

HOME FOR  
YOUR BUSINESS



# P3 KETTERING

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OVERVIEW

P3 Kettering is located just 0.5 miles from junction 10 of the A14, 24 miles from junction 19 on the M1, and comprises around 45,000 sqm lettable area spread over three buildings. The newly acquired logistics assets are strategically located within the “Golden Triangle” area and provides seamless connectivity to major transportation networks and key industrial centers in the UK. All units were developed from 2010 onwards to a modern Grade A institutional specification including BREEAM rating ‘Very Good’ and are fully leased out to two tenants.

0 m<sup>2</sup>

DEVELOPMENT OPPORTUNITY

0 m<sup>2</sup>

AVAILABLE SPACE

0 m<sup>2</sup>

AVAILABLE OFFICE SPACE



## AVAILABLE SPACE

Building	Available development space	Available warehouse space	Available office space
3	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
4	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>
B1	0 m <sup>2</sup>	0 m <sup>2</sup>	0 m <sup>2</sup>

- Existing building
- Development opportunity
- Offices
- Under construction

## KEY FEATURES

- 10% office content
- 24 dock doors
- 4 level access doors
- 15m clear height
- 55m yard depth
- 50 kN/m2 floor loading
- 92 car parking spaces
- 12.6 acres site area
- 40% site coverage



## ABOUT P3

P3 is a long-term investor, manager and developer of European warehouse properties with more than 9,7 million m<sup>2</sup> of assets under management and land bank of 1.9 million m<sup>2</sup> for further development.

P3 has commercial activities in 11 countries and has been investing and developing in European markets for more almost two decades. Headquartered in Prague, P3 employs more than 280 people across 11 offices in key European cities, offering integrated development, asset and property management services. For more information about P3, please visit [www.p3parks.com](http://www.p3parks.com)

Where to find us?



**10,1 mil. m<sup>2</sup>**

GROSS LETTABLE AREA

**11**

COUNTRIES

**3,5 mil. m<sup>2</sup>**

LANDBANK FOR DEVELOPMENT

**470+**

CUSTOMERS



# SPACE TO CREATE

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## COUNTRY OFFICE



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