



# CABOT | KETTERING

KETTERING VENTURE PARK  
KETTERING PARKWAY  
**NN15 6XU**



CABOT | 86

AVAILABLE  
NOW

Recently refurbished and  
ready for occupation.

CABOT | 15  
LET

NEWLY  
REFURBISHED  
GRADE A  
INDUSTRIAL  
UNIT

CABOT | KETTERING

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# GOLDEN TRIANGLE LOCATION

**Cabot Kettering** is located in the UK's 'Golden Triangle,' recognised as the country's prime distribution area due to its exceptional access to the national road and motorway network. With around 90% of the UK population reachable within a four-hour drive, the region boasts unparalleled connectivity. This strategic advantage has made the 'Golden Triangle' a critical hub for the UK supply chain, attracting a high concentration of retailers, distributors, and 3PL operators who have established key operations in the area.

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### TRANSPORT LINKS

A14	0.6 miles
A6	5 miles
A43	10 miles
M1 Junction 15A	15 miles
M6 Junction 1	29 miles

### AIRPORTS

East Midlands	48 miles
Birmingham	55 miles
Luton	55 miles
Stansted	68 miles

### LOCATION

Kettering Town Centre	2.4 miles
Northampton	19 miles
Peterborough	29 miles
Cambridge	44 miles
Birmingham	56 miles
London	82 miles

### PORTS

Tilbury	105 miles
Immingham	108 miles
Felixstowe	110 miles



# STRATEGICALLY POSITIONED

CABOT KETTERING

BALL CORPORATION

WOODWAY UK

SIEMENS

DS SMITH

ALPRO

MORRISONS

WEETABIX

ALUMASC

TRITAX  
SYMMETRY PARK

STERLING  
SOLUTIONS

A14

WARMIES UK

VP PACKAGING

**Cabot Kettering** is strategically positioned right next to the A43, midway between the M1 and A1(M) motorways, making it an ideal location for logistics operators. The presence of other major industrial facilities in the area, including Tritax's Symmetry Park, further highlights the site's appeal to occupiers.

CABOT KETTERING

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EMPLOYMENT RATE  
IN THE KETTERING AREA  
65,000 PEOPLE

% OF THE UK POPULATION  
WITHIN A 4.5 HOUR HGV DRIVE TIME  
56.5 MILLION PEOPLE

# DEMOGRAPHICS

POPULATION OF KETTERING  
MALE 47,382 / FEMALE 49,137  
49.1% / 50.9%

POPULATION WITHIN 30-MINUTE DRIVE  
WITHIN 20 / 10 MINUTE DRIVE  
375,000 / 88,000

# CABOT | 86

**Cabot 86** offers 86,148 sq ft of refurbished Grade A accommodation. Key features include an EPC rating of A, electric vehicle charging points, 7 dock-level doors, and 6 level access doors, making it an ideal warehouse for distribution and logistics purposes.

SIZE  
SQ FT  
**86,148**

AREA  
(ACRES)  
**6.97**

SITE  
COVERAGE  
**28%**

YARD  
DEPTH  
**50m**

EAVES  
HEIGHT  
**10m**

EPC  
RATING  
**A**

DOCK LEVEL /  
LEVEL ACCESS DOORS  
**7 / 6**

CAR PARKING  
SPACES  
**60**

CURRENT POWER  
SUPPLY AVAILABLE  
**350 KVA\***

CABOT 86	SQ FT GIA	SQ M GIA
WAREHOUSE	79,031	7,342
GROUND FLOOR OFFICE / ANCILLARY	3,559	331
FIRST FLOOR OFFICE / ANCILLARY	3,558	329
<b>TOTAL</b>	<b>86,148</b>	<b>8,003</b>
CANOPY	13,810	1,283

\*Power can be increased to 500 KVA

Level Access  
Dock Level







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## MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the buyers/funders/lessee.

## TERMS

The property is available by way of a new FRI lease on terms to be negotiated.

## SERVICE CHARGE

The service charge is apportioned to share the cost of running the site.

## BUSINESS RATES

Prospective parties are advised to refer to the Valuation Office Agency (VOA) website for current business rates information



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For any further information,  
please contact:

LIONS.DOOR.INTENTION

[prop-search.com](https://prop-search.com)



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