

crossfire 14

J8 A14 ■ LINTHORPE WAY ■ KETTERING ■ NN14 1EZ

TECHNICAL INFORMATION PACK

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■ SITEPLAN

■ ELEVATIONS

■ DEMISE PLANS

■ SERVICES

■ PROJECT TEAM

■ SPECIFICATION

OVERVIEW

Crossfire 14 is a prime new distribution / business park development with units available from 25,534 sq ft up to 101,134 sq ft. The park is built to an institutional specification with the following salient features;



Secure Service
Yards (35-50M)



Raised Access
Floors



Fitted
Kitchenettes



10% Roof Lights



8m to 12m Eaves
Heights



On Site Bus Stop
(X10)



PIR Controlled Energy
Efficient Lighting
(Offices only)



BREEAM
Very Good



Extensive Car
& Trailer Parking

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SITEPLAN



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ELEVATIONS - UNIT 1

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ELEVATIONS - UNIT 2

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ELEVATIONS - UNIT 3A & 3B

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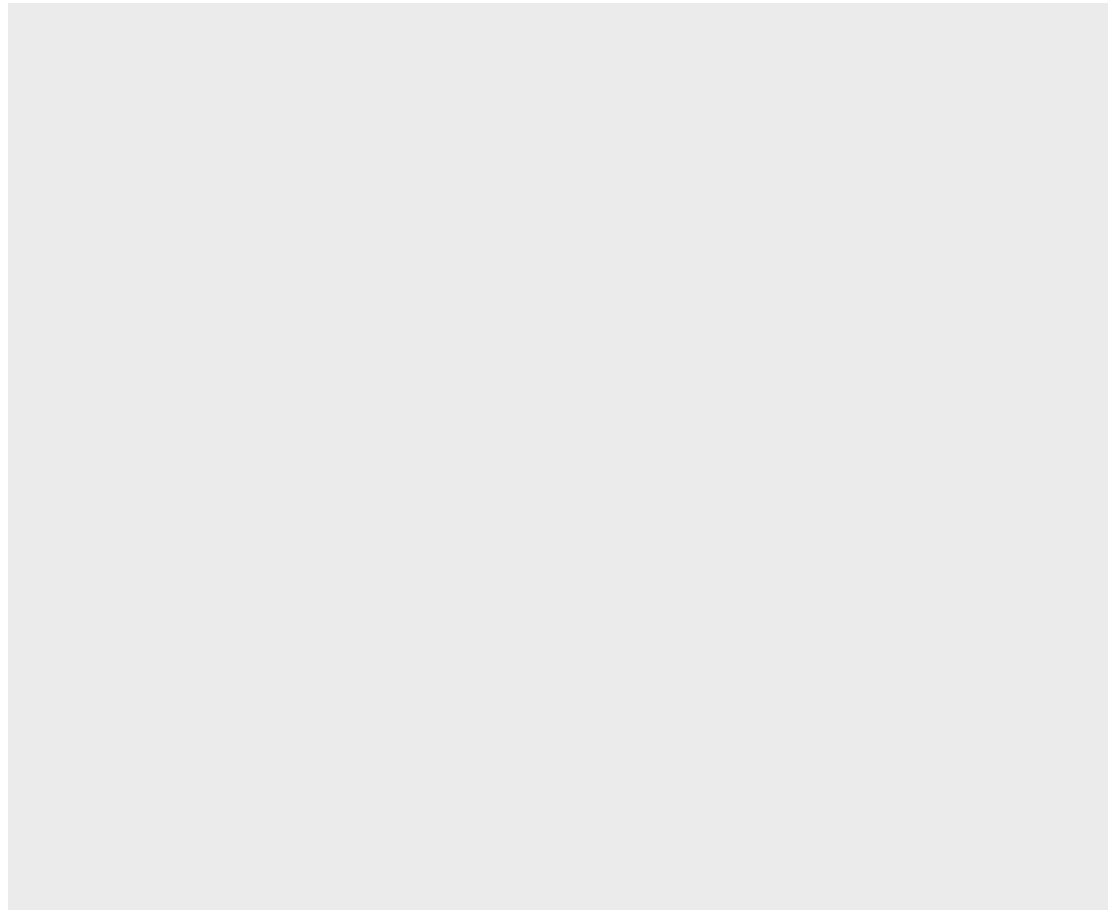
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ELEVATIONS - UNIT 4

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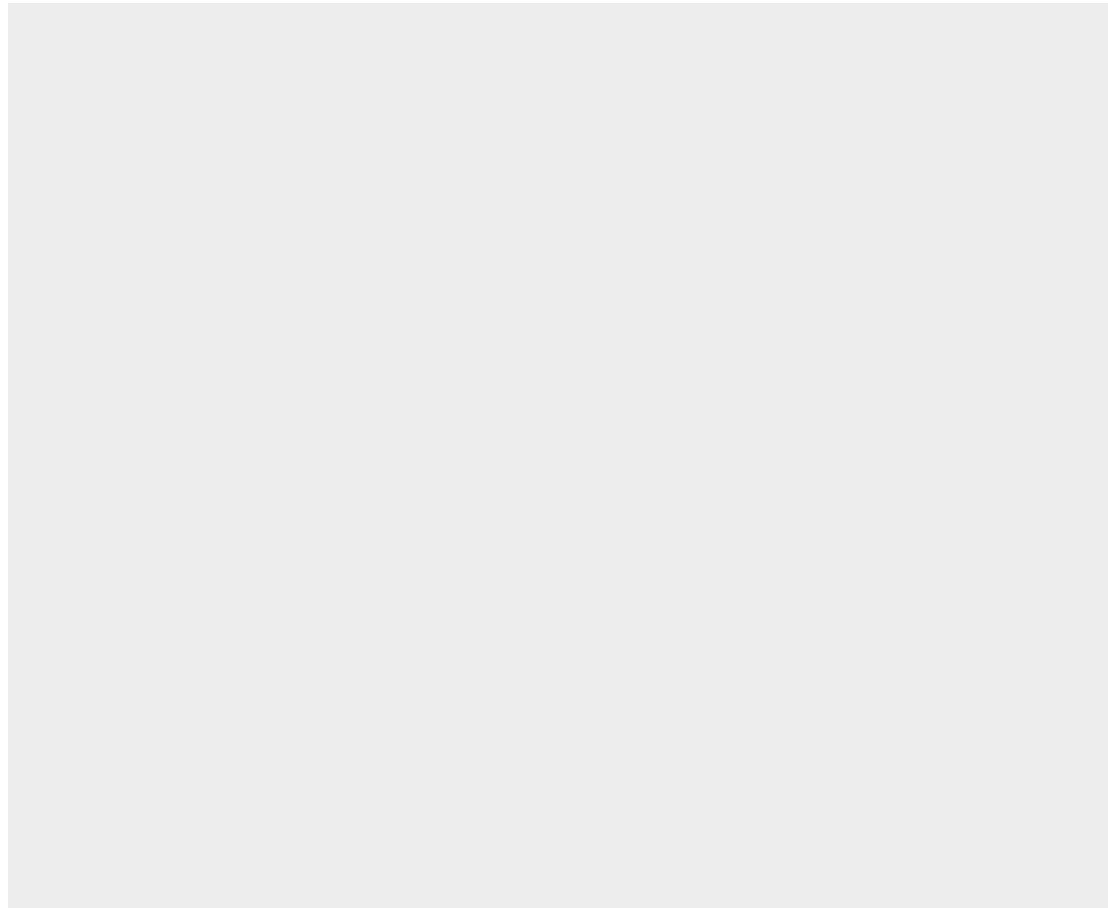
DEMISE PLAN - UNIT 1



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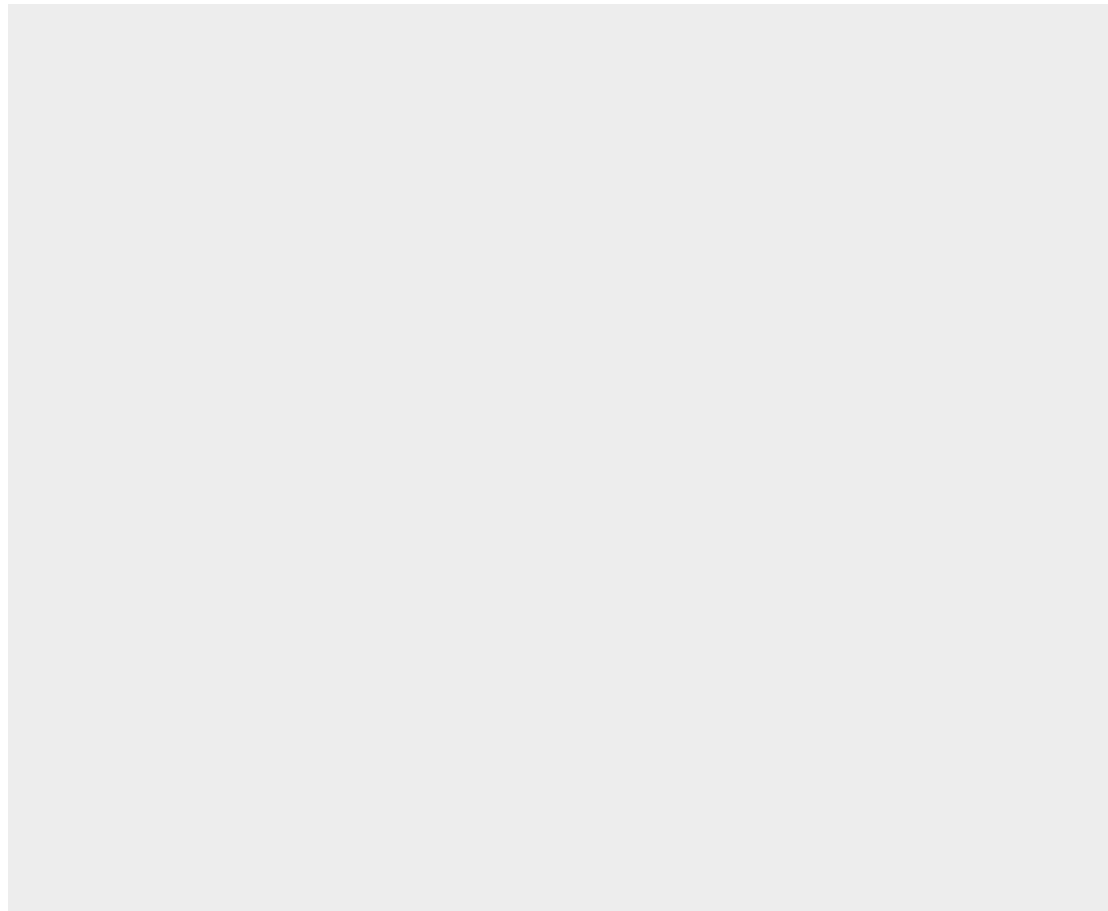
DEMISE PLAN - UNIT 2



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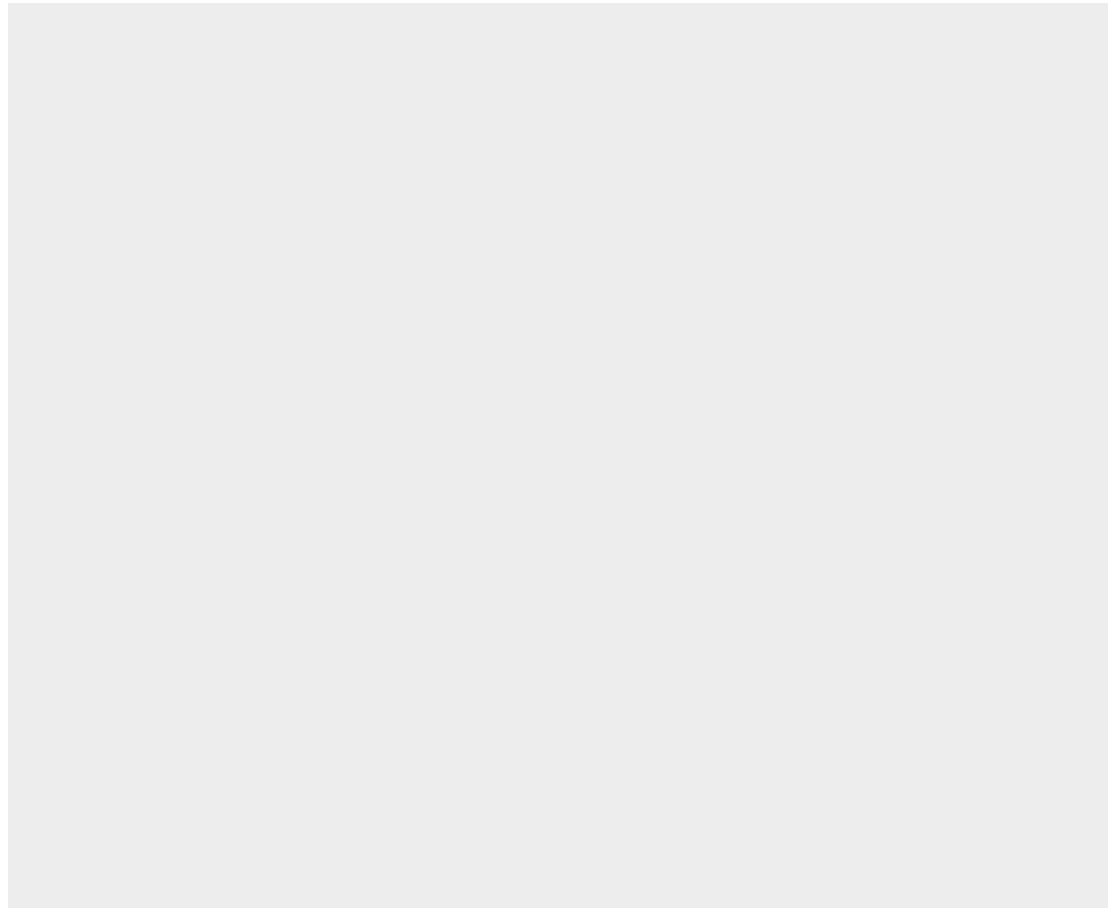
DEMISE PLAN - UNIT 3A & 3B



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DEMISE PLAN - UNIT 4



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SERVICES

ELECTRIC

Unit 1 – 450kVA

Unit 2 - 400kVA

Unit 3A & 3B - 175kVA

Unit 4 - 400kVA

GAS

Unit 2 – XXXKW (XXmm Supply)

Unit 3 – XXXKW (XXmm Supply)

Unit 4 – XXXKW (XXmm Supply)

WATER

Unit 2 – XXmm Supply

Unit 3 - XXmm Supply

Unit 4 - XXmm Supply



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PROJECT TEAM

LANDLORD / DEVELOPER

Aviva / Canmoor



PROJECT MANAGER

Canmoor



CONTRACTORS

Marbank



ARCHITECTS

Michael Sparks Associates



LETTINGS TEAM

Prop Search & DTRE



LEGAL TEAMS

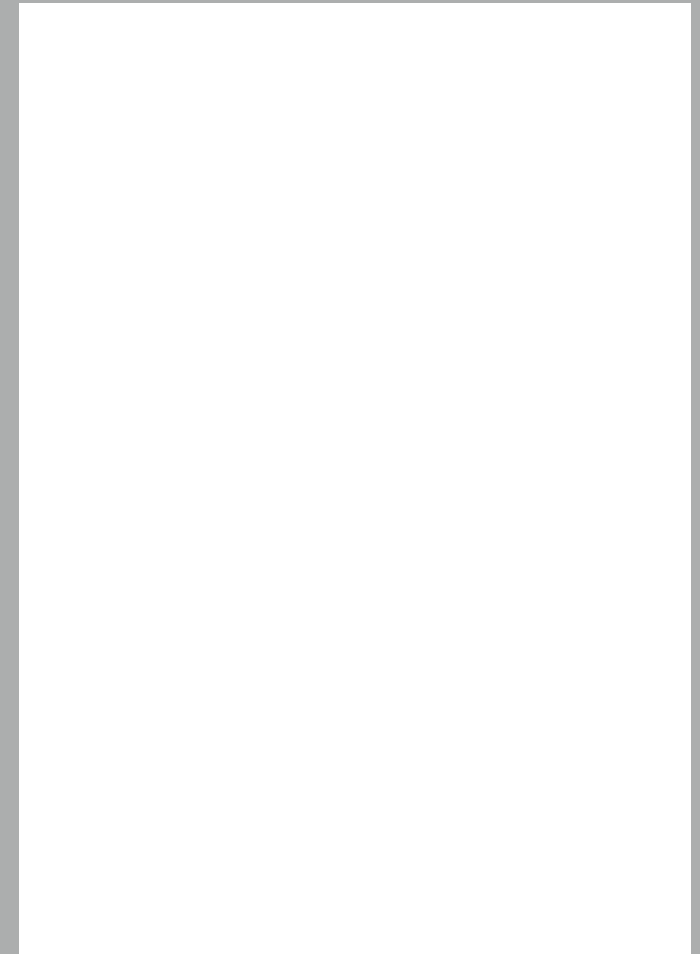
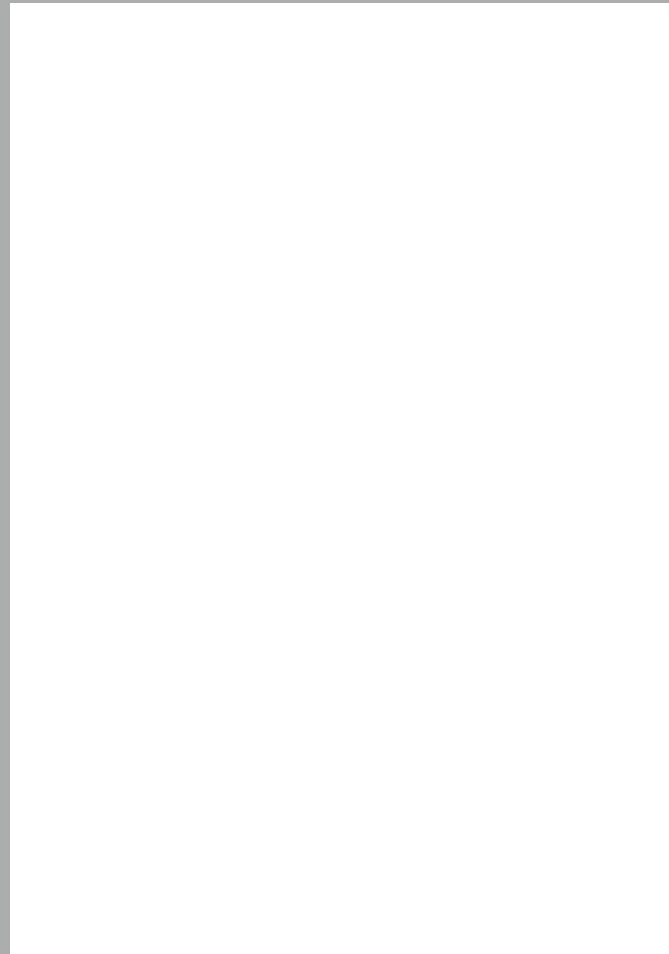
Gowling WLG



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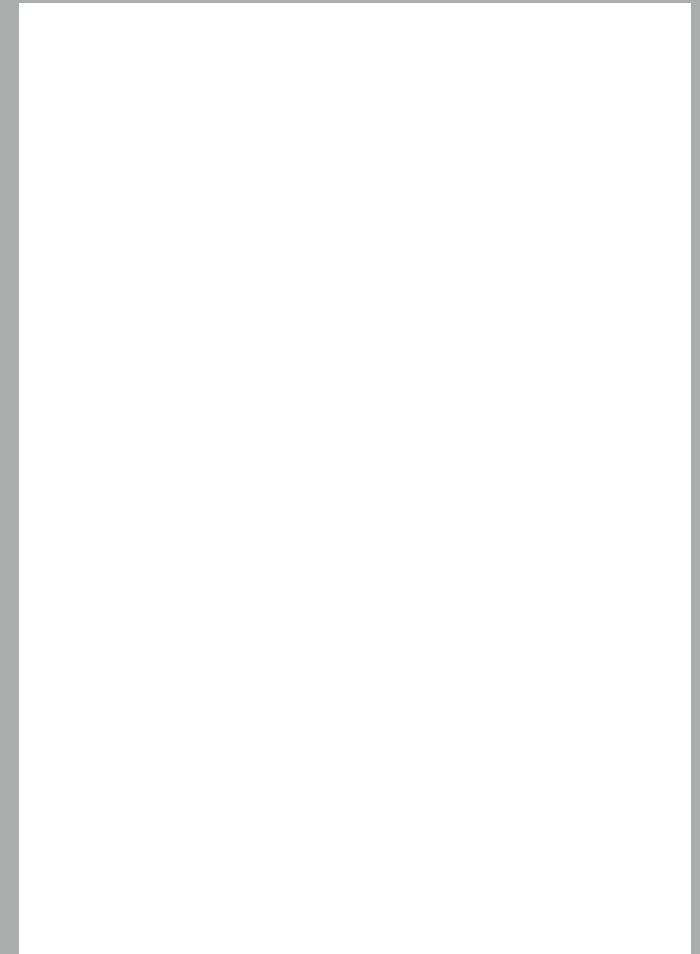
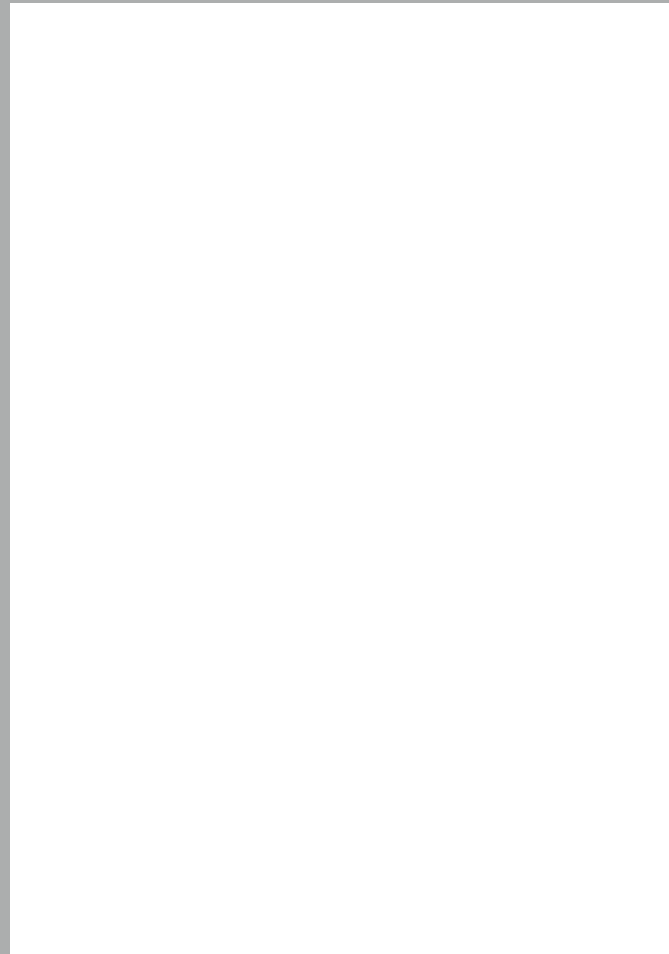
SPECIFICATION



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SPECIFICATION



CANMOOR