

**TO LET**

## Office

Prominent self contained dual-storey office building, with architecturally designed workspace in Lynch Wood

## Rent

£17.50 per sq ft



## Summary



A cutting-edge agile workspace designed to foster collaboration and creativity



Prime out-of-town office location with strong road and rail connections



18 car parking spaces



Self contained HQ building



Dual access staircase to 1st floor

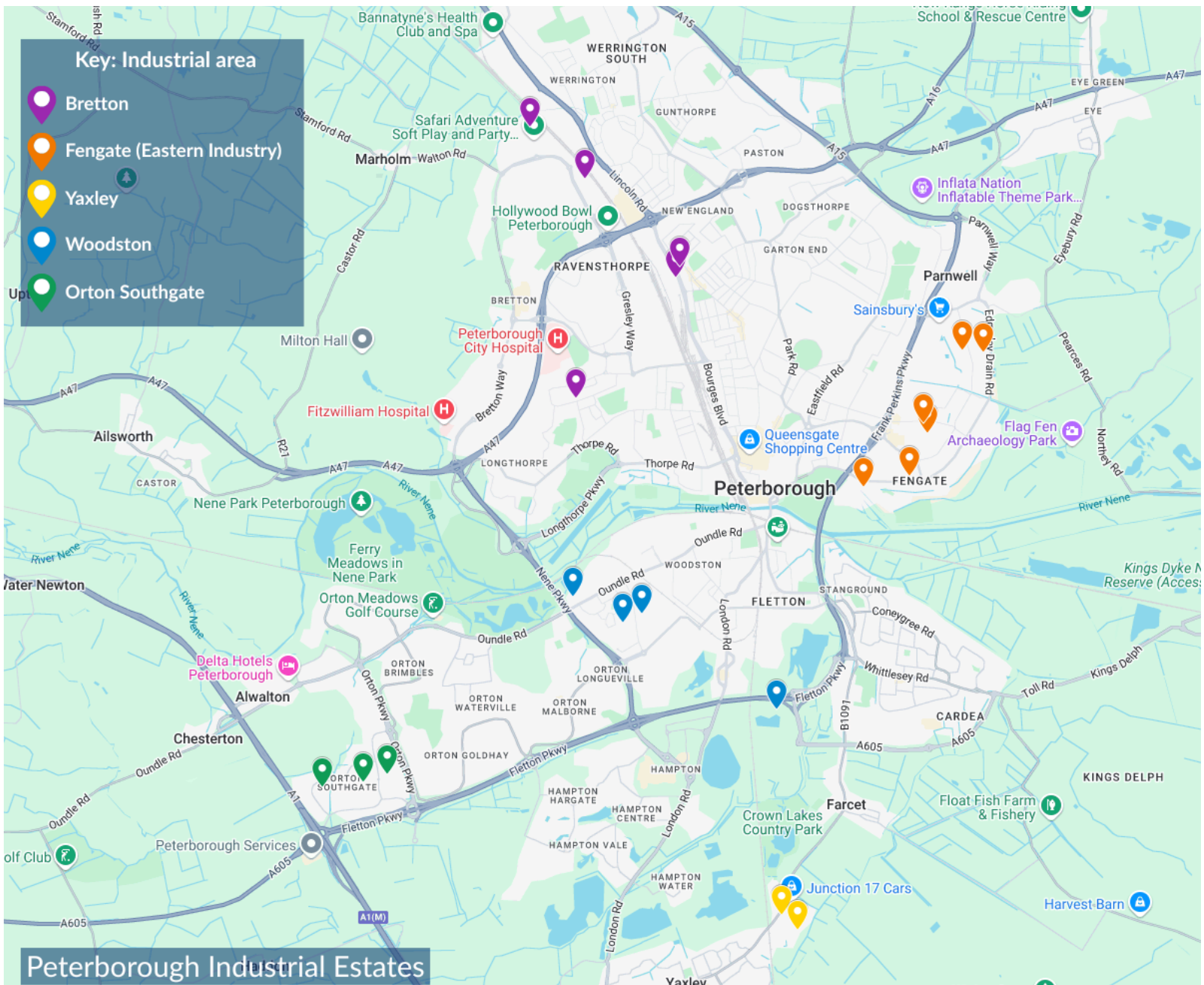




## Peterborough

Peterborough, a city in the East of England, has a diverse and growing retail market. It serves as a regional shopping hub with various shopping centers, high street stores, and local independent retailers. The Queensgate Shopping Centre is the largest in Peterborough, with a range of high-street brands, eateries, and entertainment options. It's a popular destination for both locals and visitors. Brotherhood, Peterborough One, Serpentine Green and Bretton are other notable retail areas.

- 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



## Peterborough

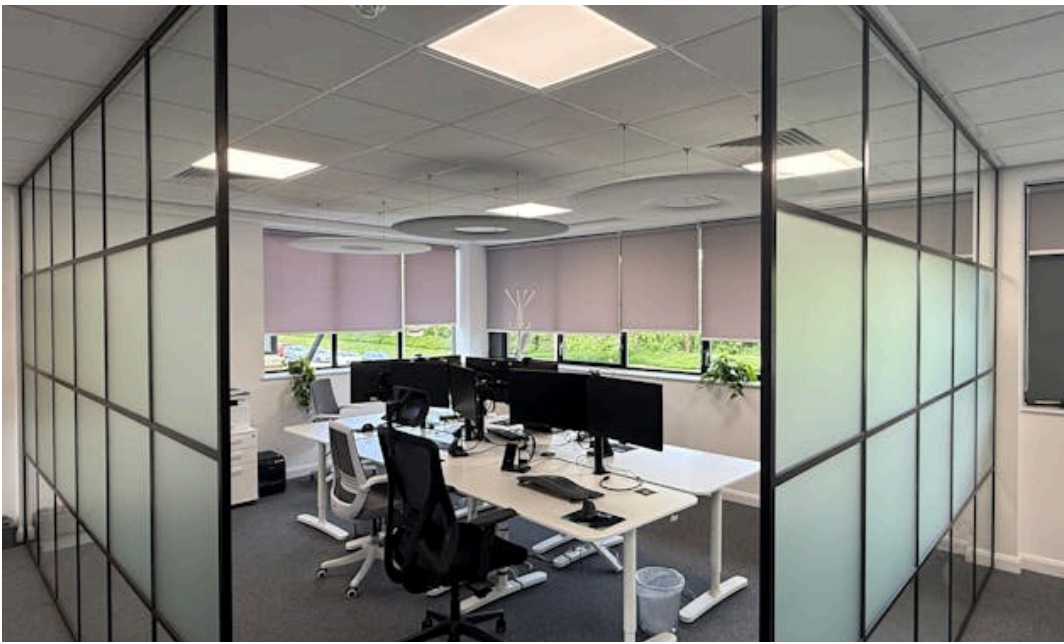
The Peterborough industrial market is an essential part of the UK's broader industrial and logistics sector. Located in the East of England, Peterborough benefits from its strategic positioning, offering strong transport links via the A1(M), A14, and direct access to London, which makes it an attractive location for businesses looking for distribution hubs or manufacturing spaces. Due to its proximity to key transport corridors, there is strong demand for warehouses and distribution centre's, particularly from e-commerce, retail, and logistics companies.

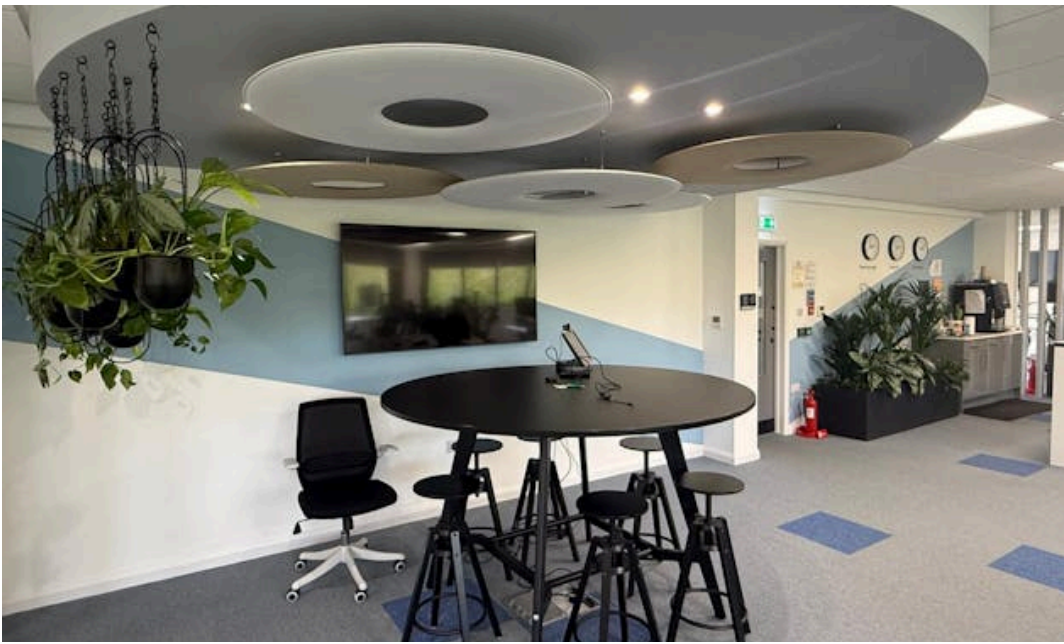


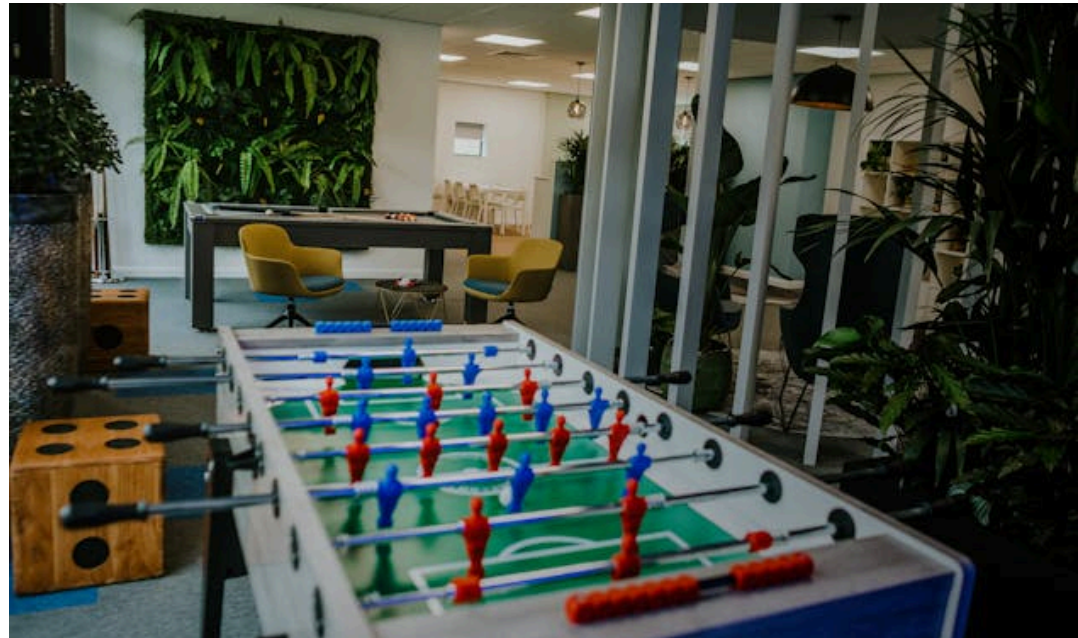
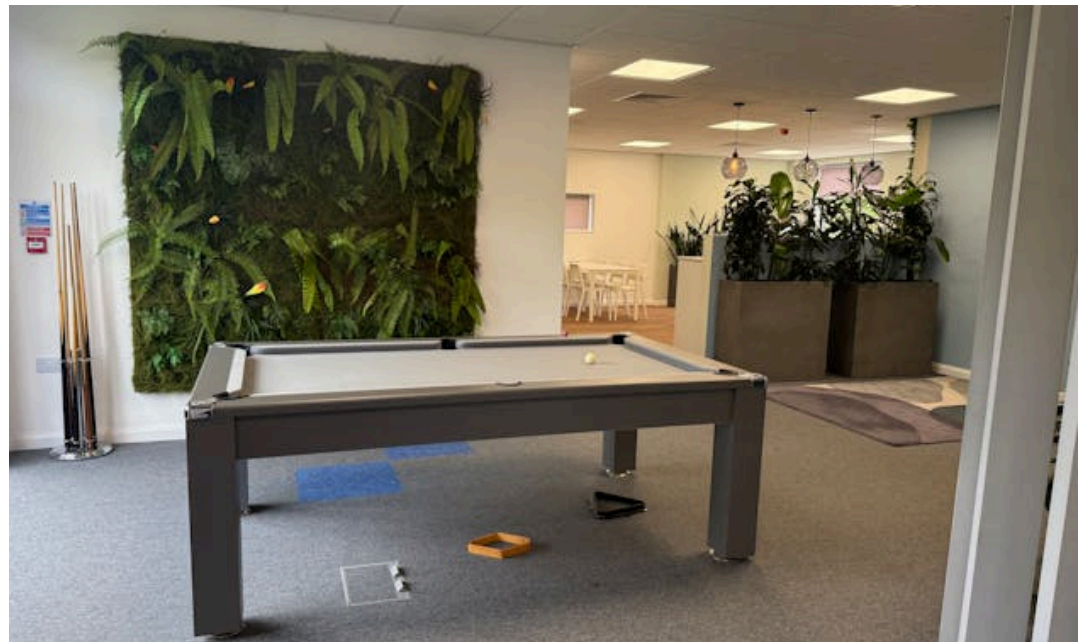
## Peterborough

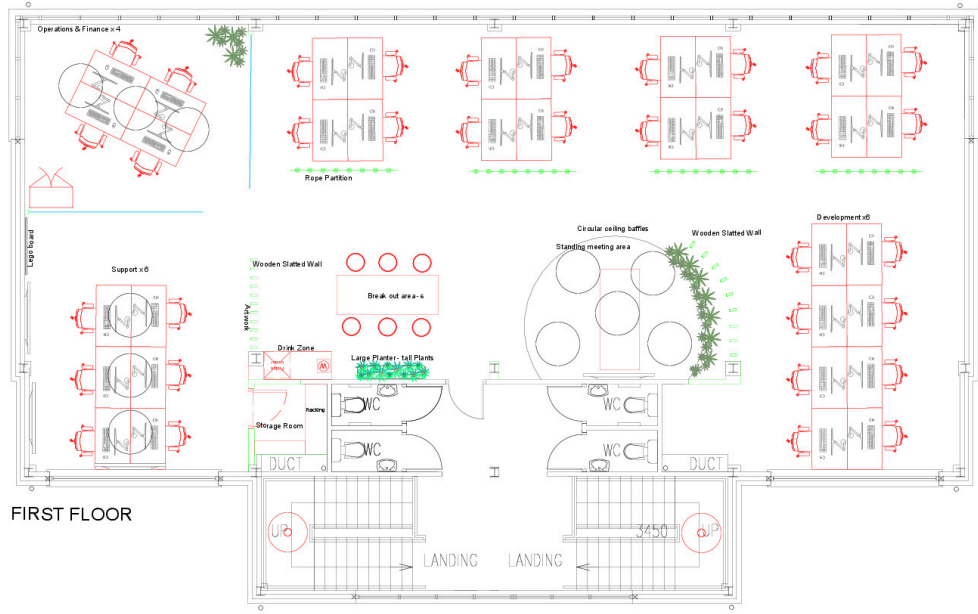
Peterborough has a variety of office spaces, ranging from large corporate buildings to smaller, more flexible workspaces. Demand for physical office is increasing as businesses adapt to hybrid working models but tenants are looking for the best quality office space with inspiring and collaborative workspace,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



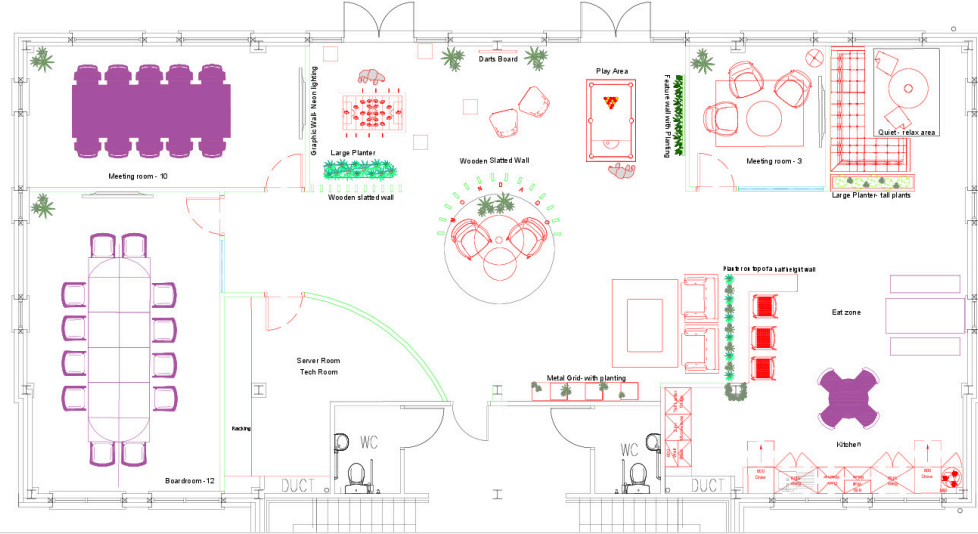








FIRST FLOOR  
0 1M 2M 3M 4M 5M 6M 7M 8M 9M 10M  
GROUND FLOOR



Important Notes:  
 - Do not scale from drawing.  
 - This drawing should not be copied, edited or distributed without the express consent of Rhino Interiors Group Ltd.  
 - This drawing is to be read in conjunction with all other related project documentation.  
 - In the event of a conflict of information within the project documentation (i.e. Drawings, Details, Specifications etc.) contact Rhino Interiors Group Ltd. immediately.  
 - All drawing documentation must be marked with CONSTRUCTION status prior to procurement, fabrication or installation of any materials or components.

Clients Furniture

H	4 Meeting tables added. Metal cubins removed. Metal poles removed. Large planter added - 1 in relax area one on by kitchen high table. One in server room moved. Fridge added in drinks zone. Lights added in stairwell/light added in relax zone	19-02-21	MG
G	Slatted curved wall changed to straight at the start	12-02-21	MG
F	Seating around circular table removed. Two more stools added to break out area. Columns blocked in curved slatted wall added. Meeting room 3 glass added to front and plant wall moved to free play area. Large planter added to break out area. Re-arrange standing meeting table added. Stairs made smaller	05-02-21	MG
E	Plant wall lockers. Acoustic circular baffles removed. Kitchen round table, bench, 10 man boardroom table removed. Door left blocked	02-02-21	MG
D	Banquette seating removed. Glass moved. Office partitions added. Office storage added to finance area	18-01-21	MG
C	Added clients large boardroom table. Made tech room larger. Added large 10 man meeting room	06-01-21	MG
B	Removed smaller meeting room / hoth and server rooms moved/disk station added. Dore moved to FF/rev added. New desk	14-12-20	MG
A	Add standing desk/banquette area add/ support team moved	24-09-20	MG
Rev.	Description	Date	By

Project Status: **PRELIMINARY**

Client: **Mondago**  
 Address: **Isis Way Peterborough PE2 6QR United Kingdom**

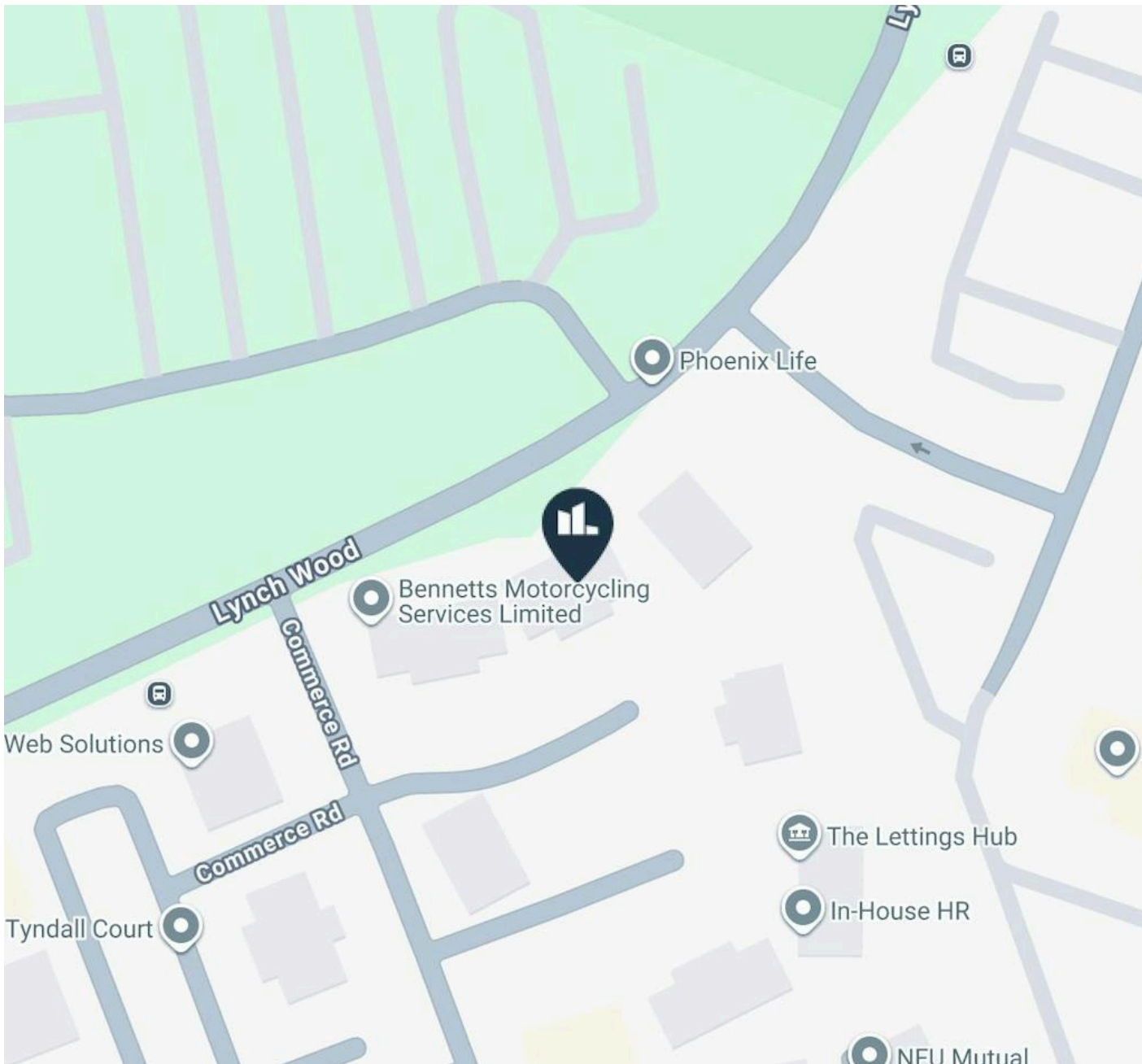
Drawing Scale: **1:100 @ A1**

Drawn By: **MG** Checked By: **-** Approved By: **-**

Drawing Title: **Ground Floor - General Arrangement**

Project Ref: **10400 20** Drawing Ref: **00 - GA** Revision: **(H)**

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## Location

Lynch Wood is an established business location with a 'corporate cluster' of local occupiers, including Bauer Media, Diligenta, Coloplast UK, Gallagher & Royal Sun Alliance. The office is within a minute from the A1, with great cycle routes and 15 minutes to Peterborough train station for national rail connections. For a regional HQ or national business, this is a strategic UK location, not just a local office.

## Accommodation

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The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - offices	2,122	197.14	Available
1st - offices	2,126	197.51	Available
<b>Total</b>	<b>4,248</b>	<b>394.65</b>	

## DESCRIPTION

Self contained modern office building over ground and 1st floor with private parking for at least 18 cars. The offices have been architecturally designed to create generous collaboration and breakout spaces, whilst accommodating a boardroom, meeting room and open plan offices. Flooded with natural light and great floor to ceiling height, these offices would make a superb client facing HQ facility.

## EPC

B

## VAT

Applicable

## RENT

£17.50 per sq ft

## BUSINESS RATES

Rateable Value: £53,000

## 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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