



**whywellingborough?**



**thelocationthatmeansbusiness**





Wellingborough, Northamptonshire...

**the location that means business**

### Planes, Trains and Automobiles

Set in the heart of the Midlands, the Borough has some of the best communication links of any town in the United Kingdom. A regular main line rail service links the town to London (St Pancras International Station) in 50 minutes – peak train services depart every 30 minutes.

Get the 07:37 hrs train from Wellingborough and be in Paris for lunch! Or Nice for dinner!

Visit [www.eurostar.com](http://www.eurostar.com) for more details

Closer to home, there is a similarly prompt direct service to Leicester, Nottingham, Derby and Sheffield.

The road networks are equally impressive – sitting within the “golden triangle”, Wellingborough has fast and easy access to the A45, A14, M1 and the M1/M11.

Wellingborough is also within a 60 mile radius of four international airports, including Luton, Birmingham, Heathrow and East Midlands.





Easy access to M1, A1, A45 and A14



Wellingborough railway station



St Pancras International, London – 50 minutes



More houses, more commercial land for development and more lifestyle facilities for your free time and family

## Why invest in Wellingborough?

Wellingborough is a prime business location. The Borough's proximity to London, excellent communication links to the rest of the UK and Europe and competitively priced property are just some of the advantages of locating or relocating here. The Borough already has approximately 2,500 businesses within its boundaries.

Wellingborough is expanding fast. 12,800 new homes are set to be built in the Borough by 2021 – so increasing the employment 'pool'.

## Centrally located within the UK

- The M1, A1, A45 and A14 give companies unlimited links to all parts of the country
- A mainline rail link straight into St. Pancras International Station and onwards into Europe
- A wide selection of houses in terms of style and price range!
- **Futureproof!** We are growing. More houses, more commercial land for development and more lifestyle facilities for your free time and family

So whether you are looking to locate a business here or to make a financial investment, Wellingborough offers an exciting and vibrant opportunity.



4 major airports within 60 miles





Many National and International companies have already chosen to locate in Wellingborough and many financial institutions have already invested in the town.

The existing commercial property supply provides for start up businesses to International Companies, in all sectors, including industrial / distribution, offices, leisure and retail.

Further information on the opportunities available to businesses can be found at [www.wellingborough.gov.uk/commercialproperty](http://www.wellingborough.gov.uk/commercialproperty)

Huge opportunities will exist for business growth in Wellingborough with well over 100 acres of employment land allocated in one proposed development alone.

Further information on the various development sites in the Borough can be found at [www.wellingborough.gov.uk/growth](http://www.wellingborough.gov.uk/growth)

Northamptonshire Enterprise Ltd offer a One Stop Shop of support services designed to make the process of relocating or growing your business as smooth as possible. More information can be found on their website [www.northamptonshireenterprise.ltd.uk](http://www.northamptonshireenterprise.ltd.uk)

# businessinwellingborough

Major occupiers & investors include:



Budgens



BOOKER



The existing commercial property supply provides for start up businesses to International Companies





Wellingborough School



In addition to the variety of LEA schools, Wellingborough also benefits from a well-respected independent day school for boys and girls aged 3 to 18. Wellingborough School was founded in 1595 and is one of the oldest schools in the Country.



Whilst boasting 21st century communications, the Borough is nestled within the Nene Valley and enjoys some of the most picturesque, traditional English countryside.

There is a variety of housing available in Wellingborough – from centuries old to new build – affordable to executive in town or in the surrounding villages.

Current house price information is available on [www.upmystreet.com](http://www.upmystreet.com) and shows house prices in Wellingborough to be significantly lower than the national average.



# leisure & environment



The New Waendel Leisure Centre

Wellingborough Golf Club



The Castle Theatre



## Education

The Borough is well served with schools, with most of the 18 villages still retaining their own primary schools. In addition to the variety of LEA schools, Wellingborough also benefits from a well-respected independent day school for boys and girls aged 3 to 18. Wellingborough School was founded in 1595 and is one of the oldest schools in the Country. More information can be found at [www.wellingborough.gov.uk/education](http://www.wellingborough.gov.uk/education)

Tresham College offers further education with a wide range of courses and is linked to the National College for Motorsport – the UK's first centre of vocational excellence in motorsport and performance engineering.

The University of Northampton has two sites and provides courses at first degree, higher degree and diploma level and recruits locally, regionally, nationally and internationally.

## Leisure

The newly completed Waendel Leisure Centre provides for a 25 metre pool, state of the art gym and workout studio – with crèche facilities [www.thewaendelleisurecentre.co.uk](http://www.thewaendelleisurecentre.co.uk)

The Castle is the town's theatre, cinema and arts centre. More information on their programme of events can be found at [www.thecastle.org.uk](http://www.thecastle.org.uk).

Annual events are staged in the Town Centre, including the 'Party in the Park', the internationally recognised Waendel Walk and in association with Santa Pod, 'The Parade of Power' as well as regular continental markets.

Wellingborough Golf Club resides just outside of the town centre, in a former stately home, set in 180 acres of landscaped grounds.

The town centre also boasts a library, a museum, many parks and green open spaces and a vibrant shopping environment.



In excess of six acres and lying within the rectangle bordered by High Street, Jacksons Lane, West Street and Oxford Street, this site immediately north-west of the town centre core is only three minutes walk from the Market Square



The planned growth isn't just concentrating on new development. Enhancing the existing town centre to better serve the expanding population (and improve the town's historic assets) is key.

The Town Centre Area Action Plan identifies the future redevelopment and refurbishment of the town centre to provide for 21st Century facilities.



# the heart of the town



The first of these exciting developments will concentrate on the High Street development site. In excess of six acres and lying within the rectangle bordered by High Street, Jacksons Lane, West Street and Oxford Street, this site immediately north-west of the town centre core is only three minutes walk from the Market Square.

Wellingborough has a range of stores both in its bustling town centre and on the fringes of town. The Swansgate Shopping Centre houses over fifty shops from big name stores to independent retailers.

Wellingborough was granted its Market Charter in 1201 and upholds the tradition by holding a General Market on Wednesdays, Fridays and Saturdays, a Bric-a-Brac Market on Tuesdays, and a Farmers' Market on the last Thursday of each month.



The Government has identified the Milton Keynes/South Midlands (MKSM) area as one of four areas in and around the south-east in which the growth of sustainable communities will be directed - Thames Gateway / Ashford / M11 corridor - Cambridge2Peterborough / MKSM.

Within the MKSM area, growth will be concentrated in five sub-regions: Milton Keynes, Bedford, Greater Luton, Northampton and Wellingborough / Kettering/ Corby.

300,000 jobs and 370,000 homes will be created within these five sub-areas between now and 2031. Between 2003 and 2021 homes for a further 20,000 people are expected to be built in Wellingborough, half of them on greenfield land to the east of the town (Stanton Cross).



Approximately £150m has been secured in contributions for affordable housing, a new town park, sports pitches and play areas, sustainability improvements, enhancements to public transport and a range of other community benefits





Stanton Cross Neighbourhood Centre, Wellingborough



Planning permission has been approved for a mixed use, urban extension, known as Stanton Cross, which will increase the size of the town by some 30% and will comprise:

- The initial development of some 3,200 houses (ultimately this could increase to 5,000 - 6,000)
- Some 3,000,000 square feet of commercial development
- New public transport links and interchange at Wellingborough Station
- Town park
- New and enhanced walking and cycling routes
- A neighbourhood centre with a doctor and dentist surgery, small supermarket and other shops and a community hall
- Two further secondary local centres
- Two primary schools
- Construction of access roads, bridges and cycle / footways
- Approximately £150m has been secured in contributions for affordable housing, a new town park, sports pitches and play areas, sustainability improvements, enhancements to public transport and a range of other community benefits
- More information at [www.wellingborough.gov.uk/growth](http://www.wellingborough.gov.uk/growth)



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**WELLINGBOROUGH**  
Town Centre Partnership



Borough Council of  
**Wellingborough**

**Northamptonshire**  
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