

AVAILABLE  
NOW

# LIGHTNING PARK

HUNTINGDON, PE29 6SZ



**TO LET/MAY SELL**  
**NEW INDUSTRIAL &  
DISTRIBUTION UNIT**  
32,841 SQ FT (3,051 SQ M)

[WWW.LIGHTNING-PARK.CO.UK](http://WWW.LIGHTNING-PARK.CO.UK)

**TD** **TREBOR**  
DEVELOPMENTS

**HI** **HILLWOOD**  
A PEROT COMPANY®



## LOCATION

Lightning Park is prominently located in an established commercial area of Huntingdon, just off the A1M and A14 interchange, located 1 mile North West of Huntingdon Town Centre.

Huntingdon has an expanding population of approximately 24,000 and is 60 miles from London, 16 miles north-west of Cambridge and 19 miles south of Peterborough. The upgraded A14 by-passes Huntingdon and provides good access to A1, M11, M1 and M6. There is also a direct rail link to London Kings Cross. Nearby is Alconbury Weald which will on completion provide 5,000 new homes, leisure facilities and employment.

Detailed planning consent was secured for a two unit scheme in December 2022. Lightning 126 was pre let to DHL International (UK) Ltd, whilst construction has now completed on Lightning 32 which is available for immediate occupation.



LIGHTNING 126  
LET TO **DHL**

LIGHTNING 32  
AVAILABLE

# AERIAL

Other local occupiers include:



WWW.LIGHTNING-PARK.CO.UK

# LIGHTNING I26

LET TO



# LIGHTNING 32

|                  | SQ FT         | SQ M         |
|------------------|---------------|--------------|
| WAREHOUSE        | 28,911        | 2,686        |
| OFFICES          | 3,930         | 365          |
| <b>TOTAL GIA</b> | <b>32,841</b> | <b>3,051</b> |

## LIGHTNING 32 ENHANCED SPECIFICATION



**FIBRE**  
connectivity



**CYCLE**  
SPACES



**BREEAM**  
"very good"



**EPC**  
"A" RATING



**LAKESIDE SETTING**  
with amenity areas



**ROOF DESIGNED**  
FOR PV PANELS



**4 EV**  
charging points



**SUSTAINABLE**  
MATERIALS



**8M**  
eaves height



**2 DOCK LEVEL**  
and 2 surface level loading doors



**50 kN**  
floor loading



**Up to 1mVA**  
power supply



**44 CAR PARKING**  
SPACES



**GRADE A OPEN PLAN**  
fitted first floor offices



**SECURE YARD**  
with HGV parking



**35M DEPTH**  
secure self-contained yard

# SUSTAINABILITY



## BREEAM IN USE

The Landlord will be happy to work with occupiers to obtain BREEAM in Use certification, and have a full consultant team who have worked on the scheme from inception.



## NATURAL DAY-LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



## ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



## ENERGY EFFICIENT HEATING & COOLING

Variable Refrigerant Flow (VRF) heating / cooling system with internal ceiling concealed fan coil units fed from external air source heat pump to the offices, and efficient local electric heaters to ancillary areas.



## PHOTO-VOLTAIC (PV) PANELS

Enhanced roof loadings to allow for future potential photovoltaic installation over the entire roof areas of the office and warehouse.



## ENERGY PERFORMANCE (EPC)

Lightning Park has achieved an EPC "A" rating.



## ELECTRIC VEHICLE (EV) CHARGING

Lightning 32 has 4 fully installed EV charging spaces with existing ducting to enable a further 4 to be provided in the future, and scope to provide further if required.



## CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.



## GREEN ENVIRONMENT & SOCIAL WELL-BEING

Lightning Park has footpaths, green spaces, and even it's own lake offering staff a pleasant and natural external environment.



## CYCLE PARKING

Lightning 32 offers covered cycle spaces, as well as shower facilities inside the building.



# CONNECTIVITY

## DRIVE TIMES

|                        |           |              |
|------------------------|-----------|--------------|
| Huntingdon Town Centre | 1.5 miles | 5 mins       |
| A1M                    | 3 miles   | 5 mins       |
| A14                    | 3 miles   | 5 mins       |
| M11                    | 19 miles  | 20 mins      |
| Peterborough           | 22 miles  | 28 mins      |
| Cambridge              | 26 miles  | 30 mins      |
| M25                    | 69 miles  | 1 hr 10 mins |
| Felixstowe             | 90 miles  | 1 hr 30 mins |

## TRAIN TIMES

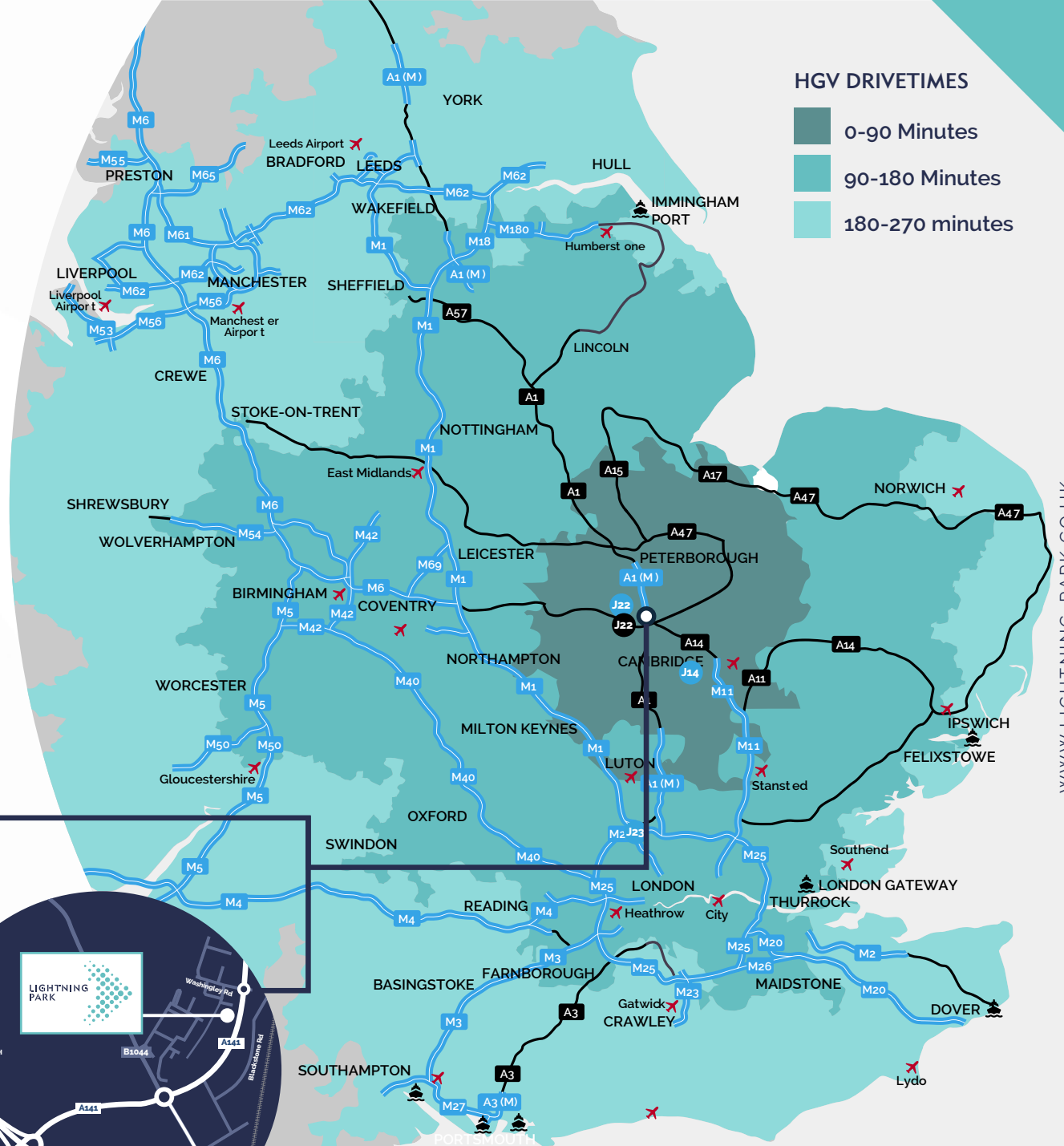
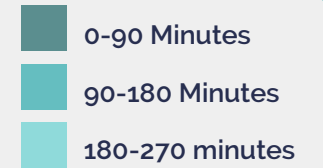
(FROM HUNTINGDON TRAIN STATION)

|                       |                   |
|-----------------------|-------------------|
| London (King's Cross) | 58 mins (fastest) |
| Peterborough          | 17 mins           |
| Stevenage             | 36 mins           |
| Newark                | 54 mins           |

## AIRPORTS

|                  |          |              |
|------------------|----------|--------------|
| Luton Airport    | 48 miles | 55 mins      |
| Stansted Airport | 49 miles | 50 mins      |
| Heathrow Airport | 78 miles | 1 hr 20 mins |

## HGV DRIVETIMES





# INVEST IN HUNTINGDON



**87%**

Economically active Huntingdonshire compared to 79% GB (Nomis)



**POPULATION**

180,000 people (Census 2021). population grown by 7% since 2011 (Census 2021). population growth to be a further 10% by 2031, an additional 7,000 working age residents (Cambridge Insights)

**ih** invest in  
Huntingdonshire

Free business support, advice and funding is available from Invest in Huntingdonshire

[Invest@huntingdonshire.gov.uk](mailto:Invest@huntingdonshire.gov.uk)

**01480 388074**

[www.investhuntingdonshire.co.uk](http://www.investhuntingdonshire.co.uk)

Invest in Huntingdonshire  
Huntingdonshire District Council  
St Mary's Street  
Huntingdon  
PE29 3TN



**£589.20**

Gross weekly pay £589.20 (Huntingdonshire) compared to £613.10 in Great Britain (Nomis)



**62%**

Working age population (16 to 64; Census 2021)



**2% HIGHER**

Skilled trade employment 2% higher than GB (Nomis)



**8,000**

Businesses in Huntingdonshire (Nomis)



**£17.77**

Hourly pay £17.77 Huntingdonshire, higher than GB £17.49 (Nomis)



**500,000 PEOPLE**

In excess of 500,000 people within a 30 minute drive (Nomis)

# TREBOR DEVELOPMENTS

We've been paving the way for commercial properties for over a decade. Delivering units from 10,000 sq ft to 1,000,000 sq ft, we made our name implementing straightforward development processes that put sustainable building practices ahead of profits.

Founded in 2008, Trebor Developments is today a market leader in industrial development. Through our work with occupiers, agents and financial institutions, we've fulfilled the vision of countless businesses and earned a reputation for intelligent delivery.

Along the way, we've stuck to our belief that development should always be strategic. That's why your business objectives are the starting point we refer to when approaching any project. The same is true of the spaces we build to let. Everything is managed so that all stakeholders feel represented by the final outcome.

Most importantly, we have skin in the game. We're a private, owner-managed organisation with no PLC or string of shareholders to report to. Decisions are made quickly and we apply a more hands-on approach in order to make your business, our business.



GATEWAY 4, DONCASTER



CENTRAL APPROACH, BRISTOL



REVOLUTION PARK, WOLVERHAMPTON



THE RIDGE, HAVERHILL

WWW.LIGHTNING-PARK.CO.UK



## BEST IN CLASS

technical team and consultants



## 6M SQ FT

committed from Q1 2022



## FOCUSED

Small, focused home team



## LIVE PROJECTS

in every region nationally, outside of the SE



## NET ZERO

Developing to BREEAM 'Excellent' and Net Zero



## PRIVATELY OWNED

Recent Occupiers:





# GALLERY



# LIGHTNING PARK

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## FURTHER INFORMATION

### PLANNING

Detailed planning consent for unrestricted B2 and B8 employment uses (Planning Reference No. 20/00826/FUL & 20/00539/FUL).

### RENT

Please contact our retained agents for further information.

### TENURE

The premises are available by way of a new lease and may be considered for sale, subject to occupier interest.

### TIMING

Construction has now completed with immediate occupation available.

### CONTACT

Please contact the retained agents:



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