



▲ SYMMETRY PARK
KETTERING500

NO HALF MEASURES

New Cross-Dock Warehouse/Logistics Building
502,304 sq ft – Under Construction – Available Q1 2025

 calculate.along.buildings SAT NAV: NN14 1FQ

SCAN
FOR MORE
INFORMATION



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AERIAL LOCAL MAP DRIVE TIMES
AMENITIES & OCCUPIERS LABOUR POOL

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NO NONSENSE. JUST COMMON SENSE.

Introducing Kettering 500, a 502,304 sq ft cross-dock warehouse / logistics building with excellent ESG credentials, which is currently under construction at Symmetry Park Kettering and will be available for occupation by Q1 2025.

Strategically located on the A14 Trans-European freight route at Junction 9, with fast access to the M1 / M6 interchange in just 26 minutes.

Further benefits include an on-site energy centre, outdoor gym and 2.5km pedestrian / cycle trail around the perimeter of the park which will provide direct access into Kettering Retail Park.

Excellent connectivity. Superior sustainability.

Kettering 500 at Symmetry Park Kettering
NO HALF MEASURES



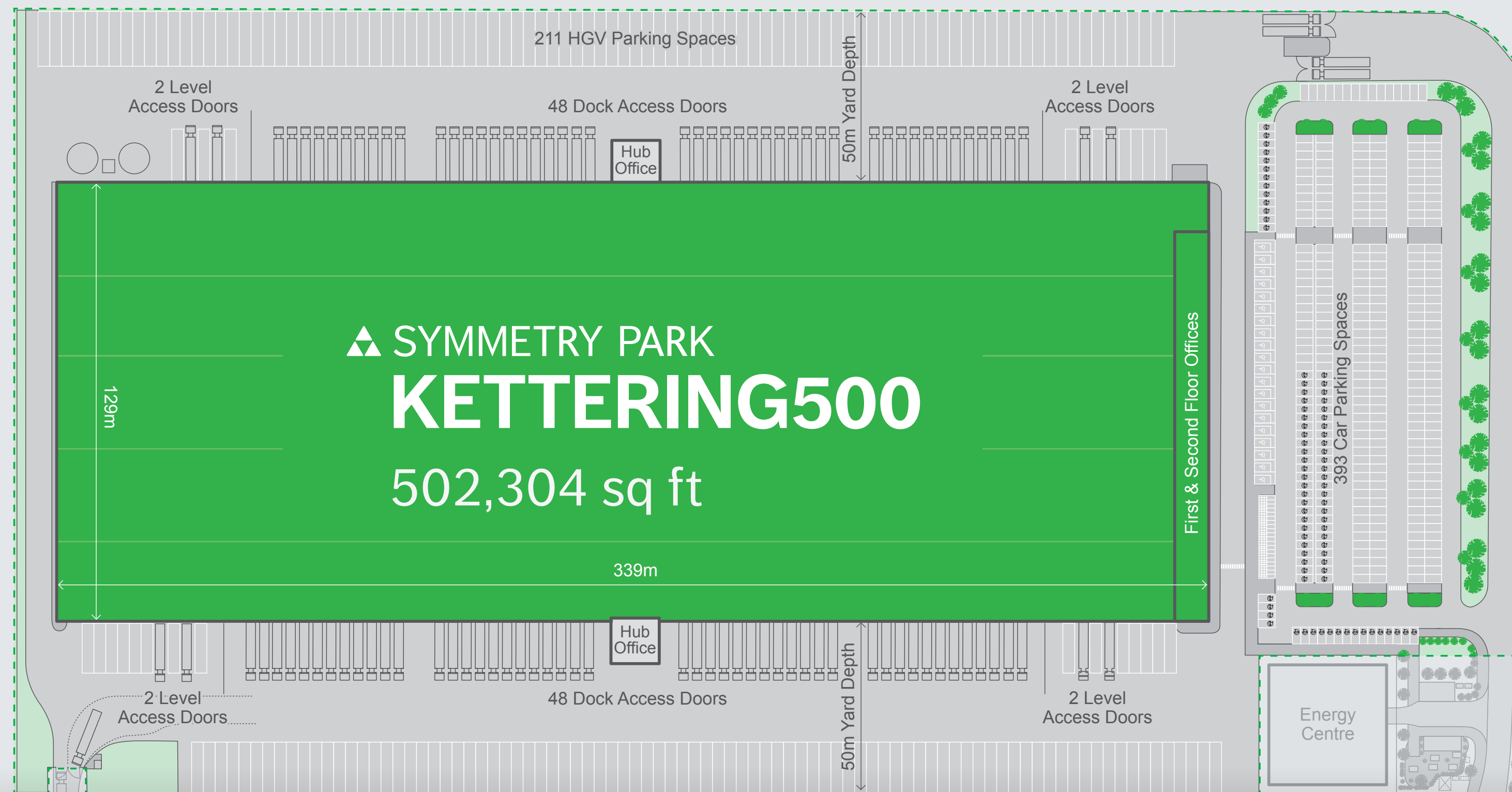
NO MEDIOCRE. NO MATTER WHAT.

Our buildings are always delivered on time and to best-in-class standards. Our promise: to offer the utmost flexibility to meet our client's needs.

Accommodation Schedule

	SQ FT	SQ M
Warehouse	469,236	43,593
Office	24,744	2,299
Hub Offices	8,000	743
Gatehouse	324	30
Total	502,304	46,665

Site Area	24.54 acres
No. of Car Parking Spaces (incl. electric charging & disabled)	393
No. of HGV Parking Spaces	211
Clear Height	18m
No. of Dock Doors	96
No. of Level Access Doors	8
Yard Depths	2x50m
Floor Loading	50 kN/m ²



NOT JUST OUTDOOR. OUTSTANDING.

Bursting with an array of features to maximise wellbeing, including a 2.5km trail for walking, jogging and cycling, incorporating natural surroundings, outdoor gym equipment, seating facilities, green landscaping and mobile catering areas.



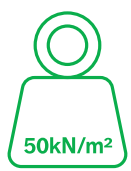
Specifications

Warehouse & Externals

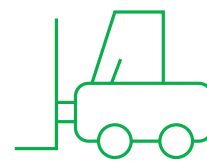
Office

Sustainability

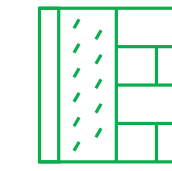
Principles



50 kN/m² floor loading



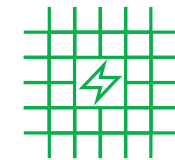
2x 50m secure loading yards



25 year cladding guarantee



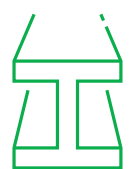
10% roof lights



1.7 MVA electrical grid capacity



18m clear height



Steel frame with primer finish



211 HGV & 393 car parking spaces



96 dock levellers & 8 level access doors

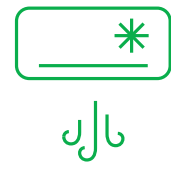
Specifications

Warehouse & Externals

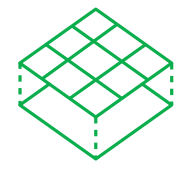
Office

Sustainability

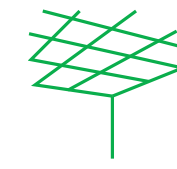
Principles



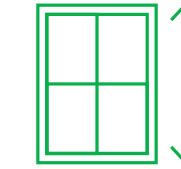
Grade A offices with air conditioning



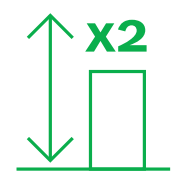
Raised access floors



Metal tile suspended ceiling



Full height glazing to offices



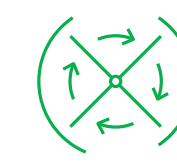
Double height glazed reception area



Fitted kitchenette



8 person lift



Revolving entrance door

Specifications



Warehouse & Externals

Office

Sustainability

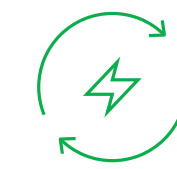
Principles



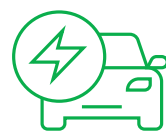
Built to Net Zero Carbon in Construction



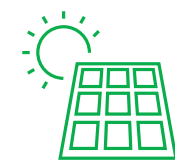
BREEAM rating 'Excellent'



EPC A rating



78 Electric vehicle charging points



PV solar power generation



LED lighting with PIR movement control



Materials designed to meet the BRE Green Guide to Specification designation of 'long life' with a sustainability rating of 'A'



Sustainable Urban Drainage Systems



Water saving taps, dual flush WCs and shower

Specifications

Principles

Our values designed into the spaces we create

Tritax Symmetry buildings are built to Net Zero Carbon in Construction and we are a Gold Leaf member of the UK Green Building Council.

FIND OUT MORE 

ZERO IS HERE



Warehouse & Externals

Office

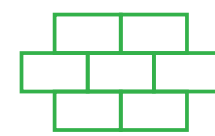
Sustainability

Principles



Contractors:

We require Contractors to sign up to Considerate Constructors on all of our schemes



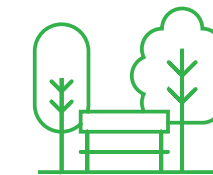
Materials:

We source materials in a way that minimises damage to our environment and local community



Wellbeing:

Amenities provided for employees at Symmetry Parks



Social Zone:

Seating facilities, green landscaping and mobile catering areas



2.5km Trail:

Dedicated areas for walking, jogging and cycling, incorporating natural surroundings



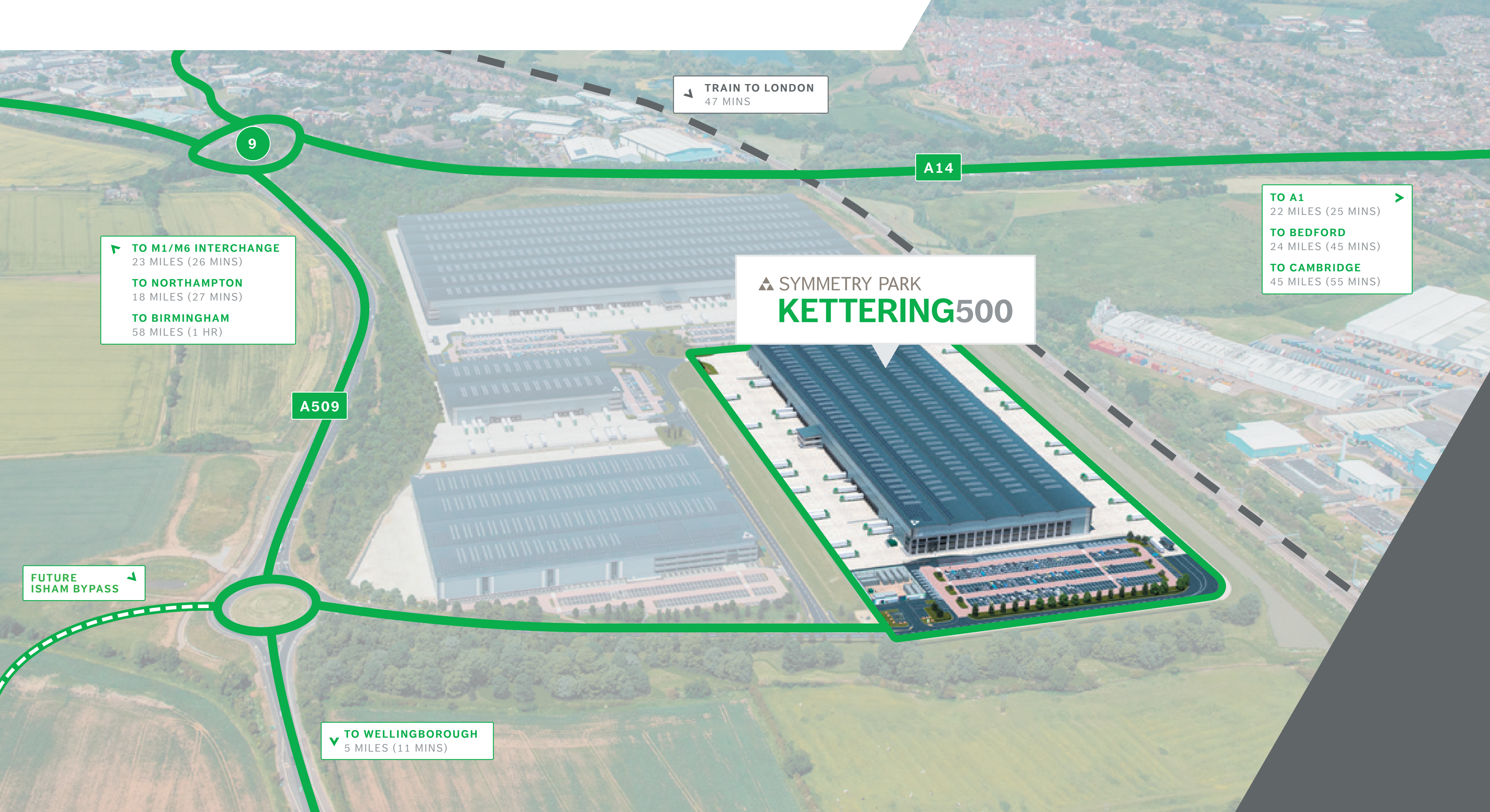
Fit Zone:

Outdoor gym equipment for a range of exercising



Community Benefit Fund:

Each Symmetry Park has a Community Benefit Fund to help achieve objectives of those in the local community



TRAIN TO LONDON
47 MINS

A14

TO A1
22 MILES (25 MINS)

TO BEDFORD
24 MILES (45 MINS)

TO CAMBRIDGE
45 MILES (55 MINS)

▲ SYMMETRY PARK
KETTERING500

TO M1/M6 INTERCHANGE
23 MILES (26 MINS)

TO NORTHAMPTON
18 MILES (27 MINS)

TO BIRMINGHAM
58 MILES (1 HR)

A509

FUTURE
ISHAM BYPASS

TO WELLINGBOROUGH
5 MILES (11 MINS)

Symmetry Park Kettering 500 is strategically located on the A14 Trans-European freight route at Junction 9, connecting to Felixstowe in 2 hours by road.

**NO MIDWAY.
WE GO ALL THE WAY.**



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Travel Time Zones
from Kettering 500

- 1 HOUR
- 2 HOURS
- 3 HOURS
- 4 HOURS
- 5 HOURS



Road	Distance	Time
M1/M6 Interchange	23 miles	26 mins
Northampton	18 miles	27 mins
Leicester	41 miles	45 mins
Birmingham	58 miles	1 hr
Nottingham	67 miles	1 hr 10 mins
London	82 miles	1 hr 50 mins
Manchester	140 miles	2 hr 20 mins

Seaports	Distance	Time
Tilbury	102 miles	1 hr 40 mins
Felixstowe	111 miles	1 hr 50 mins
Harwich	124 miles	2 hr 10 mins
Immingham	119 miles	2 hr 10 mins

Rail	Distance	Time
DIRFT	27 miles	34 mins
Hams Hall	53 miles	53 mins
East Midlands Gateway	56 miles	55 mins

**NO CONCESSIONS.
JUST TOP CLASS
CONNECTIVITY.**



KETTERING TRAIN STATION
⇄ 10 MINS

MONKEY PUZZLE DAY NURSERY

KETTERING

WICKSTEED PARK

MCDONALD'S

KIDS PLANET DAY NURSERY

TESCO EXTRA

A509

BUSY BEES NURSERY

KNP
KINGSTON GROUP

KETTERING RETAIL PARK

9

A14

PEDESTRIAN & CYCLE ACCESS INTO TOWN

2.5KM TRAIL

▲ SYMMETRY PARK
KETTERING500

A509

IRON MOUNTAIN®

Weetabix

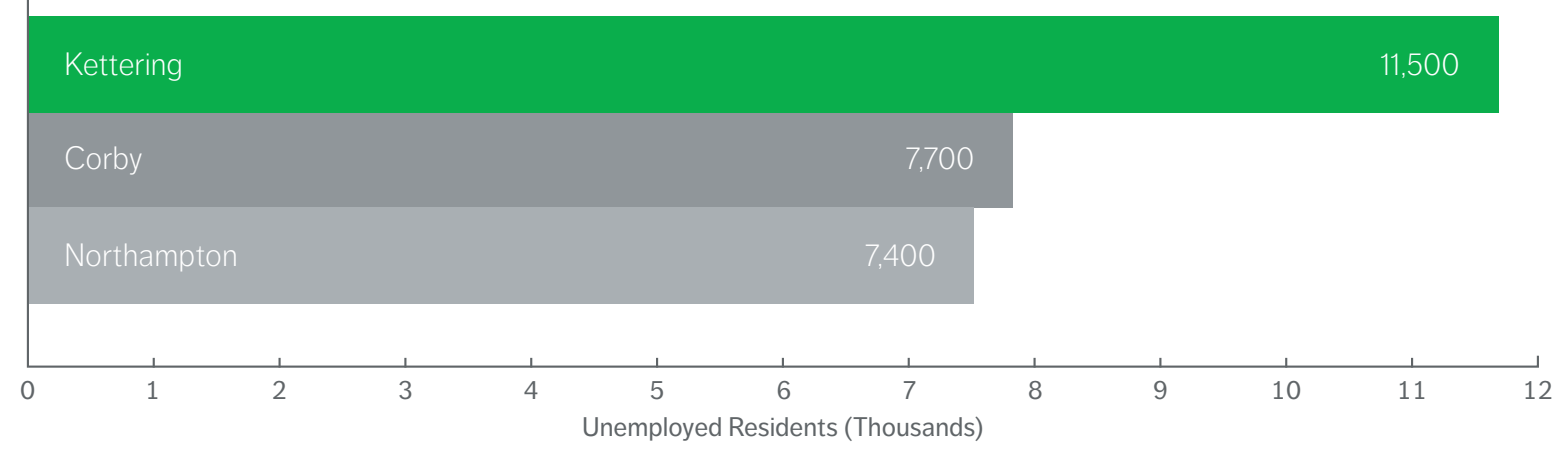
FUTURE ISHAM BYPASS

NO WORKFORCE? NO WORRIES.

Within the Symmetry Park Kettering catchment (30 minutes' drive-time), there are 196,100 households and 476,300 residents. Of these, 295,500 are of core working age (16-64) representing 62% of the population.

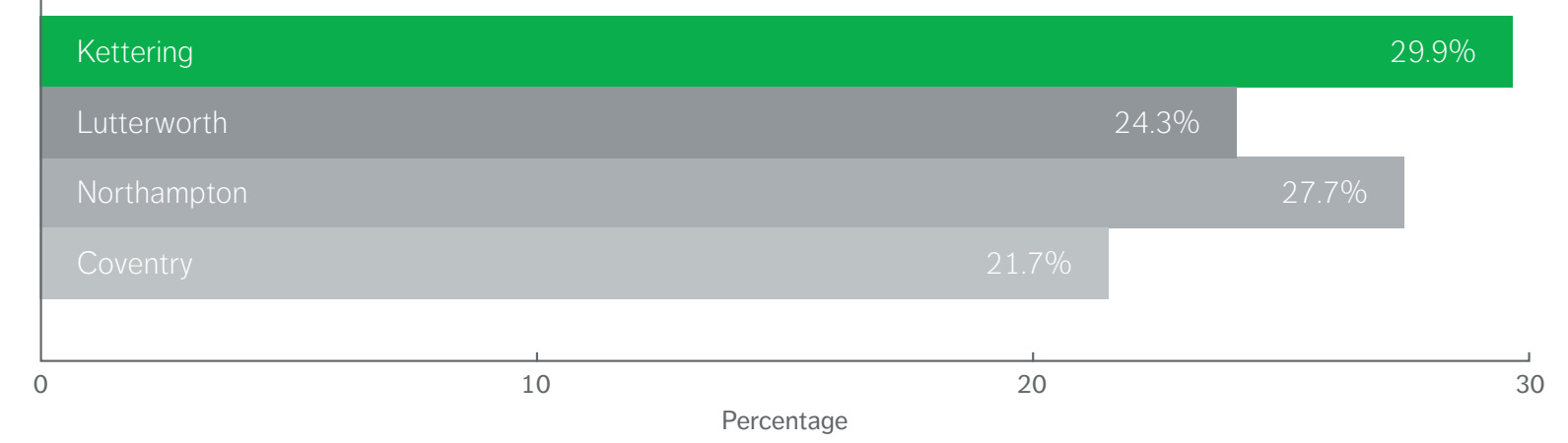
► Unemployed Residents

The Kettering catchment has a large pool of unemployed residents, providing recruitment opportunity for prospective employers.



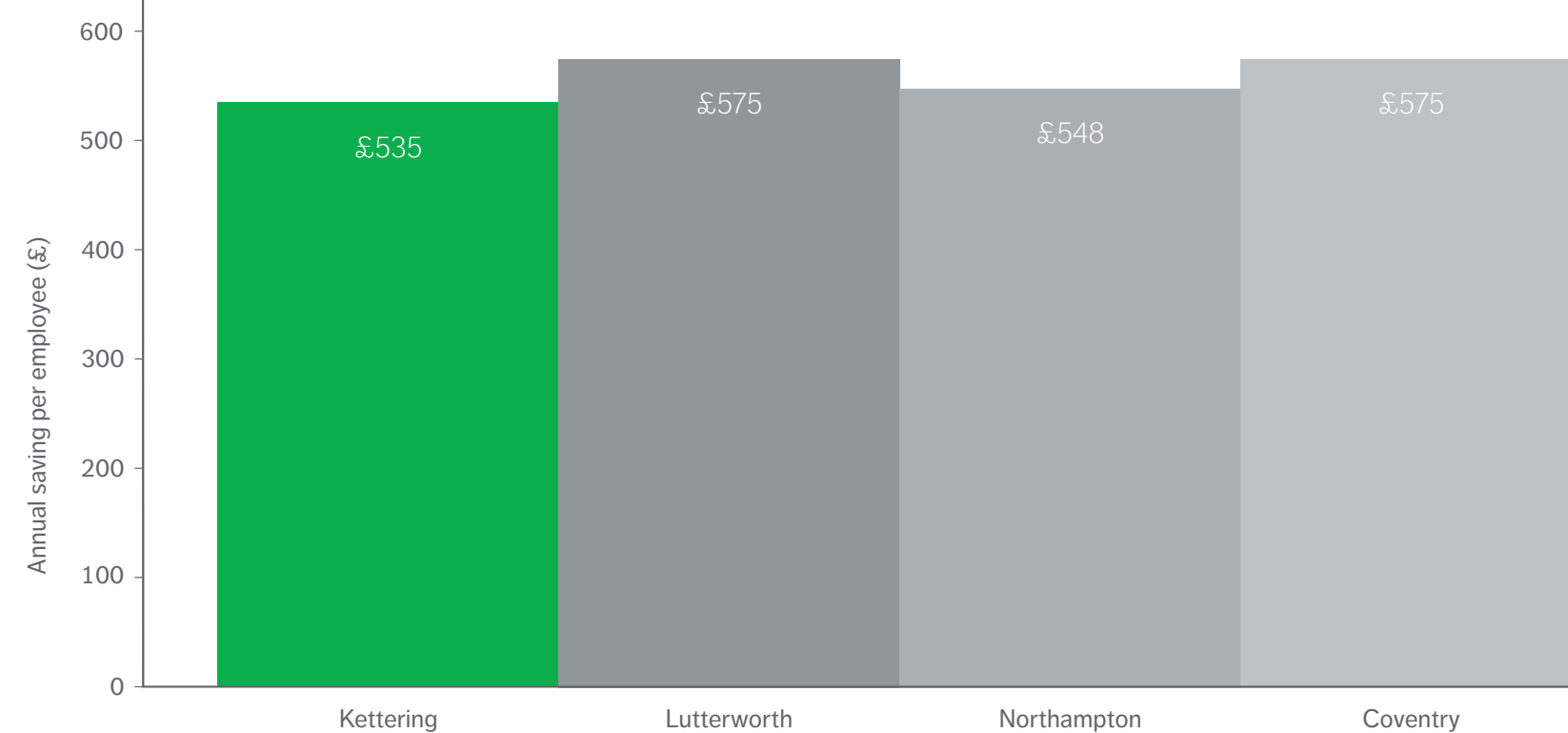
► Residents Employed in Appropriate Occupations

The proportion of the core working age population (16-64) with appropriate qualifications is larger for Kettering than comparators.



► Typical Weekly Salary

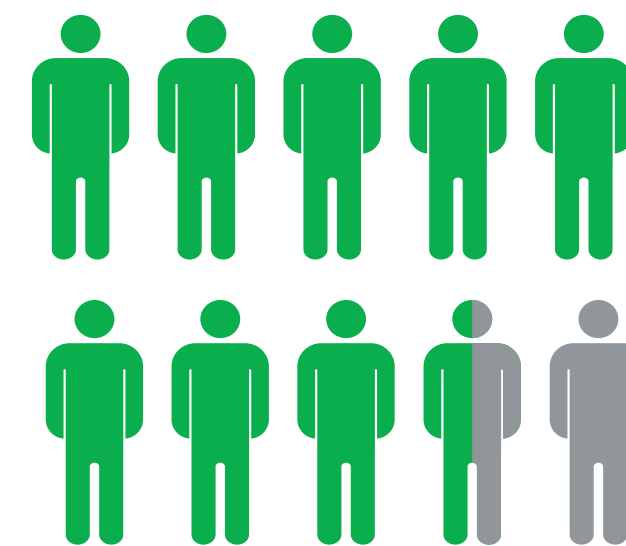
Average wages are £40 per week lower for Kettering versus Lutterworth. For a building of 500,000 sq ft, this equates to an annual saving of £1.45m, and £21.84m over a 15-year lease term*.



*Based on 'BPF Delivering the Goods Employment Job Densities 2020'

► Drive Time

85% of the UK population live within a 4.5 hour HGV drive time (56.5 million people).



▲ TRITAX SYMMETRY

A TRITAX BIG BOX COMPANY

Tritax Symmetry is the logistics development arm of Tritax Big Box REIT plc, a FTSE 250 company.

Our focus lies in delivering environmentally conscious logistics facilities, fostering collaboration, and offering a diverse range of building locations and sizes to our clients, including prominent names in the retail, logistics, consumer products, automotive, and TV/film sectors.

Our approach is characterised by an entrepreneurial mindset, alignment with our clients' needs, and agile approach, supported by the backing of a FTSE 250 company. This combination positions us as the preferred choice for delivering customised logistics property solutions.

OVER
3,000
ACRES

capable of accommodating
over 45 million sq ft of
B8 logistics space

500k
SQ FT

A spec build programme
of buildings up to
500,000 sq ft

35
YRS EXP

Over 35 years of
sector-leading expertise
and experience



RUGBY

UNIT 01 - 134,420 SQ FT / Pre-Let To Iron Mountain
 UNIT 02 - 186,262 SQ FT / Pre-Let To Iron Mountain
 UNIT 03 - 394,000 SQ FT / Pre-Let To Iron Mountain
 UNIT 04 - 250,000 SQ FT / Pre-Let To Iron Mountain



BIGGLESWADE

UNIT 01 - 660,000 SQ FT / Pre-Let To Co-op
 UNIT 02 - 160,000 SQ FT / Pre-Let To Bidfood
 UNIT 03 - 75,408 SQ FT / Let to Bowman Ingredients
 UNIT 04 - 230,000 SQ FT / Pre-Let To Noatum Logistics
 UNIT 05 - 112,000 SQ FT / Pre-Committed To Bond International



DONCASTER

UNIT 01 - 151,388 SQ FT / Let to Butternut Box
 UNIT 02 - 430,000 SQ FT / Pre-Let to B&Q
 UNIT 03 - 132,750 SQ FT / Let to Butternut Box



BICESTER

UNIT A1 - 88,000 SQ FT / Pre-Sold to Bentley Designs
 UNIT A2 - 109,000 SQ FT / Sold to Medline
 UNIT B - 163,000 SQ FT / Let to Ocado
 UNIT C - 271,227 SQ FT / Let to Syncreon



MERSEYSIDE

UNIT 01 - 161,900 SQ FT / Pre-Let To Yodel



ASTON CLINTON

UNIT 04 - 92,850 SQ FT / Pre-Let To Pangaea Laboratories
 UNIT 05 - 186,031 SQ FT / Pre-Let To Rexel
 UNIT 06 - 116,487 SQ FT / Let to LWC Drinks



MIDDLEWICH

UNIT 11 - 152,194 SQ FT / Let to Jet2
 UNIT 12 - 41,914 SQ FT / Let to Packaging ONE



DARLINGTON

UNIT 02 - 1,506,901 SQ FT / Pre-Let to Amazon

▲ SYMMETRY PARK KETTERING500

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