

SEGRO PARK KETTERING GATEWAY

PROVIDING UP TO 1.2 MILLION SQ FT

WAREHOUSING • INDUSTRIAL • OFFICES • ROADSIDE/RETAIL

SITE INFRASTRUCTURE COMPLETES MAY 2017
IMMEDIATELY AVAILABLE



70 ACRE DEVELOPMENT WITH DIRECT ACCESS TO J10 OF THE A14

SEGRO

ROXHILL

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WHY SEGRO PARK KETTERING GATEWAY:

A major new development adjacent to the A14 in the heart of the Midlands. The site is located in an established position next to Junction 10 of the A14 at Kettering. Local occupiers include Morrisons, Weetabix and Alpro. To the North of the site is the planned 'Kettering East' urban extension which has outline consent for 5,500 new homes. To the South East of the site is the planned Energy Park.

TYPICAL BUILDING SPECIFICATION

- 15m to ridge
- 50m yard
- 15% Rooflights
- Air Tightness to 2.5m³/hr/m²
- 50kN/m² warehouse floor loading
- Comfort cooling to offices
- Rainwater Harvesting
- Solar Thermal Heating
- Low energy high frequency lighting to offices
- Intelligent lighting controls to offices
- BREEAM Rating to be "Very Good" as a minimum
- Carbon neutral build options available

SCHEDULE OF ACCOMMODATION

PLOT	SQ M	SQ FT
LOTS 100 - 150 (B1)	11,174	120,275
Offices Roadside Retail		

PLOT 200		
Warehouse	8,361	90,000
2 Storey Office	929	10,000
Total	9,290	100,000

PLOT 210		
Warehouse	3,252	35,000
2 Storey Office	1,393	15,000
Total	4,645	50,000

PLOT 300		
Warehouse	14,674	157,950
2 Storey Office	752	8,100
Total	15,426	166,000

PLOT 310		
Warehouse	17,930	193,000
2 Storey Office	919	9,900
Total	18,850	202,900

PLOT 400		
Warehouse	21,467	231,075
2 Storey Office	1,277	13,750
Total	22,018	237,000

PLOT 420		
Warehouse	24,270	261,250
2 Storey Office	812	8,700
2 Storey Pod Office	464	5,000
Total	25,548	275,000

TOTAL	106,952	1,151,225
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MASTERPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY.
ALL AREAS ARE APPROXIMATE AND MEASURED ON A GROSS
INTERNAL BASIS.

INDICATIVE MASTERPLAN



BUILDINGS FROM 50,000 - 275,000 SQ FT
(4,645 - 25,548 SQ M)



10 MW AVAILABLE



GE READY



FIBRE BROADBAND



CHARGE POINTS



PRIVATELY
MANAGED ESTATE

ALL ENQUIRIES:



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J10 OF THE A14

SAT NAV: NN15 5LW

HGV DRIVE TIME GUIDE

MAJOR CENTRES	MILES	TIME
Kettering centre	8	7 mins
Northampton	19	31 mins
Leicester	30	48 mins
Birmingham	58	1h
London (M1 J6a)	65	1h 11m
Nottingham	69	1h 18m
Manchester	149	2h 33m

RAIL PORTS	MILES	TIME
DIRFT	27	33 mins
Hams Hall	54	57 mins
PORTS	MILES	TIME
Tilbury	102	1 hr 44m
Felixstowe	107	1 hr 52m
Harwich	116	2hr 7m
Immingham	117	2hr 16m

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