH
AT STANTON CROSS



Site plan is indicative.

Lorry Parking
Transport office

Future phases of development

ST. MODWEN PARK WELLINGBOROUGH AT STANTON CROSS



Phase 3

Future phase with build to suit opportunities.
Due for delivery Q2 2026

Phase 2

Phase 1

Phase 4

Future phase with build to suit opportunities.
Delivery from Q2 2026

Site plan is indicative. Figures are approximate gross internal areas.



Ben Quarrie
Development Director

“

We know that people and the planet are important to you - they're important to us too.

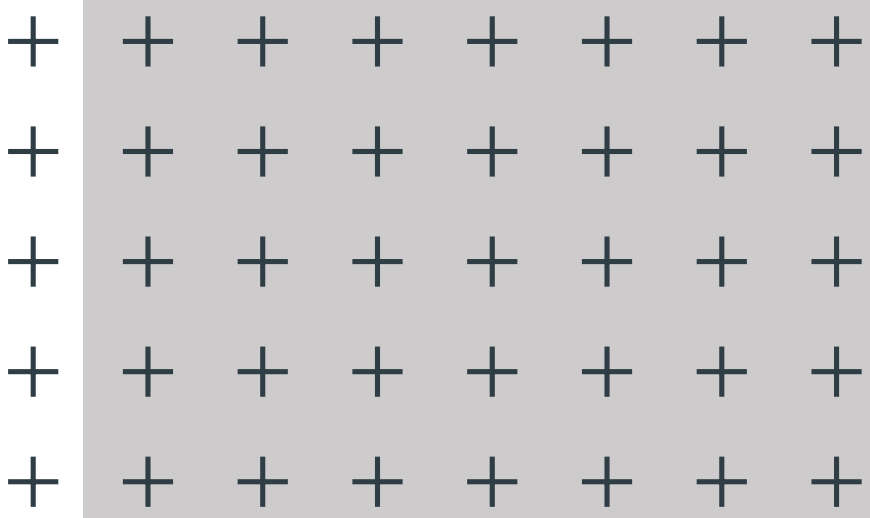
That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

Let's talk

07773 537 191
ben.quarrie@stmodwen.co.uk

”





At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Sarwjit Sambhi,
Chief Executive Officer

“With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work”.

Huboo, St. Modwen Park Chippenham



The Stanton Cross Community

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WELLINGBOROUGH
AT STANTON CROSS

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



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



AAA rated white goods



Refreshment stations



Smart metering



Low VOC/organic paints



Acoustic control



Intelligent LED lighting



Natural light



Low energy lifts

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WELLINGBOROUGH
AT STANTON CROSS



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**



BEN QUARRIE

Development Director

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High performance space
where you need it.

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