

## TO LET

### Office

Open plan office suite with meeting rooms within an inspiring landmark building in the heart of Lynch Wood, Peterborough.

### Rent

£18 per sq ft



## Summary



Grade A office space



Conference/meeting rooms & breakout space



Fully serviced reception



24/7 site security



Scenic environment with landscaped gardens, lake & garden maze



On-site restaurant and catering options for meetings



Tranquil setting within 11.74 Hectare site



EV Charging points



1902 car parking spaces

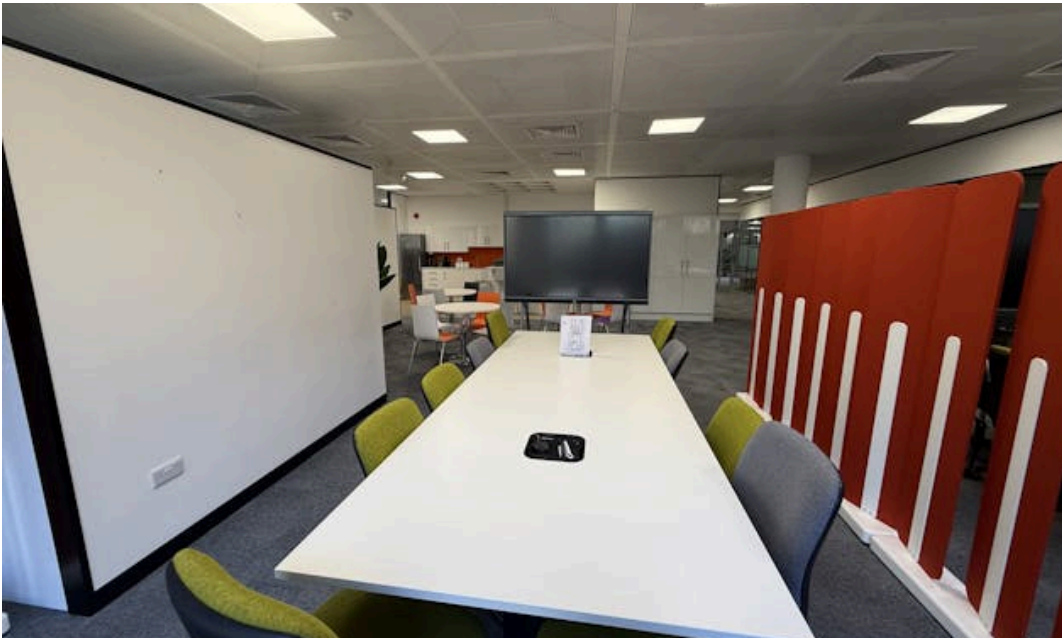
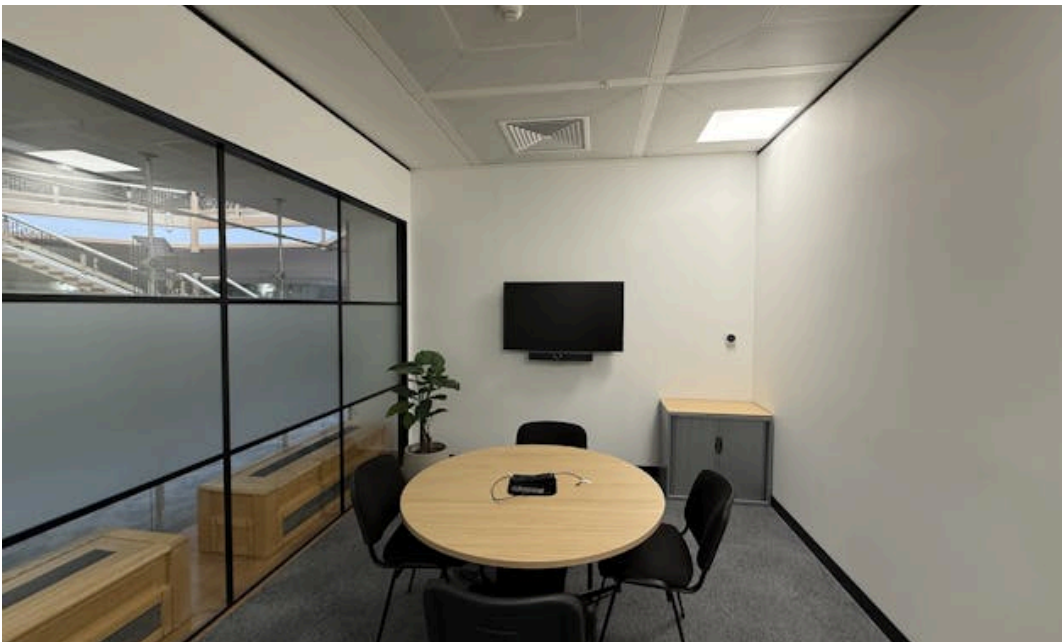


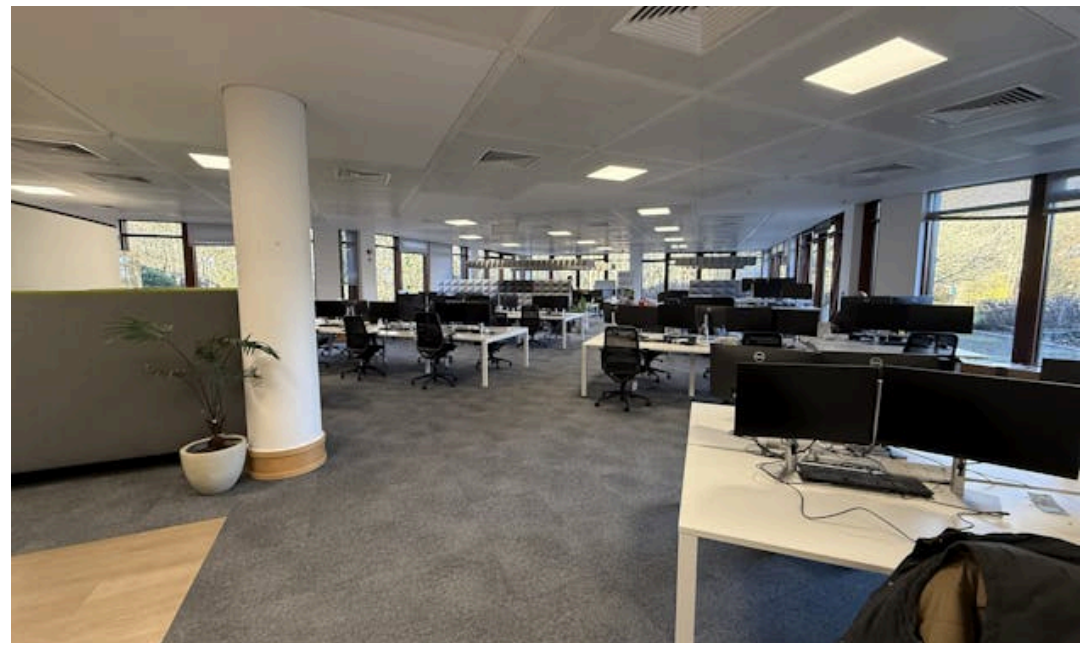


## Peterborough

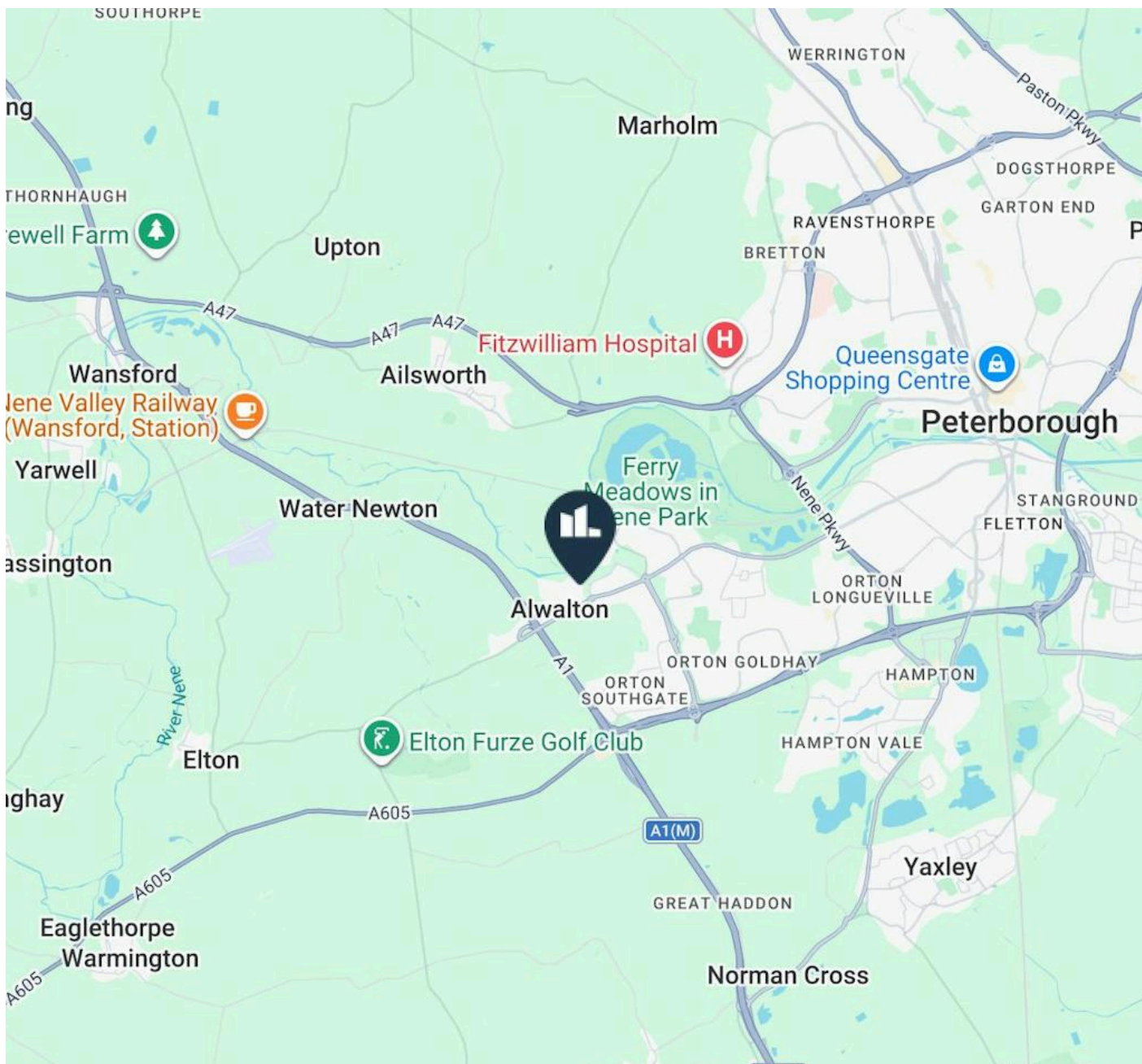
Peterborough has a variety of office spaces, ranging from large corporate buildings to smaller, more flexible workspaces. Demand for physical office is increasing as businesses adapt to hybrid working models but tenants are looking for the best quality office space with inspiring and collaborative workspace,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

DESCRIPTION

5,200 sq ft of premium ground floor office space located in one of the UK's fastest-growing cities. This high-specification office accommodation is ideally positioned in a central business location, offering excellent accessibility via first-class road networks, just minutes from the A1. The property is also well served by established cycle routes and is only 15 minutes from Peterborough Train Station, providing direct national rail connections.

Lynch Wood Park offers flexible and modern commercial office space suitable for a wide range of local, regional and national occupiers. With tailored office solutions and adaptable space packages, the accommodation is designed to meet your business needs and support productivity, growth and long-term success.

SERVICE CHARGE

£7.65 per sq ft

RENT

£18 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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