

UNIT 1 · KETTERING · NN14 1EZ

TO LET



crossfire fourteen











Industrial / Warehouse Unit
101,134 sq ft (9,396 sq m)

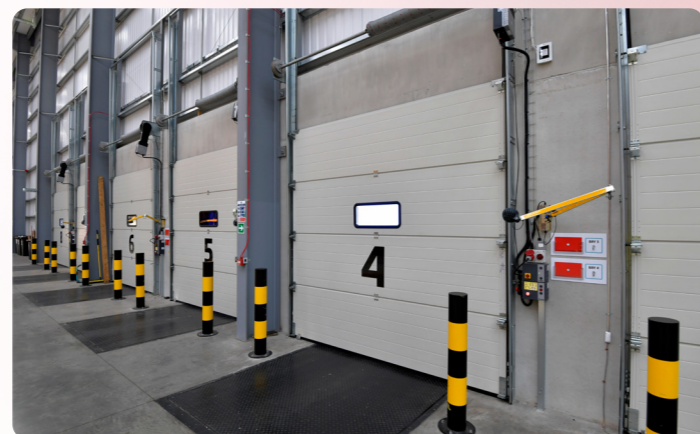
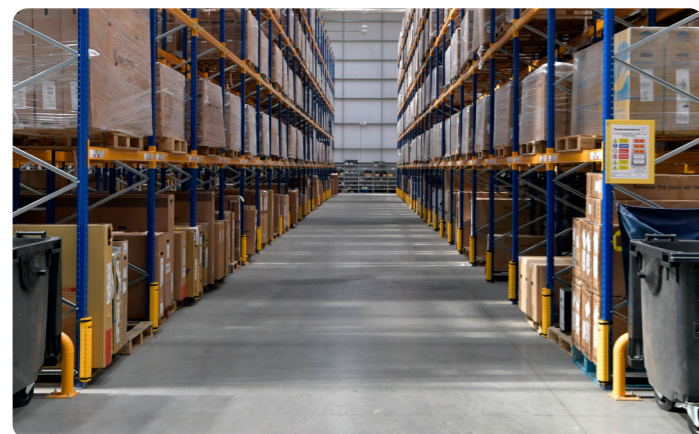
STRATEGIC A14 LOCATION



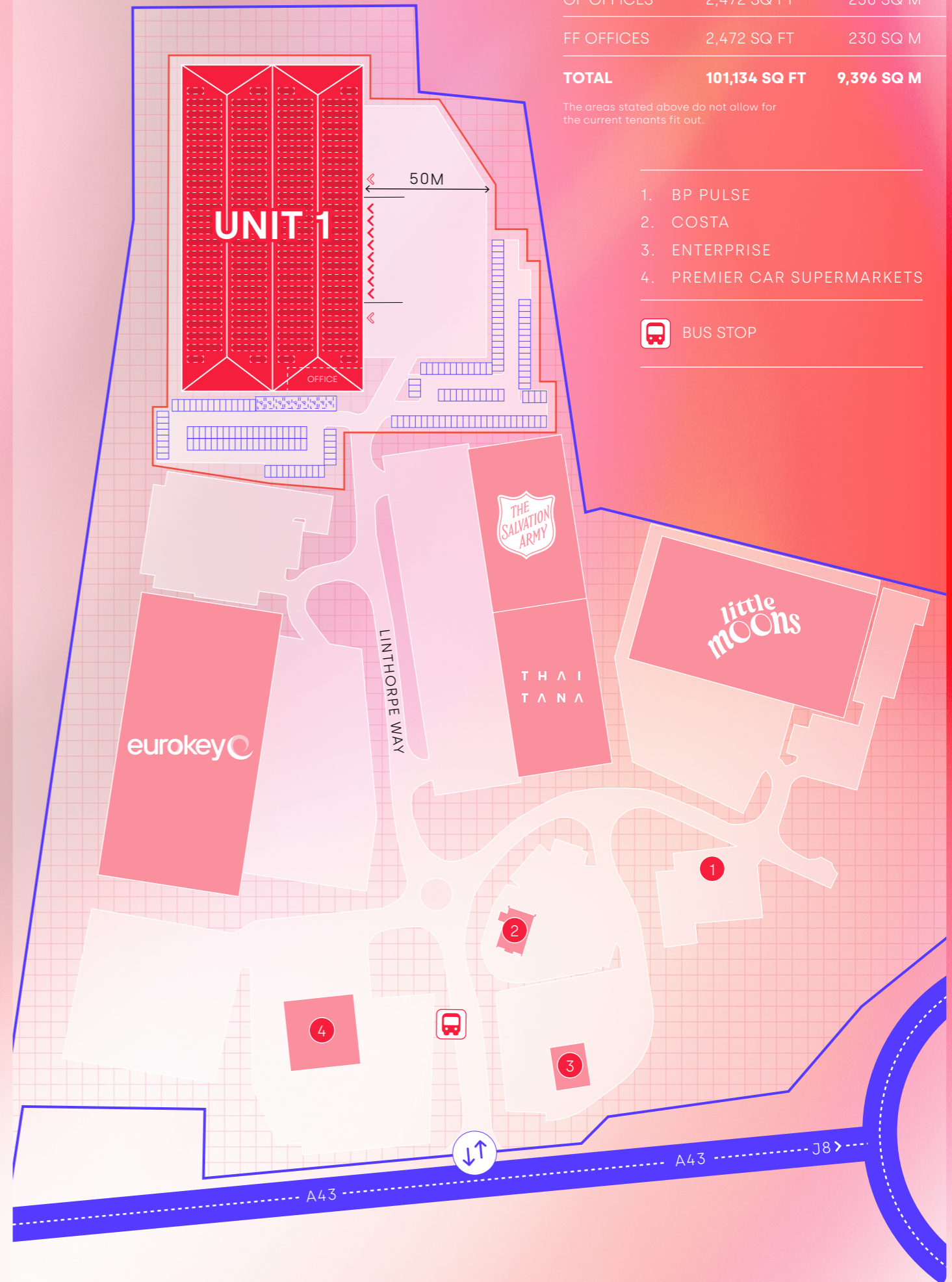
a high-spec space built to cross limits

Unit 1 Crossfire 14, offers 101,134 sq ft of high quality, fully fitted warehouse property. The property is ready for immediate occupation and benefits from the following.

-  **50M Secure service yard**
-  **12m Clear height**
-  **8 Dock level doors**
-  **2 Level access doors**
-  **50kN / sq m floor loading**
-  **182 Car parking spaces**
-  **On site bus stop (X10)**
-  **10% Roof lights**
-  **EPC rating A18 BREEAM 'Very Good'**
-  **8,300 Pallet positions**
(racking potentially available by separate negotiation).



///REPLAYS.RELIVING.SOLAR

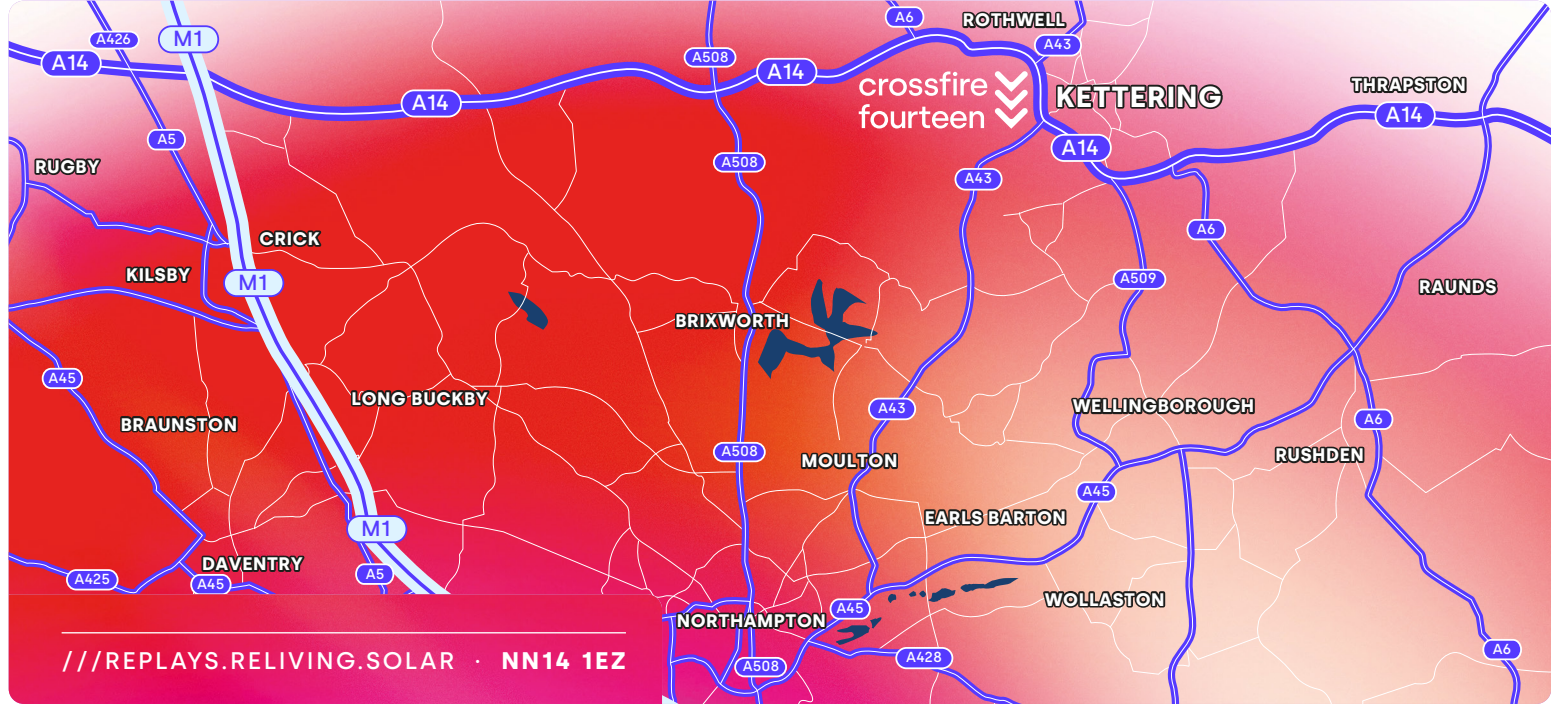


WAREHOUSE	96,190 SQ FT	8,936 SQ M
GF OFFICES	2,472 SQ FT	230 SQ M
FF OFFICES	2,472 SQ FT	230 SQ M
TOTAL	101,134 SQ FT	9,396 SQ M

The areas stated above do not allow for the current tenants fit out.

1. BP PULSE
2. COSTA
3. ENTERPRISE
4. PREMIER CAR SUPERMARKETS

 BUS STOP



///REPLAYS.RELIVING.SOLAR · NN14 1EZ

connected at every turn

Perfectly positioned at Junction 8 of the A14 and A43, Crossfire 14 offers unrivalled connectivity across the UK. It links the Golden Triangle to the east coast ports, with quick access to the M1, M6, and A1(M). Kettering provides direct rail services to London St Pancras in just 50 minutes, and an on-site bus stop connects to key local routes.

Northampton	13 miles
M1 J15	18 miles
M6/M1 J19	20 miles
A1	23 miles
DIRFT	24 miles
M11	39 miles
Hams Hall Rail Port	50 miles
Birmingham	57 miles
M25	60 miles
Tilbury Port	104 miles
Felixstowe Port	112 miles



558,840 people are within a 30 minute drive time



With a large local labour pool 76.8% of Kettering residents are economically active



Full time earnings are 7.2% less than the UK average



33,962 People employed in transport, storage, and manufacturing.

RATEABLE VALUE

The property has a Rateable Value of £510,000. The Uniform Business Rate for 2025/26 is 55.5p in the £.

EPC

The property has an EPC Rating within Band A.

VAT

All prices are quotes exclusive of VAT which is payable.

Terms

The property is available by way of a new full repairing and insuring lease on terms to be negotiated.

Service Charge

The tenant pays a proportionate share of communal maintenance via a service charge, with current cost details available on request.

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