

FINAL UNIT REMAINING

READY FOR
IMMEDIATE
OCCUPATION

PS95
PETERBOROUGH
SOUTH

NEW 95,949 SQ FT
WAREHOUSE /
LOGISTICS UNIT



BY FirethornTRUST 

PUTTING YOU IN A SMART LOCATION

Located in one of the UK's fastest growing cities, Peterborough South is built for the future of logistics. Housebuilder Taylor Wimpey and chilled distribution specialists Freshline have already taken units on the site, and the surrounding region is a thriving commercial hub with a diverse economy and an active, skilled population.

Lying adjacent to Fletton Parkway, the site has direct dual carriageway access to J17 / A1(M) (6 minute drivetime), and offers established connections to air, rail and sea. Peterborough South is located within a two hour drive time of two major ports and four international airports, while Kings Cross station is less than a 45-minute train journey away.

Peterborough South is an intelligent base for businesses looking to boost their potential.



NEW WAREHOUSE / LOGISTICS UNIT
PS95 - 95,949 SQ FT
READY FOR IMMEDIATE OCCUPATION



A1(M) · J17

A1

ORTON WATERVILLE

FERRY MEADOWS

DPD UK
KINGSLEY BEVERAGES
LIDL
YEARSLEY
COLOPLAST
E LEATHER
SMART GARDEN PRODUCTS

HAMPTON VALE

OVER 6,000
NEW HOMES
BUILT SINCE 1997

HAMPTON

FLETTON PARKWAY

STAPLETONS

CHILTERN COLD STORAGE

LAWRENCE DAVID

A1139

BOOKER

WHIRLPOOL

CLIPPER LOGISTICS

CAR WORLD

IKEA

A1139 · J3A

MAJOR NEW HOUSING DEVELOPMENTS INCLUDING PERSIMMON, BARRATT AND BOVIS

EAST COAST MAINLINE

PS
PETERBOROUGH SOUTH

AMAZON

TAYLOR WIMPEY

A605

STILLWELLS NATURE RESERVE

CROWN LAKES COUNTRY PARK

FARCET

15_M
EAVES HEIGHT

50_M
YARD DEPTH

700
KVA POWER





FUTURE-PROOFING OPERATIONS

Peterborough South's high specification, sustainable infrastructure is designed with future generations in mind.

With a net-zero carbon construction, the scheme has been delivered as BREEAM 'Excellent' and features smart solutions that will respond to market requirements, now and for years to come.

Photovoltaic arrays have been installed as standard to 5% of roof coverage, with the roof structures designed to accommodate 100% PV coverage providing flexibility to accommodate individual occupier sustainability requirements. Units are storage battery ready to allow occupiers to retain excess solar energy. 48 electric vehicle charging points are available across the site, with ducting in place for future HGV charging requirements.

Energy usage has been further reduced by optimising natural light, with 15% roof lights and translucent cladding above loading docks as standard.



5% SOLAR PVS AS STANDARD



48 EV CAR CHARGING POINTS ON SITE



NET ZERO CARBON CONSTRUCTION



BREEAM EXCELLENT



WELL CERTIFICATION READY



STORAGE BATTERY INFRASTRUCTURE PROVIDED



15% ROOF LIGHTS



DUCTING IN PLACE FOR HGV CHARGING





EMPLOYEE HEALTH AND WELLBEING

Aiming to promote a culture that fosters employee health and wellbeing, Peterborough South is WELL Building Standard ready, with a workplace design that looks to boost productivity. Extensive landscaping, an abundance of natural lighting, modern facilities and contemporary office design puts employee satisfaction and motivation front of mind, meaning your business can attract and retain the best talent.

The site is also located directly adjacent to Crown Lakes Country Park, a picturesque 85 acres of meadows, woodlands and lakes that are ideal for lunchtime walks and post work exercise.



Crown Lakes Country Park



Peterborough South is located in easy reach of the city's 'Green Wheel' network of cycle paths. Comprising 80km of traffic free paths and quiet roads it offers a safe and relaxing commute for cyclists.





61.7%
RESIDENTS OF
WORKING
AGE



POSITIONED FOR INTELLIGENT THINKING

83,200
PEOPLE WITH AN
NVQ2
& ABOVE



MEDIAN
GROSS
WEEKLY PAY OF
£543
(£587 UK AVERAGE)

SOURCE: NOMIS

Internationally recognised as a 'Smart City', Peterborough is integrated with systems that work to improve services, efficiency and sustainability.

Located within three key growth areas in the UK, including the Oxford-Cambridge Arc and the Midlands Engine, Peterborough has an established but evolving supply chain. Ranked as #2 in the UK for job growth, and as the fourth best city for commuting times, the city is a significant employment area with a population that is projected to increase 11% by 2024.

With a £2.7billion enhancement to the road and rail infrastructure, the implementation of a £30million full-fibre gigabit network across the city, and a new university that is set to open in 2022, the region surrounding Peterborough South has been the focus of recent investment and regeneration, garnering interest from market-leading businesses across the UK and beyond.





**NET-ZERO CARBON
CONSTRUCTION**

BREEAM -
EXCELLENT

EPC -
A RATING

50KN/M
FLOOR
LOADING

**POWERING UP
POTENTIAL**

PS95:
12 ELECTRIC
CAR
CHARGING
POINTS

Built to a Grade-A specification, Peterborough South comprises a three high-quality units with a net-zero carbon construction.

PS95 is the final unit remaining, comprising 95,949 sq ft of prime industrial space. Powered by 700 kVA, the unit offers boosted opportunities for future automation and digitisation in addition to provisions for renewable power generation.

An ideal base for businesses looking to elevate their operations, the unit's clear internal height of 15m provides room to grow, while the smart, energy-efficient design aims to minimise costs and limit carbon emissions.

Schedule of Accommodation (GIA)

PS241	SQ M	SQ FT
LET TO TAYLOR WIMPEY		
Two Storey Offices	1,753	18,863
Transport Office	232	2,500
Total	22,575	242,992

Yard depth	52.5M
Clear internal height	15M
Dock loading doors	22
Level access doors	2
HGV parking spaces	35
Car parking spaces	189
Electric car charging points	20*
Power	1.5 MVA
Solar PVS	20,470 SQ FT

*10 electric car charging points with infrastructure for additional 10 spaces

PS140	SQ M	SQ FT
LET TO FRESHLINE		
Two Storey Offices	921	9,908
Total	13,180	141,866

Yard depth	50M
Clear internal height	15M
Dock loading doors	14
Level access doors	2
HGV parking spaces	24
Car parking spaces	132
Electric car charging points	16*
Power	800 kVA
Solar PVS	11,892 SQ FT

*8 electric car charging points with infrastructure for additional 8 spaces

PS95	SQ M	SQ FT
Warehouse	8,290	89,232
First Floor Office	624	6,717
Total	8,914	95,949

Yard depth	50M
Clear internal height	15M
Dock loading doors	10
Level access doors	2
HGV parking spaces	20
Car parking spaces	90
Electric car charging points	12*
Power	700 kVA
Solar PVS	8,009 SQ FT

*6 electric car charging points with infrastructure for additional 6 spaces



WHAT3WORDS:
///DAREDEVIL.LOADS.VOWED

SAT NAV: PE2 9EN

BOOSTING CONNECTIONS

From Peterborough South, 9 million customers can be reached within a 90 minute drive time, with the A1 (M) providing easy access to Cambridge, Milton Keynes, Leicester and Nottingham.

Benefiting from a well-established transport network and the average fastest rush hour traffic speeds in the UK* the site provides mainland connections across UK and Europe. The Ports of London and Felixstowe, both recently announced as Freeport locations, are situated within a two hour reach.

*2014 Direct Line Plus Survey

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Location **Car Drive Time** **Miles**

MOTORWAYS

J17/A1(M)	6 mins	4
A14 J22	23 mins	21
M1 J15	55 mins	43

Peterborough

City Centre	10 mins	4
Bedford	46 mins	38
Cambridge	49 mins	41
Birmingham	1 hr 37 mins	85
Central London	1 hr 58 mins	84

PORTS

London Gateway	1 hr 47 mins	99
Felixstowe	1 hr 51 mins	107
Immingham	2 hrs 6 mins	106
Harwich	2 hrs 8 mins	115

AIRPORTS

Luton	1 hr 18 mins	59
East Midlands	1 hr 26 mins	60
London Stansted	1 hr 26 mins	76
Birmingham	1 hr 53 mins	87

Source: Google maps



PETERBOROUGH SOUTH.CO.UK

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