

PS94
TECHNICAL PACK
94,225 SQ FT

PS
PETERBOROUGH
SOUTH

Commerce Road
Peterborough
PE2 9EN



BY FirethornTRUST



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LOCATION



PS
PETERBOROUGH
SOUTH

Peterborough South is a new development of Grade A warehouse / logistics units ranging in size from 94,225 to 240,830 sq ft.

Located adjacent to Fletton Parkway and with direct dual carriageway access to J17 / A1(M), Peterborough South offers established connections to air, rail and sea.

J17 A1(M)
4
MILES

UNDER
2 HOURS TO
LONDON GATEWAY
AND FELIXSTOWE
PORTS

5 MILLION
CUSTOMERS WITHIN
A 90 MINUTE DRIVE
TIME

AERIAL



PS94 BUILD TIMELINE

FOUNDATIONS
COMPLETED
31/08/2022

ROOF
CLADDING
11/10/2022

PRACTICAL
COMPLETION
21/11/2022

STEEL
FRAME
UP
23/09/2022

WALL
CLADDING
27/10/2022



SITE PLAN



PS94

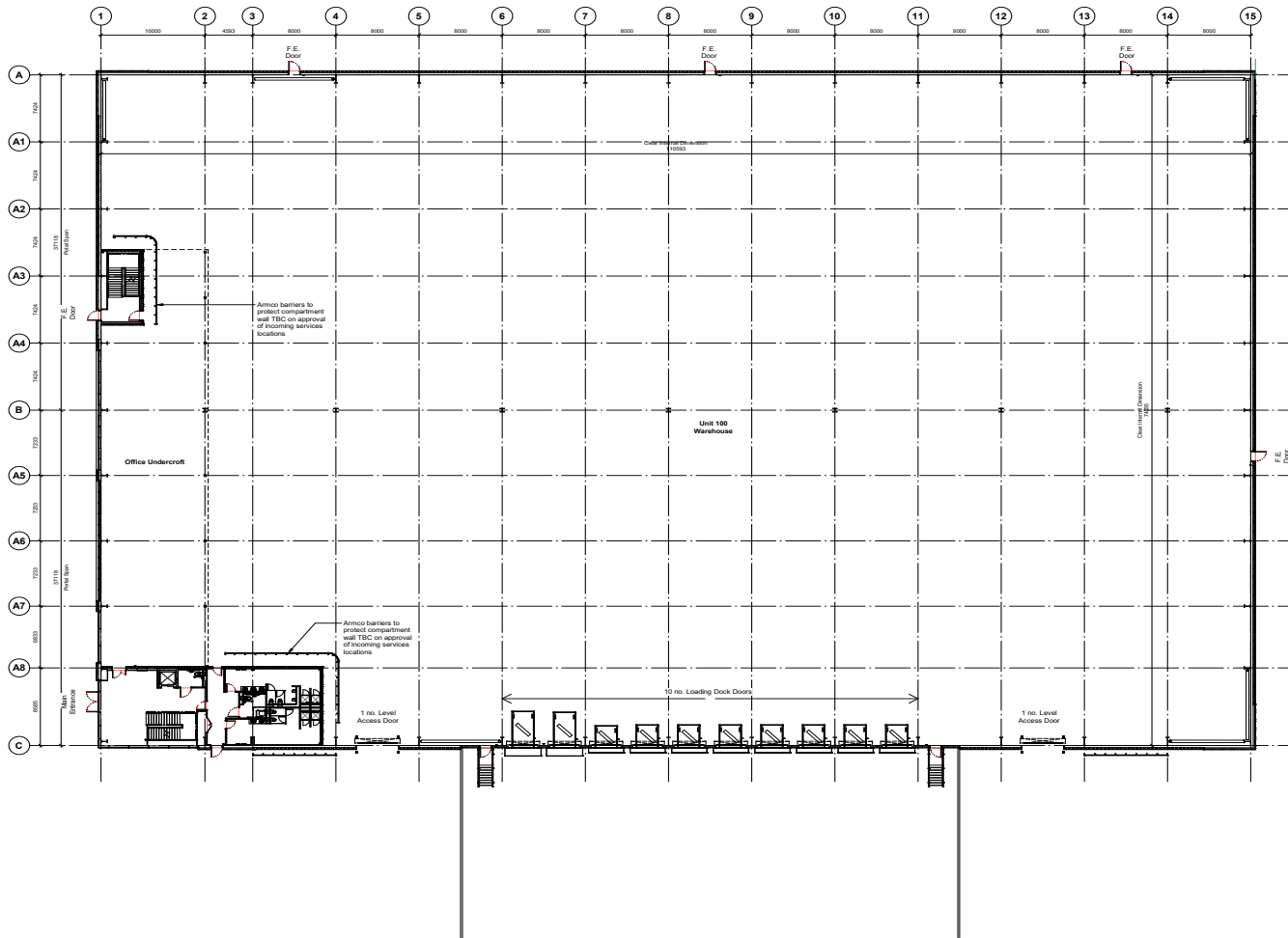
	SQ M	SQ FT
Warehouse	20,596	87,650
First Floor Office	611	6,575
Total	8,754	94,225

Yard depth	50M
Clear internal height	15M
Dock loading doors	10
Level access doors	2
HGV parking spaces	20
Car parking spaces	90
Electric car charging points	12*
Power	700 kVA
Solar PVs roof coverage	5%

*6 electric car charging points with infrastructure for additional 6 spaces



WAREHOUSE PLAN

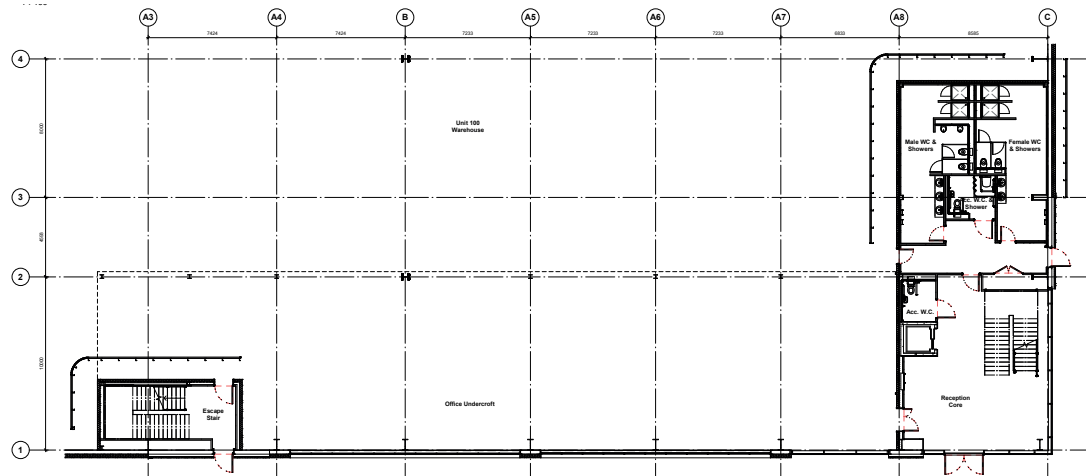


WAREHOUSE SPECIFICATION

- 50kn/m² floor loading
- 100KN rack leg loading
- Power floated floor slabs with an acrylic hardening membrane (slab suitable for grinding to form tracks for VNA forklift trucks)
- Translucent roof lights to 15% of the Warehouse floor area providing abundance of natural light
- Translucent cladding above loading docks provide additional natural light to loading areas
- Shell lighting, including emergency lighting included within base build specification
- Emergency lighting; illuminated emergency exit signage to fire escape doors; includes both internal and external fittings

OFFICE PLAN

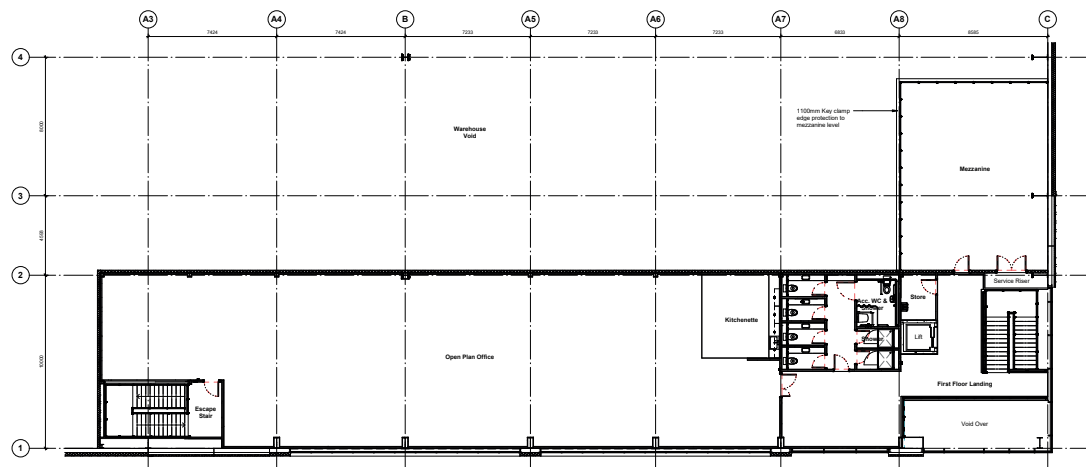
GROUND FLOOR



OFFICE SPECIFICATION

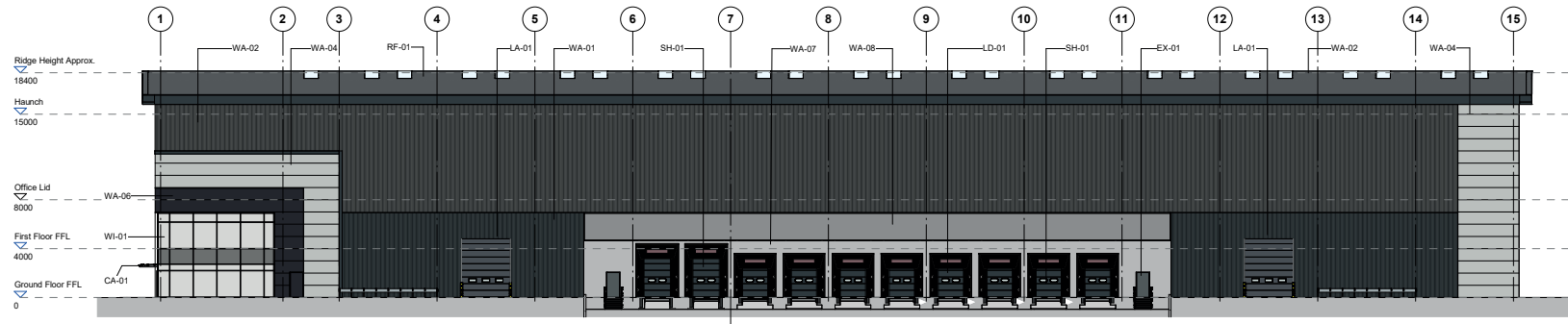
- Raised access floor
- Carpet floor tiles as standard throughout
- Main receptions and entrance areas will be double height and include tiled floor finishes including integrated matwells, overhead heater, and LED lighting
- Double height reception with glazed curtain walling providing natural light to the reception areas
- Lift access provided to first floor office areas
- LED lighting throughout all areas
- VRF heat recovery heating/cooling system
- Accessible toilet facilities will be provided to all units

FIRST FLOOR

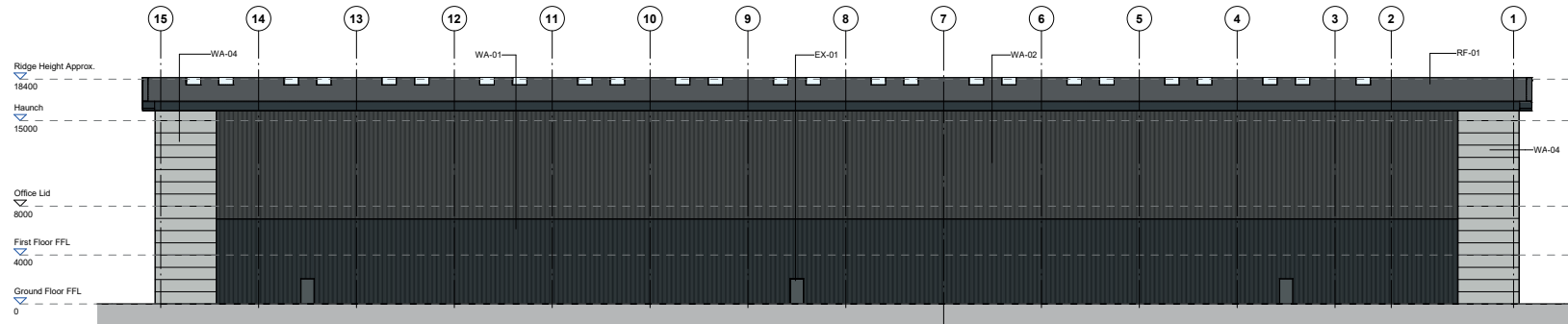


ELEVATIONS

EAST ELEVATION



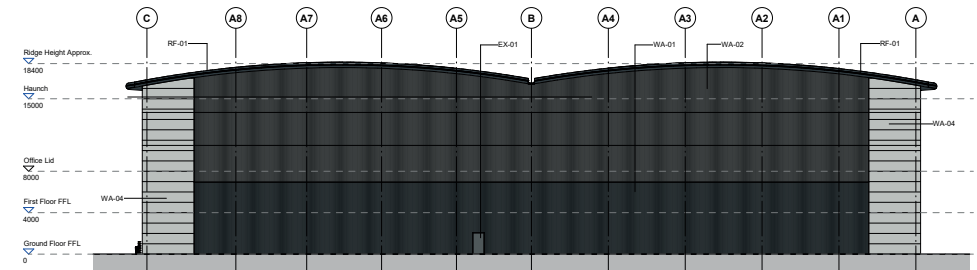
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



SPECIFICATION & OCCUPATIONAL COSTS

SUSTAINABILITY

- BREEAM – Excellent
- EPC – A rating
- Roof lights to 15% of roof area
- Solar PVs to 5% of roof area as standard, up to 10% available on application
- Roof capable of accommodating full complement of solar PVs
- Storage battery ready
- 12 EV spaces* (*6 electric car charging points with infrastructure for a further 6 spaces)

EXTERNAL AREA OVERVIEW

- 50m yard depth
- 20 HGV parking bays
- 90 car parking spaces
- 6 electric car charging points provided as standard with infrastructure for additional 6 spaces as required
- Ducting in place for install of future HGV charging points

WELLBEING

- Unit WELL Building Standard Ready
- Abundance of natural light
- Contemporary office design
- Shower / welfare facilities
- Cycle shelter provision with a safe pedestrian route between warehouse/office areas
- Wheelchair access into all building entrances

SERVICES

- Total incoming power supply to site 3MVA
- Dual supply telecom connections
- Low pressure gas available

OTHER FACILITIES

- Smoking shelters
- Waste recycling / bin stores
- Wheelchair access into all building entrances

BIODIVERSITY AND PLANTING

- Enhanced local biodiversity through the use of native planting to enhance the ecological habitat and introduce new features such as hybernaculums, rubble piles, bird & bat boxes.
- Seating and outside communal areas allow engagement with the natural spaces available.

PROJECTED SERVICE CHARGE

Unit	Year 1 Rate psf	Year 1 service charge (pa)
PS94	£0.06	£5,262.05

BUSINESS RATES

Unit	Rateable Value	Rates Due
PS94	£340,000	£174,080

This equates to around £1.85 per square foot. The units have not been assessed for business rates. The schedule provides an estimated rates assessment for indicative purposes only and we recommend that interested parties carry out their own investigations.

SPECIFICATION



Units will feature the enhanced Firethorn Trust 'standard' specification which includes an ultra-modern treatment to the design of the primary office elevation together with a range of cutting-edge enhancements throughout the welfare facilities.



SUSTAINABILITY

At Firethorn Trust, sustainability is at the heart of everything we do. Throughout planning, design and construction, working responsibly and reducing our environmental impact is a vital part of our work.

Peterborough South is a net zero carbon development, BREEAM Excellent, and will include over 40,000 sq ft of solar PVs across the site. Units are designed to help limit energy use and future proof your business.



OVER 40,000 SQ FT
SOLAR PVS ON SITE
AS STANDARD



48 EV CAR
CHARGING
POINTS ON SITE



BREEAM
EXCELLENT



WELL
CERTIFICATION
READY



STORAGE BATTERY
INFRASTRUCTURE
PROVIDED



15% ROOF
LIGHTS



DUCTING IN
PLACE FOR
HGV CHARGING



PUBLIC TRANSPORT

Peterborough South is well located for commuters. Located adjacent to the A1139 Fletton Parkway, a dual carriageway linking Peterborough with the A1(M) it's easily accessible for those travelling by car.

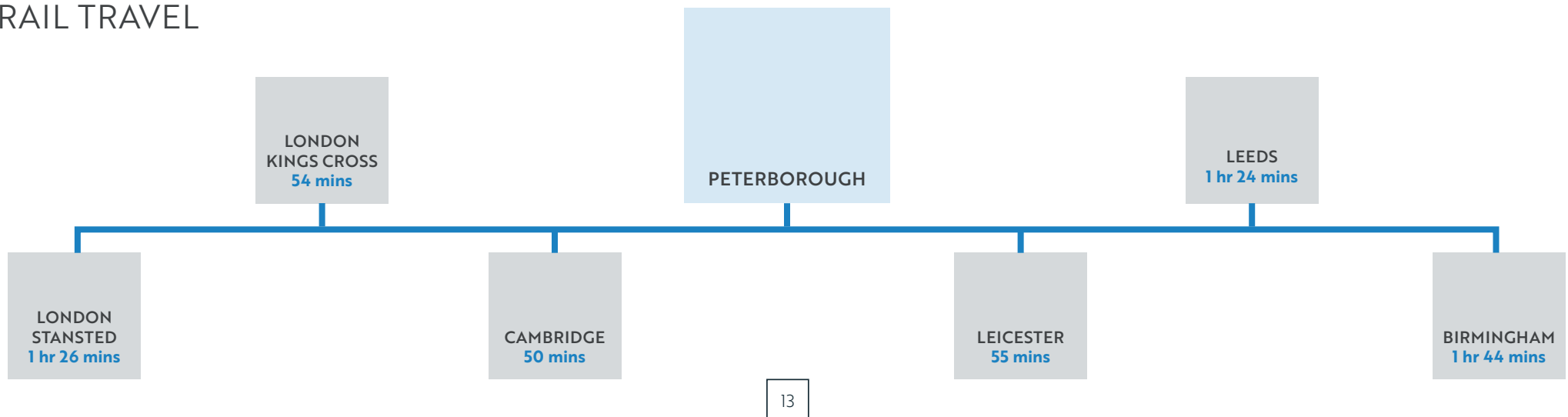
The site is served by the number 5 Citi bus which runs every 30 minutes from Yaxley and Welland, via Queensgate in Peterborough City Centre.

Peterborough South is easily accessible for cyclists and walkers from Peterborough's 'Green Wheel' – a mix of traffic-free paths, quiet roads and urban cycle lanes. The green wheel route can be viewed here: <https://www.sustrans.org.uk/find-a-route-on-the-national-cycle-network/peterborough-green-wheel>

Peterborough is well connected by rail, with regular trains into London Kings Cross in under an hour and London Stansted, Cambridge, Leicester and Leeds all within easy reach.

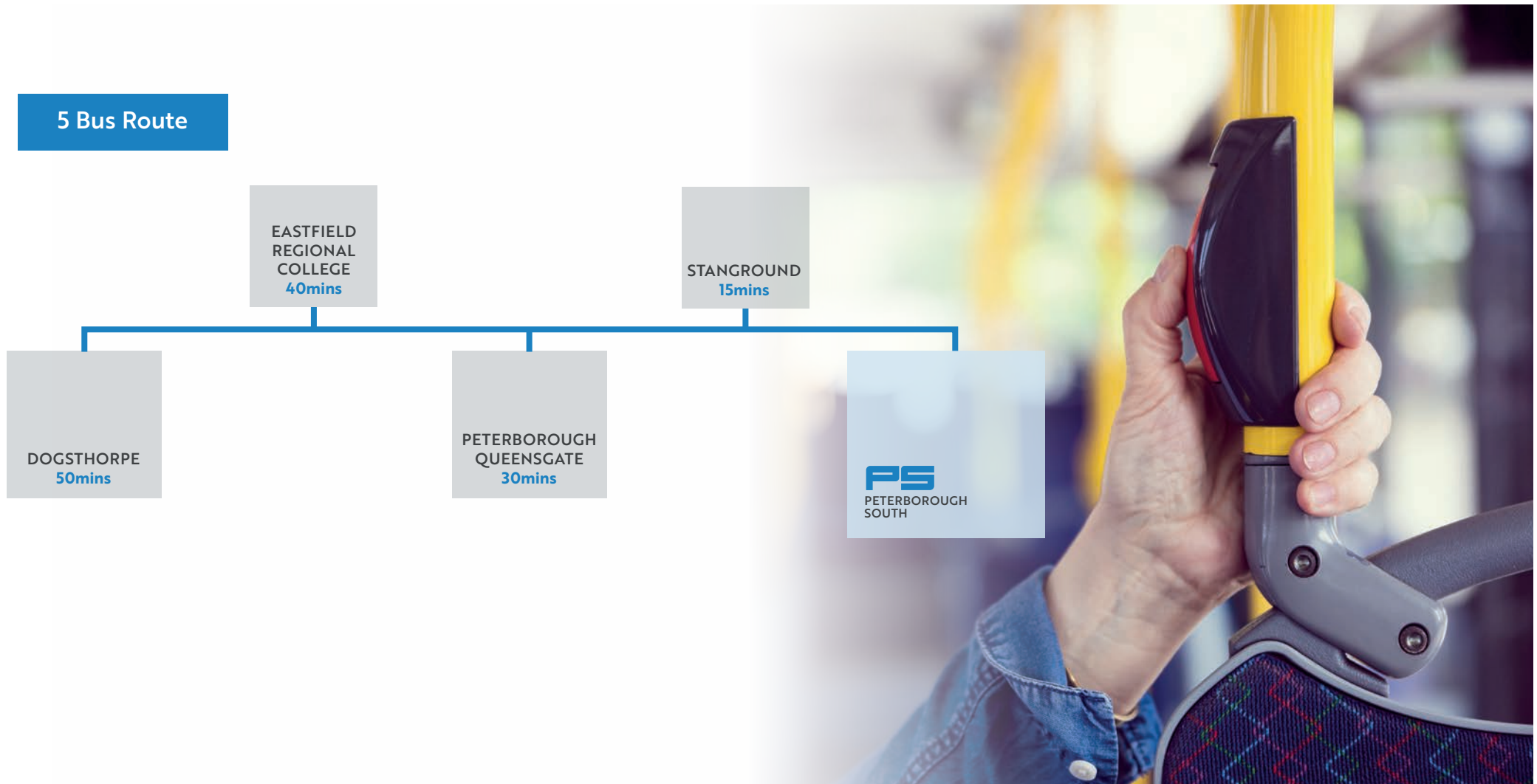


RAIL TRAVEL



PUBLIC TRANSPORT

BUS TRAVEL





WELLBEING AND THE LOCAL AREA

Peterborough South is less than 3 miles from Peterborough City Centre, where you will find a wide variety of shops and restaurants including John Lewis, Wagamama's and Pret-A-Manger.

Nearby Hampton is a rapidly expanding community with over 6,000 homes having been built in the area since 1997. It's home to a Tesco Extra supermarket, as well as McDonalds, Starbucks and Costa Coffee – all within 3 miles of site.

Crown Lakes Country Park is adjacent to the site, a picturesque 85 acres of meadows, woodlands and lakes that are ideal for lunchtime walks and post work exercise.



Crown Lakes Country Park





We create spaces that connect business, people and places.

We deliver mid-box logistics warehousing spaces across the UK to enable businesses to connect quickly and easily with their customers.

Firehorn developments are all different, but they have one thing in common – they are completed to the highest standards in quality and design, because we make it a priority to work with the very best project teams, including market-leading contractors and professionals who are the best in their field.

Working responsibly and reducing our environmental impact is a key part of our business. Sustainability isn't an additional consideration for us, it's at the heart of what drives our people. Transforming spaces helps people and places to thrive. We seek out opportunities to develop flexible, modern warehousing solutions in prime locations because we know this brings huge economic and social benefits to communities and regions.

LOCATION

From Peterborough South, 9 million customers can be reached within a 90 minute drive time, with the A1 (M) providing easy access to Cambridge, Milton Keynes, Leicester and Nottingham.

Benefiting from a well-established transport network and the average fastest rush hour traffic speeds in the UK* the site provides mainland connections across UK and Europe. The Ports of London and Felixstowe, both recently announced as Freeport locations, are situated within a two hour reach.

*2014 Direct Line Plus Survey

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What Three Words: ///DAREDEVIL.LOADS.VOWED

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