

PROLOGIS PARK
WELLINGBOROUGH
VICTORIA PARK DC2

355,350 SQ FT
UNDER REFURBISHMENT
AVAILABLE Q1 2026

prologis.co.uk/wellingboroughvictoriapark
///explained.start.promotion | NN8 2DH



VALUE IN EVERY WAY

Prologis Park Wellingborough Victoria Park DC2 is a high quality, cost-effective Grade A space built to meet customers' operational needs. Offering a skilled local workforce, DC2 is close to the A45, A509 and A14 with easy access to the M1.



OVERSIZED YARD

The unit benefits from a larger than usual yard area, providing extra space for your business.



LOCATION

Excellent prominence to the A45, with strong connectivity to the A14 and M1 for efficient access to east coast ports and national distribution networks.



SAVING TIME AND MONEY

Sprinklers and LED Lights already installed meaning over £2.25m in capex saving due to fit out.



ACCESS TO LABOUR

Located close to Wellingborough town centre, DC2 offers convenient access to a local labour pool, with 60% of the town's 56,584 residents of working age. Nearby cycle routes also support sustainable commuting options.



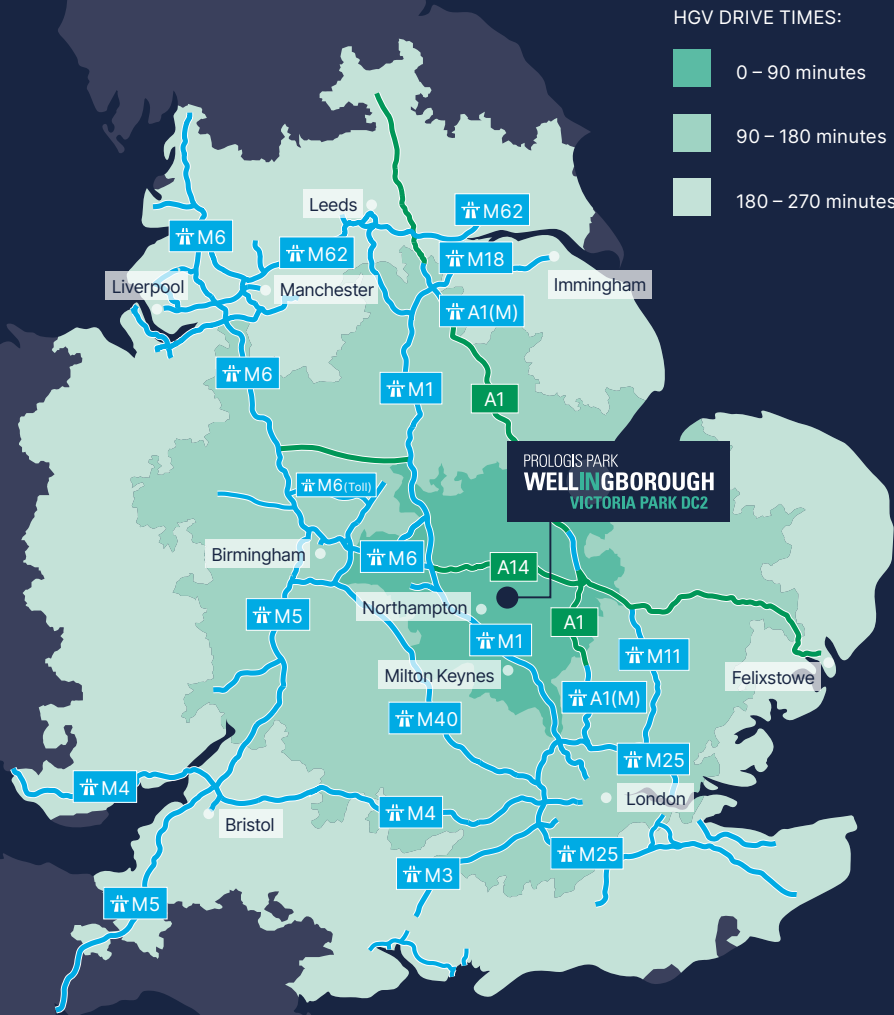
MAKE CONNECTIONS IN MINUTES

Conveniently located in the heart of the UK, directly adjacent to the A45, with swift connections to the A14 and M1. Providing efficient access to national distribution routes and key east coast ports. Felixstowe, the UK's busiest container port, is just 114 miles away and reachable in approximately 2 hours.

ROAD	miles*	time*
Wellingborough Town Centre	2	5 mins
A14 (J9)	6	13 mins
Kettering	8	16 mins
Northampton	12	16 mins
M1 (J15)	13	21 mins
M25 (J21A)	59	55 mins
Birmingham	62	1 hr 18 mins
Central London	80	1 hr 30 mins
Manchester	149	2 hrs 35 mins

AIR	miles*	time*
London Luton	50	58 mins
Birmingham International	56	1 hr 10 mins
East Midlands	77	1 hr 30 mins
London Heathrow	80	1 hr 40 mins
SEA		
Felixstowe	114	2 hrs 3 mins
Harwich	124	2 hrs 32 mins
Immingham	124	2 hrs 38 mins
RAIL		
Northampton Gateway	17	20 mins
DIRFT	35	40 mins

*Approximate figures and car journey times. Source: theaa.com



A NEW OPPORTUNITY IN THE MAKING

SPECIFICATION



15m to haunch



26 dock doors



6 level access doors



83m yard



90 HGV spaces



LED lighting



Sprinklers installed



1MVA power



8 EV car chargers



265 car parking spaces



Solar PV array



Target EPC A rating



Target BREEAM 'Outstanding'

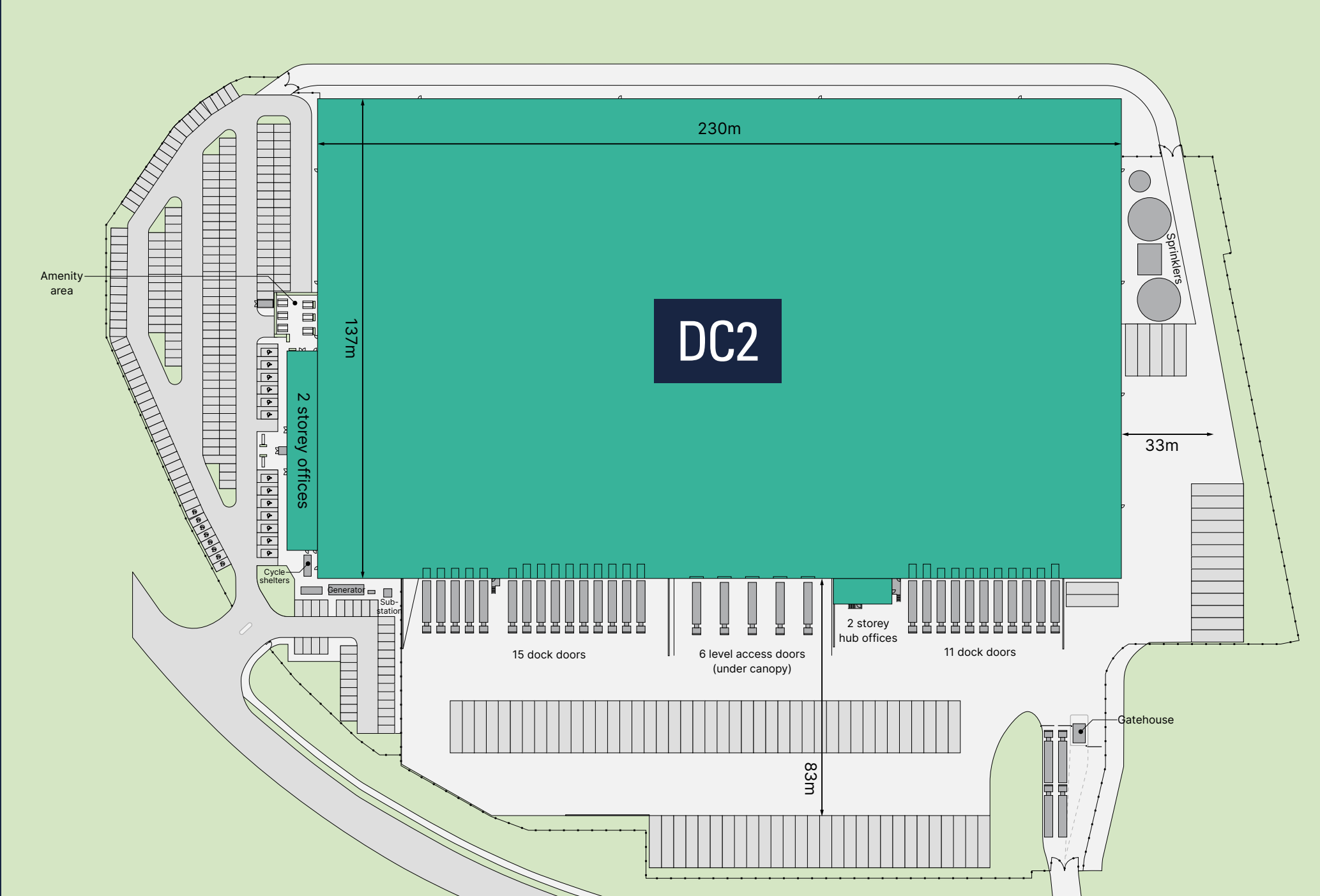
ACCOMMODATION

Main warehouse	338,940 sq ft	31,500 sq m
Main office	11,190 sq ft	1,040 sq m
Hub	4,950 sq ft	460 sq m
Gatehouse	270 sq ft	25 sq m
Total	355,350 sq ft	33,025 sq m



CANOPY OVER LEVEL ACCESS DOORS

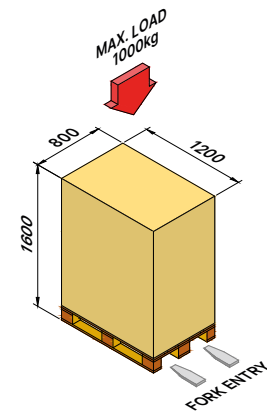
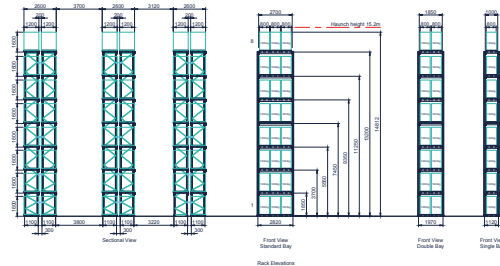
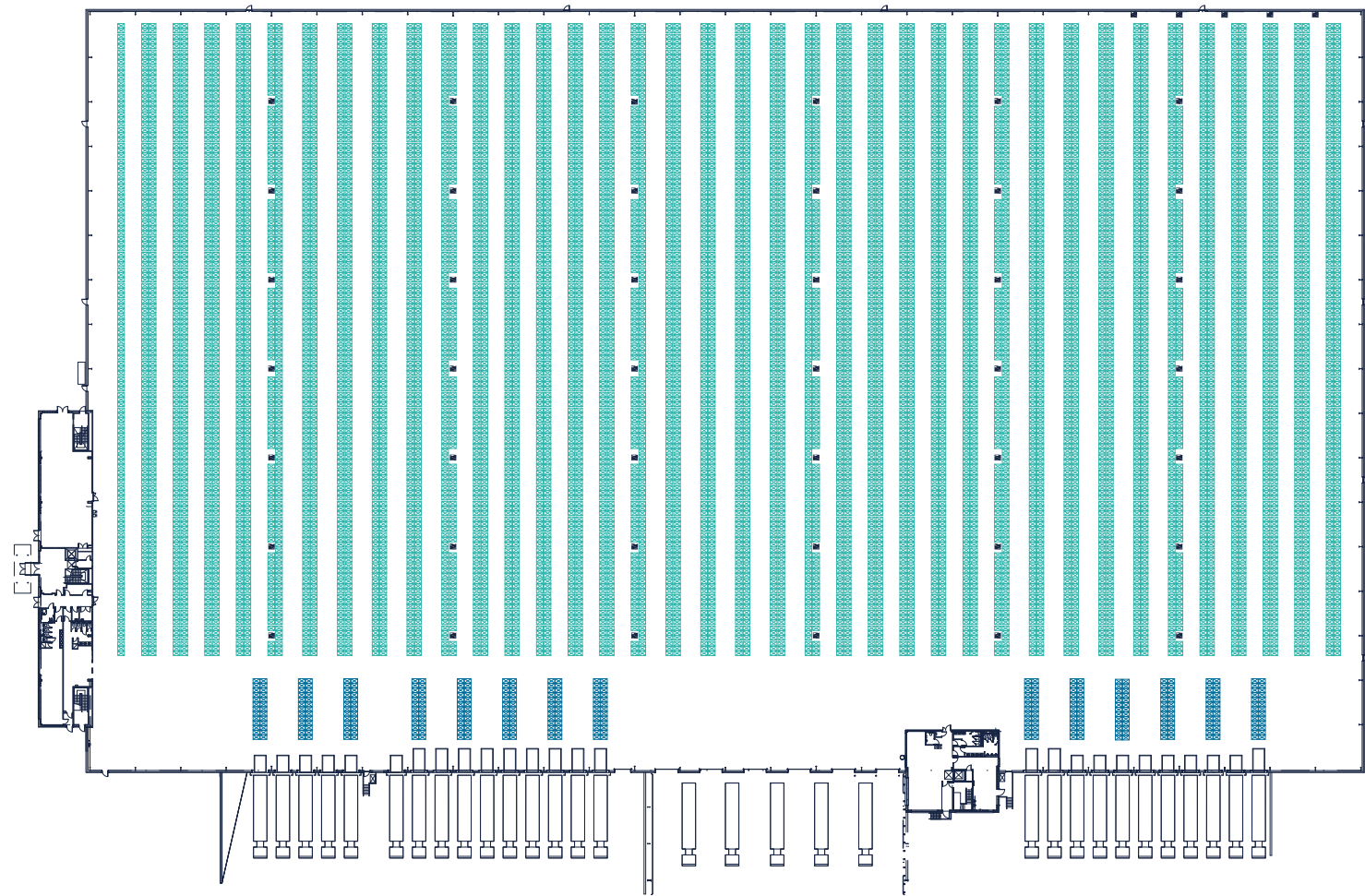
10,200 sq ft (950 sq m)



EXCELLENCE **IN** OPERATION

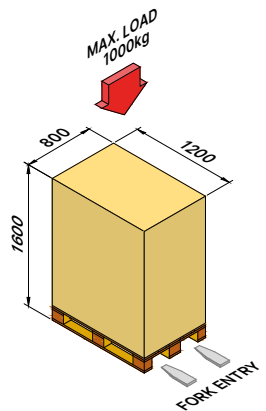
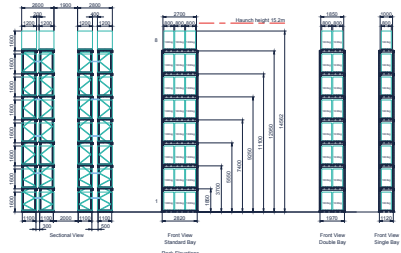
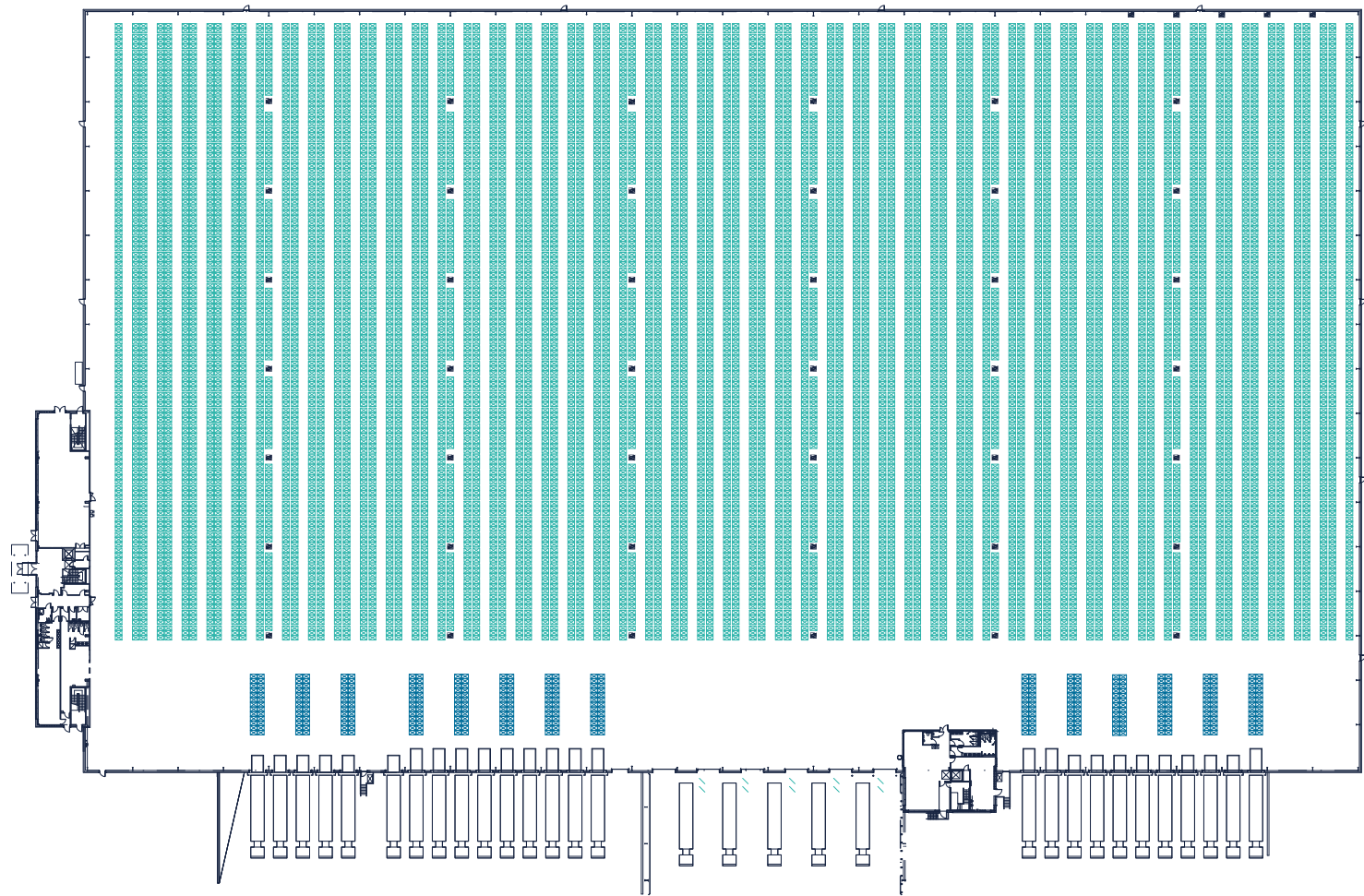
WIDE AISLE RACKING LAYOUT

Pallet locations: 72,336



NARROW AISLE RACKING LAYOUT

Pallet locations: 90,480





At Prologis, we aim to create a high quality working environment for all our customers. Our buildings are on Prologis Parks which we own, manage and maintain. When customers move to one of our buildings, they can benefit from a range of park-wide services that we have designed to support their business operations.



Green travel plan



Maintained landscaping



Park signage



On-site parking controls



On-site Recruitment Service



Snow clearance road gritting



Maintained private roads



Community liaison



Litter picking



Shared external Building Clean



Customer estate meetings



Maintained park drainage

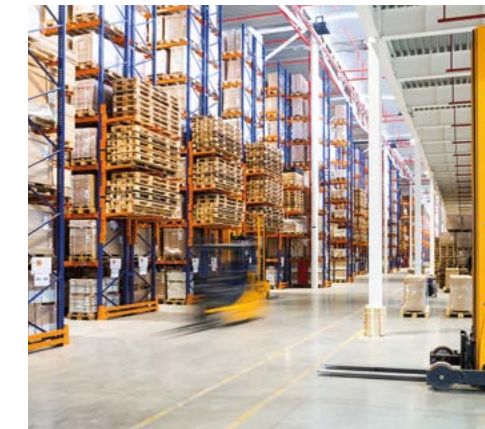
Prologis Essentials

Making Fulfillment Better



For more information, please visit prologis.co.uk/Essentials

Built on the Prologis foundation of global logistics real estate, the Essentials platform delivers the next generation of solutions to address some of the most critical challenges fulfillment centers face. We create the resiliency your business requires to innovate, grow and thrive – today and in the future.



Operations

Unlock your warehouse potential with integrated, turnkey solutions that maximise efficiency and boost productivity. From move-in services to forklifts and racking systems, Prologis has you covered.

- Turnkey Move-In + Setup Solutions
- Turnkey Renewal + Optimisation Solutions
- Turnkey Move-out + Relocation Solutions



Energy + Sustainability

Improve energy efficiency and minimise costs with solutions purpose-built to deliver carbon-neutral facilities. With rooftop solar installations and LED lighting, we're dedicated to your success.

- Onsite Solar
- Energy Storage
- Lighting and Electrical
- Network Infrastructure and Security
- Grid-Scale Energy



Mobility

Whether you're located at a Prologis warehouse or a third-party facility, we're your dedicated partner to transition to zero-emissions vehicles, keeping your fleet powered onsite and on the go.

- Fleet Electrification
- Depot Charging
- Hub Charging
- OnDemand Charging
- Workplace Charging

Meet Your Essentials Solutions Manager



"Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!"

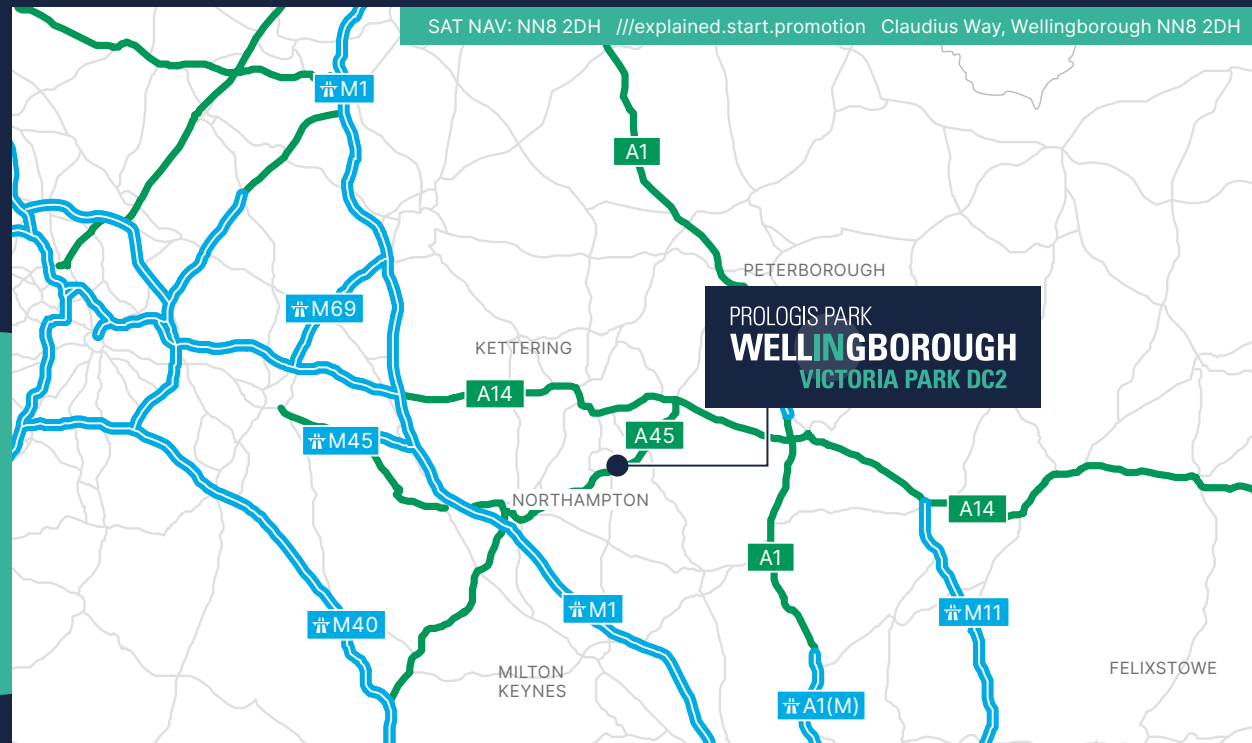
Danny Bostock

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ABOUT PROLOGIS

Prologis is the leading developer and owner of logistics property in the UK and worldwide. We have the expertise, the sites and the in-house funds to deliver high quality buildings that help businesses run as efficiently as possible. Working collaboratively with our customers, we develop the best property solutions for their operations, both now and for the future.

For more information please visit **prologis.co.uk**



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