

TO LET

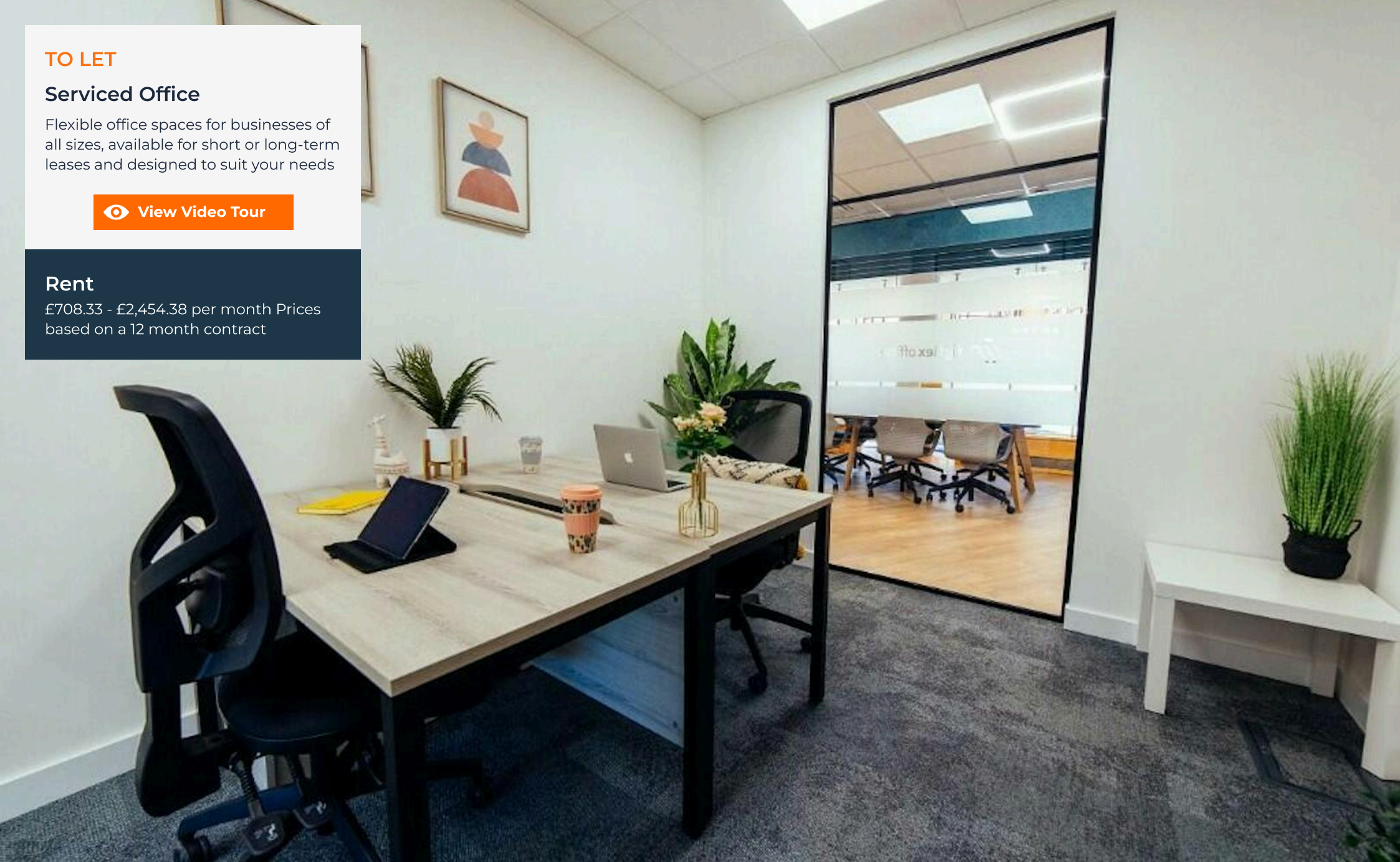
Serviced Office

Flexible office spaces for businesses of all sizes, available for short or long-term leases and designed to suit your needs

 [View Video Tour](#)

Rent

£708.33 - £2,454.38 per month Prices based on a 12 month contract



Summary



Modern, flexible and place to call home for your business from 1 desk upwards



6, 12 or 24+ month contracts available



On-site restaurant & cafe with informal meeting area



Conference and meeting room facilities available for hire



EV Charging



Dedicated building manager, security & receptionist



Onsite parking



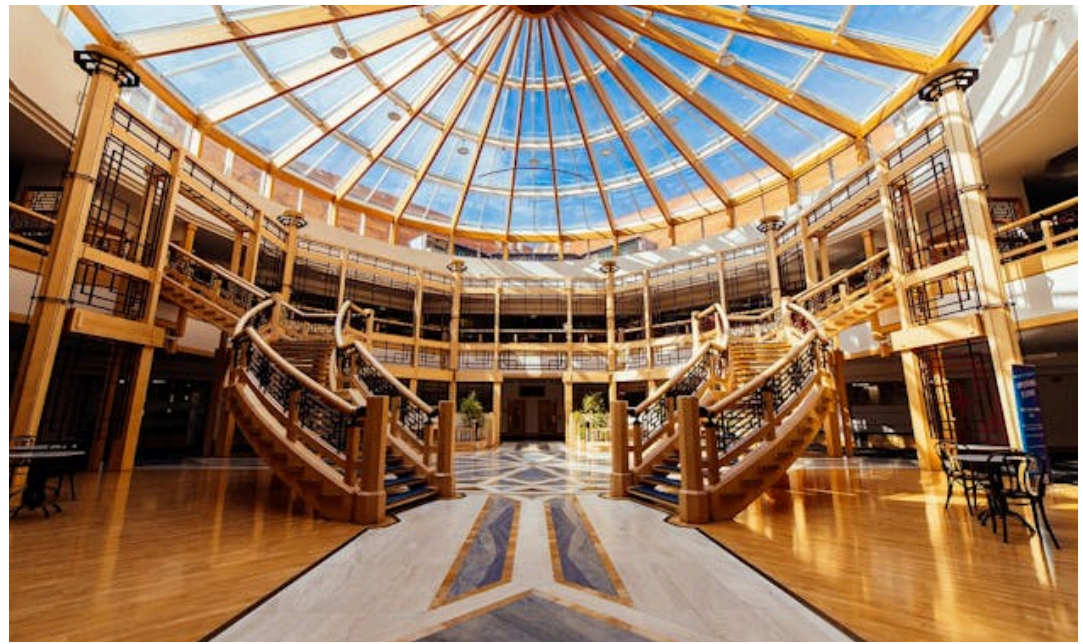
Impressive landscaped surroundings



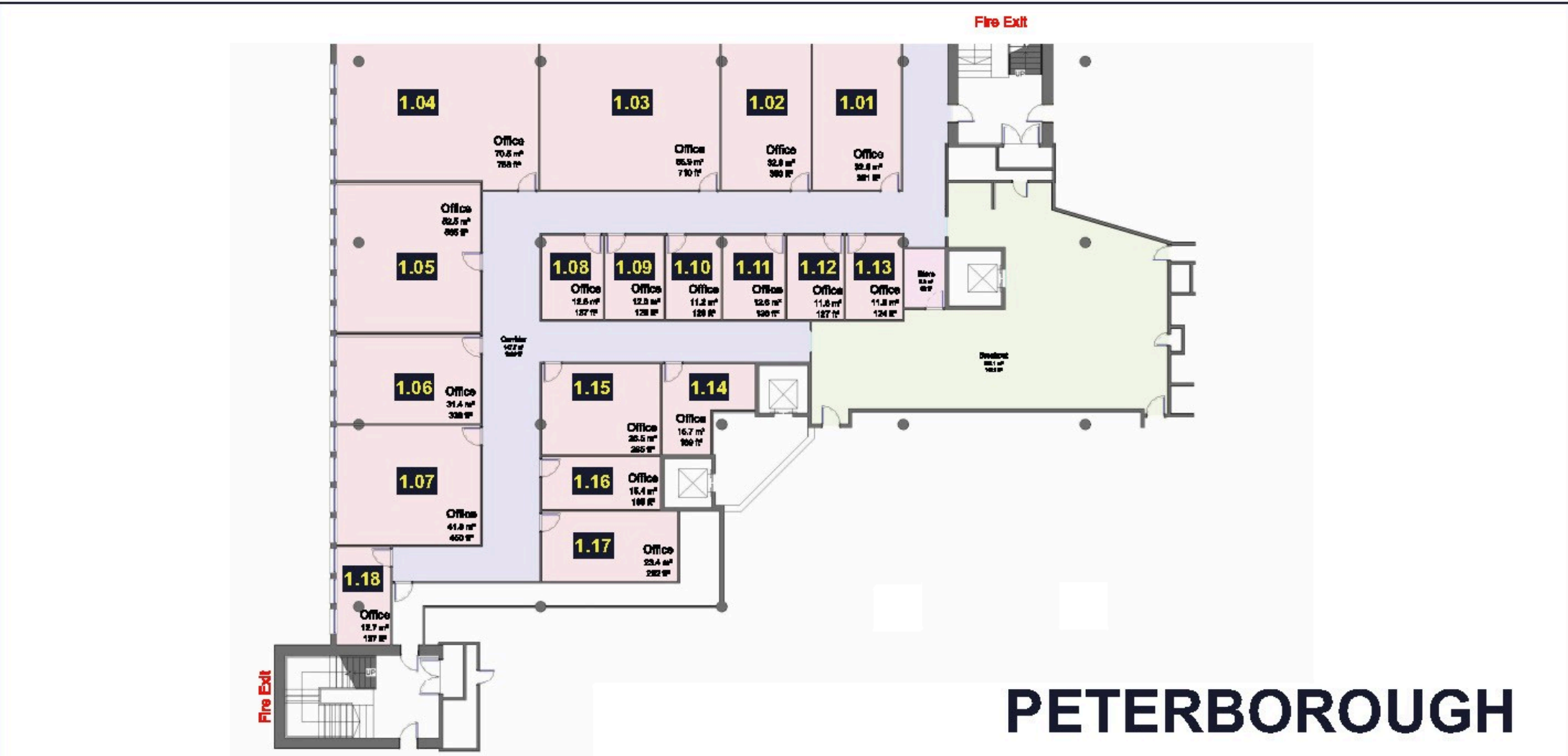


Peterborough

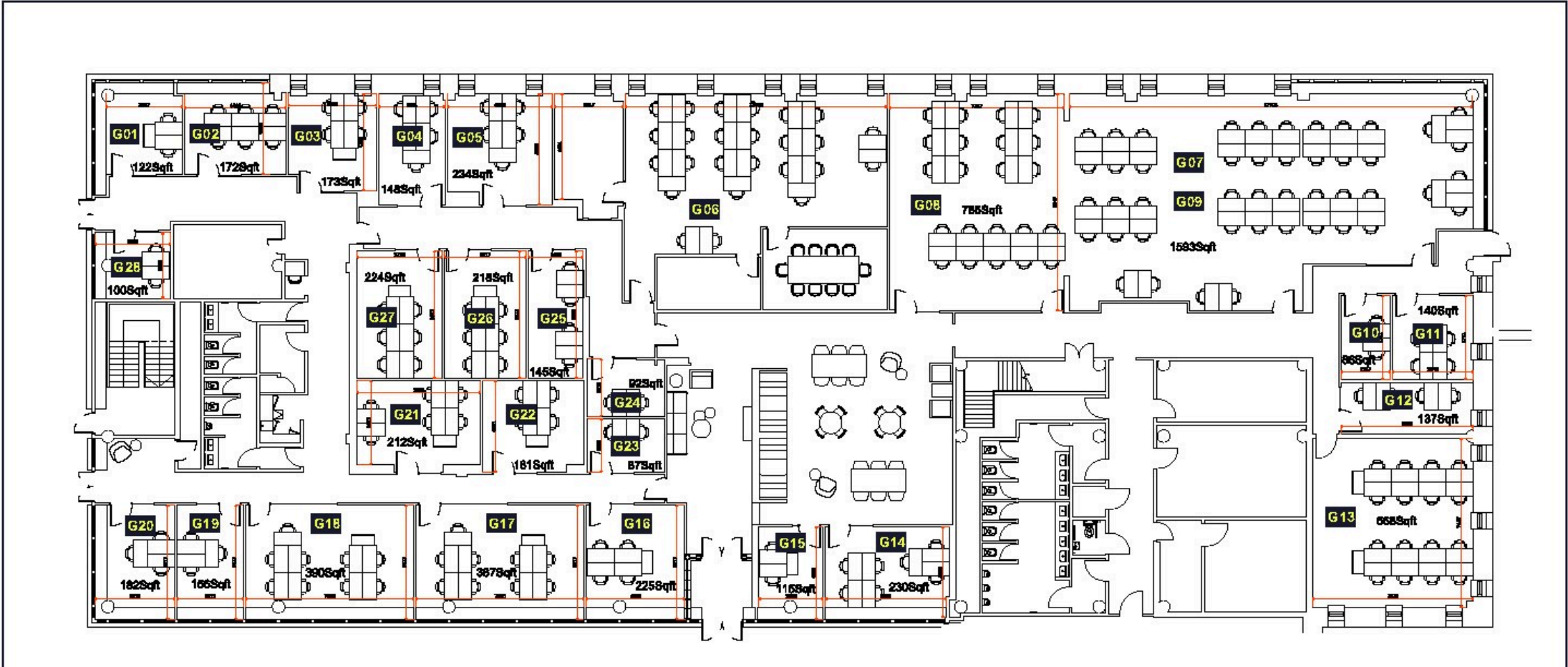
Peterborough has a variety of office spaces, ranging from large corporate buildings to smaller, more flexible workspaces. Demand for physical office is increasing as businesses adapt to hybrid working models but tenants are looking for the best quality office space with inspiring and collaborative workspace,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

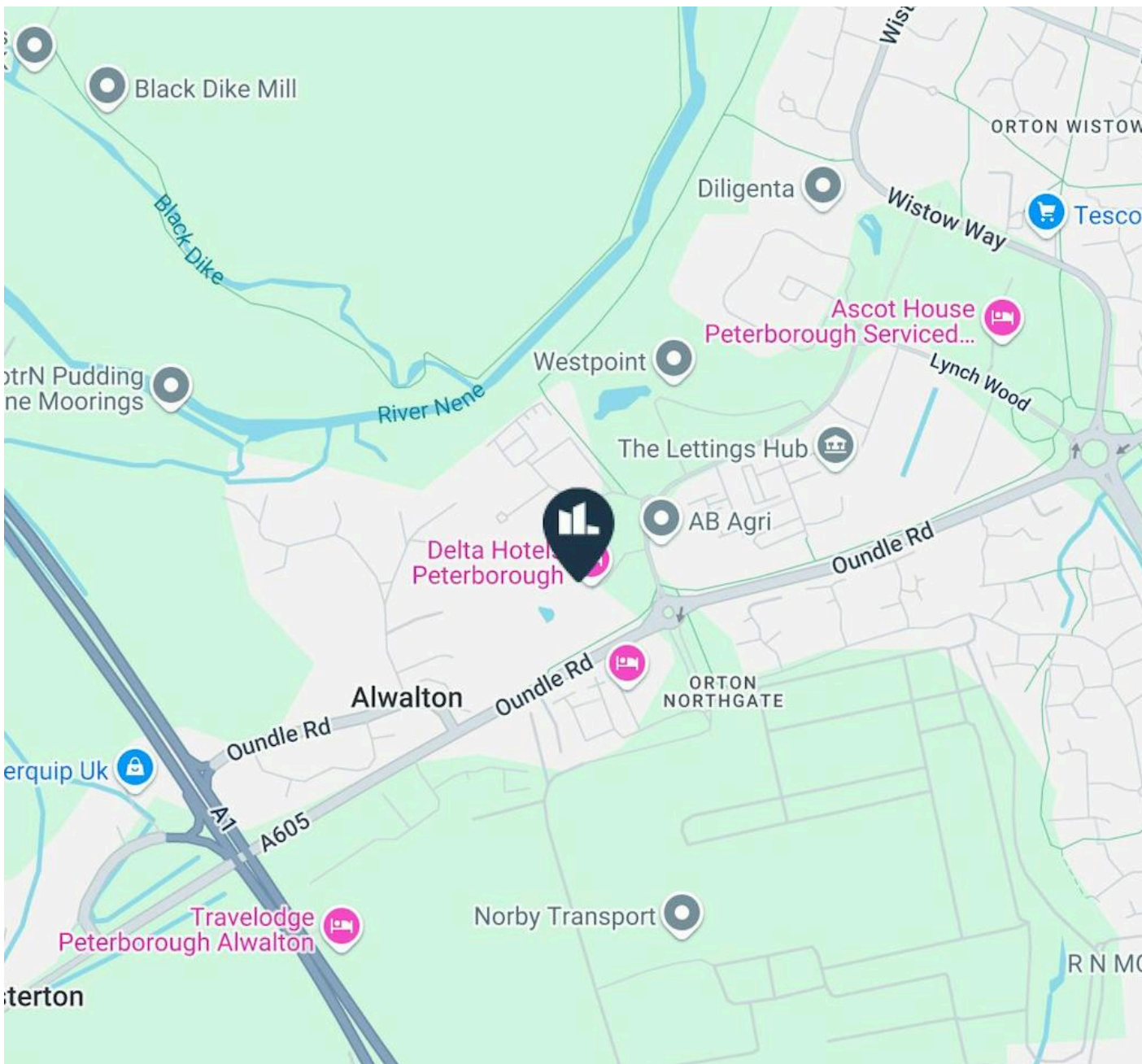






PETERBOROUGH





Location

Located on the outskirts of Peterborough City Centre, Lynch Wood Park is based in a prominent position for excellent transport links. With great access to the A1 and A14 providing easy connections to the wider UK, or 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.

London King's Cross: Only 45 minutes by train.
Cambridge: Reachable in around 50 minutes.
Birmingham: Accessible in 75 minutes by train.

For cyclists, the site offers secure cycle storage and shower facilities. If you're driving, on-site car parking is available.

Accommodation

The units comprise the following areas:

Name	Building Type	Sq ft	Rent
Suite - 1.02	Serviced Office	357	£2,454.38 /month
Suite - 1.06	Serviced Office	331	£2,068.75 /month
Suite - 1.15	Serviced Office	282	£1,621.50 /month
Suite - G.25	Serviced Office	145	£906.25 /month
Suite - G.26	Serviced Office	218	£1,362.50 /month
Suite - G.28	Serviced Office	100	£708.33 /month
Total		1,433	

DESCRIPTION

Nestled within the beautifully landscaped grounds of Lynch Wood Park, FigFlex Peterborough offers over 15,000 sq ft of premium serviced office space designed for businesses of all sizes. From individual coworking desks to fully serviced suites for 200+ employees, the space is built with flexibility, style, and performance in mind.

The site blends corporate sophistication with comfort – featuring four state-of-the-art meeting rooms, modern breakout areas, and restaurant. Outside, clients enjoy a peaceful setting complete with a pond, maze, and expansive gardens – ideal for clear thinking and focused work.

Whether you need a quiet space to concentrate or a vibrant environment to feel inspired, FigFlex Peterborough adapts to the way you work. From fresh new start-ups or those looking to expand your business, FigFlex has got the perfect space in the perfect place. Centrally located, served by first class road networks within a minute from the A1, cycle routes and 15 minutes to Peterborough train station for national rail connections.

Standard leasing terms, managed/serviced solutions, and full tenant fit outs available.

THINGS TO DO NEARBY

Peterborough is the UK's first Gigabit City, with history including its towering Cathedral, sustainable travel solutions including the Green Wheel Cycle route and investment in travel connections by road & rail and the regeneration of Fletton Quays. Lynch Park itself offers over acres of parkland to explore including beautifully landscaped gardens and lakes, an onsite gym and restaurant.

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BUSINESS RATES

Rates Payable: Occupiers may benefit from Small Business Rates Relief. Must make their own enquiries with the Valuation Office.

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.

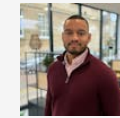
Further Information



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