



TO LET

Worldwide House, Thorpe Wood, Peterborough, PE3 6SB

950 – 6,398 Sq M (10,225 – 68,870 Sq Ft)

- Grade A office accommodation
- On site car parking at a ratio of 1:213 sq ft and the ability to create more if required
- Recently refurbished reception and café areas
- Located next to a David Lloyd Heath/Leisure Centre

PETERBOROUGH

Peterborough is a cathedral city in Cambridgeshire, situated in the heart of the East of England. The city is located approximately 80 miles north of London, 77 miles east of Birmingham and 32 miles north of Cambridge.

Peterborough has become established as an important regional centre for commerce, industry, shopping, health, education and leisure. It benefits from a diverse economy, ranging from innovative small businesses to large global headquarters and has been recognised as one of the fastest growing cities in the UK by population.

LOCATION

Worldwide House is located in Thorpe Wood close to the A47 Soke Parkway, in turn giving easy access to the A1(M) approximately 1 mile to the west.

The city centre and railway station is approximately 2 miles to the east where direct trains can reach London in approximately 44 minutes.

Amenities in the area include Kids Unlimited Day Nursery and David Lloyd Health Club/Leisure Centre, Holiday Inn and Thorpe Wood Golf Course.

DESCRIPTION

The property comprises a purpose built high specification concrete framed office building arranged over ground and three upper floors, with a total floor area of 163,435 sq ft (15,200 sq m) on a site of 14.55 acres (5.89 hectares). All levels provide flexible office space around a central core with escalator access.

The property has the following specification:

- 4 pipe fan coil air conditioning
- Suspended ceilings with integrated lighting
- Full access raised floors
- Full height glazed atrium with refurbished reception
- Parking ratio of 1 space per 213 sq ft with the ability to create more if required
- Communal café

Tenants within the building include Travellex, Bennetts Motorbike Insurance, Western Union, United Learning and JBA Consulting.

ACCOMMODATION

The following suites are available:

Description	Sq M	Sq Ft
Ground floor (south)	950	10,225
Ground floor (north)	1,600	17,225
3 rd floor *	3,848	41,420
Total	6,398	68,870

* Note that the 3rd floor is currently divided into 4 suites of circa 10,400 sq ft (966 sq m) each and are available individually or combined.

BUSINESS RATES

The property has several rateable values but will need to be reassessed in due course dependant upon the size of suite taken.

For more information please visit www.gov.uk/correct-your-business-rates.

EPC

The property has an Energy Performance Certificate category of E.

TERMS

The suites are available to let on new leases on terms to be agreed.

Guide rent upon application.

LEGAL COSTS

Each party to bear their own legal costs in respect of the transaction.

VIEWING

Strictly by appointment with the sole agents.

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