

## TO LET

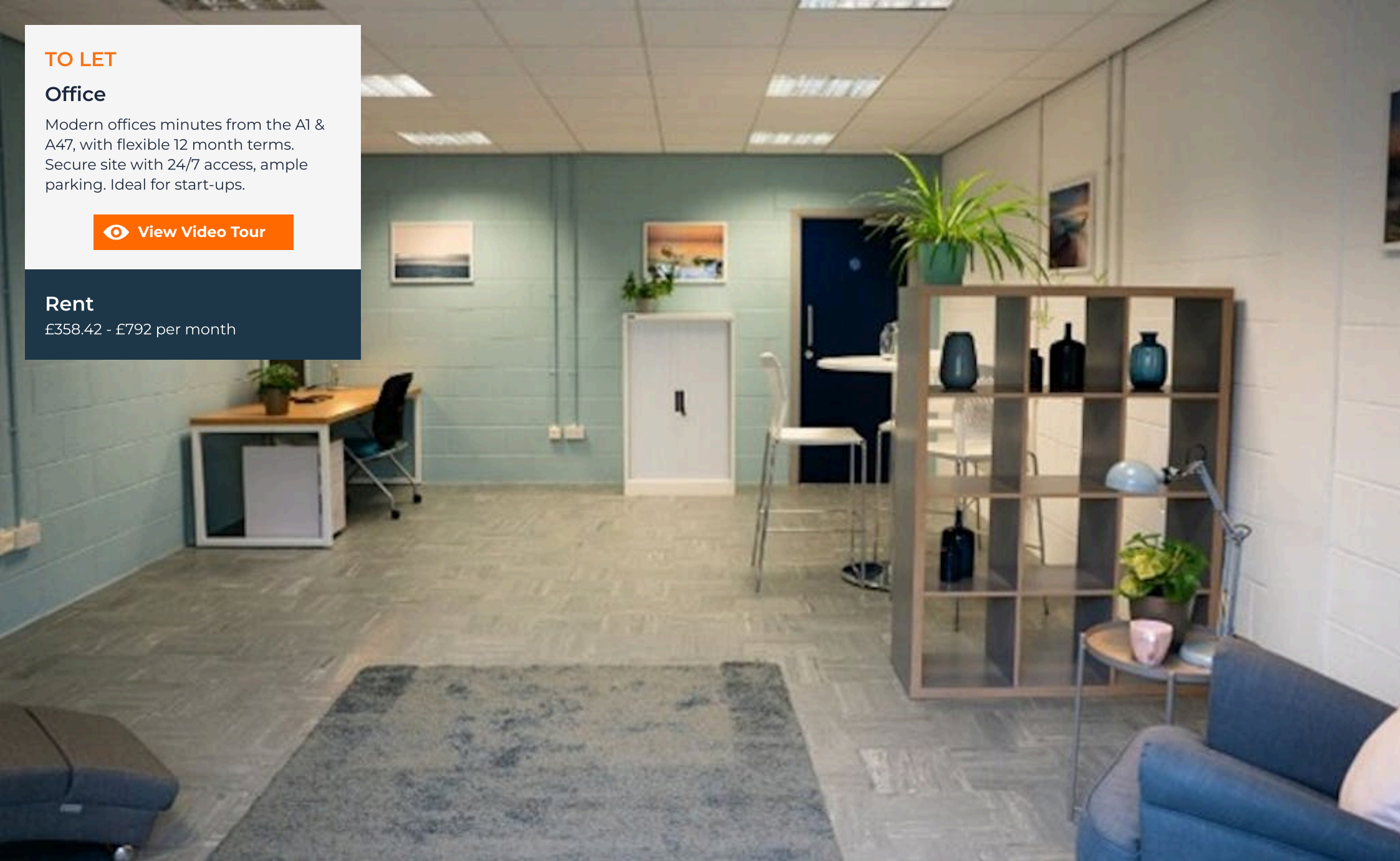
### Office

Modern offices minutes from the A1 & A47, with flexible 12 month terms. Secure site with 24/7 access, ample parking. Ideal for start-ups.






 [View Video Tour](#)

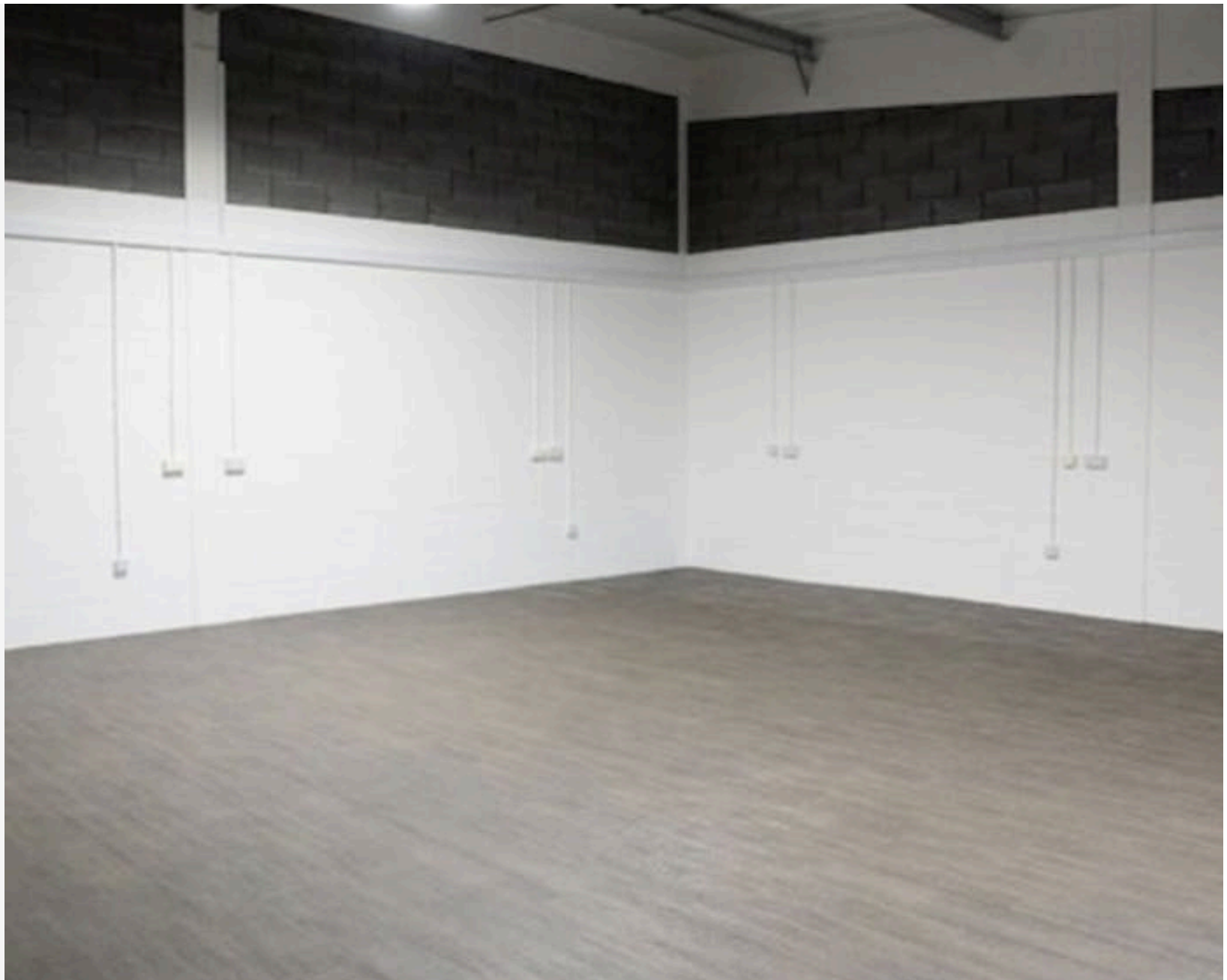
### Rent

£358.42 - £792 per month



## Summary

-  2 months rent free incentive
-  Versatile & adaptable workspace
-  Suspended ceiling
-  Suitable for a variety of uses
-  kitchen & WC facilities
-  Convenient - 24-hour access







## Peterborough

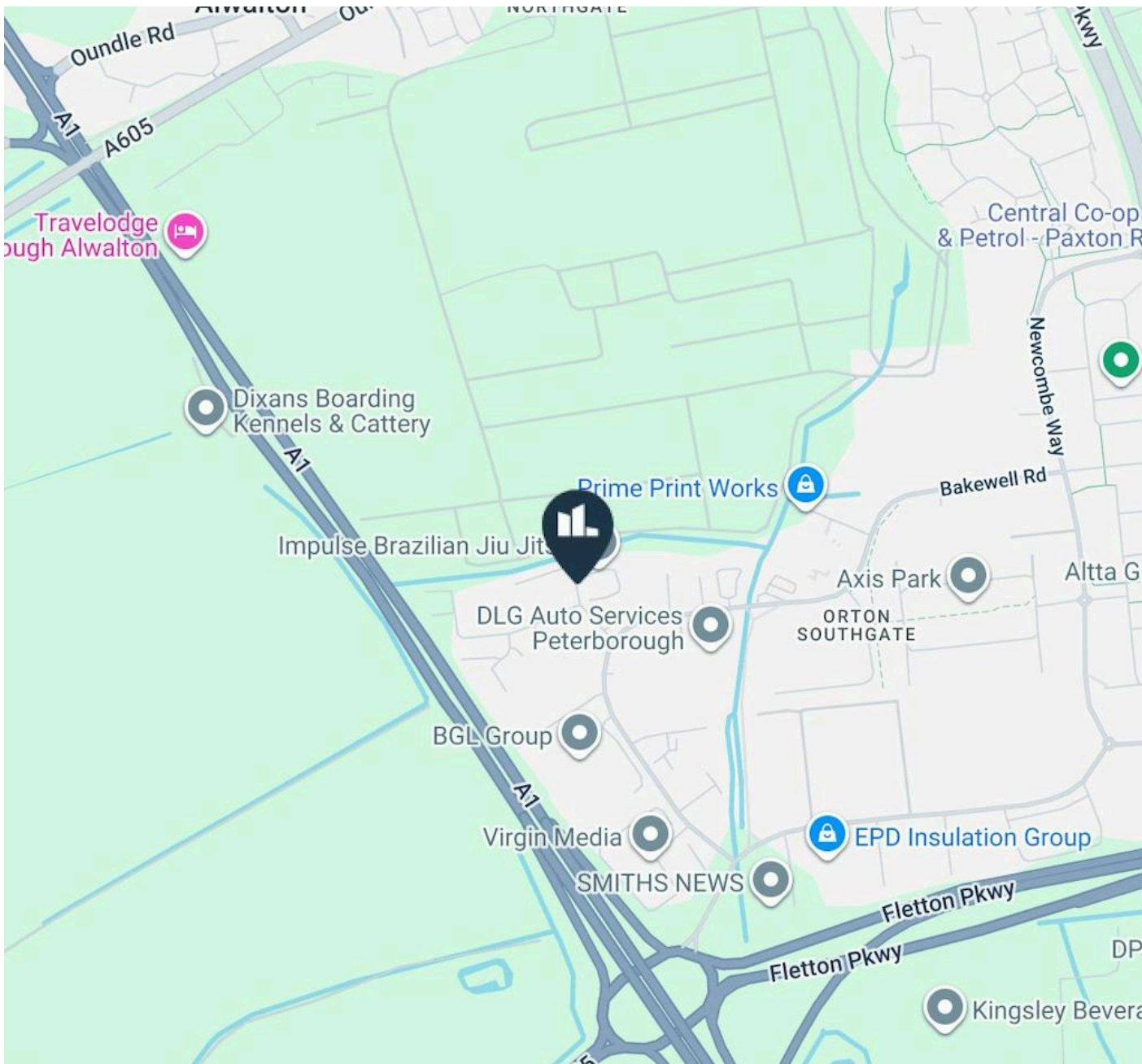
Peterborough has a variety of office spaces, ranging from large corporate buildings to smaller, more flexible workspaces. Demand for physical office is increasing as businesses adapt to hybrid working models but tenants are looking for the best quality office space with inspiring and collaborative workspace,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

- The total population within the Peterborough Primary Retail Market Area is estimated at 298,000 with a Consumer Base of 475,000 which are both significantly above other regional centres.
- Peterborough is projected to see significantly above average growth in population within its Retail Market Area over the period 2023-2028 .
- Peterborough attracts both domestic and international visitors to its historic city centre with Norman Cathedral

(all information from PROMIS RETAIL REPORT 2024)







## Location

This commercial property at Culley Court, Orton Southgate, offers an excellent opportunity for businesses looking for well-connected space in Peterborough. Located within a modern business centre, the property benefits from immediate access to the A1(M) north and southbound, making it easy to reach key destinations across the UK by road.

Peterborough City Centre is just 4 miles away, providing access to shops, services and amenities, as well as a mainline railway station with direct trains to London in as little as 45 minutes, along with connections to Birmingham, Leeds and Edinburgh. The location also sits on strong cycle and public transport routes, supporting sustainable commuting for staff.

On-site parking is available, and the business park environment at Orton Southgate is home to a number of established companies. This makes Culley Court a highly attractive location for businesses seeking office space, commercial units or light industrial property in Peterborough.