



LYNCH
WOOD
PARK

PETERBOROUGH



BUSINESS BROUGHT TO LIFE

Up to 50,000 sq ft
(4,645 sq m) of premium
office space available in
Peterborough; one of the UK's
fastest growing cities.

An aerial photograph of the Lynch Wood Park office campus. The complex consists of several large, interconnected buildings with prominent red-tiled roofs and light-colored facades. The buildings are arranged in a somewhat circular or semi-circular pattern around a central courtyard area. The surrounding landscape is lush with green trees and well-maintained lawns. A large, circular maze is visible on the right side of the image. The overall scene is bright and clear, suggesting a sunny day.

PRIME OPPORTUNITY



Located in the heart of the UK, Lynch Wood Park comprises a unique office campus totalling 350,000 sq ft surrounded by mature landscaped grounds in an unrivalled tranquil setting.

With on-site amenities including a gym (due to open 2018), showers and restaurant coupled with meeting rooms, serviced offices and dedicated conference room space, Lynch Wood Park provides a thriving business environment beyond the traditional working day.

An array of community themed events throughout the year promotes a holistic collaborative approach amongst occupiers that include Diligenta, Tata, RSA, ERT and Kidney Research.

QUALITY SPACE



Lynch Wood Park offers a variety of office suites ranging from 3,000 – 50,000 sq ft (297 – 4,645 sq m).

Providing high specification office accommodation at a cost-effective price, with a high car parking ratio and great transport links, suitable for a range of occupiers on a local and national level.



GROWING COMMUNITY



On-site services and activities with a focus on work-life balance and convenience, provides businesses and employees the opportunity to thrive at Lynch Wood Park.

AVAILABLE SPACE



Ground Floor

A 25,725 sq ft (2,390 sq m)*

First Floor

B 5,402 sq ft (501.95 sq m)

C 9,243 sq ft (858.70 sq m)

Second Floor

D 8,265 sq ft (767.84 sq m)

--- Proposed restaurant location (ground floor)

--- *Potential to be sub-divided



Specification

- ⑥ Impressive entrance and reception including fully glazed roof
- ⑥ Conference and meeting room facilities
- ⑥ Grade A office specification including raised floors and 4 pipe fan coil air conditioning
- ⑥ New on-site restaurant and gym facilities (due to open 2018)
- ⑥ EPC rating D (area D)
- ⑥ 11 passenger lifts
- ⑥ Excellent natural light
- ⑥ Impressive landscaped surroundings
- ⑥ Dedicated building event manager
- ⑥ 1,902 surface and basement car parking spaces (ratio 1:185 sq ft)

CENTRAL LOCATION



Lynch Wood Park is ideally located in the centre of the UK, three miles west of Peterborough City Centre.

One of the fastest growing cities in the UK, Peterborough is also one of the most cost-effective business locations, ideal for start-ups, SMEs and leading companies alike. 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 boasting download speeds of 1 GB.

Peterborough also continues to invest in its educational offer, with two universities attracting local, national and international students for higher education, not to mention the city's proximity to the University of Cambridge, one of the world's leading research universities.



LYNCH WOOD PARK OCCUPIERS



- 1 YORKSHIRE BUILDING SOCIETY
- 2 anglianwater
- 3 Close Brothers
- 4 ATKINS
- 5 PERSIMMON
Together, we make a home
- 6 Thomas Cook
- 7 BAUER
- 8 STARBUCKS COFFEE
- 9 GREGGS
- 10 Royal Mail
- 11 Associated British Foods plc
- 12 Marriott

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

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