

SEGRO PARK KETTERING GATEWAY

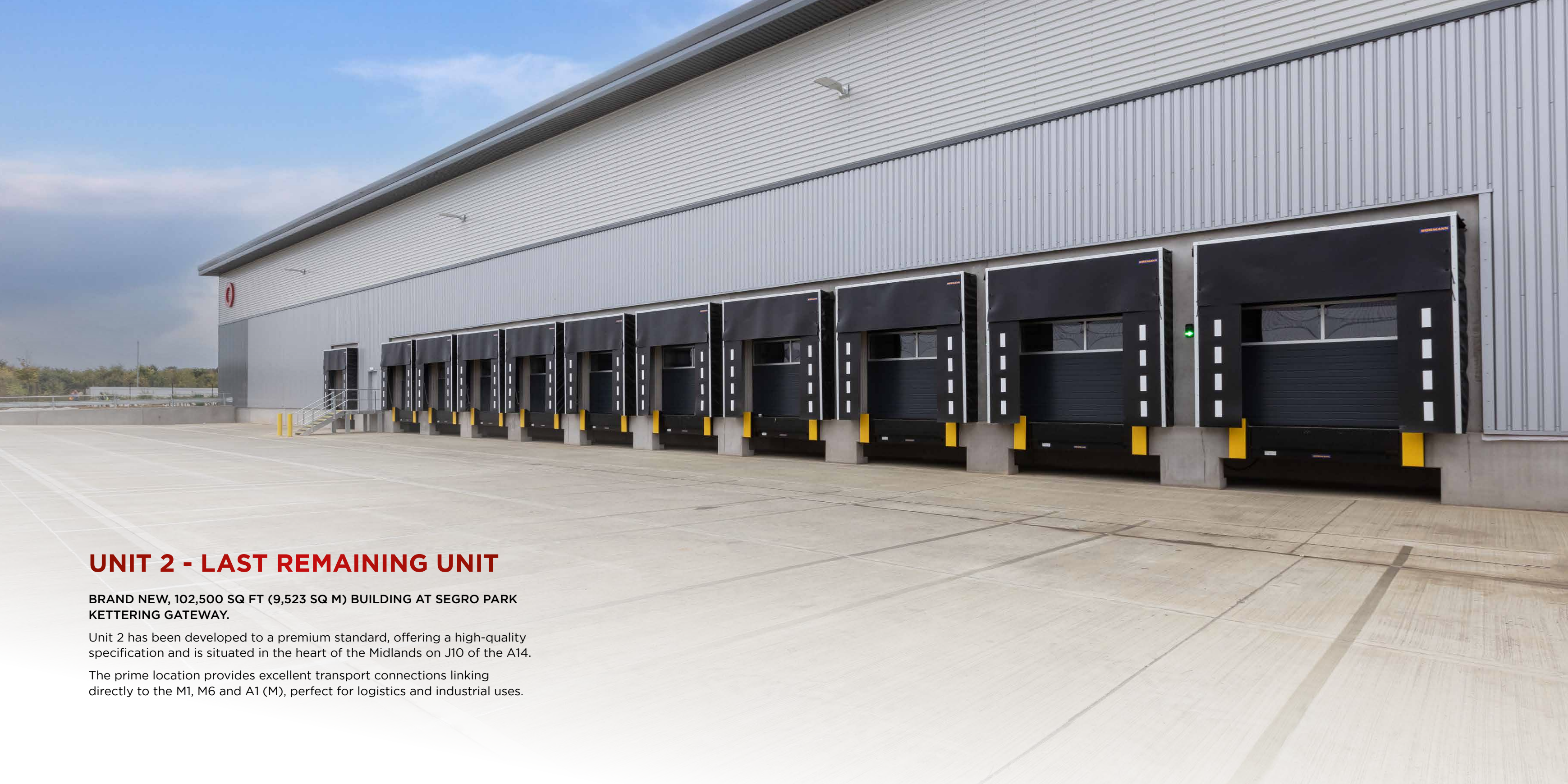
102,500 SQ FT
AVAILABLE



UNIT 2 AVAILABLE NOW
LAST REMAINING UNIT

WWW.SP-KG.CO.UK
NN15 5ZS

SEGRO



UNIT 2 - LAST REMAINING UNIT

BRAND NEW, 102,500 SQ FT (9,523 SQ M) BUILDING AT SEGRO PARK KETTERING GATEWAY.

Unit 2 has been developed to a premium standard, offering a high-quality specification and is situated in the heart of the Midlands on J10 of the A14.

The prime location provides excellent transport connections linking directly to the M1, M6 and A1 (M), perfect for logistics and industrial uses.



SPECIFICATION



10M HAUNCH
HEIGHT



45M YARD



15% ROOFLIGHTS



10 EV CHARGING
SPACES



4MVA POWER



50KN/M2
FLOOR LOADING



OFFICE COMFORT
COOLING



RAINWATER
HARVESTING



SOLAR THERMAL
HEATING



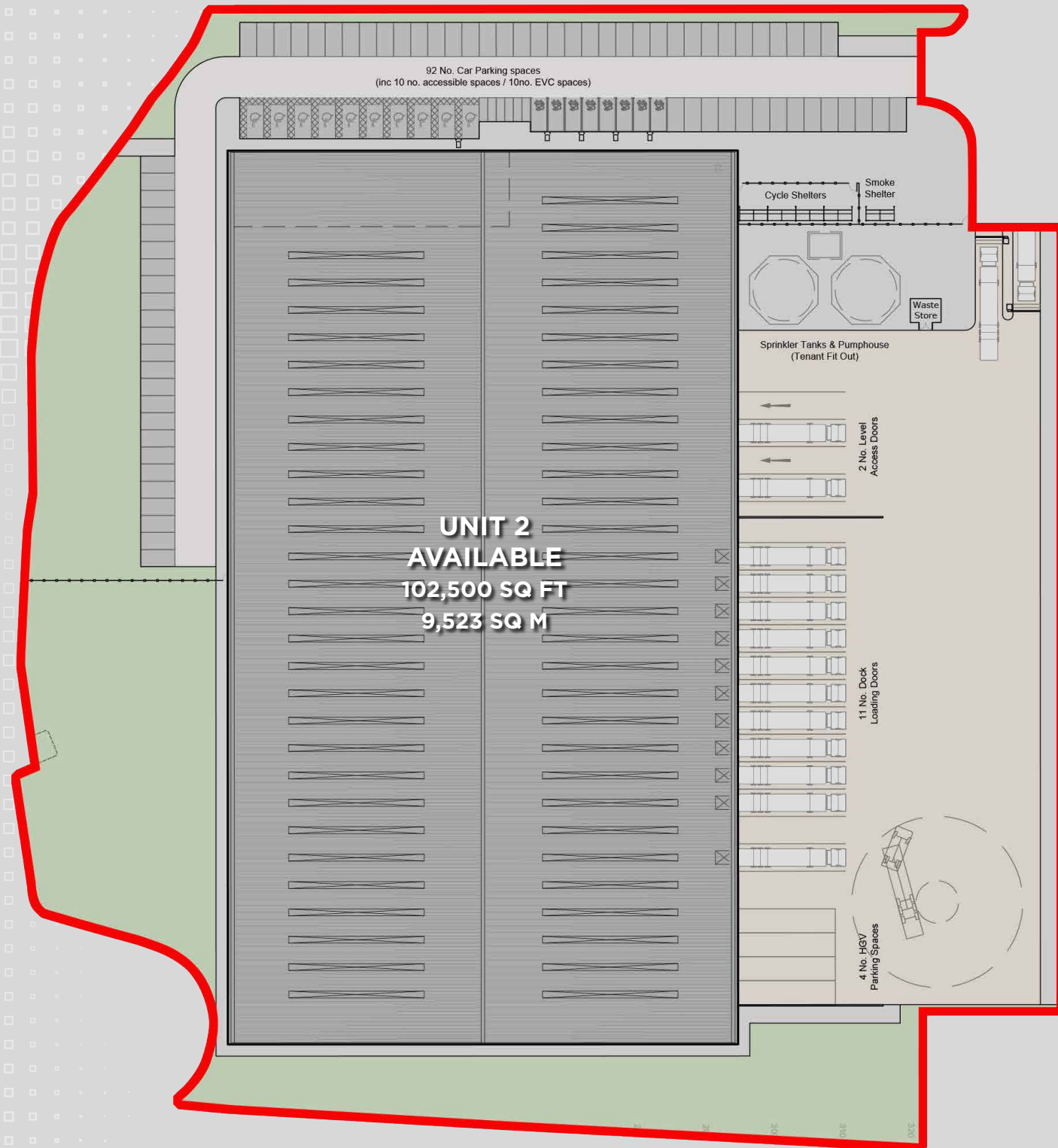
LOW ENERGY
OFFICE LIGHTING



INTELLIGENT
LIGHTING
CONTROLS TO
OFFICES



MINIMUM
BREEAM RATING
"VERY GOOD"



SCHEDULE OF ACCOMMODATION

	SQ M	SQ FT
Warehouse	9,046	97,375
First Floor Offices	476	5,125
TOTAL	9,523	102,500

Loading Doors	11
Level Access Doors	2
HGV Spaces	4
Total Parking Spaces	92
Accessible Spaces	10
EV Spaces (2 Accessible)	10
Powered 2 Wheelers	6
Cycle Spaces	40

(All areas are approximate and measured on a gross internal basis)



PRIME SITE

WITH FRONTAGE AND ACCESS TO A14 JUNCTION 10



60.8%

WORKING AGE POPULATION IN
NORTH NORTHAMPTONSHIRE

SOURCE: NOMISWEB.CO.UK

83%

ECONOMICALLY ACTIVE IN
NORTH NORTHAMPTONSHIRE
VS 79.1% IN GREAT BRITAIN

SOURCE: NOMISWEB.CO.UK



HGV DRIVE TIME GUIDE

URBAN AREA	MILES	TIME
Kettering centre	5	5m
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

ABOUT SEGRO

SEGRO is a UK Real Estate Investment Trust (REIT), listed on the London Stock Exchange and Euronext Paris, and is a leading owner, manager and developer of modern warehouses and industrial property

It owns or manages 9.7 million square metres of space (104 million square feet) valued at £23.8 billion serving customers from a wide range of industry sectors. Its properties are located in and around major cities and at key transportation hubs in the UK and in seven other European countries.

For over 100 years SEGRO has been creating the space that enables extraordinary things to happen. From modern big box warehouses, used primarily for regional, national and international distribution hubs, to urban warehousing located close to major population centres and business districts, it provides high-quality assets that allow its customers to thrive.

A commitment to be a force for societal and environmental good is integral to SEGRO's purpose and strategy. Its Responsible SEGRO framework focuses on three long-term priorities where the company believes it can make the greatest impact: Championing Low-Carbon Growth, Investing in Local Communities and Environments and Nurturing Talent.

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