

St JOHN'S BUSINESS PARK

LAND AVAILABLE
DESIGN & BUILD
OPPORTUNITIES



FOR SALE

TO LET

OFFICES / RESEARCH & DEVELOPMENT / PRODUCTION BUILDINGS

High specification bespoke premises *designed and built* to meet the individual needs of *your* business



BESPOKE DESIGN & BUILD OPPORTUNITIES RANGING FROM
10,000 sq ft (929 sq m) > **200,000 sq ft** (18,580 sq m)



St JOHN'S BUSINESS PARK

St John's Business Park is strategically positioned in a first class location on the northern edge of Huntingdon, adjacent to the A141, Spittals Way.

St John's Business Park offers **11.5 acres (4.6 ha)** of prime commercial development land, and the area is home to a range of occupiers including Anglian Water Group, Vindis VW and Audi showrooms, Meridian Audio, and XAAR. There are a range of amenities nearby including Tesco, St John's Retail Park, and Tower Fields Leisure Park with cinema and food outlets.

St John's Business Park is fully serviced and has excellent utilities, infrastructure, and road links in place. The site incorporates an attractive lake and pleasant landscaping to the south of the site for the enjoyment of employees. Fast track **Design & Build** opportunities are available across a range of uses including office space, Research & Development premises, mid-tech and light industrial, and/or distribution use.

Buildings from **10,000 sq ft (929 sq m)** to **200,000 sq ft (18,580 sq m)** can be accommodated on a bespoke basis. Premises are finished to a traditional 'shell and core' specification, or fully fitted out to your individual design specifications, thereby providing you with a tailor-made 'turn key' solution.

LOCATION

Huntingdon is located 16 miles west of Cambridge, 18 miles south of Peterborough, and 60 miles north of London. The thriving town centre is 1 mile south east of the Park where the mainline railway station provides direct services to London Kings Cross (fastest 48 mins) and Peterborough (15 mins).

St John's Business Park benefits from excellent national road links, with Junction 23 of the A14 just half a mile to the west, providing connectivity north and south via the A1, M1 and M11 to Felixstowe and Harwich, westbound via the M6.



ARTISAN (UK) DEVELOPMENTS Ltd – Superior Design & Build Solutions

There are a world of possibilities when you work with Artisan. We specialise in the design and build of bespoke premises and offer a comprehensive, personal service: From conceptual design and planning through to full interior fit-out, we work in partnership with you to ensure the premises meet all your business specifications. We work with you to design the premises that you and your business need.

If you wish to meet with us to discuss your own requirements, then please contact one of our agents below:

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Land Owners:



St John's College
University of Cambridge

