

crossfire 14

J8 A14 ■ LINTHORPE WAY ■ KETTERING ■ NN14 1EZ

CANMOOR



New Prime Distribution / Business Park Development 50,155 sq ft Unit **TO LET**

- 250m from J8 A14
- Strategically located on A14 corridor
- Significant labour pool
- 76.8% of Kettering are economically active
- 558,840 people within 30 minute drive
- Secure service yards
- 8m to 12m eaves height
- Extensive car and trailer parking provision
- On site amenities

Local occupiers include:



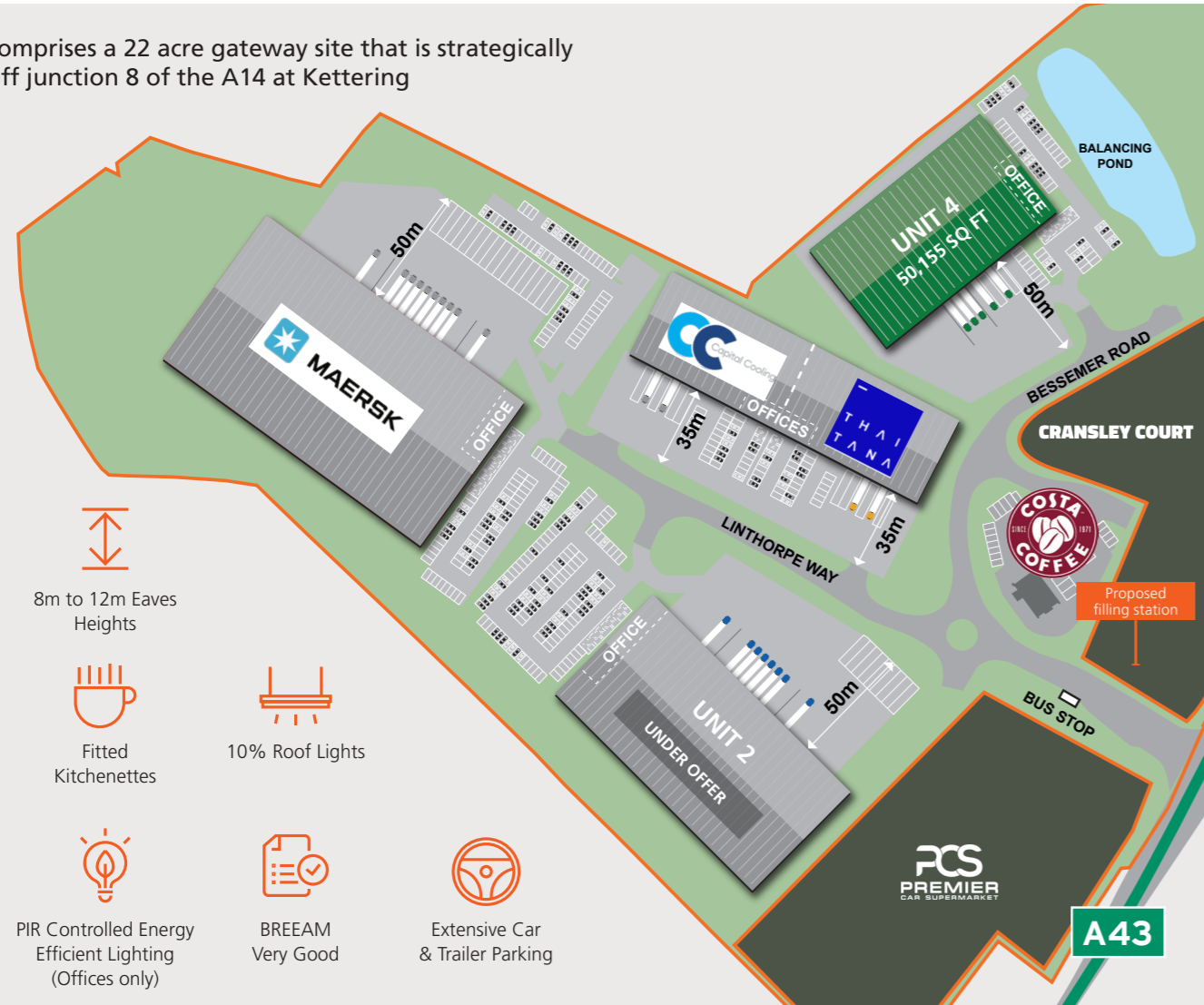
KETTERING

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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



UNIT 1	sq ft	sq m
Warehouse	96,190	8,936
Ground Floor Offices	2,472	230
First Floor Offices	2,472	230
Total	101,134	9,396

Car Parking Spaces: 182 Eaves height: 12m
 Dock Level Doors: 8 Power: kVA 450
 Level Access Doors: 2

UNIT 2	sq ft	sq m
Warehouse	66,698	6,196
First Floor Offices	603	335
Total	70,301	6,531

Car Parking Spaces: 133 Eaves height: 10m
 Dock Level Doors: 6 Power: kVA 400
 Level Access Doors: 2

UNIT 3A	sq ft	sq m
Warehouse	24,203	2,249
First Floor Offices	231	123
Total	25,534	2,372

Car Parking Spaces: 33 Eaves height: 8m
 Level Access Doors: 2 Power: kVA 175

UNIT 3B	sq ft	sq m
Warehouse	24,209	2,249
First Floor Offices	231	124
Total	25,540	2,373

Car Parking Spaces: 33 Eaves height: 8m
 Level Access Doors: 2 Power: kVA 175

UNIT 4	sq ft	sq m
Warehouse	47,646	4,426
First Floor Offices	2,509	233
Total	50,155	4,659

Car Parking Spaces: 61 Eaves height: 10m
 Dock Level Doors: 3 Power: kVA 400
 Level Access Doors: 2



- 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



FURTHER INFORMATION

For further information contact the joint letting agents.



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