

# 8 NEW INDUSTRIAL / WAREHOUSE UNITS TO LET 5,145 - 43,035 FT<sup>2</sup>



**MARSTON**  
BUSINESS PARK



**AVAILABLE  
Q1 2024**

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

[WWW.MARSTONSTNEOTS.CO.UK](http://WWW.MARSTONSTNEOTS.CO.UK)



# ACCOMMODATION : UNITS FROM 5,145 - 43,035 FT<sup>2</sup>

Unit measurements are approx. Gross External Areas (GEA)

UNITS 1-2

UNIT 1	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	18,130	1,684
Office	2,250	209
<b>TOTAL</b>	<b>20,380</b>	<b>1,893</b>

UNIT 2	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	20,405	1,896
Office	2,250	209
<b>TOTAL</b>	<b>22,655</b>	<b>2,105</b>

### 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 <sup>2</sup>	M <sup>2</sup>
Warehouse	14,660	1,362
Office	2,085	194
<b>TOTAL</b>	<b>16,745</b>	<b>1,556</b>

UNIT 5	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	5,460	507
Office	1,515	141
<b>TOTAL</b>	<b>6,975</b>	<b>648</b>

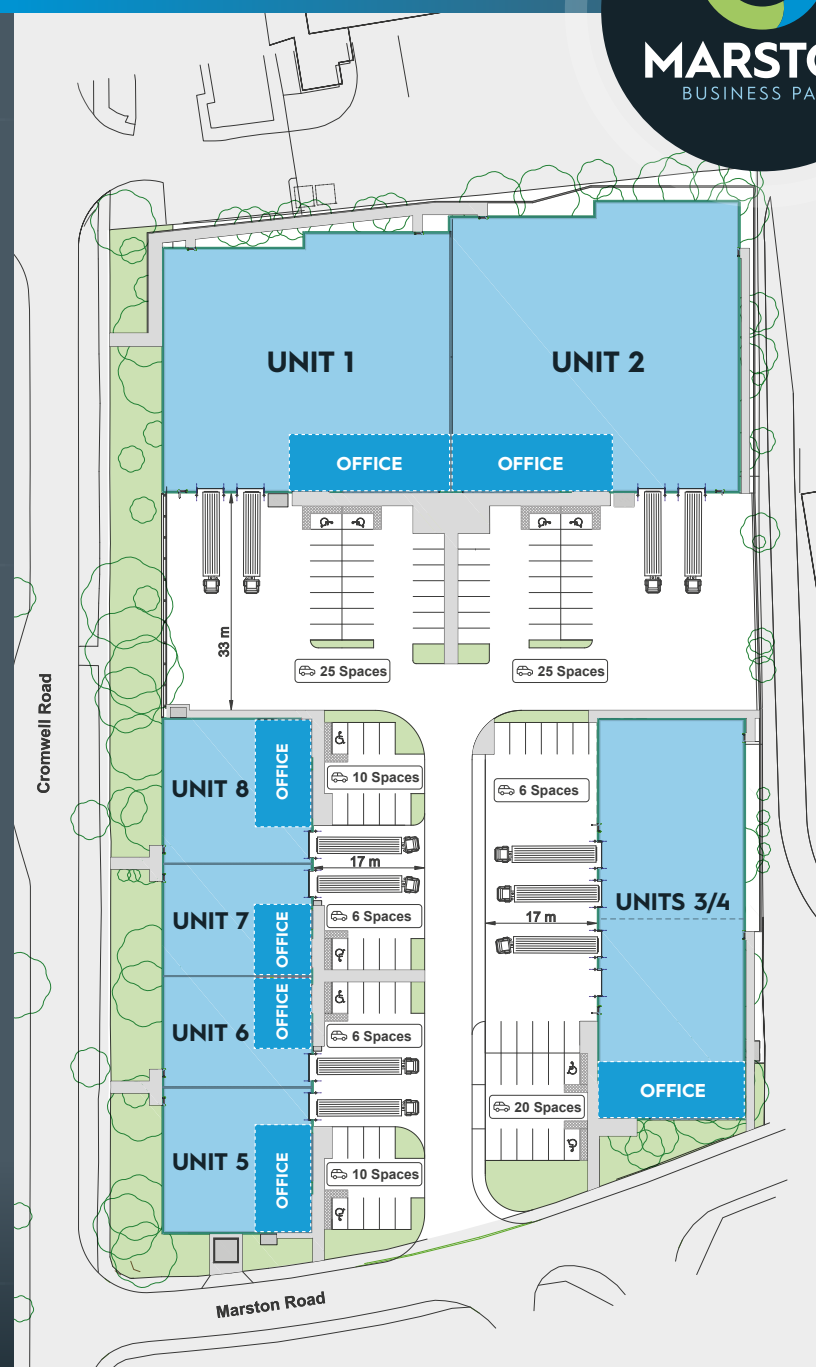
UNIT 6	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	4,140	385
Office	1,005	93
<b>TOTAL</b>	<b>5,145</b>	<b>478</b>

UNIT 7	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	4,140	385
Office	1,005	93
<b>TOTAL</b>	<b>5,145</b>	<b>478</b>

UNIT 8	FT <sup>2</sup>	M <sup>2</sup>
Warehouse	5,440	505
Office	1,515	141
<b>TOTAL</b>	<b>6,955</b>	<b>646</b>

### 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





## 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



**A428 DUAL CARRIAGEWAY BLACK CAT - CAXTON GIBBET BYPASS**  
Connectivity will further improve with the A428 dual carriageway upgrade. The new 10-mile dual carriageway will link the A1 Black Cat roundabout near St Neots and the A428 Caxton Gibbet near Cambridge.

Proposed new dual carriageway



### ST NEOTS TRAIN



### DRIVE TIMES



### CITIES/TOWNS



### AIRPORTS/PORTS

	mins	miles	mins		miles	mins		miles	mins	
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



/// basics.honest.craft - www.what3words.com

**020 7493 4933**  
[jll.co.uk/property](http://jll.co.uk/property)

**020 7935 5000**  
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**01908 678 800**  
[www.kirkbydiamond.co.uk](http://www.kirkbydiamond.co.uk)

A commercial development by  
**TOP ROAD.**  
enquiries@toproadgroup.com

**0800 804 8600**  
[www.ipif.com](http://www.ipif.com)

**James Saxby: 07801 667 692**  
[james.saxby@jll.com](mailto:james.saxby@jll.com)

**Thomas Erxleben: 07710 966 234**  
[tom.erxleben@cushwake.com](mailto:tom.erxleben@cushwake.com)

**Eamon Kennedy: 07887 835 815**  
[eamon.kennedy@kirkbydiamond.co.uk](mailto:eamon.kennedy@kirkbydiamond.co.uk)

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

**Thomas Bewes: 07783 510 830**  
[thomas.bewes@jll.com](mailto:thomas.bewes@jll.com)

**Chris Knight: 07872 822 528**  
[chris.c.knight@cushwake.com](mailto:chris.c.knight@cushwake.com)

**Paul Quy: 07917 268 653**  
[paul.quy@kirkbydiamond.co.uk](mailto:paul.quy@kirkbydiamond.co.uk)

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Prepared March 2023. [7805-1] Designed by [threesixtygroup](http://threesixtygroup.com)

