

AVAILABLE
ON A BUILD
TO SUIT BASIS

FLAGSHIP PARK

EDGERLEY DRAIN ROAD,
PETERBOROUGH, PE1 5EJ

NEW INDUSTRIAL/ LOGISTICS UNITS

UP TO 850,000 SQ FT
(78,968 SQ M)



SUSTAINABLE
DESIGN



HIGH
SPECIFICATION
UNITS



17.5 MVA
POWER SUPPLY

WWW.FLAGSHIPARK.CO.UK

 **HILLWOOD**
A PEROT COMPANY®



The Church
Commissioners
for England

FLYING THE FLAG FOR QUALITY SPACE

Flagship Park is Peterborough's next major industrial and logistics facility available on a build-to-suit basis.

The scheme is the largest remaining commercial development site in Peterborough and the surrounding area. Our mission is to deliver the East of England's most prestigious commercial park.

The site is located approximately 10 minutes from the A1(M), providing strategic links to the East of England and the Midlands via the A14.

Connectivity across the East of England has never been better, and Peterborough is well placed to suit occupier demands.

The scheme has been designed to accommodate enhanced specifications and will include various sustainable initiatives that are of critical importance to our stakeholders. Units will be finished to the highest standards and occupiers should expect best-in-class facilities.

The site already benefits from an Outline Planning Consent (Planning Ref: 18/00080/OUT). Flagship Park can provide units up to 850,000 sq ft on a build to suit basis, subject to further detailed planning applications.



IN GOOD COMPANY

Flagship Park is the largest remaining land holding in Peterborough and the surrounding area, and will be one of the East's premier industrial and logistics locations once fully developed.

All units on site will offer enhanced specifications with sustainable design at the core, and will be finished to the highest standards by Hillwood's professional team. The site will be served via a new dedicated access off Edgerley Drain Road, will feature new footpaths and cycle paths, as well as several landscaped well-being areas.

Major occupiers that have already taken space in Peterborough include Amazon, Perkins, Tesco, Ikea, Taylor Wimpey, DPD, Fresh Line, DSV, Lidl and Crown.

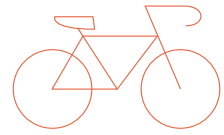


IT'S ALL IN THE DETAILS

ENHANCED SPECIFICATION



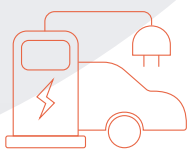
FIBRE CONNECTIVITY



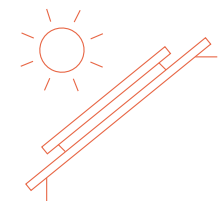
CYCLE SPACES



BREEAM "EXCELLENT"



EV CHARGING POINTS



ROOF DESIGNED FOR PV PANELS



SUSTAINABLE MATERIALS

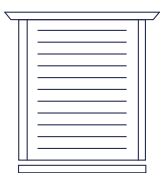


EPC "A" RATING

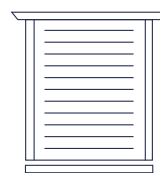


ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING

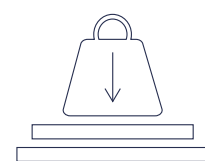
SPECIFICATION



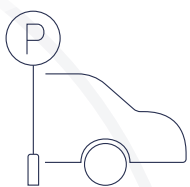
DOCK LEVEL DOORS



SURFACE LEVEL DOORS



50 KN FLOOR LOADING



CAR PARKING SPACES



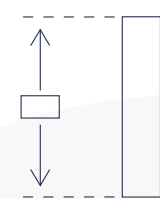
GRADE A OPEN PLAN FITTED FIRST FLOOR OFFICES



SECURE YARDS WITH HGV PARKING



17.5 MVA POWER SUPPLY



UP TO 18M CLEAR INTERNAL HEIGHT

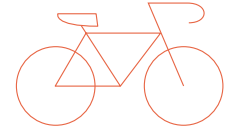


SINGLE UNIT OPTION

ENHANCED SPECIFICATION



FIBRE CONNECTIVITY



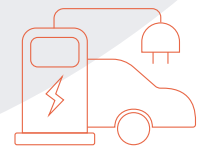
CYCLE SPACES



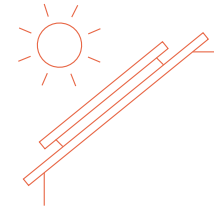
BREEAM "EXCELLENT"



EPC "A" RATING



24 EV CHARGING POINTS



ROOF DESIGNED FOR PV PANELS

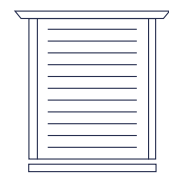


SUSTAINABLE MATERIALS

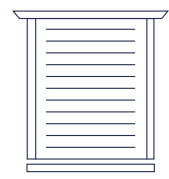


ENERGY EFFICIENT HEATING, COOLING, AND LIGHTING

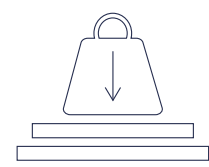
SPECIFICATION



76 DOCK LEVEL DOORS



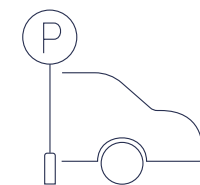
8 SURFACE LEVEL DOORS



50 KN/m² FLOOR LOADING



UP TO 17.5 MVA POWER SUPPLY



439 CAR PARKING SPACES



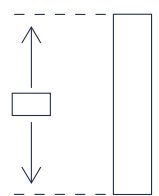
GRADE A OPEN PLAN FITTED FIRST FLOOR OFFICES



CROSS DOCKED UNIT WITH SECURE YARDS



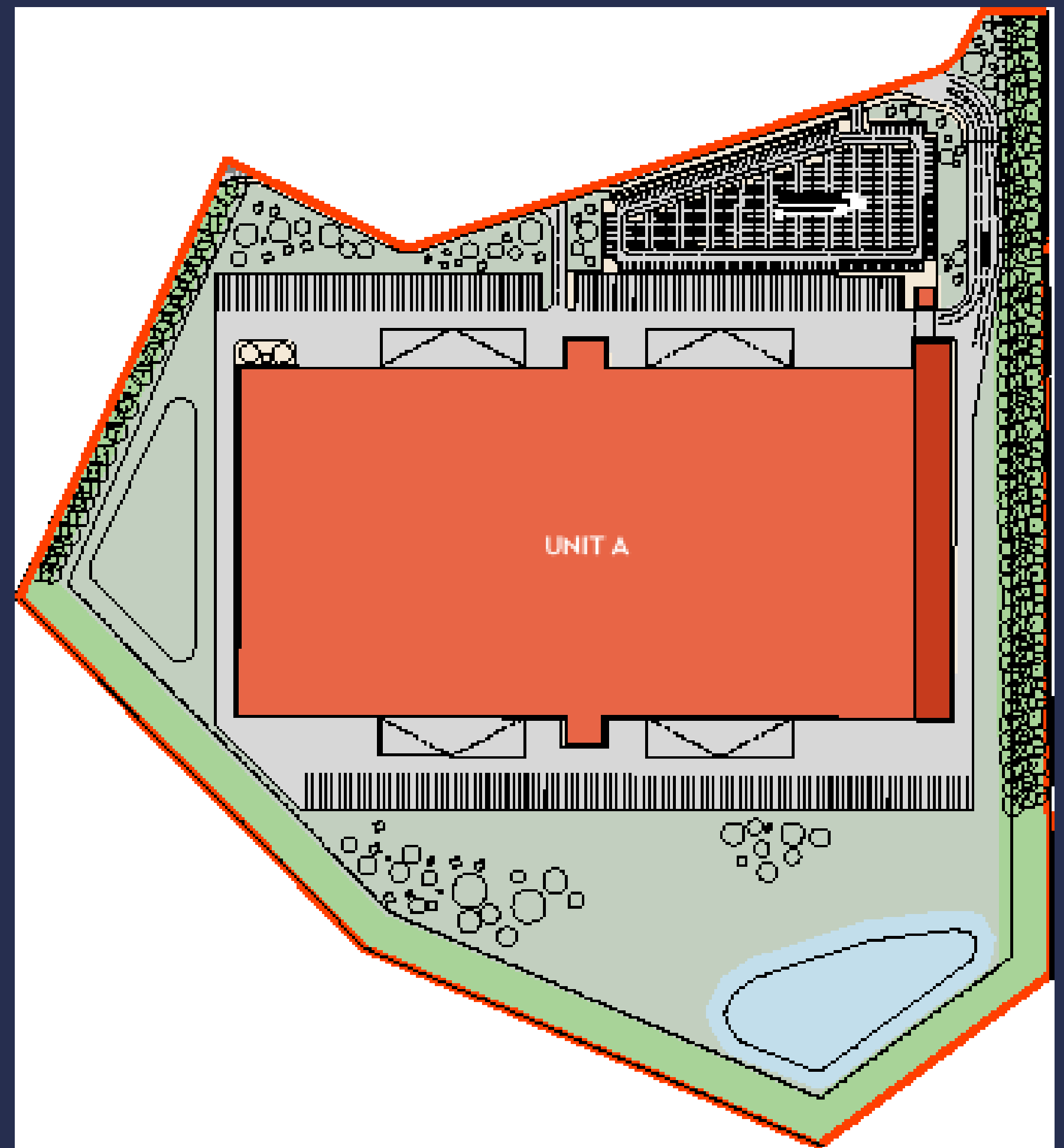
MINIMUM 50M YARD DEPTHS



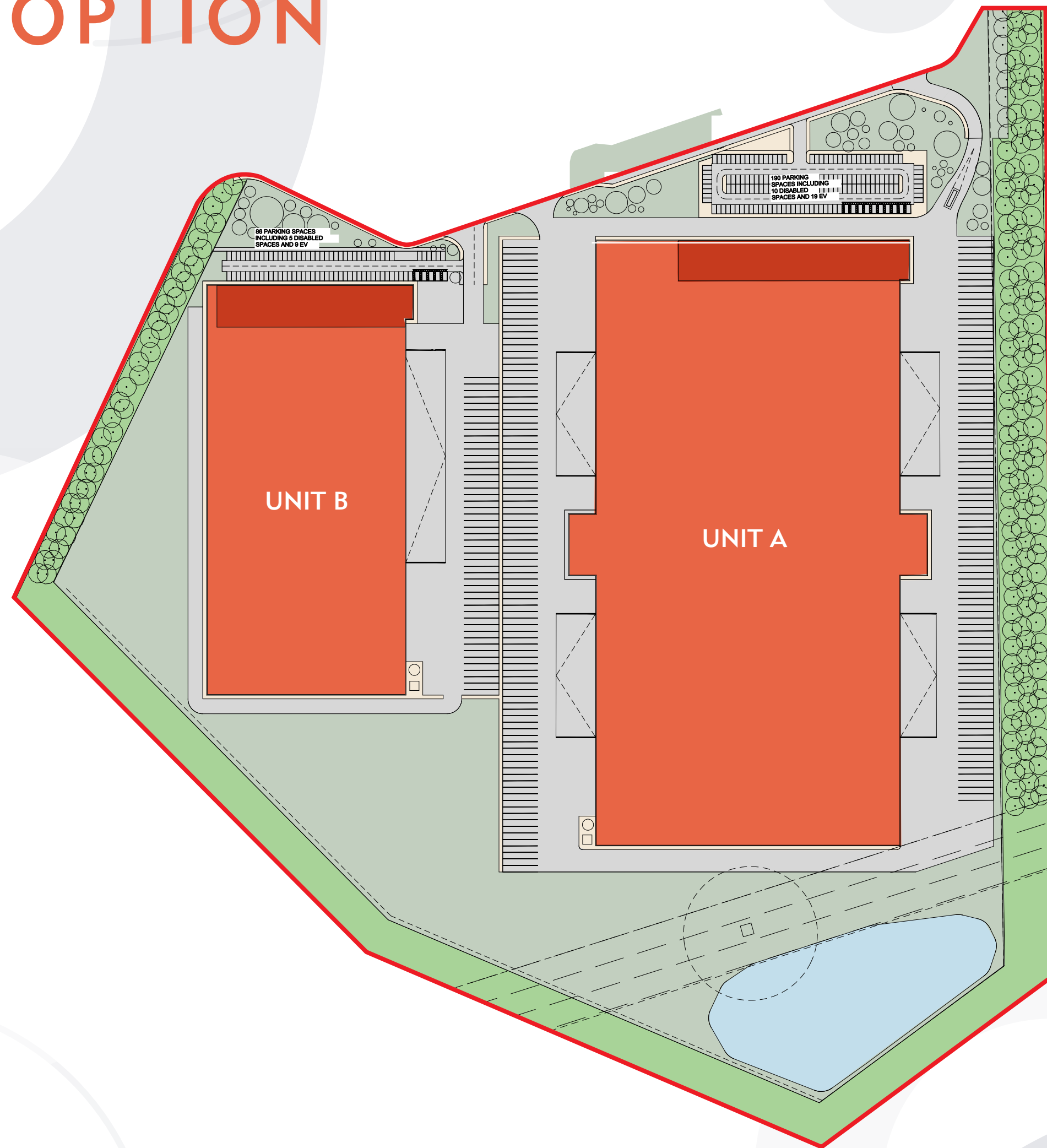
18M CLEAR INTERNAL HEIGHT

ACCOMMODATION

UNIT A	SQ FT	SQ M
WAREHOUSE	791,880	73,560
GROUND & FIRST FLOOR OFFICES	42,040	3,900
NORTH HUB OFFICE	3,060	280
SOUTH HUB OFFICE	3,060	280
TOTAL GIA	840,040	78,020



TWO UNIT OPTION



ACCOMMODATION

UNIT A	SQ FT	SQ M	UNIT B	SQ FT	SQ M
WAREHOUSE	582,620	54,120	WAREHOUSE	253,030	23,500
GROUND & FIRST FLOOR OFFICES	29,220	2,710	GROUND & FIRST FLOOR OFFICES	25,300	2,350
EAST HUB OFFICE	5,140	470	TOTAL GIA	278,330	25,850
WEST HUB OFFICE	5,140	470			
TOTAL GIA	622,120	57,770			

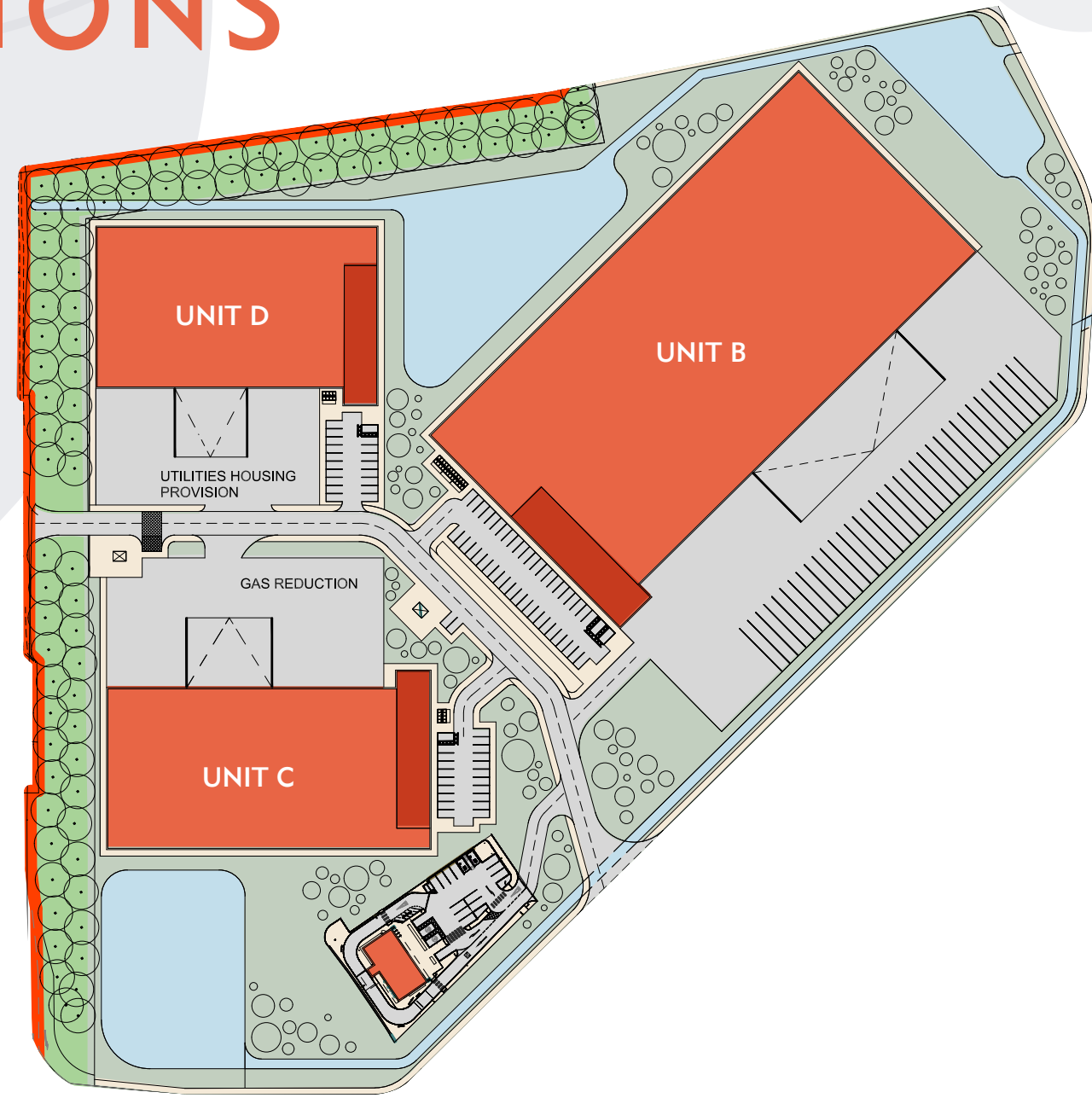
THREE UNIT OPTION



ACCOMMODATION

UNIT A	SQ FT	SQ M	UNIT B	SQ FT	SQ M	UNIT C	SQ FT	SQ M
WAREHOUSE	416,320	38,670	WAREHOUSE	165,040	15,330	WAREHOUSE	175,880	16,340
GROUND & FIRST FLOOR OFFICES	20,800	1,930	GROUND & FIRST FLOOR OFFICES	8,240	760	GROUND & FIRST FLOOR OFFICES	8,780	810
EAST HUB OFFICE	3,150	290	TOTAL GIA	173,280	16,090	TOTAL GIA	184,660	17,150
WEST HUB OFFICE	3,150	290						

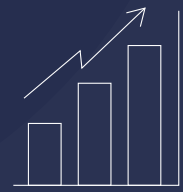
MID BOX OPTIONS



UNIT B	SQ FT	SQ M	UNIT C	SQ FT	SQ M	UNIT D	SQ FT	SQ M
WAREHOUSE	133,980	12,440	WAREHOUSE	53,180	4,940	WAREHOUSE	46,230	4,290
GROUND & FIRST FLOOR OFFICES	6,690	620	GROUND & FIRST FLOOR OFFICES	5,310	490	GROUND & FIRST FLOOR OFFICES	4,610	420
TOTAL GIA	140,670	13,060	TOTAL GIA	58,490	5,430	TOTAL GIA	50,840	4,710



STRENGTH IN NUMBERS



82.8%

82.8% of people are economically active in Peterborough, compared to 78.8% in Great Britain.



£667.7

Gross weekly pay £667.7 (Peterborough) compared to £682.6 in Great Britain and £705.7 in East England.



POPULATION

The population has increased by 39% since 2001 and is forecast to increase by a further 6.5% by 2031.



63.5%

63.5% of the population are within working age.



£15.90

Average hourly pay £15.90 (Peterborough) compared to £17.49 in Great Britain and £17.89 in East England.



1,460,000 PEOPLE

In excess of 1,460,000 people within a 30 minute drive.

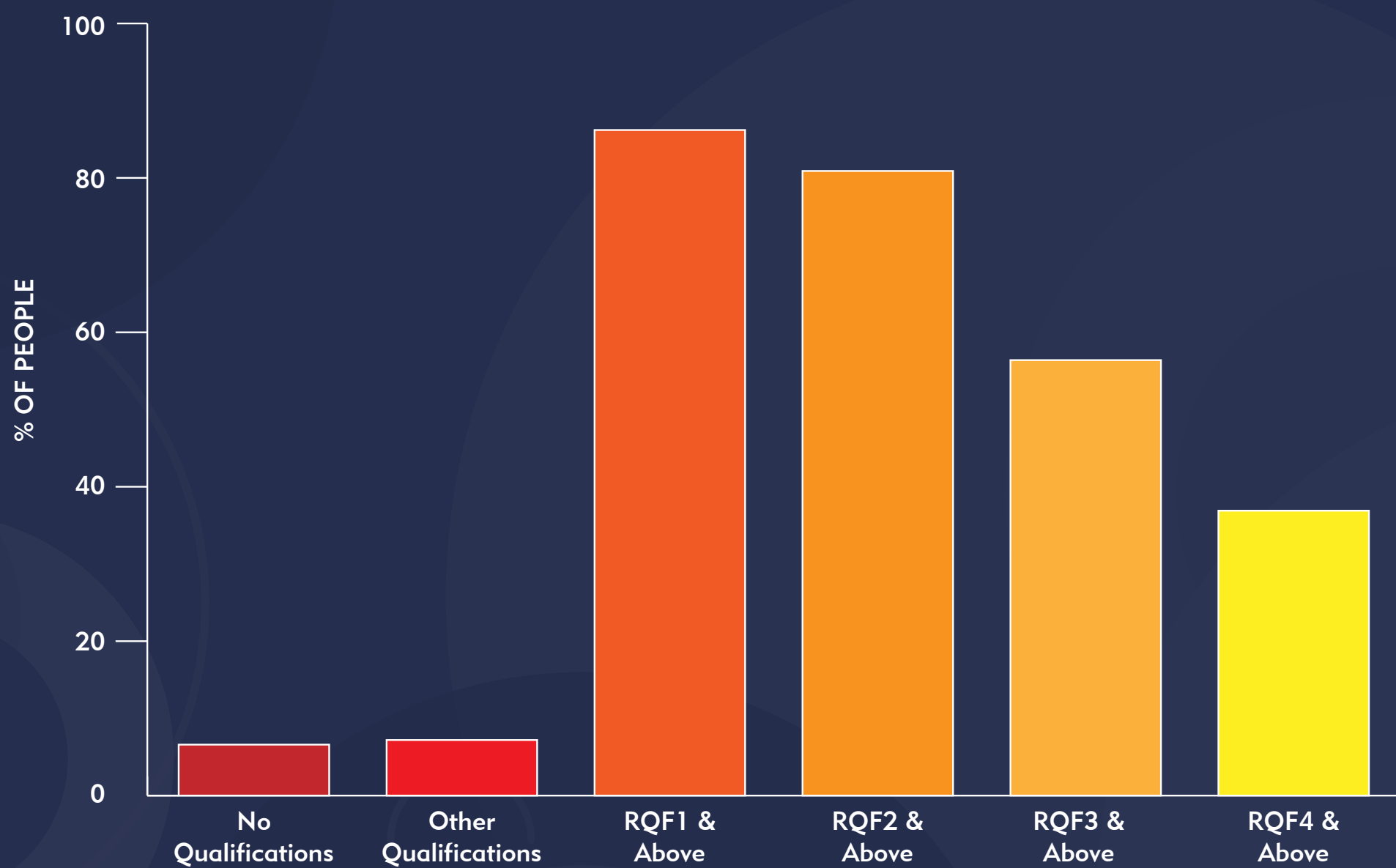


Peterborough is one of the UK's fastest growing cathedral city's, with a strong economically active workforce and a long standing track record in commercial development.

The location has developed into a significant manufacturing and distribution location, with many high profile occupiers choosing to locate here encouraged by the strong local demographics.



QUALIFICATIONS (JAN 2023 – DEC 2023)



PERFECTLY LOCATED FOR BUSINESS

Peterborough is strategically located on the A1(M), approximately 80 miles north of Central London, and is a recognised industrial and logistics location within the East of England.

The A1(M) provides established transport links to surrounding centres including Cambridge, and links with

the A14 to provide access to the Midlands motorway network as well as further east. Several ports, airports, and freight terminals are within two hours drive. Rail access is excellent with the fastest time to London (King's Cross) being 49 minutes.

Flagship Park is situated approximately two miles east of Peterborough City Centre within the established Eastern Industry Area (Fengate). Junction 7 of the A1(M) is approximately 8 miles away and can be accessed within 11 minutes.

Local occupiers include:



offer.lease.wallet



Peterborough Cathedral



STRATEGICALLY POSITIONED FOR ACCESS

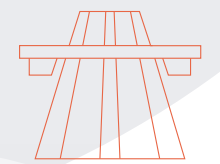
offer.lease.wallet

POSTCODE: PE1 5EJ



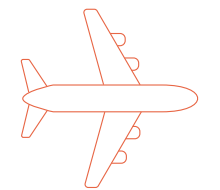
DRIVE TIMES

Peterborough (City Centre)	2 miles	9 mins
Huntingdon	23 miles	24 mins
Cambridge	45 miles	51 mins
Northampton	43 miles	55 mins
Norwich	72 miles	1h 40 mins



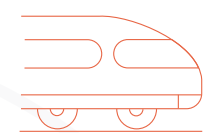
MOTORWAYS

A1(M)	8 miles	11 mins
A14	22 miles	23 mins
M11	52 miles	52 mins
M1 (J19)	53 miles	1hr
M6 (J1)	53 miles	1hr
M25	70 miles	1hr 18 mins



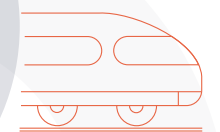
AIRPORTS

Luton Airport	69 miles	1hr 21 mins
Stansted Airport	70 miles	1hr 14 mins
Norwich Airport	75 miles	1hr 43 mins
Heathrow Airport	97 miles	1hr 48 mins



RAIL FREIGHT

Ely North	35 miles	55 mins
Northampton Gateway, Northampton	47 miles	1hr 2 mins
DIRFT, Daventry	61 miles	1hr 13 mins
East Midlands Gateway, Derby	66 miles	1hr 32 mins



TRAIN TIMES

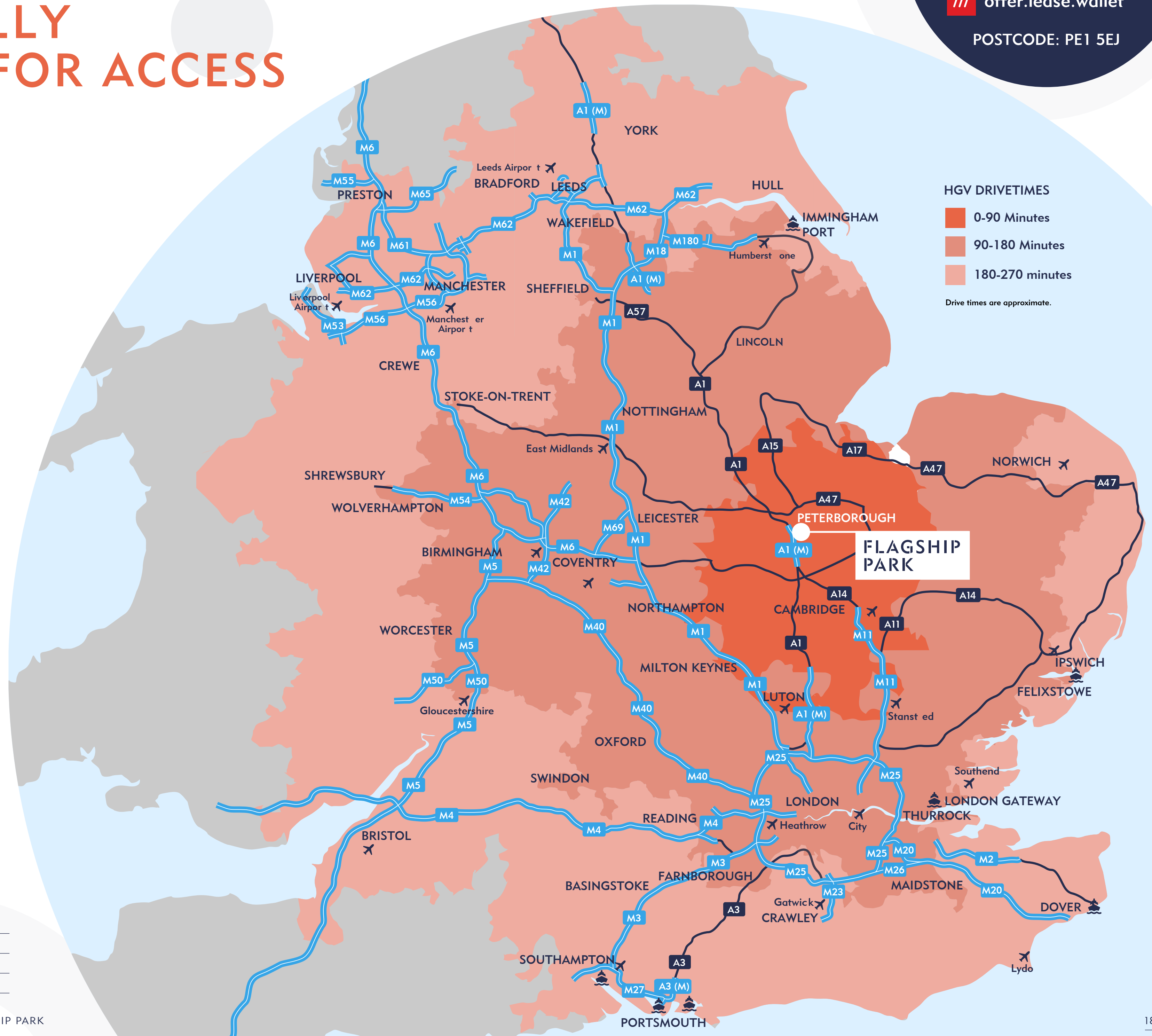
(FROM PETERBOROUGH TRAIN STATION)

Ely (onward to Norwich & Ipswich)	33 mins
London King's Cross (Direct)	49 mins
Cambridge (onward to Stansted Airport & London)	49 mins
Stevenage	52 mins

HGV DRIVETIMES

- 0-90 Minutes
- 90-180 Minutes
- 180-270 minutes

Drive times are approximate.



SUSTAINABILITY AT ITS HEART



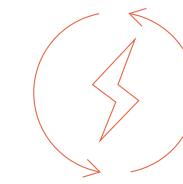
BREEAM IN USE

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.



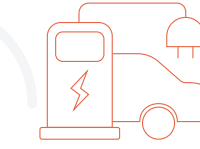
ENERGY PERFORMANCE (EPC)

Units at Flagship Park will achieve an EPC A rating.



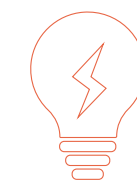
ENERGY EFFICIENT HEATING & COOLING

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.



ELECTRIC VEHICLE (EV) CHARGING

The unit will provide EV charging spaces on completion, as well as providing ducting to enable further spaces to be constructed in the future.



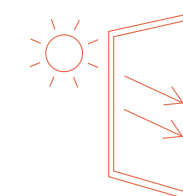
ENERGY EFFICIENT LIGHTING

Energy efficient LED lighting is provided to the offices, operated by PIR sensors and daylight dimming sensors.



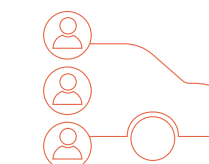
GREEN ENVIRONMENT & SOCIAL WELL-BEING

Flagship Park has a range of walkways, bridle paths, lakes and green spaces offering staff a pleasant and natural external environment.



NATURAL DAY-LIGHT

10% of the roof panels across the warehouse are translucent, providing plenty of natural day-light.



CAR SHARING

The Landlord can mark spaces in accordance with an occupiers bespoke car sharing scheme.

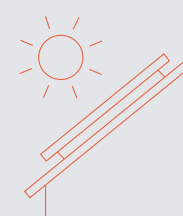
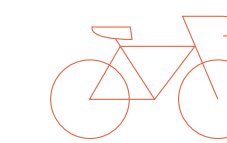


PHOTO-VOLTAIC (PV) PANELS

A provision of PV panels will be provided under the base build, whilst the roof will be structurally designed to support panels across the entirety so the occupier can add more as they wish.



CYCLE PARKING

Covered cycles spaces and shower facilities will be provided.

HILLWOOD

Hillwood is a leader in developing and acquiring high-quality, sustainable industrial and logistics properties across the UK, Europe, U.S., and Canada. Within these core markets we have delivered more than 230 million sq ft combined across 12,500 acres.

Our UK operational experience spans more than two decades and our innovative approach to master planning, commercial development, and property acquisitions

has led to exciting partnerships with landowners and occupiers. Along the way, we've stuck to our belief that we are most successful when delivering creative solutions and long-term value for our partners and customers.

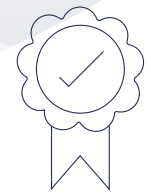
Most importantly, our private ownership and depth of capital allows us to move quickly to identify opportunities, whilst applying the hands-on approach you would expect from a long-term trusted partner. We make your business, our business.

"PROACTIVE, PROFESSIONAL, AND PASSIONATE"

"Hillwood led all development activities having introduced the site to CROWN and achieved a very fast track programme to meet our operational targets. They have at all times been proactive, professional, and passionate about delivering the project to our requirements and they are worthy of positive recognition for this major project delivery, which we have acquired on a Freehold basis."

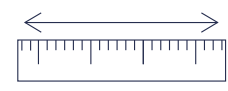
Richard Ford

Director - Project Management and Engineering and Real Estate
Crown Packaging Manufacturing UK Ltd.



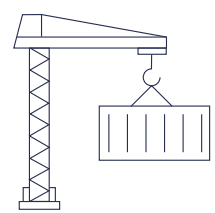
BEST IN CLASS

Development team, technical team, and consultants.



5M SQ FT

Committed from 2025 onwards.



LIVE PROJECTS

In every region of the UK.



SUSTAINABLE

Developing to BREEAM "Excellent" and Net Zero.



FOCUSED

Global reach, focused home team.



AGILE

Private ownership and capital allows quick decisions.



Lightning Park, Huntingdon



Gateway 4, Doncaster

Recent Occupiers:



Our Awards:



Central Approach, Bristol



FURTHER INFORMATION

PLANNING

The site benefits from an Outline Planning Consent (Planning Ref: 18/00080/OUT). Detailed planning applications will be made subject to occupier interest.

RENT

Please contact our retained agents for further information.

TENURE

The premises are available by way of a new lease, or alternatively sales will be considered.

TIMING

Units are available on a build to suit basis. Detailed programmes will be provided subject to occupier interest.



FLAGSHIP PARK

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