

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

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.



AERIAL

Other local occupiers include:

FedEx

DHL

HOTEL
Chocolat.

**CO
OP**

STEINHOFF
INTERNATIONAL HOLDINGS N.V.

HILTON
Food Group
plc

LIGHTNING 126

LET TO



PERCY ROAD

First Floor Office

1 No. Level Access Doors

2 No. Dock Loading Doors

1 No. Level Access Doors

44 Car Parking Spaces

LIGHTNING 32

	SQ FT	SQ M
WAREHOUSE	28,911	2,686
OFFICES	3,930	365
TOTAL GIA	32,841	3,051

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



50 kN
floor loading



44 CAR PARKING SPACES



SECURE YARD
with HGV parking



2 DOCK LEVEL
and 2 surface level loading doors



Up to 1mVA
power supply



GRADE A OPEN PLAN
fitted first floor offices



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)

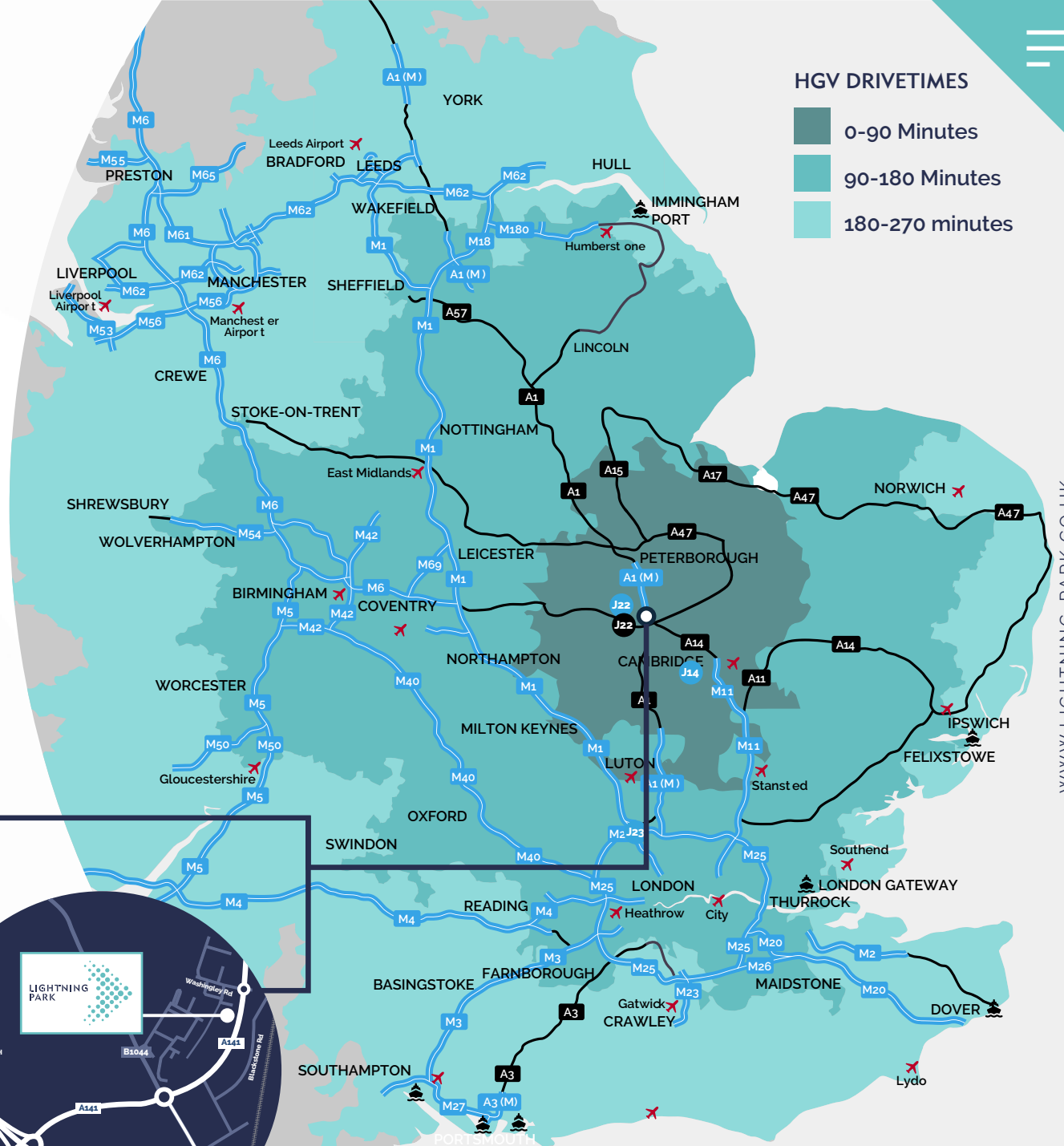
London (King's Cross)	58 mins (fastest)
Peterborough	17 mins
Stevenage	36 mins
Newark	54 mins

AIRPORTS

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

HGV DRIVETIMES

0-90 Minutes
90-180 Minutes
180-270 minutes





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

01480 388074

www.investhuntingdonshire.co.uk

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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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