

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

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:



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

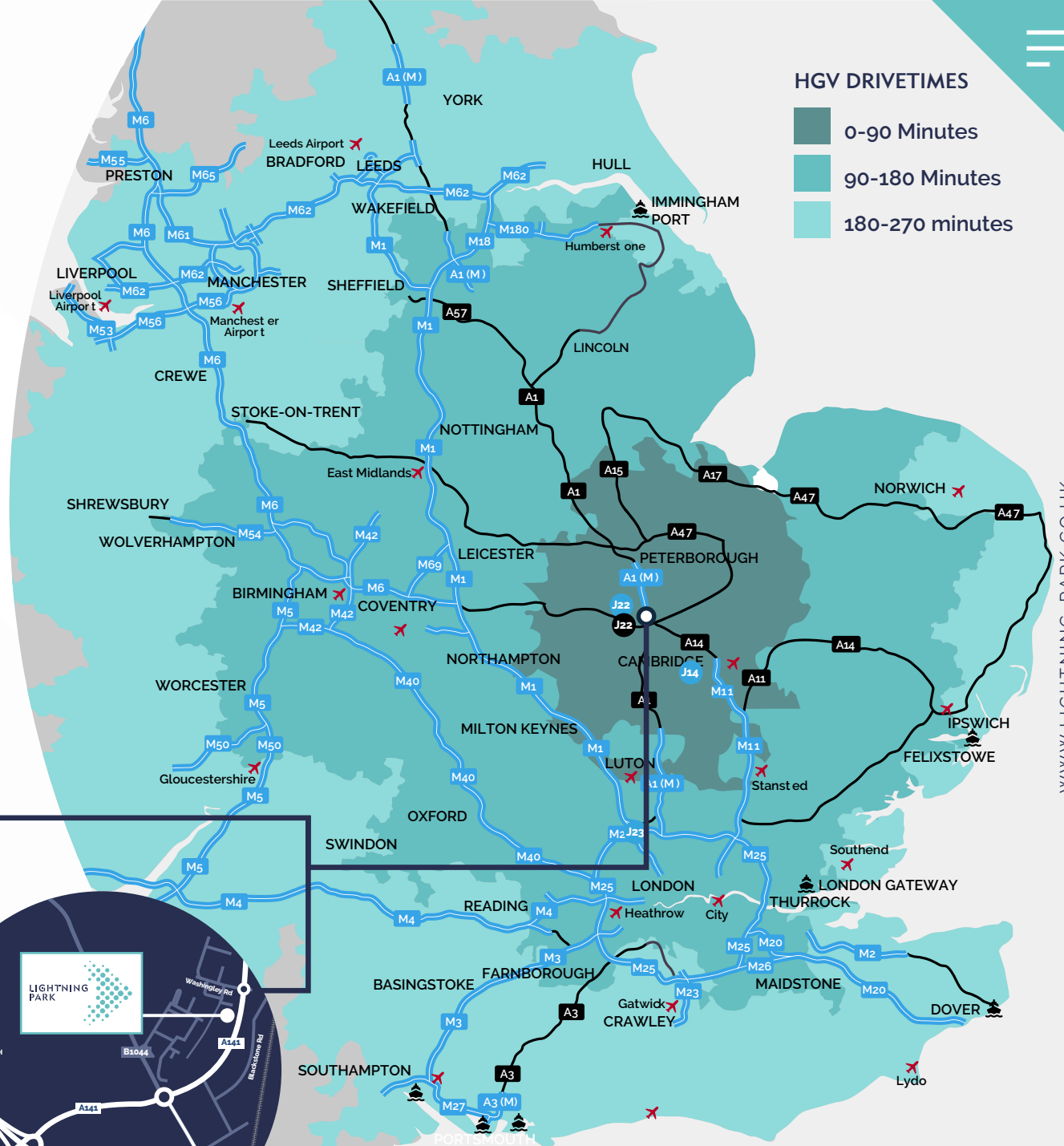
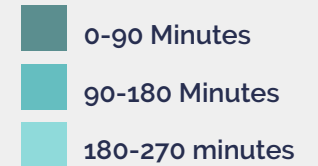
(FROM HUNTINGDON TRAIN STATION)

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)

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Huntingdonshire

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St Mary's Street
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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)

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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