

DELTA PARK

PETERBOROUGH, PE2 7BY



**TO LET/
FOR SALE**

- Strategically located within 3 miles of the A1(M)
- Up to 18m internal eaves height
- Dock and ground level loading doors
- 50 KNm2 floor loading
- 55m service yards
- Power supply up to 5.5 mVA

**NEW SPECULATIVE
INDUSTRIAL UNITS**

INDICATIVE SINGLE UNIT OF
556,700 SQ FT
(51,718 SQ M)

PROPOSED TWO UNIT SCHEME
230,940 & 307,500 SQ FT
(21,454 & 25,567 SQ M)



Indicative CGI

TD TREBOR
DEVELOPMENTS

HILLWOOD
A PEROT COMPANY®

TO LET/FOR SALE - HIGH QUALITY INDUSTRIAL AND LOGISTICS UNITS

TOTAL SITE AREA: 29.86 acres / 12.08 hectares

SINGLE UNIT LAYOUT

SPECIFICATION

- 18m eaves height
- 4 level access doors
- 60 dock leveller doors
- 50 KNm2 floor loading
- 65m service yards
- Power supply up to 5,5 mVA
- 85 No. HGV Parking Spaces
- 436 car parking spaces
- Two Storey Hub Office
- BREEAM Very Good
- 360 degree circulation

ACCOMMODATION

UNIT	SQ FT	SQ M
WAREHOUSE	524,950	48,768
TWO STOREY OFFICES	26,240	2,438
HUB OFFICES	5,510	512
TOTAL	556,700	51,718

These measurements are based on GIA (Gross Internal Area).

TWO UNIT LAYOUT

UNIT A SPECIFICATION

- 15m eaves height
- 2 level access doors
- 20 dock leveller doors
- 50 KNm2 floor loading
- 55m service yards
- 202 car parking spaces
- 37 HGV parking spaces
- Power supply up to 1mVA
- BREEAM Very Good

UNIT B SPECIFICATION

- 18m eaves height
- 2 level access doors
- 30 dock leveller doors
- 50 KNm2 floor loading
- 55m service yards
- 248 car parking spaces
- 42 HGV parking spaces
- Power supply up to 1.5mVA
- BREEAM Very Good

ACCOMMODATION

UNIT A	SQ FT	SQ M
WAREHOUSE	216,705	20,132
MAIN OFFICES	11,735	1,090
HUB OFFICES	2,500	232
TOTAL	230,940	21,454
UNIT B	SQ FT	SQ M
WAREHOUSE	290,000	26,942
MAIN OFFICES	15,000	1,394
HUB OFFICES	2,500	232
TOTAL	307,500	28,568
OVERALL TOTAL	538,440	50,022

These measurements are based on GIA (Gross Internal Area).



LOCATION

Delta Park is situated in an established commercial area of Peterborough just off Shrewsbury Avenue, located 2 miles south west of the city centre and 3 miles from the A1(M). The site is strategically located adjacent to Junction 3 of the A1139 (Fletton Parkway) which in turn provides access to Junction 17 of the A1(M) and the national motorway network thereafter.

DRIVE TIMES

Peterborough	2 miles	7 mins	Nottingham	58 miles	1hr 16 mins
A1(M)	3 miles	11 mins	M25	69 miles	1hr 16 mins
J21, A14	18 miles	22 mins	Ipswich	91 miles	1hr 38 mins
Corby	25 miles	32 mins	Immingham Dock	104 miles	2hr 4 mins
Cambridge	38 miles	47 mins	Port of Felixstowe	106 miles	1hr 50 mins
Northampton	41 miles	58 mins	Port of Hull	113 miles	2hr 24 mins
Leicester	41 miles	57 mins	Port of Southampton	155 miles	2hr 40 mins

Source: Google Maps

PLANNING

Planning application submitted for full unrestricted B1, B2 and B8 uses.

RENT

Please contact our retained agent for further information.

TENURE

The premises are available by way of a new lease, or alternatively a sale will be considered.

EPC

EPC certificates will be available on completion. The construction will aim for an A rating.

FURTHER INFORMATION

Please contact the retained agent:



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