

FULLY FITTED WAREHOUSE
RACKING • LIGHTING • SPRINKLERS



PROLOGIS PARK

KETTERING DC4

DC4: 154,452 SQ. FT

AVAILABLE NOW

NN14 1UB

[///purist.unloading.sampled](http://purist.unloading.sampled)
prologis.co.uk/kettering

 PROLOGIS®

INTRODUCING KETTERING DC4

JOIN GLOBAL BRANDS AT PROLOGIS PARK KETTERING

Prologis Park Kettering is an established and high-quality logistics park with direct access to the A14 trunk road linking the 'Golden Triangle' and East Coast ports.

With 90 acres of public open space, walking routes, bus stops and various local amenities all on the doorstep, Prologis Park Kettering has it all.

Available now, DC4 is offering 154,452 sq ft of high-quality warehouse space for you to occupy.

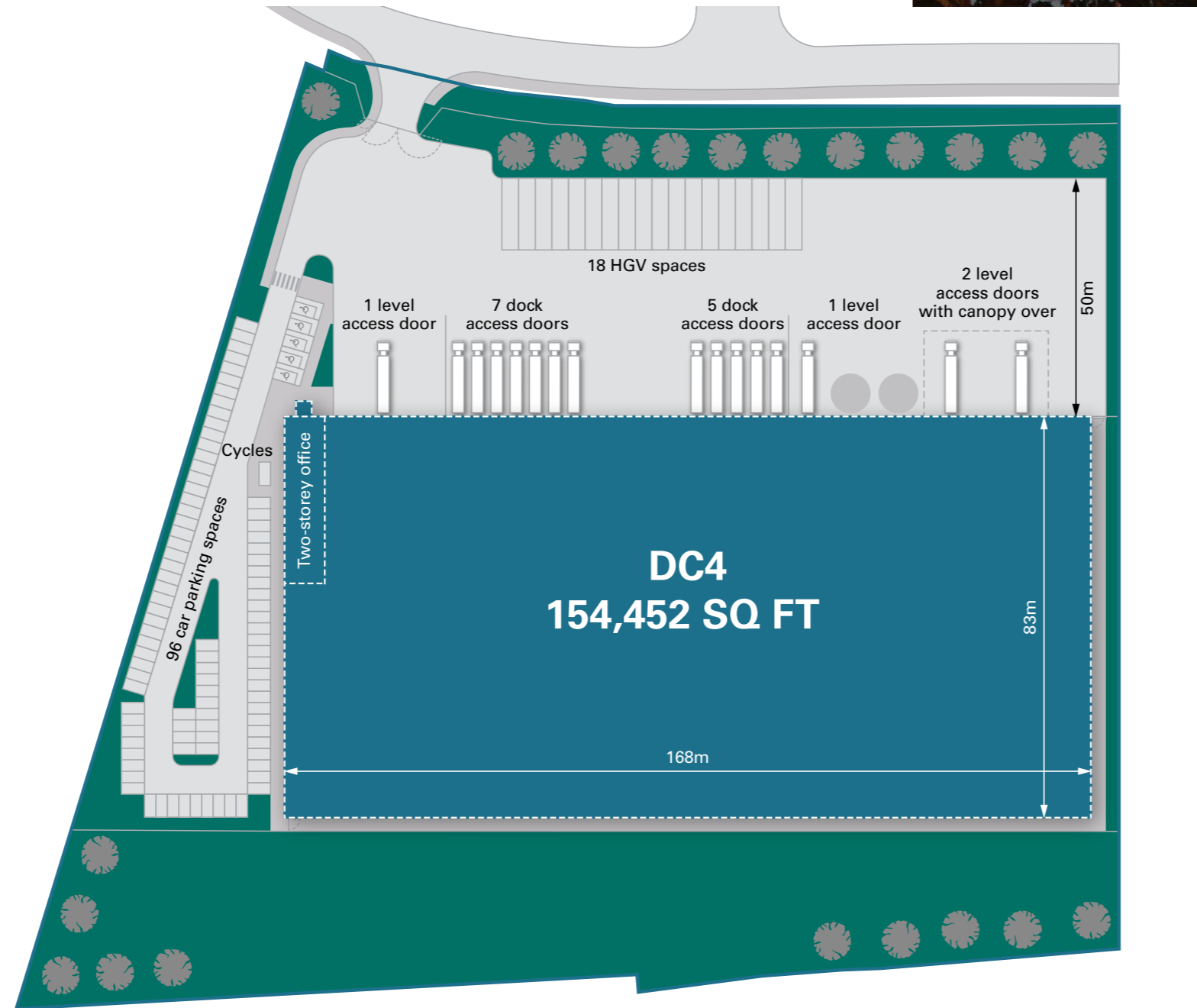


FULLY FITTED

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

ACCOMMODATION

	SQ FT	SQ M
Warehouse	148,044	13,754
2 storey office	6,408	595
TOTAL	154,452	14,349



SPECIFICATION

50m
50m yard

11.5m
11.5m clear internal height

x12
12 dock access doors

x2
2 level access doors

x96
96 car parking spaces

x18
18 HGV parking spaces

A
Target EPC A rating

Warehouse lighting

Canopy

Racking

Sprinklers

2 storey office

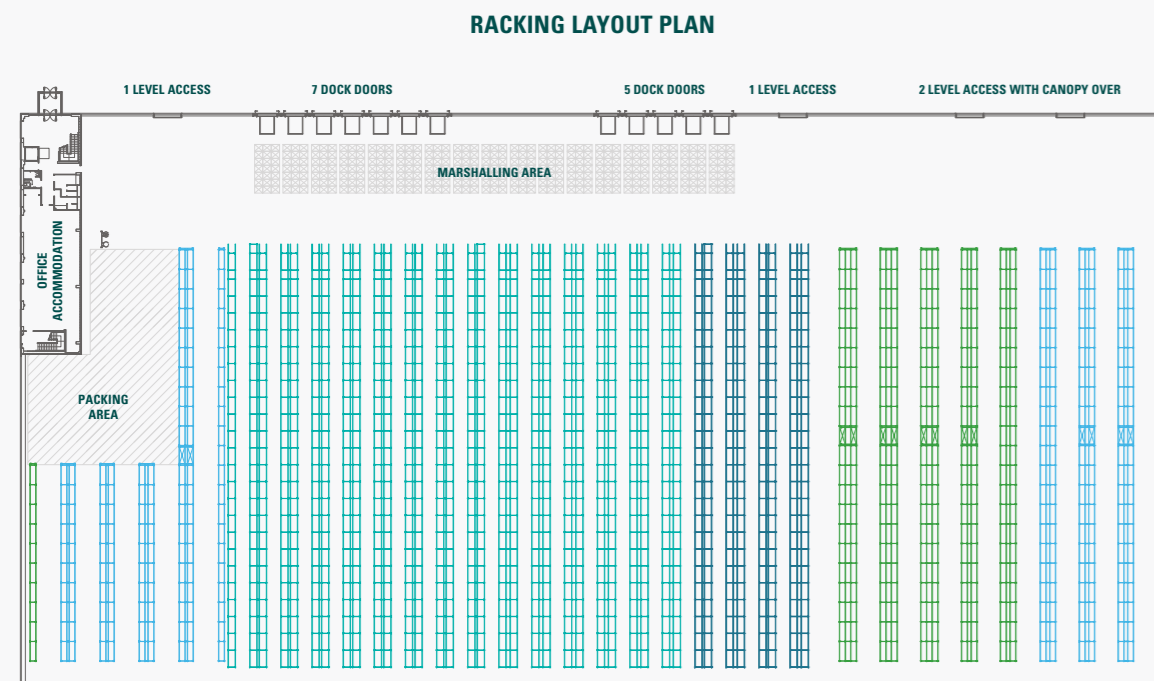


OPERATIONALLY EXCELLENT

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.

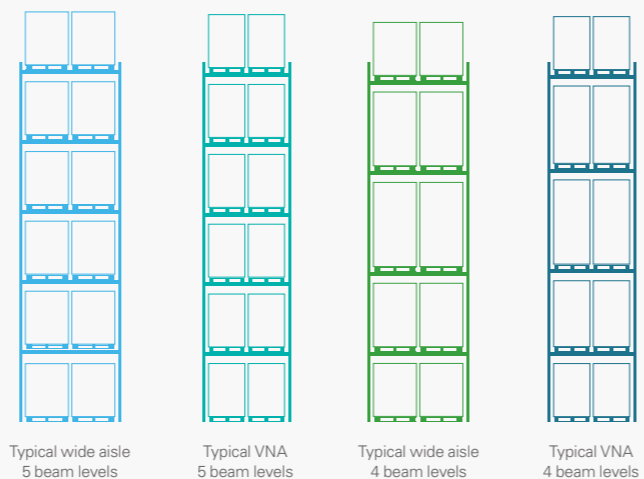
DC4 comes fully fitted with warehouse racking, sprinklers and lighting – meaning that you can be operational immediately.



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.



Your Journey, Powered by Prologis Essentials

Before you move in, Prologis Essentials gives you a confident start. Our experts work with you to design the right layout, source and implement your fit-out, and provide cost clarity – so your warehouse is ready to perform from day one. And we stay with you to optimise operations and help you get the most from your space.

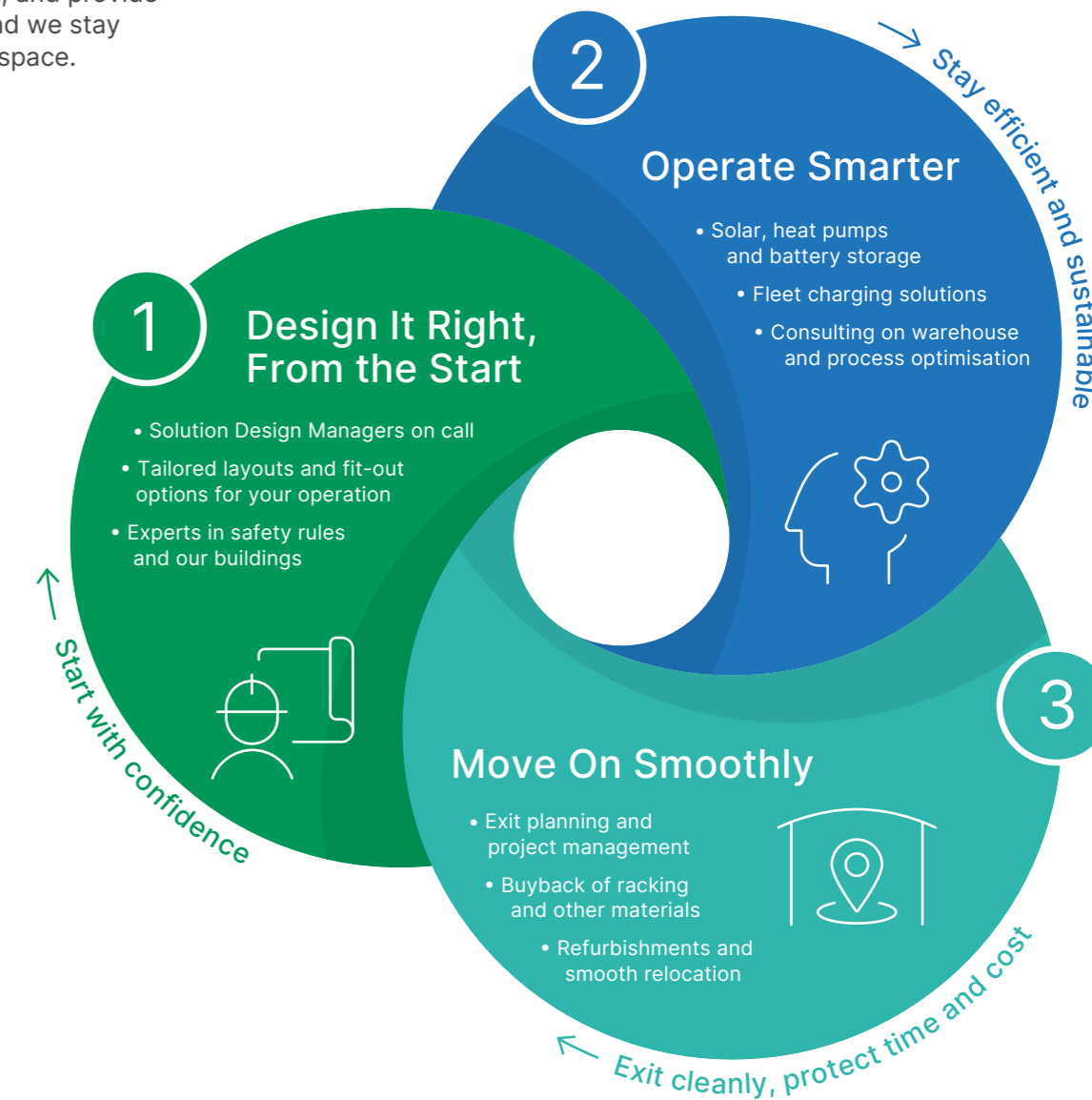
Why It Matters

- **Operational Expertise:** Tailored layout and intralogistics advice, grounded in real experience.
- **Regulatory Know-How:** Fire regulations and permitting managed across markets and countries.
- **Cost Transparency:** A clear view of your options – upfront, phased, or included in rent, with no surprises.

Meet Your Essentials Solutions Manager

“Leasing a logistics facility with Prologis is just the start of the journey. Prologis Essentials is the first total warehouse solution that helps you run, optimise and grow your business; how, when and wherever you want. We work to remove pain points and help you get up and running as efficiently and as quickly as possible, getting your warehouse from empty to fully equipped in the blink of an eye!”

Danny Bostock





LIZ ALLISTER
REAL ESTATE & CUSTOMER
EXPERIENCE MANAGER

I will be your main point of contact.

I am passionate about the customer service we provide and derive real pleasure from watching the businesses on our Parks thrive. My real focus is around understanding our customers' needs and helping them grow within our network. Because we retain ownership of the buildings we develop, our 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

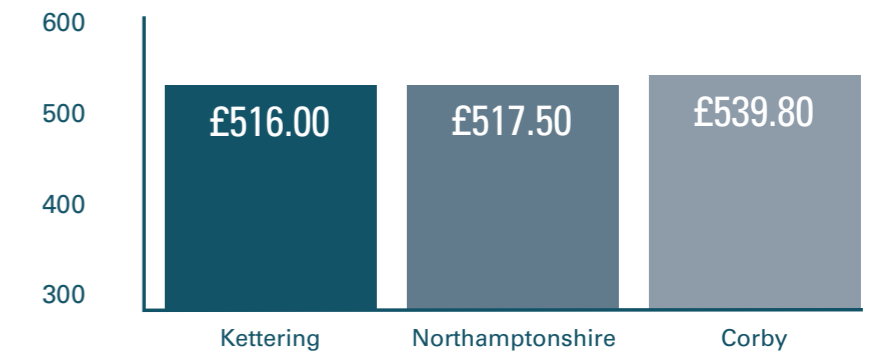
For more information on the above services and how you, your business and your employees can benefit, please speak to Liz Allister.



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.



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 ROUTE
 X4 BUS ROUTE



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

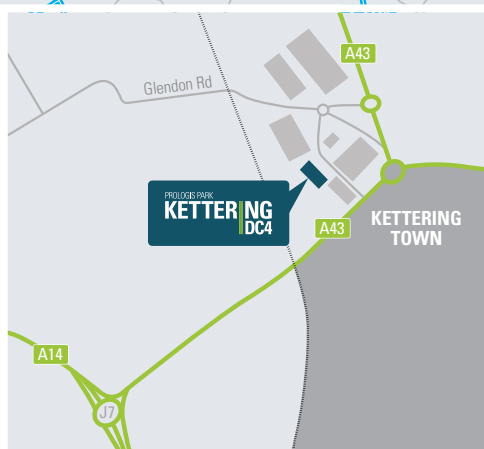
Prezzo
10 minute drive



3.3
miles away

Lighthouse Theatre
9 minute drive

SAT NAV: NN14 1UB



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.



Tom Price
tprice@prologis.com