

TO LET

Office

Prominent self contained dual-storey office building, with architecturally designed workspace in Lynch Wood

Rent

£17.50 per sq ft



Summary



A cutting-edge agile workspace designed to foster collaboration and creativity



Prime out-of-town office location with strong road and rail connections



18 car parking spaces



Self contained HQ building



Dual access staircase to 1st floor

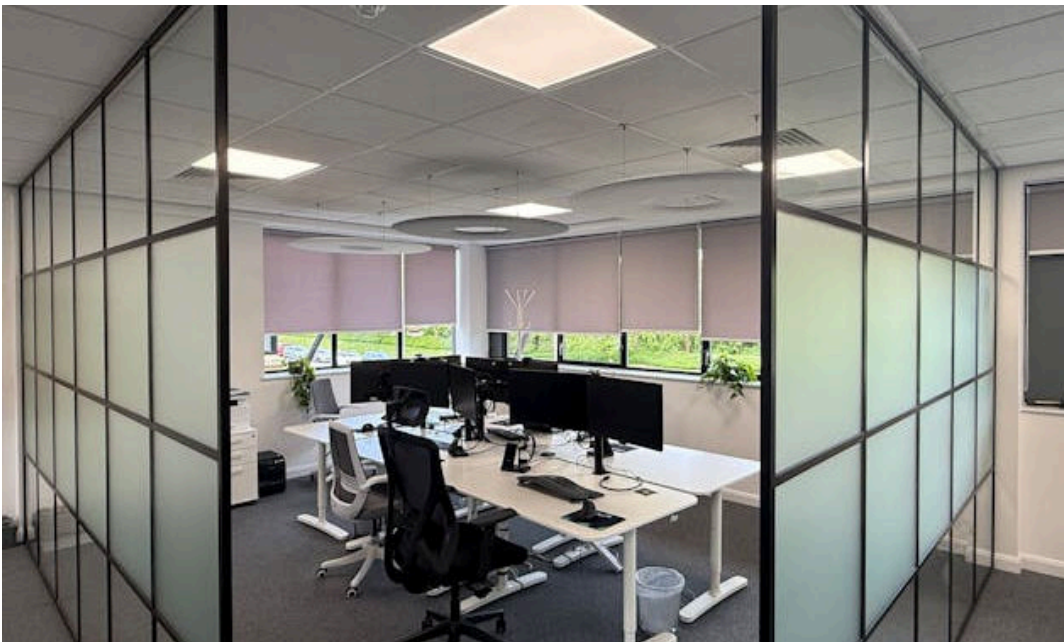


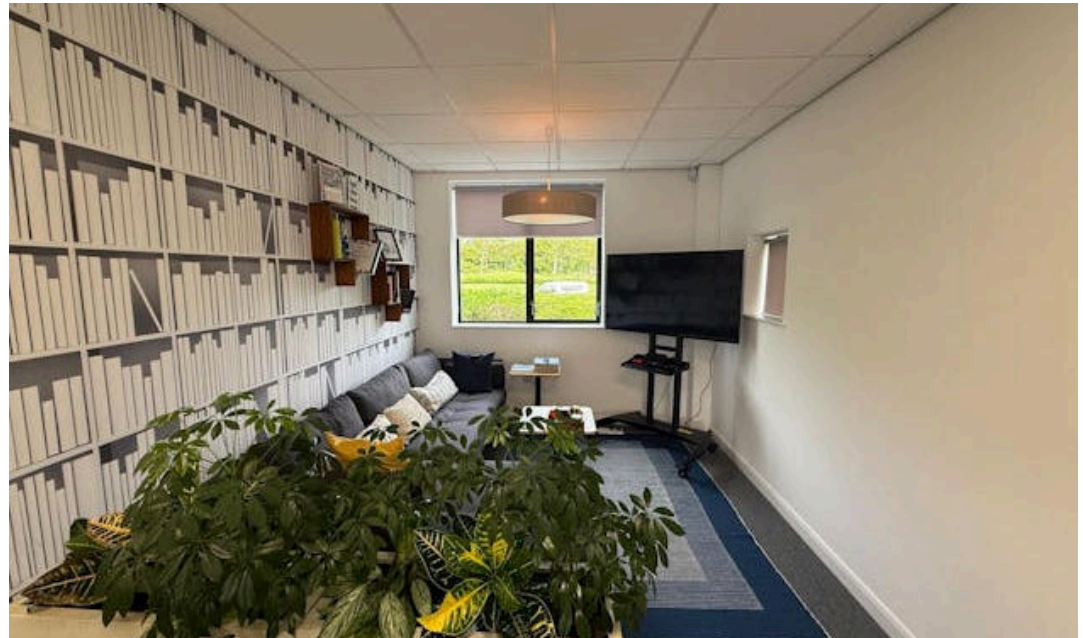
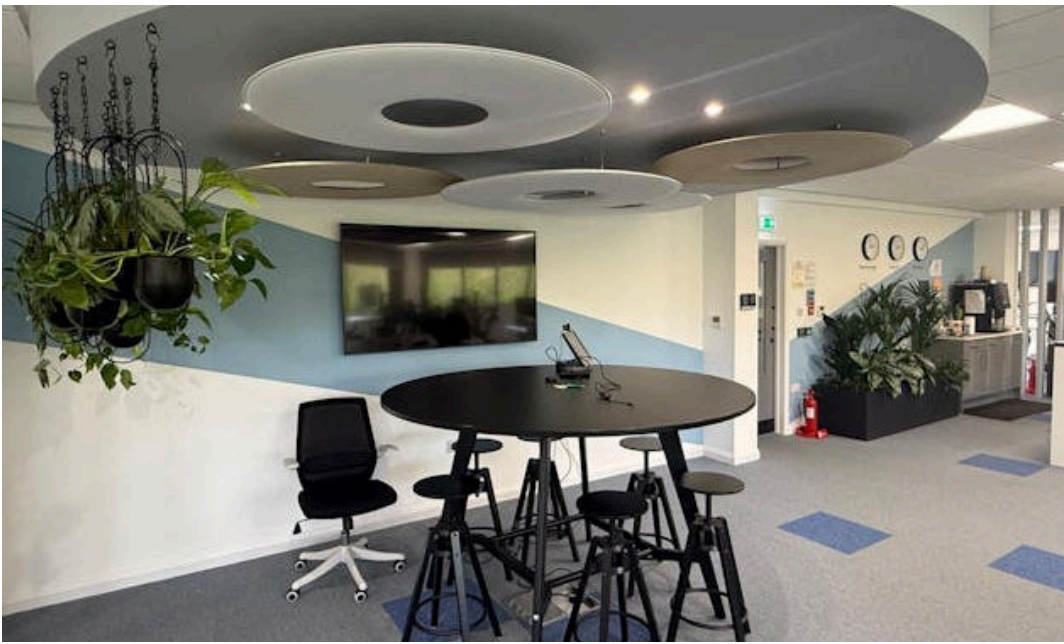


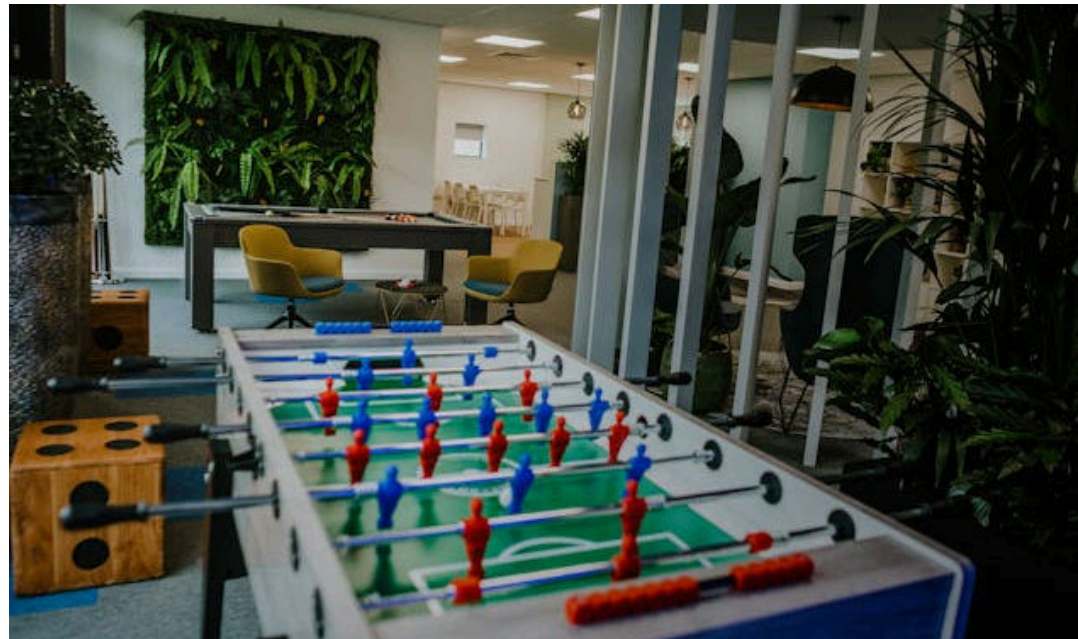
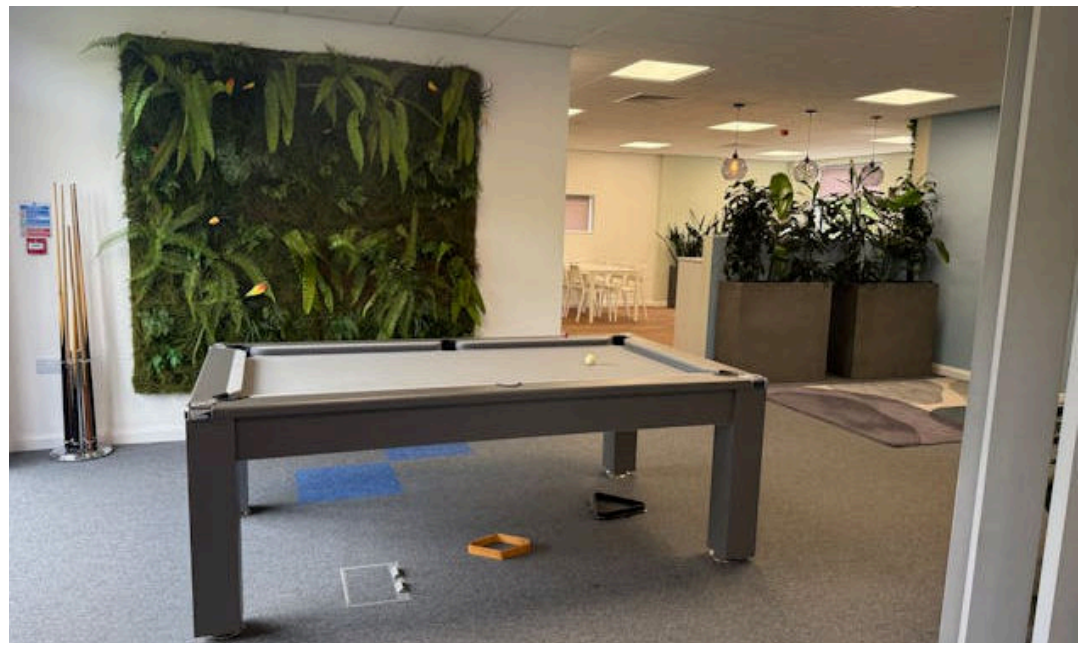
Peterborough

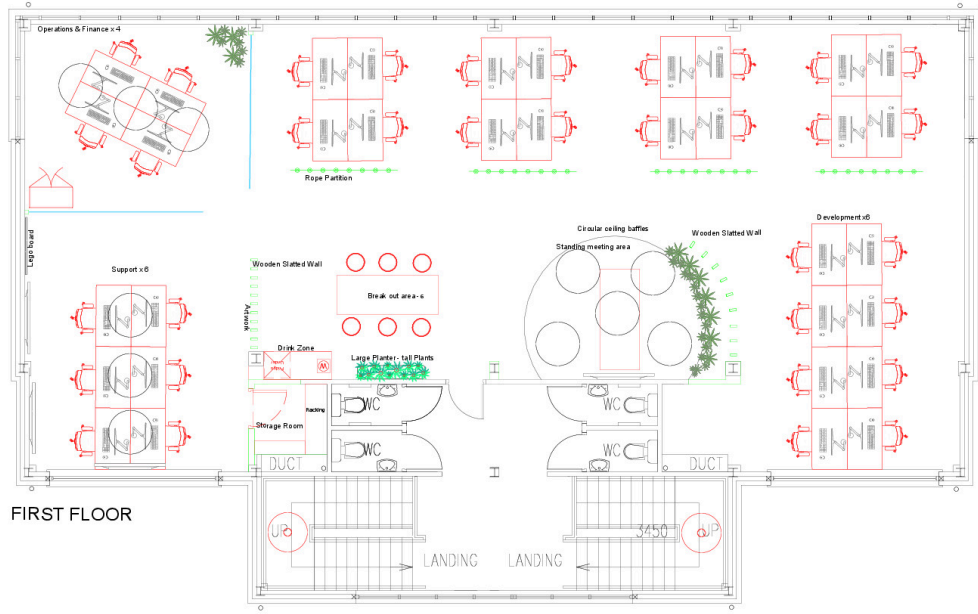
Peterborough has a variety of office spaces, ranging from large corporate buildings to smaller, more flexible workspaces. Demand for physical office is increasing as businesses adapt to hybrid working models but tenants are looking for the best quality office space with inspiring and collaborative workspace, as well as access to amenity. Peterborough's city centre and nearby business parks are prime locations for office spaces. The city has excellent rail links to London, making it an attractive base for businesses looking for proximity to the capital without the high costs associated with office space in London. Development and regeneration projects such as ARU Peterborough, the IEG Green Technology Centre, Cygnet Bridge and Peterborough Station Quarter station improvement works are all helping improve demand for the City Centre.



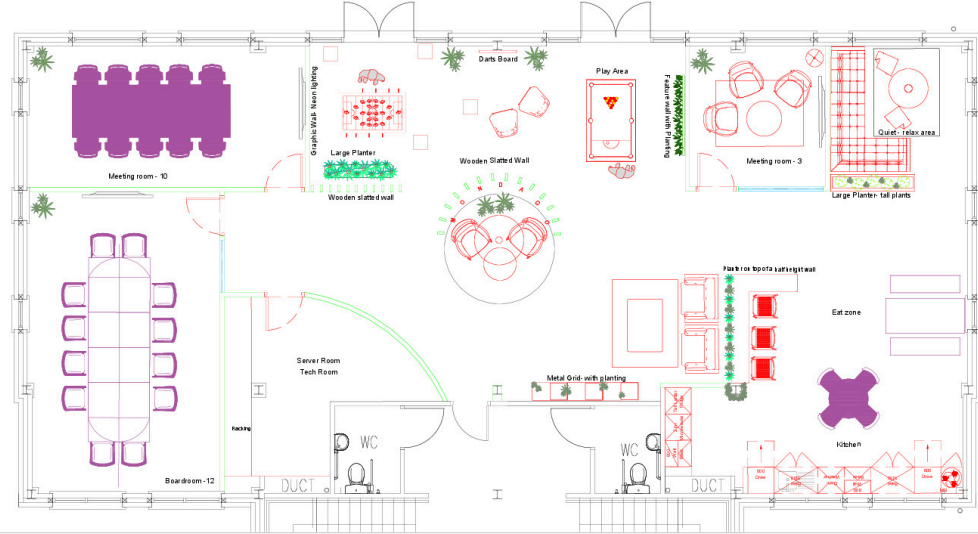








FIRST FLOOR
0 1M 2M 3M 4M 5M 6M 7M 8M 9M 10M
GROUND FLOOR



Important Notes:

- Do not scale from drawing.
- This drawing should not be copied, edited or distributed without the express consent of Rhino Interiors Group Ltd.
- This drawing is to be read in conjunction with all other related project documentation.
- In the event of a conflict of information within the project documentation (i.e. drawings, details, specifications etc.) contact Rhino Interiors Group Ltd. immediately.
- All drawing documentation must be marked with CONSTRUCTION status prior to procurement, fabrication or installation of any materials or components.

Legend: Clients Furniture

H	4 Meeting tables added. Metal cubins removed. Metal poles removed. Large planter added - 1 in relax area one on by kitchen high table. One in server room moved. Fridge added in drinks zone. Lights added in stairwell/light added in relax zone	19-02-21	MG
G	Slatted curved wall changed to straight at the start	12-03-21	MG
F	Seating around circular table removed. Two more stools added to break out area. Columns blocked in curved slatted wall added. Meeting room 3 glass added to front and plant wall moved to free play area. Large planter added to break out area. Rectangle standing meeting table added. Stairs made smaller	05-02-21	MG
E	Plant wall lockers. Acoustic circular baffles removed. Kitchen round table, bench, 10 man boardroom table removed. Door left blocked	02-02-21	MG
D	Banquette seating removed. Glass moved. Office partitions added. Office storage added to finance area	18-01-21	MG
C	Added clients large boardroom table. Made tech room larger. Added large 10 man meeting room	06-01-21	MG
B	Removed smaller meeting room / hoth and server rooms moved/disk station added. Dore moved to FF/rev added. New desk	14-12-20	MG
A	Add standing desk/banquette area add/ support team moved	24-09-20	MG
Rev.	Description	Date	By

Project Status: **PRELIMINARY**

Client: **Mondago**

Address: **Isis Way Peterborough PE2 6QR United Kingdom**

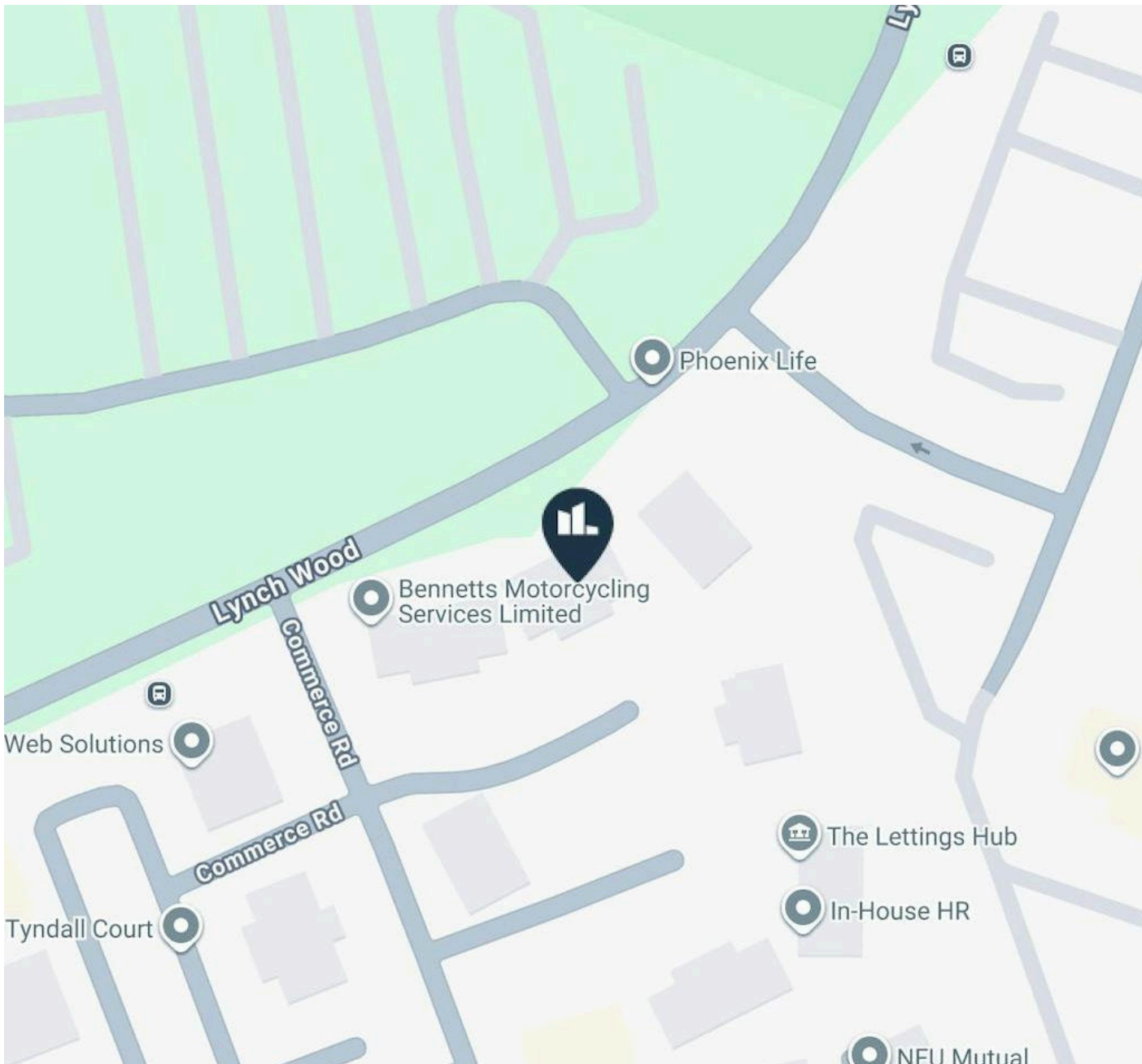
Drawing Scale: **1:100 @ A1**

Drawn By: **MG** Checked By: **-** Approved By: **-**

Drawing Title: **Ground Floor - General Arrangement**

Project Ref: **10400 20** Drawing Ref: **00 - GA** Revision: **(H)**

No reproduction, copying, transmission or distribution of any kind without express permission of RHINO INTERIORS GROUP LTD.



Location

Lynch Wood is an established business location with a 'corporate cluster' of local occupiers, including Bauer Media, Diligenta, Coloplast UK, Gallagher & Royal Sun Alliance. The office is within a minute from the A1, with great cycle routes and 15 minutes to Peterborough train station for national rail connections. For a regional HQ or national business, this is a strategic UK location, not just a local office.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - offices	2,122	197.14	Available
1st - offices	2,126	197.51	Available
Total	4,248	394.65	

DESCRIPTION

Self contained modern office building over ground and 1st floor with private parking for at least 18 cars. The offices have been architecturally designed to create generous collaboration and breakout spaces, whilst accommodating a boardroom, meeting room and open plan offices. Flooded with natural light and great floor to ceiling height, these offices would make a superb client facing HQ facility.

EPC

B

VAT

Applicable

RENT

£17.50 per sq ft

BUSINESS RATES

Rateable Value: £53,000

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

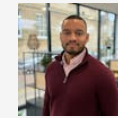
Further Information



Sophie Dickens

07763 206550

sophiedickens@tydusre.com



Joe Sagoe

07869 046125

joesagoe@tydusre.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.
Generated on 06/05/2026