

FULLY FITTED WAREHOUSE
RACKING • LIGHTING • SPRINKLERS



PROLOGIS PARK

KETTERING
DC4: 154,452 SQ. FT.

DC4

AVAILABLE NOW

NN14 1UB

///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.





Kettering DC4



Kettering DC4



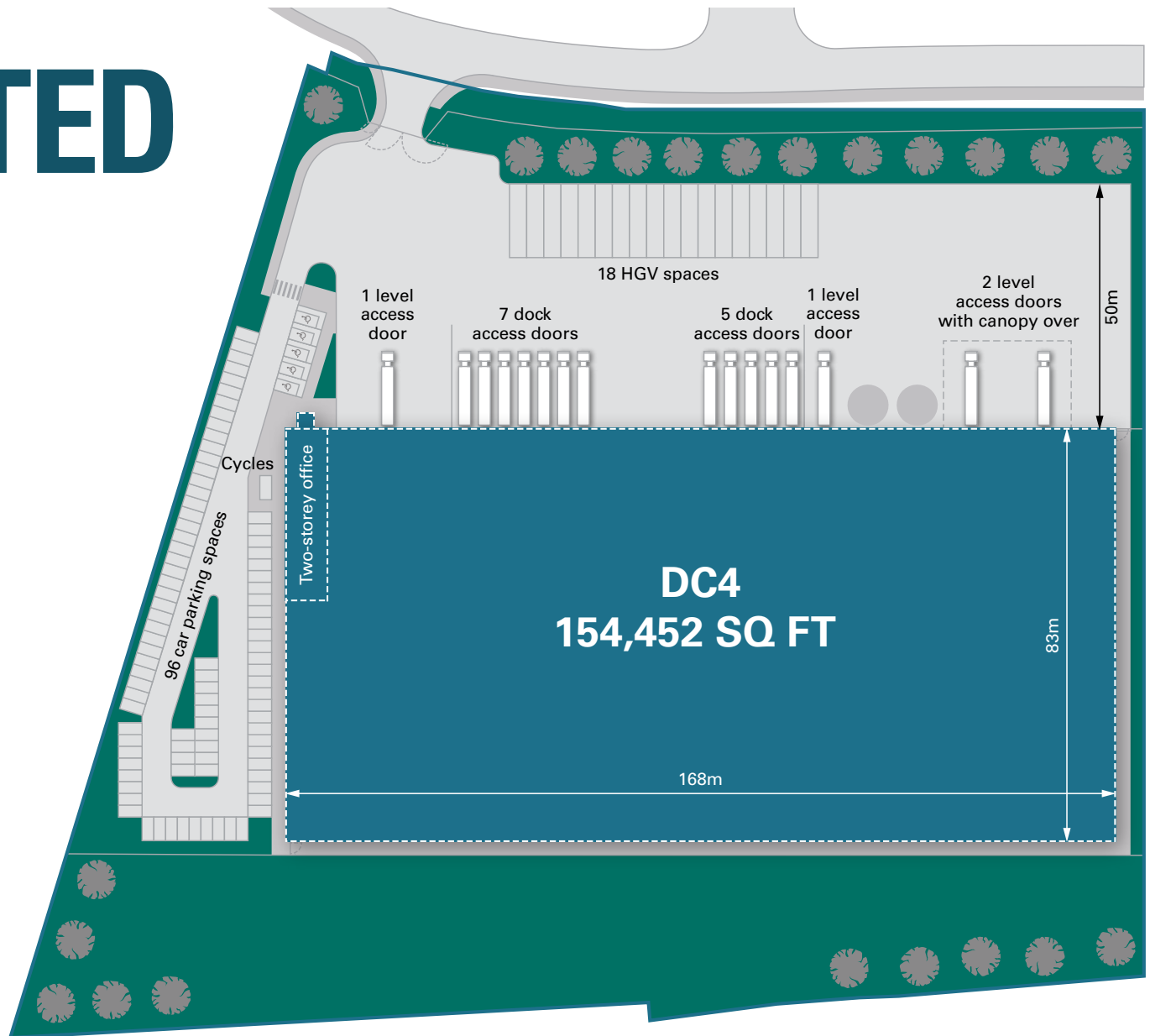
Kettering DC4

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

ACCOMMODATION

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



SPECIFICATION



50m
yard



11.5m clear
internal height



12 dock
access doors



4 level
access doors



96 car
parking spaces



18 HGV
parking spaces



Target EPC
A rating



Warehouse
lighting



Canopy



Racking



Sprinklers



2 storey
office

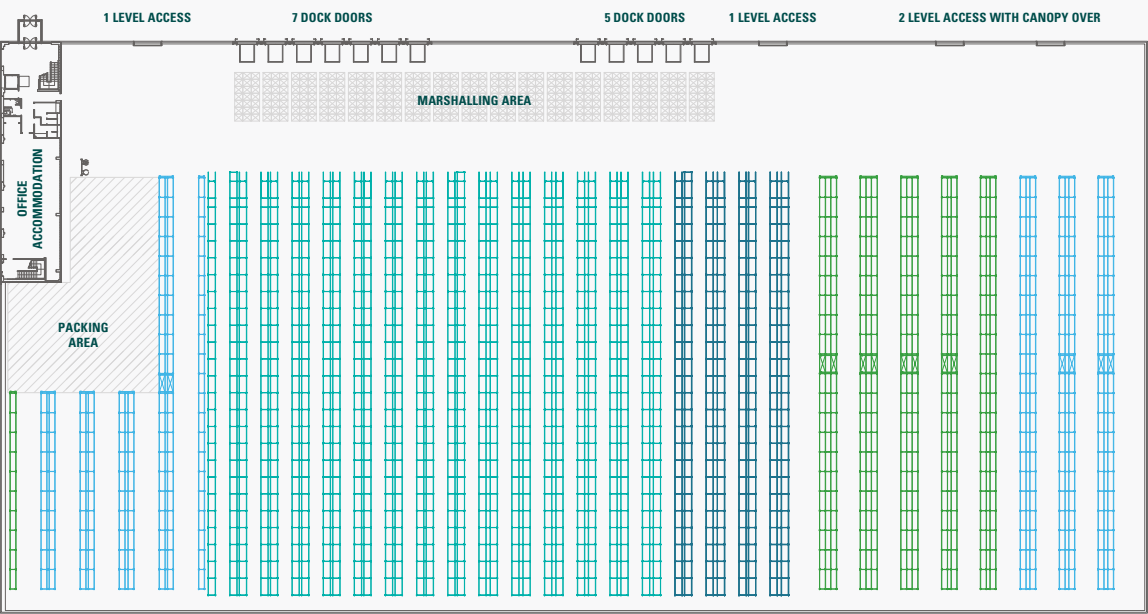
OPERATIONALLY EXCELLENT

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.

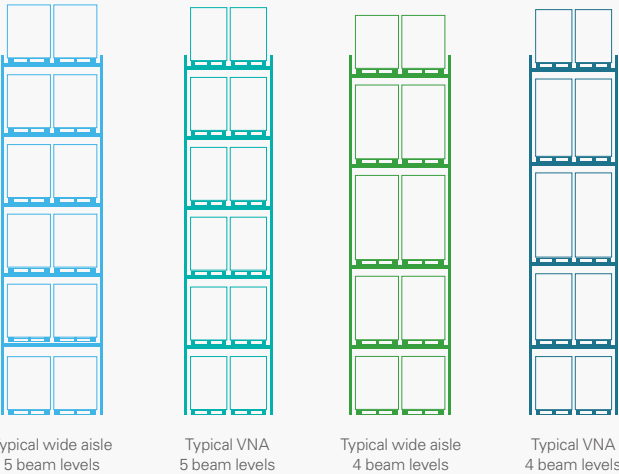
RACKING LAYOUT PLAN



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.



Prologis Essentials

Prologis Essentials sets you up from day one. Our experts work with you to design your layout, manage fit-out, and provide cost clarity, all before you move in. We also provide ongoing support to help you get the most from your space.

Why It Matters

- **Solution Design & Operational Expertise:** Tailored facility layouts and intralogistics solutions designed around your operational needs, informed by real-world experience and best practices.
- **Procurement & Cost Transparency:** Strategic sourcing and procurement support with clear visibility into costs, timelines, and delivery options – whether upfront, financed, or incorporated into rent.
- **Project Management & Compliance:** End-to-end project management delivered by our in-house experts, with regulatory compliance, permitting, and fire safety requirements managed across markets and countries.

- | | |
|---------------------------------------|----------------------------|
| 1 Solar PV | 8 LED Lighting |
| 2 Fibre Network Cabling | 9 Forklifts |
| 3 Sprinkler Systems | 10 Warehouse Barriers |
| 4 Temperature Controlled Environments | 11 Office Furniture |
| 5 Racking Systems | 12 EV Charging |
| 6 Automation Solutions | 13 Ambient Reception Areas |
| 7 Mezzanine Floors | |

Design It Right, From the Start



- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

Operate Smarter

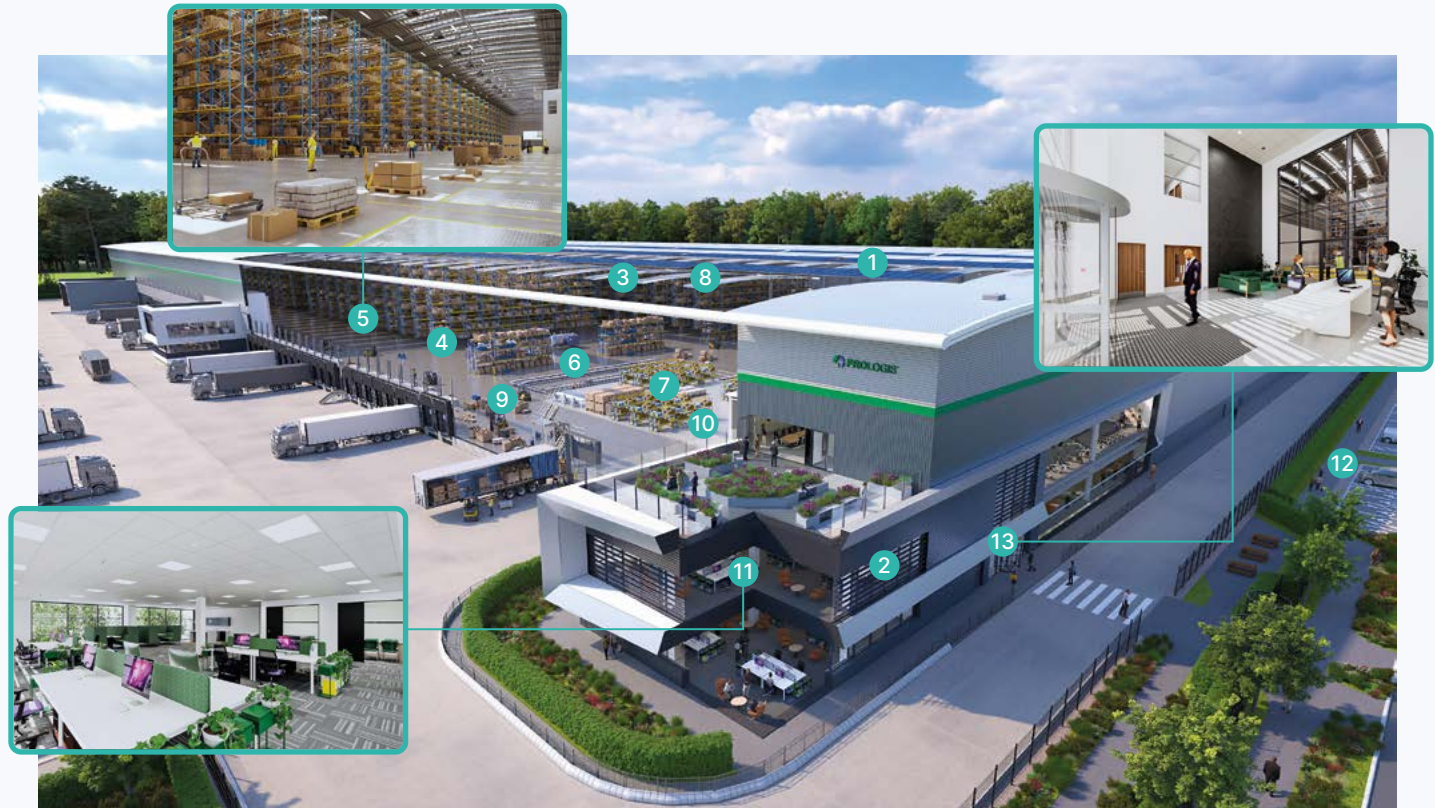


- Solar, heat pumps and battery storage
- Fleet charging solutions
- Consulting on warehouse and process optimisation

Move On Smoothly



- Exit planning and project management
- Buyback of racking and other materials
- Refurbishments and smooth relocation





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

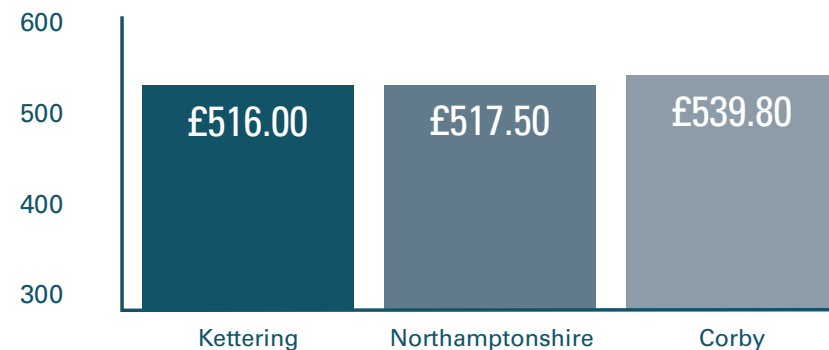
LABOUR FORCE ON YOUR DOORSTEP

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.



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
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.



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