



387,259 SQ FT

DISTRIBUTION WAREHOUSE
CROSS DOCK FACILITY

AVAILABLE TO LET

Works Underway
Practical Completion Q2 2025

NOVUS387.com



ACCOMMODATION

Novus 387 at Gateway Peterborough is a new cross-docked logistics / distribution facility comprising a best in class specification.

The newly refurbished cross docked unit will provide a high quality industrial warehouse, which will meet the requirement of all businesses, within a secure environment and prime location.



PRIME LOCATION

Prime logistics location, adjacent to J17 on the A1 (M)



GRADE A UNIT

387,259 sq ft Available Q2 2025



PROVEN & ESTABLISHED

Proven and established logistics location with occupiers including Lidl, MH Star, Amazon and DPD.



ACCOMMODATION

	SQ M	SQ FT
WAREHOUSE	33,700	362,746
GROUND FLOOR OFFICE	899	9,681
FIRST FLOOR OFFICE	880	9,469
GROUND FLOOR POD OFFICE	239	2,570
FIRST FLOOR POD OFFICE	233	2,510
SECURITY GATEHOUSE	26	283
TOTAL GIA	35,978	387,259



CLEAR INTERNAL
HEIGHT 15M



BREEAM
VERY GOOD



50 KN
FLOOR LOADING



8 LEVEL ACCESS
LOADING DOORS



360 DEGREE
CIRCULATION



58 DOCK LEVEL
LOADING DOORS



345 CAR PARKING
SPACES (INC.
19 ACCESSIBLE)



86 HGV PARKING
SPACES



GATEHOUSE



60 CYCLE
SPACES



50M & 35M
SERVICE YARD DEPTH



TARGET
EPC RATING A



GATEWAY PETERBOROUGH

TO THE NORTH

J17 - A1(M)

Orton Southgate

A1139 - Fletton Parkway

Orton Parkway

A1139

TO LONDON

Gateway Peterborough totals in excess of 3 million sq ft of distribution and manufacturing accommodation strategically located adjacent to junction 17 of the A1(M).

Occupiers include:

- 1 AMK Fresh
- 2 MH Star UK LTD

- 3 Lidl
- 4 Kingsley Beverages UK
- 5 Amazon DPE2

- 6 Lineage
- 7 DPD Depot
- 8 Anglian Water

- 9 Smart Garden Products
- 10 E Leather
- 11 Coloplast

- 12 DSV
- 13 URBN
- 14 McCormick



DEMOGRAPHICS

Peterborough is an established distribution and manufacturing location and is home to many international businesses which are attracted to the area by its favourable demographics.

GROSS WEEKLY PAY BY WORKPLACE (£s)*

Peterborough offers a compelling investment opportunity for all businesses considering warehouse operations by offering significantly lower average wage levels for the region and Great Britain.



QUALIFICATIONS*

The Peterborough workforce demonstrates strong foundational skills within **The Recognised Qualifications Framework (RQF)** and offers international or vocational certifications higher than both regional and national averages.



LABOUR SUPPLY (APRIL 2023 – MARCH 2024)*

Economically active	In employment	Employees	Self Employed	Unemployed
100,400	96,100	83,800	11,600	4,900

*Source: Nomis, 2023-2024

CONNECTIVITY

Novus 387 is prominently located at Junction 17 A1(M) an accessed off the A1139 Fletton Parkway.

The A1(M) provides a strategic North-South link between London and Edinburgh. Novus 387 is located within the Gateway Peterborough estate is within a short distance of the A14, via both the A1(M) and A605, which provides an East-West dual carriageway connection from the deep water ports of Felixstowe and Harwich to the Midlands motorway network.

MAJOR CENTRES

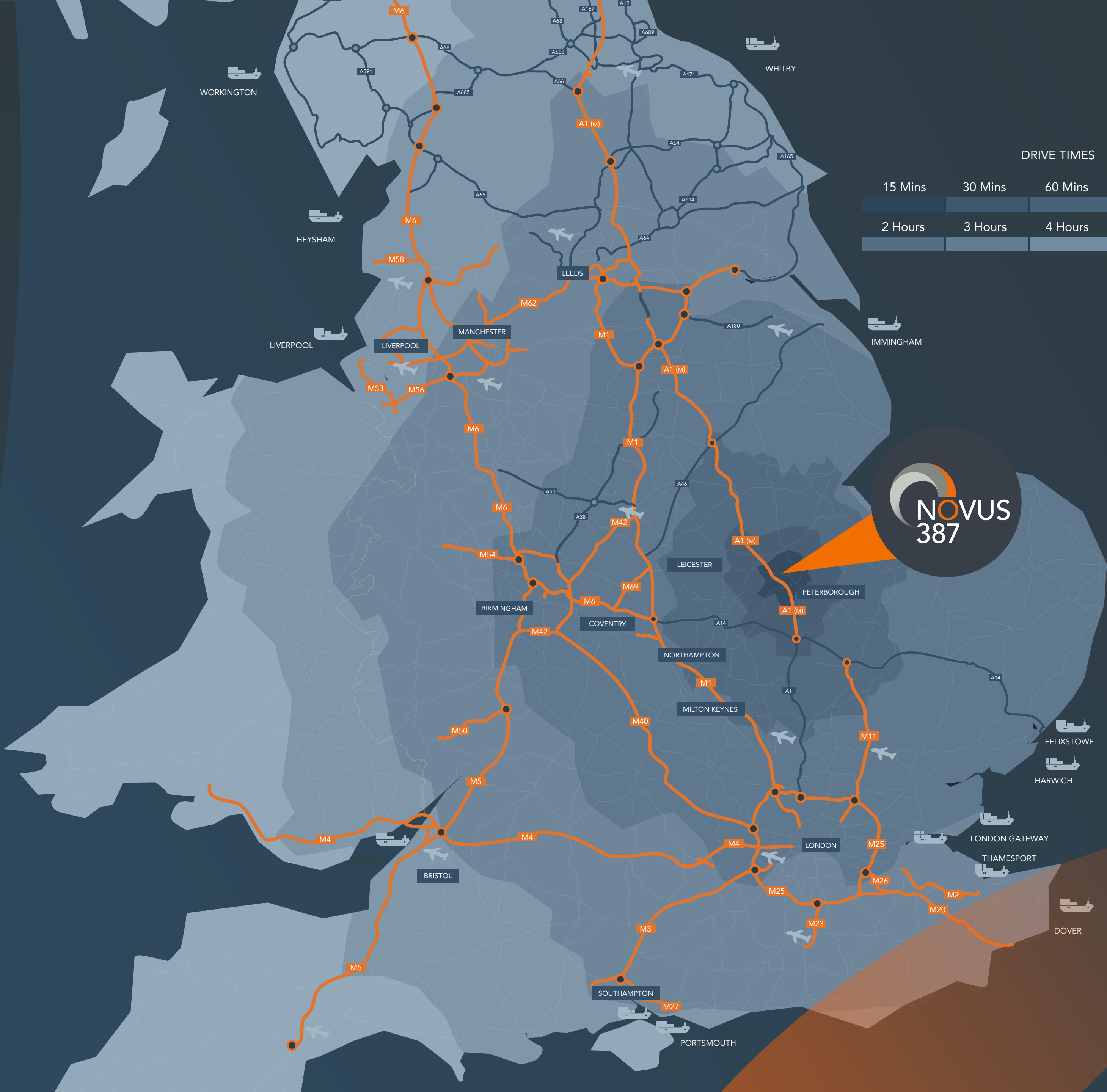
	MILES	TIME
A14, J13	15	24M
A14, J21	16	20M
LEICESTER	39	1HR
NOTTINGHAM	56	1HR 14M
M25	70	1HR 10M
LONDON (NORTH CIRCULAR)	78	1HR 18M
BIRMINGHAM	80	1HR 32M

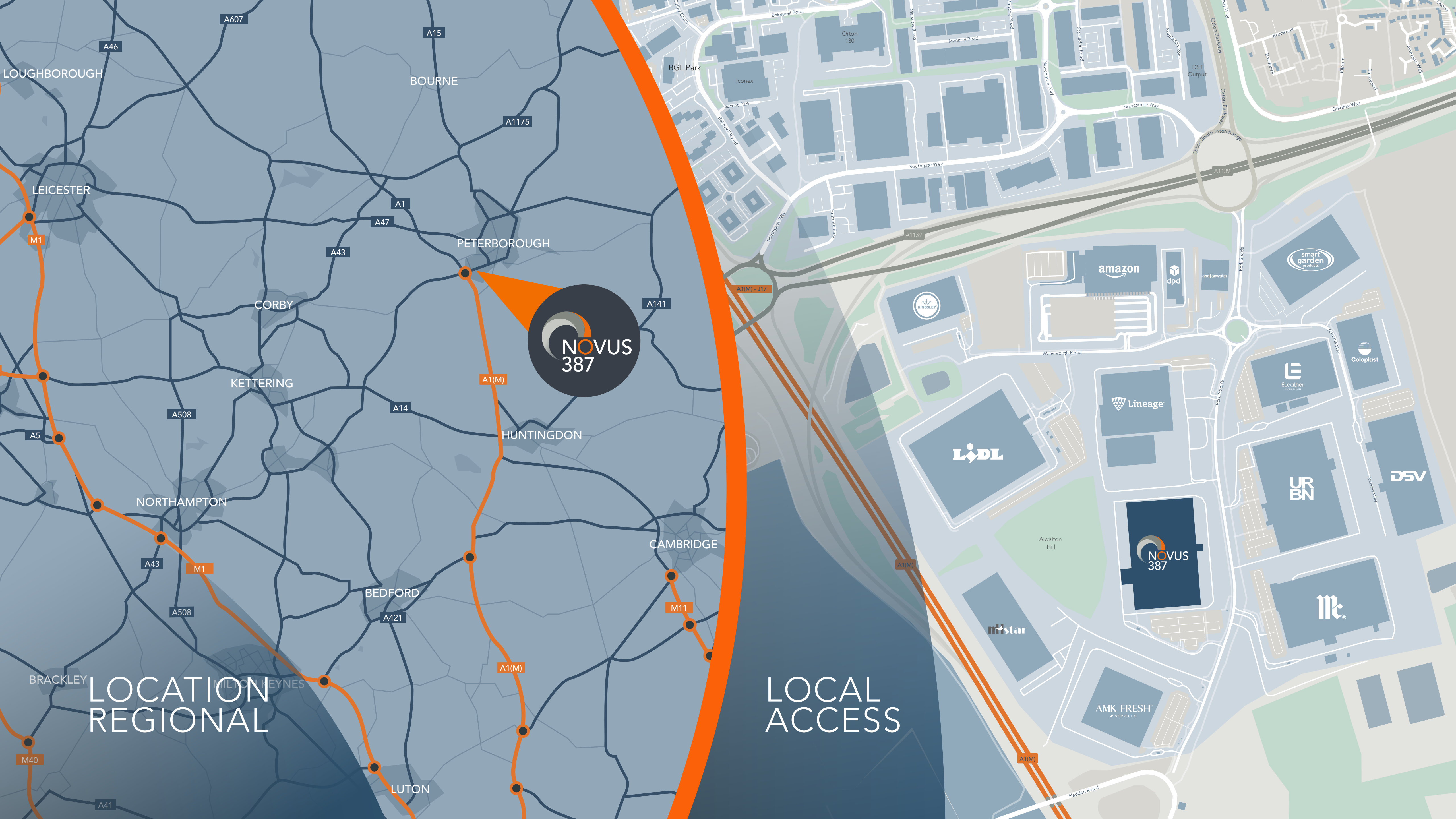
RAILPORTS

	MILES	TIME
DIRFT	50	1HR 5M

PORTS

	MILES	TIME
FELIXSTOWE	100	1HR 40M
IMMINGHAM	104	2HR 2M
HULL	109	2HR 6M
SOUTHAMPTON	152	2HR 48M

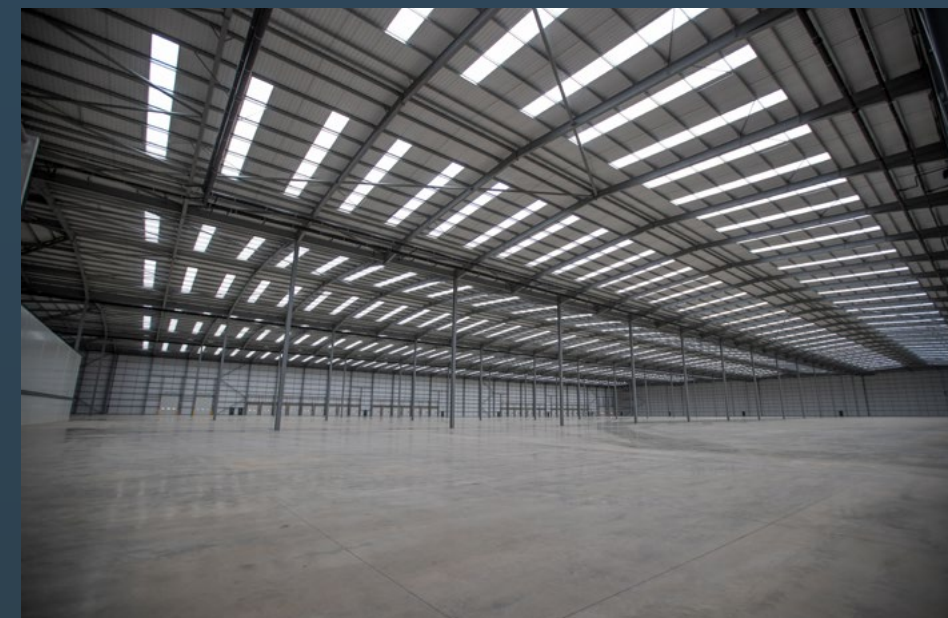




LOCATION
REGIONAL

LOCAL
ACCESS

GALLERY



CONTACT THE JOINT AGENTS FOR MORE INFORMATION



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