



8 NEW INDUSTRIAL / WAREHOUSE UNITS TO LET

5,145 - 43,035 FT²



**PLANNING
GRANTED**

1 MARSTON ROAD | ST NEOTS | CAMBRIDGESHIRE | PE19 2HN

WWW.MARSTONSTNEOTS.CO.UK

ACCOMMODATION : UNITS FROM 5,145 - 43,035 FT²

Unit measurements are approx. Gross External Areas (GEA)

UNITS 1-2

UNIT 1	FT ²	M ²
Warehouse	18,130	1,684
Office	2,250	209
TOTAL	20,380	1,893

UNIT 2	FT ²	M ²
Warehouse	20,405	1,896
Office	2,250	209
TOTAL	22,655	2,105

SPECIFICATION

Eaves height: 10 m
Loading doors: 2
Yard depth: 33 m
EV charging points: 20% of parking
Use Classes: E/B2/B8

UNITS 3-8

UNIT 3/4	FT ²	M ²
Warehouse	14,660	1,362
Office	2,085	194
TOTAL	16,745	1,556

UNIT 5	FT ²	M ²
Warehouse	5,460	507
Office	1,515	141
TOTAL	6,975	648

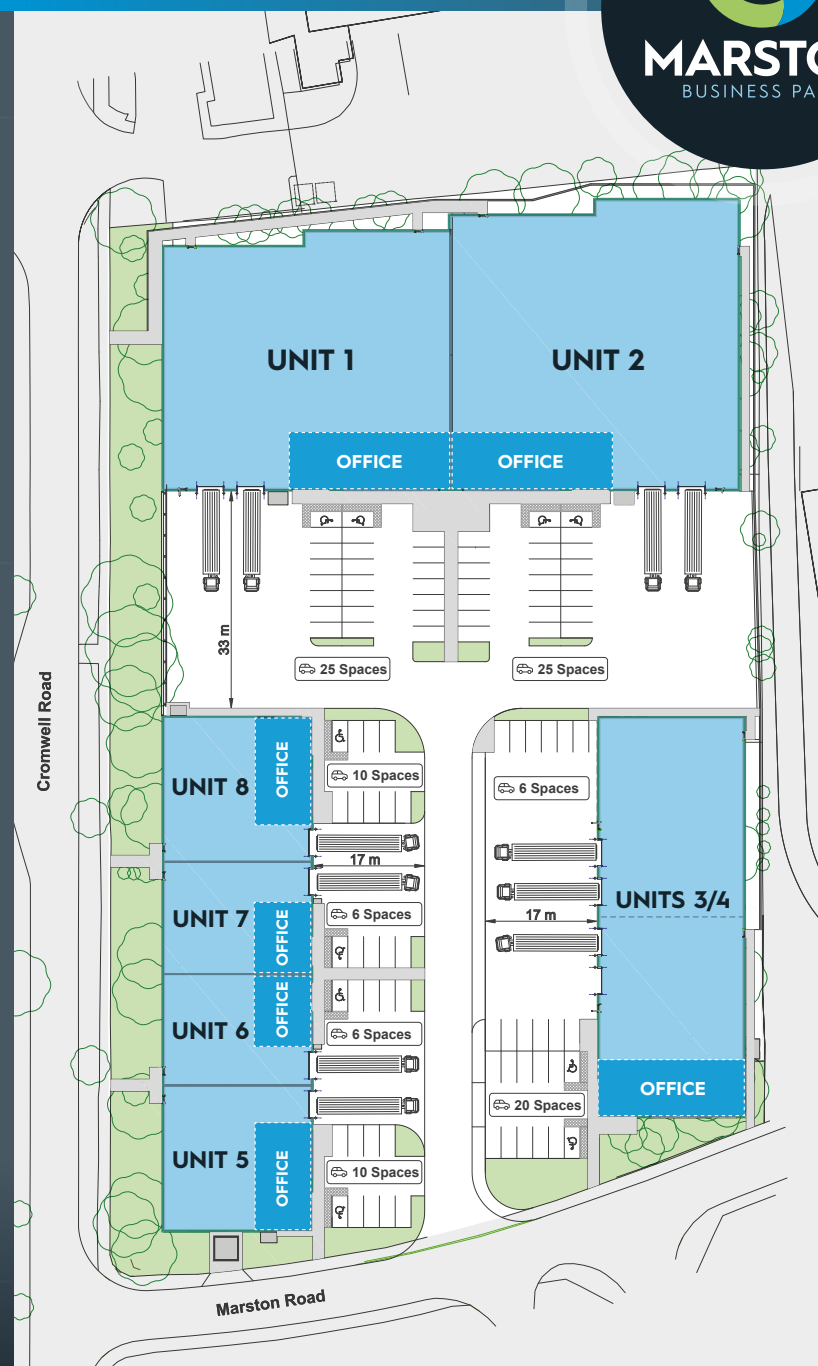
UNIT 6	FT ²	M ²
Warehouse	4,140	385
Office	1,005	93
TOTAL	5,145	478

UNIT 7	FT ²	M ²
Warehouse	4,140	385
Office	1,005	93
TOTAL	5,145	478

UNIT 8	FT ²	M ²
Warehouse	5,440	505
Office	1,515	141
TOTAL	6,955	646

SPECIFICATION

Eaves height: 8 m
Loading doors (3/4): 4
Loading doors (5-8): 1
Yard depth: 17m
EV charging points: 20% of parking
Use Classes: E/B2/B8



LOCATION



-  Motorways
-  A Roads / Dual Carriageways
-  Route to Felixstowe
-  Oxford - Cambridge Arc

OXFORD-CAMBRIDGE ARC

St Neots is ideally located in the Oxford-Cambridge Arc surrounded by universities, Science Parks, and research and Technology Zones. It is therefore ideal for supply chain partners/suppliers/producers that will benefit from the economic growth that the Arc provides.

<https://www.oxfordshirelep.com/oxford-cambridge-arc>

DEMOGRAPHICS & LOCATION



St Neots is expected to be in close proximity to the UK's first 'Drone Superhighway'. The route will connect Cambridge & Oxford and Reading & Coventry. The infrastructure is due to be delivered in 2024.



Cambridgeshire and Peterborough has a population of

894,300



Cambridge boasts

90%

of its working population being NVQ1 qualified



Continued population

GROWTH

in the region



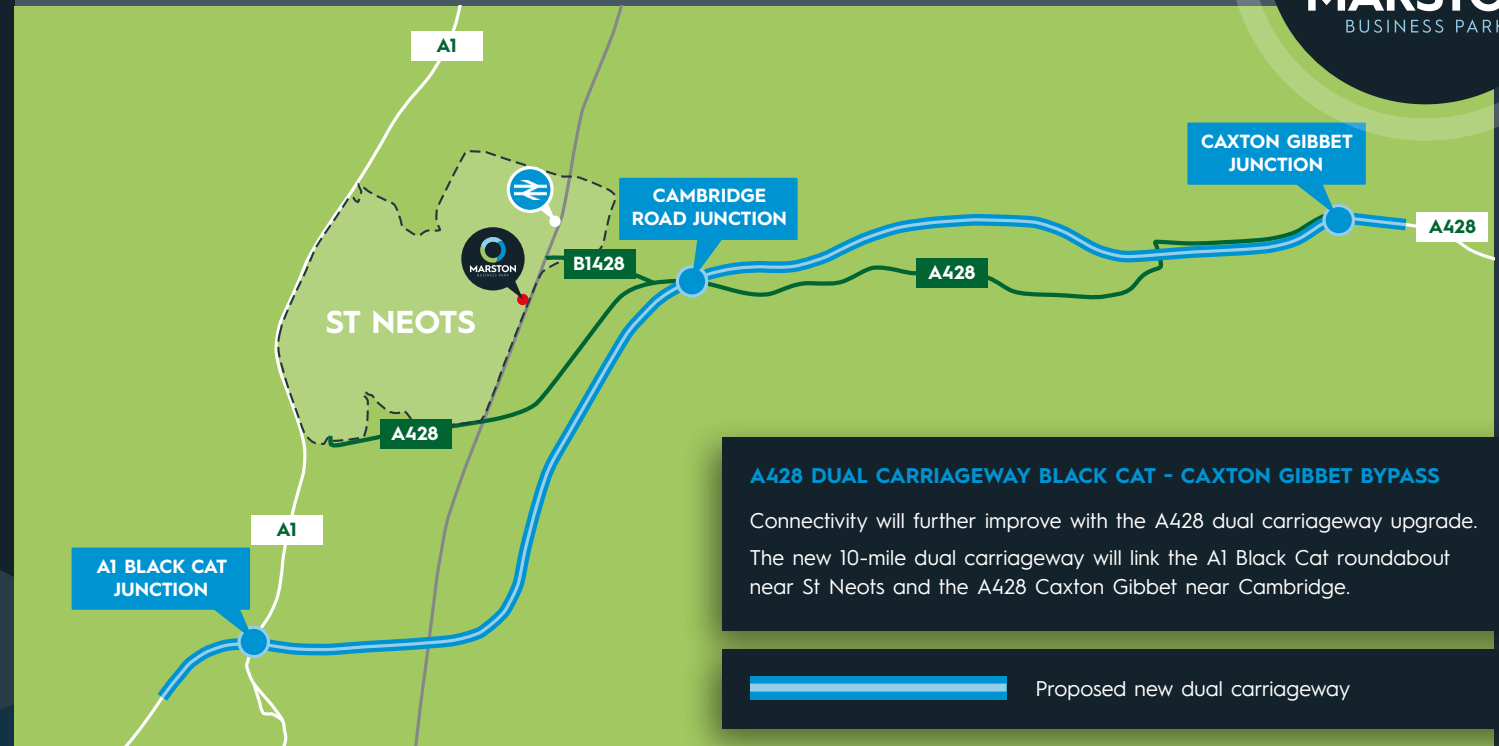
LOW

unemployment rates



Circa **59,000**

people are employed by over 4,300 knowledge intensive companies in a 20-mile radius of Cambridge



ST NEOTS TRAIN



DRIVE TIMES



CITIES/TOWNS



AIRPORTS/PORTS

Peterborough	24	A428 Bypass	2	5	Cambridge	18	34	Luton Airport	34	54
Stevenage	28	A1(M)	3	11	Peterborough	29	40	Stansted Airport	44	60
London St Pancras (Intl)	55	M11	15	21	Northampton	35	54	Heathrow Airport	70	75
London Kings Cross	63	M25 J23	42	54	Oxford	68	95	London Gateway	81	90
Welwyn Garden City	63	M1	52	58	London	58	104	Felixstowe	86	94

All travel times are approximate.
Source: Google Maps.

DESIGNED WITH SUSTAINABILITY IN MIND



Sustainability has been built into the heart of the development and has been designed so businesses can reduce their carbon footprint and deliver a best in class working environment.

Each unit at Marston Business Park is highly specified and built to a carbon neutral base build construction. The Park's future-thinking design will optimise operational efficiencies and will create a positive impact for the occupier and the surrounding natural environment.



**TARGET
BREEAM RATING
EXCELLENT**



**SOLAR PV
ROOF PANELS**



**SUSTAINABLY SOURCED
CONSTRUCTION
MATERIALS**



**20% ELECTRIC
VEHICLE CHARGING
POINTS**



**LED
LIGHTING**



**WATER SAVING
TECHNOLOGY**



**BICYCLE
SHELTERS**



**HIGHLY INSULATED
BUILDINGS TO MITIGATE
AIR LEAKAGE**



**OPTIMISED NATURAL
LIGHT WITH 10%
ROOF LIGHTS**



**CARPETS WITH
80% RECYCLED
YARNS**

FURTHER INFORMATION



James Saxby: 07801 667 692
james.saxby@jll.com

Nicholas Peters: 07842 301 063
nicholas.peters@jll.com



Thomas Erxleben: 07710 966 234
tom.erxleben@cushwake.com

Chris Knight: 07872 822 528
chris.c.knight@cushwake.com



Eamon Kennedy: 07887 835 815
eamon.kennedy@kirkbydiamond.co.uk

Paul Quay: 07917 268 653
paul.quay@kirkbydiamond.co.uk



Top Road Group Ltd in partnership with IPIF, an L&G fund



Conditions under which particulars are issued: JLL, Cushman & Wakefield & Kirkby Diamond for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL, Cushman & Wakefield & Kirkby Diamond has any authority to make or give any representation or warranty whatever in relation to this property.

Prepared September 2023. [8215-3] Designed by [threesixtygroup](#)