

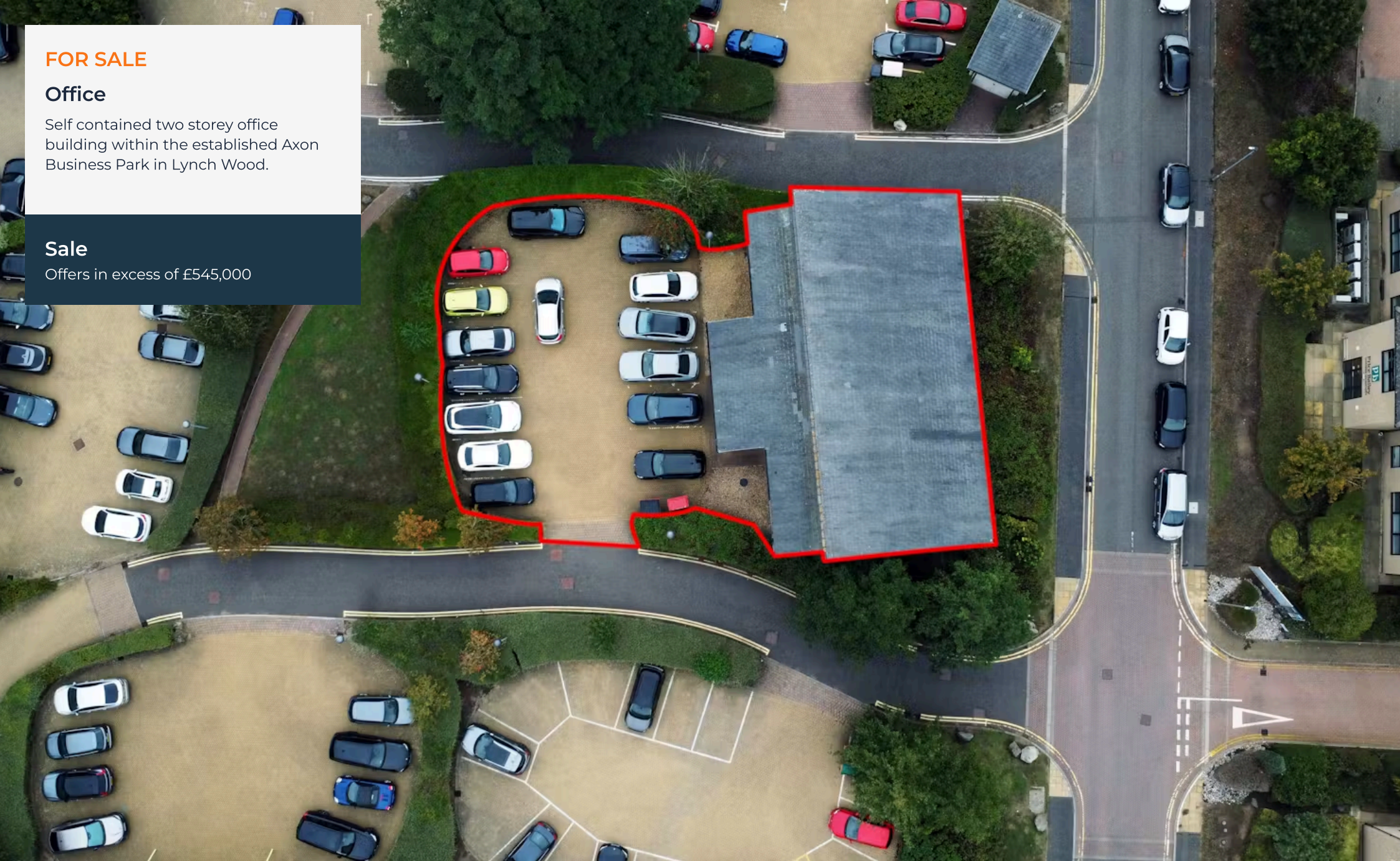
FOR SALE

Office

Self contained two storey office building within the established Axon Business Park in Lynch Wood.

Sale

Offers in excess of £545,000



Summary



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



Fully fitted with open plan offices on the first floor and board room and meeting rooms on the ground floor



Kitchen on both floors



Large common spaces and reception area



Excellent natural light from all sides of the building



Opposite the new padel courts (Padel Tree) at Westpoint

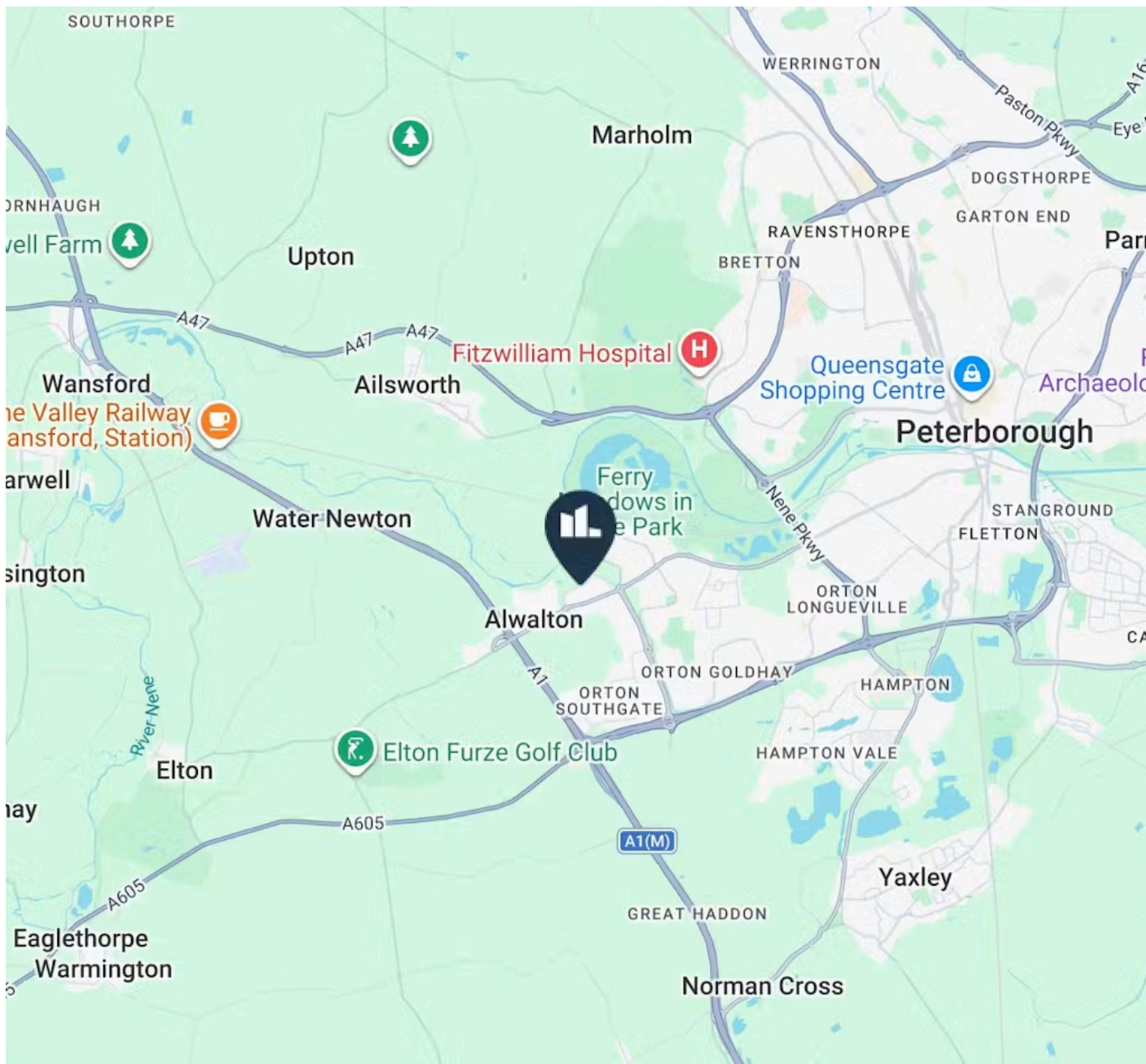




Peterborough

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

The building is situated in a prominent position on the corner of Commerce Road and Lynch Wood. 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.

The offices are minutes from Ferry Meadows Country Park, which is one of the largest country parks in the area and offers a range of outdoor activities as well as the Lakeside Kitchen & Bar. There are also plans to bring a new Olympic climbing wall into the park. Other cafes and restaurants include the cafe at Lynch Wood Business park, the Marriott Hotel, Mille & Carter, Alwalton and the newly refurbished Cukoo pub.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - offices	1,851	171.96	Available
Ground - kitchen	26	2.42	Available
1st - offices	1,851	171.96	Available
1st - kitchen	20	1.86	Available
Total	3,748	348.20	

DESCRIPTION

The offices face Commerce Road with access to the entrance within the office estate. The location is very popular with established businesses seeking prestigious offices. The building benefits from generous common parts starting from the approach into the building. There are separate male and female WC's on both floors as well as a kitchen on each floor. there is abundant natural light and good floor to ceiling height making the office feel very spacious. The fit out is of a high quality and designed with open plan working on the first floor with the meeting rooms and board room on the ground floor.

EPC

B

VAT

Applicable

SERVICE CHARGE

n/a

BUSINESS RATES

Rateable Value: £46,750
Rates Payable: £20,196 per annum

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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