

TO LET

PEGASUS COURT,
KETTERING BUSINESS
PARK, KETTERING,
NORTHAMPTONSHIRE
NN15 6XS

200,000 sq ft

- Class 1 IOS with Tarmac Surface
- Direct access onto the A14
- Up to 72kVA per plot
- Fully serviced & secure

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LOCATION

Strategically located to the south of Kettering town centre, the site runs along the A14 Trans-European freight route with direct access via Junction 9. The site is 23 minutes away from the M6 / M1 interchange which provides access to the Midlands and the South East.

Locally, the site is in good company with both Segro's Kettering Gateway and Tritax's Symmetry Park a moments' drive away.

DESCRIPTION

Positioned at the gateway to the UK's Golden Triangle, the site offers a rare and highly strategic opportunity for large-scale Industrial Outdoor Storage (IOS). The site provides seamless connectivity to the M1, M6, and A1(M) corridors - placing it within one of the most sought-after logistics zones in the country.

The Golden Triangle, encompassing parts of the East Midlands and stretching across Northamptonshire, Leicestershire, and Warwickshire, is renowned for its unparalleled connectivity, providing access to 90% of the UK population within a 4-hour drive time. Kettering's proximity to this logistics heartland makes it an ideal location for occupiers seeking efficient national distribution capabilities and accessibility.

The site itself features a predominantly tarmac surface and is fully serviced with water, drainage and power. Its prominent frontage along the A14 also offers excellent signage potential (subject to planning), enhancing brand visibility for logistics and industrial operators.

KEY FEATURES

- Class 1 IOS designation
- Direct access to A14 via Junction 9
- Strategically located within the UK's Golden Triangle
- Predominantly tarmac-surfaced yard
- Only large-scale IOS site available in Kettering
- Fully serviced with water, drainage, and power
- Secured plots with palisade fencing
- Excellent visibility for signage opportunities

ACCOMMODATION

Flexible plots of between 1-5 acres.

Name	Size
Total	200,000 sq ft (18,580 sq m)

TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

RENT

Rent on Application.

LEGAL COSTS

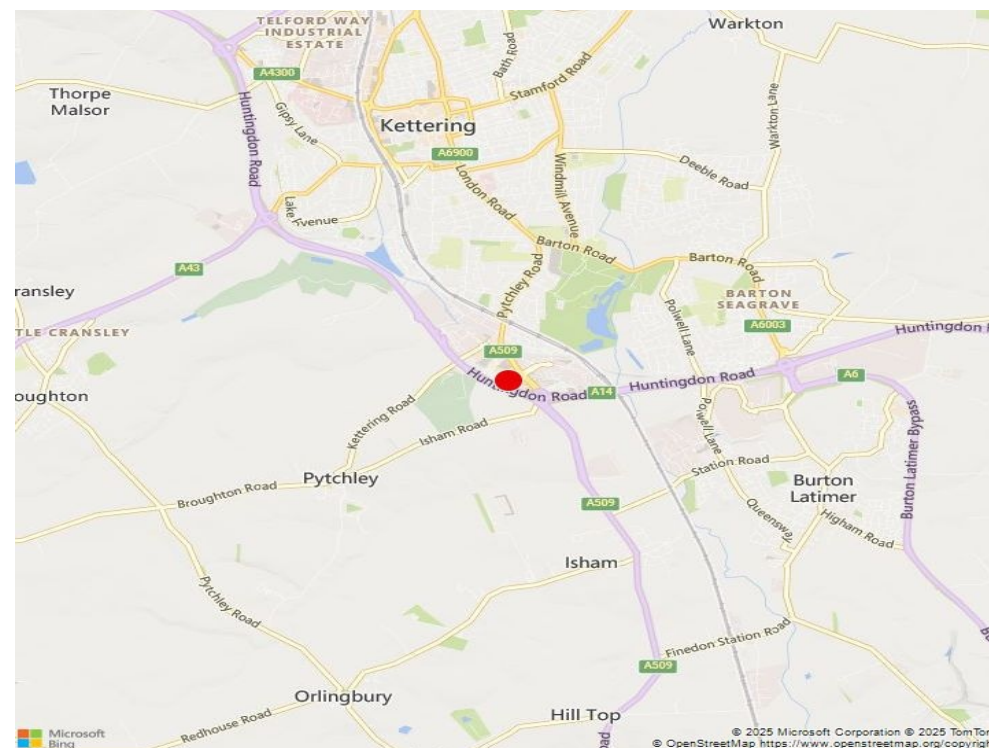
Each party to bear their own legal costs.

VAT

The property is VAT elected.

VIEWING

Strictly by appointment with agents.



CONTACT

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	Northampton	13 miles
	M1 J15	18 miles
	M6/M1 J19	20 miles
	A1	23 miles
	DIRFT	24 miles
	M11	39 miles
	Hams Hall Rail Port	50 miles
	Birmingham	57 miles
	M25	60 miles
	Tilbury Port	104 miles
	Felixstowe Port	112 miles
	Harwich Port	119 miles

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