

Lynch Wood Park

Orton Parkway, Peterborough, PE2 6FY

23,887 sq.ft.
(2,219 sq.m.)

Located 3 miles from Peterborough City Centre, Lynch Wood Park has excellent connectivity via rail and road. The park is 45 minutes away from London via train and there is convenient access to the A1 and A14, connecting Lynch Wood Park easily to the rest of the UK.

Lynch Wood Park provides a great environment for businesses to thrive with the benefit of excellent onsite amenities such as a restaurant, gym facilities with showers, cafe and break out areas.

ACCOMMODATION

Floor	Area (sq. ft.)	Area (sq. m.)
2 nd Floor Nene Pavilion	23,887	2,219
Total	23,887	2,219

AMENITIES

- 4 Pipe Fan Coil Air conditioning
- Raised floors
- Onsite restaurant and gym facilities
- 2 Passenger lifts
- Car parking ratio 1:185 sq ft
- Fully DDA compliant
- Impressive landscaped surroundings
- Conference and meeting room facilities

LEASE

New underlease for a term to March 2023.

EPC RATING: D



RENT

Guiding £13.50 per sq. ft. per annum.

RATES (2020/2021)

Approximately £4.45 per sq. ft. per annum.

The RV will need to be reassessed.

SERVICE CHARGE

£6.30 per sq. ft. per annum.

VIEWING

Strictly by appointment through sole letting agents;

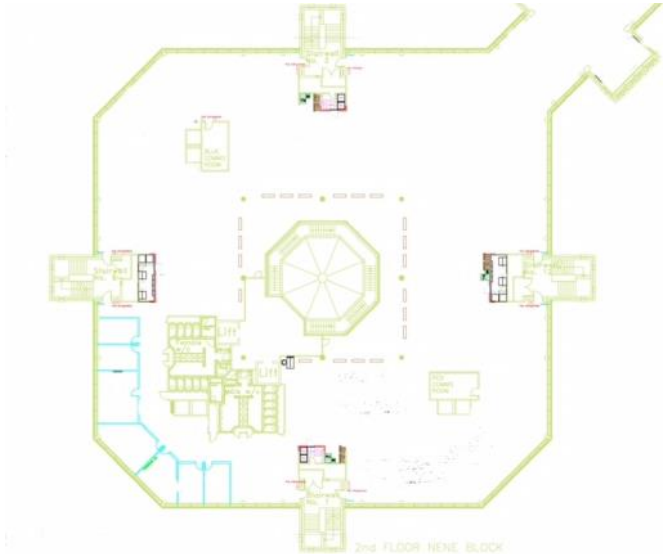
Spring4

Contact: Christopher Aquilina
Email: caquilina@spring4.com
Direct Tel: 020 7397 8274

Contact: Annabel Dickson
Email: adickson@spring4.com
Direct Tel: 020 7397 8270

SUBJECT TO CONTRACT

2nd Floor Nene Pavilion Floor Plan



Fit Out



Break Out Space and Atrium



Meeting Room



Disclaimer: Spring 4 for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Spring 4 or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Spring 4 cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Spring 4 (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are Quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Spring 4 will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.