

Ready For Occupation

101,134 SQ FT

TO LET

New Prime

Fully Fitted Distribution / Warehouse Unit

Strategic A14 Location



Fully Fitted High Specification Warehouse

CrossFire 14 was developed in 2019 and totals 101,134 sq ft. The property is fully fitted and capable of immediate occupation.

Occupiers on the park include: Eurokey, Thai Tana, The Salvation Army, Premier Car Supermarkets, Little Moons, Costa Coffee, and Enterprise Rent a Car.

The Warehouse is fitted with LED lighting • Racking • Staff welfare facilities • Fully fitted offices



50M SECURE SERVICE YARD



12M CLEAR HEIGHT



50KN / SQ M FLOOR LOADING



8 DOCK LEVEL DOORS



2 LEVEL ACCESS DOORS



182 CAR PARKING SPACES



ON SITE BUS STOP (X10)



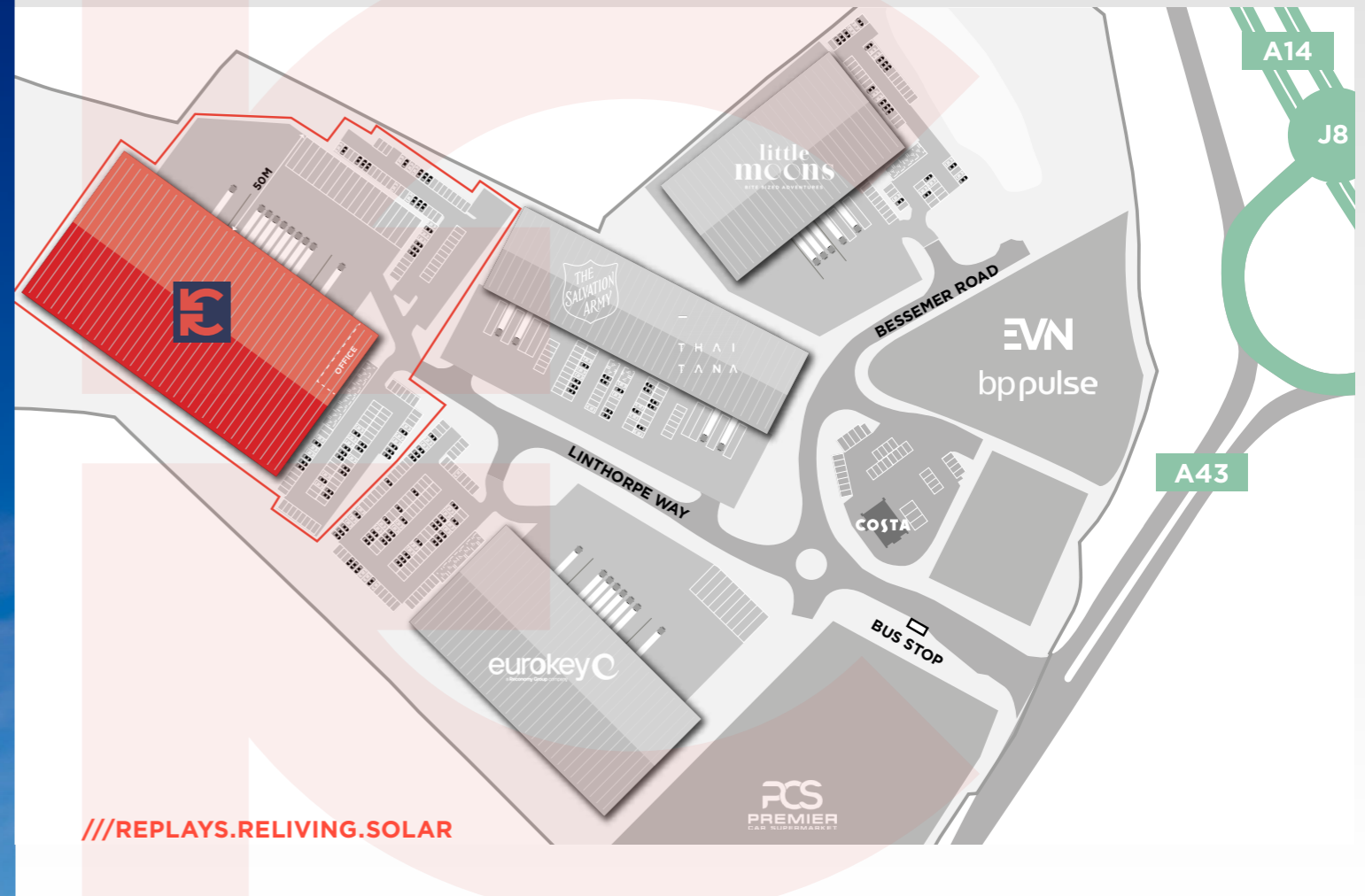
8,300 PALLET POSITIONS



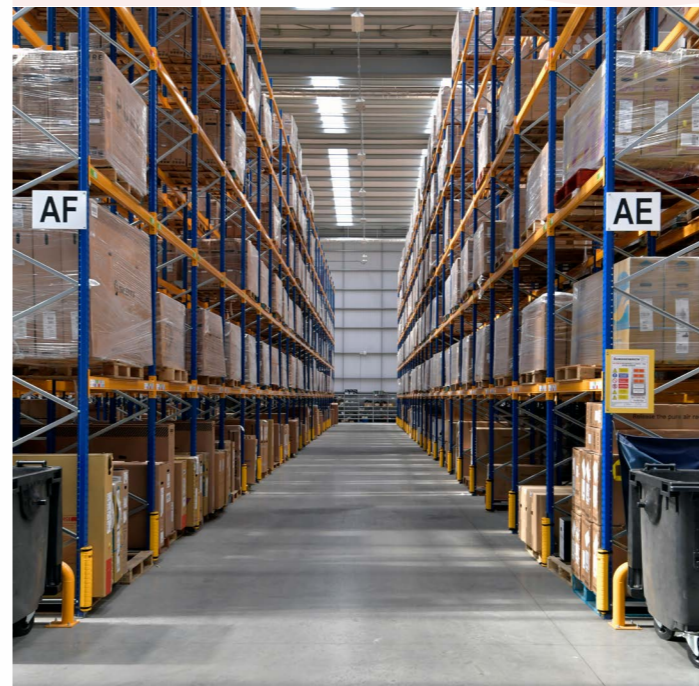
10% ROOF LIGHTS



EPC RATING A18 BREEAM 'VERY GOOD'



///REPLAYS.RELIVING.SOLAR



| ACCOMMODATION | | |
|----------------------|----------------------|-------------------|
| WAREHOUSE | 96,190 SQ FT | 8,936 SQ M |
| GROUND FLOOR OFFICES | 2,472 SQ FT | 230 SQ M |
| FIRST FLOOR OFFICES | 2,472 SQ FT | 230 SQ M |
| TOTAL | 101,134 SQ FT | 9,396 SQ M |





Full time earnings are **7.2%** less than the UK average



LARGE LOCAL LABOUR POOL
76.8% of Kettering residents are economically active



558,840
people are within a 30 minute drive time



Drive Times

| | |
|---------------------|-----------|
| Northampton | 13 miles |
| M1 J15 | 18 miles |
| M6/M1 J19 | 20 miles |
| A1 | 23 miles |
| DIRFT | 24 miles |
| M11 | 39 miles |
| Hams Hall Rail Port | 50 miles |
| Birmingham | 57 miles |
| M25 | 60 miles |
| Tilbury Port | 104 miles |
| Felixstowe Port | 112 miles |

Fast + Direct Access

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.

Further Information

For further information contact the joint letting agents.

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Rateable Value

Tenants to make their own investigations with the VOA.

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