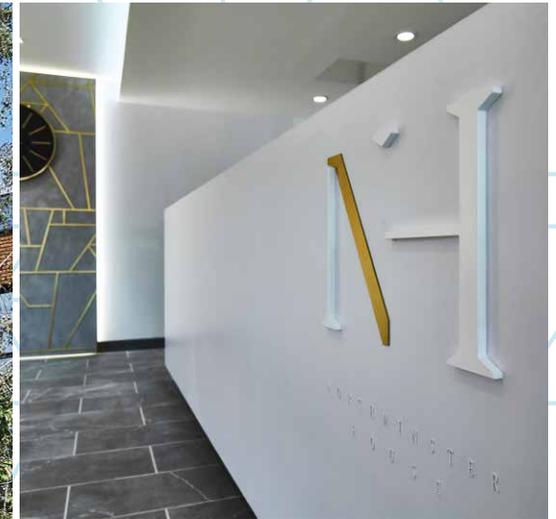




NORTHMINSTER HOUSE

NORTHMINSTER | PETERBOROUGH | PE1 1YN



Suites from 3,450 to 13,993 sq ft (320 to 1,299 sq m)

Landmark refurbished office building in the centre of Peterborough





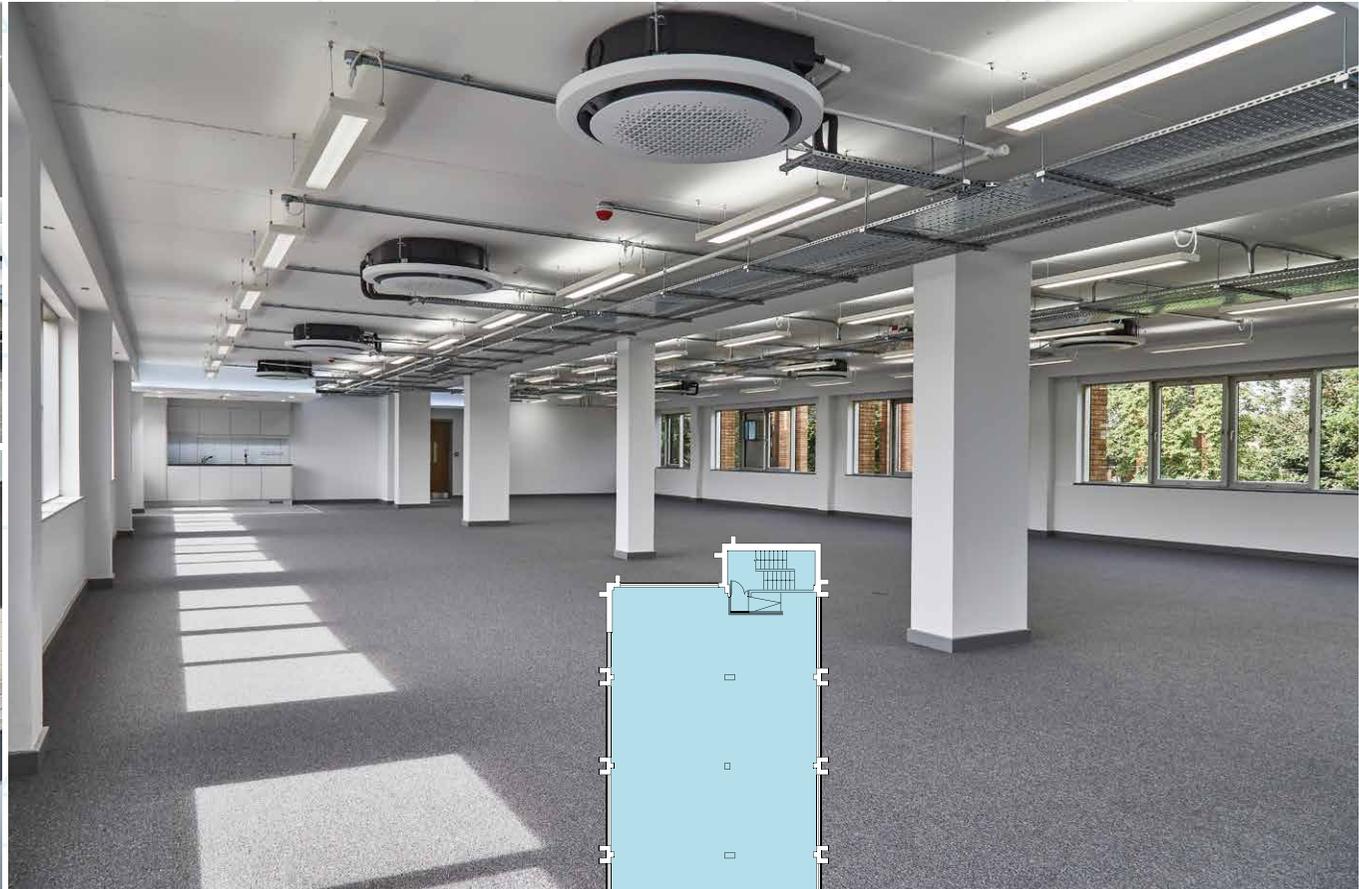
available accommodation

The approximate floor space available on the second floor is as follows and has been measured to IPMS 3 standards.

Availability	Sq m	Sq ft
2nd Floor East Wing	487.9	5,252
2nd Floor North Wing	320.5	3,450
2nd Floor West Wing	491.5	5,291
	1,299.9	13,993

specification

- Refurbished reception and common areas
- Full access raised floor
- Exposed ceiling with suspended LED lighting
- Central heating and comfort cooling suitable for densities of 1 person per 100 sq ft
- Fully refurbished male and female toilets to all floors
- Fully refurbished disabled toilet facilities on the ground floor
- Secure bicycle storage and shower facilities
- 9 car parking spaces allocated to each floor
- Visitor parking facilities
- Ability to connect to Peterborough core 1GB internet service
- Excellent '5 star' connectivity rating



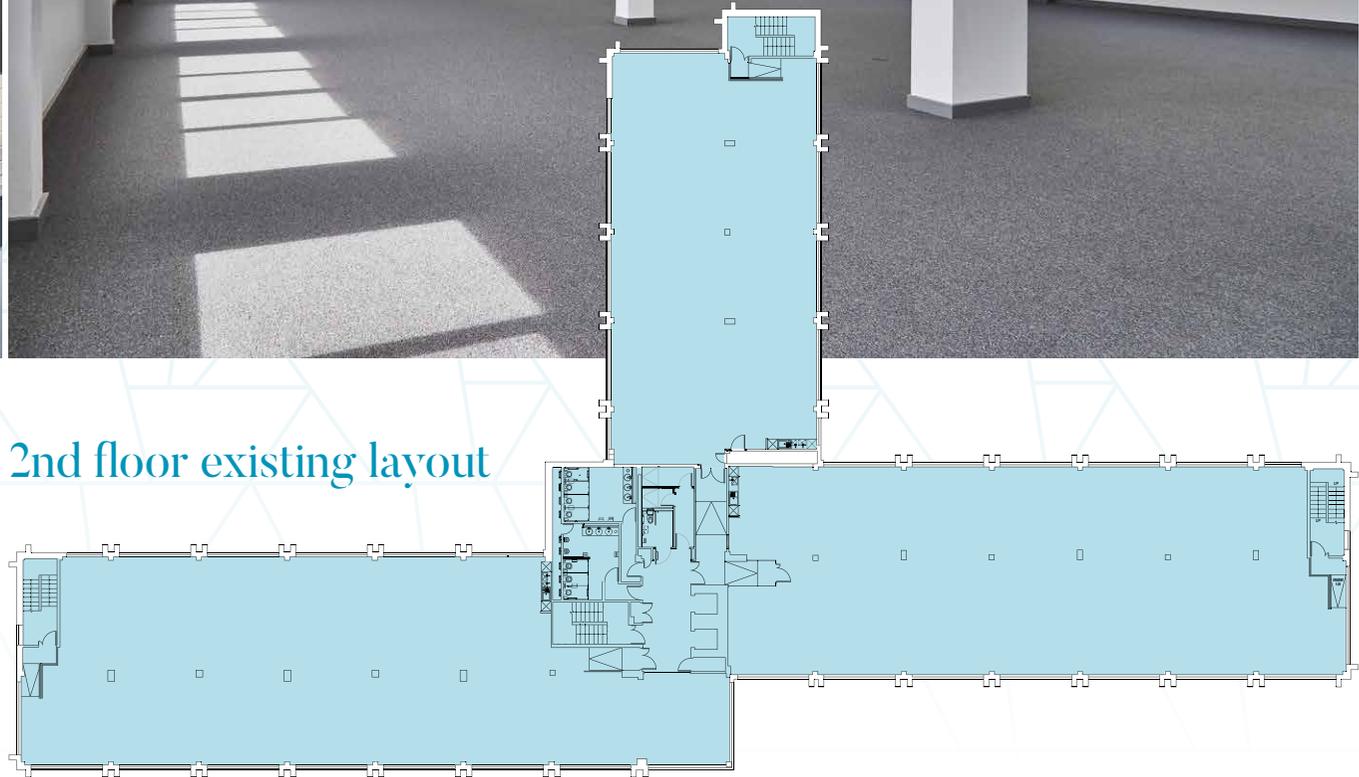
terms

The premises are available on new FRI lease terms at a rental to be agreed.

business rates

All interested parties are advised to check with the local rating authority.

2nd floor existing layout



connect to 1GB internet service



EPC

A full copy of the EPC is available upon request.

legal costs

Each party to be responsible for their own legal costs.

location

Peterborough is recognised as one of the most strategically well placed business centres in England. The city offers excellent amenities including the Queensgate Shopping Centre and Cathedral Square with its many restaurants and bars.

transport

Excellent rail links

Northminster House is approximately a 10 minute walk from Peterborough train station.

Train times

London	50 mins
Leeds	1.5 hours
Birmingham	2 hours
Manchester	2.5 hours

Superb road networks

Within close proximity to A1 (M) Junction 17 (North to South) and the A47 (East to West).

enquiries

Julian Welch

William Rose

**BARKER STOREY
MATTHEWS**

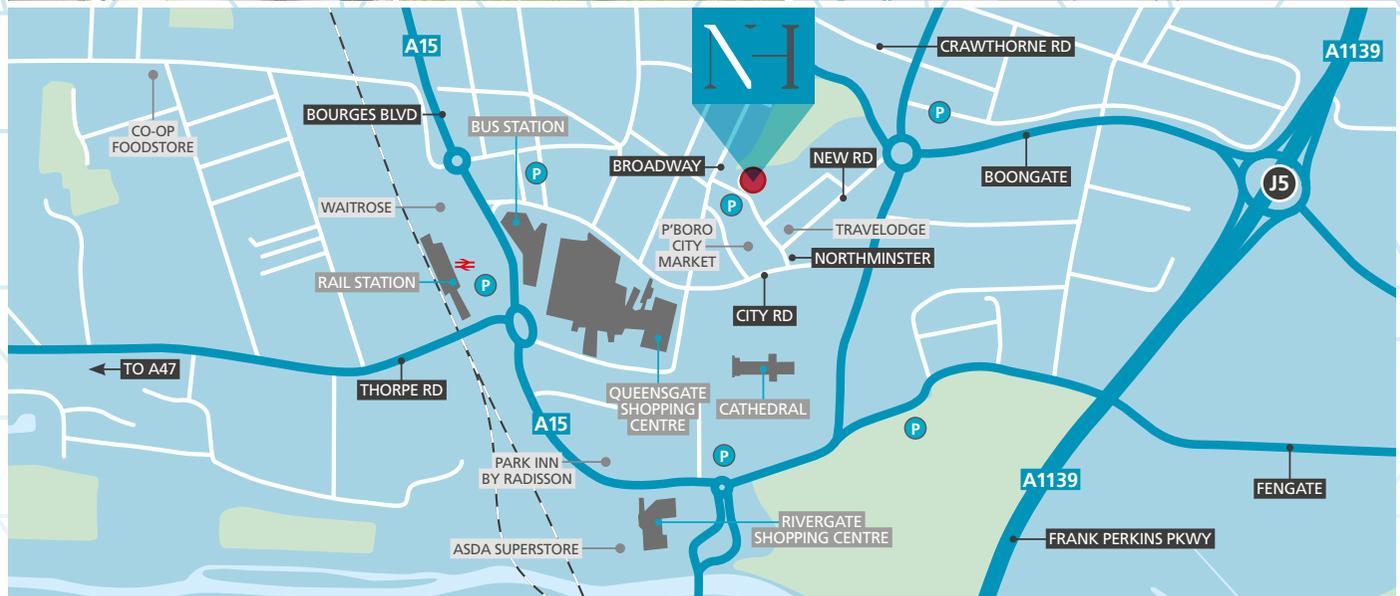
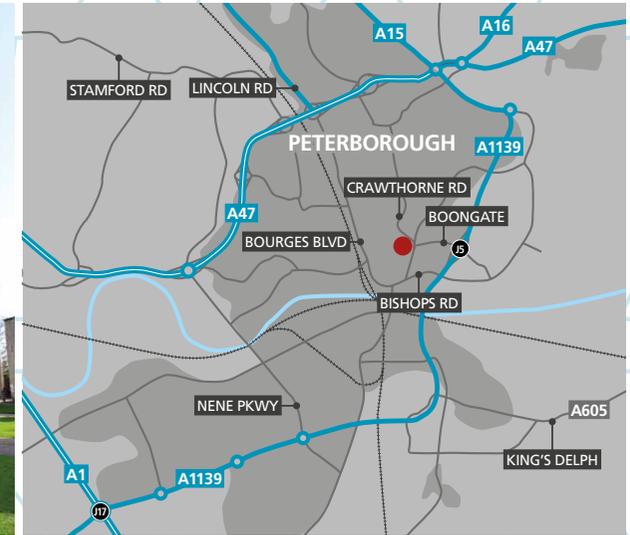
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savills

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Baker Storey Matthews and Savills for themselves and for vendors or lessors of this property whose agents they are, give notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. 2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. 3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. 4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. 5) Unless otherwise stated, no investigations have been made regarding pollution potential and air or water contamination. Interested parties are advised to carry out their own investigations if required. June 2017. carve-design.co.uk 12636

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MANAGEMENT**

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