



**HINCHINGBROOKE**  
LOGISTICS PARK **A1(M) | A14**

**newlands**  
developments



# HINCHINGBROOKE

## LOGISTICS PARK A1(M) | A14

Design and Build Opportunities  
from 50,000 sq ft to 300,000 sq ft





## HINCHINGBROOKE LOGISTICS PARK A1(M) | A14



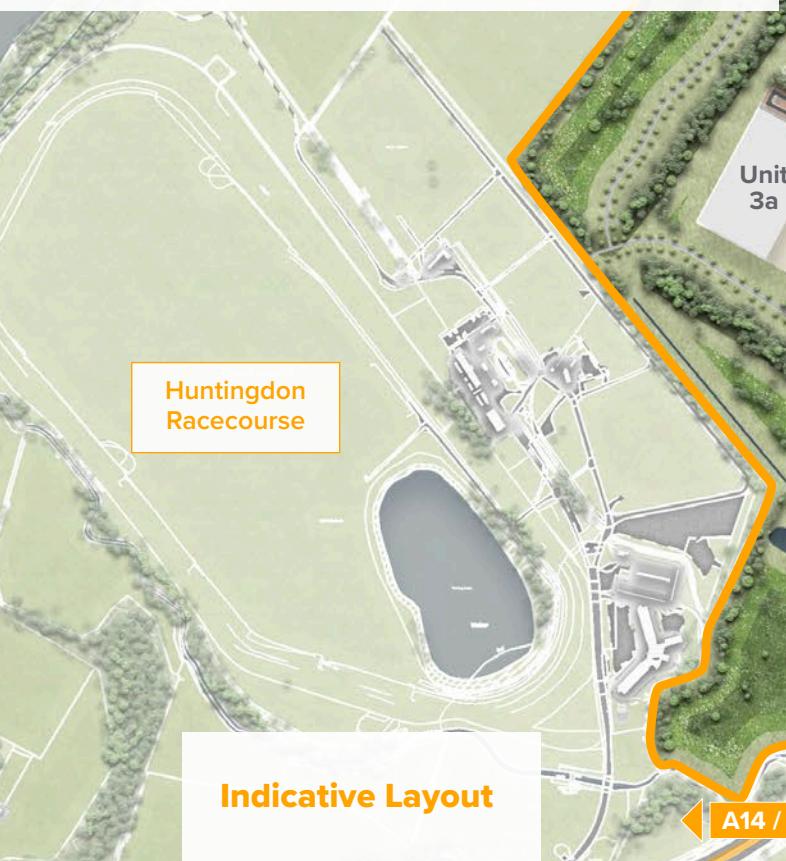
Strategically located adjacent to A1(M) / A14



2.2 million sq ft of distribution and manufacturing accommodation



2.2 million sq ft of distribution accommodation



Indicative Layout

A14 / A1 (M)

Site HU1  
Mixed Use Allocation

Stukeley  
Meadows

### Schedule of Accommodation

Unit 1a	189,000 SQ FT	17,559 SQ M
Unit 1b	90,100 SQ FT	8,370 SQ M
Unit 1c	60,100 SQ FT	5,583 SQ M
Unit 1d	239,300 SQ FT	22,232 SQ M
Unit 1e	218,400 SQ FT	20,290 SQ M
Unit 2a	186,900 SQ FT	17,363 SQ M
Unit 2b	228,800 SQ FT	21,256 SQ M
Unit 2c	50,600 SQ FT	4,701 SQ M
Unit 2d	55,700 SQ FT	5,175 SQ M
Unit 2e	262,200 SQ FT	24,359 SQ M
Unit 3a	166,100 SQ FT	15,431 SQ M
Unit 3b	145,000 SQ FT	13,471 SQ M
Unit 3c	145,000 SQ FT	13,471 SQ M
Unit 3d	166,100 SQ FT	15,431 SQ M
Total GIA		2,203,300 SQ FT 204,692 SQM

## Best in class building for sustainability initiatives

- 55m yard
- Clear height 15m
- Floor loading 50 kN/m<sup>2</sup>
- 2 double height dock doors
- 15% Rooflights
- Gatehouse



- Comfort cooling / heating to offices
- Raised floors to open plan offices
- LED lighting

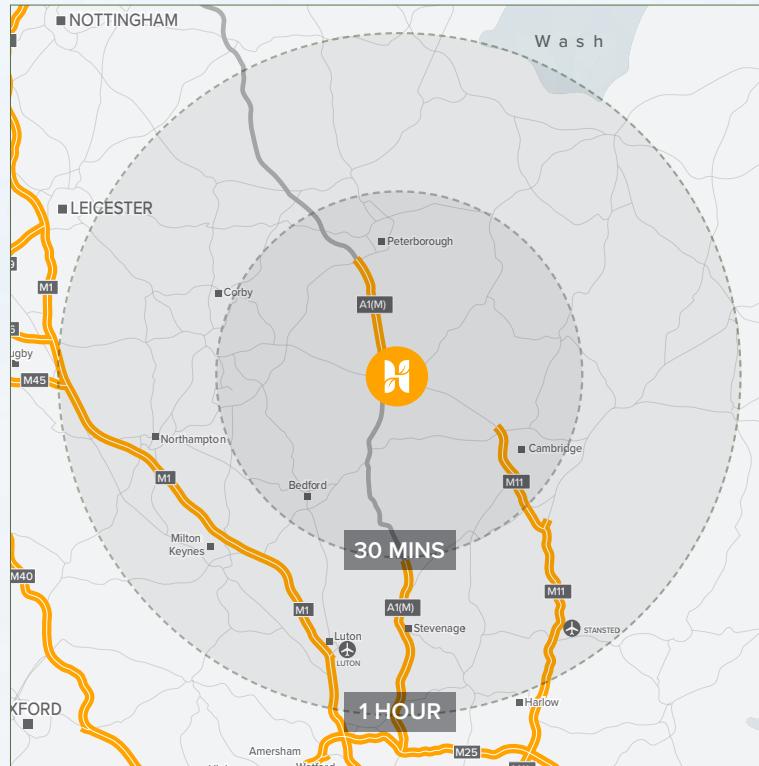


- EPC rating A
- BREEAM Excellent
- Carbon Net Zero Embodied
- Air source heat pump technology
- Warehouse roofs are 'solar-ready' to enable 'Zero Carbon' to be met in the future
- Air Tightness to 1.5m<sup>3</sup>/hr/m<sup>2</sup>
- EV charging: 5% installed  
20% passive



## Drive Times & 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
Ports		
Harwich	103 miles	1 hr 49 mins
Hull	127 miles	2 hr 35 mins
Liverpool	181 miles	3 hr 46 mins
Motorway Junctions		
A1 / A14	2 miles	2 mins
A14 / M1 / M6	45 miles	58 mins
A1(M) / M25	52 miles	58 mins
Airports		
London Luton Airport	46 miles	1 hr 2 mins
London Stansted Airport	49 miles	51 mins
Birmingham Int. Airport	72 miles	1 hr 25 mins



For more information, please contact our agents



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