PROLOGIS PARK DC4

KETTERING

PROLOGIS®

DC4: 154,452 SQ FT

AVAILABLE NOW



YOUR SPACE TO CONNECT

Available now, DC4 is offering 154,452 sq ft of high-quality warehouse space for you to occupy in an established and well-connected logistics park.



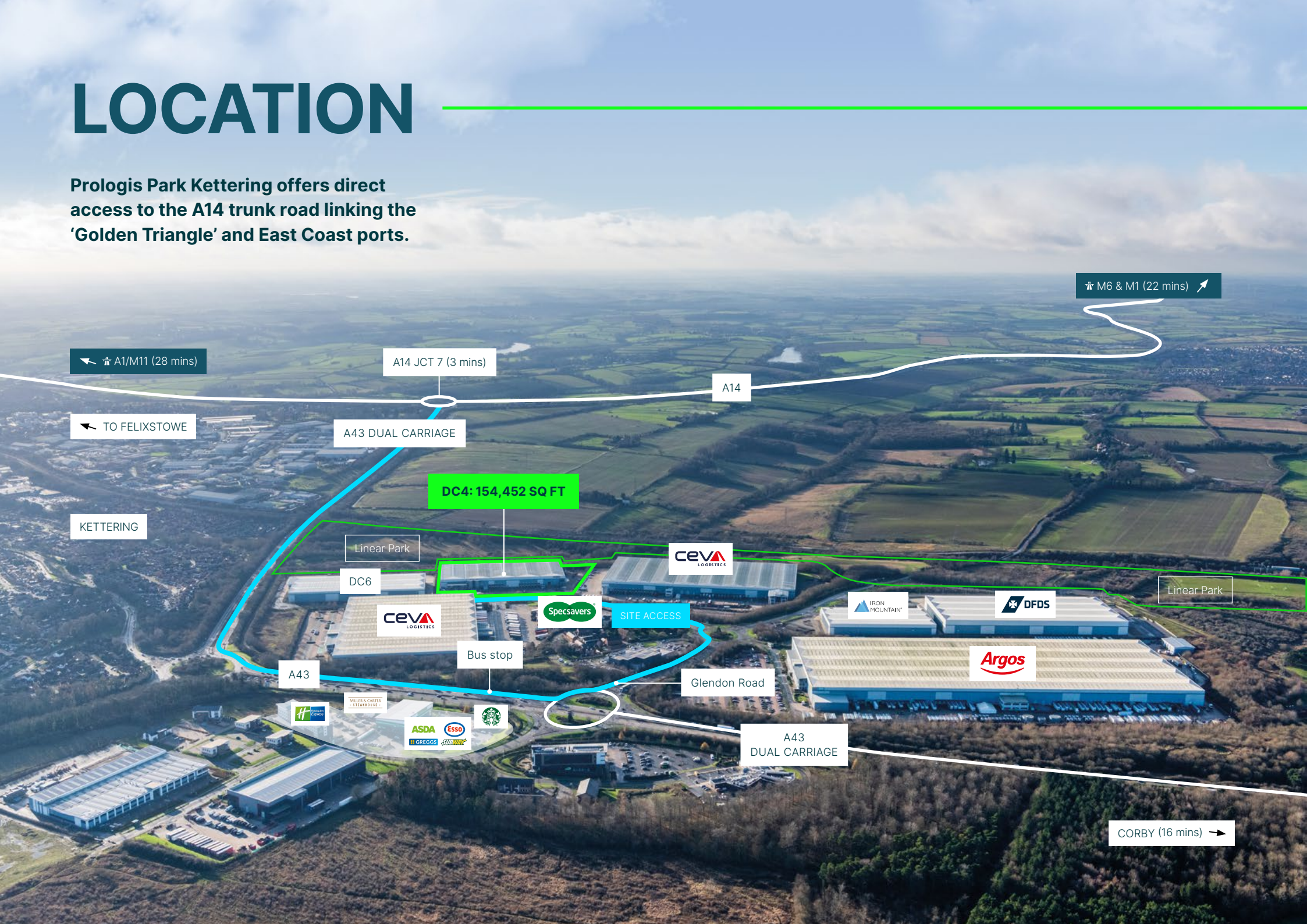






LOCATION

Prologis Park Kettering offers direct access to the A14 trunk road linking the 'Golden Triangle' and East Coast ports.



FULLY FITTED

Accommodation

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

Specification

11.5m clear internal height

EPC A14 rating

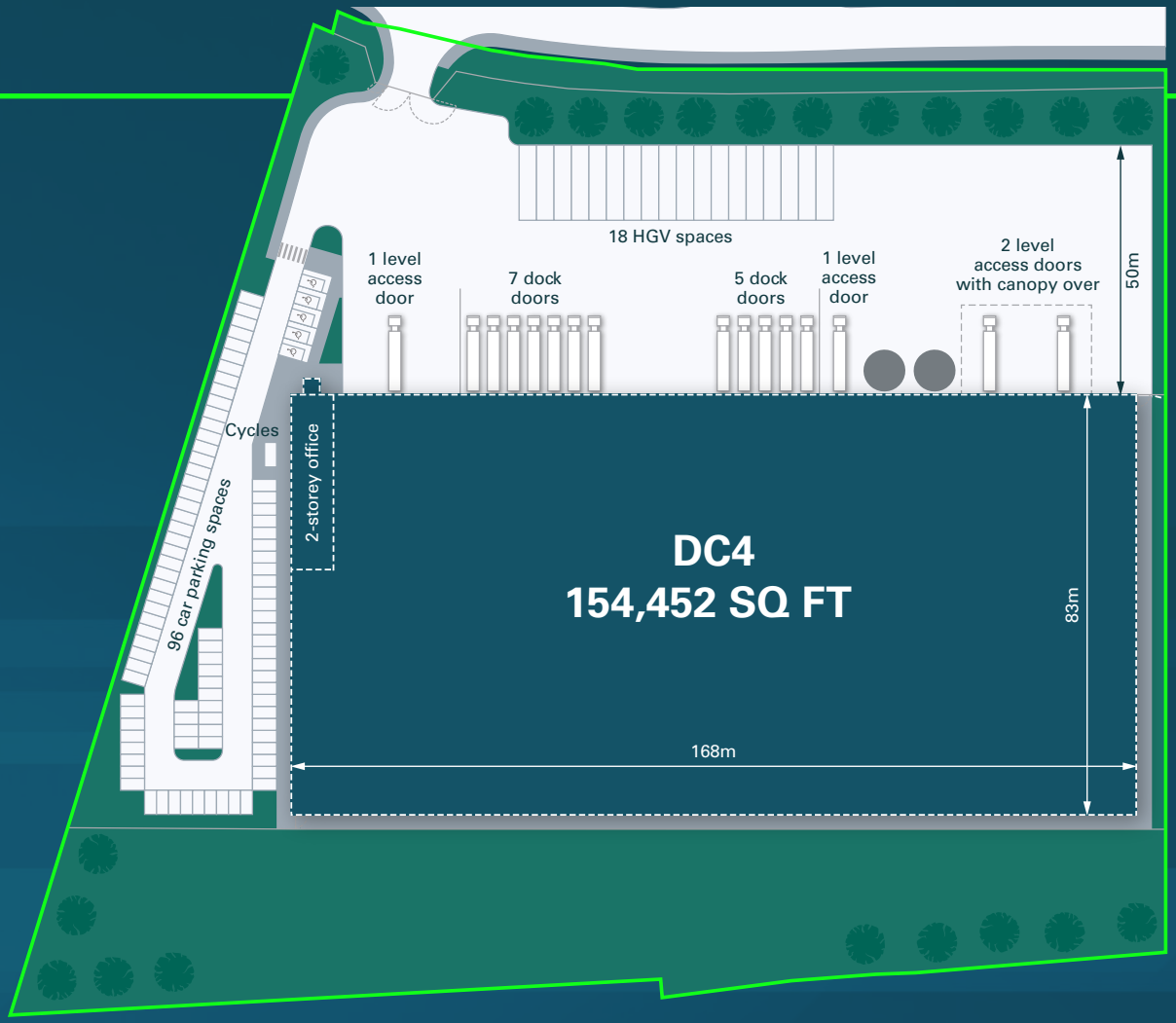
LED warehouse lighting

BREEAM 'Excellent'

Sprinklers

Canopy

15,482 pallet spaces. 10,418 VNA and 5,064 WA



Scan to download full racking plans

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.

Design It Right, From the Start

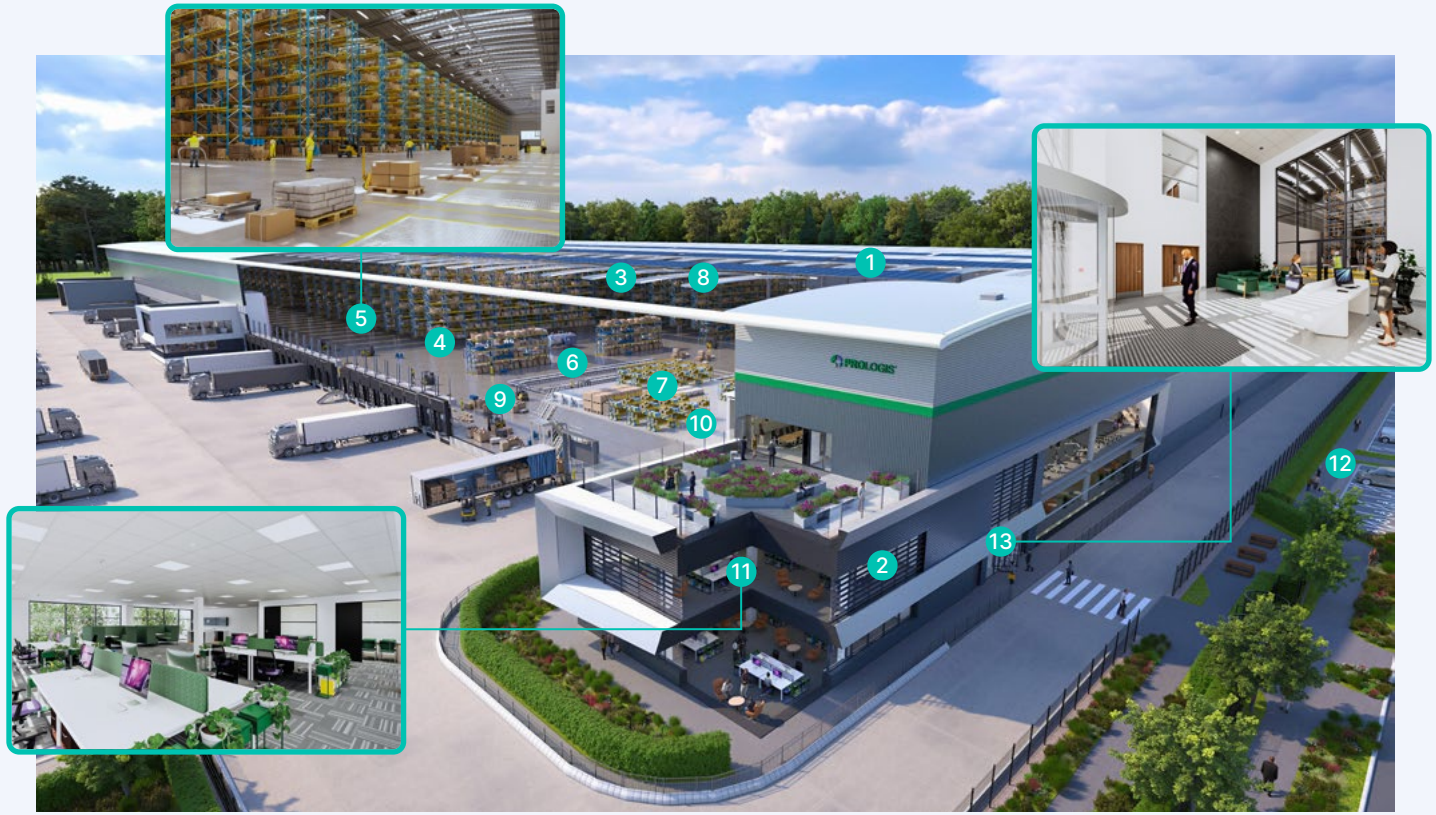
- Solution Design Managers on call
- Tailored layouts and fit-out options for your operation
- Experts in safety rules and our buildings

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



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

PROLOGIS® ESSENTIALS

For more information, please visit: prologis.co.uk/essentials

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 security

Dedicated PCSO route

- 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

PARKlife™

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



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.

Green space on your doorstep

OUTSTANDING WELFARE, INSIDE & OUT

The network of pathways at Prologis Park Kettering leads through the Linear Park, a regenerated 90-acre area of open space, while Kettering's thriving town centre offers a wide variety of shops, restaurants and leisure activities for your team to enjoy.

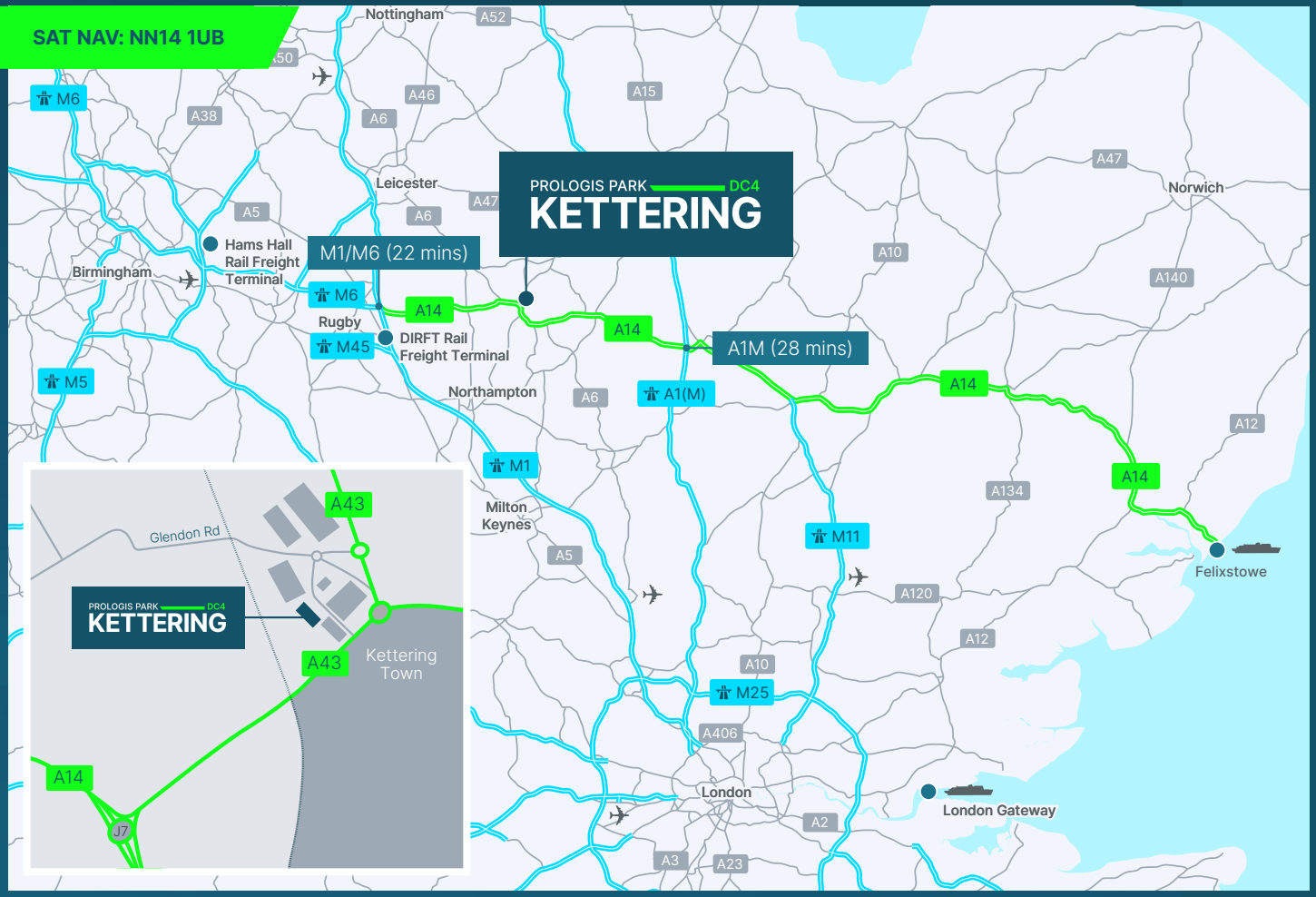






PROLOGIS PARK DC4 KETTERING

SAT NAV: NN14 1UB



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.

PROLOGIS®

Tom Price
tprice@prologis.com
07525 872 654

JLL
property.jll.co.uk

Will Arnold
will.arnold@jll.com
07793 149 886

Tom Watkins
tom.watkins@jll.com
07917 093 167

savills.co.uk
savills
0121 634 8400

David Tew
david.tew@savills.com
07779 860 176

Katie Monks
katie.monks@savills.com
07584 606 213

M1

Andy Hall
andy.hall@m1agency.co.uk
07824 525 821

Georgina Thompson
georgina.thompson@m1agency.co.uk
07793 461 360

Conditions under which particulars are issued: JLL, Savills and M1 Agency for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL, Savills and M1 Agency has any authority to make or give any representation or warranty whatever in relation to this property. September 2026.

PROLOGIS®