

unit 3a & 3b

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

CANMOOR

AVAILABLE FOR
OCCUPATION



New Prime Distribution / Warehouse Units 25,534 sq ft – 51,074 sq ft **TO LET**

- 250m from J8 A14
- Strategically located
- On site bus stop
- 35m secure service yard
- 8m eaves height
- 33 car parking spaces
- 50kN/sq m floor loading
- Gas fired central heating
- Raised access floors

KETTERING

unit 3a & 3b

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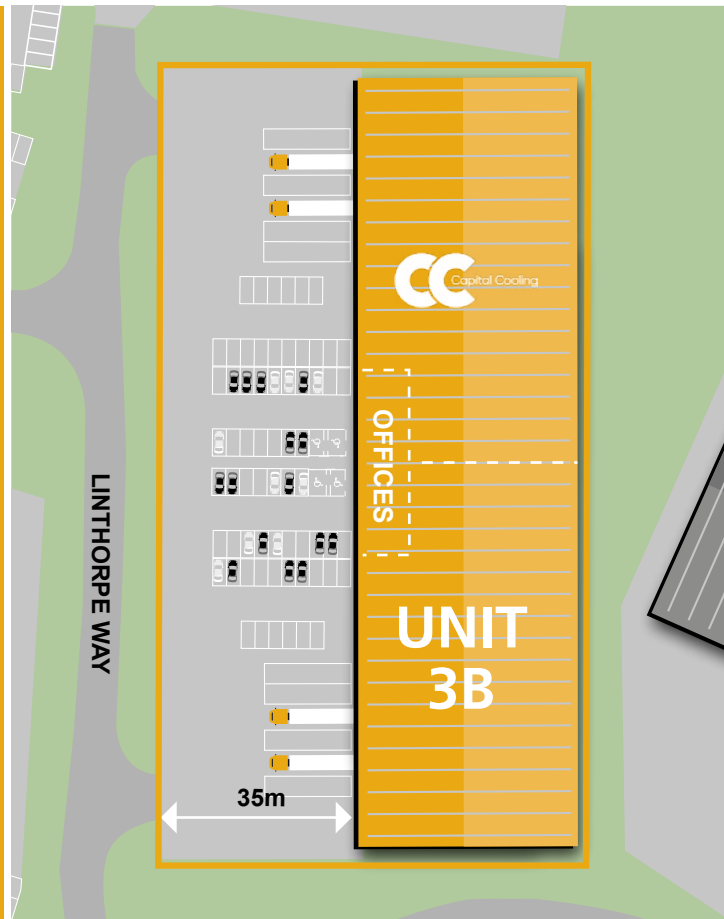


SPECIFICATION

UNIT 3A	sq ft	sq m
Warehouse	24,203	2,249
First Floor Offices	1,331	123
Total	25,534	2,372
UNIT 3B	sq ft	sq m
Warehouse	24,209	2,249
First Floor Offices	1,331	124
Total	25,540	2,373
Overall Total	51,074	4,745

Both units 3A & 3B include:

- 8m eaves height
- 35m secure service yard
- First floor office space
- 2 level access doors
- EPC - 19 in Band A
- 33 car parking spaces



FURTHER INFORMATION

For further information contact the joint letting agents.



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