

unit 4

CROSSFIRE 14 ■ J8 A14 ■ BESSEMER ROAD ■ KETTERING ■ NN14 1FJ

CANMOOR



New Prime Distribution / Warehouse Unit 50,155 sq ft (4,659.51 sq m) **TO LET**

- 250m from J8 A14
- Strategically located
- On site bus stop & Costa Coffee
- 50m self contained, secure yard
- 10m eaves height
- 61 car parking spaces
- 50kN/sq m floor loading
- Gas fired central heating
- Raised access floors

Local occupiers include:



KETTERING

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SPECIFICATION

UNIT 4	sq ft	sq m
Warehouse	47,646	4,426
First Floor Offices	2,509	233
Total	50,155	4,659



10m eaves height



50m secure service yard



3 dock level & 2 level access doors



500kVA power



50kN/m² floor loading



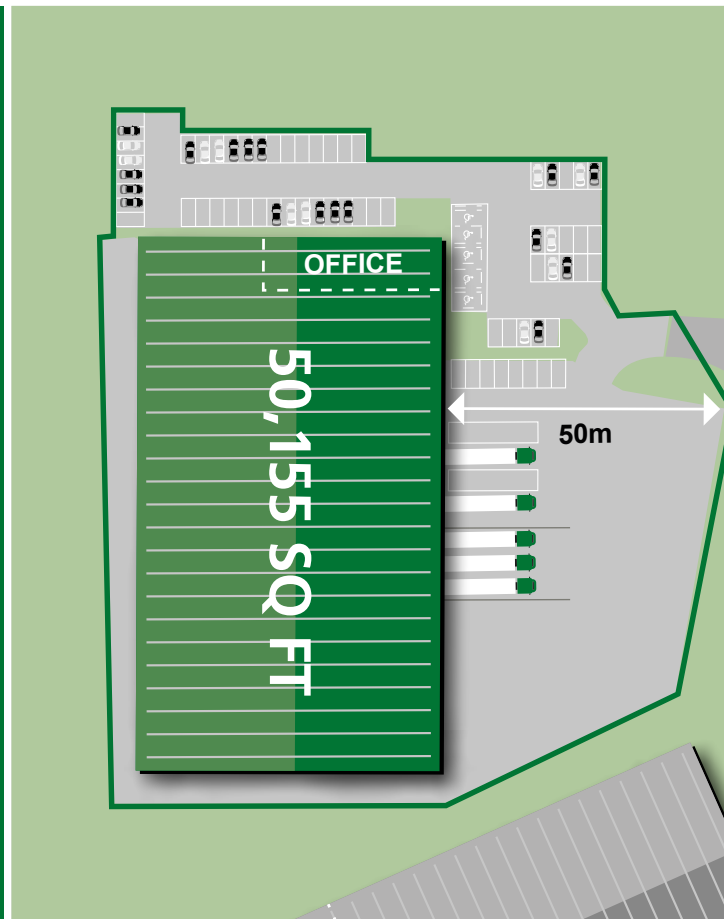
61 car parking spaces



First floor office space



EPC - 18 in Band A



FURTHER INFORMATION

For further information contact the joint letting agents.



Richard Baker
richardbaker@prop-search.com

Ian Harman
ianharman@prop-search.com



Mark Webster
mark.webster@dtre.com

Jamie Catherall
jamie.catherall@dtre.com