

AVAILABLE  
FROM Q1 2023

# LIGHTNING PARK

HUNTINGDON, PE29 6SZ



NEW DISTRIBUTION/INDUSTRIAL UNITS

[www.lightning-park.co.uk](http://www.lightning-park.co.uk)

**TD** TREBOR  
DEVELOPMENTS

**HH** HILLWOOD  
A PEROT COMPANY®



Lightning Park is prominently located in an established commercial area of Huntingdon, just off the A1M and new A14, 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 recently 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 eventually provide 5,000 new homes, leisure facilities and employment. The site is in an established location, with the new fire training centre agreed close by.





# AERIAL

Other local occupiers include:

FedEx

DHL

HOTEL  
Chocolat.

OP



STEINHOFF  
INTERNATIONAL HOLDINGS N.V.





# SITE PLAN

## LIGHTNING 126

	SQ FT	SQ M
WAREHOUSE	120,000	11,148
OFFICES	6,689	622
TOTAL GIA	126,689	11,770



## LIGHTNING 32

	SQ FT	SQ M
WAREHOUSE	28,385	2,637
OFFICES	3,815	354
TOTAL GIA	32,200	2,991





# LIGHTNING 126

126,689 SQ FT (11,770 SQ M)

Lightning 126 is depicted



**12M**  
eaves height



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



**50 kN**  
floor loading



**UP TO 800kVA**  
power supply



**36 HGV**  
trailer spaces



**114 CAR PARKING SPACES**



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



**SECURE YARD**  
with a gatehouse

## ENHANCED SPECIFICATION



**65M DEPTH**  
secure self-contained yard



**FIBRE**  
connectivity



**BREEAM**  
"very good"



**LAKESIDE SETTING**  
with amenity areas



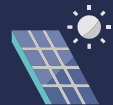
**10 EV**  
charging points



**CYCLE SPACES**  
and shower facilities



**A RATING**  
anticipated EPC



**ROOF DESIGNED FOR PV PANELS**



**SUSTAINABLE MATERIALS**



# LIGHTNING 32

32,200 SQ FT (2,991 SQ M)



**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



**310kVA**  
power supply



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



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

## ENHANCED SPECIFICATION



**FIBRE**  
connectivity



**BREEAM**  
"very good"



**LAKESIDE SETTING**  
with amenity areas



**4 EV**  
charging points



**CYCLE SPACES**  
and shower facilities



**A RATING**  
anticipated EPC



**ROOF DESIGNED FOR PV PANELS**



**SUSTAINABLE MATERIALS**



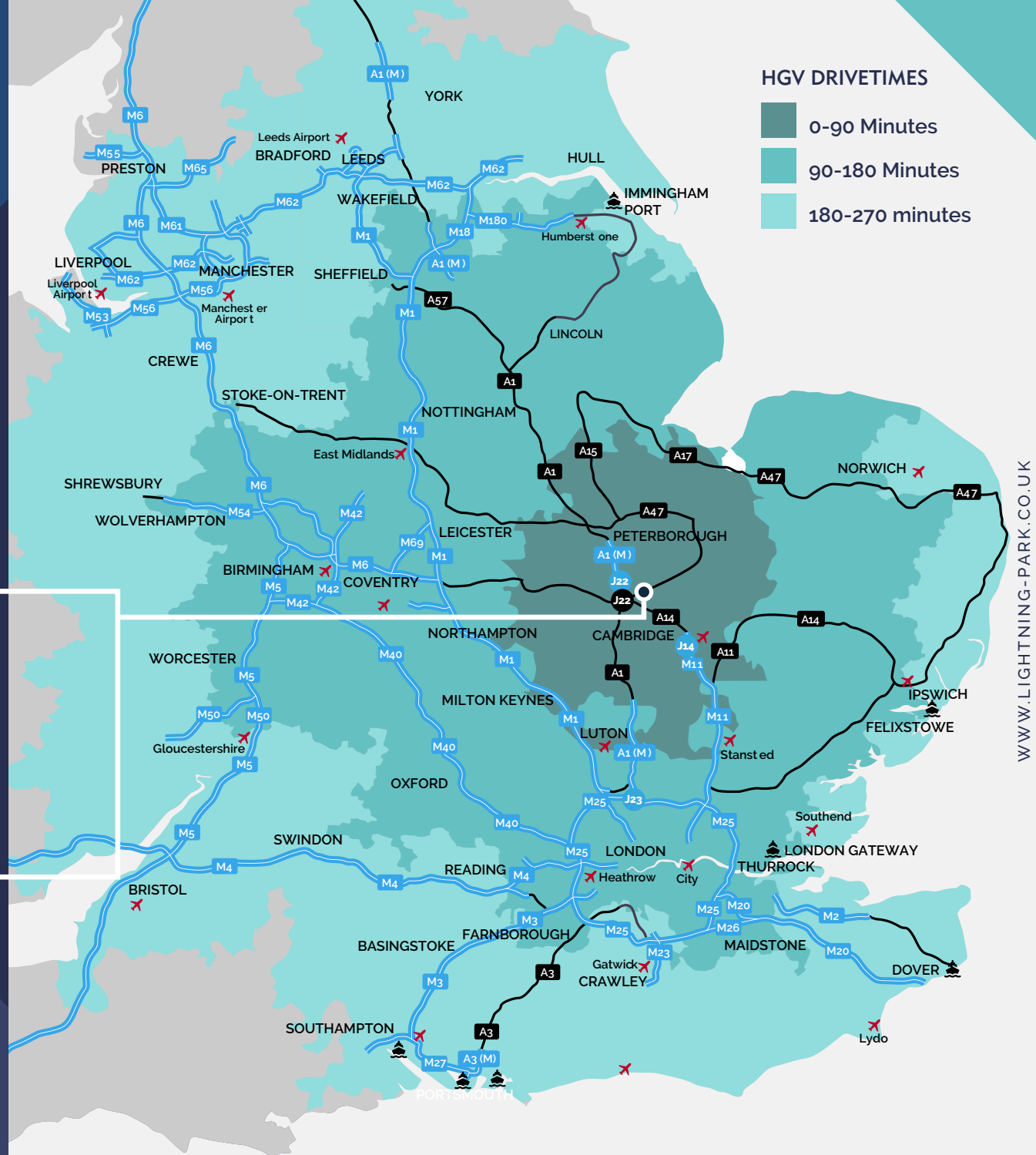
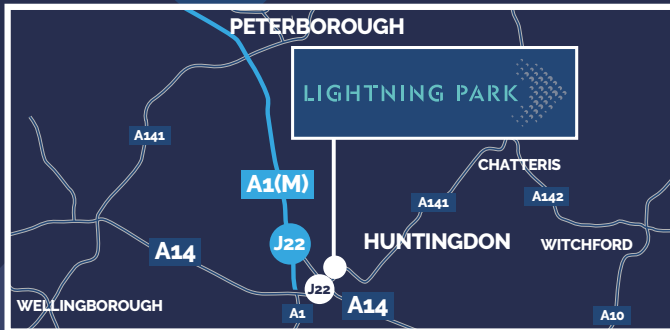
# CONNECTIVITY

## DRIVE TIMES

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
Luton Airport	48 miles	55 mins
Stansted Airport	49 miles	50 mins
Felixstowe	90 miles	1 hr 30 mins
M25	69 miles	1 hr 10 mins
Heathrow Airport	78 miles	1 hr 20 mins

## TRAIN TIMES

London	58 mins (fastest)
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WWW.LIGHTNING-PARK.CO.UK

# DEMOGRAPHICS



**83%**  
Economically active - 83% in Huntingdonshire compared to Great Britain 78.4%\*



**POPULATION**  
The population has increased by 5% since 2001 and is forecast to increase by a further 7% by 2031



**£15.32**  
Average hourly pay £15.32 (Huntingdonshire) compared to £15.65 in Great Britain



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



**59%**  
59% of the population are within working age



**500,000 PEOPLE**  
In excess of 500,000 people within a 30 minute drive

\*Source : 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



THE RIDGE, HAVERHILL



DELTA PARK, PETERBOROUGH



## 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:





# FURTHER INFORMATION

## PLANNING

A detailed planning application was submitted in January 2022 for unrestricted E, B2 and B8 uses.

## RENT

Please contact our retained agents for further information.

## TENURE

The premises are available by way of a new lease.

## TIMING

Expected to be delivered in Q1 2023 – subject to planning.

## LIGHTNING PARK

HUNTINGDON, PE29 6SZ

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

## CONTACT

Please contact the retained agents:



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