

# CransleyPark

A14 Junction 8 Kettering

**TO LET/FOR SALE NN14 1EG**



Prime new Business Park  
development of new B1/B2/B8  
units from 25,000 to 100,000 sq ft

UNDER CONSTRUCTION  
**AVAILABLE  
Q1 2019**

## PRIME LOCATION FOR BUSINESS

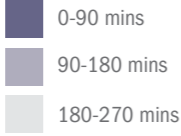
At Cransley Park you will find yourself at the heart of an excellent road network, with direct access to Junction 8 A14 and the A43, both giving rapid access to the M6, M1, A1, M11 and A45.

Regular fast rail connections are available from Kettering station on East Midlands trains, with standard journey times to London St Pancras International of 50 minutes.

Cransley Park also has a dedicated bus stop which will be served by the X10 route (Stagecoach Midlands)\* providing good access to the surrounding areas for local labour.

\*Services are subject to change by the operator.

### HGV DRIVETIMES



### DRIVETIMES

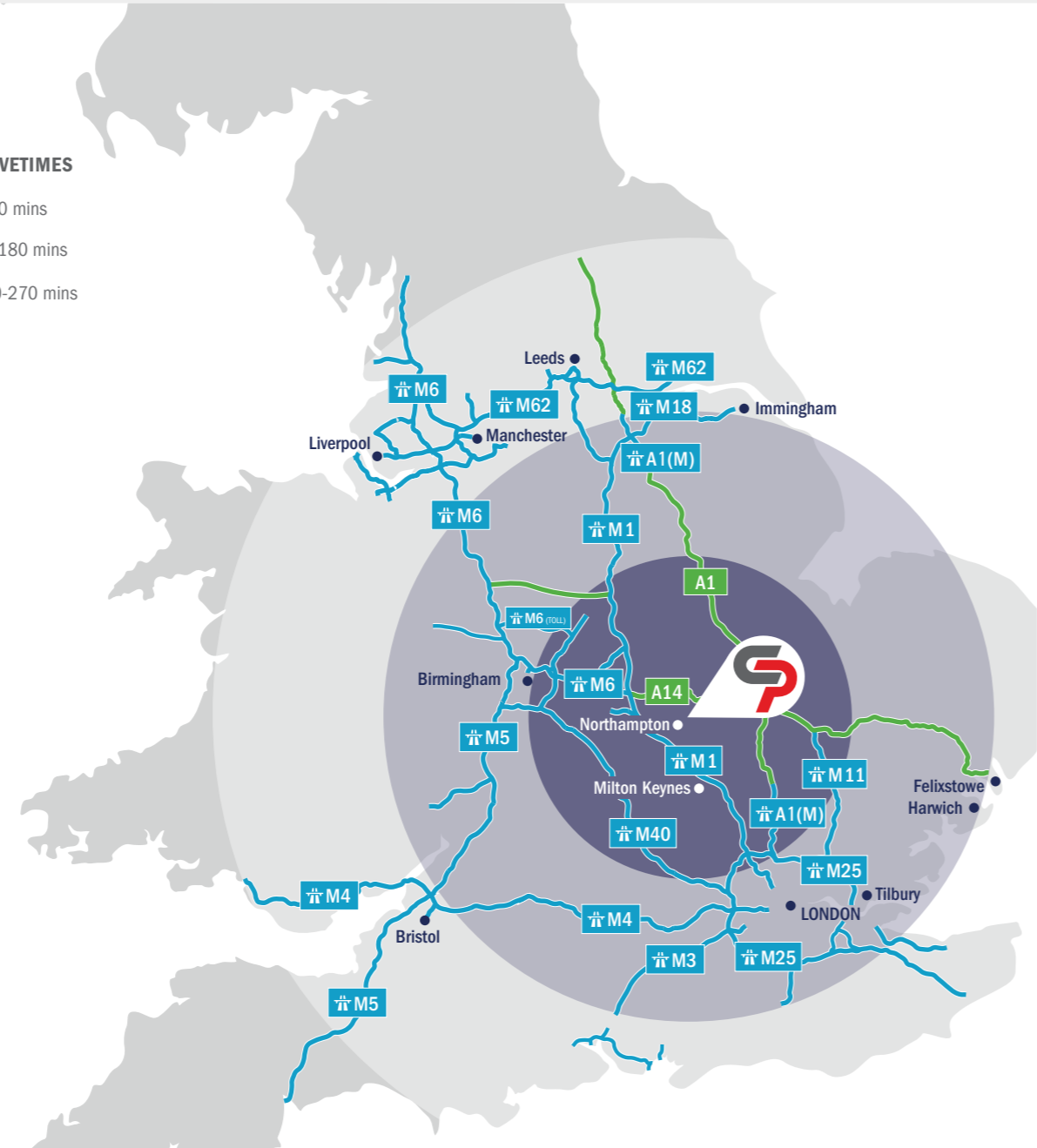
	MILES	TIME
Northampton	13	21 m
M1 J15	18	39 m
M6/M1 J19	20	36 m
A1	23	33 m
DIRFT	24	29 m
Leicester	26	50 m
M11	39	55 m
Coventry	40	55 m
Hams Hall Rail Port	50	1 h, 7 m
Birmingham	57	1 h, 28 m
M25	60	1 h, 37 m
Central London	82	2 h, 16 m



	MILES	TIME
Derby	64	1 h, 8 m
Nottingham	63	1 h, 9 m
London St Pancras	80	1 h, 48 m
Birmingham Airport	46	49 m
East Midlands Airport	52	50 m
Luton Airport	51	1 h
Stansted Airport	69	1 h, 14 m
Heathrow Airport	80	1 h, 28 m
Tilbury	104	1 h, 50 m
Felixstowe	112	2 h, 1 m
Harwich	119	2 h, 14 m

On-site bus stop providing access to the main bus routes

Approximate distances and times.



## A HIGH SPECIFICATION BUSINESS PARK DEVELOPMENT

Cransley Park comprises a 22 acre gateway site that is strategically located just off junction 8 of the A14 in Kettering.

The site is to be developed speculatively and will provide five new industrial/warehouse units offering a total of 270,000 sq ft and unit sizes from 25,000 sq ft to 100,000 sq ft.

Construction will commence in May 2018 with completion of all five units scheduled in February 2019 and available for lease and lease purchase.

### STRATEGIC LOCATION



At the heart of an excellent road network, with direct access to Junction 8 A14 and the A43

### HIGH SPECIFICATION



A range of high quality units within a landscaped environment

### GOOD LABOUR SUPPLY



The average weekly pay for a full time worker in Kettering is less than in other comparable locations

### SUSTAINABILITY



High specification buildings built to achieve BREEAM "Very Good" with an EPC "A" Rating

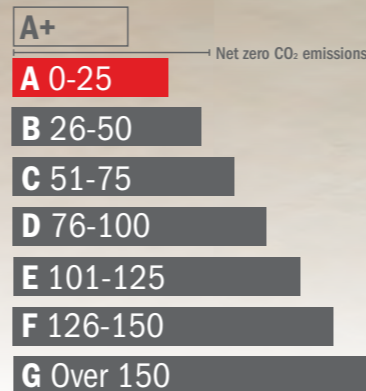
## St Francis Group is one of the UK's leading regeneration specialists and an expert in brownfield development



The units under development at Cransley Park have each been specifically designed to be energy efficient with an "A" Rated Energy Performance certificate. This provides a benchmark and indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems.

**A rated EPC**

**BREEAM Very good**



## ABOUT ST FRANCIS GROUP

St Francis Group has established itself as a dynamic and evolving land and property development business with a proven track record of delivery.

With a highly regarded management team and expertise of brownfield land renewal, it adopts a successful approach to development and has evolved to become a leading provider of Grade-A speculative commercial space built to meet and wherever possible exceed occupier expectations.

The group has developed a building specification specifically designed with the needs of the end-user occupier in mind, carefully planned to create efficient and desirable spaces that work for business. This approach considers both an occupiers technical requirements together with a full understanding of their operational considerations including fit-out (including bespoke racking and lighting solutions) in order to extract maximum benefit from the development solution created.

To deliver this project, St Francis Group and Richardson have assembled a highly experienced and specialist project delivery team. Whether it's for temperature controlled facilities, e-commerce platforms, last-mile urban logistics solutions or pharmaceutical spaces the partnership is well placed to deliver the space you need to expand your business.

The group has developed a building specification specifically designed with the needs of the end-user occupier in mind



Ref: Horizon38, Bristol



<b>1</b>	Warehouse	95,000 sq ft	8,826 sq m
	Offices	5,000 sq ft	464 sq m
	<b>Total</b>	<b>100,000 sq ft</b>	<b>9,290 sq m</b>

- 12m minimum eaves height
- 8 dock levellers
- 2 level access doors
- 50Kn/sq m floor loading
- 50m secure service yard
- 175 car parking spaces
- Offices arranged over ground and first floor



<b>2</b>	Warehouse	66,500 sq ft	6,178 sq m
	First Floor Offices	3,500 sq ft	325 sq m
	<b>Total</b>	<b>70,000 sq ft</b>	<b>6,503 sq m</b>

- 10m minimum eaves height
- 6 dock levellers
- 2 level access doors
- 50Kn/sq m floor loading
- 50m secure service yard
- 128 car parking spaces
- First floor office space



<b>3</b> <b>A/B</b>	<b>3A</b>	Warehouse	23,750 sq ft	2,207 sq m
		First Floor Offices	1,250 sq ft	116 sq m
		<b>Total</b>	<b>25,000 sq ft</b>	<b>2,323 sq m</b>

Both Units 3A and 3B feature:

- 8m minimum eaves height
- 2 level access doors
- 50Kn/sq m floor loading
- 35m secure service yard
- 22 car parking spaces each
- First floor office space

	<b>3B</b>	Warehouse	23,750 sq ft	2,207 sq m
		First Floor Offices	1,250 sq ft	116 sq m
		<b>Total</b>	<b>25,000 sq ft</b>	<b>2,323 sq m</b>



<b>4</b>	Warehouse	47,500 sq ft	4,413 sq m
	First Floor Offices	2,500 sq ft	232 sq m
	<b>Total</b>	<b>50,000 sq ft</b>	<b>4,646 sq m</b>

- 10m minimum eaves height
- 3 dock levellers
- 2 level access doors
- 50Kn/sq m floor loading
- 50m secure service yard
- 91 car parking spaces
- First floor office space



## A DEVELOPMENT OF FIVE NEW INDUSTRIAL/WAREHOUSE UNITS



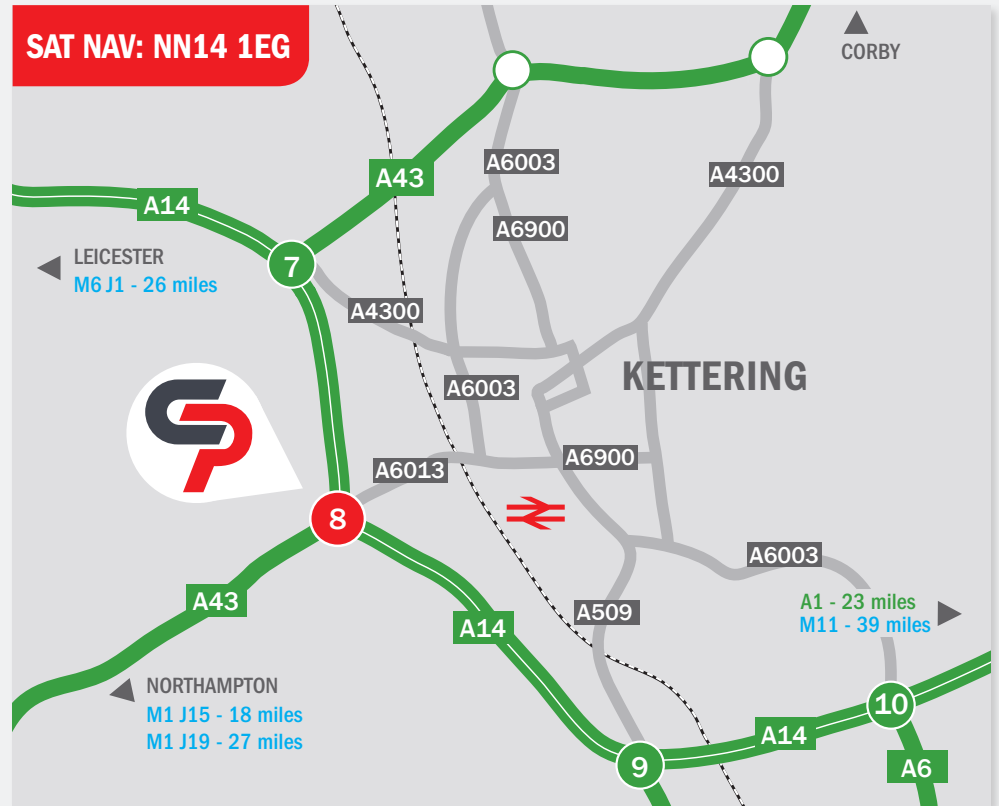
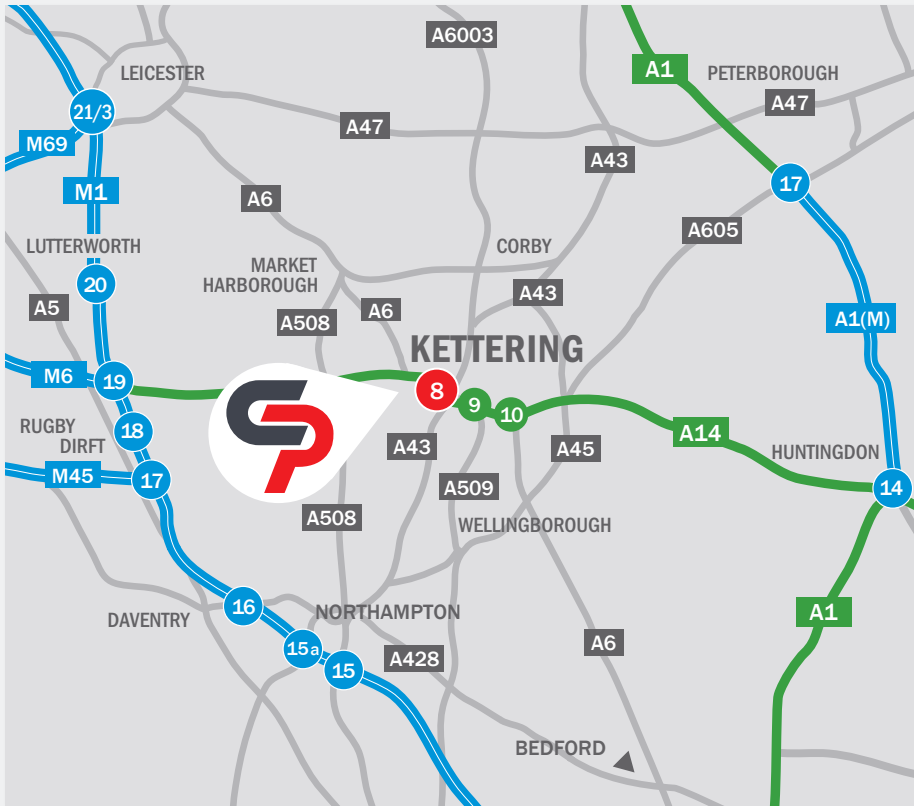
### ACCOMMODATION

UNIT 1	SQ FT	SQ M
Warehouse	95,000	8,826
Office	5,000	464
<b>TOTAL</b>	<b>100,000</b>	<b>9,290</b>
UNIT 2		
Warehouse	66,500	6,178
Office	3,500	325
<b>TOTAL</b>	<b>70,000</b>	<b>6,503</b>
UNIT 3 A		
Warehouse	23,750	2,207
Office	1,250	116
<b>TOTAL</b>	<b>25,000</b>	<b>2,323</b>
UNIT 3 B		
Warehouse	23,750	2,207
Office	1,250	116
<b>TOTAL</b>	<b>25,000</b>	<b>2,323</b>
UNIT 4		
Warehouse	47,500	4,413
Office	2,500	232
<b>TOTAL</b>	<b>50,000</b>	<b>4,645</b>
<b>TOTAL AREA</b>	<b>270,000</b>	<b>25,084</b>

### SPECIFICATION

-  High quality landscaped environment
-  PIR controlled energy efficient lighting
-  Secure service yards
-  Raised access floors
-  Extensive car and trailer parking provision
-  Gas fired central heating
-  10% roof lights
-  Fitted kitchenette
-  8m to 12m eaves heights
-  On site bus stop
-  Double height atrium reception
-  Electric vehicle charging provision





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