

TO LET

Office

Self contained office building set within Woodston, Peterborough's commercial hub

Rent

£10 per sq ft



Summary



Ideal for National occupier headquarters



Staff canteen and welfare area



Generous onsite parking



Secure site with staffed security office at entrance



Available as whole or split options



Great road connectivity



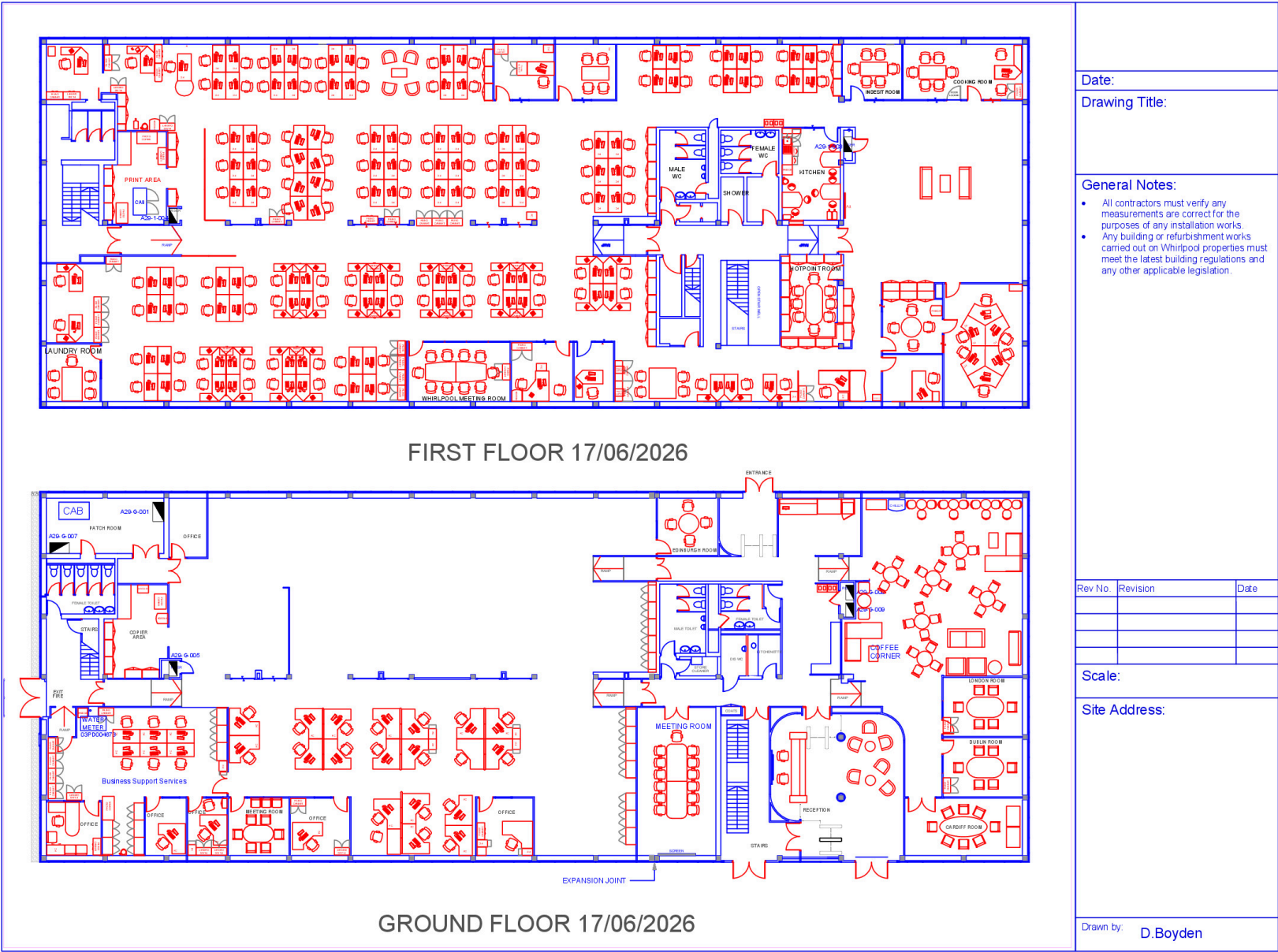
Existing fitout to allow move-in-ready space



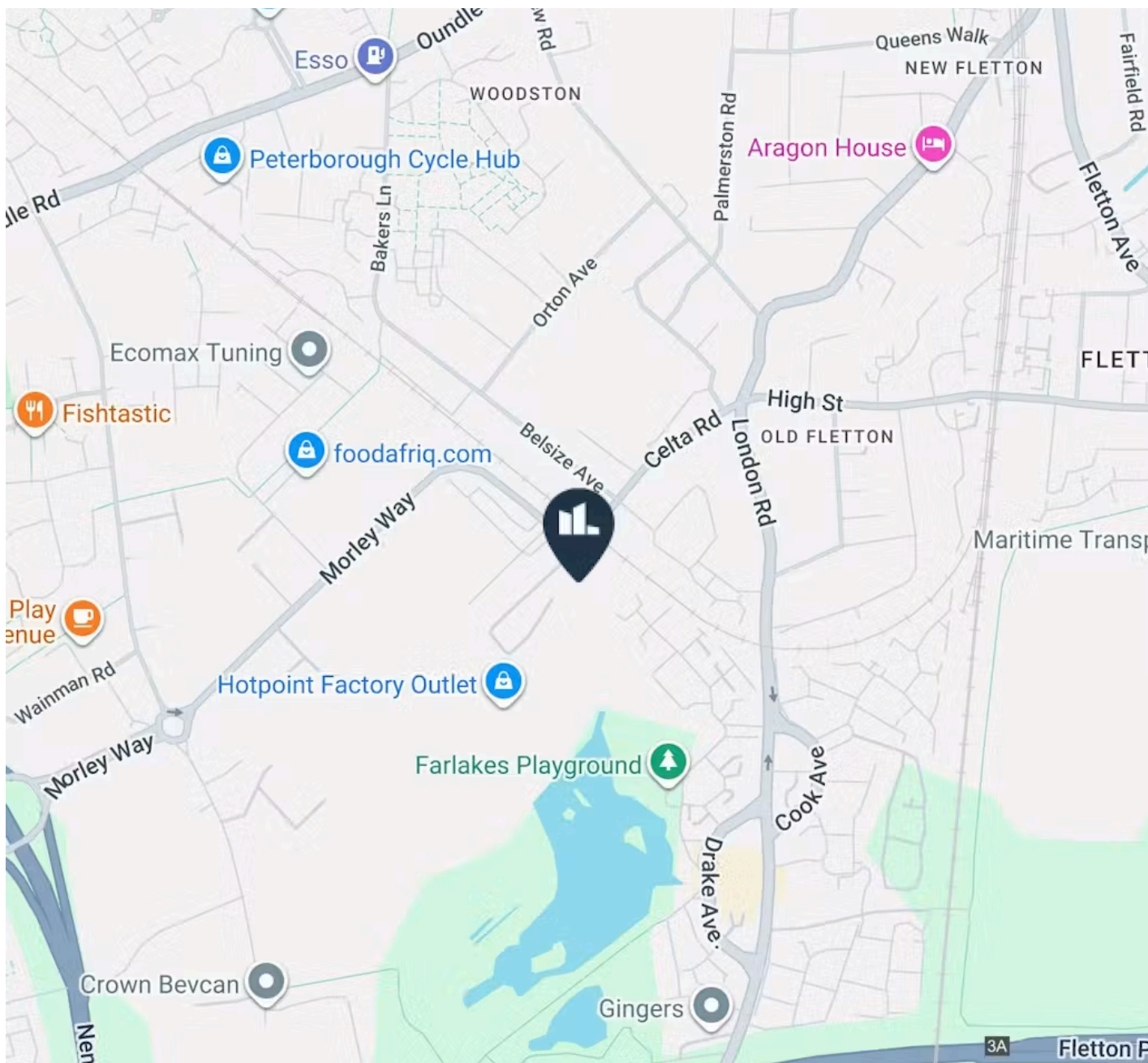


Peterborough

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

Woodston is an established commercial and business location situated approximately 2 miles south west of Peterborough city centre, offering an attractive combination of accessibility, connectivity and proximity to the city's key amenities.

The area benefits from excellent road connections, with the A1260 Nene Parkway located approximately 0.5 miles from the property, providing direct access to Peterborough's wider dual carriageway network and the A1(M). Peterborough city centre and railway station are also readily accessible, providing convenient connections for both staff and visitors.

Woodston is a well-established mixed-use business location, comprising a combination of industrial, office and trade occupiers. The area is home to a strong mix of national and international businesses, including Cross Keys Homes, XPO Logistics, Opals Group, Lawrence David and Hotpoint/ Whirlpool, reinforcing Woodston's position as an established and recognised commercial destination.

The property's location provides occupiers with the benefit of a well-connected business environment, whilst remaining within easy reach of Peterborough city centre and the wider regional road network.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground	13,904	1,291.72	Available
1st	13,904	1,291.72	Available
Total	27,808	2,583.44	

DESCRIPTION

The property comprises a self-contained two-storey office building set within an approximately 1.6-acre site, providing generous on-site car parking and an attractive setting for occupiers. Previously utilised as the corporate headquarters of a national occupier, the building provides a high-quality working environment with an established fit-out that offers an incoming occupier the opportunity to significantly reduce initial fit-out expenditure.

A welcoming reception area provides an impressive arrival point for both staff and visitors, incorporating a fitted reception desk and security barriers for enhanced access control. The existing configuration also provides flexibility, with the potential to create separate access arrangements for the ground and first floors, making the building suitable for a range of occupational requirements.

Internally, the accommodation provides an effective balance of open-plan workspace and fitted cellular accommodation, including private offices, meeting rooms and breakout areas. The building benefits from a dedicated canteen and staff welfare facilities at ground floor level, together with air conditioning throughout, in good working order with regular maintenance.

The generous floor-to-ceiling heights and extensive natural light create a bright, spacious and comfortable working environment, while the existing specification provides a strong platform for an occupier looking to establish or relocate their headquarters with minimal upfront investment. With its self-contained nature, substantial parking provision, flexible accommodation and existing high-quality fit-out, the property represents an excellent opportunity for an occupier seeking a prominent and adaptable headquarters office.

RENT

£10 per sq ft

BUSINESS RATES

Rateable Value: £71,197

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



Sophie Dickens
07763 206550
sophiedickens@tydusre.com



Joe Sagoe
07869 046125
joesagoe@tydusre.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.
Generated on 22/09/2026