

Coming soon

To Let

Retail Units - from 97 sq m (1,044 sq ft)
Offices - 207 to 607 sq m (1,044 to 6,534 sq ft)
St Neots, Cambridgeshire

Next to M&S FOOD

WINTRINGHAM
ST NEOTS

Floor plan

Retail Units

Five prominent ground floor retail units.

Approximate floor areas:

Unit 1	123 sq m	1,324 sq ft
Unit 2	97 sq m	1,044 sq ft
Unit 3	89 sq m	958 sq ft
Unit 4	88 sq m	947 sq ft
Unit 5	117 sq m	1,259 sq ft

(gross internal areas)

Offices

Two first floor office suites offering versatile space.

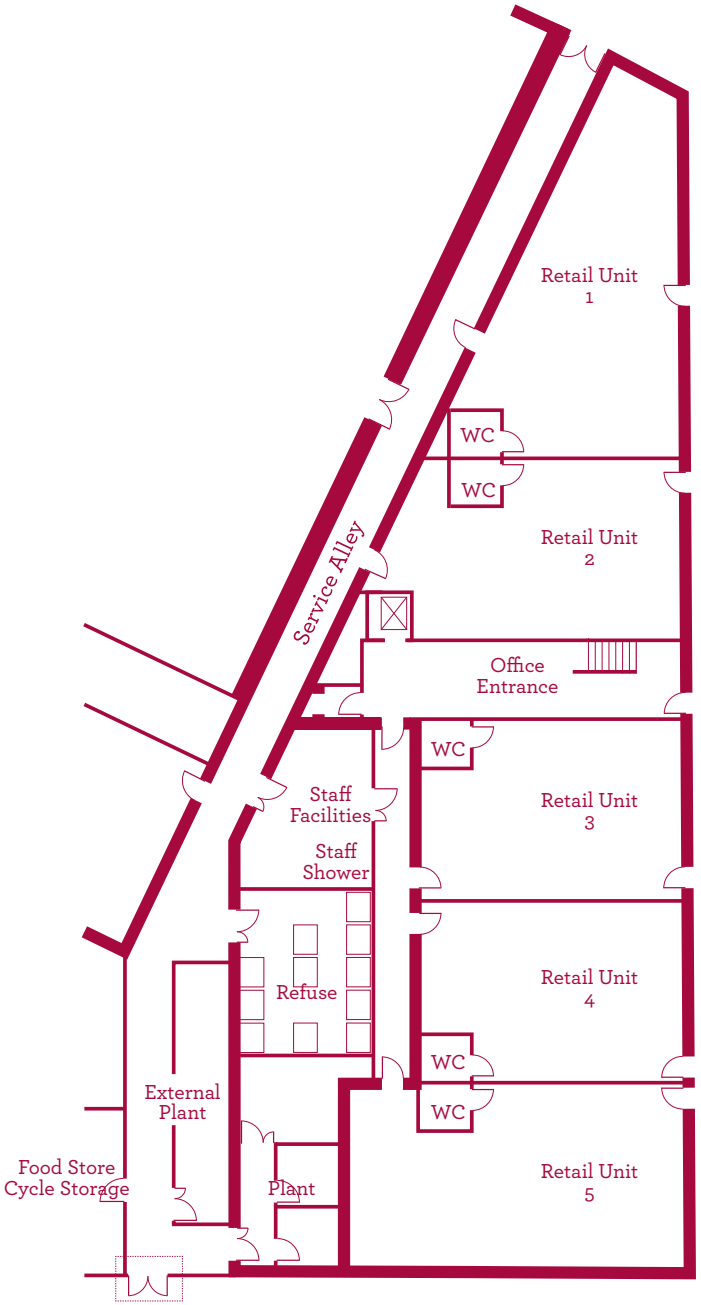
Approximate floor areas:

Suite 1	207 sq	1,324 sq ft
Suite 2	400 sq m	4,306 sq ft

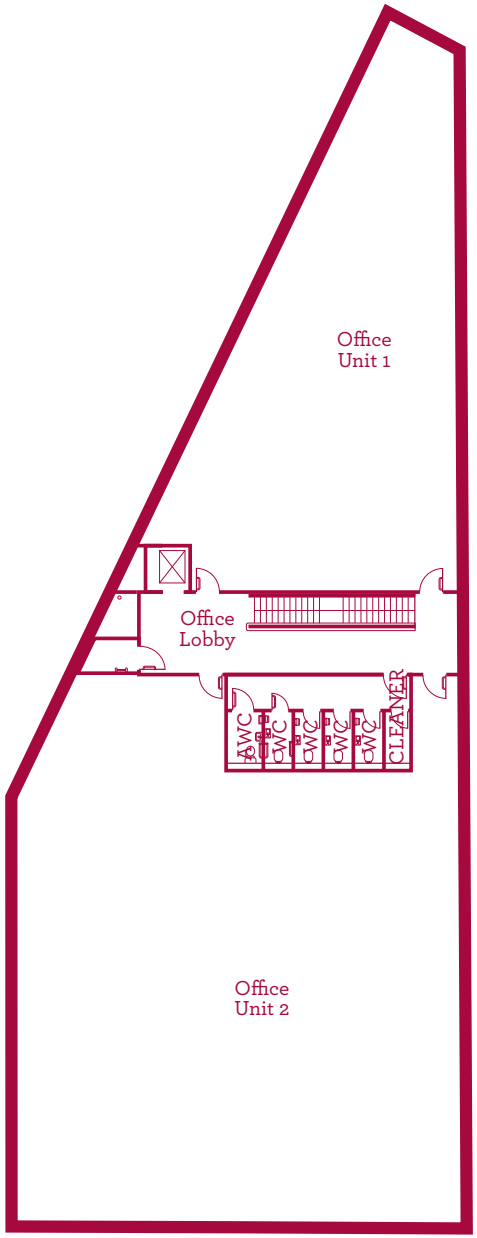
(gross internal areas)

Passenger lift and stair access. WCs.

Finished in shell format.



Ground floor



First floor

Location

St Neots

St Neots is a vibrant market town with a population of 33,000 people, located in the south west corner of Cambridgeshire, 18 miles from Cambridge.

St Neots has good connections with London, which is around 40 minutes away by train (on the East Coast Mainline) and an hour by road (on the A1).

Wintringham

Wintringham is a thriving new community that will deliver c. 2,800 new homes, two primary schools and a range of facilities and amenities.

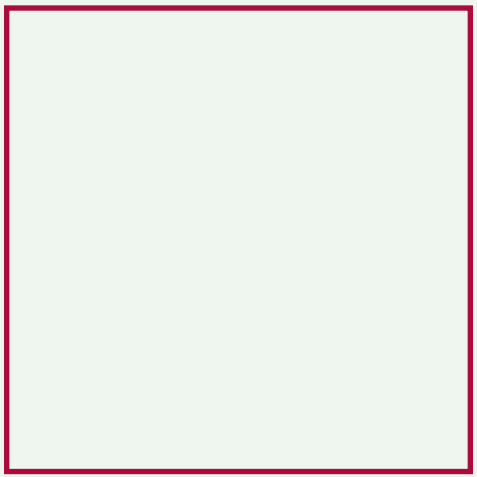
The first phase of the new district centre - The Hub at Wintringham - will include a David Lloyd Club (opening October 2026) and M&S Food, an eatery, five retail units and office space (operational in autumn 2027).

Love's Farm

Alongside Wintringham, Love's Farm forms part of the eastern expansion of St Neots.

The next phase of Love's Farm features well-connected neighbourhoods and facilities linked by direct and attractive footpaths and cycleways, encouraging a healthy, active way of life for over 1,000 homes.

A short walk from local amenities in Wintringham and Love's Farm, and close to the bustling market town of St Neots, the nearby railway station also provides sustainable links to the wider area — ideal for work, day trips and weekend explorers.



Phase 1

St Neots: A bustling market town



















Wintringham: A thriving community



















Retail and office space



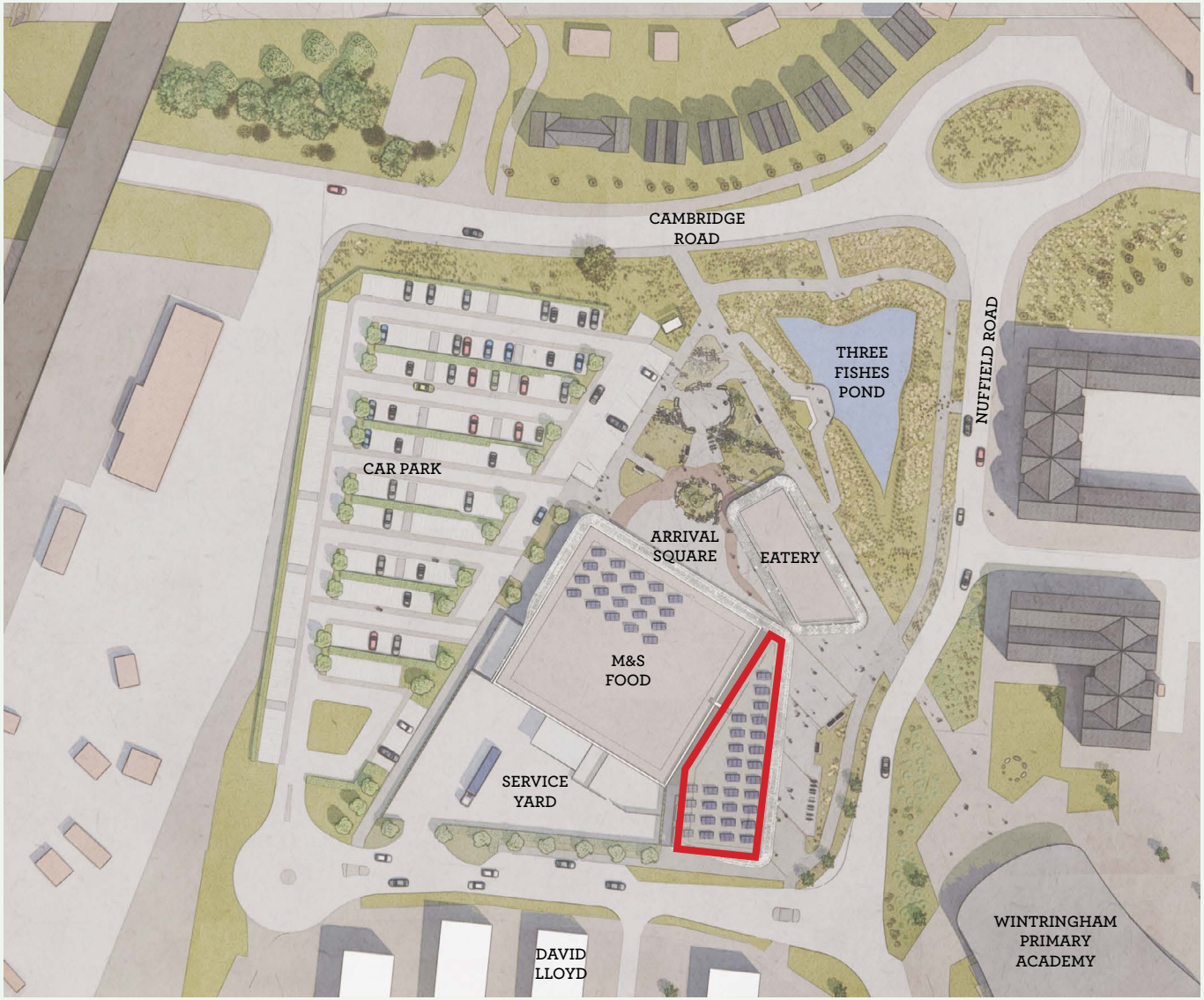
The Hub at Wintringham is part of a mixed-use development with 2,800 new homes (1,200 completed in September 2026). 1,020 new homes will also be delivered at Love's Farm.



David Lloyd, St Neots - located in the southern zone of The Hub at Wintringham.



Wintringham Primary Academy — three-form entry school is located nearby.



Additional information

Parking
Customer parking will be available in the 185 space The Hub car park, free for up to 3 hours.

Unallocated staff parking can be arranged in the The Hub car park through negotiation.

Permitted uses*:
Retail, including food and beverage, and offices within Use Class E

Permitted hours*:
7am to 11pm, Monday to Saturday
10am to 5pm, Sunday

Delivery:
Retail / Office units - Completion Q3/Q4 2027
M&S opening date - Q4/Q1 2028

*Variation to Planning Conditions had be requested from the local planning authority if required.



Approach on foot



Illustrative View

Arrival Square



Illustrative View

Across the Pond



Illustrative View

WINTRINGHAM
ST NEOTS

Urban&Civic

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