

# SEGRO PARK KETTERING GATEWAY

A DEVELOPMENT UP TO

# 1.2

# MILLION

# SQUARE FEET

ON A FREEHOLD OR LEASEHOLD BASIS

**SEGRO**

**ROXHILL**

[WWW.SP-KG.CO.UK](http://WWW.SP-KG.CO.UK)

SUPERSIZE

A DEVELOPMENT UP TO

**1.2**

**MILLION**

SQUARE FEET

ON A FREEHOLD OR LEASEHOLD BASIS

PLUG & PLAY

**10**  
**MEGAWATTS**  
AVAILABLE ON SITE

REACH NEW HEIGHTS

**18**  
**METRES**  
EAVES HEIGHT



BURTON LATIMER

VERSALIFT

MORRISONS

WEETABIX

DS SMITH

ALPRO

WEST  
M1/M6

J10

KETTERING

A6

A14

HANWOOD PARK  
URBAN EXTENSION  
5,500 HOMES

EAST  
A1/M11 FELIXSTOWE

# BUILDINGS UP TO 950K SQUARE FEET

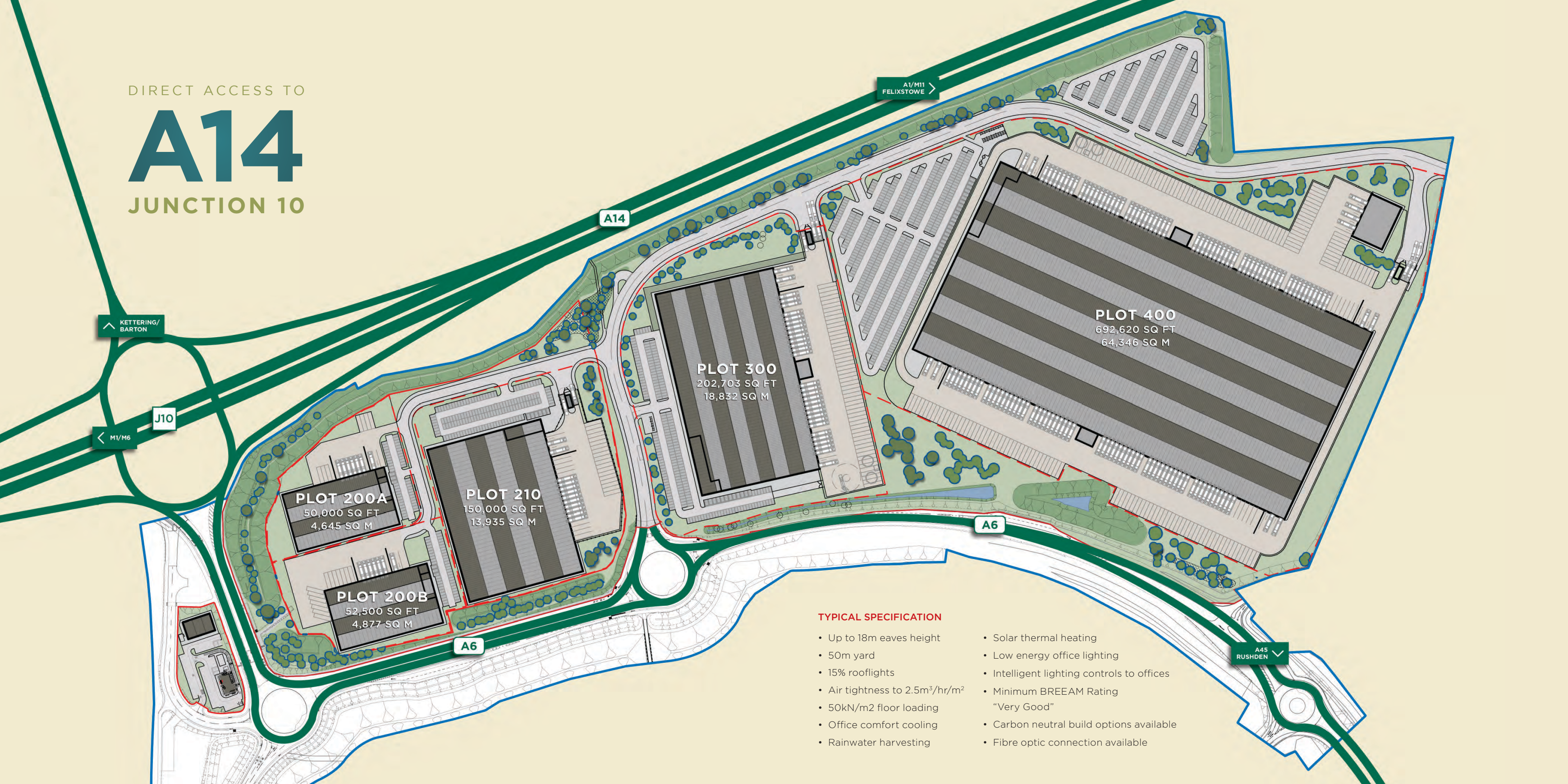
THIS IS SEGRO PARK KETTERING GATEWAY, A MAJOR NEW INDUSTRIAL / WAREHOUSING DEVELOPMENT WITH BUILDINGS RANGING FROM 50,000 TO 950,000 SQ FT ON A FREEHOLD OR LEASEHOLD BASIS.

Situated in the heart of the Midlands on J10 of the A14, and linking directly to the M1, M6 and A1(M), the immediate area is host to a number of prestige occupiers, including Alpro, Morrisons and Weetabix.

DIRECT ACCESS TO

# A14

JUNCTION 10



**PLOT 200A**  
50,000 SQ FT  
4,645 SQ M

**PLOT 210**  
150,000 SQ FT  
13,935 SQ M

**PLOT 200B**  
52,500 SQ FT  
4,877 SQ M

**PLOT 300**  
202,703 SQ FT  
18,832 SQ M

**PLOT 400**  
692,620 SQ FT  
64,346 SQ M

### TYPICAL SPECIFICATION

- Up to 18m eaves height
- 50m yard
- 15% rooflights
- Air tightness to 2.5m<sup>3</sup>/hr/m<sup>2</sup>
- 50kN/m<sup>2</sup> floor loading
- Office comfort cooling
- Rainwater harvesting
- Solar thermal heating
- Low energy office lighting
- Intelligent lighting controls to offices
- Minimum BREEAM Rating "Very Good"
- Carbon neutral build options available
- Fibre optic connection available

GUARANTEED DELIVERY

BE OPERATIONAL  
WITHIN

9

MONTHS

SWITCHED ON WORKFORCE

1 MILLION

ADDRESSES WITHIN A 30 MILE RADIUS

81.3%

ECONOMICALLY ACTIVE IN THE S.E. MIDLANDS

61.1%

WORKING AGE POPULATION IN KETTERING



**HGV DRIVE TIME GUIDE**

URBAN AREA	MILES	TIME
Kettering centre	8	7m
Northampton	19	31m
Leicester	30	48m
Birmingham	58	1hr
London (M1 J6a)	65	1hr 11m
Nottingham	69	1hr 18m
Manchester	149	2hr 33m
RAIL PORTS	MILES	TIME
DIRFT	27	33m
Hams Hall	54	57m
East Midlands Gateway	56	1hr
SEA PORTS	MILES	TIME
Tilbury	102	1hr 44m
Felixstowe	107	1hr 52m
Harwich	116	2hr 7m
Immingham	117	2hr 16m

SOURCE: GOOGLE MAPS

**A PROVEN PARTNERSHIP**

SEGRO and Roxhill bring complementary strengths to the partnership. SEGRO owns, develops and manages high quality warehouse and light industrial properties throughout the UK and Europe. Roxhill has a successful track record of delivering large scale and complex logistics projects in some of the UK's most strategic locations.

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