

Development that Differentiates – UK

LARGE, CROSS-DOCKED FACILITY CUSTOMIZED AND DELIVERED IN SEVEN MONTHS



Customer: Kuehne+Nagel

A leading global provider of integrated supply-chain solutions for a comprehensive range of industries

Park Name: Prologis Park Wellingborough
Location: Wellingborough, Northampton, England
Building Type: Distribution center—build-to-suit
Size: 540,000 square feet

Customer Needs

- Cross-docked facility with specialty areas (chilled and freezer zones)
- Customized fit-out within seven months

Key Features

- 60,000 square-foot freezer area and 30,000 square-foot chilled zone
- 36 dock levelers and 36 European dock levelers
- 15 percent roof lights
- Rack leg loading 9 tons per leg
- Three-story offices

The Solution

Kuehne+Nagel had already decided to take this space at Prologis Park Wellingborough when it won the contract to provide a national distribution center for Whitbread, a large UK hotel and restaurant company, to supply Whitbread's Costa Coffee coffeehouses, Brewer's Fayre pubs and Premier Inn hotels.

The site is located east of Wellingborough in a strategically important area for distribution, with ready access to the A14 and A45 trunk roads and to the M1 motorway as well as to a large existing labor pool.

Building on long-term working relationships, Prologis was able to meet the unusually tight deadline. Prologis provides distribution space for Kuehne+Nagel in seven countries around the world and the partnership between the two companies meant that the legal documentation could be

completed in just three weeks. At the fit-out stage, Prologis was able to rely on its longstanding relationship with main contractors Fitzpatrick to ensure that specialist facilities were installed and fully operational in time for Whitbread's arrival.

Prologis delivered the completed facility within seven months, allowing Kuehne+Nagel to meet the terms of its contract with Whitbread.

"The Wellingborough facility is now our largest multi-user site in the UK," said Clive Millward, Contract Director, Kuehne+Nagel. "The pace of both the deal and the fit-out has been phenomenal; frozen, chilled and ambient areas in place in just a few months. Everyone has worked so hard and we are delighted with the results."