



Treerange House

Isis Way, Peterborough, PE2 6QR

Fully fitted self contained office building in an established business park in Lynch Wood over ground and first floors.

5,420 sq ft
(503.53 sq m)

- Fitted to a high specification
- 32 car parking spaces
- Shower
- Private meeting rooms and boardroom
- Walking distance to Ferry Meadows country park
- Located on well established business park close to A1

Summary

Available Size	5,420 sq ft
Rent	£77,500 per annum
Business Rates	Upon Enquiry
Car Parking	N/A
VAT	Applicable
EPC Rating	Upon enquiry

Description

The offices have been fitted to an excellent standard offering open plan offices for up to 50 desks, as well as bespoke meeting rooms and private offices. The offices benefit from great floor to ceiling height and an abundance of natural light with windows on all four sides of the building. A new shower has been installed on the ground floor.

Location

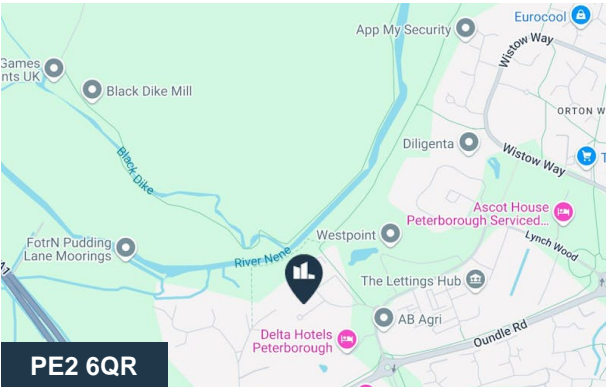
Located just outside of Peterborough City Centre, Lynch Wood Park is recognised as a premier out of town business destination based in a prominent position for excellent transport links. With great access to the A1 and A14, you're easily connected to the national motorway network for convenient travel throughout the UK. You can hop on a train and get to London in 45 minutes, or take the regular bus service which runs directly from Lynch Wood Park until 9pm.

There is a nursery on the business park, as well as the Marriott Hotel and newly refurbished Cukoo pub walking distance away.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,790	259.20	Available
1st	2,630	244.33	Available
Total	5,420	503.53	



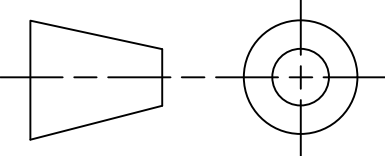
Viewing & Further Information



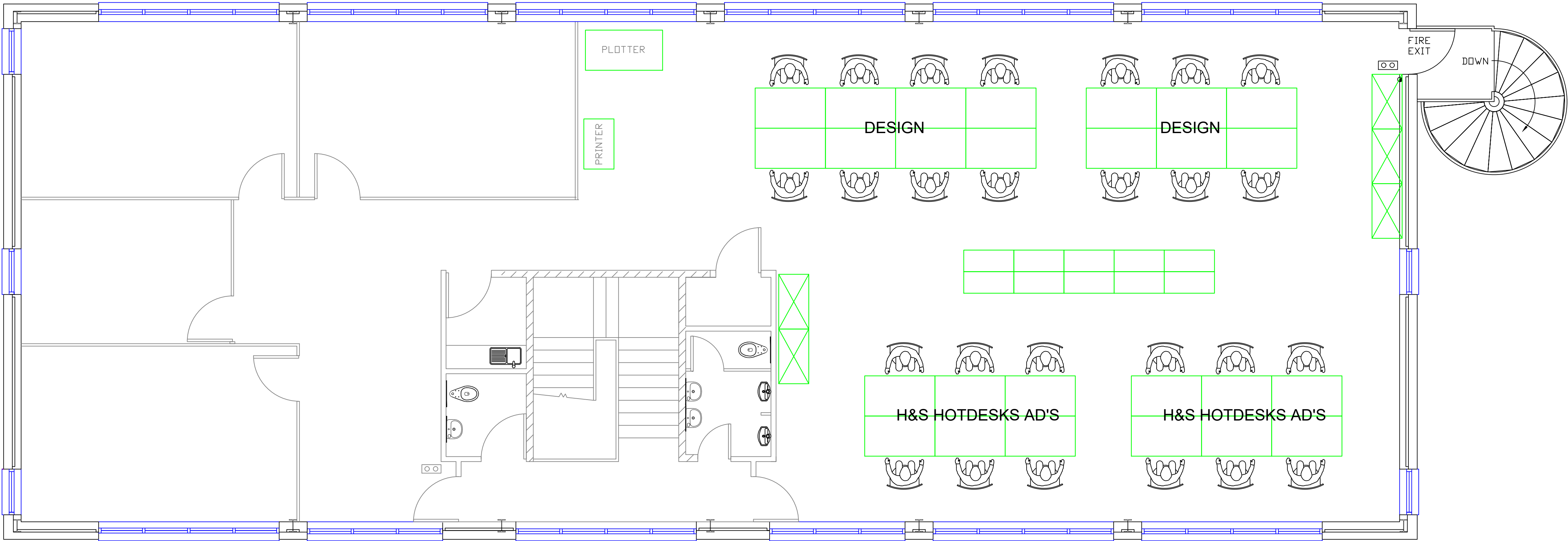
Sophie Dickens
07763 206550
sophiedickens@tydusre.com



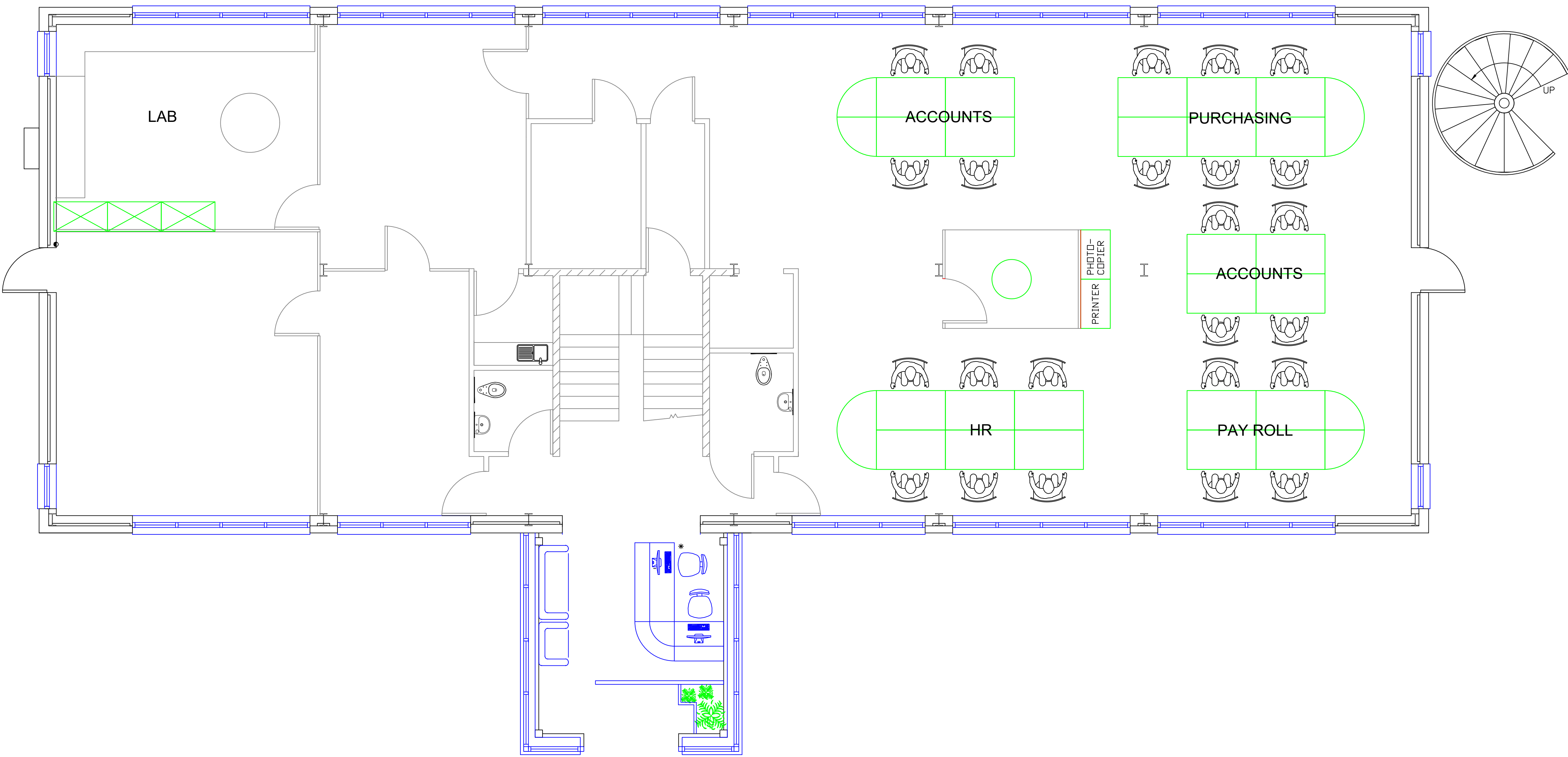
Joe Sagoe
07869 046125
Joessagoe@tydusre.com



FIRST FLOOR
LEVEL



GROUND FLOOR
LEVEL



MACHINING SYMBOLS	UNLESS OTHERWISE STATED
ROUGH MACHINE	Dimensions are in millimetres
FINE MACHINE	Tolerances up to 250 ±0.25
GRINDING	Over 250 up to 1000 ±0.5
	Over 1000 ±0.75
ALL WELD SYMBOLS TO B.S. 499 PT.2	REMOVE ALL BURRS & SHARP EDGES
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PROJ. ENGINEER:	
PROJ. DESIGNER:	
DRAWN BY:	J WILLEY
CHECKED BY:	
DATE DRAWN:	12/02/16
JOB REFERENCE:	
SCALE	1:50
NEXT ASSY.	

QTY	REF. No.	MAT'L	DESCRIPTION	MANUFACTURER	ITEM No.
DRAWING TITLE:					
PROPOSED OFFICES					
SITE C, MINERVA BUSINESS PARK					
PETERBOROUGH					
SITE LAYOUT					
DRAWING STATUS			PEME DRG No:	REVISION:	
TO BE DISCUSSED			226094	A	