

THREE NEW WAREHOUSE / LOGISTICS UNITS

AVAILABLE
Q4 2022

PS

PETERBOROUGH
SOUTH

FROM
94,225 SQ FT TO
240,830 SQ FT





THREE NEW WAREHOUSE / LOGISTICS UNITS
FROM 94,225 SQ FT TO 240,830 SQ FT
8,753 SQ M TO 22,373 SQ M
AVAILABLE Q4 2022

15M
EAVES HEIGHT

UP TO
52.5M
YARD DEPTH

3 MVA
TOTAL POWER
TO SITE

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. Home to world-class businesses, 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.

Indicative CGI





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 will be delivered as BREEAM 'Excellent' and features smart solutions that will respond to market requirements, now and for years to come.

Photovoltaic arrays will be installed as standard to 10% of roof coverage, with the roof structures designed to accommodate 100% PV coverage providing flexibility to accommodate individual occupier sustainability requirements. Units will also be 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 will be further reduced by optimising natural light, with 15% roof lights and translucent cladding above loading docks as standard.



ALL BUILDINGS ARE NET ZERO CARBON IN CONSTRUCTION



Indicative CGI



OVER 40,000 SQ FT
SOLAR PV'S ON SITE 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

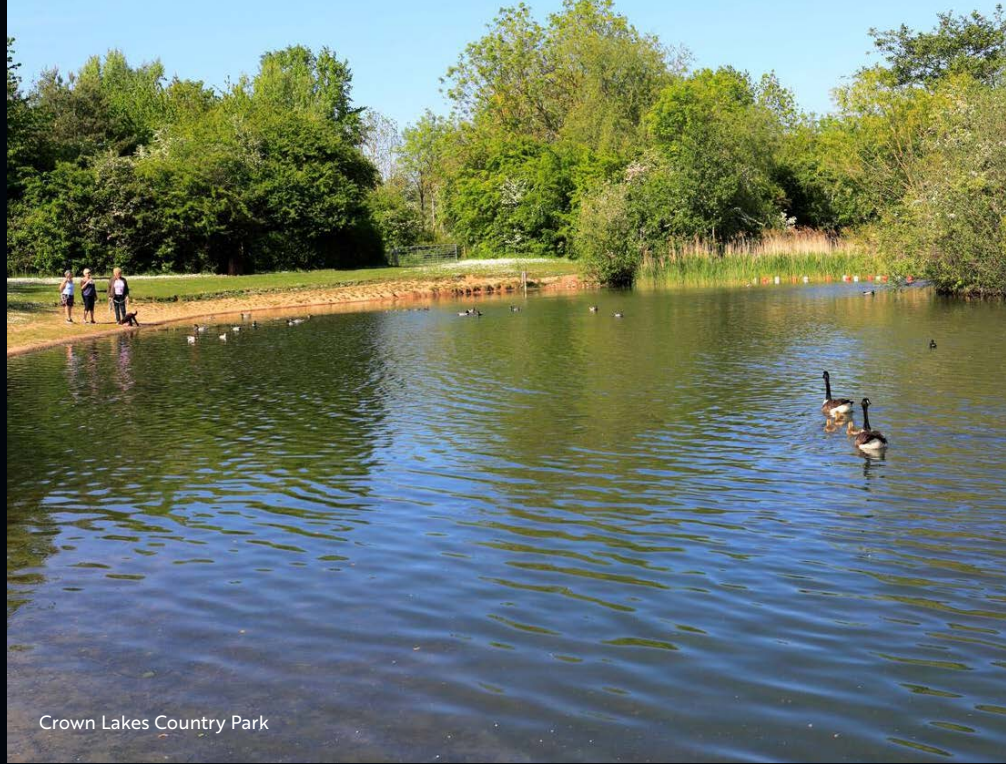


Peterborough South is located in easy reach of the city's 'Green Wheel' network of cycle paths. Comprising 80km of traffic free paths and quiet roads it offers a safe and relaxing commute for cyclists.



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





POSITIONED FOR INTELLIGENT THINKING



PETERBOROUGH IS A RAPIDLY GROWING CITY
WITH A POPULATION OF 200,000



61.7%
RESIDENTS OF
WORKING
AGE

83,200
PEOPLE WITH AN
NVQ2
& ABOVE

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

SOURCE: NOMIS

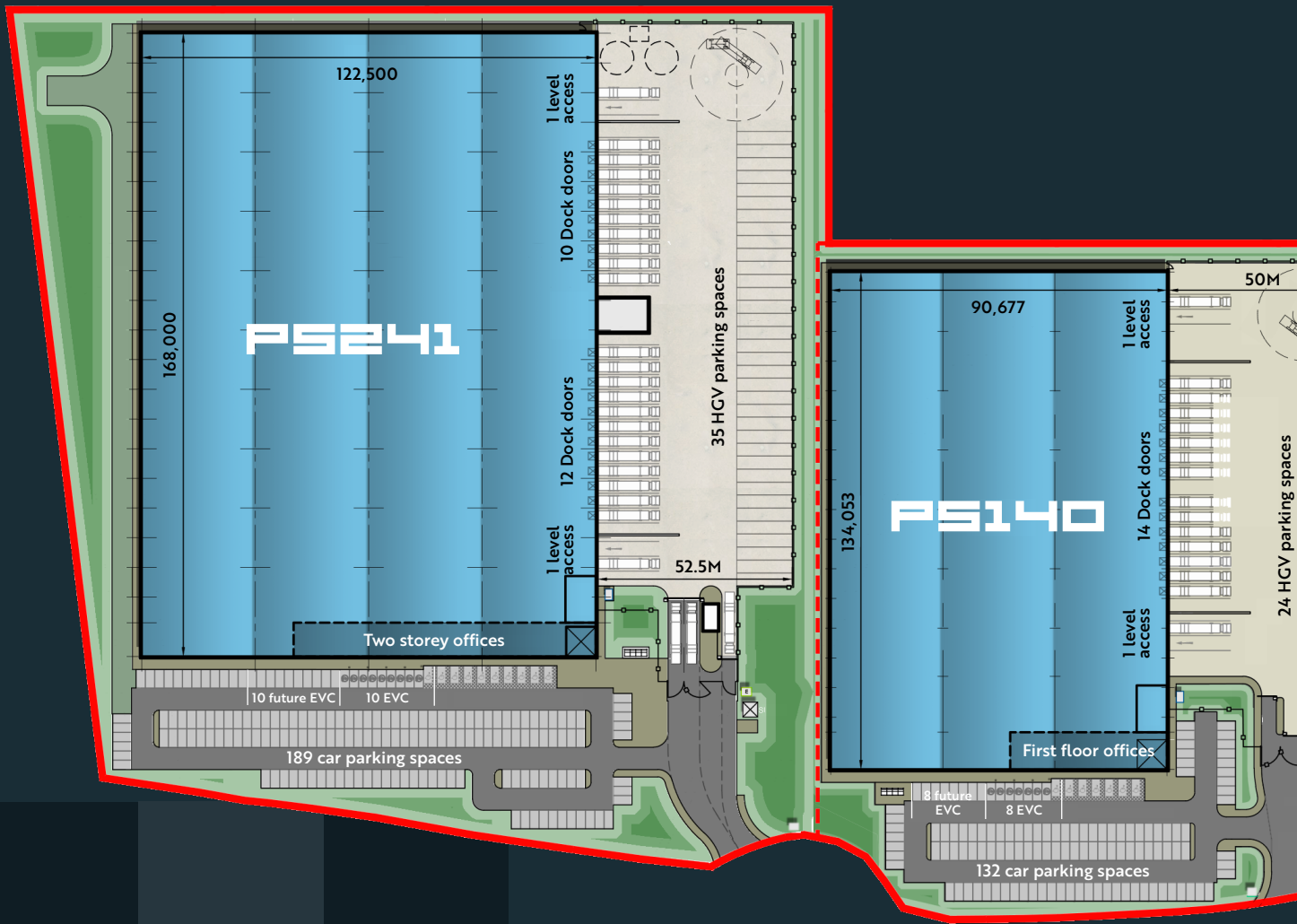


Internationally recognised as a 'Smart City', Peterborough is integrated with systems that work to improve services, efficiency and sustainability.

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.





BREEAM -
EXCELLENT

EPC -
A RATING

50KN/M
FLOOR
LOADING

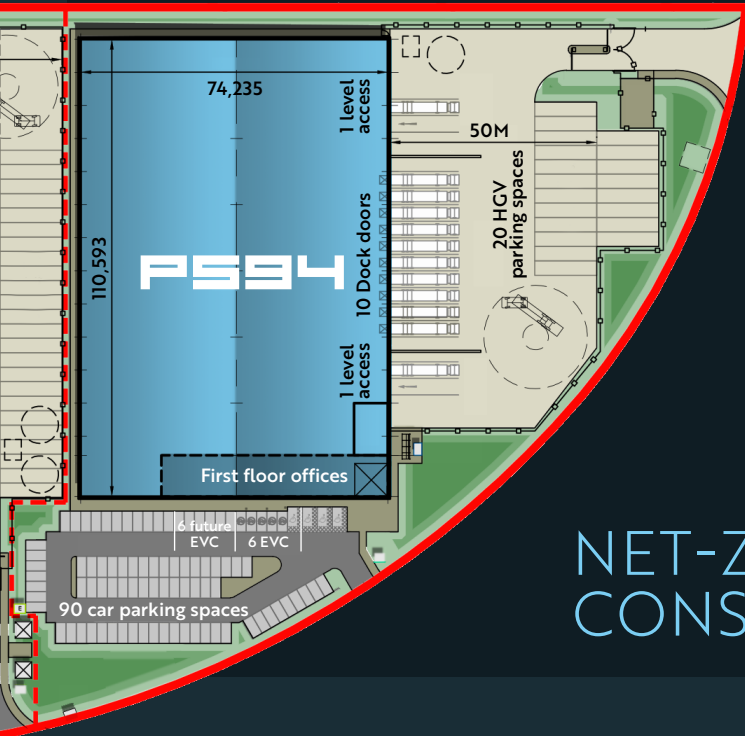
POWERING UP
POTENTIAL

48 ELECTRIC
CAR
CHARGING
POINTS

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

450,000 sq. ft. of prime industrial space is powered by up to 3MVA, offering 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 scheme's clear internal height of 15m provides room to grow, while the smart, energy-efficient design aims to minimise costs and limit carbon emissions.



NET-ZERO CARBON CONSTRUCTION

Schedule of Accommodation (GIA)

PS241	SQ M	SQ FT
Warehouse	20,596	221,700
Two Storey Offices	1,545	16,630
Transport Office	232	2,500
Total	22,373	240,830

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
Warehouse	12,091	130,150
First Floor Office	907	9,765
Total	12,998	139,915

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

PS94	SQ M	SQ FT
Warehouse	8,143	87,650
First Floor Office	611	6,575
Total	8,754	94,225

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



Google Maps 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

PS

PETERBOROUGH SOUTH.CO.UK

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