

AVAILABLE  
FROM Q2 2022

# DELTA PARK

PETERBOROUGH, PE2 7BY



TWO NEW SPECULATIVE INDUSTRIAL UNITS

DELTA 231

231,155 SQ FT  
(21,474 SQ M)

DELTA 307

307,715 SQ FT  
(28,588 SQ M)





## LOCATION

Delta Park is situated in an established commercial area of Peterborough just off Shrewsbury Avenue, located 2 miles south west of the city centre and 3 miles from the A1(M). The site is strategically located adjacent to

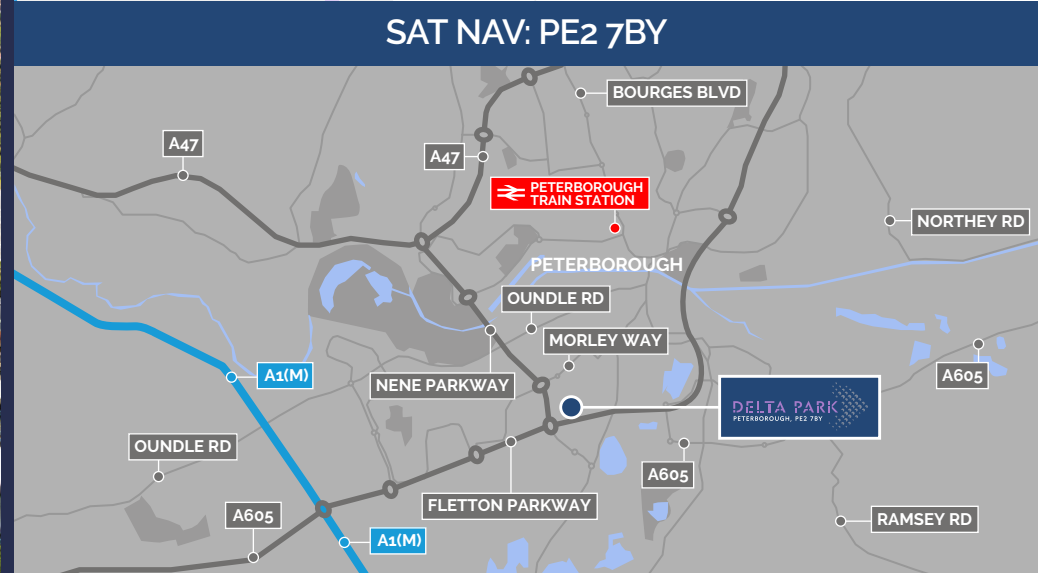
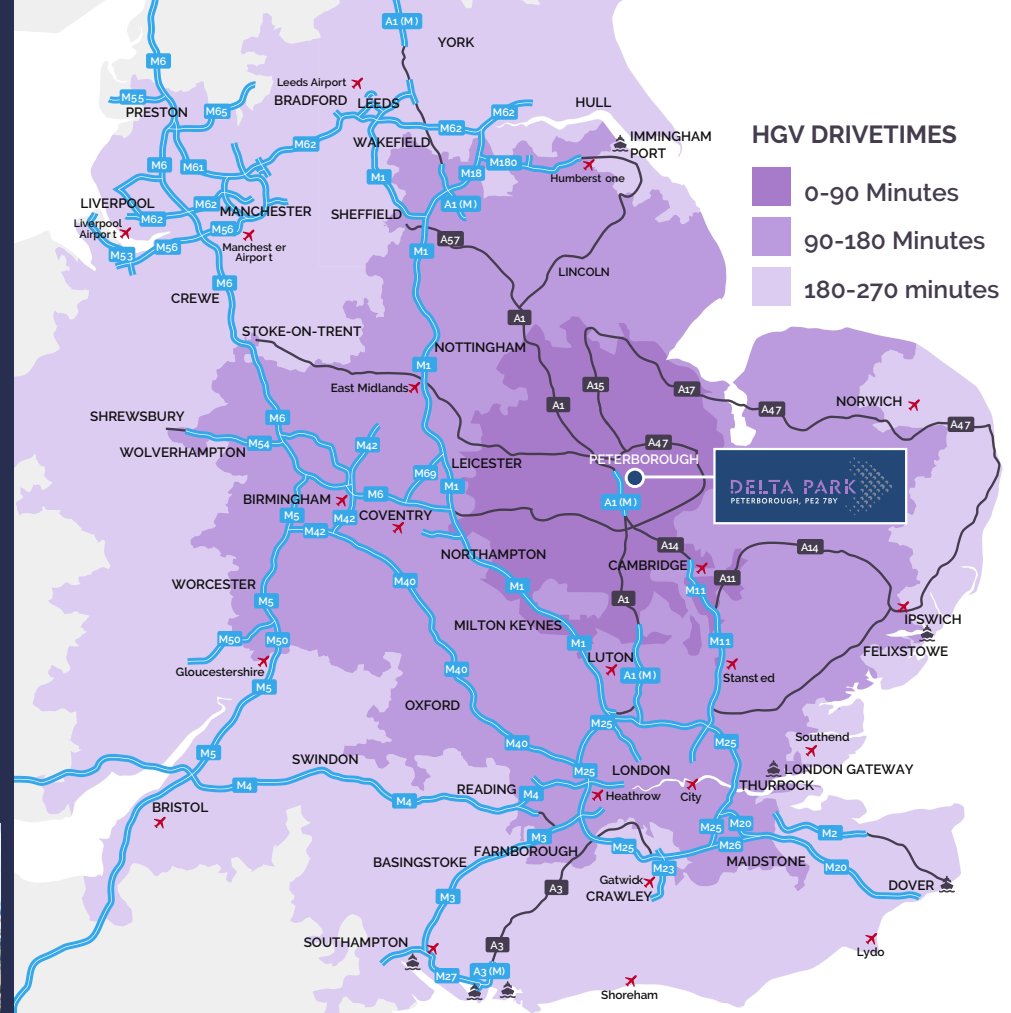
Junction 3 of the A1139 (Fletton Parkway) which in turn provides access to Junction 17 of the A1(M) and the national motorway network thereafter.



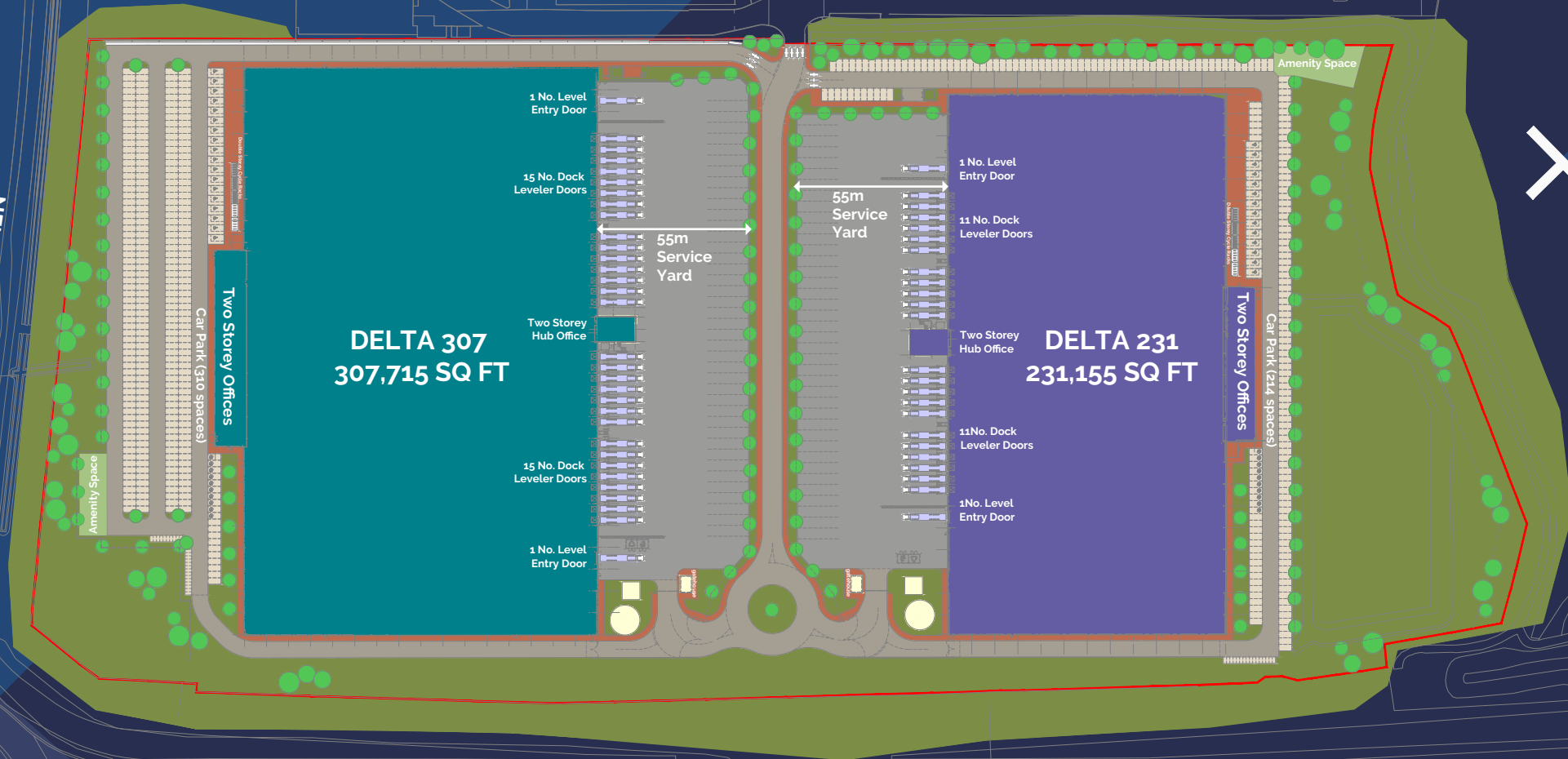
# CONNECTIVITY

LOCATION	MILES	DRIVE TIME	PORT	MILES	DRIVE TIME
A1(M)	3 miles	5 mins	Tilbury	98 miles	1hr 41 mins
Peterborough City Centre	2 miles	6 mins	London Gateway	98 miles	1hr 46 mins
A14	18miles	18 mins	Immingham	104 miles	2hr 7 mins
Corby	25 miles	32 mins	Felixstowe	106 miles	1hr 50 mins
Cambridge	38 miles	47 mins	Hull	112 miles	2hr 15 mins
M1/M6	48 miles	56 mins	AIRPORT	MILES	DRIVE TIME
Northampton	41 miles	58 mins	East Midlands	61 miles	1hr 22 mins
Leicester	41 miles	57 mins	Luton	64 miles	1hr 8 mins
Nottingham	58 miles	1hr 16 mins	London Stansted	65 miles	1hr 5 mins
M25	69 miles	1hr 16 mins	Birmingham	77 miles	1hr 25 mins
Ipswich	91 miles	1hr 38 mins			

Source: Google Maps



NENE PARKWAY



FLETTON PARKWAY

A 1139

# ACCOMMODATION

These measurements are based on GIA (Gross Internal Area).

Subject to Final Measurement on Practical Completion.

DELTA 231	SQ FT	SQ M
WAREHOUSE	216,705	20,132
MAIN OFFICES	11,735	1,090
HUB OFFICES	2,500	232
GATEHOUSE	215	20
<b>TOTAL</b>	<b>231,155</b>	<b>21,474</b>

DELTA 307	SQ FT	SQ M
WAREHOUSE	290,000	26,942
MAIN OFFICES	15,000	1,394
HUB OFFICES	2,500	232
GATEHOUSE	215	20
<b>TOTAL</b>	<b>307,715</b>	<b>28,588</b>





# DELTA 231 – 231,155 SQ FT



15M EAVES HEIGHT



20 DOCK LEVEL AND  
2 LEVEL ACCESS  
LOADING DOORS



214 CAR PARKING  
SPACES



50 KN FLOOR LOADING



SECURE SELF-CONTAINED  
YARD WITH GATEHOUSE



TWO STOREY  
HUB OFFICE



BREEAM “VERY GOOD”



37 HGV TRAILER SPACES



CYCLE SPACES



HIGH QUALITY  
LANDSCAPED ENVIRONMENT

## ENHANCED SPECIFICATIONS



POWER SUPPLY  
UP TO 1 MVA



55M YARD



AMENITY AREAS



15% ROOF LIGHTS



ROOF DESIGNED  
FOR PV PANELS



ABILITY TO INCREASE  
ELECTRIC CAR  
CHARGING POINTS





CGI

# DELTA 307 – 307,715 SQ FT



18M EAVES HEIGHT



30 DOCK LEVEL AND  
2 LEVEL ACCESS  
LOADING DOORS



310 CAR PARKING  
SPACES



50 KN FLOOR LOADING



SECURE SELF-CONTAINED  
YARD WITH GATEHOUSE



TWO STOREY  
HUB OFFICE



BREEAM “VERY GOOD”



42 HGV TRAILER SPACES



CYCLE SPACES



HIGH QUALITY  
LANDSCAPED ENVIRONMENT

## ENHANCED SPECIFICATIONS



POWER SUPPLY  
UP TO 1.5 MVA



55M YARD



AMENITY AREAS



15% ROOF LIGHTS

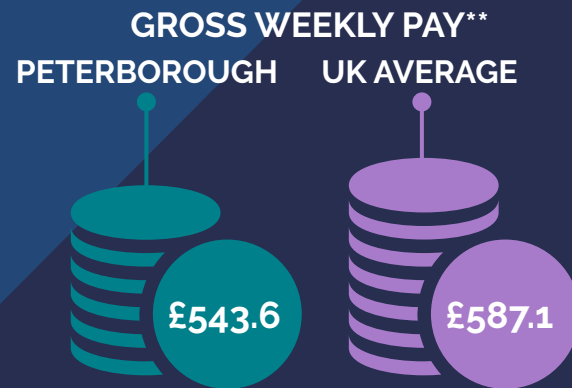
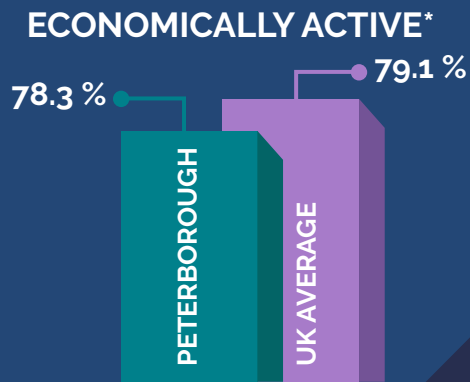


ROOF DESIGNED  
FOR PV PANELS



ABILITY TO INCREASE  
ELECTRIC CAR  
CHARGING POINTS

# DEMOGRAPHICS



In addition, the Population within 30-40 mins drive of Peterborough (not including the city's own population) is c. 552,404.



**8<sup>TH</sup> HIGHEST**  
UK CITY FOR JOB  
MARKET RECOVERY  
(Feb 20 To April 2021)\*\*



**3<sup>RD</sup> HIGHEST**  
GROWTH IN HOUSING  
STOCK (%) NATIONALLY  
2013-2018\*\*\*



**£600 MILLION**  
CITY CENTRE  
REGENERATION\*\*\*



**GIGABIT**  
CONNECTIVITY  
CITY-WIDE\*\*\*



**ONE OF THE UK'S**  
FASTEST GROWING CITIES\*\*\*



**NUMBER 4**  
FOR POPULATION  
GROWTH 2009-2019\*\*\*



**UK'S SECOND**  
HIGHEST RATE OF JOBS  
GROWTH 1911-2013\*\*\*



**39 MINUTES**  
TO LONDON  
KING'S CROSS\*\*\*

# DELTA PARK

PETERBOROUGH, PE2 7BY



## PLANNING

Detailed planning consent for full unrestricted B1, B2 and B8 uses.

## TENURE

The premises are available by way of a new lease.

## EPC

EPC certificates will be available on completion. The construction will aim for an A rating.

## TIMESCALES

Available from Q2 2022.

## FURTHER INFORMATION

Please contact the retained agents:



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