

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:



WWW.LIGHTNING-PARK.CO.UK

LIGHTNING I26

LET TO



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



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

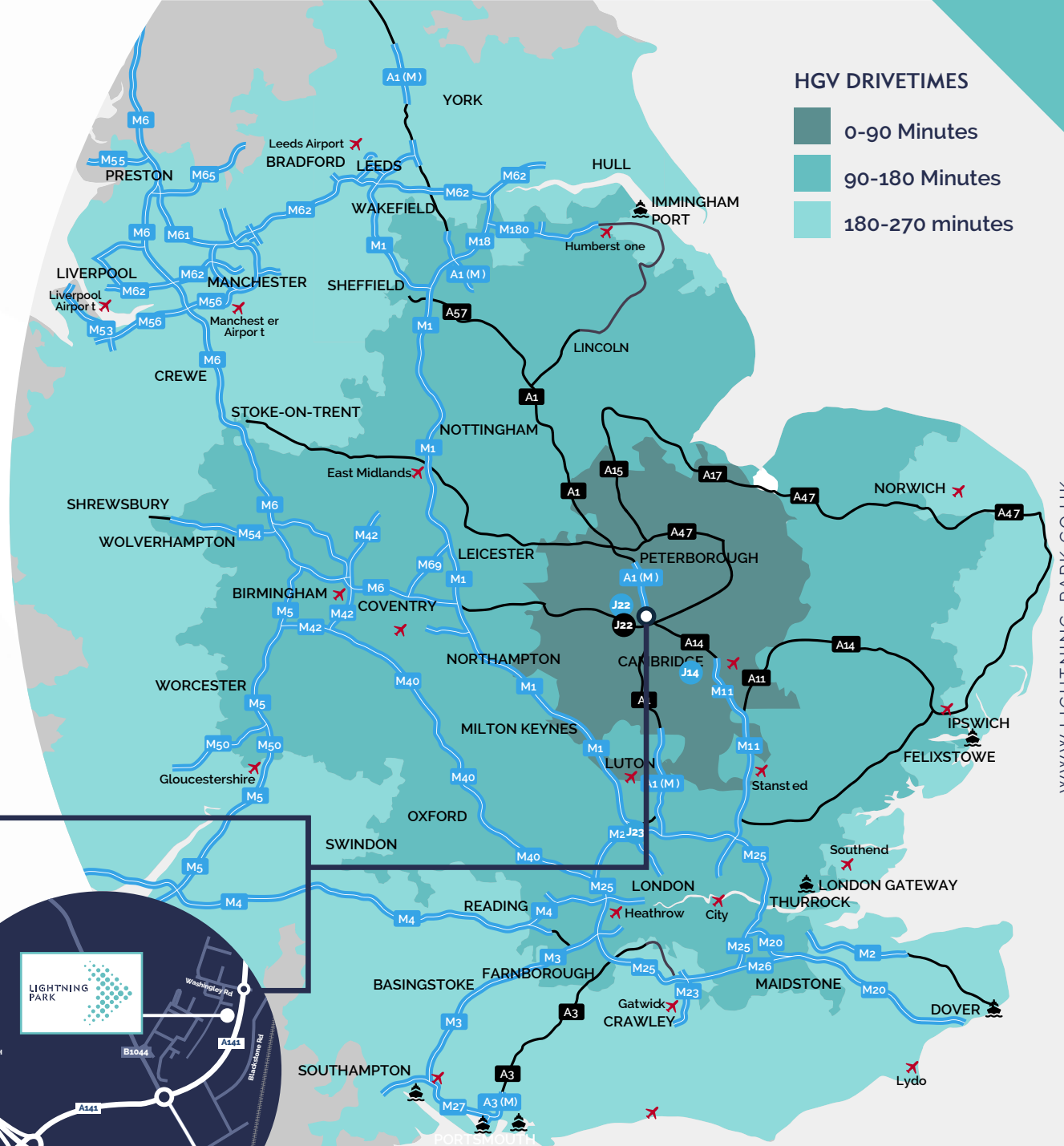
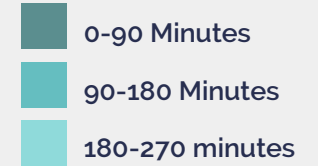
(FROM HUNTINGDON TRAIN STATION)

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

01480 388074

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



THE RIDGE, HAVERHILL



CENTRAL APPROACH, BRISTOL



REVOLUTION PARK, WOLVERHAMPTON

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

HUNTINGDON, PE29 6SZ

WWW.LIGHTNING-PARK.CO.UK

IMPORTANT NOTICE Savills and Bidwells give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Updated February 2024.

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:



WILLIAM ROSE
07870 999 566
wrose@savills.com

EDWARD GEE
07807 999 211
ege@savills.com



PATRICK STANTON
07918 709 399
patrick.stanton@bidwells.co.uk

RORY BANKS
07976 832 083
rory.banks@bidwells.co.uk

WALTER SCOTT
07918 081 533
walter.scott@bidwells.co.uk



Designed by:
 Blaze
Marketing
0161 387 7252