



8 NEW INDUSTRIAL / WAREHOUSE UNITS TO LET

5,145 - 43,035 FT²



**COMING
SOON**

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)

| UNIT 5 | FT ² | M ² |
|--------------|-----------------|----------------|
| Warehouse | 18,130 | 1,684 |
| Office | 2,250 | 209 |
| TOTAL | 20,380 | 1,893 |

| UNIT 6 | 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

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

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

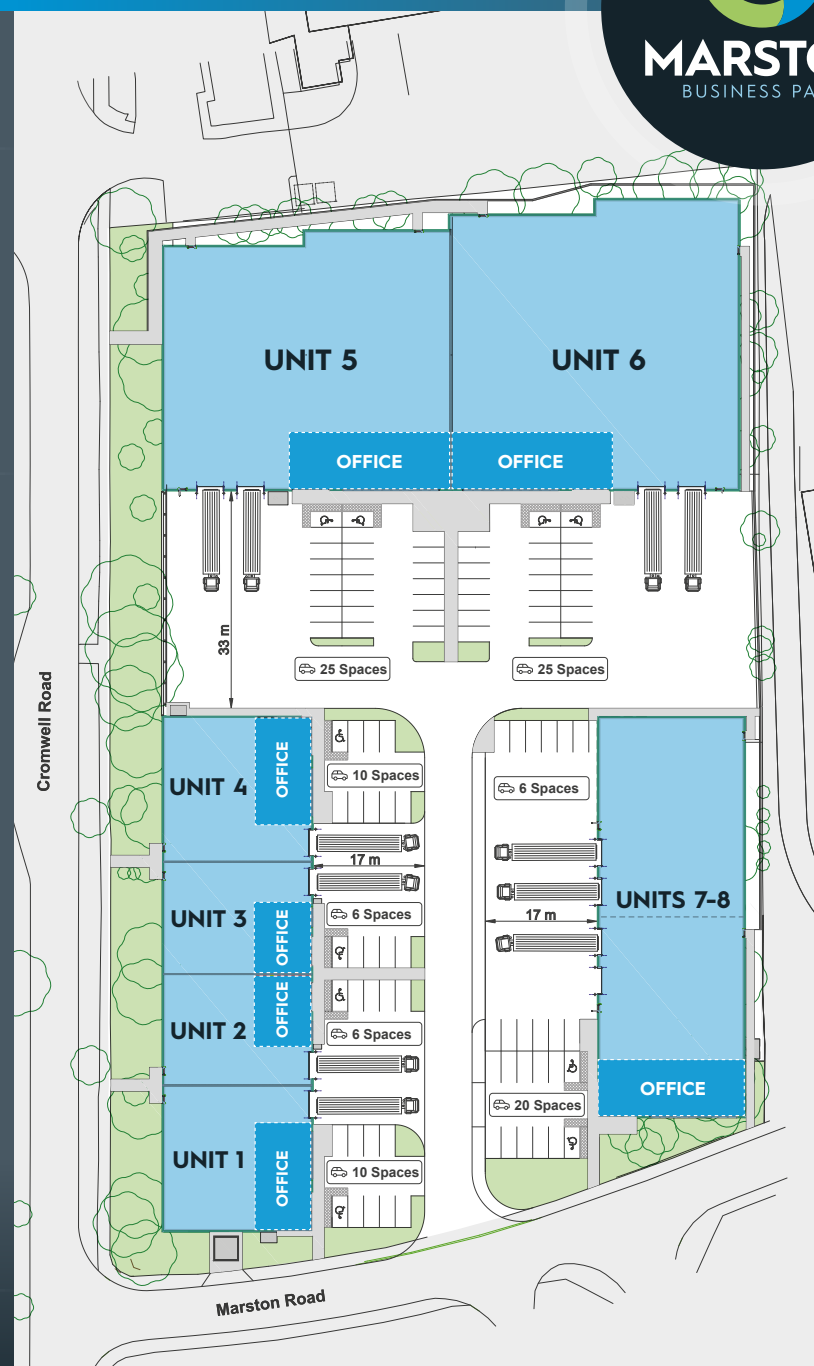
SPECIFICATION

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

| UNIT 3 | FT ² | M ² |
|--------------|-----------------|----------------|
| Warehouse | 4,140 | 385 |
| Office | 1,005 | 93 |
| TOTAL | 5,145 | 478 |





| UNIT 4 | FT ² | M ² |
|--------------|-----------------|----------------|
| Warehouse | 5,440 | 505 |
| Office | 1,515 | 141 |
| TOTAL | 6,955 | 646 |

| UNIT 7-8 | FT ² | M ² |
|--------------|-----------------|----------------|
| Warehouse | 14,660 | 1,362 |
| Office | 2,085 | 194 |
| TOTAL | 16,745 | 1,556 |



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



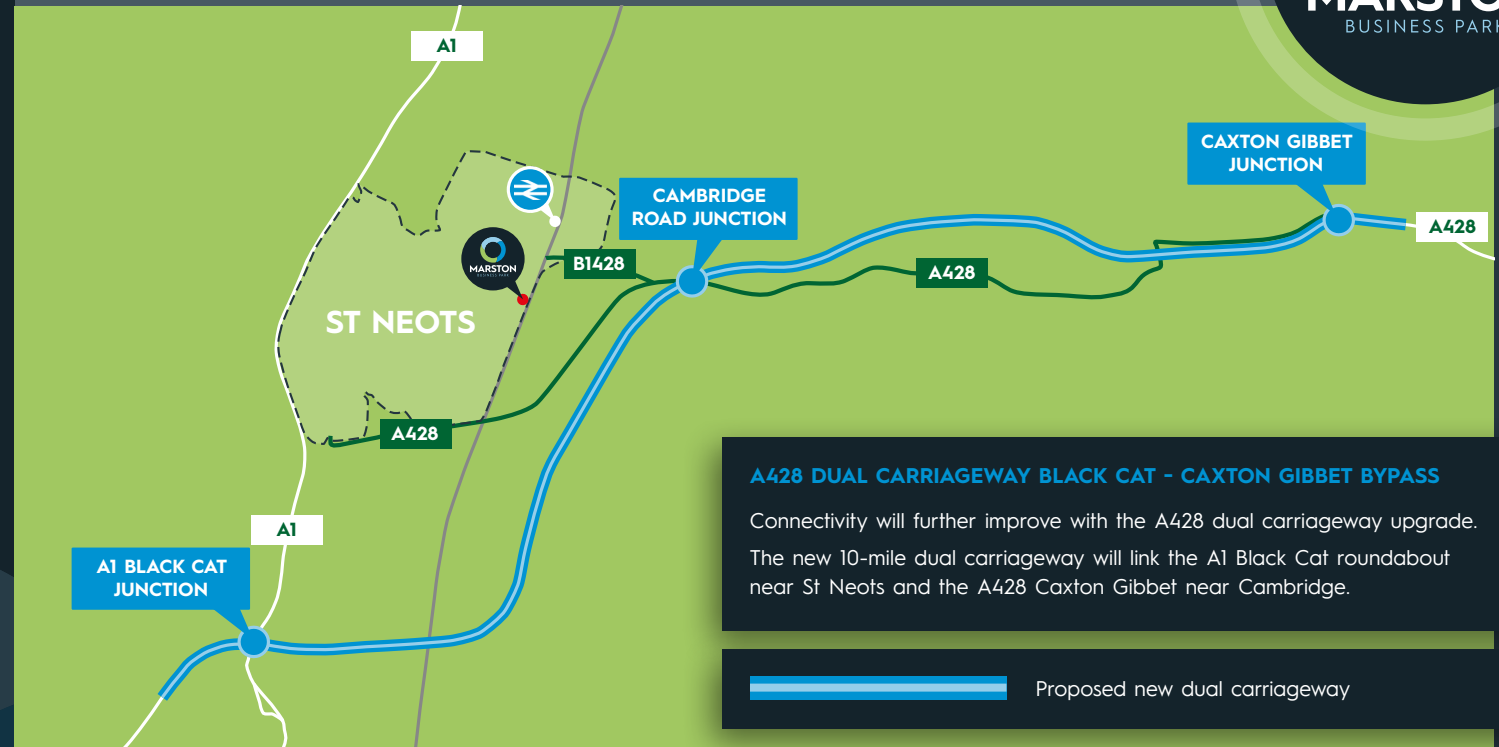
LOW

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




020 7493 4933
property.jll.co.uk

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

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


020 7935 5000
cushmanwakefield.co.uk

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

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


01908 678 800
www.kirkbydiamond.co.uk

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

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

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

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

IPIF
0800 804 8600
www.ipif.com

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