

unit 3a

CROSSFIRE 14 ■ J8 A14 ■ LINTHORPE WAY ■ KETTERING ■ NN14 1EZ

CANMOOR



New Prime Distribution / Warehouse Unit 25,192 sq ft **TO LET**

- 76.8% of Kettering are economically active
- 558,840 people within 30 minute drive
- Secure service yard
- 8m eaves height
- Extensive car and trailer parking provision
- On site amenities

Local occupiers include:

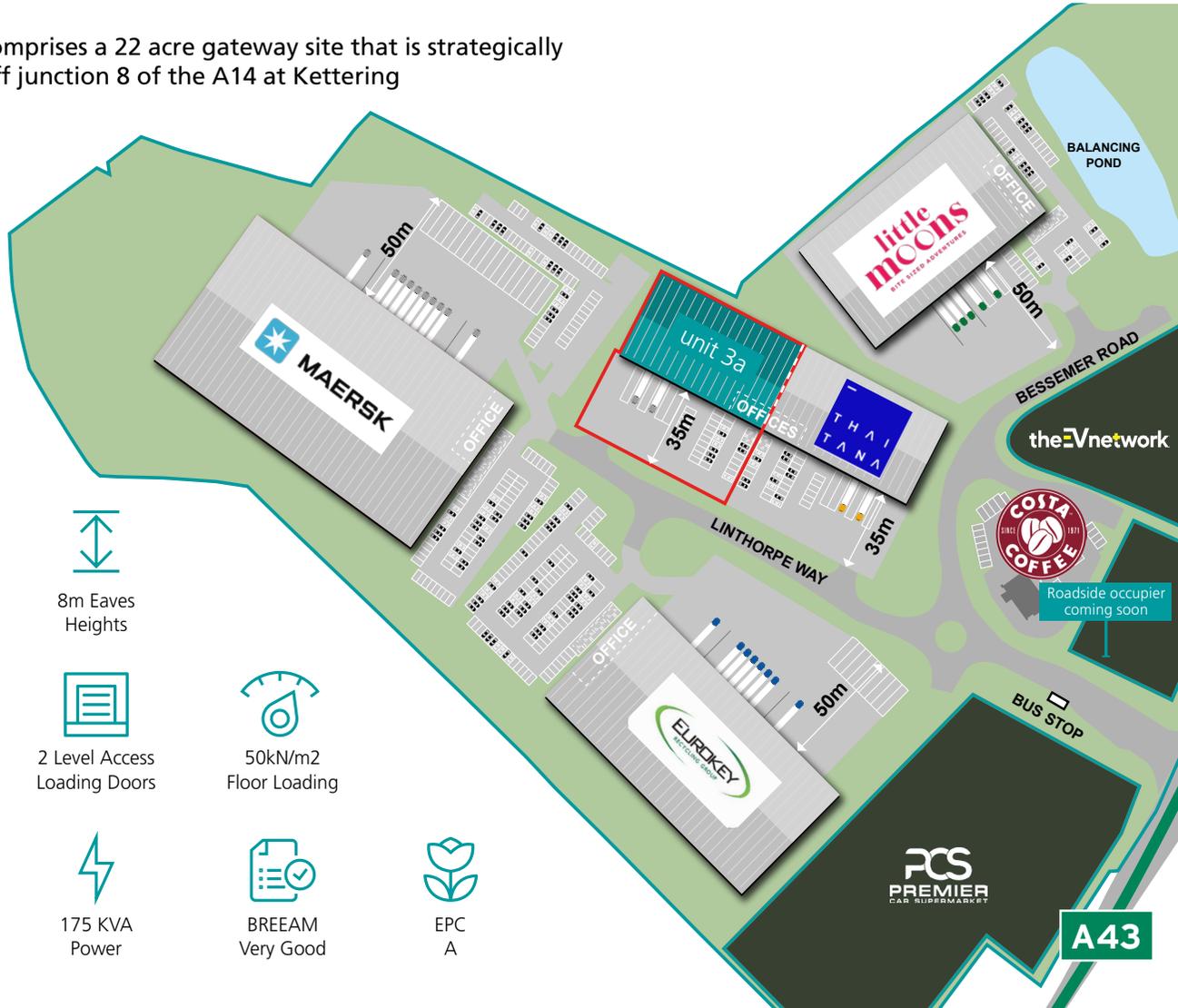


KETTERING

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Crossfire 14 comprises a 22 acre gateway site that is strategically located just off junction 8 of the A14 at Kettering



-  35M Secure Service Yards
-  8m Eaves Heights
-  Fully Fitted First Floor Offices
-  2 Level Access Loading Doors
-  50kN/m2 Floor Loading
-  33 Car Parking Spaces
-  175 KVA Power
-  BREEAM Very Good
-  EPC A

UNIT 1	sq ft	sq m
Warehouse	97,834	9,089
Ground Floor Offices	2,469	229
First Floor Offices	2,469	229
Total	100,303	9,318

UNIT 2	sq ft	sq m
Warehouse	66,866	6,193
First Floor Offices	3,608	335
Total	70,274	6,528

UNIT 3A	sq ft	sq m
Warehouse	23,852	2,219
First Floor Offices	1,340	124
Total	25,192	2,340

UNIT 3B	sq ft	sq m
Warehouse	2,856	2,217
First Floor Offices	1,340	124
Total	25,196	2,341

UNIT 4	sq ft	sq m
Warehouse	47,629	4,426
First Floor Offices	512	233
Total	50,141	4,658

KETTERING



Full time earnings are 7.2% less than the UK average



Large labour pool on your doorstep. 76.8% of Kettering are economically active



558,840 people are within a 30 minute drive time



Over 95% of the UK's population is within a four hour drive time



7,500 thousand people in Kettering are employed in manufacturing, transportation and storage - a higher percentage than the UK average



Working Age Population of 61,800

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LOCATION

Located directly on Junction 8 of the A14 and the A43 Crossfire 14 is strategically located at the heart of the UK's trunk road network linking the "golden triangle" to the east coast ports in addition to offering streamlined access to the M1, M6 and A1(M). Kettering is 80 miles north of London and 54 miles east of Birmingham.

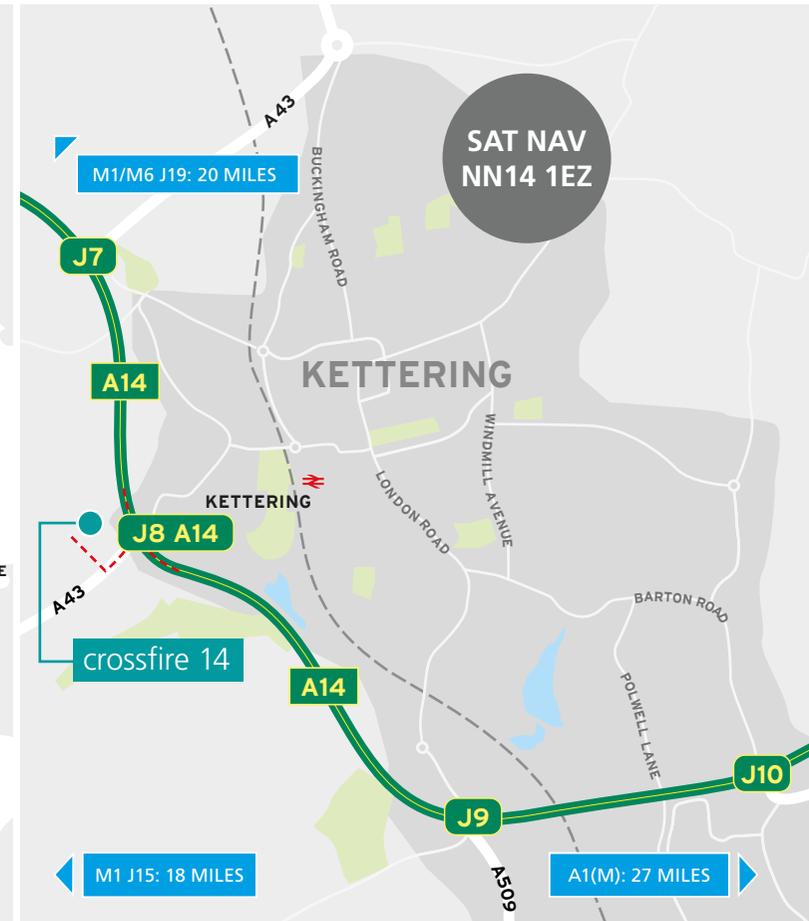
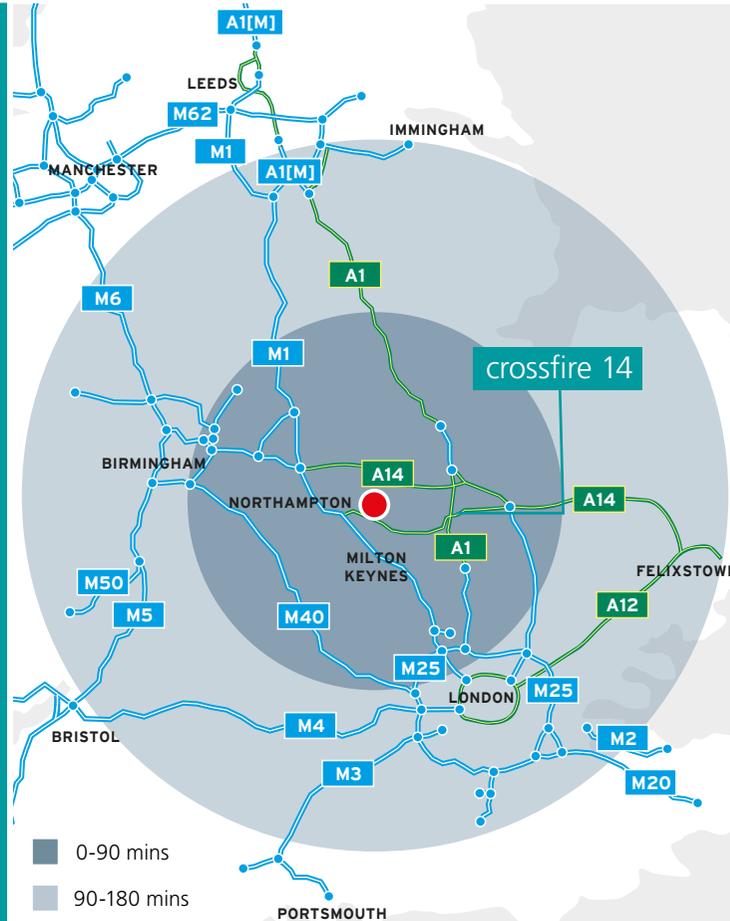
Regular fast rail connections are available from Kettering station to London St Pancras International (50 minute journey time). On-site bus stop provides access to the main bus routes.



Northampton	13 miles	21 mins
M1 J15	18 miles	39 mins
M6/M1 J19	20 miles	36 mins
A1	23 miles	33 mins
DIRFT	24 miles	29 mins
M11	39 miles	55 mins
Hams Hall Rail Port	50 miles	1 hr 7 mins
Birmingham	57 miles	1 hr 28 mins
M25	60 miles	1 hr 37 mins



Tilbury Port	104 miles	1 hr 50 mins
Felixstowe Port	112 miles	2 hrs
Harwich Port	119 miles	2 hrs 14 mins



RATEABLE VALUE

Tenants to make their own investigations with the VOA.

FURTHER INFORMATION

For further information contact the joint letting agents.



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