



LYNCH
WOOD
PARK

PETERBOROUGH



BUSINESS BROUGHT TO LIFE

Up to 30,000 sq ft
(2,787 sq m) of premium
office space available in
Peterborough; one of the UK's
fastest growing cities.

PRIME OPPORTUNITY



Located in the heart of the UK, the Grade II listed 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, 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 6,000 – 30,000 sq ft (557 – 2,787 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

- A** **Ground Floor**
13,000 sq ft (1,207.74 sq m)
- C** **First Floor**
9,243 sq ft (858.70 sq m)
- D** **Second Floor**
8,265 sq ft (767.84 sq m)



Specification

- Impressive entrance and reception including fully glazed roof
- Conference and meeting room facilities
- Grade A office specification including raised floors and 4 pipe fan coil air conditioning
- On-site restaurant and gym facilities
- EPC rating D (area D)
- 11 passenger lifts
- Excellent natural light
- Impressive landscaped surroundings
- Dedicated building event manager
- 1,902 surface and basement car parking spaces (ratio 1:185 sq ft)
- Ewave connectivity and telecommunications rating 5 star

AVAILABLE SPACE



A

Ground Floor

13,000 sq ft (1,207 sq m)

115-125 Workstations

Suite A is located on the upper ground level with views across the main courtyard and fountain.

The landlord is in the process of refurbishing the suite to a CAT A specification.

The accommodation can be configured on a self-contained basis and provides an opportunity for the occupier to create the space they require.

70 onsite car parking spaces are available with the suite.



C

First Floor

9,243 sq ft (858.70 sq m)

90 - 95 Workstations

Situated within the Central part of the building this first floor Suite C has been recently fully refurbished to a CAT A specification.

The suite is located opposite the new restaurant and accessed via the main reception.

The suite overlooks the beautifully landscaped gardens and maze.

49 onsite car parking spaces are available with the suite.



D

Second Floor

8,265 sq ft (767.84 sq m)

80 - 85 Workstations

Forming part of the upper computer block, Suite D is located on the second-floor.

The suite has been refurbished to Grade A specification and is a self-contained suite which is accessed from the main reception area.

Suite D is formed by 3 separate offices which can be taken individually if required,

D1 - 6,234 sq ft
D2 - 1,105 sq ft
D3 - 416 sq ft

As a whole - 8,265 sq ft

Suite D overlooks the fountain and the lake set within the landscaped setting.

44 onsite car parking spaces are available with the suite.



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  CO-OP  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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