

## TO LET

### Office

Fully refurbished office building with great parking in an established quiet business park in Lynch Wood, over ground and first floors.

### Rent

£13.50 - £15 per sq ft





## Summary



Fully refurbished



20 parking spaces



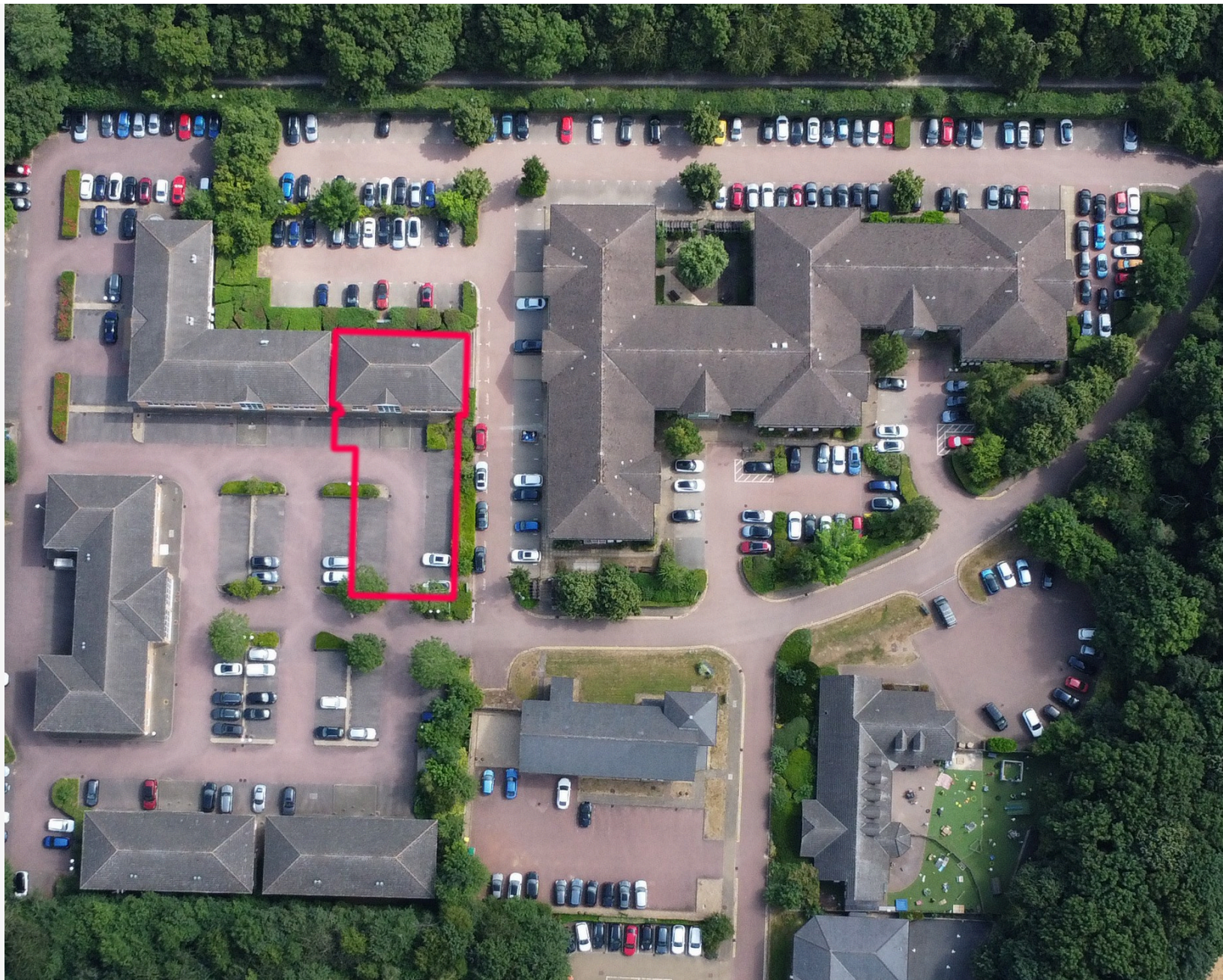
Direct access to Nene Park



Opportunity to acquire a self contained building for HQ



Shower and separate male and female WCs











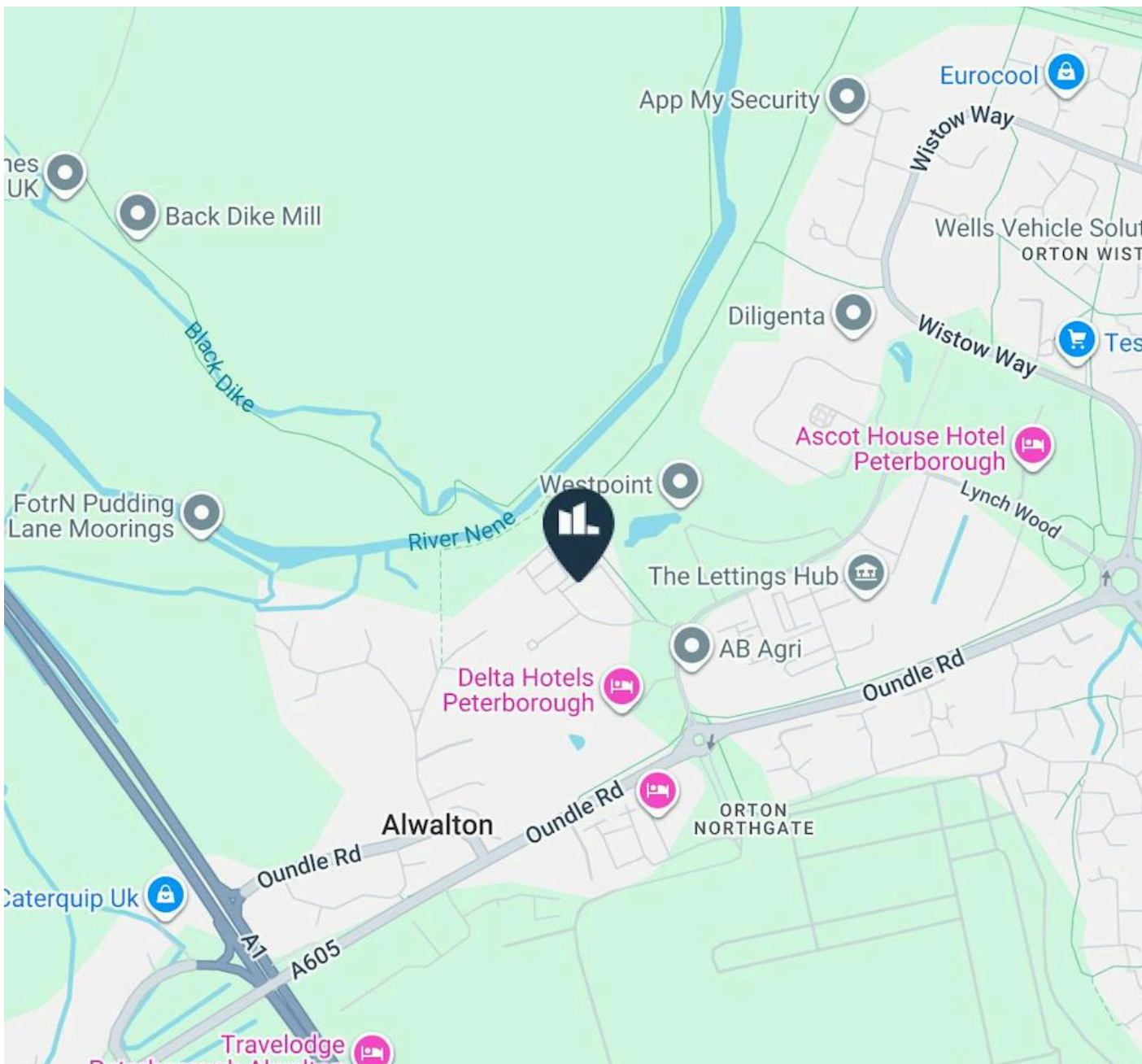
## Peterborough

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 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. There is a nursery on the business park, as well as the Marriott Hotel and newly refurbished Cuckoo pub walking distance away. The office also benefits from backing onto a footpath directly into Nene Park, along the Nene River towards Ferry Meadows.

With great parking, these offices combines accessibility, practicality, and a prime business location.



## Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - offices	1,642	152.55	Available
1st - offices	1,722	159.98	Available
Total	3,364	312.53	



## DESCRIPTION

Clarence House is a fully refurbished, modern, two-story, semi-detached commercial office building. The property benefits from 20 car parking spaces, male and female WCs on each floor and a shower on the ground floor. There is a kitchen on the 1st floor and capped off services on the ground for an occupier to install their own kitchenette. There is a central staircase in the common areas with large double height windows facing over the wider business park. The offices benefit from good floor to ceiling height and an abundance of natural light with windows on all four sides of the building. A new shower has been installed on the ground floor.

## VAT

Applicable

## RENT

£13.50 - £15 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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Generated on 05/01/2026