

AVAILABLE FOR  
OCCUPATION



## New Prime Distribution / Warehouse Unit 70,301 sq ft (6,531.11 sq m) **TO LET**

- 250m from J8 A14
- Strategically located
- On site bus stop
- 50m secure service yard
- 10m eaves height
- 133 car parking spaces
- 50kN/sq m floor loading
- Gas fired central heating
- Raised access floors

# KETTERING

# unit 2

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

CANMOOR

## SPECIFICATION

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



10m eaves height



50m secure service yard



6 dock levellers



2 level access doors



50kN/sq m floor loading



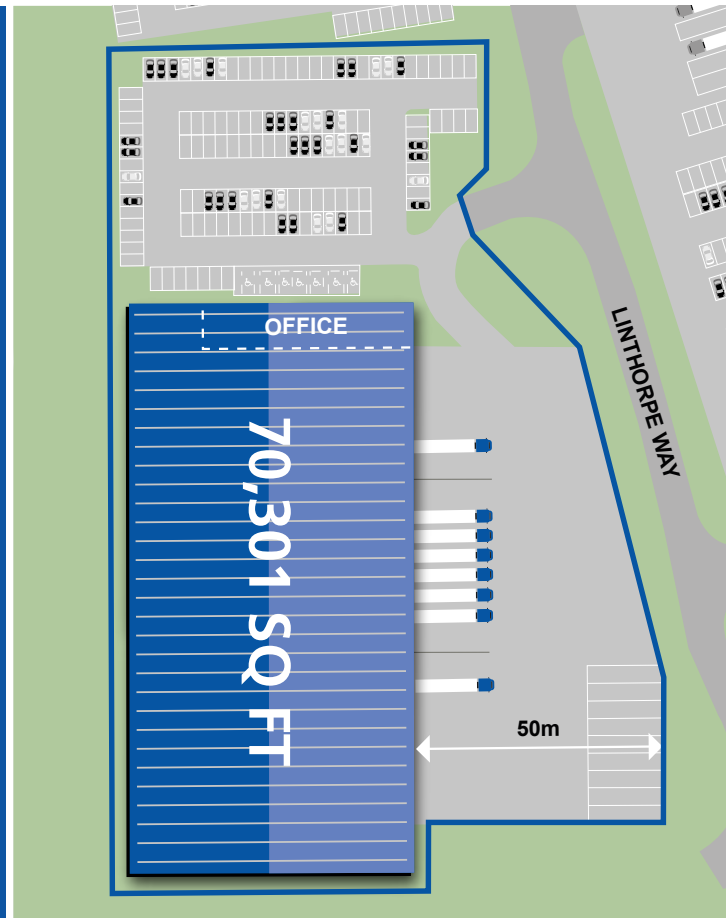
133 car parking spaces



First floor office space



EPC - 17 in Band A



## FURTHER INFORMATION

For further information contact the joint letting agents.



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