



Performance in motion

# Warth Park

244,403sq/ft warehouse in the Golden Triangle



## 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

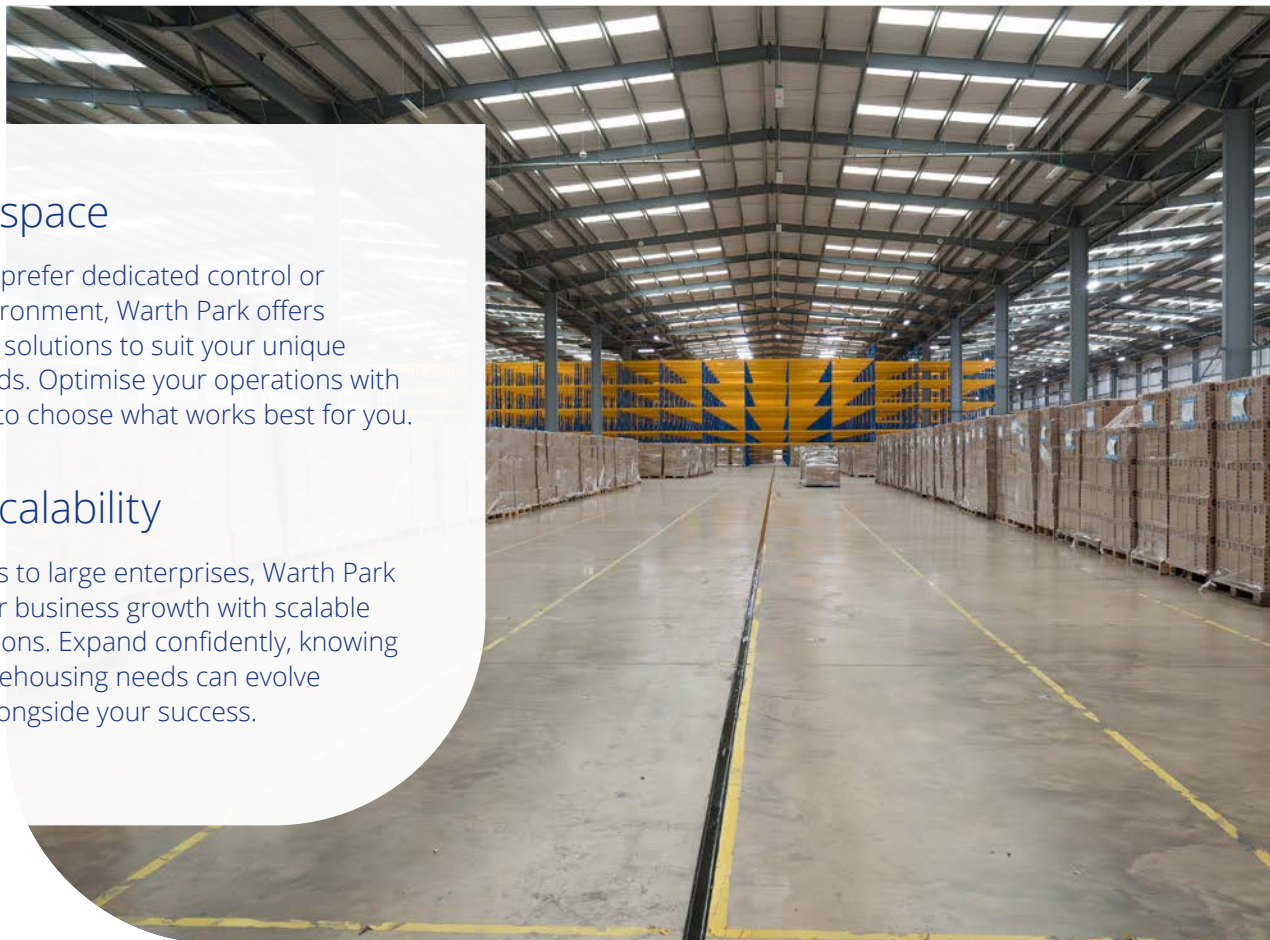
Warth Park is strategically located in the prestigious golden triangle, placing your business at the heart of the UK. With over 90% of the population within a four-hour drive, Warth Park offers quick, easy access to your customers.

## 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.

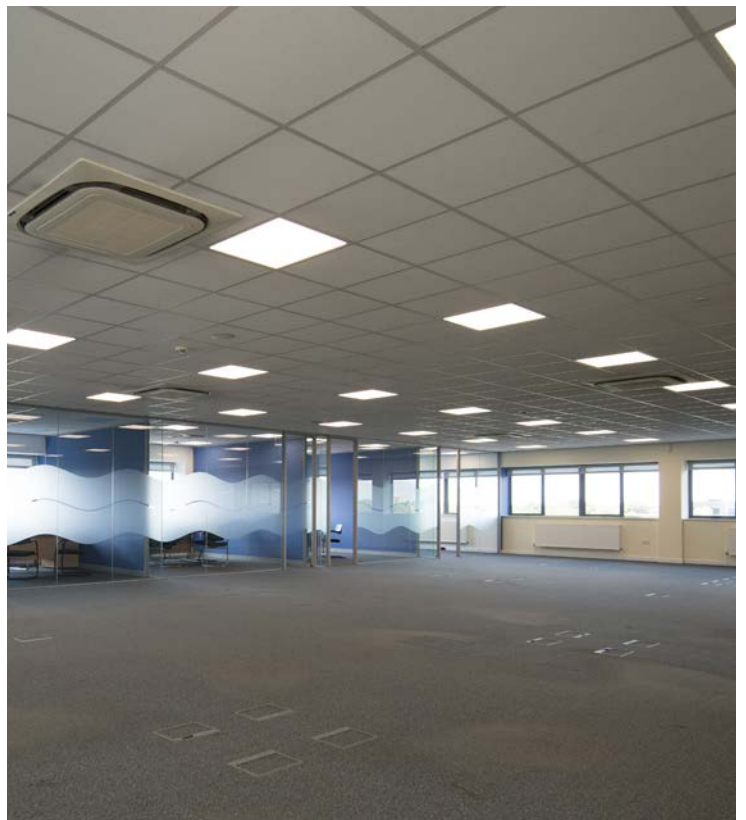


## Description

**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



FM2 Flat floor



6 Level access doors



600 KVA Power supply  
with 500 KVA back up  
generator



LED PIR Lighting



Double height  
reception area



12.5M eaves height



4 EV Car charging points



2 Storey fully fitted



211 Car parking spaces  
(Inc. EV Charging)



Canopy to level doors



Warehouse heated  
and lit



Large external yard





## Main warehouse

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.

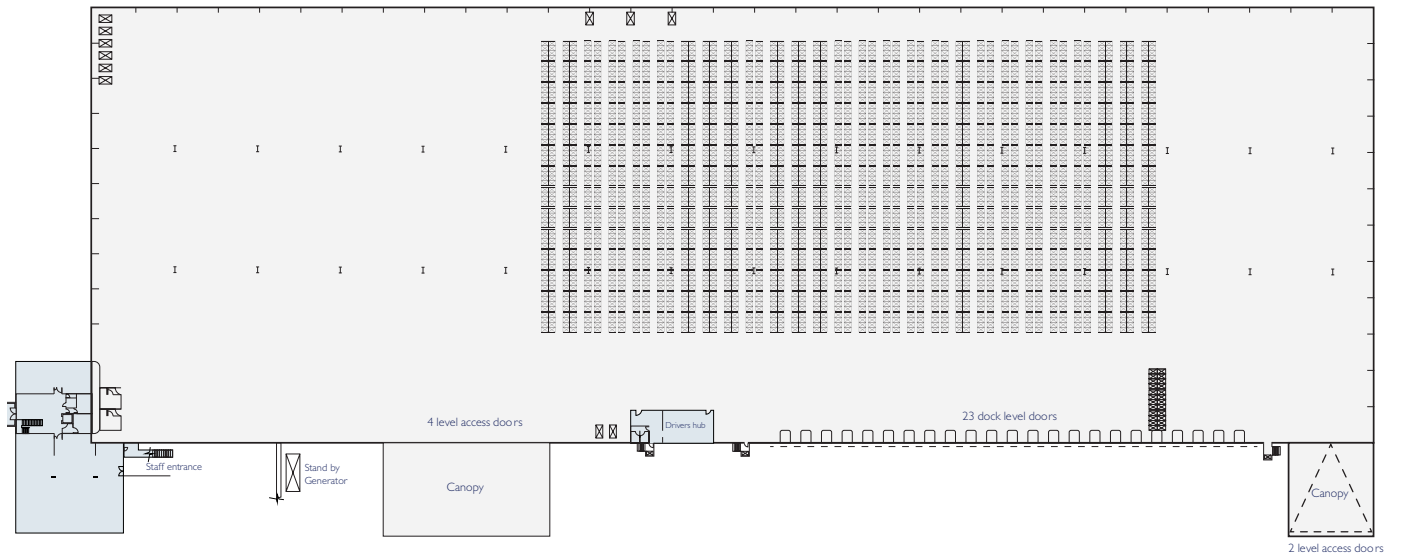
|                                       | Sq Ft   |
|---------------------------------------|---------|
| Warehouse                             | 230,710 |
| Ground Floor Office/Welfare/Reception | 6,347   |
| Hub Office                            | 1,065   |
| First Floor Office                    |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

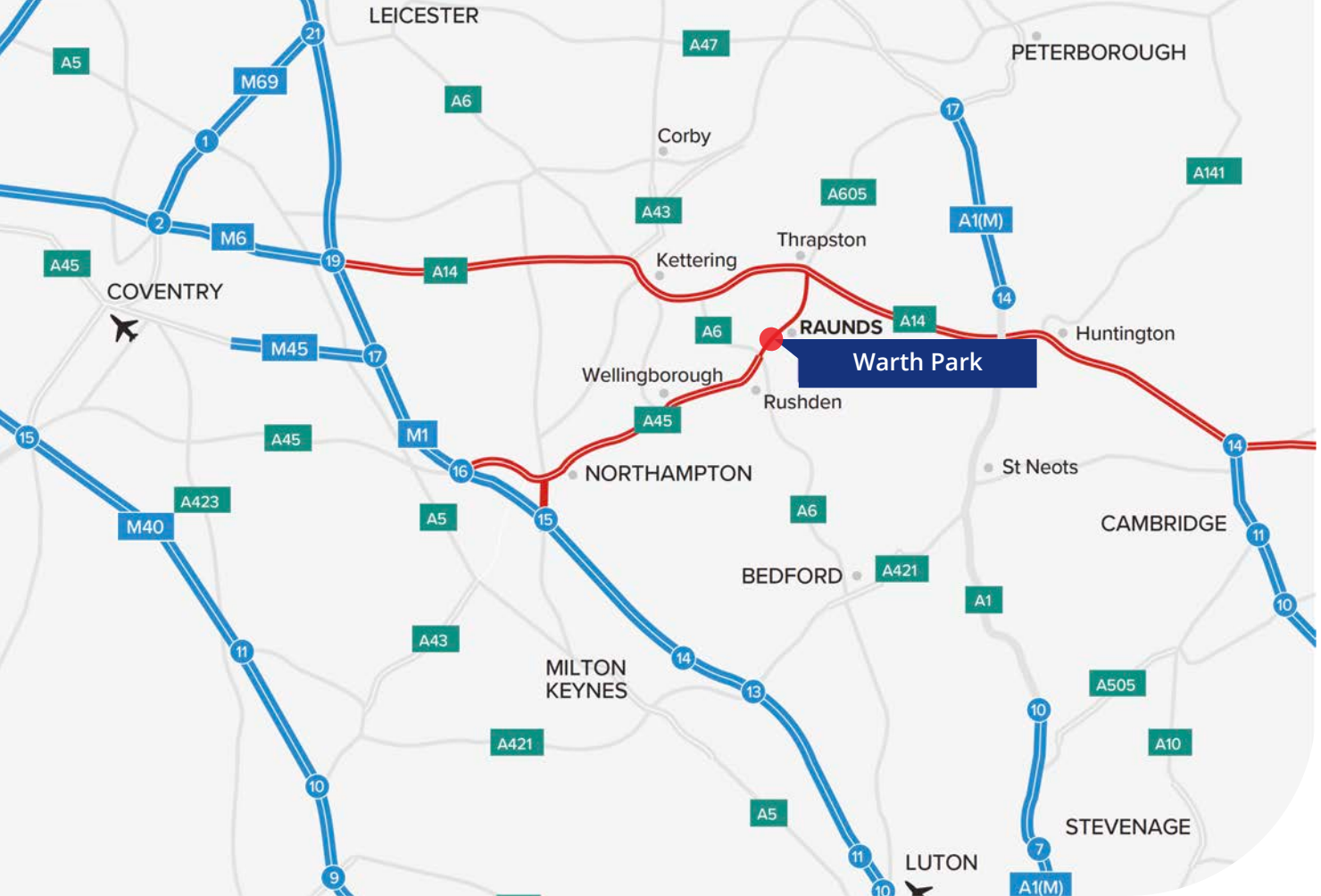
Sizes measured on the basis of Gross Internal Area

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



## Our location

Unit 10  
Warth Park  
Raunds  
Northamptonshire  
NN9 6NY



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warehousing solutions.

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