



LYNCH
WOOD
PARK
PETERBOROUGH

DESIGN AND BUILD OPPORTUNITY

40,000 sq ft (3,716 sq m) - 80,000 sq ft (7,432 sq m)
of new build Grade A office space



BUSINESS BROUGHT TO LIFE

Up to 80,000 sq ft of premium
office space available in
Peterborough; one of the UK's
fastest growing cities.

PRIME OPPORTUNITY



Located in the heart of the UK, Lynch Wood Park provides high specification office space to a number of occupiers including Diligenta, Kidney Research and Coloplast.

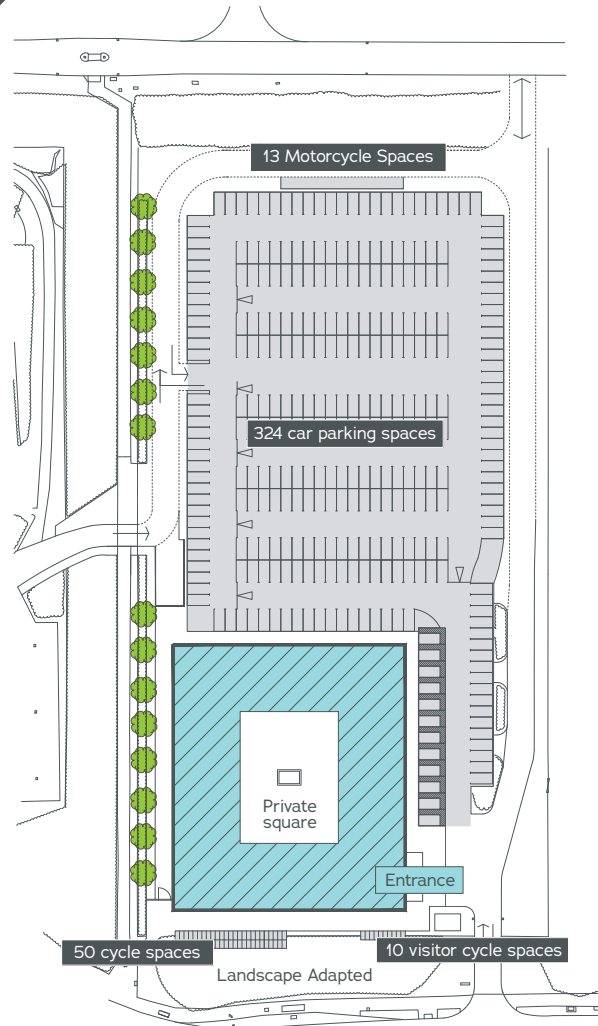
Surrounded by mature landscaped grounds with a growing onsite community, Lynch Wood Park brings business to life in Peterborough, one of the UK's top commuter cities and has the benefit of a vibrant workforce and a younger working population than the UK average.

What's more, Peterborough boasts unrivalled connectivity and, along with York, was one of the first cities in the UK to obtain an ultrafast broadband network with download speeds of 1 GB.

FI Real Estate Management has outline planning permission to develop up to 80,000 sq ft of Grade A office space.

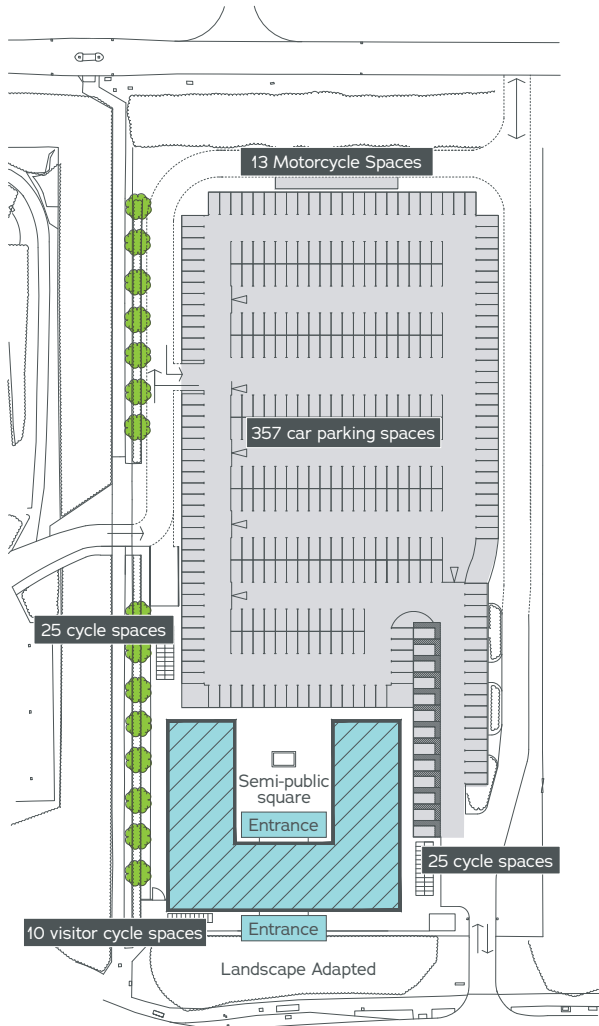


DEVELOPMENT OPPORTUNITY



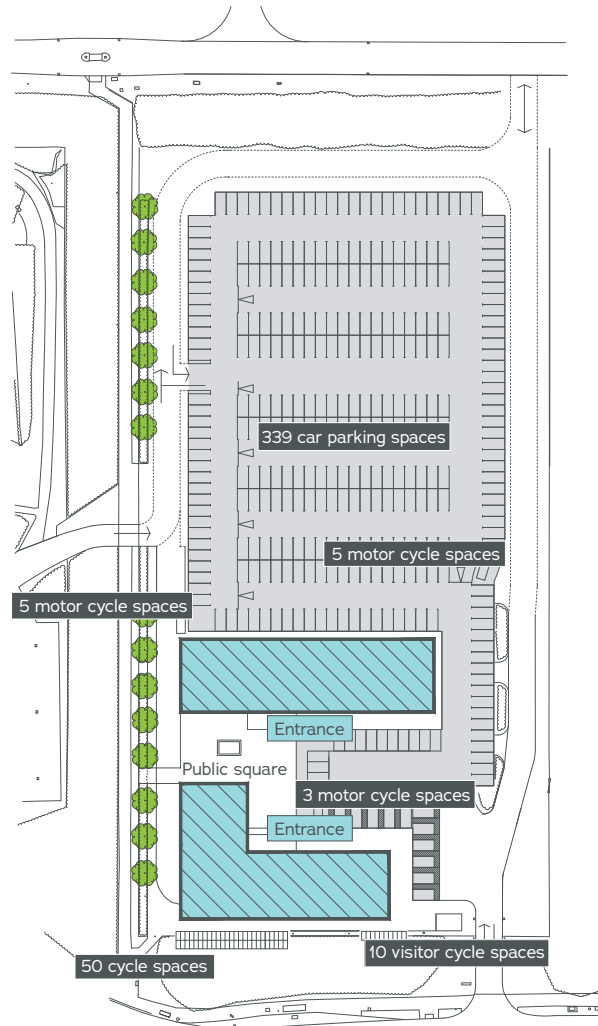
OPTION ONE

Proposed 3 storey office
Area per level - 26,666 sq ft (2,477 sq m)



OPTION TWO

Proposed 4 storey office
Area per level - 20,000 sq ft (1,858 sq m)



OPTION THREE

Proposed 4 storey office
Area per level - 20,000 sq ft
(2x10,000 sq ft) (2x929 sq m)



DEVELOPMENT TIMELINE



Months
0 - 2

Deal Negotiation/Documentation

Months
3 - 6

Detail Design/Tender

Months
5 - 17

Construction

Months
16 - 18

Tenant Fit Out

Month
18

Move in





PROFESSIONAL TEAM



Landlord

SHEPPARD ROBSON

Architect



Project Manager



Civil Engineer



Letting Agents



WELL CONNECTED

Lynch Wood Park has excellent connectivity via road and rail.

London is just 45 minutes away by train and, with great access to the A1 and A14, the scheme is connected to the wider UK via the national motorway network. There are also four international airports within an hour and a half.

BY CAR	
Birmingham	85 miles
Cambridge	40 miles
London	98 miles
Manchester	155 miles
Nottingham	58 miles

BY TRAIN	
London	45 minutes
Cambridge	50 minutes
Birmingham	1 hour 46 minutes
Leeds	1 hour 50 minutes
Manchester	2 hours 29 minutes

SAT NAV: PE2 6FY





Letting Agents



William Rose

01733 201 391
wrose@savills.com

Ed Gee

01733 209 906
ege@savills.com



Andrew Berry

0121 200 2050
andrew.j.berry@cushwake.com

Gemma Constantinou MRICS

0121 697 7290
gemma.constantinou@cushwake.com

Asset Managed by



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A large, light green diamond shape is centered on a dark gray background. The diamond is formed by four lines meeting at its vertices, creating a stylized frame. The text 'lynchwood-park.co.uk' is centered within this diamond.

lynchwood-park.co.uk