



CROSSLINK 252 HUNTINGDON

Washingley Road / Huntingdon / Cambs / PE29 6SY

TO LET

**Distribution
Warehouse
251,746 sq ft
(23,388 sq m)**

Available for
Immediate Occupation

BLOCK
INDUSTRIAL
A COPLEY POINT COMPANY

Situation

CrossLink 252 is located on Washingley Road just off the A141, providing excellent access to the main arterial route of the A14 and A1 via Junction 14 which is located 3.5 miles west of the unit. Huntingdon train station is less than 2 miles south of the site and provides regular services into London to the south and Peterborough to the north.

The local area occupiers include Meridian Audio, Volkswagen, DX Express, Hilton Food Group, Mimeo and many more.

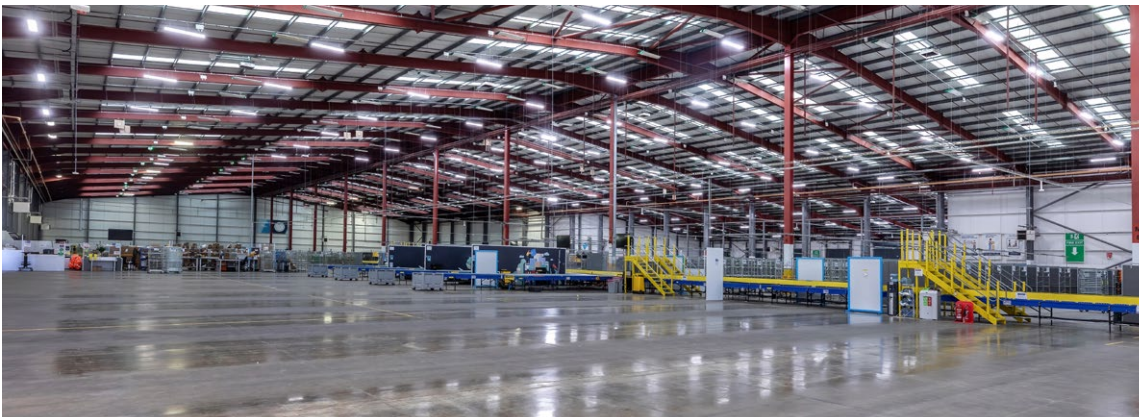
CROSSLINK
252
HUNTINGDON



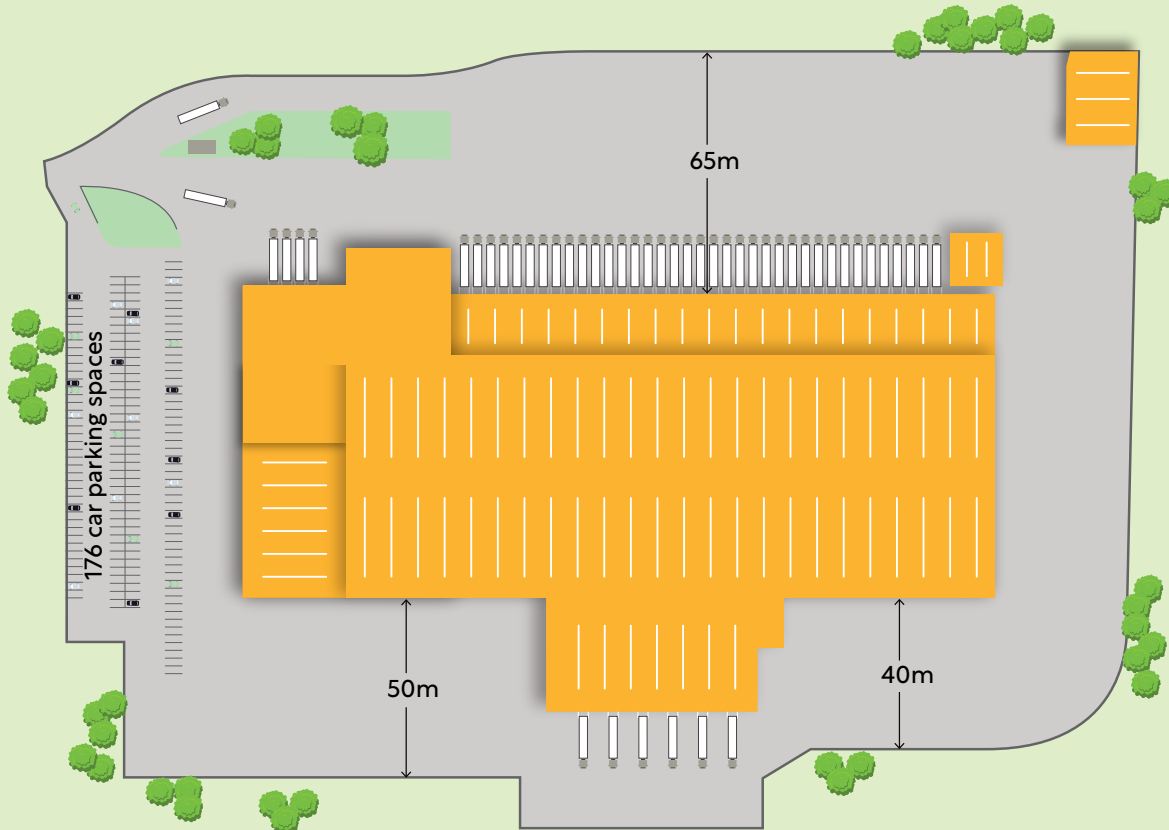
Accommodation Summary



Description	CrossLink 252
Site Area	21 acres
Site Coverage	27%
Yard Depth	40-65m
Total Area (sq ft)	251,746
Warehouse (sq ft)	210,704
Battery Charge Area & Stores (sq ft)	14,230
Main Office & Canteen (sq ft)	17,502
Vehicle Maintenance (sq ft)	5,769
Bailing Area (sq ft)	2,153
Transport Offices (sq ft)	947
Gatehouse (sq ft)	441



Accommodation



Schedule

	sq ft	sq m
Warehouse	210,704	19,575
Other Accommodation*	41,042	3,813
Total	251,746	23,388

*This includes Battery Charge Area and Stores, Main Offices and Canteen, Vehicle Maintenance, Bailing Area, Transport Offices and Gatehouse

Specification

- 10m** CLEAR INTERNAL HEIGHT
- 6** LEVEL ACCESS DOORS
- 40** DOCK LEVEL LOADING DOORS
- 40-65m** YARD DEPTH
- 39** HGV SPACES
- 176** CAR PARKING SPACES
- FITTED WITH LIGHTING
- 2** STOREY OFFICE ACCOMMODATION
- 360°** CIRCULATION
- 27%** SITE COVER
- EPC RATING A**
- 650*** KVA

*Capacity to increase to 4MVA

Location



Huntingdon is a key industrial location in the East of England situated 20 miles north of Cambridge. The A14 dual carriageway links to the M1, M6, M11 and A1(M) offering direct access to main road infrastructure and port network. London, Birmingham, Nottingham and Milton Keynes are all within a 90 minute drive from the market town.

ROAD

A1(M) J14	5 miles
M11 J14	14 miles
Cambridge	21 miles
M1 J13	31 miles
Milton Keynes	40 miles
M25 J27	59 miles
Central London	68 miles
Birmingham	81 miles

AIR

Luton Airport	50 miles
East Midlands Airport	71 miles
Birmingham Airport	74 miles

RAIL

Huntingdon Station	2 miles
St. Neots Station	12 miles

PORTS

Port of Felixstowe	90 miles
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*average drive distances

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Distribution Warehouse 251,746 sq ft

Contacts

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Terms

Available to let on a new FRI lease.

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