



# Warth Park

244,403sq/ft warehouse in the Golden Triangle

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**UNIPART**  
**LOGISTICS**

## Benefits

With over 200,000 sq/ft of versatile space, Warth Park provides an optimised inventory management and warehousing solution that's flexible and efficient.

## Conveniently located

Warth Park is strategically located in the prestigious golden triangle, placing your business at the heart of the UK. With over 90% of the population within a four-hour drive, Warth Park offers quick, easy access to your customers.

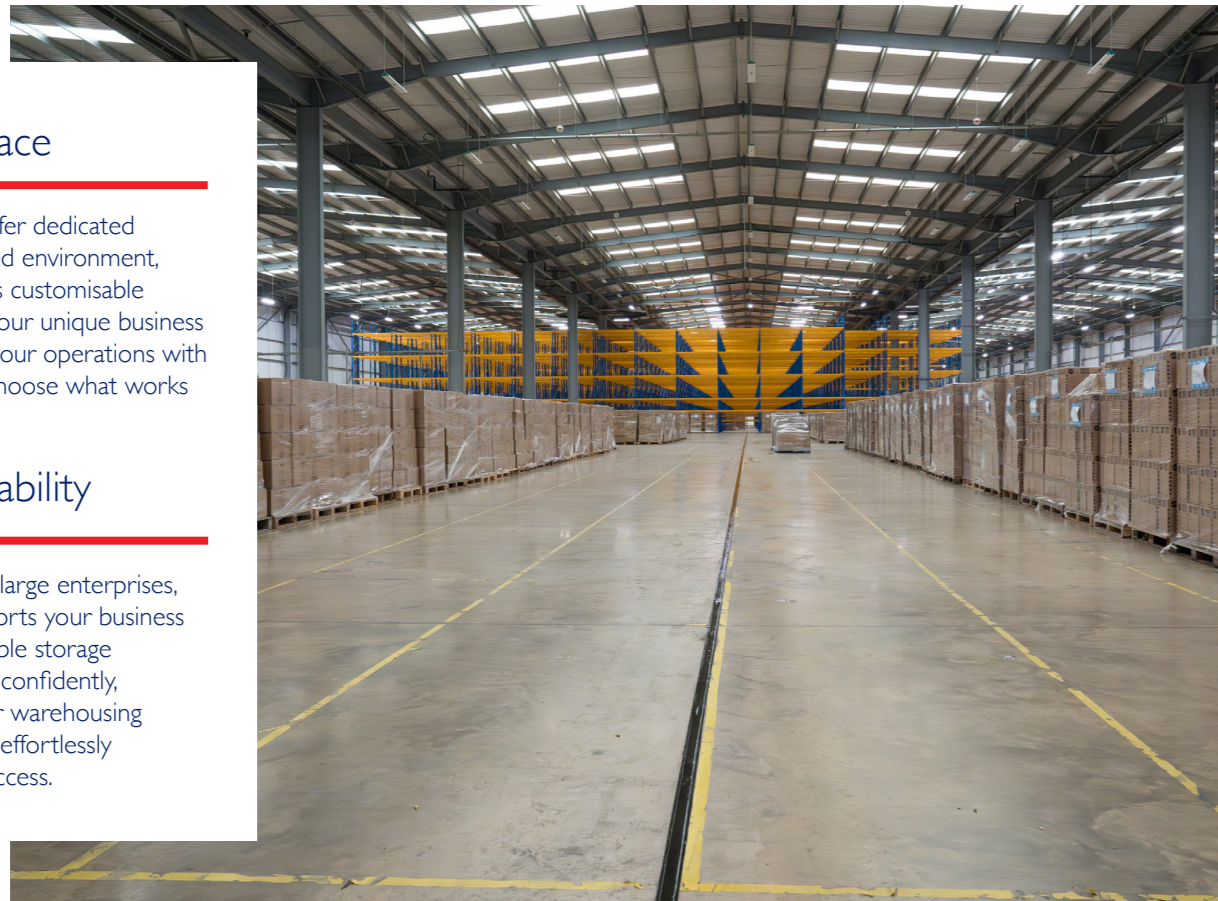


## Tailored space

Whether you prefer dedicated control or a shared environment, Warth Park offers customisable solutions to suit your unique business needs. Optimise your operations with the flexibility to choose what works best for you.

## Simple scalability

Ideal for SMEs to large enterprises, Warth Park supports your business growth with scalable storage solutions. Expand confidently, knowing that your warehousing needs can evolve effortlessly alongside your success.



## Logistics of the future

Embrace the future of warehousing, with the option of automation and digital solutions. Gain the benefits of using the latest technology such as autonomous mobile robots (AMRs), Internet of Things (IoT) and data driven decision making to enhance precision, flexibility, efficiency and productivity of your operations. Warth park will be equipped with energy-efficient systems and green technologies reducing your environmental impact and supporting your sustainability agenda.

## Economical advantage

At Warth Park, we prioritise your bottom line with competitive rates and streamlined operations. Maximise your investment with efficient, cost-effective warehousing solutions designed to deliver exceptional value.

### Ready to elevate your warehousing strategy?

Contact us today to unlock the potential of prime location, expansive size, and commercial efficiency — all tailored to meet your goals.














## Description

Warth Park is an established industrial and warehouse location with existing occupiers including Howdens, DSV, Muller, DPD, Whirlpool and AirWair.

Constructed approximately 15 years ago, Unit 10 Warth Park provides a 244,403 sq ft well specified modern industrial and logistics facility.

Unit 10 has a total of 29 loading doors 6 of which are level access with canopy provision. The building has a large secure yard area providing ample HGV parking, loading and circulation areas. It has an eaves height of 12.5m.



-  23 Dock levels
-  6 Level access doors
-  LED PIR Lighting
-  12.5M eaves height
-  2 Storey fully fitted offices
-  Canopy to level doors
-  Large external yard
-  FM2 Flat floor
-  600 KVA Power supply with 500 KVA back up generator
-  Double height reception area
-  4 EV Car charging points
-  211 Car parking spaces (Inc. EV Charging)
-  Warehouse heated and lit



## Accommodation

Internally the unit has been well maintained to both office and warehouse areas. The 2 storey offices are attached to the warehouse. The ground floor provides a double height reception area and some offices but for the most part staff welfare and canteen facilities. The first floor is fitted out as mostly open plan office space. The office space is air conditioned via heat pump and has raised floors.

The main warehouse area has an FM2 Flat floor. Heating and PIR Led lighting is provided as are male and female WC facilities. A drivers hub is positioned internally offering office areas and WC facilities.



	Sq Ft
Warehouse	230,710
Ground Floor Office/Welfare/Reception	6,347
Hub Office	1,065
First Floor Office	6,281
<b>Total</b>	<b>244,403</b>

Sizes measured on the basis of Gross Internal Area

The below indicates the current racking provision in the unit and not the maximum pallet capacity of the building. The racking is part of the Landlords building and will remain unless not required.

### VNA Racks Capacity

Racks ( 26 Aisles)	54
Bays per Rack	15
Pallets Space per Bay (5 Levels)	25
Total Pallet Spaces per Rack	15
Total Pallet Spaces	20,250



## Location

Warth Park is located on the A45 main arterial route on the northern edge of Raunds and within a short drive of Rushden, Wellingborough and Thrapston.



	Miles	Time
A14	3.3	6 Mins
A1(M)	18	20 Mins
M1 (J15)	M1 (J15)	26 Mins
M1 (J19)	M1 (J19)	36 Mins

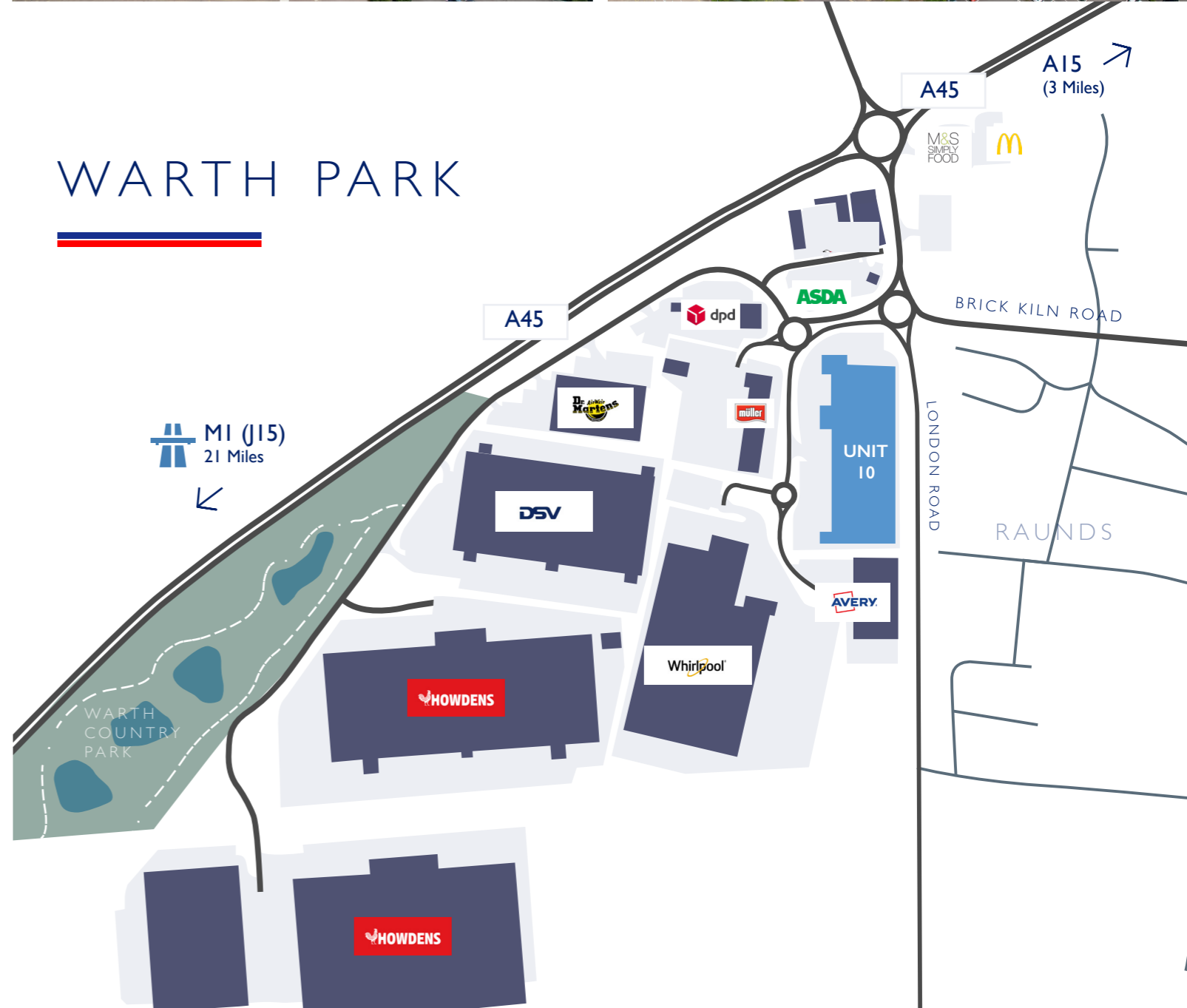


DIRFT	39	47 Mins
Hams Hall	60	1hr 8Mins



Felixstowe	104	1hr 54m
Immingham	118	2hr 45m
Hull	122	2hr 43m
Southampton	147	2hr 44m
Dover	157	2hr 43m

## WARTH PARK



Contact us today to learn how Warth Park can drive your business growth with flexible and efficient warehousing and inventory management solutions



For more information, please contact:

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