

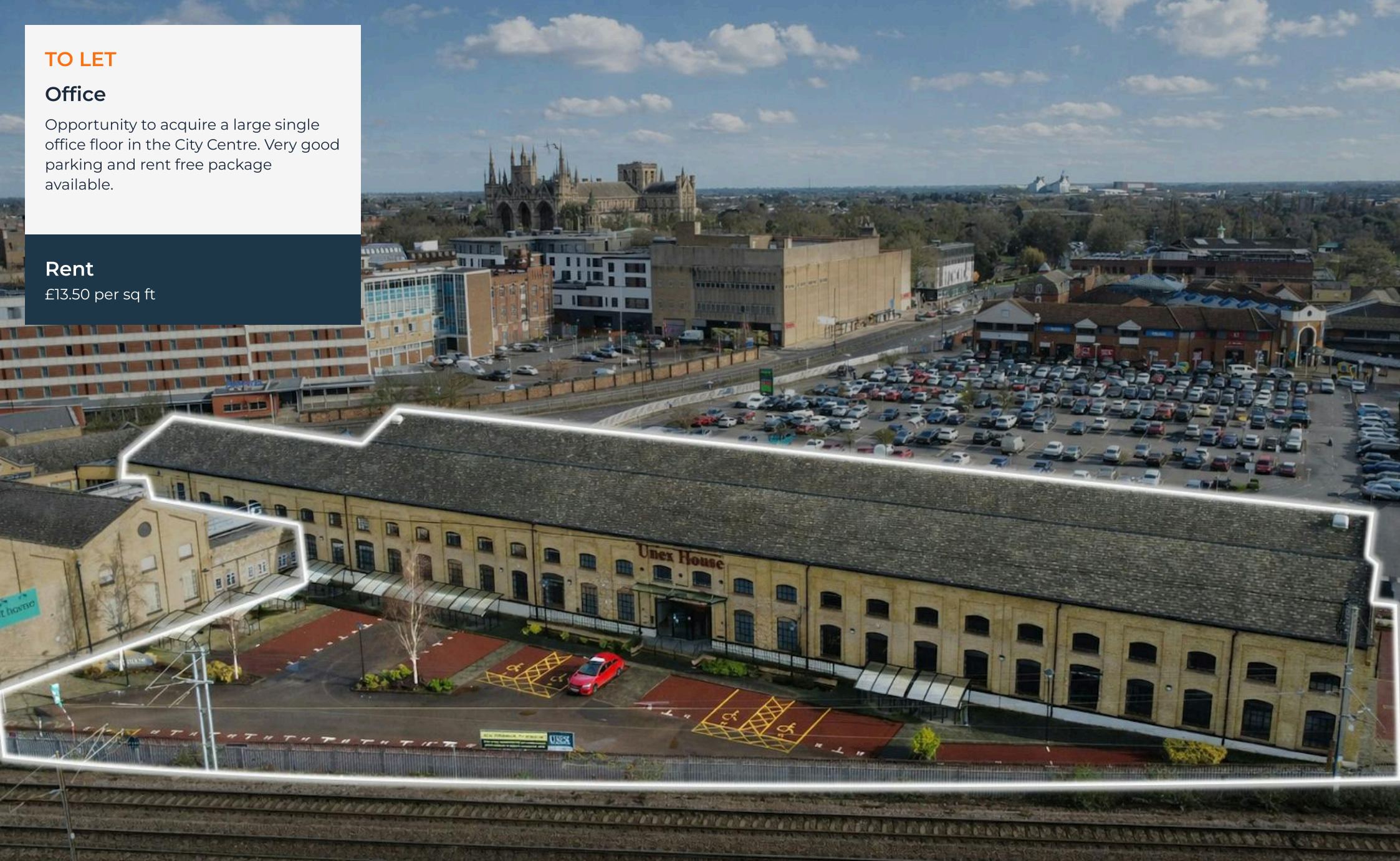
## TO LET

### Office

Opportunity to acquire a large single office floor in the City Centre. Very good parking and rent free package available.

### Rent

£13.50 per sq ft



## Summary



Opportunity to benefit from very good rent free package



Fully refurbished WCs and shower in central core



Great natural light with frontage towards City Centre/ ASDA car park



Part fitted with two kitchens & meeting rooms



High quality entrance with direct access from central atrium to offices



Assignment or sublease with benefit of break in 6.5 years



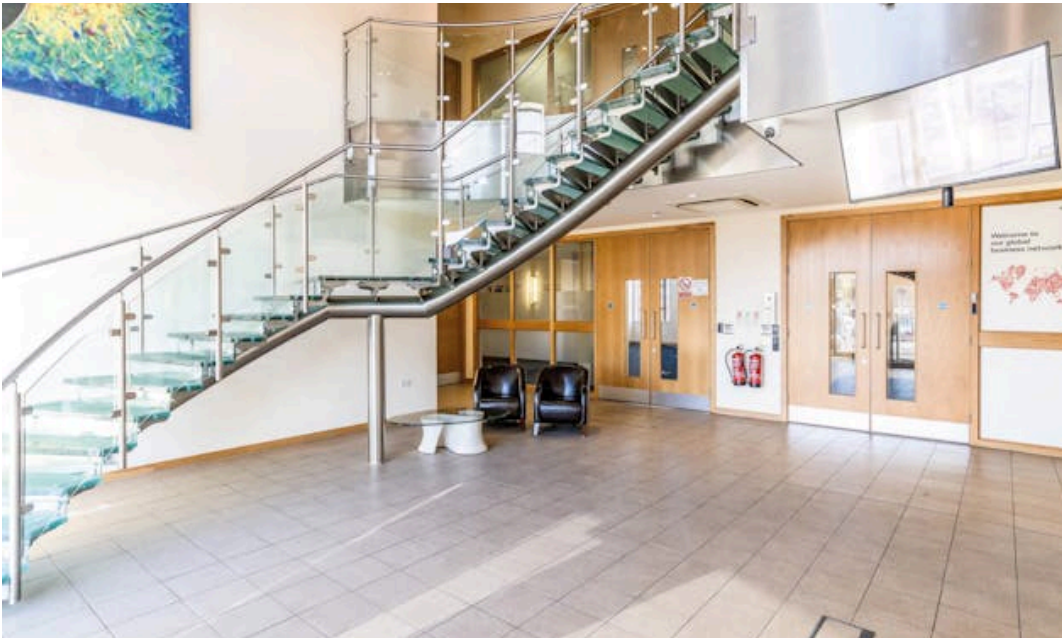
24 car parking spaces - superb for City Centre offices





## 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.









EXPLORE OLD STATION QUARTER



GENTLEMEN & ROGUES  
BOXING GYM

World-class coaching, boxing classes and strength training in a premium environment.

Coming Soon



ELECTRIC WORKSHOP  
TATTOO PARLOUR

A premium studio offering custom pieces and creative tattooing.

Coming Soon



GENTLEMEN & ROGUES  
BARBERS

Traditional craftsmanship meets modern grooming inside OSQ.

Coming Soon



RECOVERY SUITE

Saunas, cold plunge and contrast therapy designed to help you reset and rejuvenate.

Coming Soon



FITNESS STUDIOS

Reformer-inspired sessions, conditioning classes and small-group training.

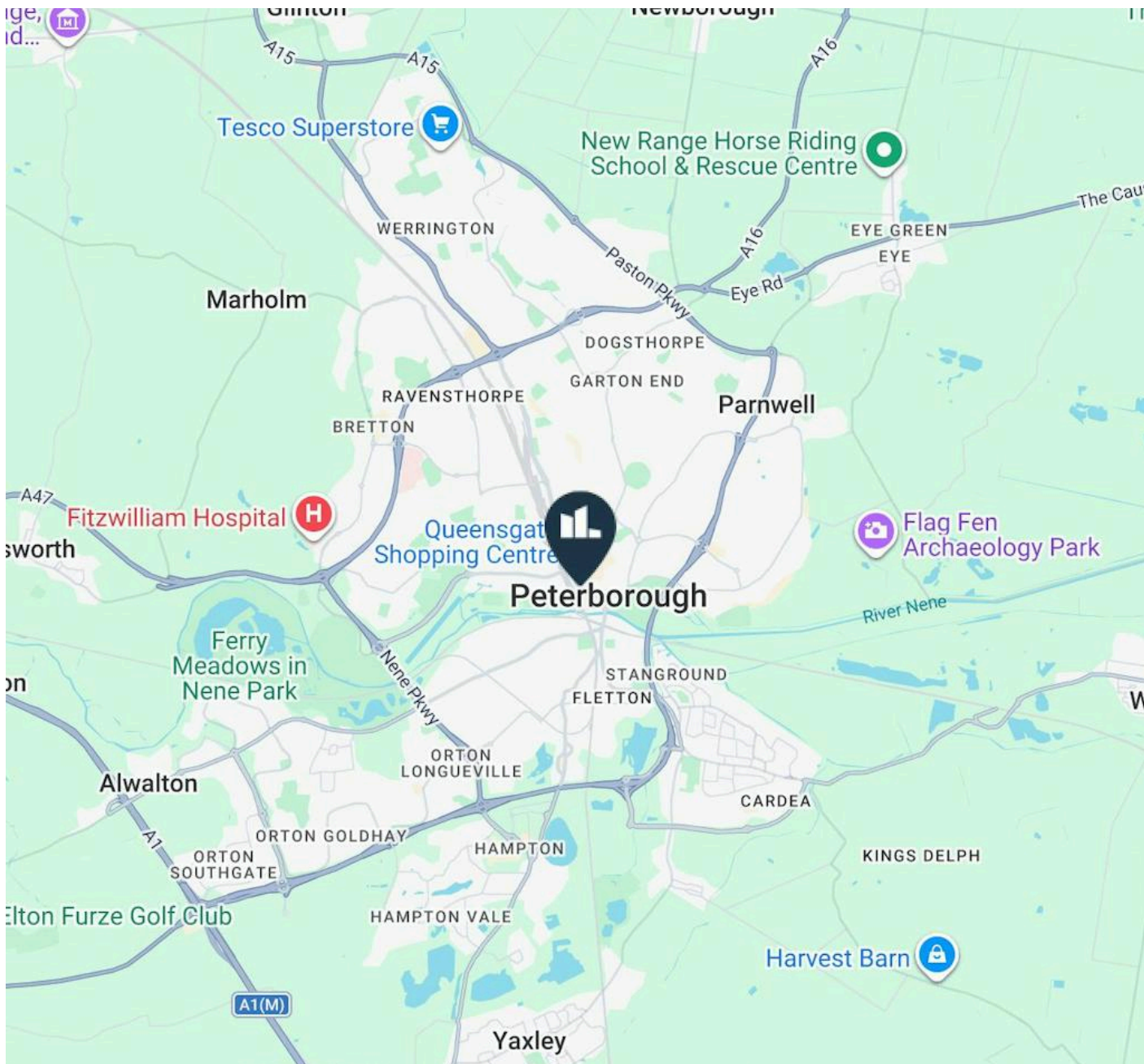
Coming Soon



CAFÉ, BAR & CO-WORKING

Your daily hub for meetings, working sessions, and social evenings.

Coming Soon



## Location

The building is prominently located by Peterborough railway station (East Coast mainline - London Kings Cross in circa 48 mins), and the central bus station. In time the building will benefit from the regeneration of the proposed Station Quarter - a planned project immediately surrounding the station. This regeneration and development project will be transformational to Peterborough from an urban design and economic opportunity.

## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Suite B	11,744	1,091.05	Available
Total	11,744	1,091.05	

DESCRIPTION

Unex House is a distinctive period office building located on Bourges Boulevard near the railway station in Peterborough city centre. The building was sympathetically converted in 2011 to provide Grade A office accommodation, featuring modern services like full-access raised floors, air conditioning, and an upgraded entrance core, while retaining many of its period architectural features. The Old Station Quarter is opening a fantastic space in Spring 2026. This will be a destination for premium fitness, recovery, grooming, creativity and social spaces, and will offer any occupier the opportunity to benefit from fantastic in-building amenity.

EPC

C

VAT

Applicable

RENT

£13.50 per sq ft

BUSINESS RATES

Rates Payable: £5.35 per sq ft

CAR PARKING CHARGE

n/a

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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