



PROLOGIS PARK  
**PINEHAM**  
**DC2**



**139,580** sq ft

AVAILABLE Q1 2024

Grade A distribution unit on  
an established logistics park  
– under refurbishment.

Northampton, NN4 9BX  
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# PREMIER. PROMINENT. PROVEN.

Prologis Park Pineham is a successful distribution location adjacent to the M1 at Northampton.

The park provides immediate access to the national motorway network via J15a and the primary consumer markets nationally, as well as offering a readily available workforce.



**PROLOGIS PARK  
PINEHAM  
DC2**  
139,580 sq ft

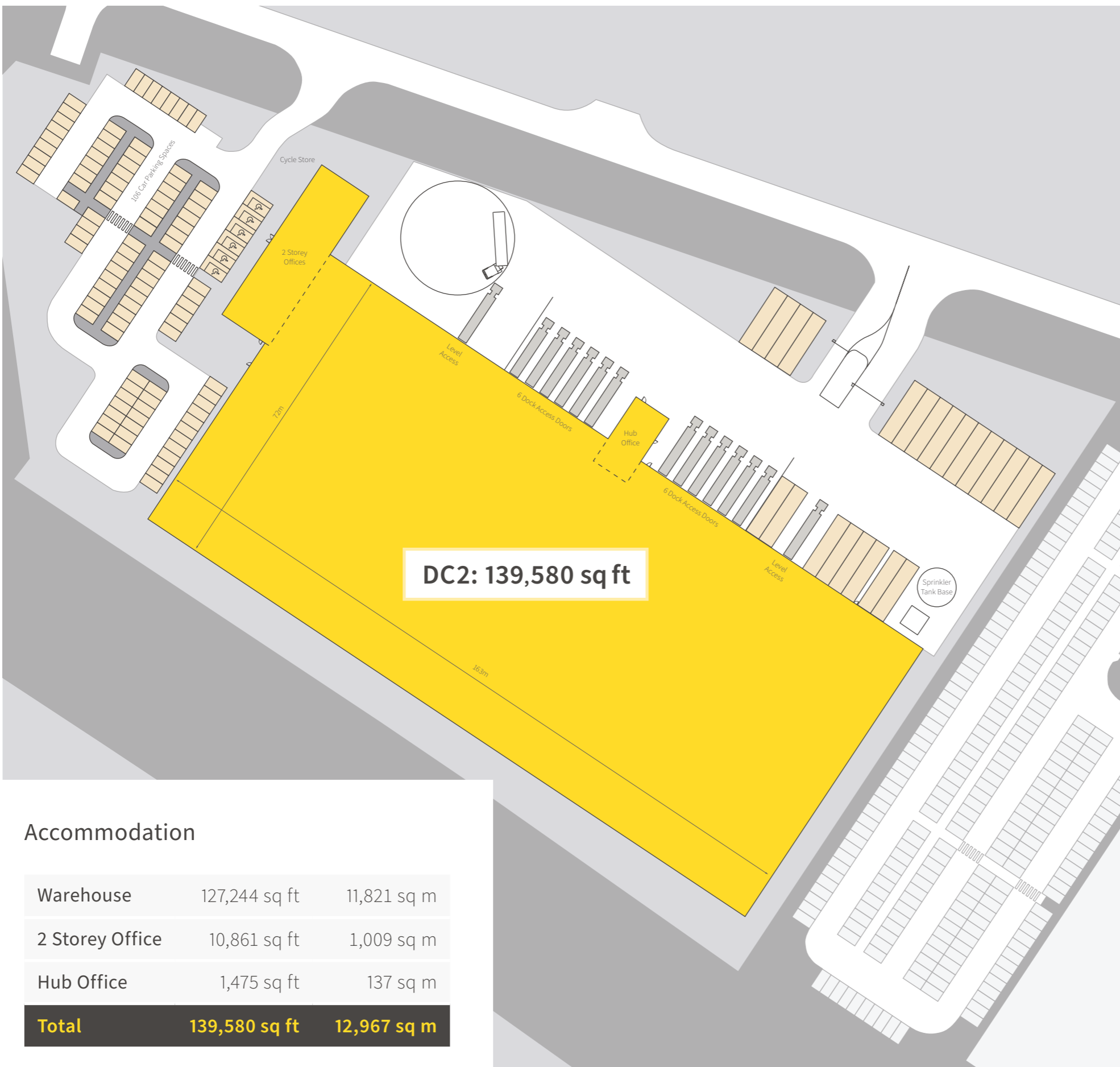
Aerial view of Prologis Park Pineham DC2

# PROGRESSIVE. PRACTICAL. PROUD.

DC2 presents an opportunity to acquire a fully refurbished Grade A building at Prologis Park Pineham.

This 139,580 sq ft Grade A distribution building is undergoing extensive refurbishment and will be ready to occupy in Q1 2024. The building comes with LED warehouse lighting already installed, helping you save on fit out cost and timings.





**DC2: 139,580 sq ft**

**Accommodation**

Warehouse	127,244 sq ft	11,821 sq m
2 Storey Office	10,861 sq ft	1,009 sq m
Hub Office	1,475 sq ft	137 sq m
<b>Total</b>	<b>139,580 sq ft</b>	<b>12,967 sq m</b>

**SPECIFICATION**

**External**

- ↑ 50m ↓  
50m service yard
- x106  
106 car parking spaces
- x23  
23 HGV trailer parking spaces
- x12  
12 dock levellers
- x2  
2 level access doors

**Warehouse**

- ↑ 12.5m ↓  
Clear internal height 12.5m
- 50kN ↓ ↓ ↓  
50kN sq m floor loading
- 💡  
15% rooflights

- 💡  
LED warehouse lighting

**THAT'S A BRIGHT IDEA**

This building comes with LED lighting already installed. You can benefit from significant fit-out cost and time savings.

**Office**

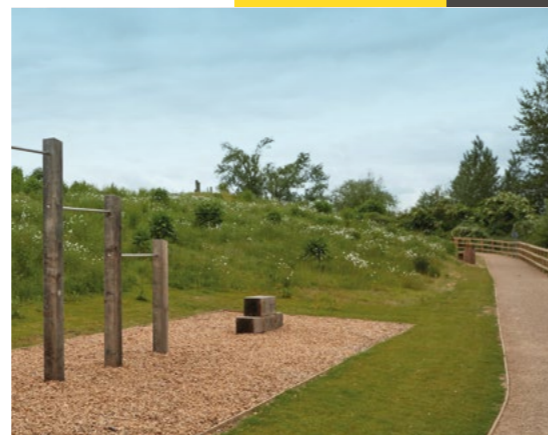
- Two-storey office
- Mechanically ventilated
- Raised access floors
- Suspended ceilings

# PLENTIFUL. PEACEFUL. PARKLIFE.

At Prologis, we make so much more than industrial logistics buildings; we create the spaces and places where our customers' businesses can thrive, where employees enjoy coming to work, where communities and nature can flourish. We call it PARKlife™.

Pineham offers dedicated areas of open space, with walking and trim trails, encouraging a healthy lifestyle and providing opportunities for both park employees and the local community to enjoy time outdoors.

People can walk or run around the park's 3km track, which has benches, picnic tables and even an orchard where people can stop and enjoy spending time in nature. An art sculpture, outdoor table tennis and exercise area also appear along the route, providing plenty of opportunity for rest, reflection and physical activity.



Prologis Park Pineham nature trail

## PARKlife™

When you move your business to a Prologis Park, we give you access to our dedicated Property Management Team and a range of Park Services designed to make life easier for you. With everything

from Park security and maintenance through to gritting the estate roads and helping you get employees to and from work, our team will help you take care of business and maintain your competitive advantage.



I will be your main point of contact. I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network.

Liz Allister, Real Estate & Customer Experience Manager



On-Site Security



Bus Services



Park Signage



Litter Picking



Snow Clearance / Road Gritting



On-Site Parking Controls



Green Travel Plan



Maintained Park Drainage



Community Liaison



Maintained Landscaping



Customer Estate Meetings



Maintained Private Roads



Shared External Building Clean

For more information on the above services and how you, your business and your employees can benefit, please speak to Liz Allister.

# FOR OPERATIONAL ADVANTAGES

When you choose a Prologis building, you choose a building that gives you an operational advantage.



At Prologis Park Pineham not only will you get a building you can tailor to your needs, you'll get a space that works as hard as you do.

That's because, over the past twenty years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind.

Occupying a building that's both smart and sustainable can help you attract and retain employees and provide you with valuable data that helps you manage operational costs such as lighting.



Target EPC A



EV Charging Spaces



LED Lighting



## Let us do the heavy lifting



Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose, and talk through with an expert.



### 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



### Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



### Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



### Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



### Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)



SAT NAV: NN4 9BX

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### Distances

Northampton	5 miles
DIRFT Rail Freight Terminal	17 miles
Milton Keynes	21 miles
M25 Motorway	46 miles
East Midlands Airport	52 miles
Birmingham	53 miles
Central London	66 miles
Heathrow Airport	67 miles
Manchester	133 miles

### 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 the high quality buildings that help our customers run their businesses 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](https://prologis.co.uk)

For further information contact:



Ben Wiley  
ben.wiley@realestate.bnpparibas  
07771 662009

Giles Thomas  
giles.thomas@realestate.bnpparibas  
07443 149671

Seb Moseley  
seb.moseley@realestate.bnpparibas  
07825 868943



James Harrison  
james.harrison@cushwake.com  
07775 905415

Franco Capella  
franco.capella@cushwake.com  
07834 197403



James Clements  
james.clements@knightfrank.com  
07436 165015

Ed Kennerley  
edward.kennerley@knightfrank.com  
07972 187779



James Straw  
jstraw@prologis.com  
07872 107746

Sally Duggleby  
sduggleby@prologis.com  
07966 116771



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