

Wincanton at ProLogis Park Kettering



The Requirement

There was increasing demand for a super-size distribution centre in the East Midlands due to the growth in sea container traffic from the East coast ports and the lack of large direct import centres in the area.

The Solution

ProLogis decided to build a 700,000 sq ft distribution unit speculatively at ProLogis Park Kettering. To ensure that the facility met market demand, ProLogis talked to a number of retailers and third party logistics providers about their requirements and these discussions helped to shape designs for the cross-docked building as well as plans for the surrounding infrastructure.

The appearance of the overall mass of the building was modified by using shifts of colour and texture in the external design and a strong feature was made of the office element, which occupies 25,000 sq ft over three floors. ProLogis also made sure that access to the A14 was as easy as possible by remodelling Junction 7 and by upgrading the A6003/A43.

The Result

Construction work started in June 2005 and very early in the build programme, the warehouse was let to Wincanton, one of the largest logistics operators in the UK. Although Wincanton needed a direct import centre for Argos, the building has sufficient capacity and flexibility to be a multi-user warehouse; a solution that is both financially and environmentally sustainable.