



QUADRANT 266

Staplee Way, Peterborough, PE1 4YT



Design and Build Opportunity - Commercial / Warehouse Development

Postcode: PE1 4YT

Location

Peterborough is located approximately 80 miles north of London at J17 of the A1(M), A47 and A605. It also has excellent access to the A14 and M11. Rail access is excellent with the fastest time to London Kings Cross being 45 minutes.

The property is located 2.5 miles from Peterborough city centre and is located within the

established Eastern Industry Area, approximately 7 miles from Junction 17 of the A1(M) accessible within 10 minutes.

Nearby occupiers include: Perkins Caterpillar, Motorpoint, TC Harrison Ford, DSV, Tesco Distribution Hub and Sainsbury's.



A43	17 miles	24 mins
A14 J13	23 miles	35 mins
A14 J21	23 miles	25 mins
Leicester	45 miles	1 hr 14 mins
Nottingham	61 miles	1 hr 26 mins



London Gateway	105 miles	2 hrs 16 mins
Immingham	107 miles	2 hrs 15 mins
Felixstowe	112 miles	2 hrs 9 mins
Hull	115 miles	2 hrs 33 mins

Source: Google Maps



DESCRIPTION	SQ M	SQ FT
Warehouse	23,366	251,518
Ground Floor Offices	697	7,503
First Floor Offices	697	7,503
Gross Internal Area	24,760	266,523

Note: GIA provided are indicative areas and are subject to measurement upon practical completion.



-  18 dock level doors
-  4 level access doors
-  50m loading yard depth



15m clear height to haunch



323 car parking spaces



50KN floor loading



Images are for indicative purposes



Example Images

Sustainability & Wellbeing



BREEAM target 'Very good'



12 electric charging points
(Cars and vans)



Landscaped areas



EPC target 'A' rating



Air source heat pumps



Dedicated cycle parking



Photovoltaic panels



Rainwater harvesting



10% Roof light cover

DEMOGRAPHICS



Peterborough population

215,700

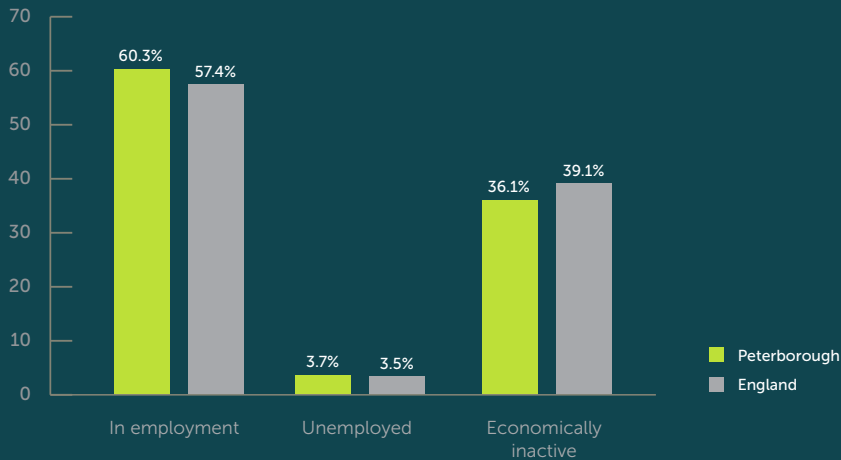
(31.78% of County Population)



Cambridgeshire County population

678,800

Economic Activity Status

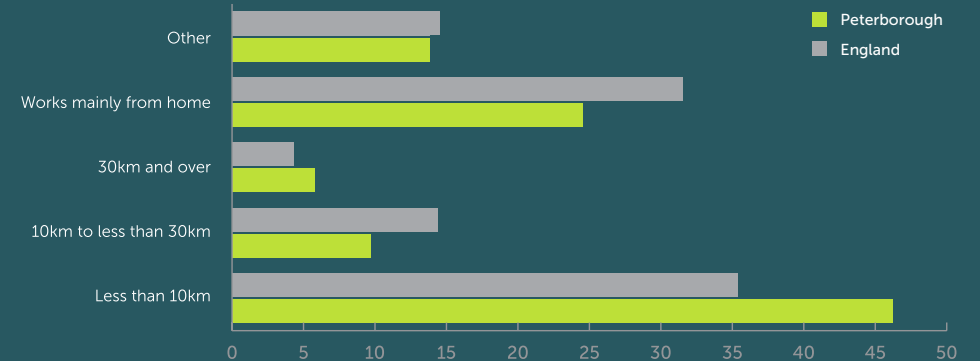


60.7% of population are economically active (England 57.4%)



A higher percentage of economically active are employed within process, plant and operative labour

Distance travelled to work



A greater percentage of economically active travel less that 10km to work in comparison to the rest of England.



A lower percentage of economically active, in comparison to England, work from home



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Terms

The property is available on a freehold or leasehold basis, subject to negotiations.

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