

UNIT 4

CRANSLEY PARK | J8 A14
CRANSLEY PARK WAY

KETTERING | NN14 1FJ

50,155 sq ft (4,659.51 sq m)

Prime Fully Fitted Food Manufacturing / Warehouse Unit

Fitted for a variety of frozen, chilled and ambient uses.



AVAILABLE NOW

Strategically located just 250m from J8 A14

TO LET

LOCATION

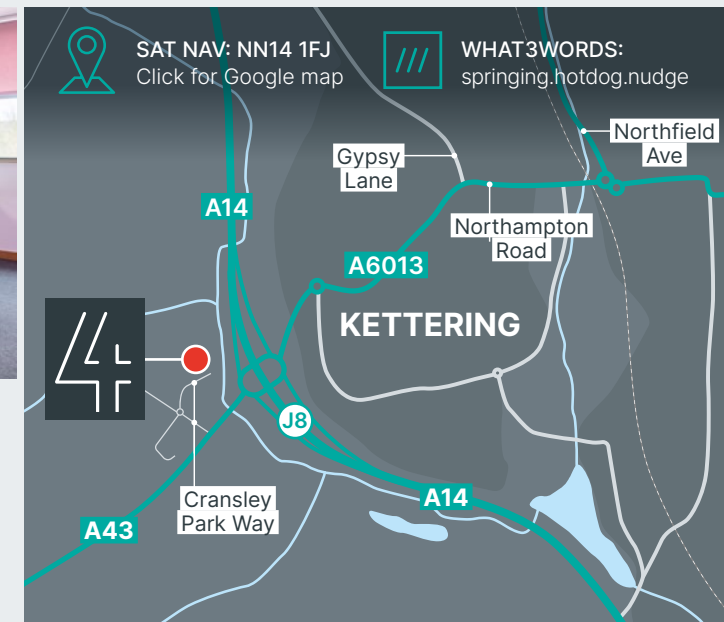
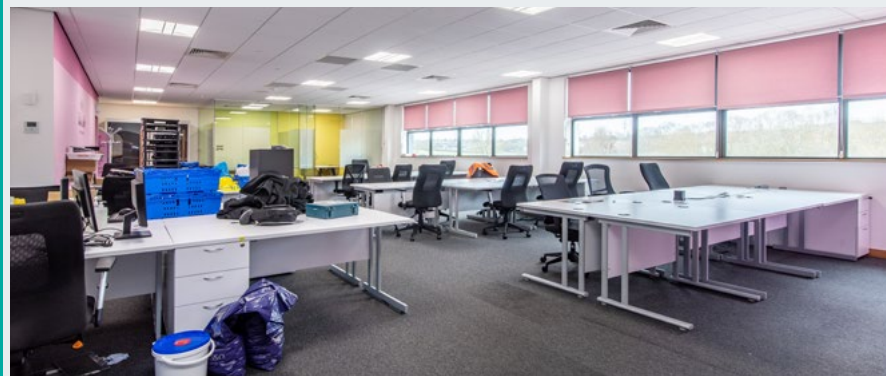
Located directly on Junction 8 of the A14 and the A43, Cransley Park is strategically located at the heart of the UK's trunk road network linking the "golden triangle" to the east coast ports in addition to offering streamlined access to the M1, M6 and A1(M). Kettering is 80 miles north of London and 54 miles east of Birmingham. Regular fast rail connections are available from Kettering station to London St Pancras International (50 minute journey time).



A43	0.2 miles	1.5 min
A14 J8	0.3 miles	2 mins
Northampton	13 miles	21 mins
M1 J15	18 miles	39 mins
M6/M1 J19	20 miles	36 mins
A1	23 miles	33 mins
DIRFT	24 miles	29 mins
M11	39 miles	55 mins
Hams Hall Rail Port	50 miles	1 hr 7 mins
Birmingham	57 miles	1 hr 28 mins
M25	60 miles	1 hr 37 mins



Tilbury Port	104 miles	1 hr 50 mins
Felixstowe Port	112 miles	2 hrs
Harwich Port	119 miles	2 hrs 14 mins



Local Occupiers Include:



ACCOMMODATION

	sq ft	sq m
Warehouse	47,646	4,426
First Floor Offices	2,509	233
Total	50,155	4,659

SPECIFICATION



3 dock levellers &
2 level access doors



1500kva electrical supply.



Two mains gas (85mm)
and water (65mm, 4.4 bar)
supplies.



68 car park spaces



10m eaves height



50m secure service yard



BREEAM Very Good /
EPC A (18)



50kN/sq m floor loading



Fitted for a variety of frozen,
chilled and ambient uses.



First floor office space



Raised access floors



Gas fired central heating



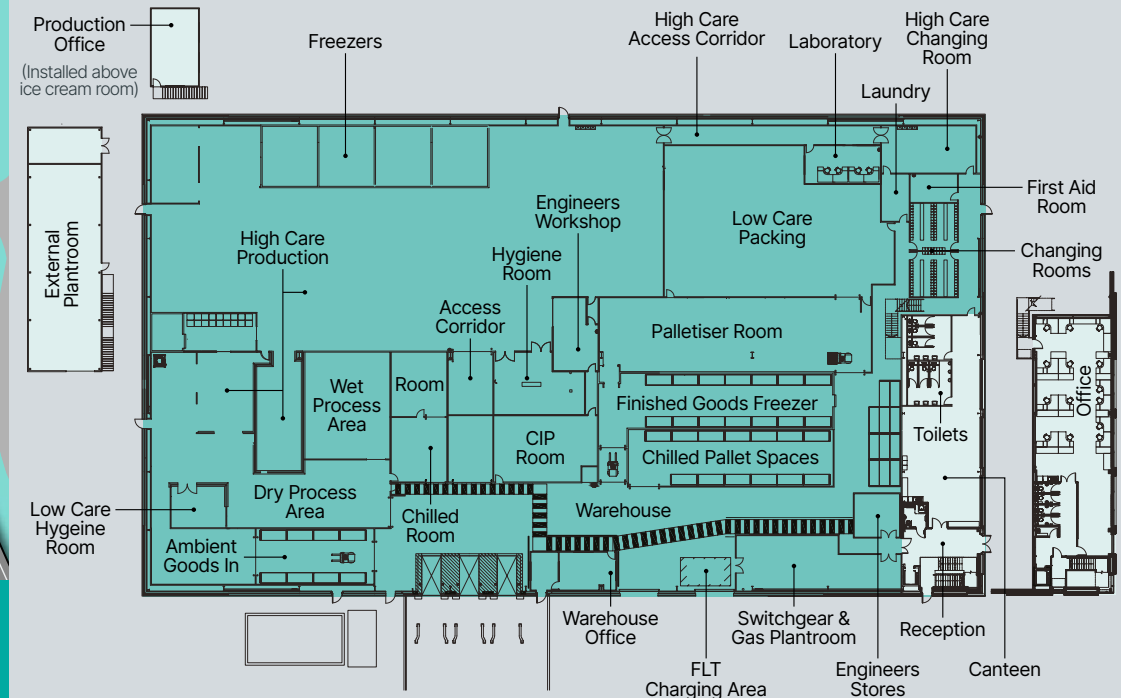
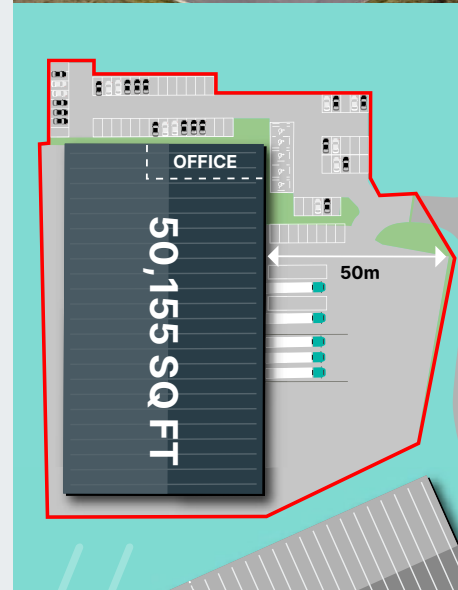
Fitted Kitchenettes



10% Roof Lights



PIR Controlled Energy
Efficient Lighting (offices only)





TERMS

The unit is available by way of a sub lease or assignment of the existing lease. Further details are available upon request.

VAT

VAT may be payable on any transaction at the prevailing rate.

RENT

Upon request.

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction

CONTACT



For further information or viewing, please contact:

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