

**£2.3 MILLION  
FIT-OUT INSTALLED**  
LIGHTING • RACKING • FIREWALL

PROLOGIS PARK

**KETTERING**  
DC7: 246,685 SQ FT  
**DC7**

**AVAILABLE NOW**

NN14 1UB

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[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 £2.3 million worth of fit-out installed saving you time and money to be operationally ready, including racking, LED lighting and firewall in situ.



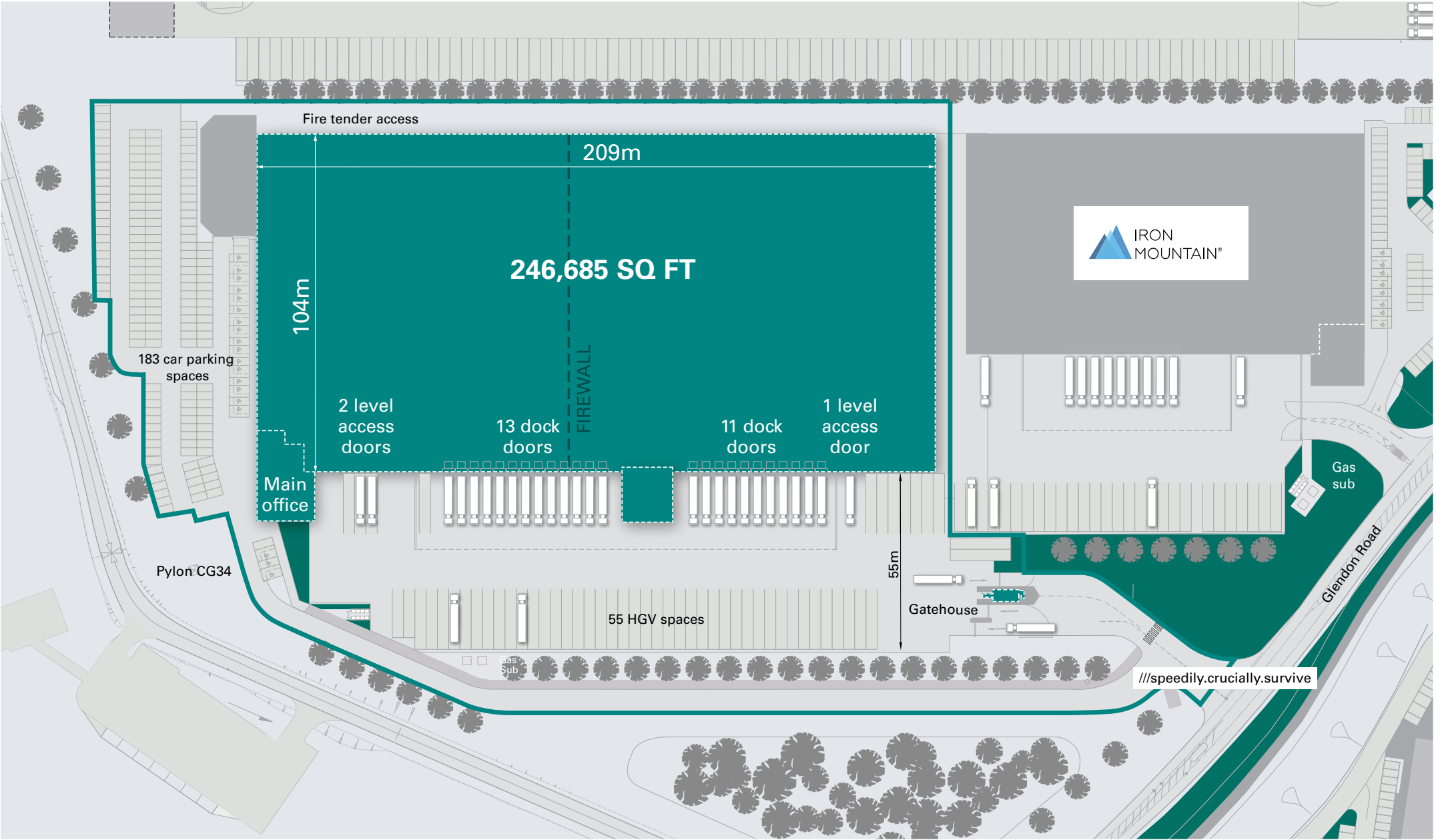


# £2.3 MILLION FIT-OUT INSTALLED

KETTERING DC7 IS FITTED WITH FEATURES SUCH AS RACKING, WAREHOUSE LIGHTING AND FIREWALL, ENSURING YOU'RE OPERATIONAL IMMEDIATELY WHILE BENEFITING FROM SIGNIFICANT CAPEX SAVINGS.

## ACCOMMODATION

	SQ FT	SQ M
Warehouse	232,094	21,562
Ground office	4,546	422
First office	3,714	345
Ground hub	3,045	283
First hub	2,953	274
Gatehouse	333	31
TOTAL	246,685	22,918



## SPECIFICATION

BREEAM  
Excellent

EPC  
A18

Solar PV  
ready

LED  
lighting

55m  
yard

15m  
to haunch

55 HGV  
parking spaces

183 car  
parking spaces

Security system  
installed

Fire alarm  
installed

Fully  
racked

Net Zero  
build

750kVA  
Power

Dedicated  
gatehouse

Fire rated  
compartment wall  
with roller shutter  
and pedestrian doors  
– no requirement  
for sprinklers

30,800  
pallet spaces

# OPTIMISED FOR EXCELLENCE

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



£2.2m fit-out providing significant cost savings



Racking fully serviced and ready to go



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



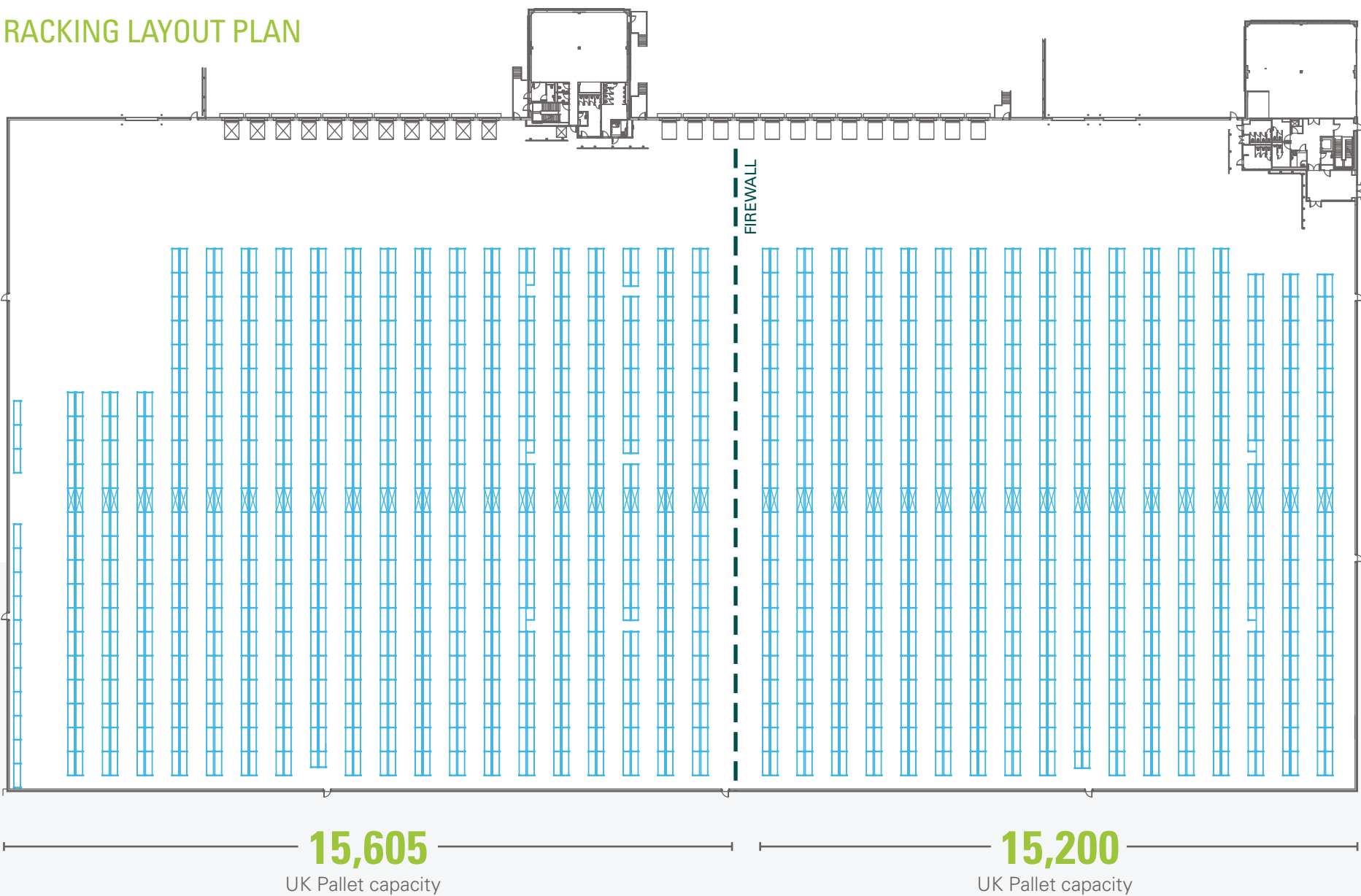
Each beam level designed to carry 3000kg UDL



Racking can be reconfigured or removed if required



## RACKING LAYOUT PLAN







**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.

# 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

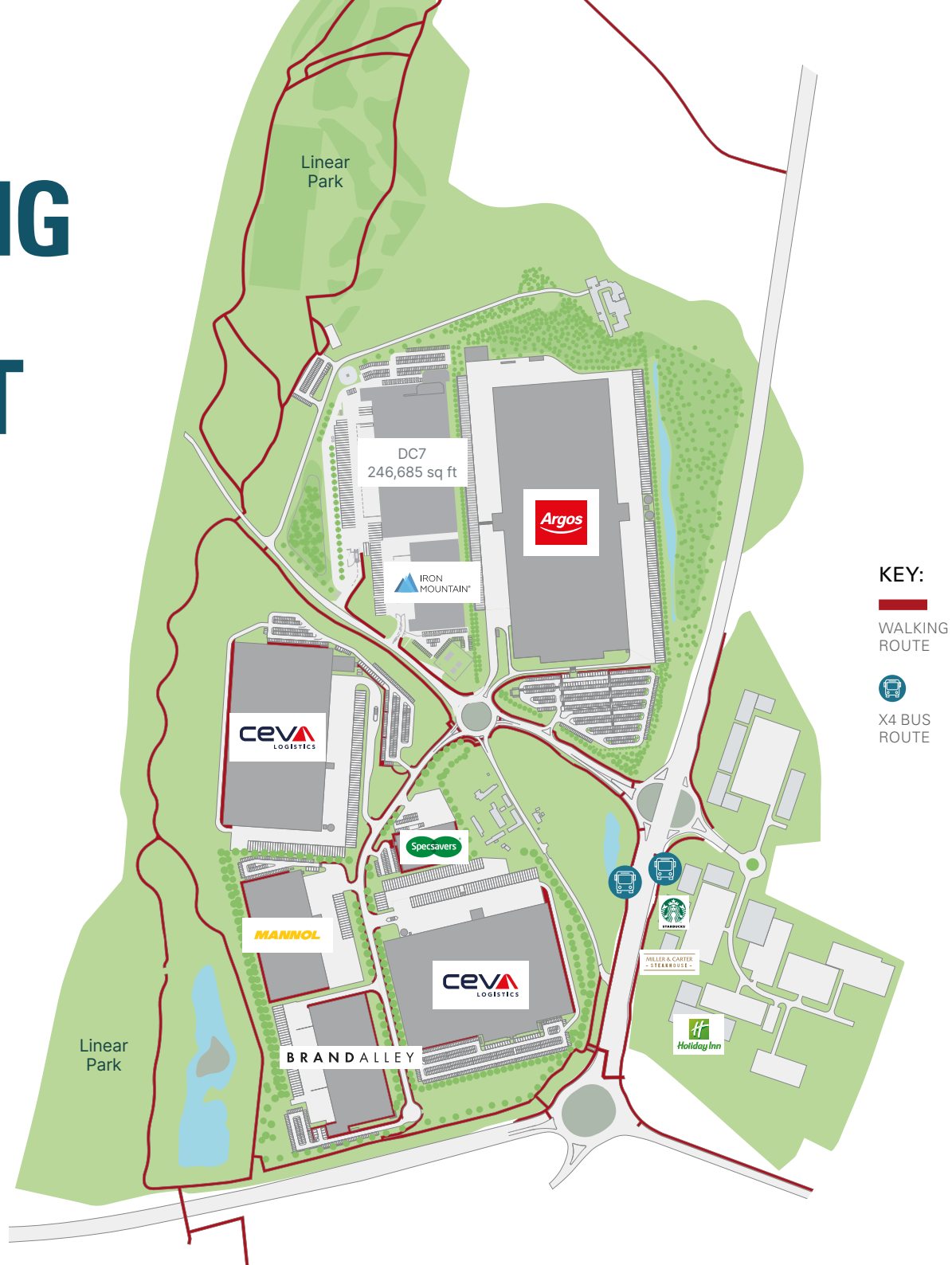
Programmes that elevate recruitment, retention and productivity so your business can leverage top-tier talent that grows alongside you.

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 ROUTE  
X4 BUS ROUTE



## 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.



## 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.



## 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.



0.6 miles away

Miller & Carter  
3 minute drive



0.6 miles away

Starbucks  
3 minute drive



1.7 miles away

Anytime Fitness  
6 minute drive



1.4 miles away

Thunderbowl  
4 minute drive



0.5 miles away

Asda  
3 minute drive



1.8 miles away

Co-op Food  
5 minute drive



3.2 miles away

Prezzo  
10 minute drive



3.3 miles away

Lighthouse Theatre  
9 minute drive



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## 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.

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