



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

Huntingdon
Racecourse

Indicative Layout

A14 / A1 (M)

A1307

A141

J23

Hinchingsbrooke
Business Park

Hinchingsbrooke

A141

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/m²
- 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 1.5m³/hr/m²
- 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

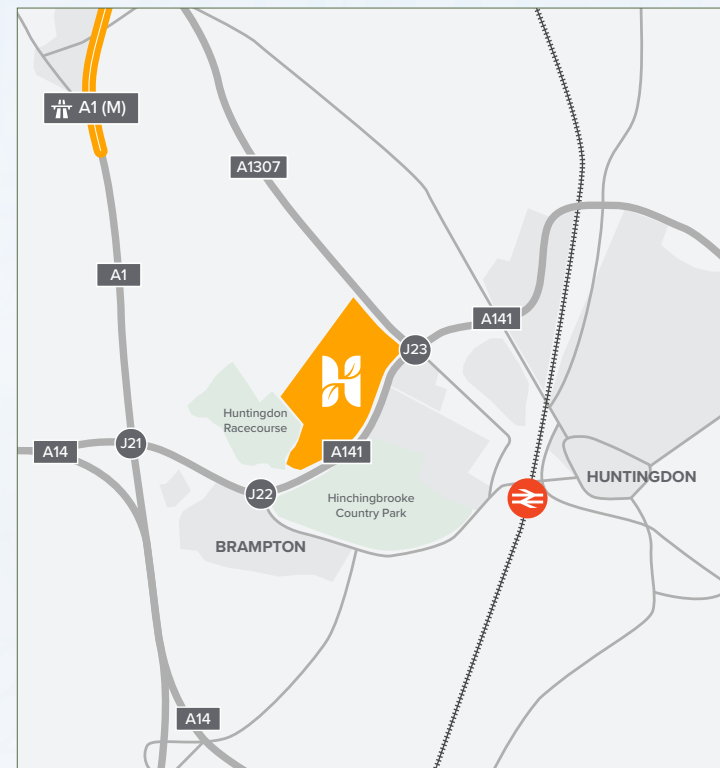
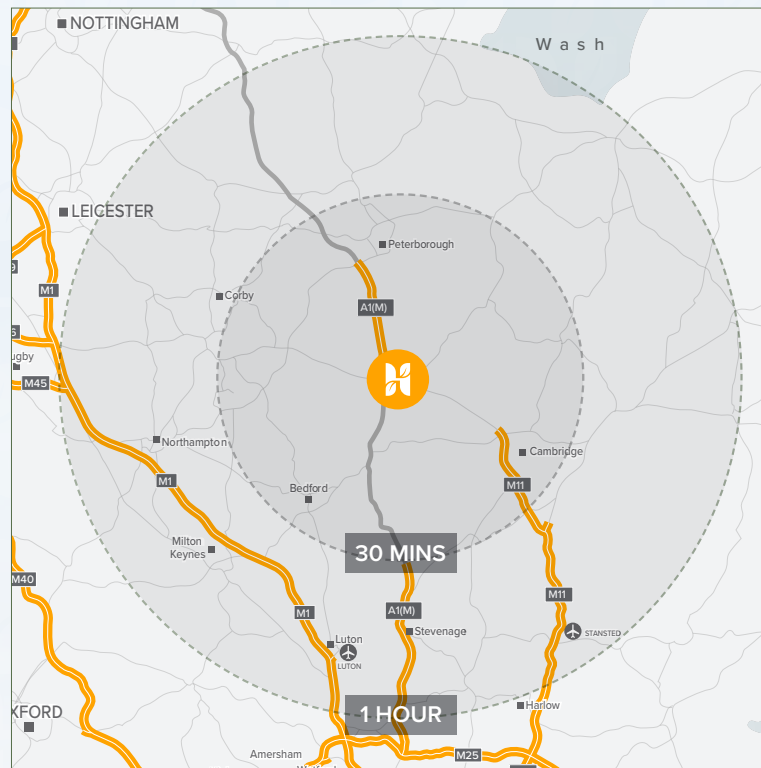
Harwich	103 miles	1 hr 49 mins
Hull	127 miles	2 hr 35 mins
Liverpool	181 miles	3 hr 46 mins

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 Stanstead 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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