

A1M

TO LET
FOR SALE

Peterborough 120,975 sq ft existing
expandable to 169,918 sq ft

sat-nav
reference
PE28 5XN

A1(M)

PETERBOROUGH
THE NORTH

LONDON, EAST
COAST PORTS,
A14 AND M11

- 120,975 sq ft EXISTING
- 27% CURRENT SITE COVERAGE
- 10.16 ACRES
- ABILITY TO EXPAND TO 169,918 sq ft


**EVANDER
PROPERTIES**

development | asset management

www.evanderproperties.com/a1m



Planning consent for 120,975 sq ft

immediately available

Ability to expand to 169,918 sq ft

subject to planning



Existing building



Expanded building



112,807 sq ft existing warehouse
8,168 sq ft 2 storey offices

3,523 sq ft canopy
27% site coverage

50kN/m² warehouse floor loading
10m clear internal height

67 car parking spaces with dedicated access
21 HGV parking spaces

2 level access doors
8 dock levellers

B1/B2/B8 consent

120,975 sq ft available now: for sale / to let

161,750 sq ft extended warehouse
8,168 sq ft 2 storey offices

39% site coverage
50kN/m² warehouse floor loading

10m clear internal height
132 car parking spaces with dedicated access

HGV parking spaces
2 level access doors

B1/B2/B8 consent
14 dock levellers

subject to planning

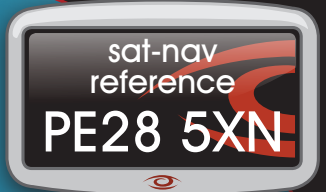
169,918 sq ft build to suit: for sale / to let

A1(M)

A1(M)

AIM

120,975 sq ft
extendable to
169,918 sq ft



NEAREST TOWNS

| | |
|--------------|-----------|
| Huntingdon | 10 Miles |
| Peterborough | 12 Miles |
| Cambridge | 25 Miles |
| London | 74 Miles |
| Birmingham | 85 Miles |
| Leeds | 125 Miles |

PROXIMITY OF MAJOR ROAD LINKS

| | |
|--------|------------|
| A1 (M) | 400 Metres |
| A14 | 5 Miles |
| M11 | 25 Miles |
| M1/M6 | 55 Miles |

PROXIMITY OF AIRPORTS

| | |
|----------------------------------|----------|
| Cambridge Airport | 28 Miles |
| Stansted Airport | 52 Miles |
| East Midlands Airport | 67 Miles |
| Birmingham International Airport | 79 Miles |
| Heathrow Airport | 87 Miles |

PROXIMITY OF RAILWAY STATIONS

| | |
|--------------|----------|
| Huntingdon | 11 Miles |
| Peterborough | 14 Miles |
| Cambridge | 25 Miles |

www.evanderproperties.com/aim



John Allan
john.allan@dtre.eu



Gordon Reynolds
gordon.reynolds@eur.cushwake.com



Alan Matthews
arm@bsm.uk.com



MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991

Cushman & Wakefield LLP, Dowley Turner Real Estate, Barker Storey Matthews and their clients, give notice that : (i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. (ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (iii) Floor areas, measurements or distances given are approximate. Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT. (iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.