

crossfire 14

J8 A14 ■ CRANSLEY PARK ROAD ■ KETTERING ■ NN14 1EG

CANMOOR



New Prime Distribution / Business Park Development Units from 25,534 - 101,134 sq ft **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:

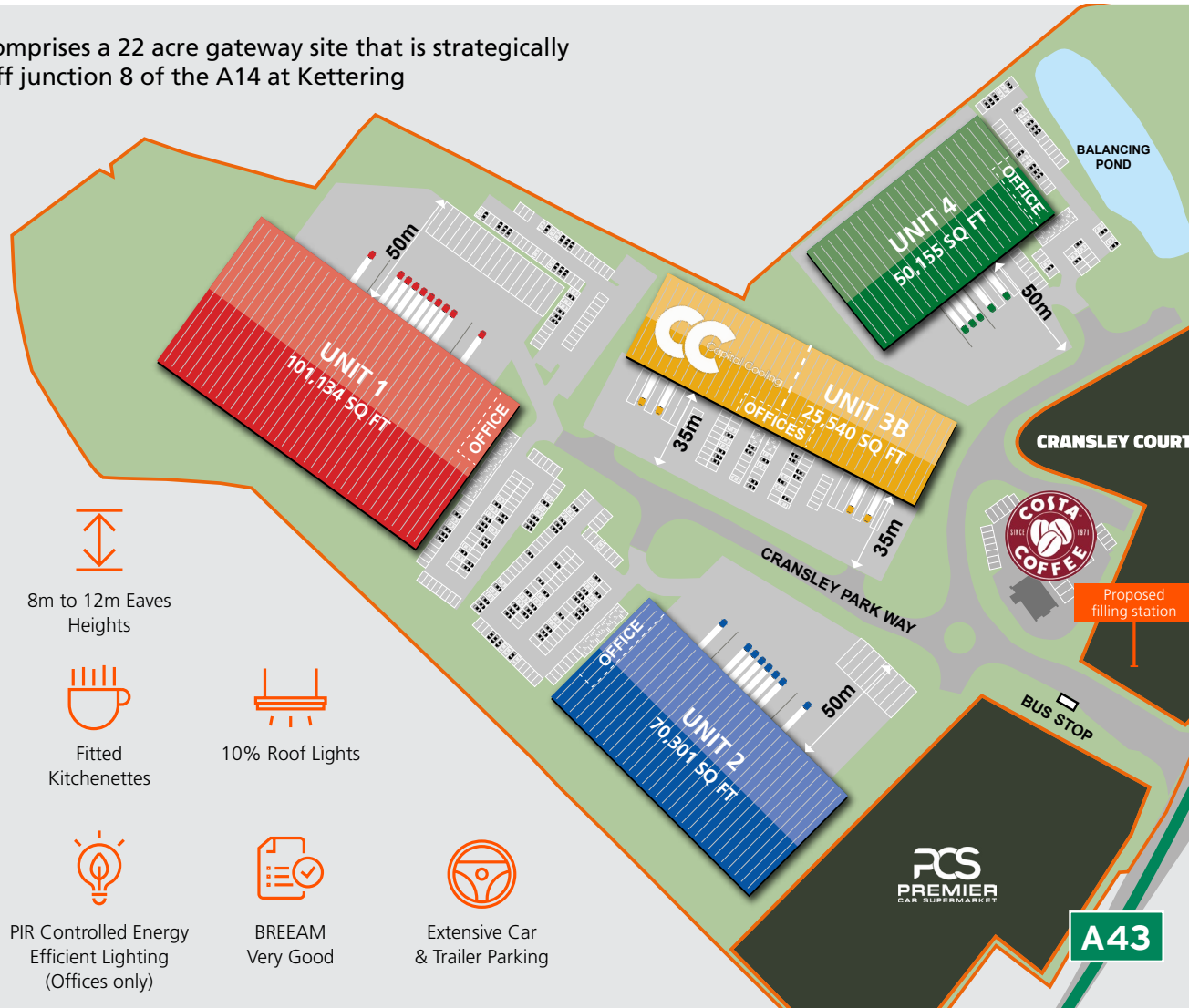











KETTERING

crossfire 14

J8 A14 ■ CRANSLEY PARK ROAD ■ KETTERING ■ NN14 1EG

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



-  Secure Service Yards (35-50M)
-  8m to 12m Eaves Heights
-  Raised Access Floors
-  Fitted Kitchenettes
-  10% Roof Lights
-  On Site Bus Stop (X10)
-  PIR Controlled Energy Efficient Lighting (Offices only)
-  BREEAM Very Good
-  Extensive Car & Trailer Parking

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
Dock Level Doors: 8
Level Access Doors: 2

Eaves height: 12m
Power: kVA 450

UNIT 2	sq ft	sq m
Warehouse	66,698	6,196
First Floor Offices	3,603	335
Total	70,301	6,531

Car Parking Spaces: 133
Dock Level Doors: 6
Level Access Doors: 2

Eaves height: 10m
Power: kVA 400

UNIT 3A	sq ft	sq m
Warehouse	24,203	2,249
First Floor Offices	1,331	123
Total	25,534	2,372

Car Parking Spaces: 33
Level Access Doors: 2

Eaves height: 8m
Power: kVA 175

UNIT 3B	sq ft	sq m
Warehouse	24,209	2,249
First Floor Offices	1,331	124
Total	25,540	2,373

Overall Total

Car Parking Spaces: 33
Level Access Doors: 2

Eaves height: 8m
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
Dock Level Doors: 3
Level Access Doors: 2

Eaves height: 10m
Power: kVA 400

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

crossfire 14

J8 A14 ■ CRANSLEY PARK ROAD ■ KETTERING ■ NN14 1EG

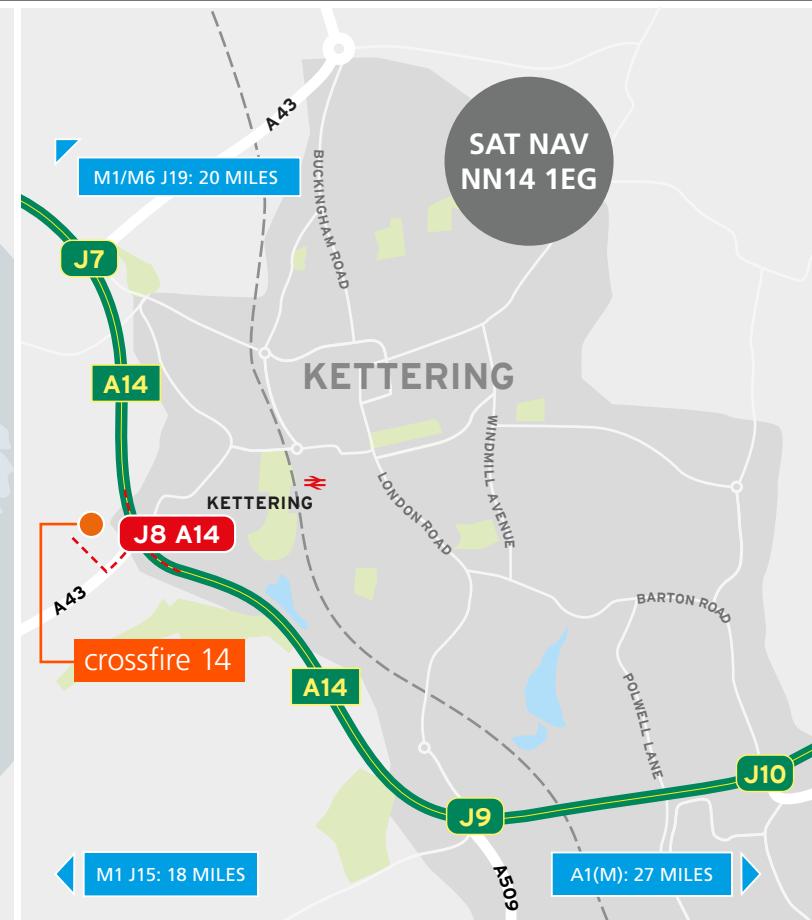


LOCATION

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.



Richard Baker
richardbaker@prop-search.com

Ian Harman
ianharman@prop-search.com



Mark Webster
mark.webster@dtre.com

Jamie Catherall
jamie.catherall@dtre.com