

KETTERING GATEWAY

J10 A14

NN15 5LW

70 ACRE BUSINESS PARK DEVELOPMENT
WITH DIRECT ACCESS TO J10 OF A14

INFRASTRUCTURE
COMMENCED JUNE 2016

M1/M6 J19
23.5 miles

M1 J15
16 miles

A14

J10

Kettering East
(Hanwood Park)

A1(M) J14
22.6 miles

M11 J15
36.7 miles

A14

A6

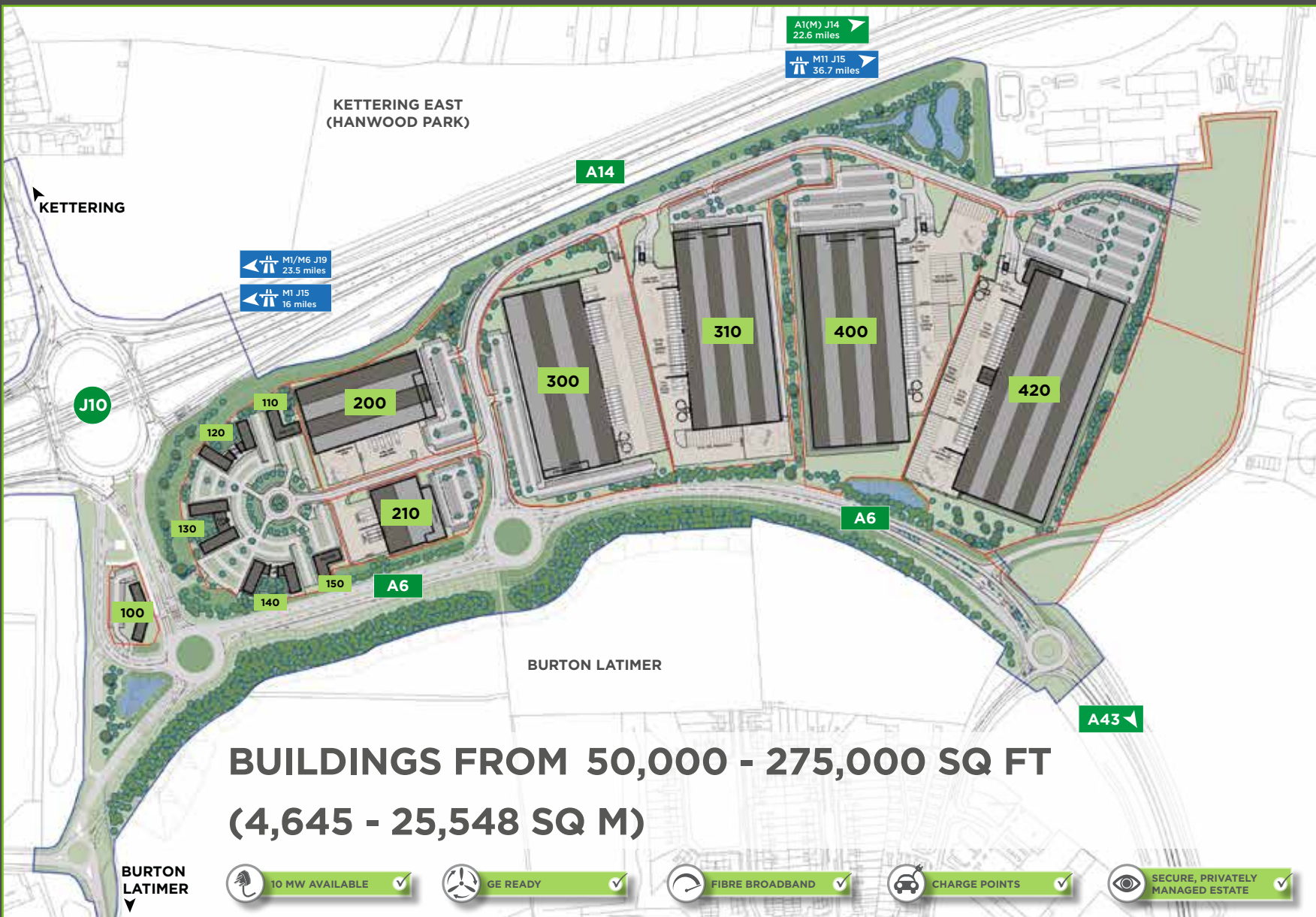
BURTON
LATIMER

PROVIDING UP TO 1.2 MILLION SQ FT
WITH UNITS OF BETWEEN 50,000 SQ FT AND 275,000 SQ FT
OFFICES • INDUSTRIAL • WAREHOUSING • ROADSIDE/RETAIL

www.kettering-gateway.co.uk

ROXHILL

SEGRO



SCHEDULE OF ACCOMMODATION

PLOT	SQ M	SQ FT
PLOTS 100 - 150 (B1)	11,174	120,275
PLOT 200 Warehouse 2 Storey Office Total	8,361 929 9,290	90,000 10,000 100,000
PLOT 210 Warehouse 2 Storey Office Total	3,252 1,393 4,645	35,000 15,000 50,000
PLOT 300 Warehouse 2 Storey Office Total	14,674 752 15,426	157,950 8,100 166,000
PLOT 310 Warehouse 2 Storey Office Total	17,930 919 18,850	193,000 9,900 202,900
PLOT 400 Warehouse 2 Storey Office Total	21,467 1,277 22,018	231,075 13,750 237,000
PLOT 420 Warehouse 2 Storey Office 2 Storey Pod Office Total	24,270 812 464 25,548	261,250 8,700 5,000 275,000
TOTAL	106,952	1,151,225

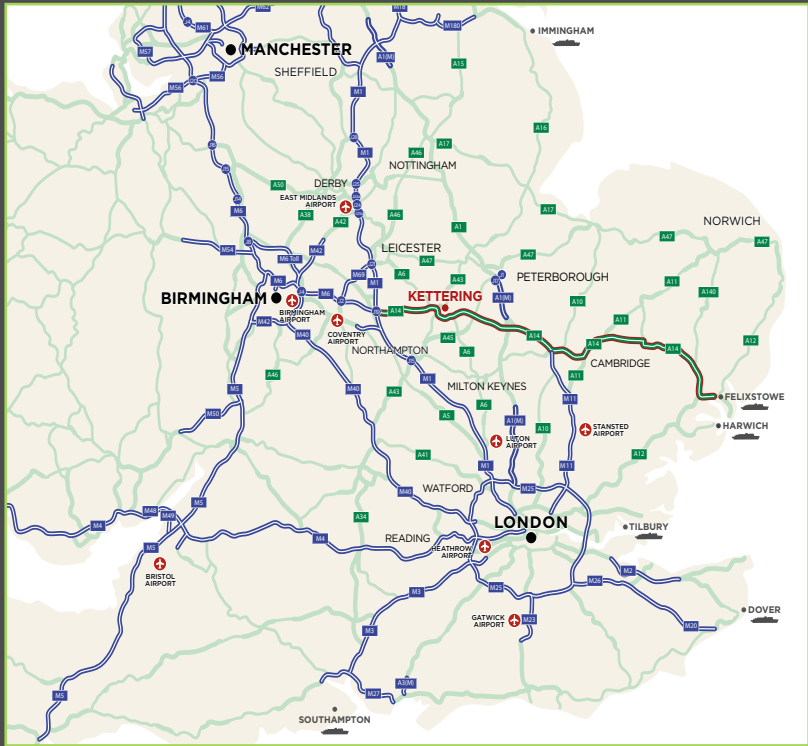
MASTERPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

TYPICAL BUILDING SPECIFICATION

- Building heights maximum of 18m to eaves
- 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



LOCATION



Major new business park on A14 in the heart of the Midlands. The site is located in an **established position at Junction 10** of the **A14** at Kettering. It is adjacent to Latimer Business Park where 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.



HGV DRIVETIME GUIDE

MAJOR CENTRES	MILES	TIME	RAIL PORTS	MILES	TIME
Kettering centre	4.7	7 mins	DIRFT	27	33 mins
Northampton	19	31 mins	Hams Hall	54	57 mins
Leicester	30	48 mins	PORTS	MILES	TIME
Birmingham	58	1h 0m	Tilbury	101.5	1 hr 44m
London (M1 J6a)	64.3	1h 11m	Felixstowe	107	1hr 52m
Nottingham	69	1h 18m	Harwich	116.3	2hr 7m
Manchester	149	2h 33m	Immingham	117	2hr 16m

Source: AA Route Planner

ALL ENQUIRIES

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