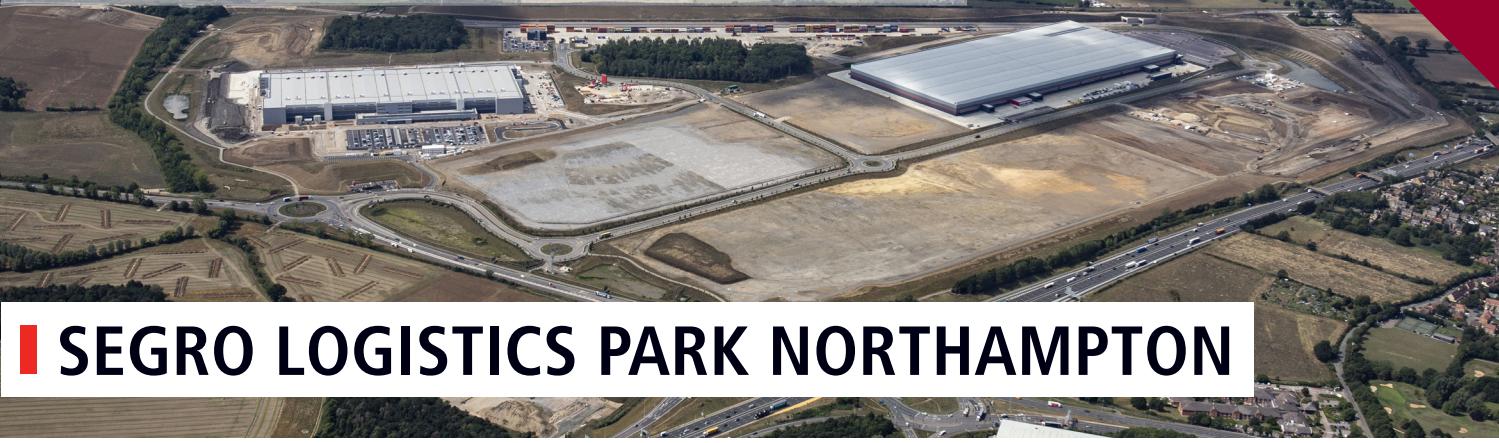


News from Winvic Construction

PROJECT UPDATE



SEGRO LOGISTICS PARK NORTHAMPTON

This newsletter provides an update on the works at SEGRO Logistics Park Northampton, being undertaken by Winvic Construction Ltd, who has been appointed to build the development.

SEGRO Logistics Park Northampton is a large-scale modern logistics park located adjacent to J15 of the M1 with a Strategic Rail Freight Interchange (SRFI) that has been designated as a Nationally Significant Infrastructure Project (NSIP) and has a Development Consent Order (DCO) permitting the development of up to 5 million sq ft of logistics and warehouse buildings. The project aims to create more than 7,450 jobs and includes:

- A Strategic Rail Freight Interchange
- Up to 5 million sq ft of logistics and warehouse buildings
- An intermodal freight terminal capable of handling trains up to 775m in length
- New road infrastructure and improvements on the A508, A45 and M1 J15
- Extensive landscaping, including new footways and cycleways
- A508 Bypass of Roade village
- Numerous Junction improvements on the surrounding road network

Current Activities

- The application for non-material amendments to the development consent order (DCO) has been approved. For more details, please refer to the 'What's Happening' page of SEGRO Logistics Park Northampton website.
- The new rail tunnel and terminal are complete. Network Rail has connected the rail freight terminal to the West Coast Mainline. This tie-in was completed in Q2 of 2025. The first train arrived for operator, Maritime, in June 2025.
- Development plateaus - Completion of the bund works is anticipated by the end of Q4, after which fencing and scaffolding will be removed.

- **Plot 4** – Construction of the first warehouse building commenced in April 2024 and completed in June 2025. Tenant Yusen Logistics and their associated contractors have commenced the warehouse fit-out works.

- **Plot 7** – Construction of the second warehouse began in September 2024. The cladding and roofing works commenced in February 2025 with cladding works completed in August 2025. The warehouse concrete slab pours commenced in April and completed in August 2025. End User fit-out works commenced in September 2025. Overall completion of the second warehouse is expected at the end of Q1 2026.

Traffic Management Update

The Civils and Infrastructure works programme has come to an end with only a small amount of snagging and auditing to take place.

Road/Lane Closures

There are no upcoming closures planned. For further information, please refer to the 'Traffic and Travel' page on the SEGRO Logistics Park Northampton website.

Other Information

The site working hours will be: 7 am to 7 pm, Mondays to Fridays and 7 am to 4 pm on Saturdays. Vehicular traffic will be monitored and major deliveries booked to minimise any disruption. Site logistics plans will be posted at the front of the site and updated within our newsletters. Noise and dust monitoring requirements have been agreed with the local authorities and will be monitored throughout the project.

SEGRO Logistics Park Northampton Website

You can find out more information about the project as well as frequently asked questions on the dedicated website www.slp-northampton.com.

The website is designed to help you stay up to date with progress and keep you informed of any developments which may impact you.

News from Winvic Construction

PROJECT UPDATE

SEGRO LOGISTICS PARK NORTHAMPTON

Meet Our Site Team

**Adam Broadhurst**

Senior Project Manager

**David Wood**

Senior Project Manager

Winvic Construction Ltd
Brampton House, 19 Tenter Road
Moulton Park, Northampton NN3 6PZ Northampton (SLPN)

A note from the Senior Project Managers

"Winvic is proud to share the completion of the first industrial unit Plot 4. Our team's hard work and dedication has seen the impressive 1.2 m sq ft build handover to the end user, Yusen Logistics, who's contractors have begun it's internal fit out. During our time on Plot 4, we were proud to achieve impressive Considerate Constructor Scheme (CCS) scores and to make a positive impact in the local community."

Throughout the rest of the project, we remain committed to minimising disruption to the local community. Our efforts were recently recognised with a score of 45/45 from the CCS on Plot 7, a testament to our dedication to protecting the environment and supporting the well-being of our workforce.

As part of our broader commitment to social value, we have been actively engaging with local initiatives to promote careers in the construction industry. We also had the pleasure of welcoming leaders from West Northamptonshire Council, including Cllr Mark Arnall (Leader of the Council), Anna Earnshaw (Chief Executive), and Cllr James Petter (Deputy Leader), for a site visit to see progress first hand.

Another major milestone was seen in June as the first train arrived at the SEGRO Logistics Park Strategic Rail Freight Interchange (SRI) for operator, Maritime. This was a significant achievement for the development and is a vital step in encouraging the increase of sustainable movement of freight by rail.

We'd like to thank our site teams for their continued efforts."

Considerate Constructors Scheme

At Winvic we believe in working closely with the community to minimise any disturbance our works may cause and will be following the codes of practice set out in the Considerate Constructors Scheme [CCS], to which all Winvic projects are entered. This automatically measures how we deal with public questions and complaints.

To find out more visit www.considerateconstructors.com

How to contact us...

We will keep you updated on the status of the works via regular newsletters which will include details of our progress throughout. These newsletters will also be distributed to key stakeholders including local authorities, parish councils and local businesses by email. They will also be available on www.slp-northampton.com.



August 2025 Aerial of Plot 4, SEGRO Logistics Park Northampton



First Maritime train arriving at SEGRO Logistics Park Northampton



PROJECT UPDATE

THE WINVIC WAY

RESPECT

Respect for all of our colleagues, regardless of their position in the organisation. Respect for suppliers, communities, the environment – and for our customers. By valuing the opinions and concerns of others our solutions deliver the best outcome for all stakeholders.

LOYALTY

To customers, each other, and our suppliers.

HONESTY

Allows us to tackle difficult conversations constructively. Straight-talking generates trust and helps to solve problems quickly. We keep clients in the picture at all times, so there will be no nasty surprises on cost or delivery.

CHALLENGING/ QUESTIONING

Always asking ourselves if there is a better way. The commitment to continuous improvement underpins our position as industry leaders.

PASSION: PRIDE, TENACITY, DRIVE

The winning mentality. If it's in our hearts it's at the heart of the business. The most important ingredient in the recipe for success.

If you would like to forward your input on any aspects of our newsletter or construction activities, please use the space provided and return to: Winvic Construction Ltd, Brampton House, 19 Tenter Road, Moulton Park Industrial Estate, Northampton, NN3 6PZ. Please see our Privacy Policy for details of how we will use the information you provide - this is available on request by emailing marketing@winvic.co.uk. If you would like to 'opt-out' of receiving future newsletters please contact the Project Manager named above or email mail@winvic.co.uk.

