

FULLY FITTED WAREHOUSE
RACKING • LIGHTING • SPRINKLERS

PROLOGIS PARK
KETTERING | **DC4**

DC4: 153,346 SQ FT

AVAILABLE AUGUST 2023

NN14 1UB

[///purist.unloading.sampled](http://purist.unloading.sampled)

prologis.co.uk/kettering



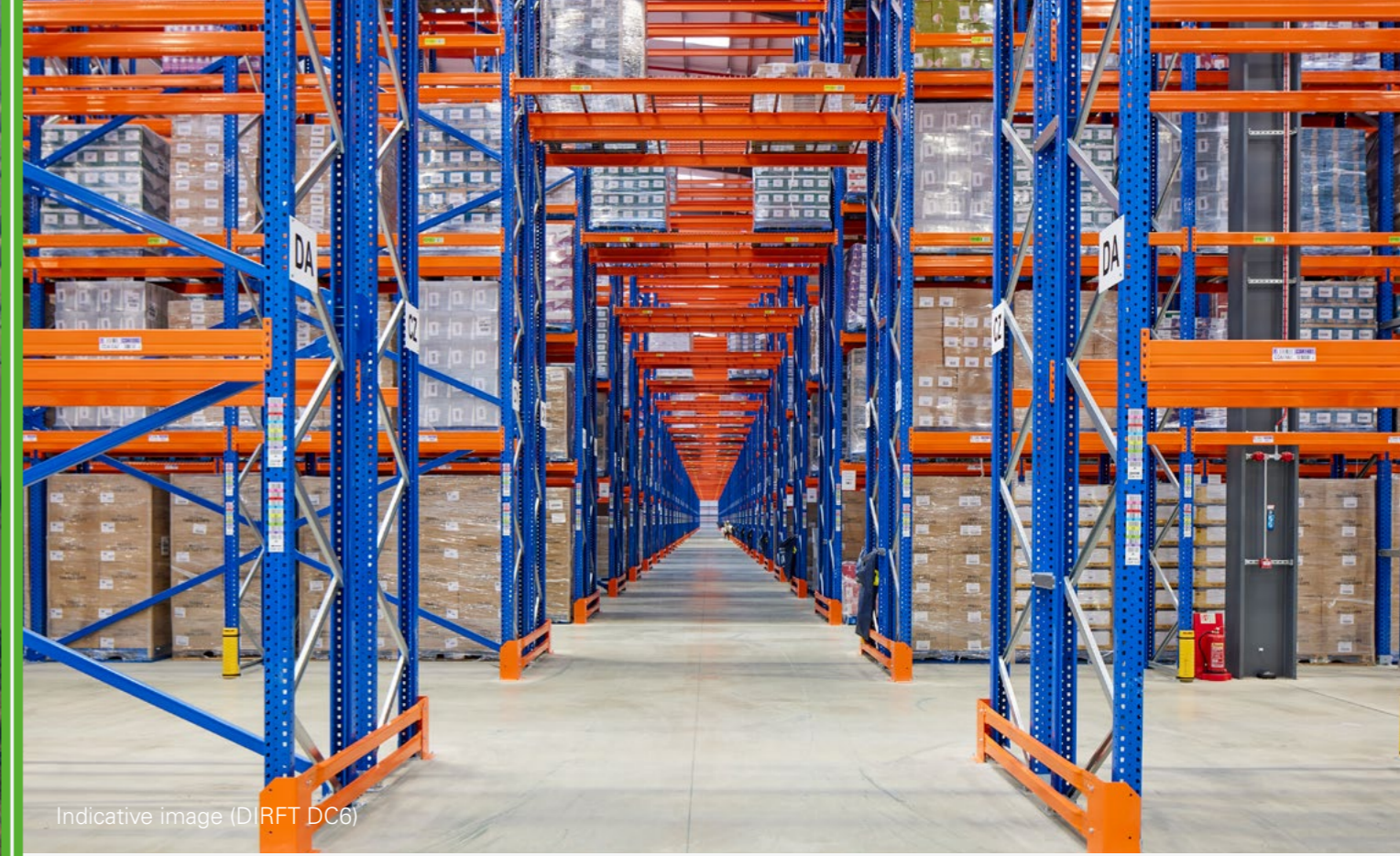
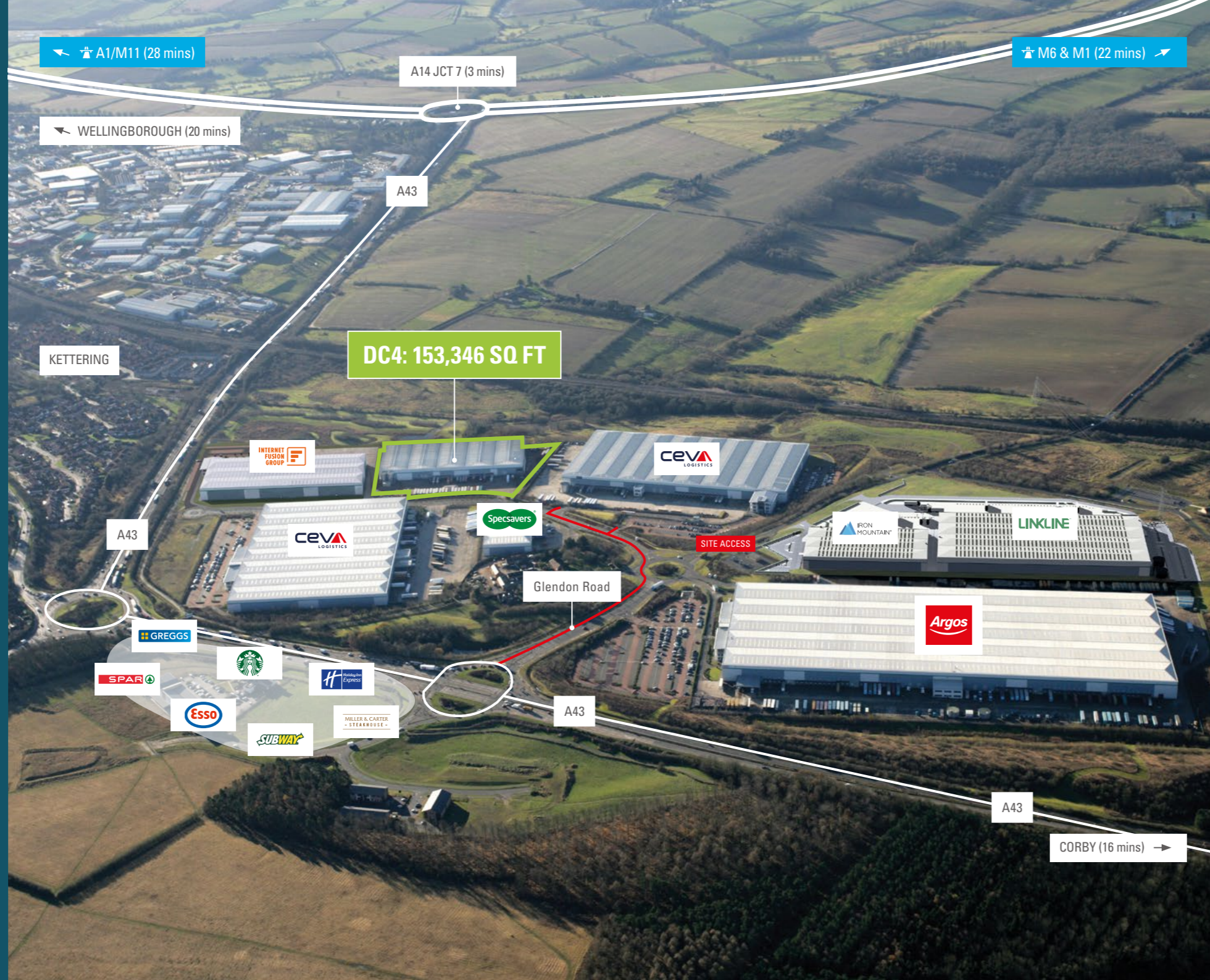
INTRODUCING KETTERING DC4

JOIN GLOBAL BRANDS AT PROLOGIS PARK KETTERING

Prologis Park Kettering is an established and well-managed logistics park enjoying external recreational areas such as 90 acres of public open space known as Linear Park, and local amenities on the doorstep. Features like these make Prologis Park Kettering a fantastic place to work.

Located on the UK's trunk road network with direct access to the A14, linking the 'Golden Triangle' and East Coast ports.

Available from August 2023, DC4 is offering 153,346z sq ft of high-quality warehouse space for you to occupy.



Indicative image (DIRFT DC6)



Indicative image (Kettering DC1)

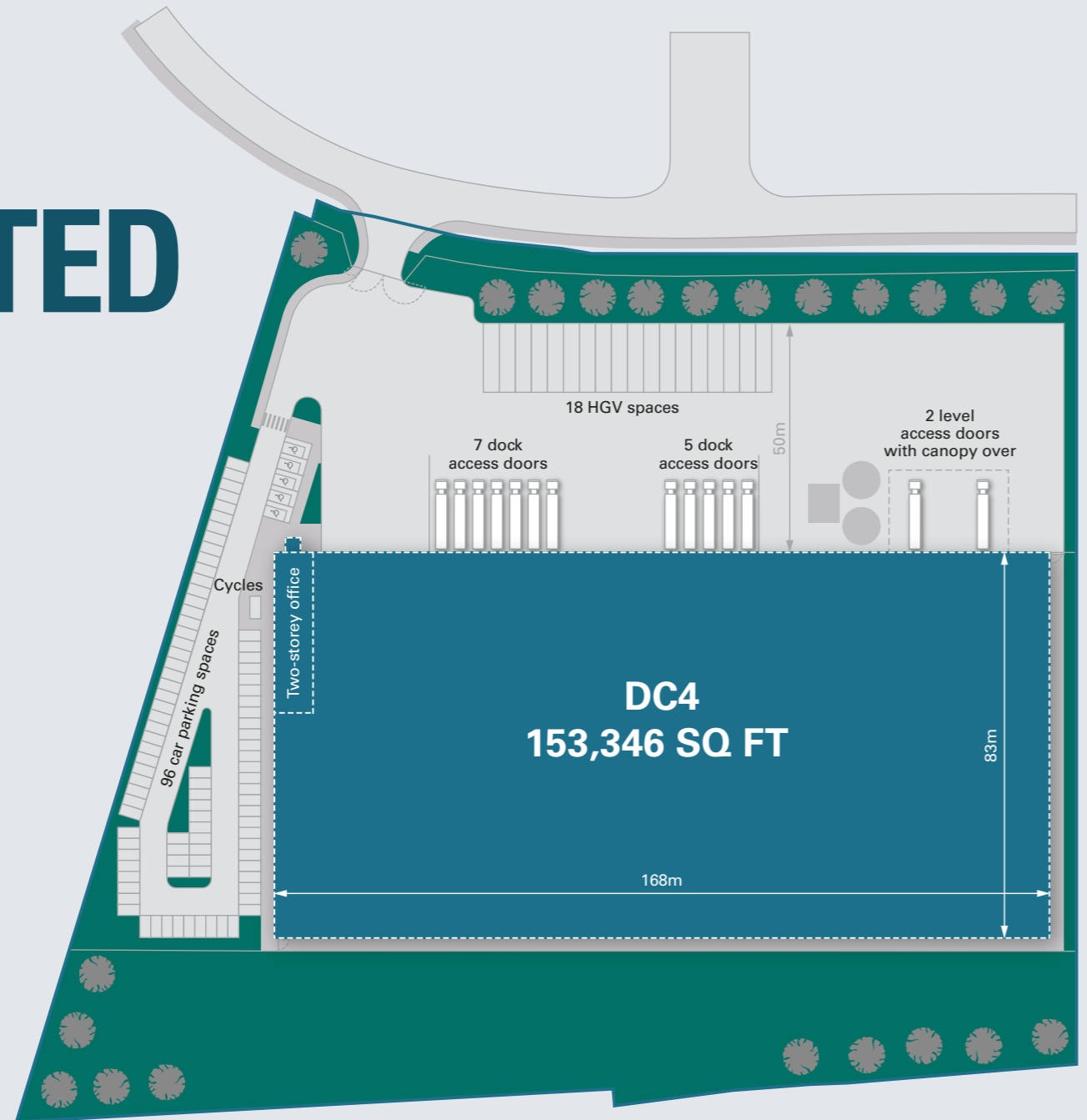


Kettering DC4

FULLY FITTED

KETTERING DC4 IS FULLY FITTED WITH WAREHOUSE LIGHTING, SPRINKLERS AND RACKING – ANY OF WHICH CAN BE LEFT IN OR TAKEN OUT TO SUIT YOUR OPERATIONAL NEEDS

-  Racking
-  Warehouse lighting
-  Sprinklers






SPECIFICATION

-  50m yard
-  11.5m clear internal height
-  12 dock access doors
-  2 level access doors
-  96 car parking spaces
-  18 HGV parking spaces
-  Target EPC A rating
-  Warehouse lighting

ACCOMMODATION

	SQ FT	SQ M
Warehouse	147,346	13,688
2 storey office	6,000	557
TOTAL	153,346	14,245

-  Canopy
-  Racking
-  Sprinklers

OPERATIONALLY EXCELLENT

WHEN YOU CHOOSE A PROLOGIS BUILDING, YOU CHOOSE A BUILDING THAT GIVES YOU AN OPERATIONAL ADVANTAGE

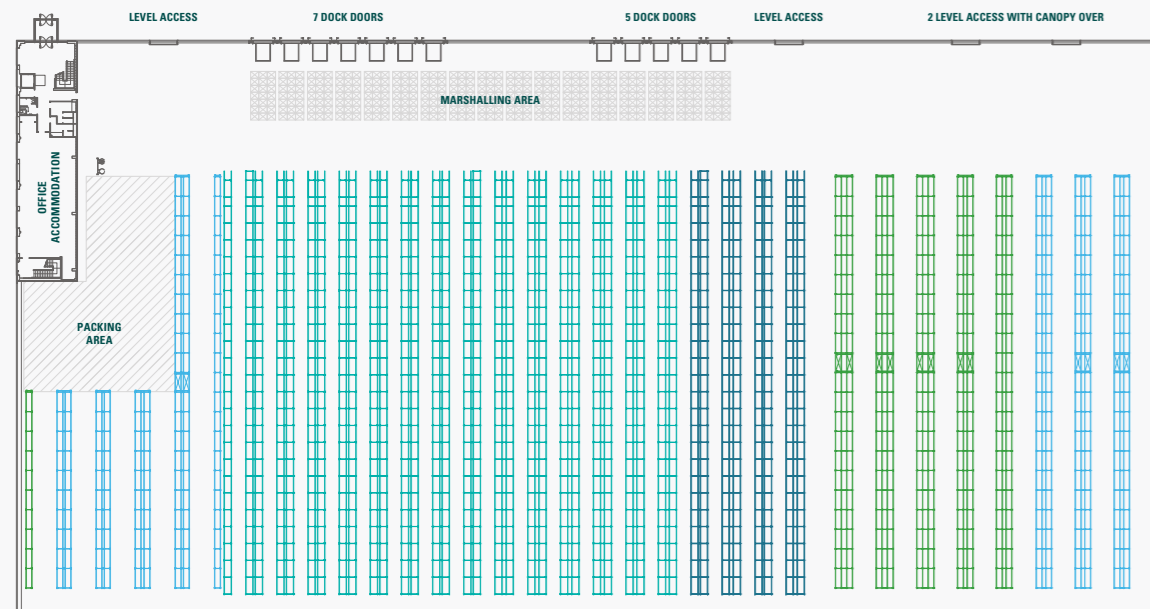
That's because, over the past 20 years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind.

DC4 comes fully fitted with warehouse racking, sprinklers and lighting meaning that you can be operational immediately.



TARGET EPC A RATING

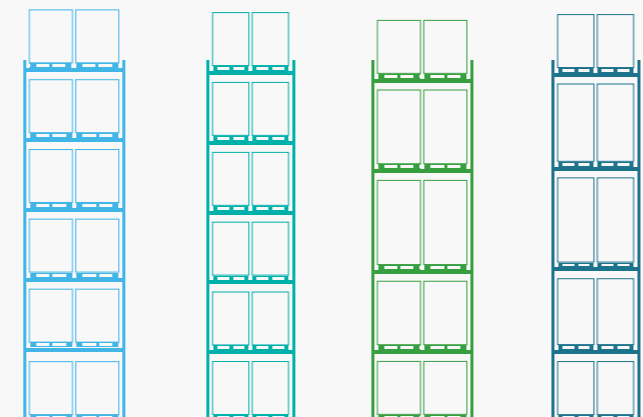
RACKING LAYOUT PLAN



STORAGE CAPACITIES

Wide aisle pallet positions	5,064
VNA aisle pallet positions	10,418
Total pallet positions	15,482

NOTE: the pallet capacities take account of losses due to building columns.



Typical wide aisle 5 beam levels Typical VNA 5 beam levels Typical wide aisle 4 beam levels Typical VNA 4 beam levels

Prologis Essentials

For easy set up and smooth operations

DC4 already comes with a high level of fit-out, however Prologis Essentials can assist with any other warehouse needs that are essential for your business.

Prologis Essentials is the first complete warehouse solutions platform that lets you run, optimise and grow your business; how, when and wherever you want.

It conveniently brings you all the set-up and operational equipment needed for a cost-effective, quick and care-free start. It is your source for replacements, upgrades or temporary solutions as well – making life easier and giving you back valuable time.



FORKLIFTS

An easy and cost-effective solution for preconfigured forklifts, reach and pallet trucks, from our world-class partners.



RACKING

DC4 is currently fully racked with a total of 15,482 pallet positions to suit your needs.



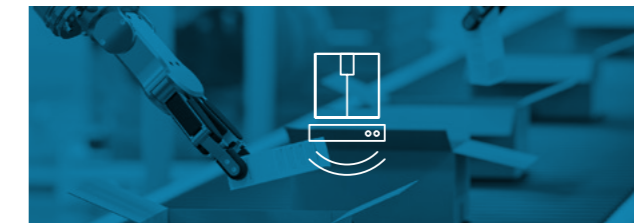
SOLARSMART

Harness green energy and benefit from onsite power while reducing your carbon footprint.



LED LIGHTING

Efficient and reliable upgrade to 'smart' lighting with movement and daylight controls at an incredibly low price.



WAREHOUSE ROBOTS

Transform your fulfilment and order picking with efficient, multi-bot systems to suit all needs.



SAFETY

Durable protective gear to help look after people, materials, fittings and equipment in any warehouse environment.



For more information, please visit prologis.co.uk/Essentials

PARKlife™



STUART DAVIES
REAL ESTATE & CUSTOMER
EXPERIENCE LEAD, VP



As a team, we're passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. Our real focus is around understanding our customers' needs and helping them grow within our network. Because we retain ownership of the buildings we develop, my dedicated team of in-house specialists can build long-term relationships with our customers, adding real value and delivering much appreciated continuity.



Why Choose Prologis?

When you choose a Prologis building, you choose a building that gives you an operational advantage. That's because, over the past twenty years, we've been leading the way in developing innovative, sustainable buildings, designed with the operational needs of your business in mind.

- On-Site Parking Controls
- Bus Services
- Park Signage
- Litter Picking
- Customer Estate Meetings
- Green Travel Plan
- Maintained Park Drainage
- Community Liaison
- Maintained Landscaping
- Maintained Private Roads
- Shared External Building Clean
- Snow Clearance / Road Gritting

For more information on the above services and how you, your business and your employees can benefit, please speak to Stuart Davies.



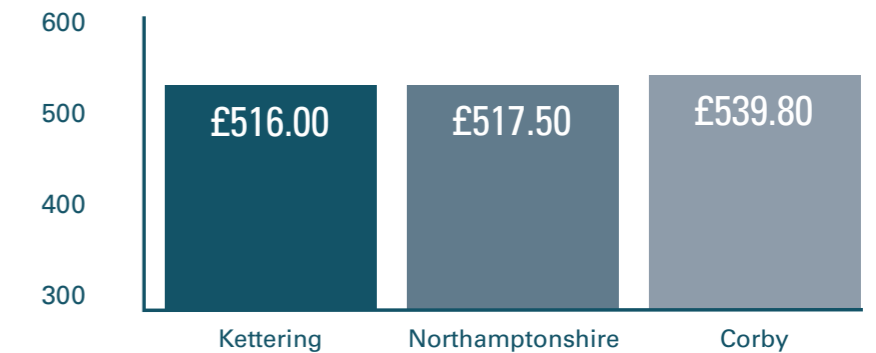
EMPLOYMENT

LABOUR FORCE ON YOUR DOORSTEP

Prologis Park Kettering benefits from a large, affordable and economically active population (76.8%), 6.7% of which are employed in the transport & storage industry.



558,840
PEOPLE WITHIN A
30 MIN DRIVE TIME



GROSS WEEKLY PAY (£)

Source: Nomis 2018

OUTSTANDING WELFARE, INSIDE & OUT

GREEN SPACE ON YOUR DOORSTEP

The network of pathways at Prologis Park Kettering lead you through Linear Park, a regenerated 90-acre area of open space that is accessible from various on-site entrances.

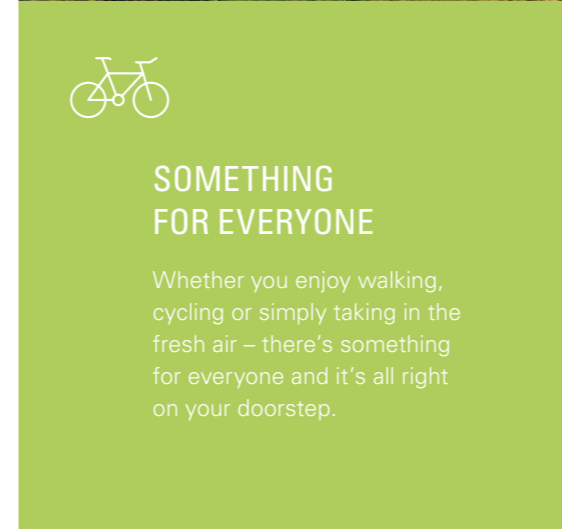


KEY:
 WALKING PATHS



LINEAR PARK

Linear Park is integrated into the logistics park and offers green, wide-open spaces with a myriad of walkways and cycle paths to enjoy.



SOMETHING FOR EVERYONE

Whether you enjoy walking, cycling or simply taking in the fresh air – there's something for everyone and it's all right on your doorstep.



WELL-EQUIPPED

The park is well-equipped with benches, litter bins and sign posts. Plus a timber-built outdoor gym.

LOCAL AMENITIES

Kettering is a thriving market town with plenty of things to do. You will find a wide variety of shops, restaurants and fun activities.



0.8
miles away

Miller & Carter
3 minute drive



0.8
miles away

Starbucks
3 minute drive



2
miles away

Anytime Fitness
6 minute drive



2
miles away

Thunderbowl
5 minute drive



2
miles away

ASDA
5 minute drive



2
miles away

Co-op Food
6 minute drive



3
miles away

Prezzo
10 minute drive



6
miles away

Odeon
10 minute drive



PROLOGIS PARK
**KETTERING
 DC4**

**JUST 3 MINUTES
 FROM JUNCTION 7 OF THE A14**

Prologis Park Kettering is a high-quality managed logistics park providing an ideal location for our customers.

At the heart of the UK's trunk road network, with easy access to the A14 (J7), Prologis Park Kettering benefits from links to the M1, M6 and A1(M). Kettering is situated 80 miles north of London and 54 miles east of Birmingham with links to the country's most important ports and rail hubs.

TERMS

Available on flexible leasehold terms on a full repairing and insuring basis. Please contact the agents for further details.

ILP PARTNERS
 0121 726 0001
 ilpp.co.uk

Myles Wilcox Smith
 mwilcox-smith@ilpp.co.uk
 07880 788345
 Richard Ludlow
 rludlow@ilpp.co.uk
 07836 766167

CUSHMAN & WAKEFIELD
 01604 232 555

James Harrison
 james.harrison@cushwake.com
 07775 905415
 Franco Capella
 franco.capella@cushwake.com
 07834 197403

PROLOGIS

James Straw
 jstraw@prologis.com