Warehouse | Advanced Manufacturing | Production | High-Tech Facilities

NEWLANDS PARK
HUNTINGDON

Design and Build Opportunities
from **50,000 sq ft** to **450,000 sq ft**
Fully consented, deliverable from Q2 2028

///PROMOTION.DAISY.OTHER

A141, HUNTINGDON PE28 4NL

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SPACE TO GROW. ROOM TO PERFORM.

Newlands Park Huntingdon is a landmark logistics and manufacturing development offering **over 2.2 million sq ft** of best-in-class accommodation across a comprehensively masterplanned campus. With design and build opportunities from **50,000 sq ft to 450,000 sq ft** and buildings available from Q2 2028, Newlands Park is built to meet the demands of modern occupiers at any scale.

INDICATIVE LAYOUT.

Newland Park Huntingdon has the ability to deliver a single HQ campus up to 2.2m sq ft

Newlands Park is arranged across three zones, offering 13 units ranging from 51,300 to 260,300 sq ft, with a total GIA of 2,207,800 sq ft.

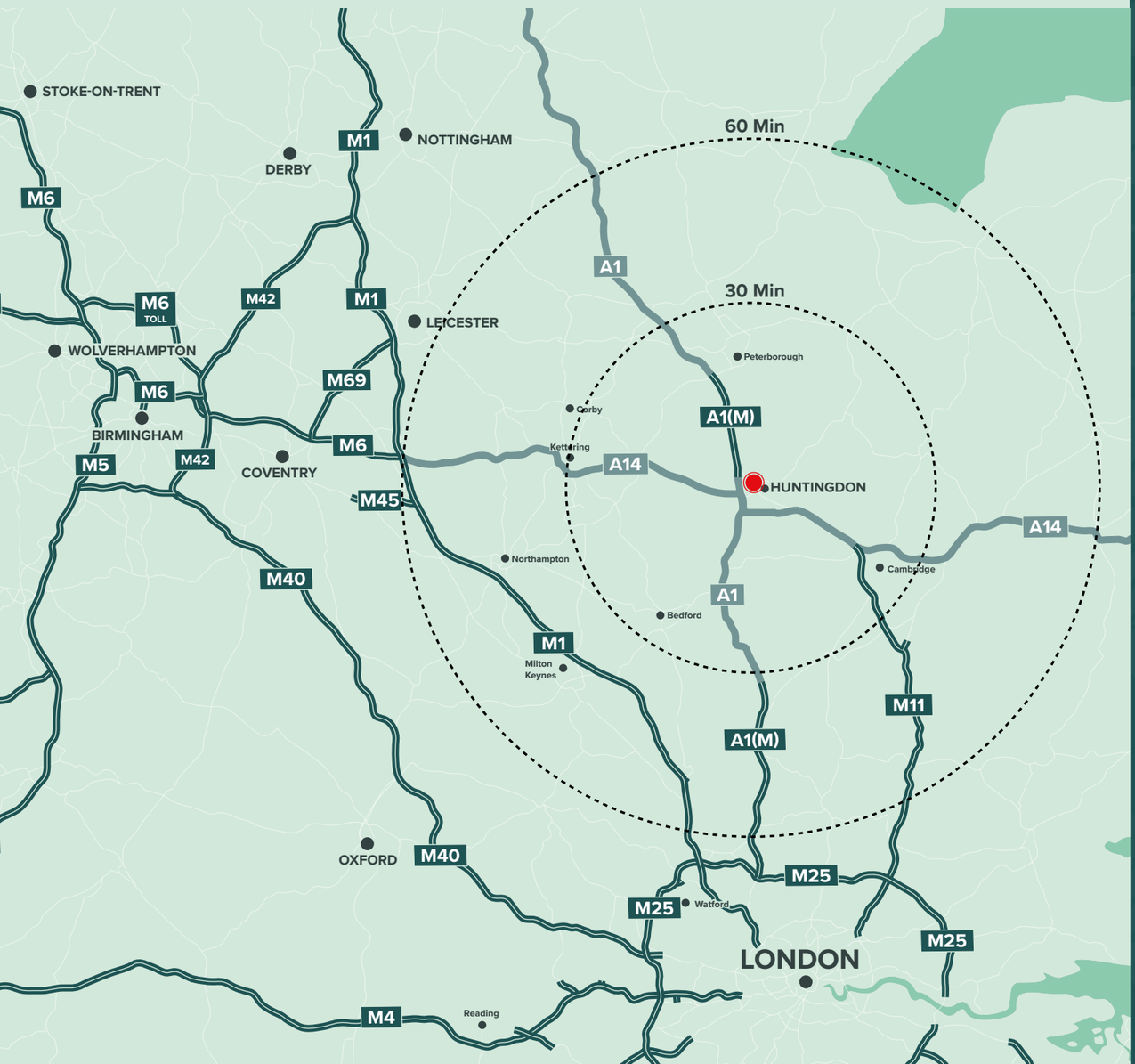
The flexible masterplan accommodates single or multi-let requirements, allowing occupiers to consolidate large-scale operations or secure individual units tailored to their specific needs. All units are available on a design and build basis, with delivery targeted from Q2 2028.

UNIT SIZES

NP1A	190,100 SQ FT	17,661 SQ M
NP1B	218,400 SQ FT	20,290 SQ M
NP1C	134,700 SQ FT	12,514 SQ M
NP1D	260,300 SQ FT	24,182 SQ M
NP2A	188,800 SQ FT	17,540 SQ M
NP2B	231,700 SQ FT	21,525 SQ M
NP2C	61,300 SQ FT	5,695 SQ M
NP2D	109,800 SQ FT	10,201 SQ M
NP2E	179,700 SQ FT	16,695 SQ M
NP3A	171,500 SQ FT	15,933 SQ M
NP3B	145,000 SQ FT	13,471 SQ M
NP3C	145,000 SQ FT	13,471 SQ M
NP3D	171,500 SQ FT	15,933 SQ M
Total GIA	2,207,800 SQ FT	205,110 SQM

STRATEGIC LOCATION.

Strategically positioned on the A141 near Huntingdon, PE28 4NL offers excellent connectivity across the UK's logistics network. The location provides direct access to the A1(M), A14 and M11, linking efficiently to the Midlands, London, the East Coast ports and the wider South East. Its central position within the Oxford-Cambridge growth corridor makes it ideally suited for regional distribution, warehousing and last-mile delivery operations.



DRIVE TIMES

Prime A1/A14 intersection location

Cities		
Cambridge	22 miles	30 mins
Central London	77 miles	1 hr 49 mins
Birmingham	79 miles	1 hr 30 mins
Leeds	130 miles	2 hr 28 mins
Manchester	161 miles	3 hr 14 mins

Motorway Junctions		
A1 / A14	2 miles	2 mins
A14 / M1 / M6	45 miles	58 mins
A1(M) / M25	52 miles	58 mins

Ports		
Felixstowe	86 miles	1 hr 32 mins
Harwich	103 miles	1 hr 49 mins
Hull	127 miles	2 hr 35 mins

Airports		
London Luton Airport	46 miles	1 hr 2 mins
London Stanstead Airport	49 miles	51 mins
Birmingham Int. Airport	72 miles	1 hr 25 mins

DEMOGRAPHICS.

Newlands Park Huntingdon is strategically located within one of the UK's most productive and accessible labour markets. Sitting at the heart of the Cambridgeshire and Peterborough Combined Authority area, the development benefits from a large, highly active workforce drawn from Huntingdon and its surrounding market towns, including St Neots, St Ives and Peterborough — all within easy commuting distance via the region's excellent road network.

186,070

people live in Huntingdonshire (ONS, mid-2023)

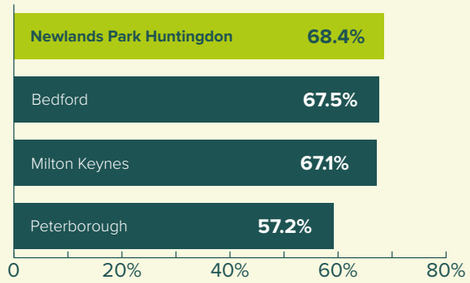
570,900

working age population across the Cambridgeshire & Peterborough Combined Authority (ONS, 2022)

HIGHLY SKILLED WORKFORCE

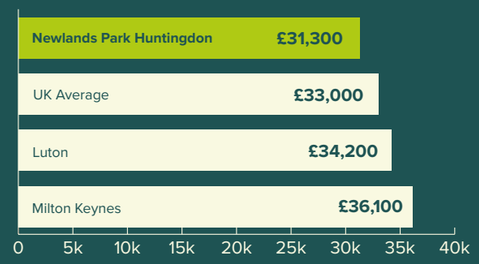
Huntingdonshire is well-qualified, with over 15% of all employment in manufacturing — a skilled, experienced workforce positioned to support logistics, distribution and industrial operations at scale.

% of workforce with RQF 3+ qualifications



Source: ONS Annual Population Survey / Nomis, Jan–Dec 2023

LOWER LABOUR COST

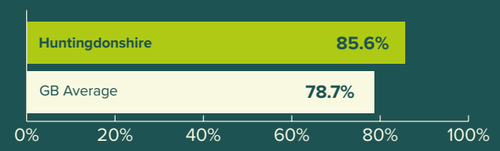


Source: ONS ASHE 2024 (workplace-based median annual pay)

Median workplace earnings in Huntingdonshire are 5% below the national average — offering occupiers a meaningful labour cost advantage over comparable logistics locations further south.

ECONOMIC ACTIVITY

85.6% of Huntingdonshire's working age population are economically active, compared to the national average of 78.7%.



of Huntingdonshire commuters travel by private vehicle — supporting strong catchment reach for site-based roles.

Source: ONS / Nomis Annual Population Survey, year ending Dec 2023; Census 2021 travel to work

LABOUR CATCHMENT

Newlands Park sits within a Combined Authority of 570,900 working age residents, drawing from Huntingdon, St Neots, St Ives, Cambridge and Peterborough.

Drive time	Indicative population*
30 minutes	~570,900
60 minutes	~2,100,000+
90 minutes	~5,000,000+

*30-min figure = C&P Combined Authority working age pop. (ONS 2022). 60/90-min figures are indicative — commission Experian drivetime data for precise figures.

PROVEN EXPERIENCE. LOCAL EXPERTISE.

Our track record of successful industrial and logistics developments demonstrates our experience in delivering high-quality schemes that respond to the evolving needs of modern occupiers. From initial concept through to completion, we focus on creating well-designed, efficient and commercially successful developments in strategic locations.

Projects including Warth Park, Raunds and Peterborough Gateway highlight our established presence in the region and our understanding of the local market. These developments reflect our commitment to delivering quality industrial space while creating places that support businesses, employment and long-term economic growth.

WE GO BEYOND

With the ability to enhance specification to suit occupiers needs

- 55m yard
- Clear Internal Height up to 21m
- Floor loading 50 kN/m²
- 11 MVA Power Across Site
- BREEAM Excellent
- Carbon Net Zero Embodied

- Air Tightness to 1.5m3/hr/m2
- Roof mounted PV
- Air source heat pump technology
- Rainwater harvesting
- EPC rating A
- Trim trail
- Bus service
- EV Provision
- Strategic Landscaping
- Cycle routes
- E-Bikes

NEWLANDS PARK
HUNTINGDON

AVAILABLE NOW FOR PRE-LET / PRE-SALE DISCUSSIONS

For full leasing or sales discussions please contact our sole agents.

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