

SHAPE YOUR FUTURE

INVEST IN YOUR WORKSPACE TODAY



TRINITY

BUSINESS PARK

Barnack
Estates UK Ltd

Eddisons

 **CAMBRIDGE**
REGIONAL COLLEGE
GREAT CAREERS START HERE

ih

DEVELOPMENT

Trinity Business Park will comprise a leading mixed use development scheme, located in the heart of the county of Cambridgeshire. Featuring a mixture of high-quality business buildings that will provide local and regional occupiers the opportunity to locate to a leading commercial development.

Occupation
Q4 2025



This development will provide a range of units to support local and regional companies to grow within the development and support employee retention in St Ives.

The development will be phased to offer a mixture of Design and Build and speculative SME units, constructed in a high quality landscaped environment. Office / R&D and Technology accommodation can be developed on the northern part of site, situated in a landscaped setting providing an attractive working environment; including cycle pathways and external seating areas.

The southern part of the site will be developed to provide an employment location providing a mixture of light industrial, trade and warehouse accommodation. Trinity Business Park will deliver a range of units to support local and regional companies to grow within the development and support employee retention in St Ives.

LOCATION

Trinity Business Park is situated in the heart of Cambridgeshire, with Peterborough to the north and Cambridge to the South. Located east of Huntingdon, approximately 5 miles, St Ives benefits from good communications to the road network, with access to the A1, M11 and A14.

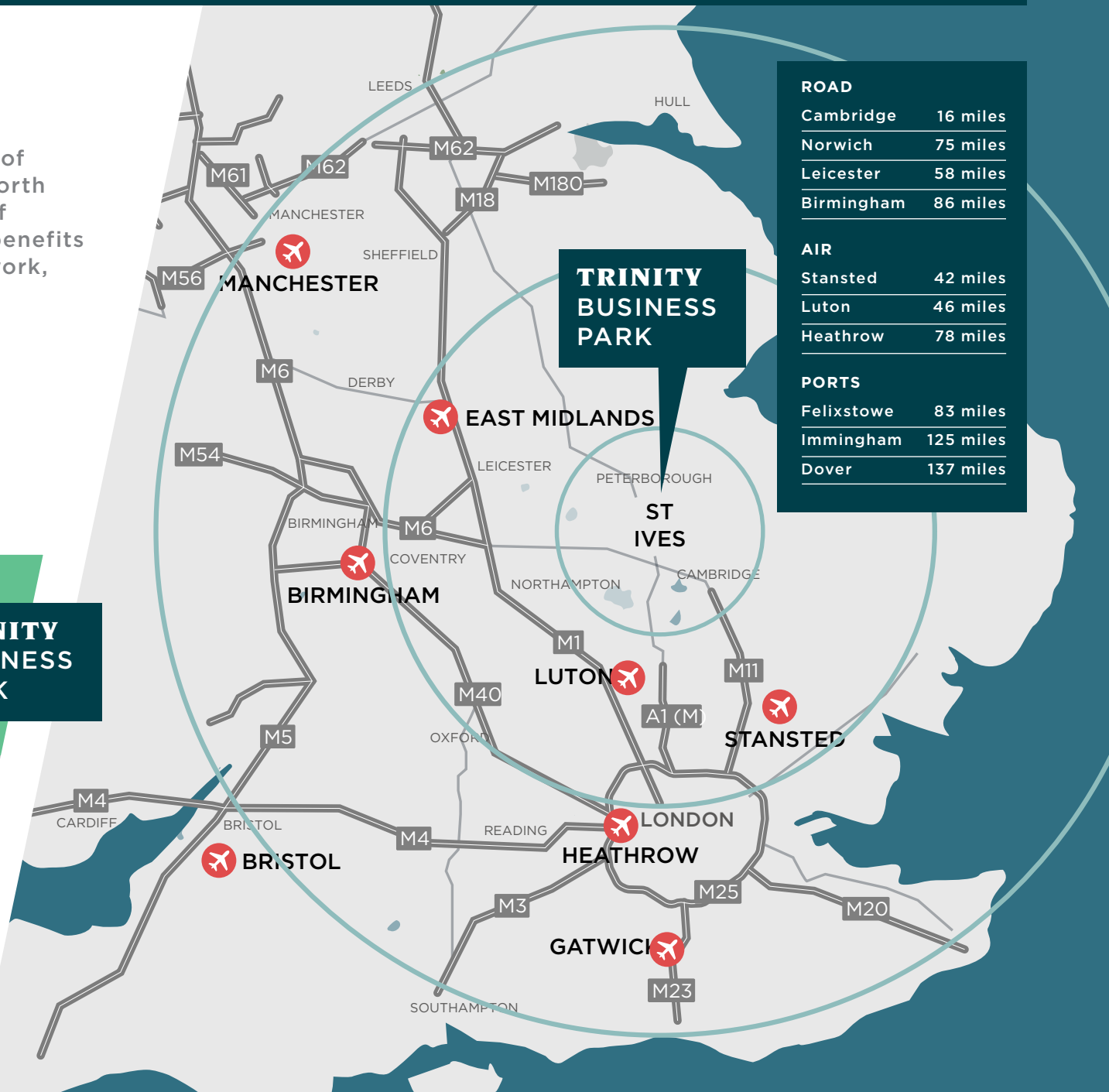


SOLVES.
PLEASER.
STANDARDS

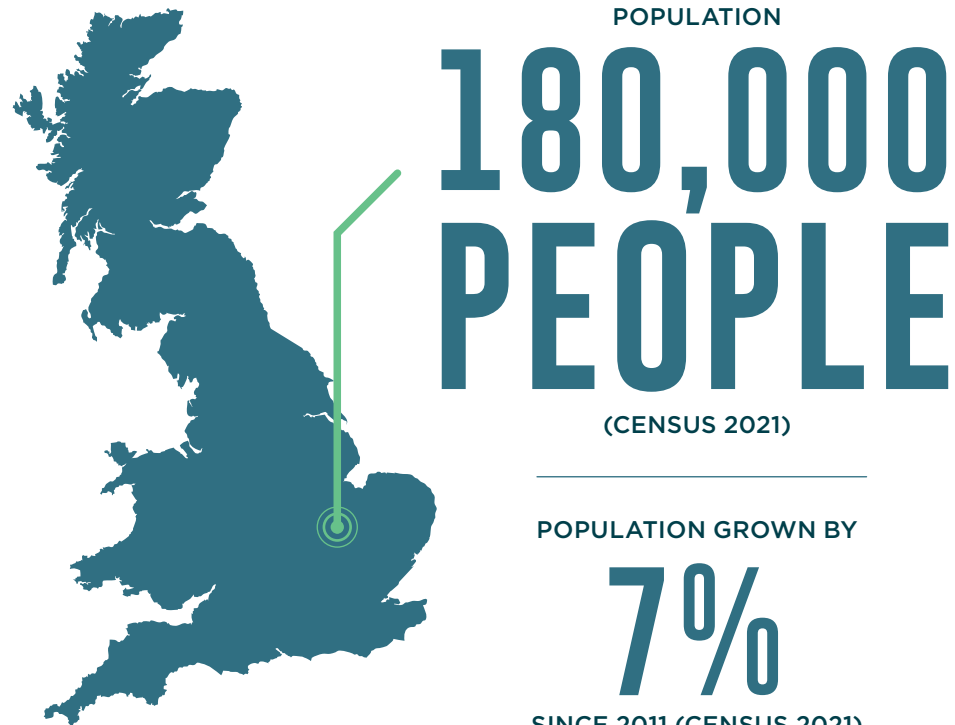
what3words.com



**TRINITY
BUSINESS
PARK**



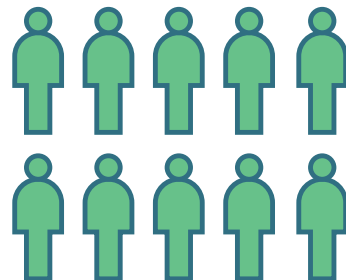
DEMOGRAPHICS



POPULATION GROWTH
TO BE A FURTHER

10%

BY 2031, AN ADDITIONAL
7,000 WORKING AGE RESIDENTS
(CAMBRIDGE INSIGHTS)



62%

WORKING AGE
POPULATION
(16 TO 64; CENSUS 2021)



MEDIAN AGE

43

YEARS OLD
(CENSUS 2021)



77,000

HOUSEHOLDS (CENSUS 2021)

NUMBER OF
HOUSEHOLDS
INCREASED BY

11%

SINCE 2011
(CENSUS 2021)

87%

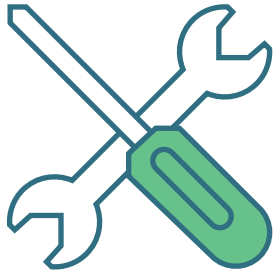
ECONOMICALLY
ACTIVE
HUNTINGDONSHIRE
COMPARED TO
79% GB (NOMIS)



ECONOMICALLY
ACTIVE FEMALES

7%

HIGHER THAN GB
(NOMIS)



SKILLED TRADE
EMPLOYMENT

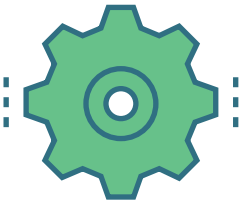
2%

HIGHER THAN
GB (NOMIS)



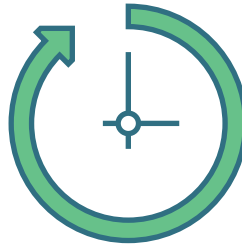
8,000

BUSINESSES IN HUNTINGDONSHIRE (NOMIS)



14%

EMPLOYED IN MANUFACTURING SECTOR,
ALMOST TWICE SIZE OF GB (NOMIS)



HOURLY PAY

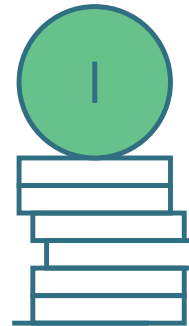
£17.77

HUNTINGDONSHIRE,
£17.49 GB (NOMIS)*

GROSS WEEKLY PAY

£705.60

HUNTINGDONSHIRE,
£682.60 GB (NOMIS)*

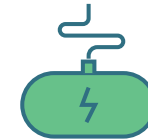


GVA OF

£4.8BN

(ONS)

THE ICT SECTOR IN
HUNTINGDONSHIRE HAS 90
FAST GROWING COMPANIES
AMONGST THE ESTABLISHED
800 EXISTING BASE (ONS)



COLLECTIVELY, THEY EMPLOY

90,000

PEOPLE AND HAVE A
TURNOVER OF

C.£500M

TURNOVER PA (ONS)

*place of residence, local discretionary spend

Free business support, advice and funding
is available from Invest in Huntingdonshire

Invest@huntingdonshire.gov.uk

01480 388074

www.investhuntingdonshire.co.uk

SPECIFICATION



Phase 1

Retail / Trade

The development will provide a mixture of commercial uses supporting the opportunity of Trinity Business Park being a leading employment location within the County of Cambridgeshire. Situated towards the front of the site, adjacent to Somersham Road, the development will provide 2 terraces of Retail / Trade accommodation. This will offer a range of units between 3,500sq.ft (326sq.m) and a combined unit of 8,935sq.ft (830sq.m) These units will be constructed to a high specification and meet an EPC rating of A.

Unit	Sq.m	Sq.ft	Combined (Sq.ft)
1	325.15	3,500	7,000
2	325.15	3,500	
3	415.00	4,467	8,935
4	415.00	4,467	
Total	1,480.30	15,935	

Approximate gross internal areas (subject to measured survey upon completion)



**CYCLE
SPACES**



**FLOOR
LOADING**



**EPC
RATING**



**SOLAR
PV**



**EV
CHARGING**



**SENSOR
LIGHTING**



**RAINWATER
HARVESTING**



Phase 2

Office / High-tech

The design of the masterplan provides the opportunity to offer to the occupier market on both freehold and leasehold terms, a bespoke office / high-tech business park set in an attractive landscaped setting. Situated close to the town centre and surrounded by local amenities, the buildings can be constructed to meet customers requirements including 'hybrid' style buildings that provide storage, R&D or other alternative uses to support business need.

The Design and Build plots offer up to approximately 30,000sq.ft (2,787sq.m) developed as 3 units or alternatively a combined larger building, subject to specification. In addition the site offers further expansion land to the rear where these plots can be developed as business space or other commercial uses.

Indicative Masterplan

Unit	Building	Sq.m	Sq.ft
Plot 1	1	929	10,000
	2	929	10,000
	3	929	10,000
Plot 2		1,068	12,000
Plot 3		1,226	13,200

The areas provided are approximate gross internal areas. However, these should not be relied upon as the areas are subject to specification and planning requirements. These areas are given for indicative purposes and are based on buildings containing an element of non-office use.



**CYCLE
SPACES**



**WELFARE
AREAS**



**EPC
RATING**



**SOLAR
PV**



**EV
CHARGING**



**SENSOR
LIGHTING**



**RAINWATER
HARVESTING**

SPECIFICATION



Phase 3

Local Enterprise

Located close to the Retail / Trade, speculative SME light industry and warehouse units will be constructed to meet local and regional demand for modern high-quality premises. Up to circa 15,000sq. ft (1,393sq.m) will be delivered in a range of sizes and offered on both freehold or leasehold terms. The units will be constructed to a high-spec and developed in accordance with the rest of the Park. The development will be established in a landscaped setting to ensure an attractive working environment and sustainable development.

Building	Unit	Use	Sq.m	Sq.ft
1	1	Light industrial / Storage	89	957
	2	Light industrial / Storage	71	764
	3	Light industrial / Storage	71	764
	4	Light industrial / Storage	89	957
2	5	Light industrial / Storage	108	1,162
	6	Light industrial / Storage	102	1,097
	7	Light industrial / Storage	102	1,097
	8	Light industrial / Storage	108	1,162
3	9	Light industrial / Storage	352	3,789
	10	Light industrial / Storage	276	2,970

Approximate gross internal areas (subject to measured survey upon completion)



**CYCLE
SPACES**



**FLOOR
LOADING**



**EPC
RATING**



**SOLAR
PV**



**EV
CHARGING**



**SENSOR
LIGHTING**



**RAINWATER
HARVESTING**

4

Phase 4

Bespoke Design and Build Storage and Distribution

Trinity Business Park affords businesses the opportunity to design a bespoke warehouse facility to meet the needs of the operation. The masterplan presents several parcels of land to be developed and to offer both mixed use and a dedicated distribution building. Constructed to provide high quality units, incorporating bespoke office content to meet requirements, the development will supply warehouse accommodation that is sustainable and energy efficient. The plots will be designed to provide on-site car parking, set in an attractive landscape, along with HGV vehicle parking with access to the warehouse via dock-level and level loading doors. The yards will be designed and constructed to ensure sufficient on-site vehicle movements and the ability for companies to externally store goods in covered areas. Office areas will be fitted with air-source heating systems and high efficiency LED lighting.



**CYCLE
SPACES**



**WELFARE
AREAS**



**FLOOR
LOADING**



**EPC
RATING**



**SOLAR
PV**



**EV
CHARGING**



**SENSOR
LIGHTING**



**RAINWATER
HARVESTING**

TRINITY BUSINESS PARK

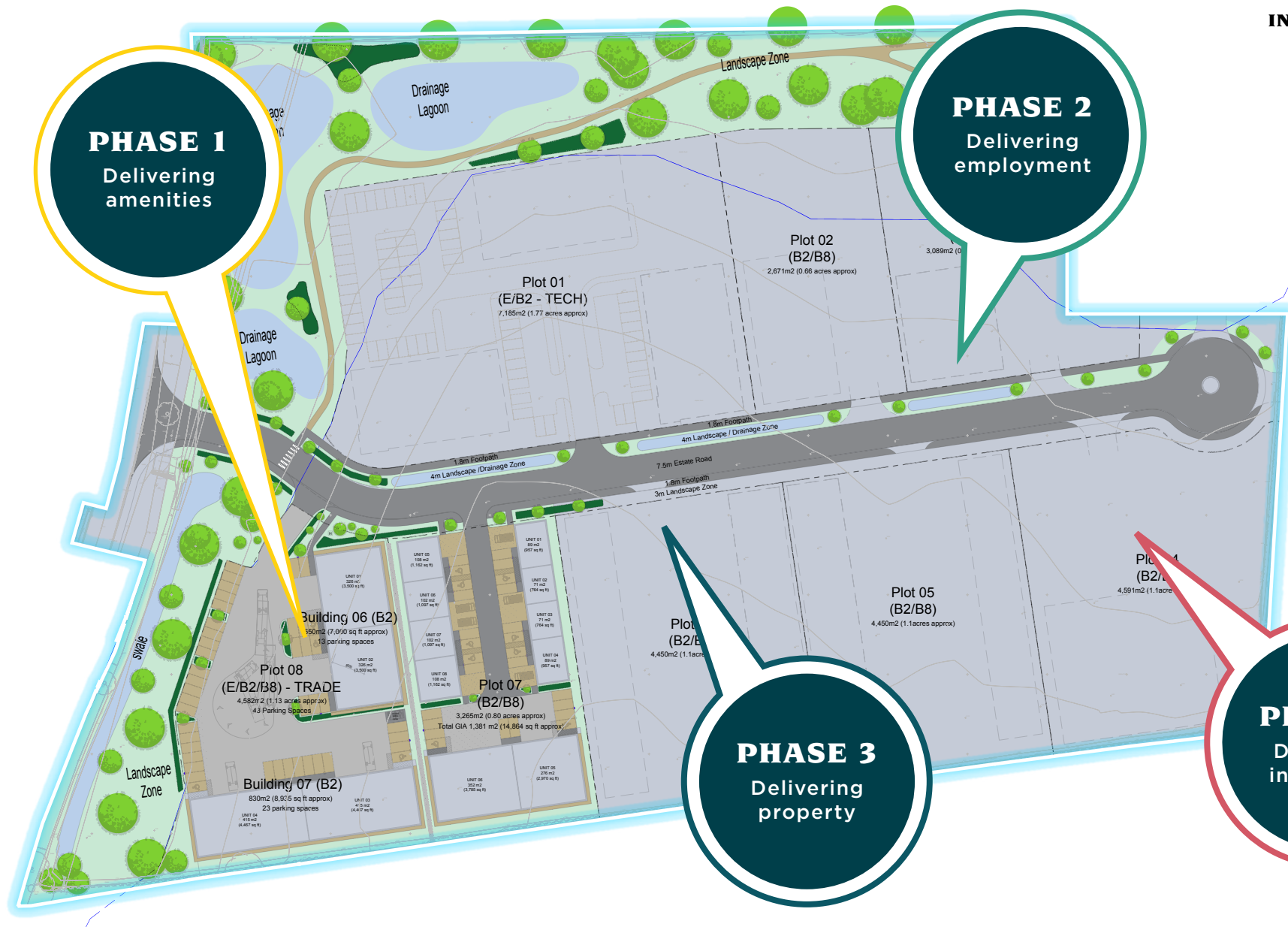
INDICATIVE PLAN

PHASE 1
Delivering
amenities

PHASE 2
Delivering
employment

PHASE 3
Delivering
property

PHASE 4
Delivering
investment



SUSTAINABILITY

Trinity Business Park will be designed and developed to provide the highest quality development including the external areas that will add to the attractiveness of the business park by providing a landscaped environment. The landscaping areas will include water features acting as both attenuation and providing a pleasant working environment. Connectivity to the town and green amenity space will promote the park to occupiers and employees alike. Buildings will provide electric vehicle charging sourced by roof mounted solar as just one of the sustainability credentials being offered by the development.



**RAINWATER
HARVESTING**



**SENSOR
LIGHTING**



**EV
CHARGING**



**CYCLE
PATHS**



**ROOF MOUNTED
SOLAR PV**



**GREEN
AMENITY SPACE**



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REGIONAL COLLEGE**
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TRAINING & DEVELOPMENT

DEVELOP & UPSKILL WITH CRC

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- Apprenticeships
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- Higher education
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forSKILLS**



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY



TRINITY

BUSINESS PARK

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