

LIGHTING • FULLY RACKED • FIREWALL

PROLOGIS PARK  
**KETTERING**  
DC7: 246,685 SQ. FT. | **DC7**

**AVAILABLE NOW**

NN14 1UB  
///speedily.crucially.survive  
[prologis.co.uk/kettering](http://prologis.co.uk/kettering)



# INTRODUCING KETTERING DC7

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, DC7 offers 246,685 sq ft of high quality warehouse space for you to occupy, operationally ready with racking, LED lighting and firewall in situ.

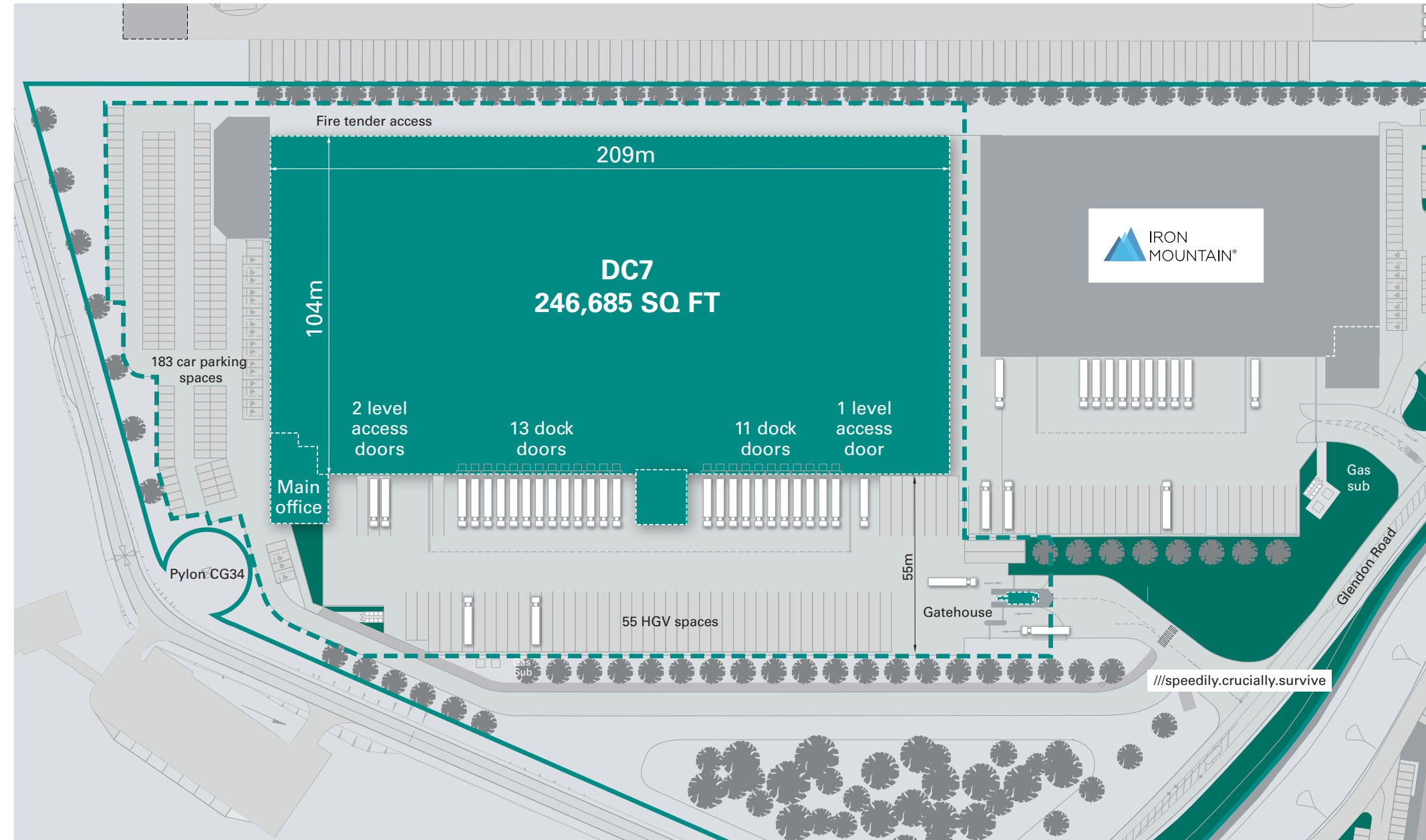


# OPERATIONALLY FITTED

KETTERING DC7 IS FITTED WITH FEATURES SUCH AS RACKING, WAREHOUSE LIGHTING AND FIREWALL TO HELP YOU BE OPERATIONAL QUICKER.

## ACCOMMODATION

	SQ FT	SQ M
Warehouse	232,094	21,626
Ground office	4,546	422
First office	3,714	345
Ground hub	3,045	283
First hub	2,953	274
Gatehouse	333	31
<b>TOTAL</b>	<b>246,685</b>	<b>22,918</b>



## SPECIFICATION

- BREEAM Excellent
- Dedicated gatehouse
- 3 level access doors
- 55m yard
- 183 car parking spaces
- 55 HGV parking spaces
- LED lighting
- 15m to haunch
- 24 dock doors
- Fully racked
- 30,800 pallet spaces
- EPC A18
- Solar PV ready
- Net zero build
- Fire rated compartment wall with roller shutter and pedestrian doors – no requirement for sprinklers
- 750kVA Power

# OPTIMISED FOR EXCELLENCE

KETTERING DC7 COMES FULLY FITTED WITH RACKING, READY TO MOVE IN STRAIGHT AWAY.



Fully serviced and ready to go



Providing significant cost savings



And a dedicated Prologis Essentials team to support you with any queries or adjustments.



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

**30,800**

UK pallet positions

**41,070**

Euro pallet positions



Wide Aisle pallet racking for use with Reach Trucks

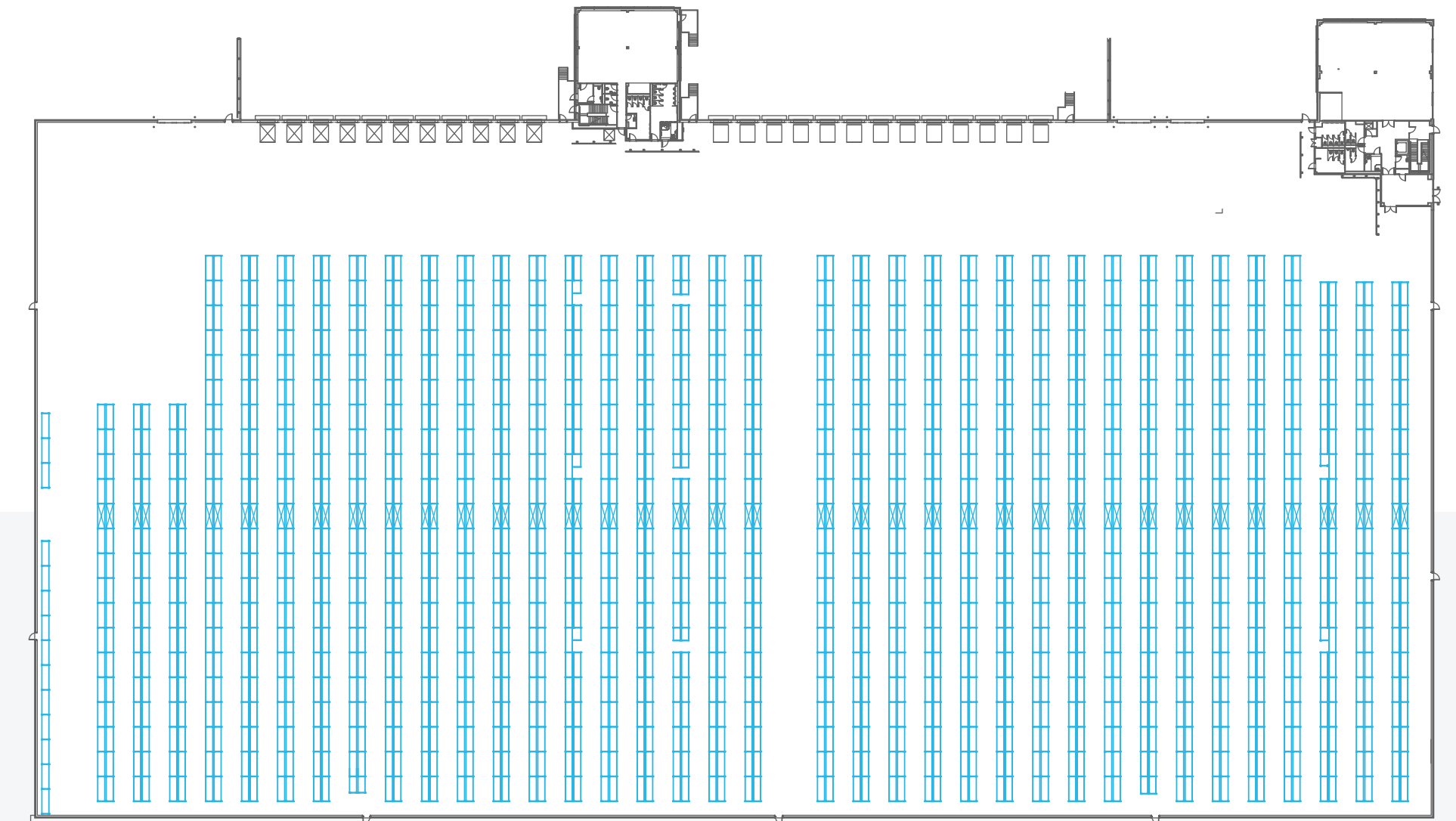


Each beam level designed to carry 3000kg UDL



Racking can be reconfigured or removed if required

## RACKING LAYOUT PLAN



# PARKlife™















**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 Stuart Davies.

# LET US DO THE HEAVY LIFTING



**Prologis Essentials is the first turnkey warehouse solutions platform for every phase of your journey, sustainably now and in the future.**

With near limitless possibilities, it's about keeping it simple. Whether you're looking to increase energy efficiency, optimise fulfilment needs, or simply want to be fully up and running on day one (or at any time) – we've got you covered. We believe that the right location, with convenient end-to-end solutions in operations, energy, sustainability, mobility and workforce solutions gives your business lift and unparalleled strategic advantage.

Built exclusively around customer care, the Essentials platform applies scalable business value and a full-service approach to every warehouse, whether it's a Prologis building or not. Simply browse, choose and talk through with an expert.

## 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**



### Operations

A streamlined warehouse setup, from facility arrangement and material logistics to intelligent warehouse management.



### Mobility

Designed to transform fleets of all sizes with speed, simplicity, and scale. Our experts have your every vehicle covered.



### Energy + Sustainability

Access to continuous innovation to help you identify sustainable opportunities that lowers your business' carbon footprint.



### Workforce

Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

For more information, please visit [prologis.co.uk/Essentials](https://prologis.co.uk/Essentials)

# 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  
 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



**6**  
miles away

Odeon  
10 minute drive



PROLOGIS PARK  
**KETTERING  
DC7**

**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.

Prologis Park Kettering boasts unbeatable road and motorway links, providing immediate access to the UK's major transport networks. Its prime location ensures fast, efficient distribution and easy connectivity, making it the perfect hub for your business.

**TERMS**

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



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



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



Ben Wiley  
ben.wiley@realestate.bnpparibas  
07771 662009  
Chris Harris  
chris.harris@realestate.bnpparibas  
07554 644091



Tom Price  
tprice@prologis.com  
07525 872654  
Ryan Gordon  
rgordon@prologis.com  
07810 463640