

# unit 1

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

CANMOOR

AVAILABLE FOR  
OCCUPATION



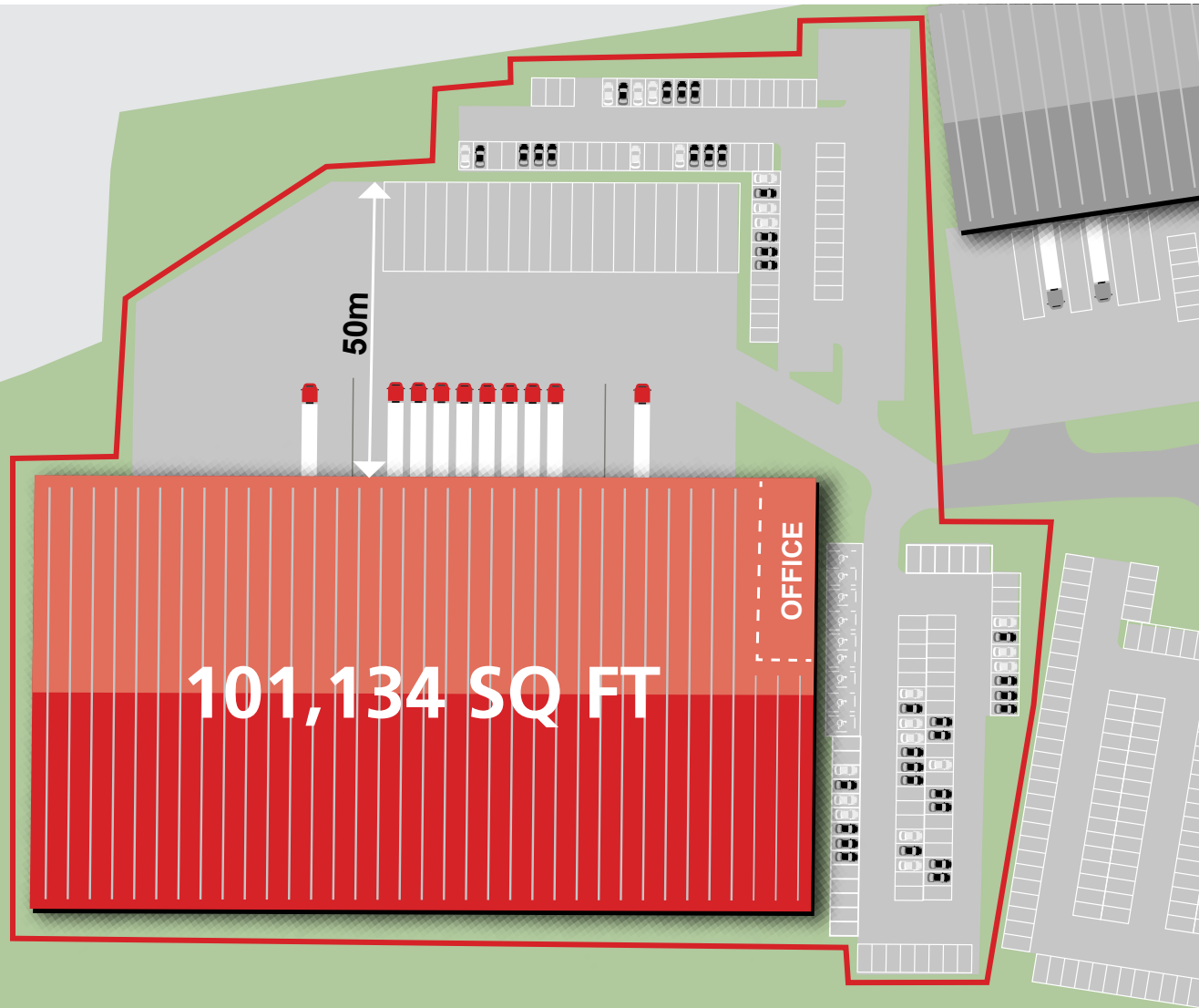
## New Prime Distribution / Warehouse Unit 101,134 sq ft (9,395.6 sq m) **TO LET**

- 250m from J8 A14
- Strategically located
- On site bus stop
- 50m secure service yard
- 12m eaves height
- 182 car parking spaces
- 50Kn/sq m floor loading
- Gas fired central heating
- Raised access floors

# KETTERING

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## SPECIFICATION

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



12m eaves height



50m secure service yard



8 dock levellers



2 level access doors



50kN/sq m floor loading



182 car parking spaces



Ground & first floor office space



EPC - 18 in Band A

# 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 1 mins
Harwich Port	119 miles	2 hrs 14 mins



## FURTHER INFORMATION

For further information contact the joint letting agents.



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