

**TO LET**

## Office

Opportunity to locate to a prestigious business park in Hampton. A well established office location with great access to amenity for staff.

## Rent

£13.50 - £15.50 per sq ft



## Summary

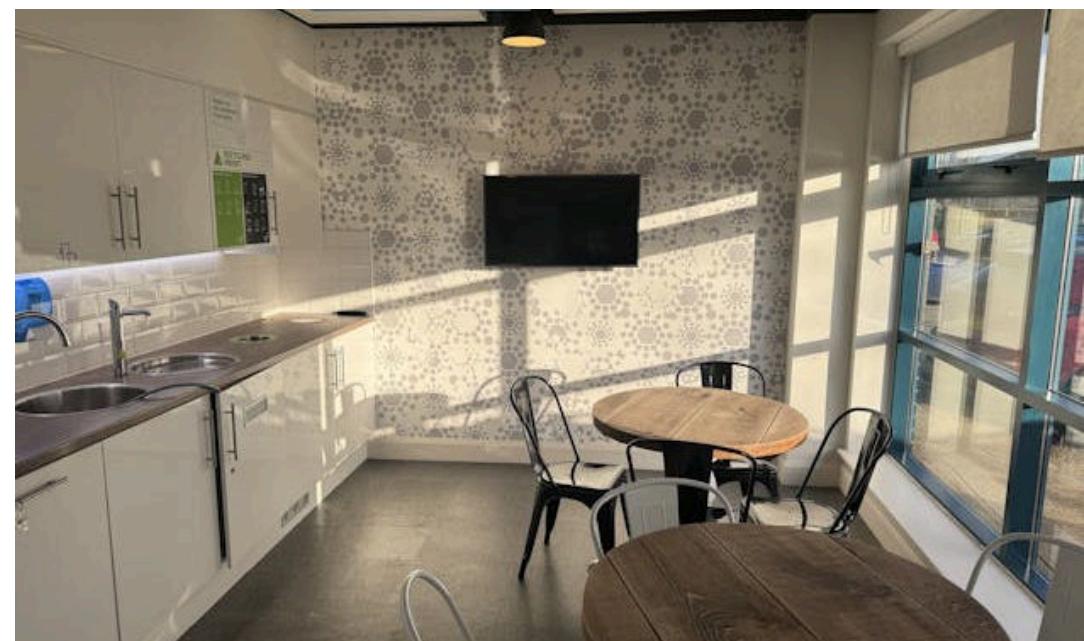
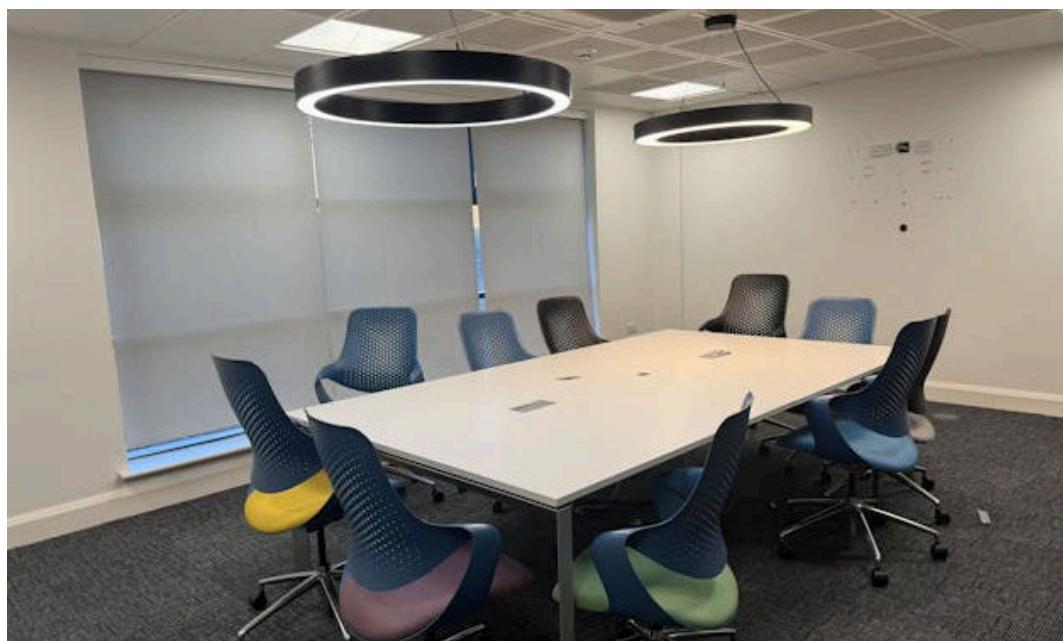
-  3,000 - 9,000 sq ft of Grade A offices
-  Large ground floor entrance with seating
-  Ground and part first floor enabling ability to create HQ base
-  Shower, WC's and kitchen areas on each floors
-  Great car parking ratio
-  Opportunity for fully fitted offices with desk, meeting room and office pod
-  Close to amenity on Cygnet Park - Starbucks, Dobbies, Serpentine Shopping Centre, Pure Gym
-  Accessible out of town location

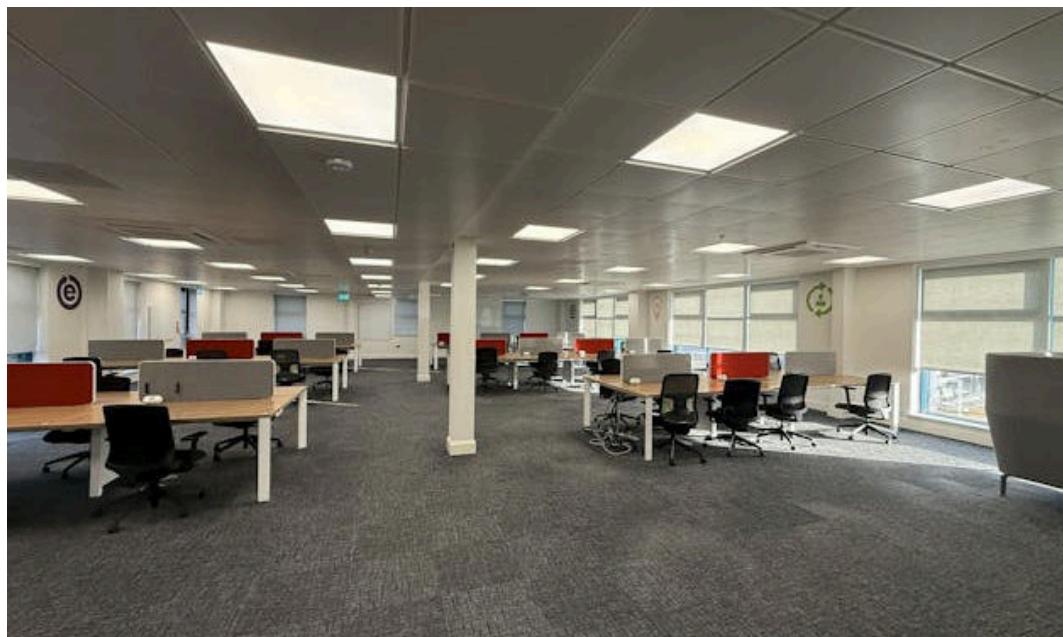
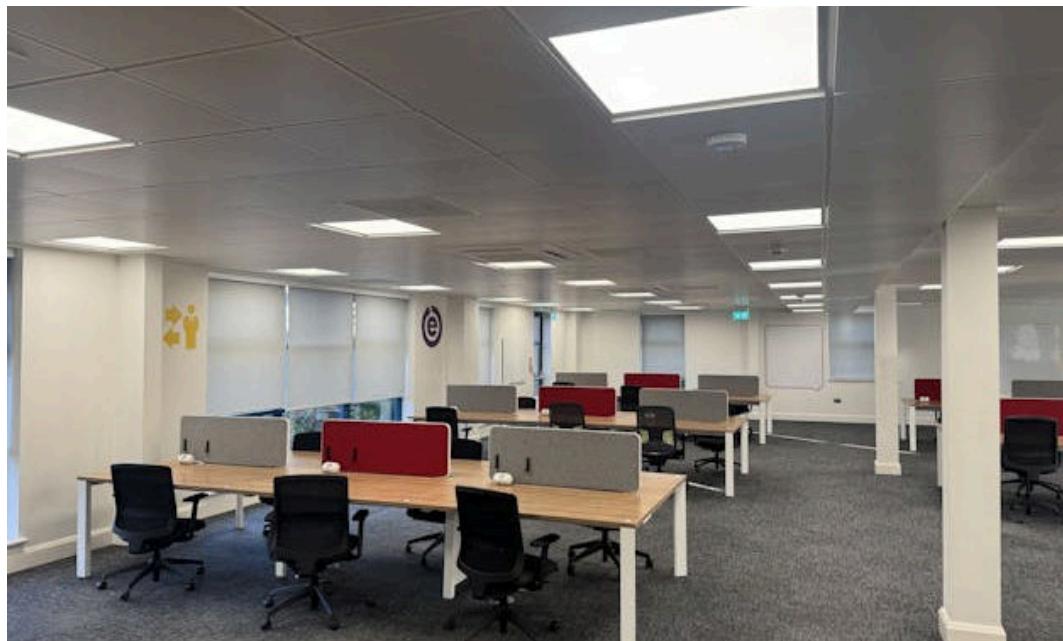


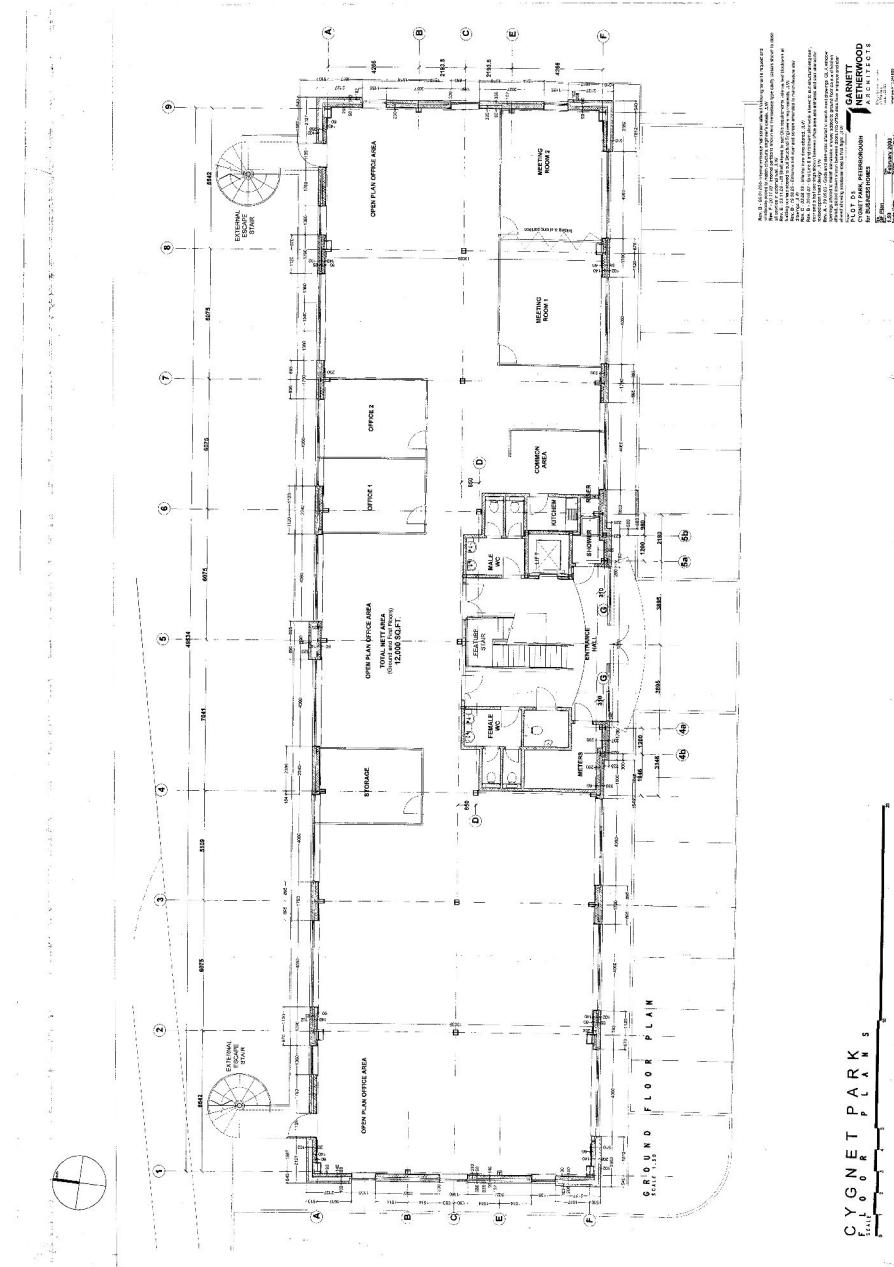


## Peterborough

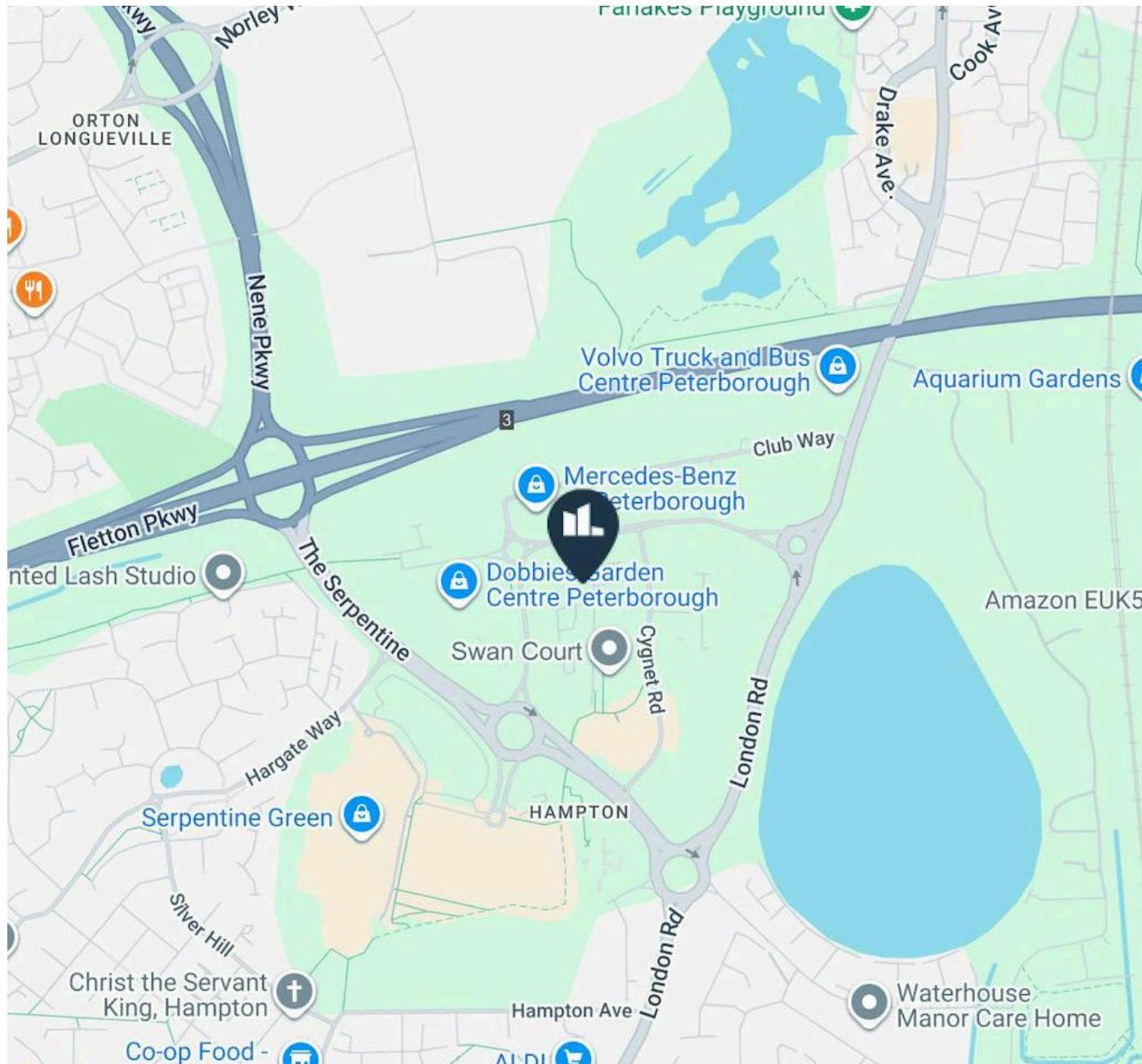
Peterborough has a variety of office spaces, ranging from large corporate buildings to smaller, more flexible workspaces. Demand for physical office is increasing as businesses adapt to hybrid working models but tenants are looking for the best quality office space with inspiring and collaborative workspace, 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.











## Location

Cygnet Park is a business park/commercial estate in the Hampton area of Peterborough. It includes a range of office buildings, light industrial units, warehouses and commercial premises, with good transport links to the A1(M) motorway and local roads. It's part of the broader Hampton development — a major residential and commercial area south of Peterborough city centre

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Ground floor offices	6,000	557.42	Available
1st - Part 1st floor offices	3,000	278.71	Available
<b>Total</b>	<b>9,000</b>	<b>836.13</b>	

## DESCRIPTION

The property is self contained over ground and 1st floors, situated opposite the Hampton Hospital. The offices for the hospital are located on the part 1st floor. The specification includes:

- Raised floor
- Suspended ceiling
- LED inset lighting
- Shower on ground floor, WCs on both floors – ground floor in common parts
- Reception will benefit from a client seating area
- Ground floor - fully fitted with open plan desks, double pod for private meetings, a separate meeting room and large kitchen area
- Kitchen on each floor. Should an occupier look to take part of the ground floor a small kitchenette can be created in the cleaning cupboard
- Fully cabled
- Fibre
- Telephone lines
- Air conditioning
- 47 shared car parking spaces

## VAT

Applicable

## RENT

£13.50 - £15.50 per sq ft

## BUSINESS RATES

Rates Payable: £6 per sq ft Based on April 2026 revaluation

## 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



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Generated on 14/01/2026