

FINAL UNIT REMAINING

READY FOR  
IMMEDIATE  
OCCUPATION

**P594**  
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  
**PS94 - 95,949 SQ FT**  
 READY FOR IMMEDIATE OCCUPATION



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

OVER 6,000  
 NEW HOMES  
 BUILT SINCE 1997

MAJOR NEW HOUSING DEVELOPMENTS INCLUDING PERSIMMON, BARRATT AND BOVIS

**15<sup>M</sup>**  
 EAVES HEIGHT

**50<sup>M</sup>**  
 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**

BREEM -  
EXCELLENT

EPC -  
A RATING

50KN/M  
FLOOR  
LOADING

**POWERING UP  
POTENTIAL**

PS94:  
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.

PS94 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
<b>LET TO TAYLOR WIMPEY</b>		
Two Storey Offices	1,753	18,863
Transport Office	232	2,500
<b>Total</b>	<b>22,575</b>	<b>242,992</b>

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

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

PS140	SQ M	SQ FT
<b>LET TO FRESHLINC</b>		
Two Storey Offices	921	9,908
<b>Total</b>	<b>13,180</b>	<b>141,866</b>

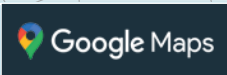
Yard depth	<b>50M</b>
Clear internal height	<b>15M</b>
Dock loading doors	<b>14</b>
Level access doors	<b>2</b>
HGV parking spaces	<b>24</b>
Car parking spaces	<b>132</b>
Electric car charging points	<b>16*</b>
Power	<b>800 kVA</b>
Solar PVS	<b>11,892 SQ FT</b>

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

PS94	SQ M	SQ FT
Warehouse	8,290	89,232
First Floor Office	624	6,717
<b>Total</b>	<b>8,914</b>	<b>95,949</b>

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

\*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

**savills.co.uk**   
**01733 344 414**

**EDWARD GEE**  
ege@savills.com  
07807 999 211

**WILLIAM ROSE**  
wrose@savills.com  
07870 999 566

**JOHN MADOCKS WRIGHT**  
(LONDON)  
jmwright@savills.com  
07807 999635

**Lambert Smith Hampton**  
**020 7198 2000**

**RICHARD MEERING**  
rmeering@lsh.co.uk  
07538 881 997

**PETER EDWARDS**  
pedwards@lsh.co.uk  
07354 846 001

**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**

Conditions under which particulars are issued: Savills and Lambert Smith Hampton for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Savills and Lambert Smith Hampton has any authority to make or give any representation or warranty whatever in relation to this property. www.tasselldesign.co.uk J016369 08/2023.