

## TO LET

### Office

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

### Rent

£77,500 per annum





## Summary



Fitted to a high specification



32 car parking spaces



Shower facilities



Private meeting rooms and boardroom



Walking distance to Nene Park



Located on well established business park close to A1



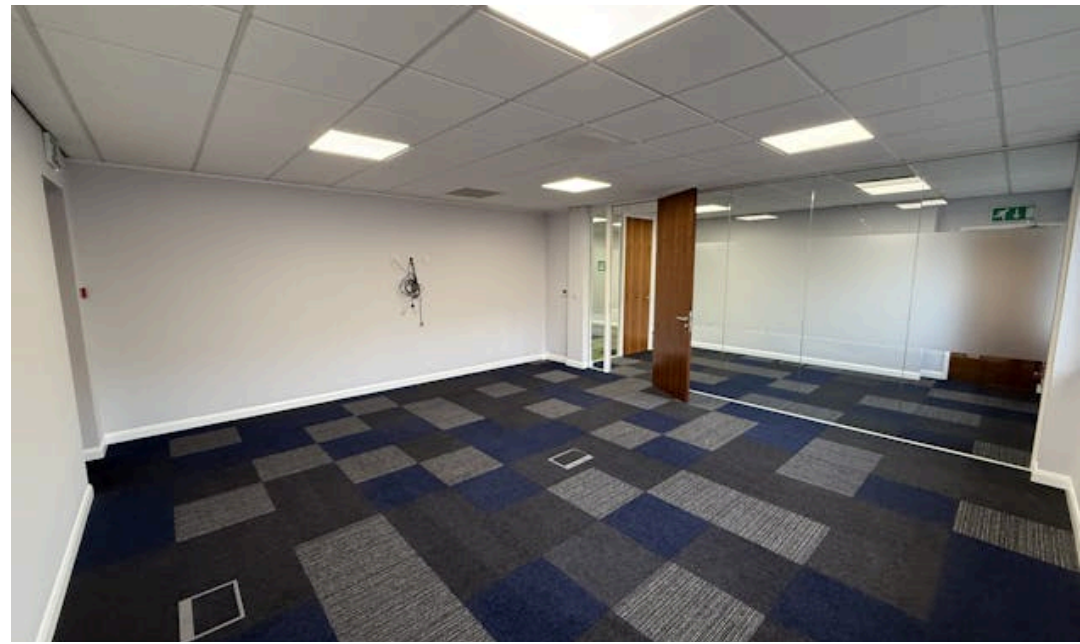




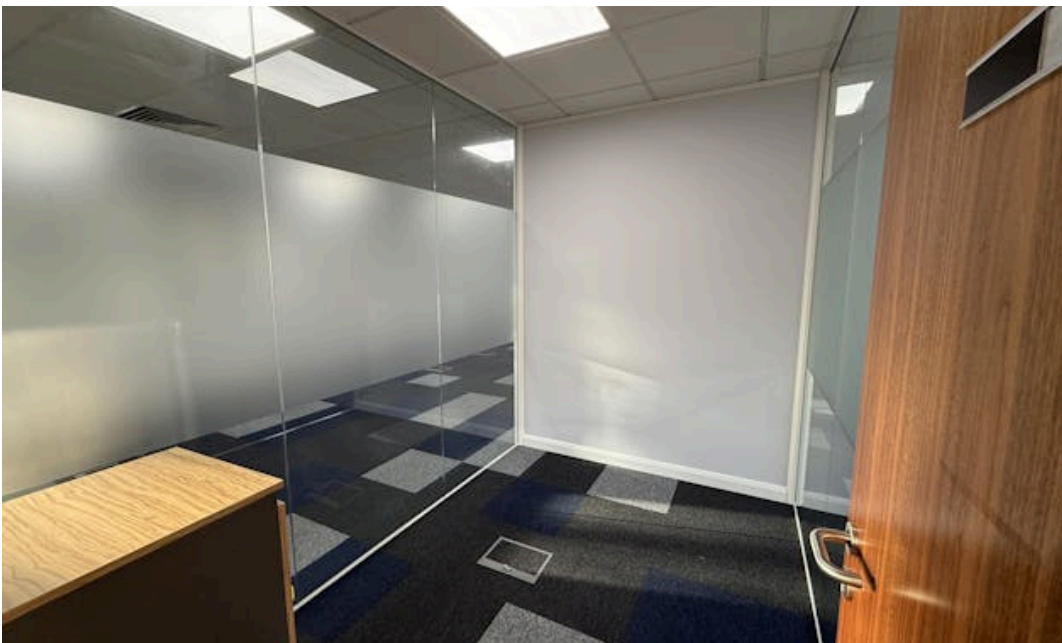
## Peterborough

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.

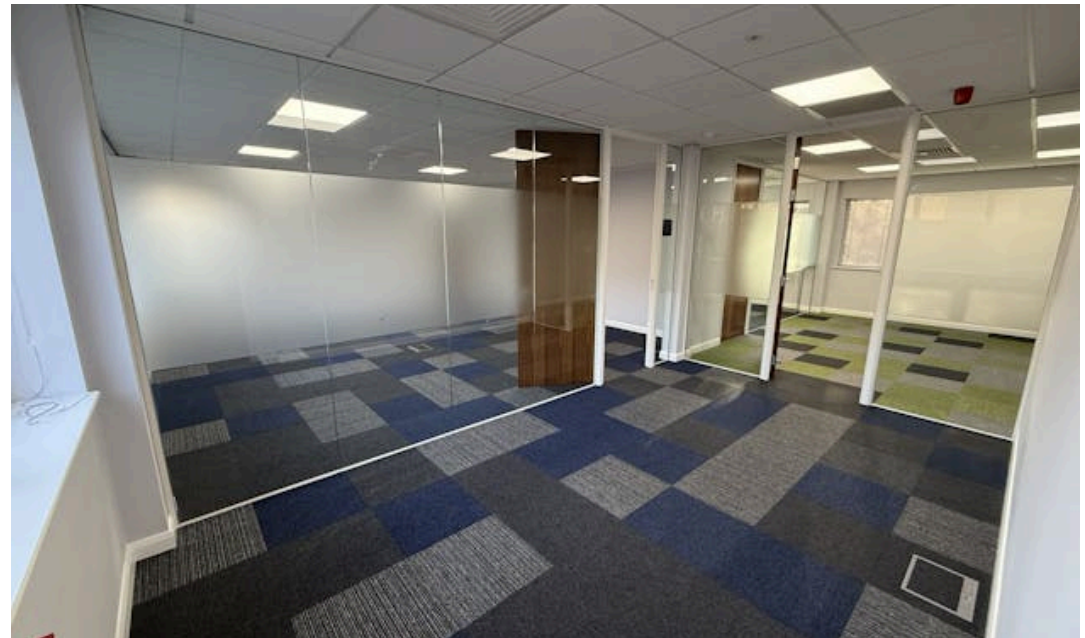
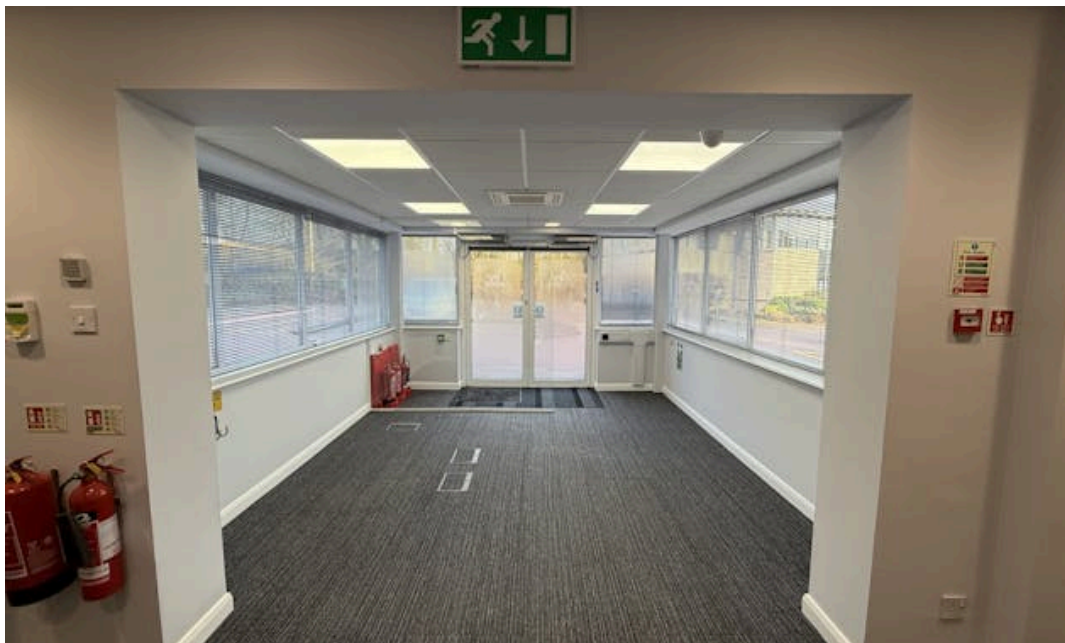








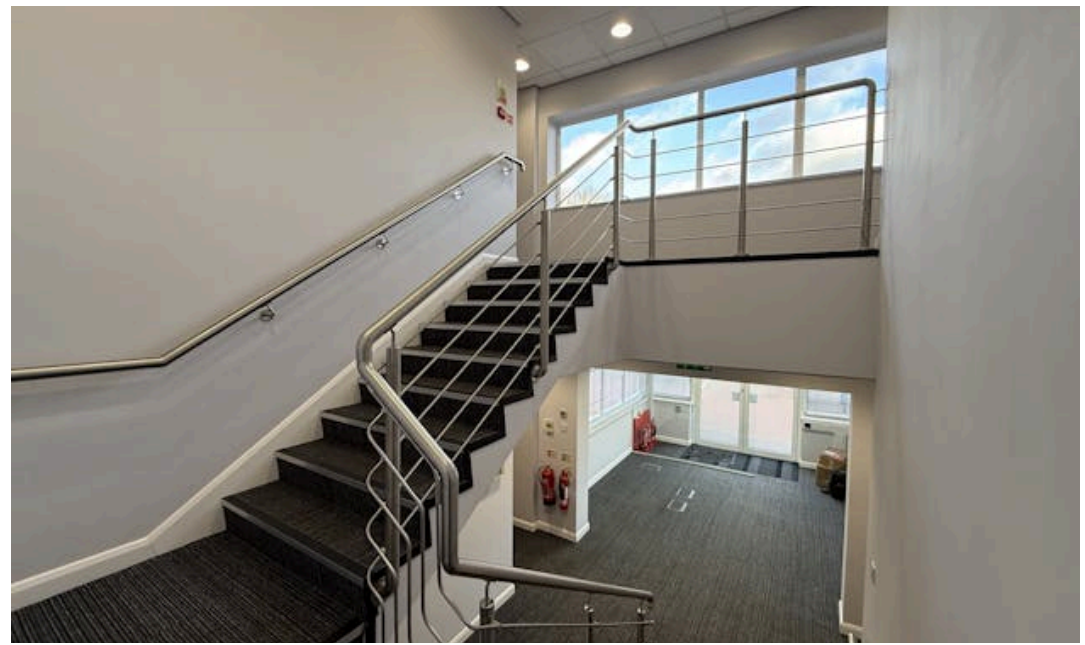








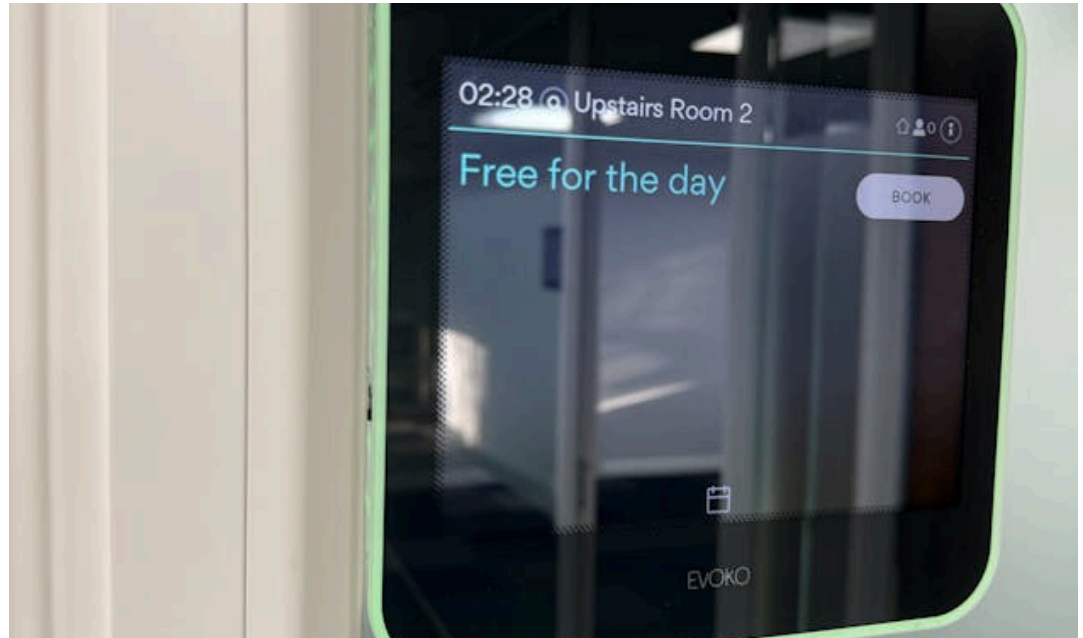








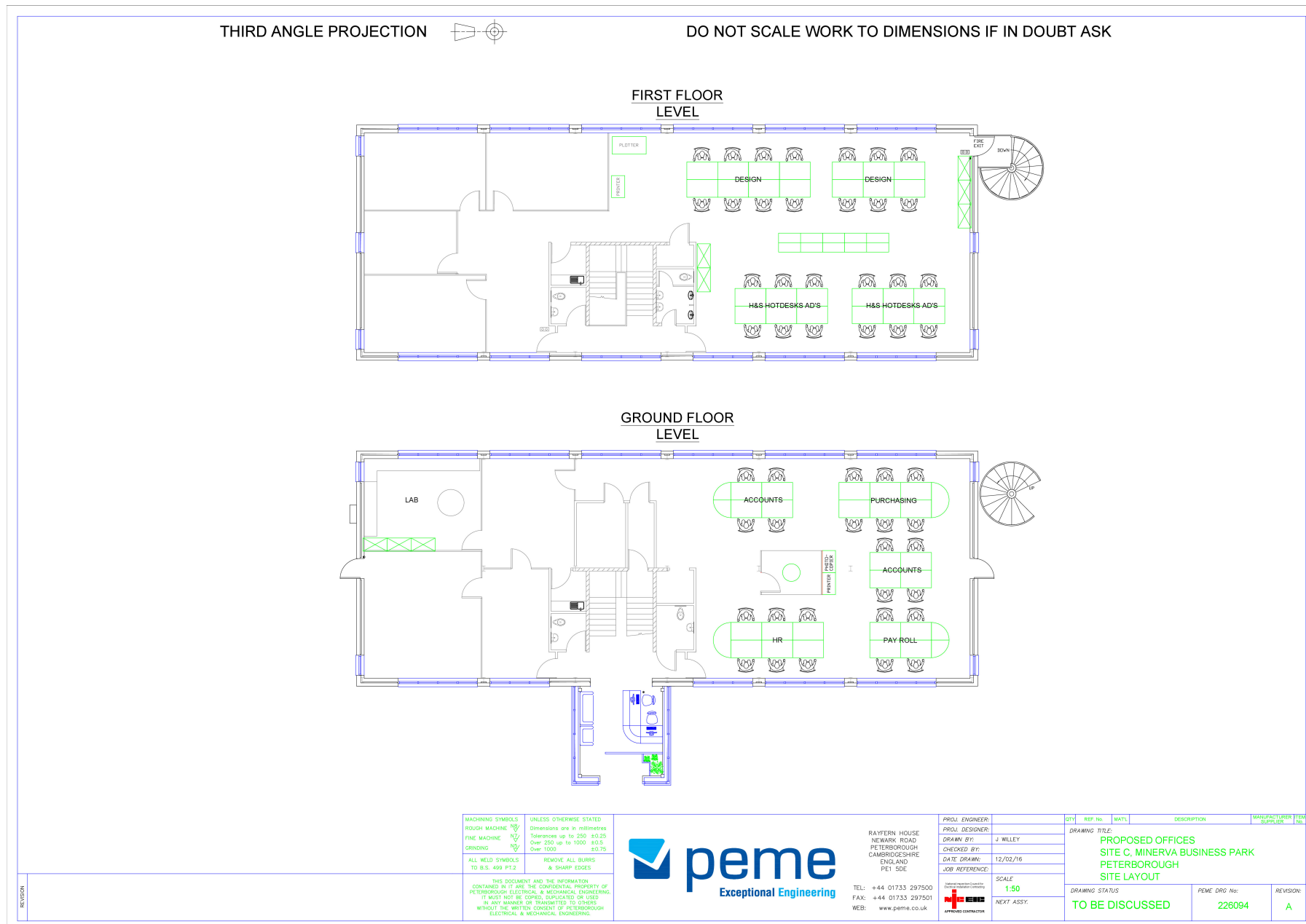




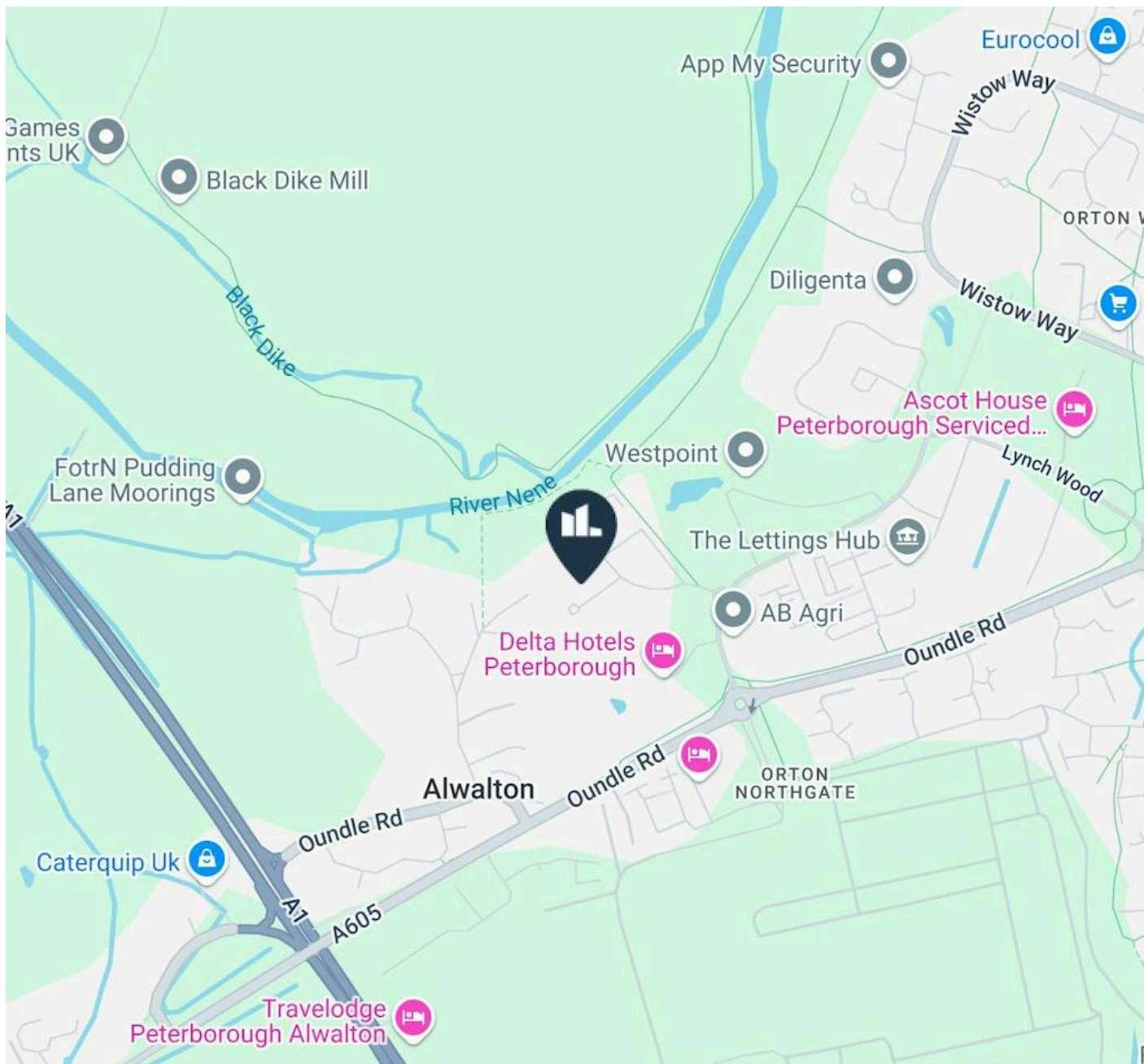












## Location

Located just outside of Peterborough City Centre, Lynch Wood 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. With 32 on-site parking spaces, this office property combines accessibility, practicality, and a prime business location.



## 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	



DESCRIPTION

Treerange House is a modern, detached, self-contained commercial office building designed to a high specification, offering a turnkey solution for businesses seeking premium office space. The property features an impressive ground-floor entrance with welcoming common areas, complemented by open-plan office layouts (for up to 50 desks) and meeting room space across two floors. 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. With multiple meeting rooms, breakout areas, and flexible workspace options, Treerange House provides an ideal environment for companies looking for contemporary, move-in ready office accommodation.

EPC

B

VAT

Applicable

SERVICE CHARGE

n/a

RENT

£77,500 per annum

BUSINESS RATES

Rates Payable: £6 per sq ft

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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