

# ROXHILL

## AT GATEWAY PETERBOROUGH

JUNCTION 17 A1(M), ALWALTON HILL



# ROXHILL

Gateway Peterborough is a prime distribution and manufacturing park in an established industrial location

Planning permission for 5 million sq ft

[www.roxhill-peterborough.co.uk](http://www.roxhill-peterborough.co.uk)



# ROXHILL

## AT GATEWAY PETERBOROUGH

JUNCTION 17 A1(M), ALWALTON HILL

A605

A14 J13  
15 Miles

J17

Fletton Parkway

PLOT 310  
7.3 Acres  
170,000 sq ft

PLOT 320  
25.4 Acres  
554,300 sq ft

PLOT 400  
12.6 Acres  
253,000 sq ft

Plot 210  
22.9 Acres  
472,500 sq ft

A1(M)

PLOT 410  
14.7 Acres  
273,685 sq ft

PLOT 120  
8.5 Acres  
173,000 sq ft

YEARSLEY  
GROUP

Peterborough  
A1 Services

A14 J21  
16 Miles



GATEWAY PETERBOROUGH IS A 240 ACRE WAREHOUSING AND DISTRIBUTION PARK STRATEGICALLY LOCATED IMMEDIATELY ADJACENT TO JUNCTION 17 OF THE A1(M). THE SITE HAS PLANNING CONSENT FOR 5 MILLION SQ FT INDUSTRIAL AND DISTRIBUTION BUILDINGS, INCLUDING INDIVIDUAL BUILDINGS UP TO 1.3 MILLION SQ FT.







J17

A1139

Fletton Parkway

PLOT 302  
20.5 Acres  
490,000 sq ft

GeoPost

Hotel, pub /  
Restaurant

PLOT 310  
7.3 Acres  
170,000 sq ft

PLOT 320  
25.4 Acres  
554,300 sq ft

YEARSLEY  
GROUP

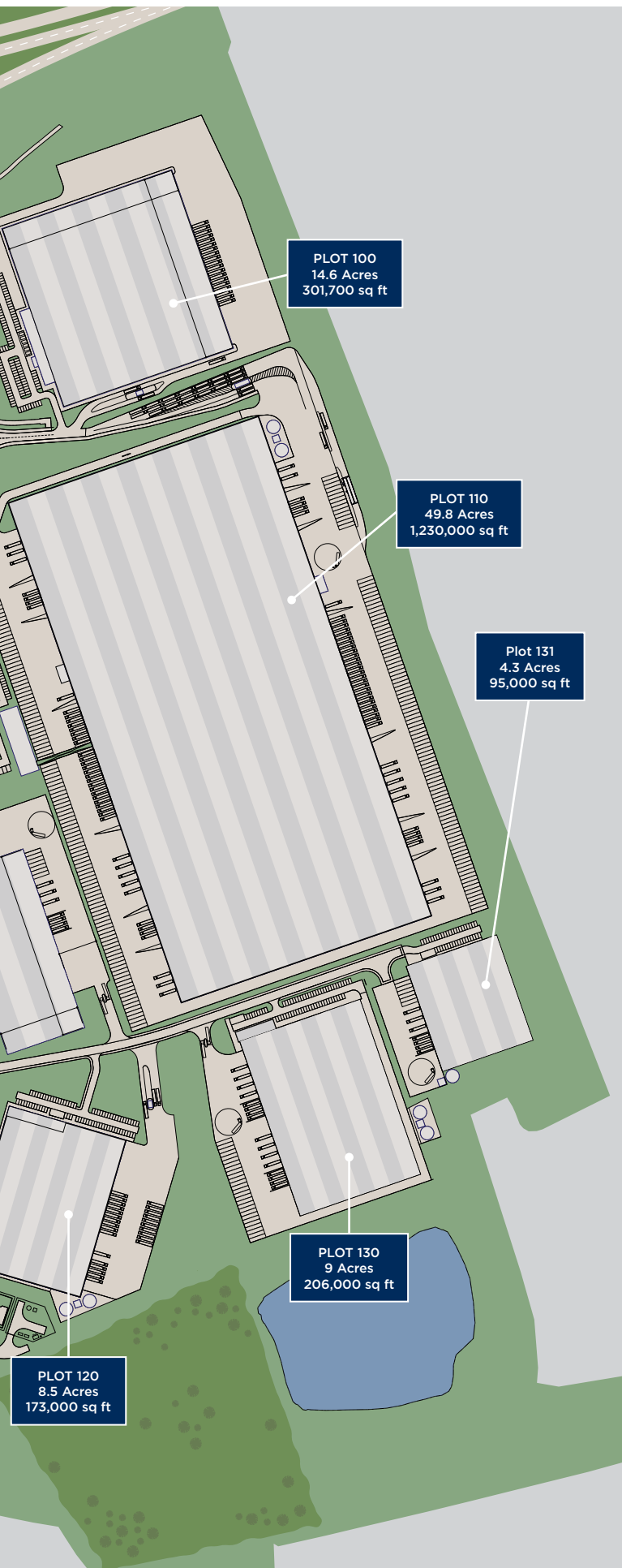
Plot 111  
6.9 Acres  
136,200 sq ft

Plot 210  
22.9 Acres  
472,500 sq ft

A1(M)

PLOT 400  
12.6 Acres  
253,000 sq ft

PLOT 410  
14.7 Acres  
273,685 sq ft



# Masterplan

## Build to suit

Roxhill specialises in building warehouse and industrial space. With over 25 years' experience the team continually reviews the specification of its buildings to ensure ongoing quality, durability and sustainability. The company works with its customers to provide bespoke buildings to meet the individual requirements and operational needs.

## Specification

- 50m yards
- 15% roof lights
- 50 kN/m<sup>2</sup> warehouse floor loading
- PIR controlled lighting with perimeter daylight sensors
- Raised floors and suspended ceilings
- Comfort cooled
- Aim to achieve BREEAM Excellent
- Air tightness – minimum of 2.5m<sup>3</sup>/hr/m<sup>2</sup>
- Grey water recycling
- Solar thermal water heating
- Recycled and recyclable materials used wherever possible

The specifications of buildings will be tailored to meet individual occupier requirements





## GATEWAY PETERBOROUGH IS LOCATED ADJACENT TO JUNCTION 17 OF THE A1(M), OFFERING FAST ACCESS TO THE NORTH AND SOUTH OF THE UK

### The Opportunity

Gateway is a greenfield site capable of accommodating single buildings of up to 1.3 million sq ft and, when completed, will total 5 million sq ft of development.

### Planning

Detailed planning permission has been obtained for 1.8 million sq ft of B1, B2 and B8 uses with no operational restrictions. The remaining land benefits from outline planning consent for the same uses.

### Timing

Buildings can be delivered in 6 months following receipt of reserved matters planning permission subject to specification.

### Tenure

Buildings are available on a freehold and leasehold turnkey basis. Land sales will be considered.





## Location

Gateway Peterborough is accessed off the A1139 Fletton Parkway and is prominently located adjacent to Junction 17 A1(M). The A1(M) provides a strategic North-South link between London and Edinburgh. Gateway is within a short distance of the A14, via both the A1(M) and A605, which provides an East-West dual carriageway connection from the deep water ports of Felixstowe and Harwich to the Midlands motorway network.

HGV Drive Time Guide	Miles	Time
A43	12	16m
A14, J13	15	24m
A14, J21	16	20m
Leicester	39	1hr
Nottingham	56	1hr 14m
M25	70	1hr 10m
London (North Circular)	78	1hr 18m
Birmingham	80	1hr 32m

Port Access Guide	Miles	Time
Felixstowe	100	1 hr 40m
Immingham	104	2hr 2m
Hull	109	2hr 6m
Southampton	152	2hr 48m
Dover	153	2hr 34m

Railports	Miles	Time
CIRFT	23	31m
DIRFT	50	1hr 5m
Hams Hall	72	1hr 27m

## Peterborough Demographics

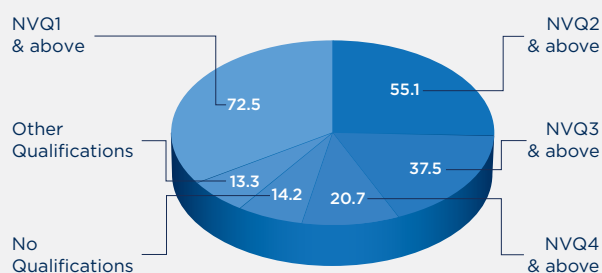
Peterborough is an established distribution and manufacturing location and is home to many international businesses which are attracted to the area by its favourable demographics.

Source: Nomis Web 2011

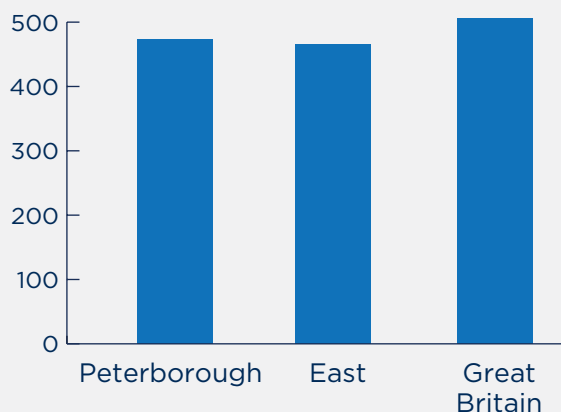
## Labour Supply

Economically active	82,900
In employment	75,000
Employees	67,300
Self employed	7,300
Unemployed (model-based)	8,100

## Qualifications (%)



## Gross weekly pay by workplace (£s)





Sat Nav: PE2 6YQ

GATEWAY  
PETERBOROUGH



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