



# Secure *Your* Space

A RARE INVITATION TO VIEW A VARIETY OF UNIQUE  
HIGH SPECIFICATION WORK ENVIRONMENTS

**ACT FAST**



# An Exclusive Preview

You won't have seen anything like Lynch Wood Park. Located on the outskirts of Peterborough City Centre, it is a highly sought after unique office campus perfect for every type and size of business.

This innovative business destination offers the chance to work, rest and play in an unrivalled, 11.74 hectare, aspirational working environment.

Whether you're a fresh, new start-up or looking to expand your business, you'll find the perfect space in the perfect place.

Suitable for a range of occupiers on a local and national level, our office solutions and tailored space packages are designed to meet your business requirements to ensure you get the most out of your offices, whether its short term or for the long run.

AN UNRIVALLED

TRANQUIL SETTING WITHIN A

11.74 HECTARE SITE



# Get Lost At Lunch

## YOUR PARK TO EXPLORE

An extension to your offices, you get acres of beautifully landscaped gardens and lakes to inspire work productivity and wellbeing. The natural environment complements the unique architecture to create a rare opportunity for you to enjoy as your workplace.

It'll be easy to forget you're at work.



AN EXCLUSIVE WORK OUT AT WORK

WONT BE POSSIBLE IF YOU DONT SECURE YOUR SPACE



# Work Out At Work

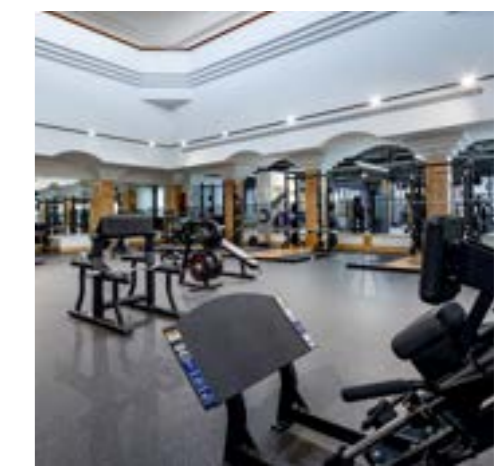
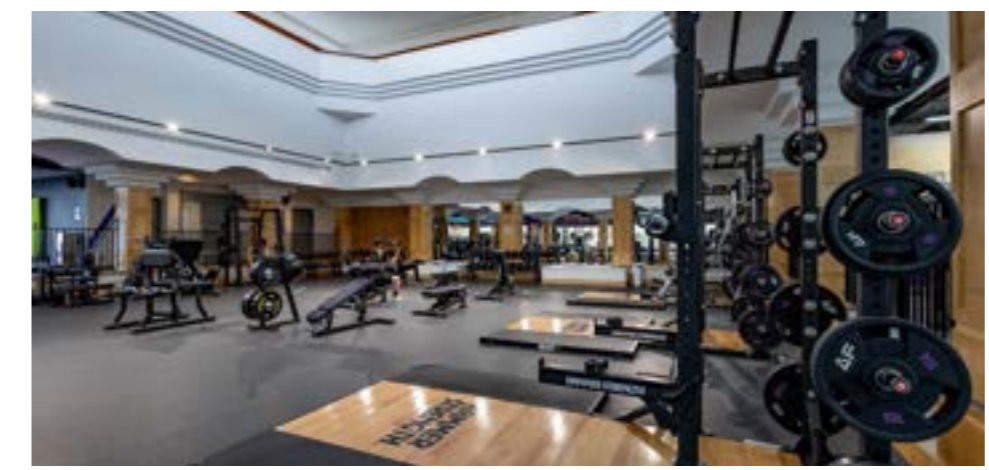
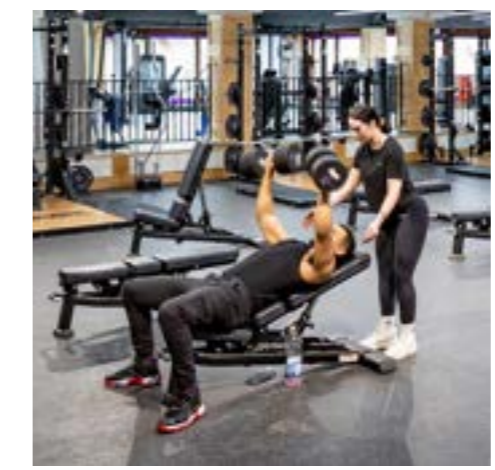
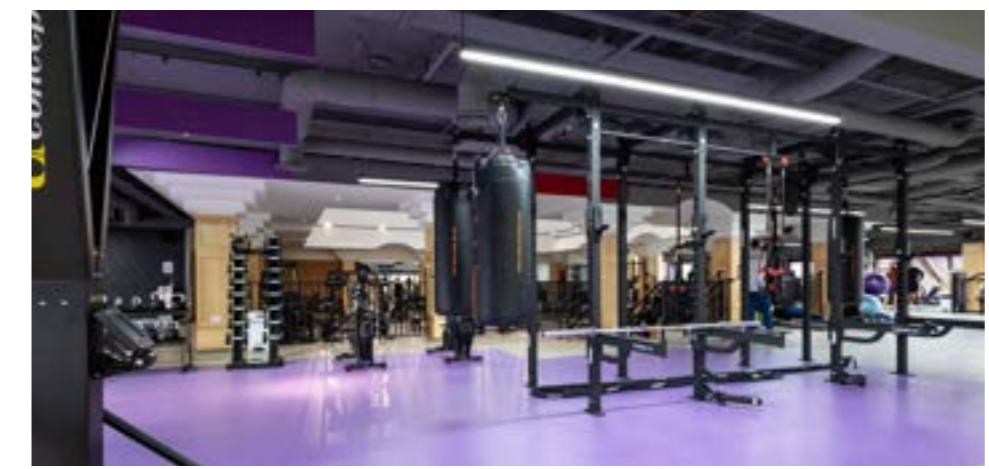


An on-site Anytime Fitness gym like you've never seen before. This is not your typical workplace fitness room squeezed into unwanted areas as an after thought.

Designed with all your fitness needs in mind, Lynch Wood Park provides a large gym environment, classes and fitness training that gives you all the equipment and space you need.

Just one of the rare finds throughout the Park that makes it so highly sought after.

-  PERSONAL TRAINING
-  CHANGING FACILITIES
-  LOCKER SPACE
-  SHOWERS & WC'S



# A Destination Restaurant

If you are one of the few lucky enough to acquire the remaining available space at Lynch Wood Park, you'll be one of the first to dine at the newly refurbished on-site restaurant.

An inspirational environment thoughtfully designed to make breakfast, lunch and even dinner a space to eat, meet and greet.

There is also the option to support tenants with catering services for client meetings and events held on-site.



# One For All

There is a rare opportunity at Lynch Wood Park for any size business to call it their home.

As a destination workplace it focuses on community, flexibility and growth. It's a space that inspires success.

You can join a thriving community of like minded, individuals from a multitude of sizes, backgrounds and industries.

Everything we do is created to have a positive impact on employees and provide the optimum environment for businesses to flourish.




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FLEXIBLE SERVICED OFFICE SPACE

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MEETING ROOMS

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VIRTUAL OFFICES

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COWORKING

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DEDICATED ON-SITE TEAM

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# After Hours

FERRY MEADOWS IN NENE PARK

7 MINUTE DRIVE



QUEENSGATE SHOPPING CENTRE

13 MINUTE DRIVE



LIDO GARDENS

14 MINUTE DRIVE



FUN HOUSE COMEDY CLUB

14 MINUTE DRIVE



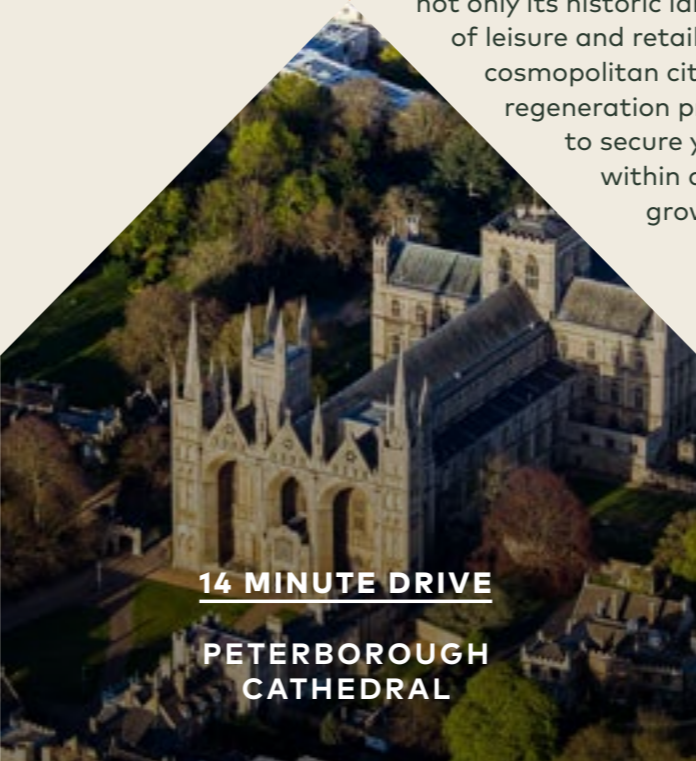
Resting on the edge of Peterborough City Centre, Lynch Wood Park is located in a prime position for businesses to venture out and enjoy not only its historic landmarks but a wealth of leisure and retail experiences in this cosmopolitan city. Set for a £1bn regeneration project, be quick to secure your space within a city of growth.

# £1B

PLANNED REGENERATION PROJECT

14 MINUTE DRIVE

PETERBOROUGH CATHEDRAL



14 MINUTE DRIVE

PETERBOROUGH MUSEUM & ART GALLERY



14 MINUTE DRIVE

NEW THEATRE



# Lynch Wood Perks

DIRECTION FOR A GREENER WORKPLACE

TAKING STEPS IN THE RIGHT DIRECTION



**We're making moves to create a future-proof Lynch Wood Park and ensure sustainability is at the forefront of our developments.**

We've installed state of the art EV Charging points to promote the use of electric cars as the first step in the right direction for an energy efficient future.

We love the wildlife our landscaped gardens and tranquil lake attracts and will continue to enhance our outdoor features to drive sustainability home and lessen our carbon footprint.

- CONFERENCE & MEETING ROOM FACILITIES
- DEDICATED CONCIERGE
- GRADE A OFFICE SPACE
- FLEXIBLE & LONG TERM CONTRACTS
- FULLY SERVICED RECEPTION AREA
- IMPRESSIVE LANDSCAPED SURROUNDINGS
- DEDICATED BUILDING & EVENTS MANAGER
- ULTRAFAST BROADBAND
- EV CHARGING SPACES
- 1,902 SURFACE & BASEMENT CAR PARKING
- BEAUTIFUL ATRIUM COMMUNAL AREAS
- PARK MARK®'S SAFER PARKING SCHEME
- PETERBOROUGH GREEN WHEEL CYCLE ROUTE
- BACKUP POWER GENERATOR
- 24/7 SITE SECURITY

# Secure *Your* Space

A RARE INVITATION TO VIEW A VARIETY OF UNIQUE HIGH SPECIFICATION WORK ENVIRONMENTS

**1**

KEY FEATURE

FLEXIBLE SPACE TO GROW

SQ FT (NIA)

3,500

**2**

KEY FEATURE

NEWLY REFURBISHED CAT A SPACE

SQ FT (NIA)

FULLY LET

**3**

KEY FEATURE

FLEXIBLE LAYOUT OPTIONS

SQ FT (NIA)

FULLY LET

**4**

KEY FEATURE

SMALLER SPACE IN SELF CONTAINED BUILDING

SQ FT (NIA)

2,000

**5**

KEY FEATURE

OPTION TO SPLIT INTO 3 UNITS

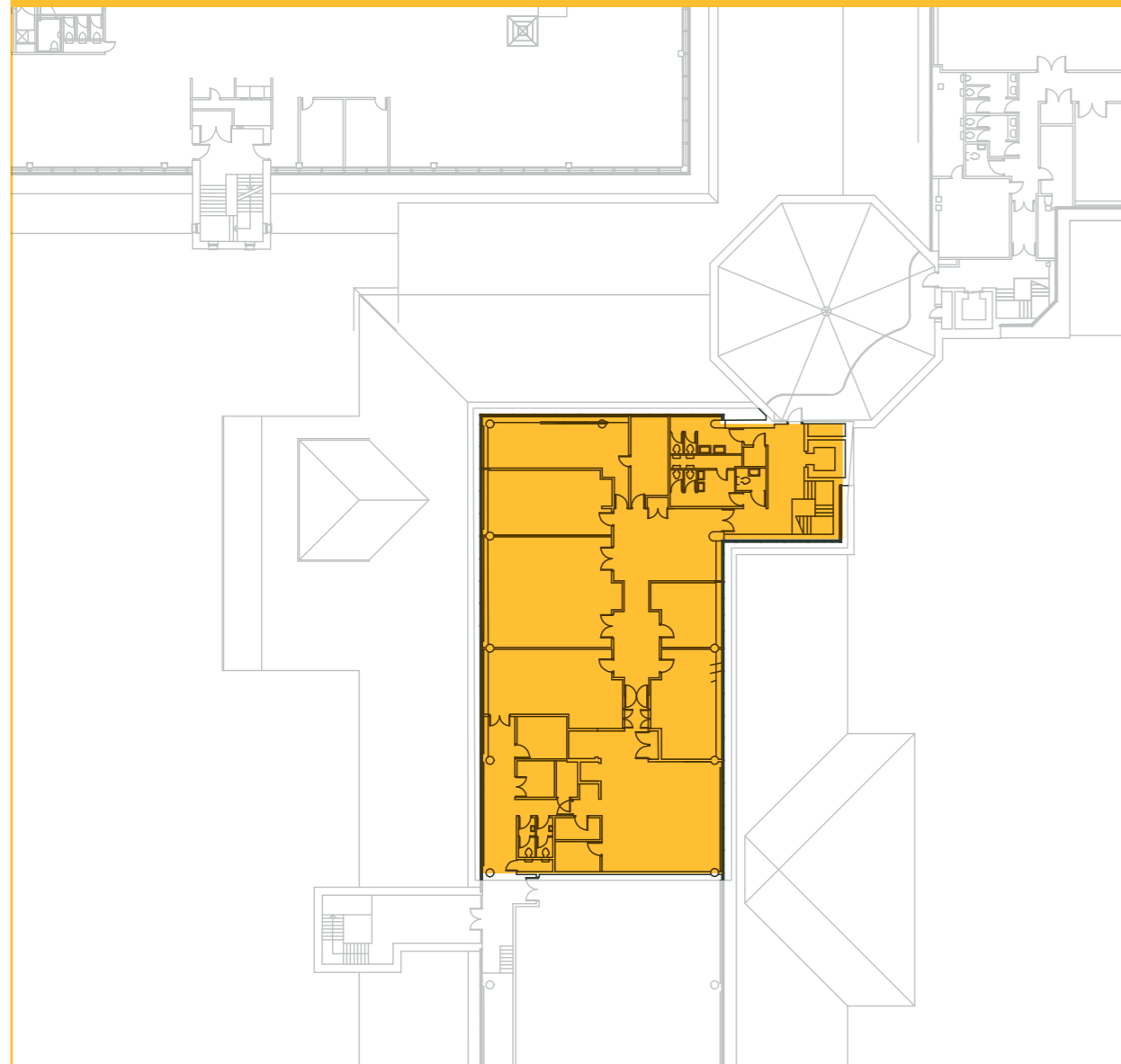
SQ FT (NIA)

30,000



## WATERFRONT SUITE

### FIRST FLOOR



**The 3,500 Sq Ft wing provides individual offices ranging from 180 to 3,500 Sq Ft in size, creating a flexible workspace for tenants.**

The wing can be taken as a whole to create a self-contained unit, offering tenants privacy and independence while still being part of a larger business community. The layout is customizable to meet specific business needs, making it an ideal option for businesses seeking a workspace that can be tailored to their needs.

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**3,500 SQ FT WING WITH OFFICES**

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**180 - 1,500 SQ FT FLEXIBLE WORKSPACE**

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**PRIVATE AND SELF-CONTAINED**

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**CAT A+ OFFICE OPTION**

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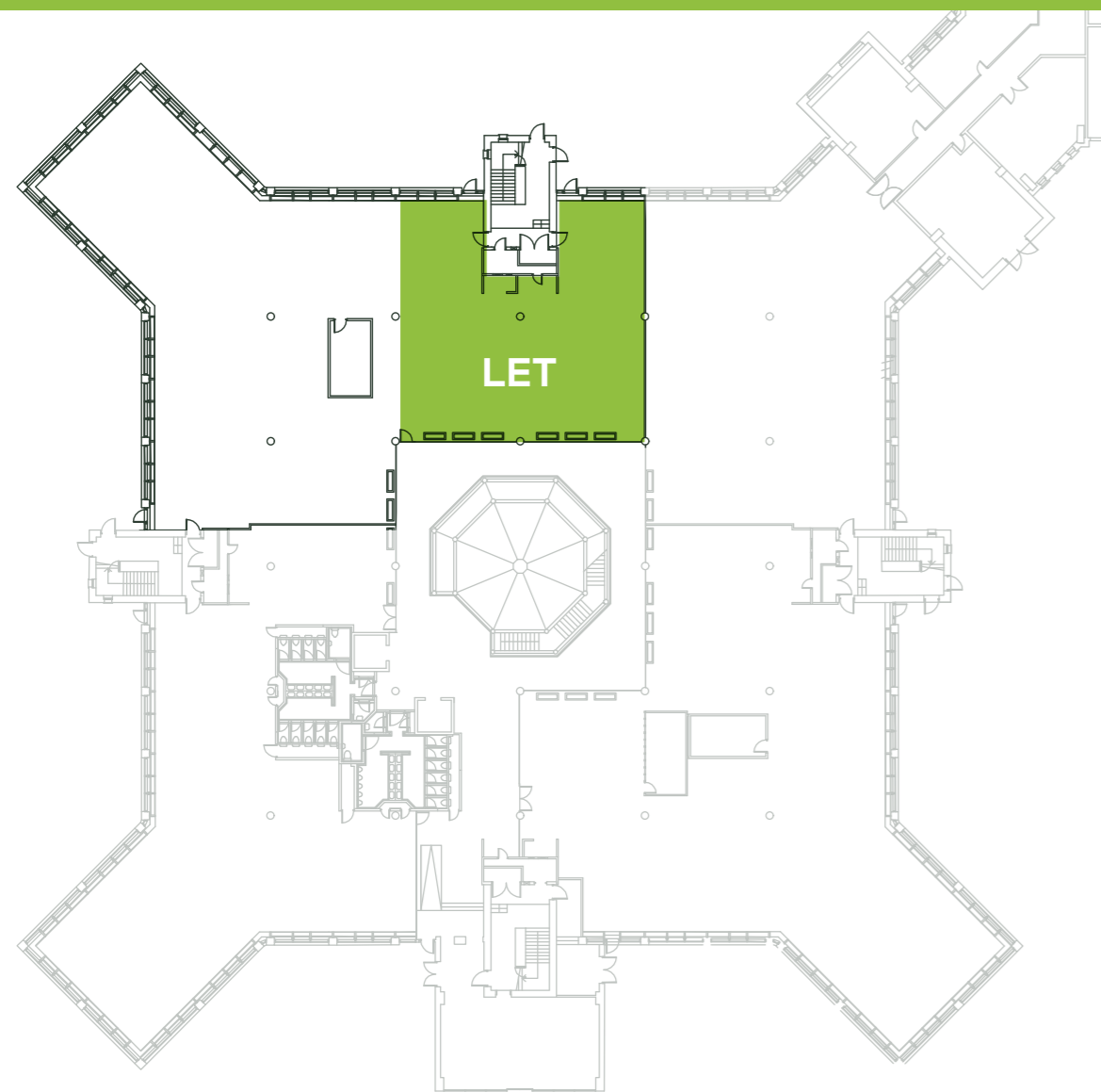
**TURNKEY OPTIONS AVAILABLE**

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**AVAILABLE**



## NENE GROUND FLOOR



**The Nene building, is separate from the main building of Lynch Wood Park and features a recently refurbished ground floor.**

The glass frontage provides a stunning view of the atrium area while the building's rear is also glass, offering a picturesque view of the grounds. The space is classified as CAT A, providing an ideal canvas for tenants to customise the space to their unique needs. The flexible layout also allows for the potential to split the area into two distinct suites, accommodating a variety of business needs.

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**GROUND FLOOR**

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**3,000 SQ FT**

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**NEWLY REFURBISHED**

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**GLASS FRONTAGE & REAR**

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**CAT A+ - (OPTION TO SPLIT INTO 2 SUITES)**

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**TURNKEY OPTIONS AVAILABLE**

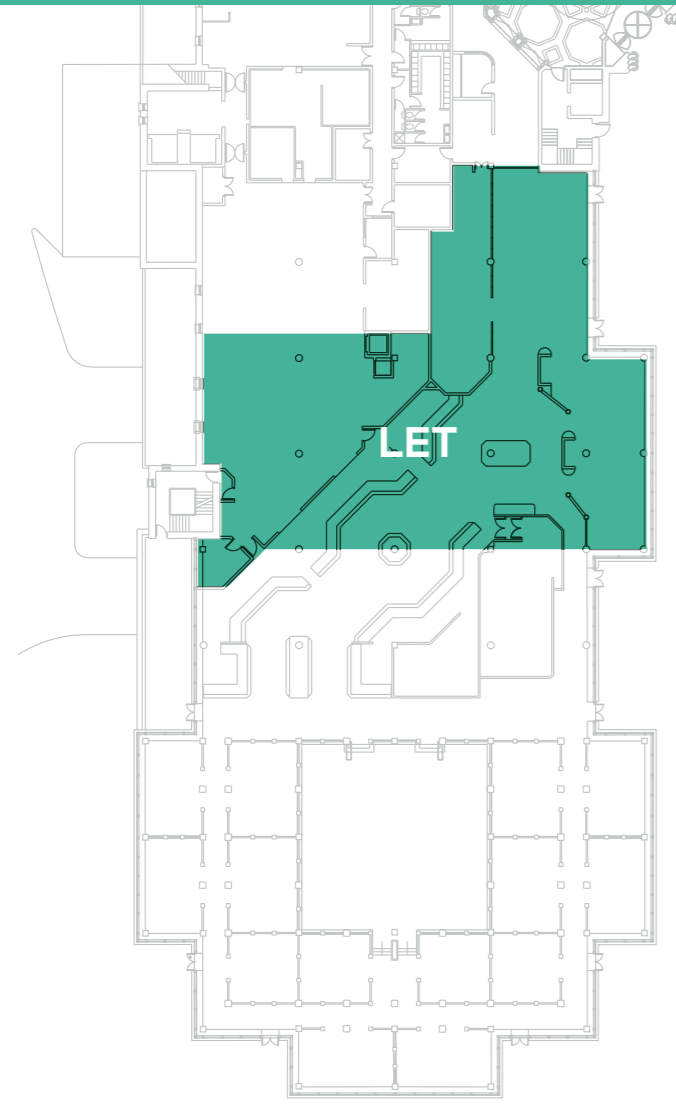
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**LET**



# FOUNTAIN SUITE

## FIRST FLOOR



**This 12,000 square foot space is located between the gym and the new restaurant area and boasts brand new CAT A amenities.**

The space offers stunning views overlooking the water features outside reception, creating a peaceful and inspiring work environment. The layout of the space is flexible and can be split in half, providing businesses with the option to customise the area to their needs. This space presents an excellent opportunity for companies seeking a modern and flexible workspace in a prime location with breathtaking views.

- **12,000 SQ FT**

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- **VIEW OF THE RECEPTION AND GARDENS**

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- **FLEXIBLE LAYOUTS (CAN BE SPLIT IN 2)**

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- **OWN FRONT DOOR**

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- **NEW AC AND LED LIGHTING**

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- **CAT A+ OFFICE SPACE**

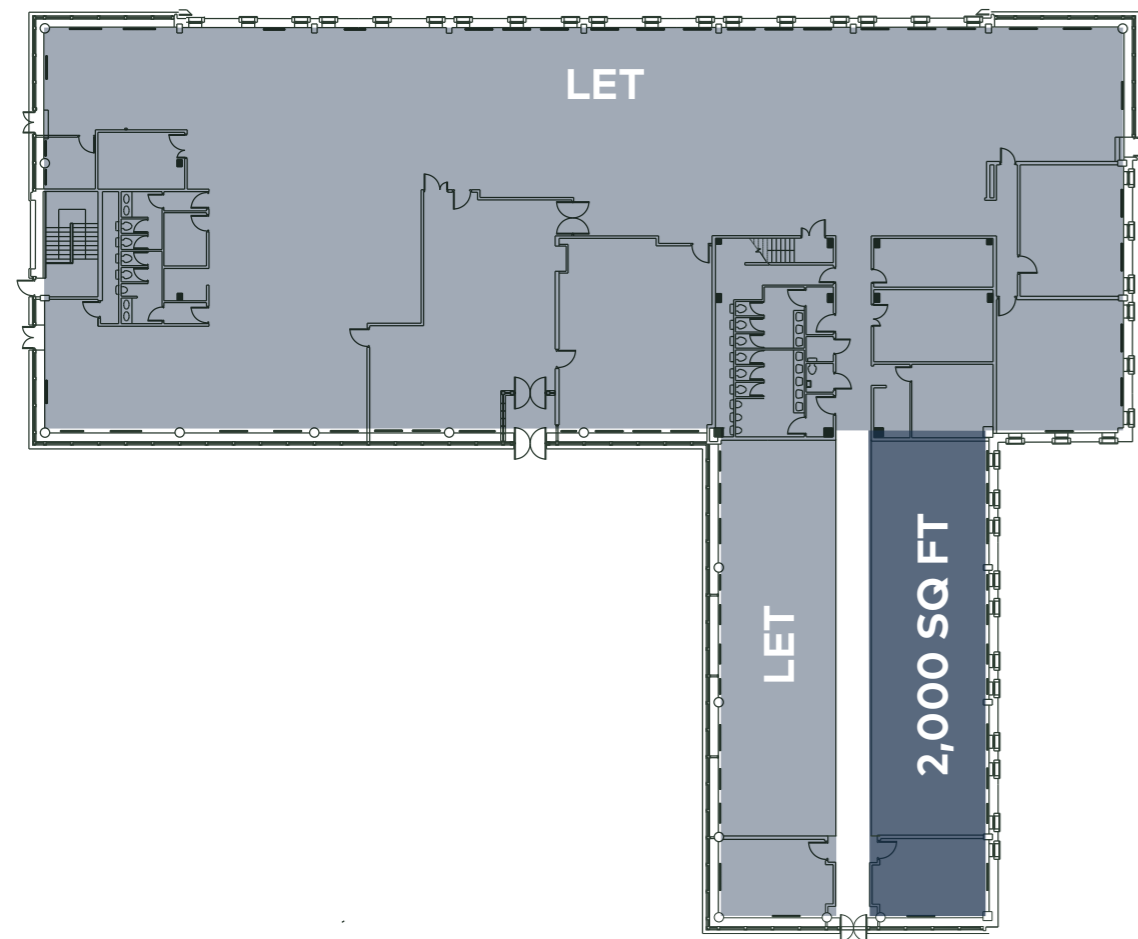
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- **TURNKEY OPTIONS AVAILABLE**

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- **LET**

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## THE PEARL CENTRE GROUND FLOOR



**This self-contained building, with a floor area of 17,000 square feet, is situated near the entrance of the park.**

As a self-contained unit, it offers all the amenities of the business park while still maintaining privacy. It also allows for the ability to have a privately branded entrance if the space is secured at an early stage.

The space is ideal for businesses seeking a modern, comfortable workspace with natural light and access to the business park's amenities as well as space to create your own canteen/restaurant.

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**SELF CONTAINED BUILDING**

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**17,000 SQ FT**

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**OPTION TO BRAND ENTRANCE**

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**PRIVATE TERRACE**

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**ACCESS TO ON-SITE AMENITIES**

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**CAT A+ OFFICE SPACE**

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**TURNKEY OPTIONS AVAILABLE**

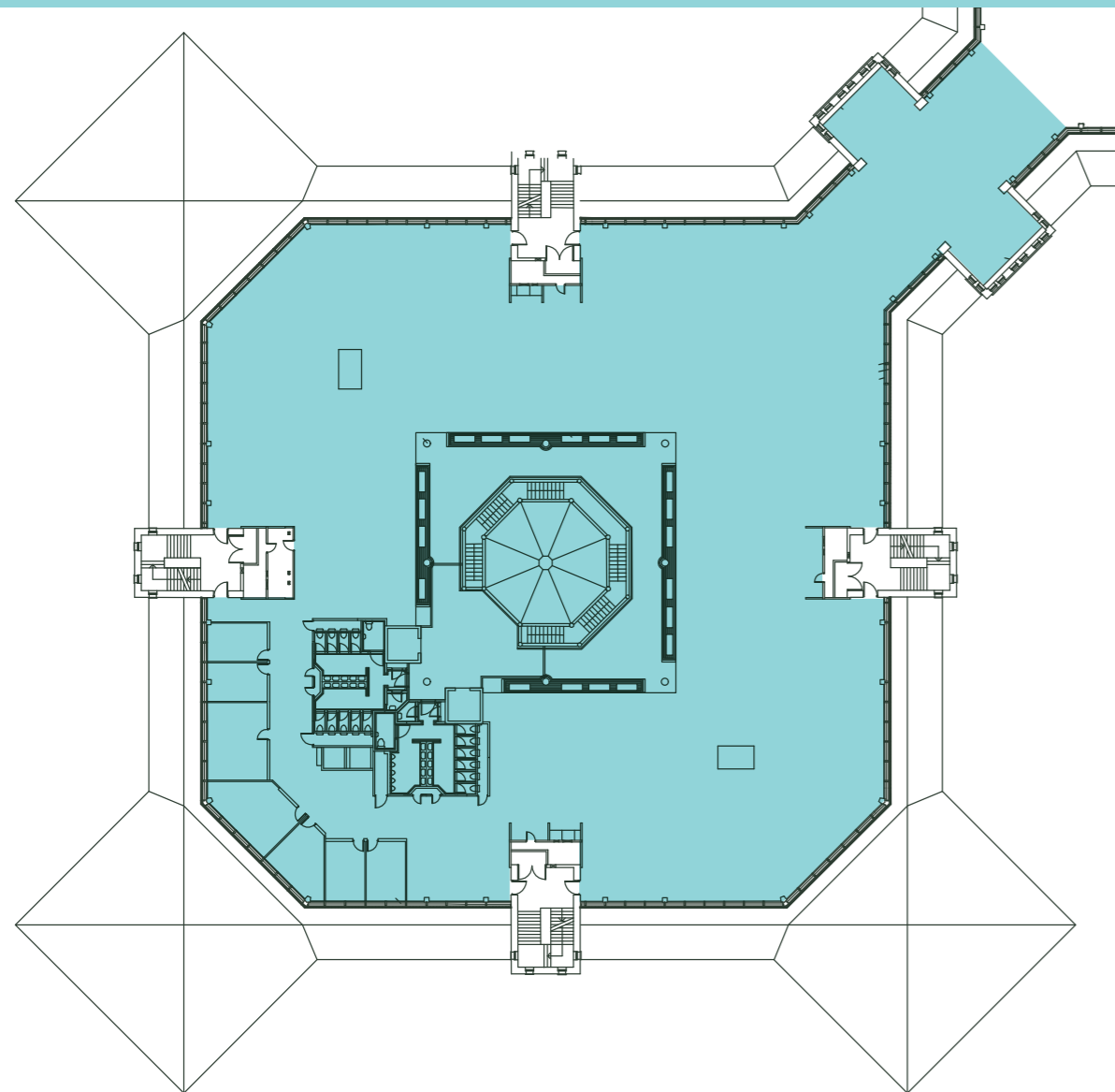
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**2,000 SQ FT AVAILABLE**



## NENE

### SECOND FLOOR



**The top floor of the Nene building is a grade A office space, boasting an impressive 30,000 Sq Ft.**

Tenants will enjoy excellent connectivity to the main atrium and new restaurant via an interlinking corridor. It features glass frontage to maximise views of the grounds including the onsite maze, and lake. The space is set to undergo a renovation to CAT A standards, offering businesses the opportunity to customise the area to their specific needs.

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**SECOND FLOOR**

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**30,000 SQ FT**

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**NEWLY REFURBISHED (GRADE A)**

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**GLASS FRONTAGE & REAR**

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**CAT A+ (OPTION TO SPLIT INTO 3 SUITES)**

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**TURNKEY OPTIONS AVAILABLE**

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**AVAILABLE**











# A New Phase Of Growth

As well as one of the UK's fastest-growing cities, Peterborough has been recognised as one of the most cost-effective locations for business, making the city ideal for start-ups, SME's and leading companies.

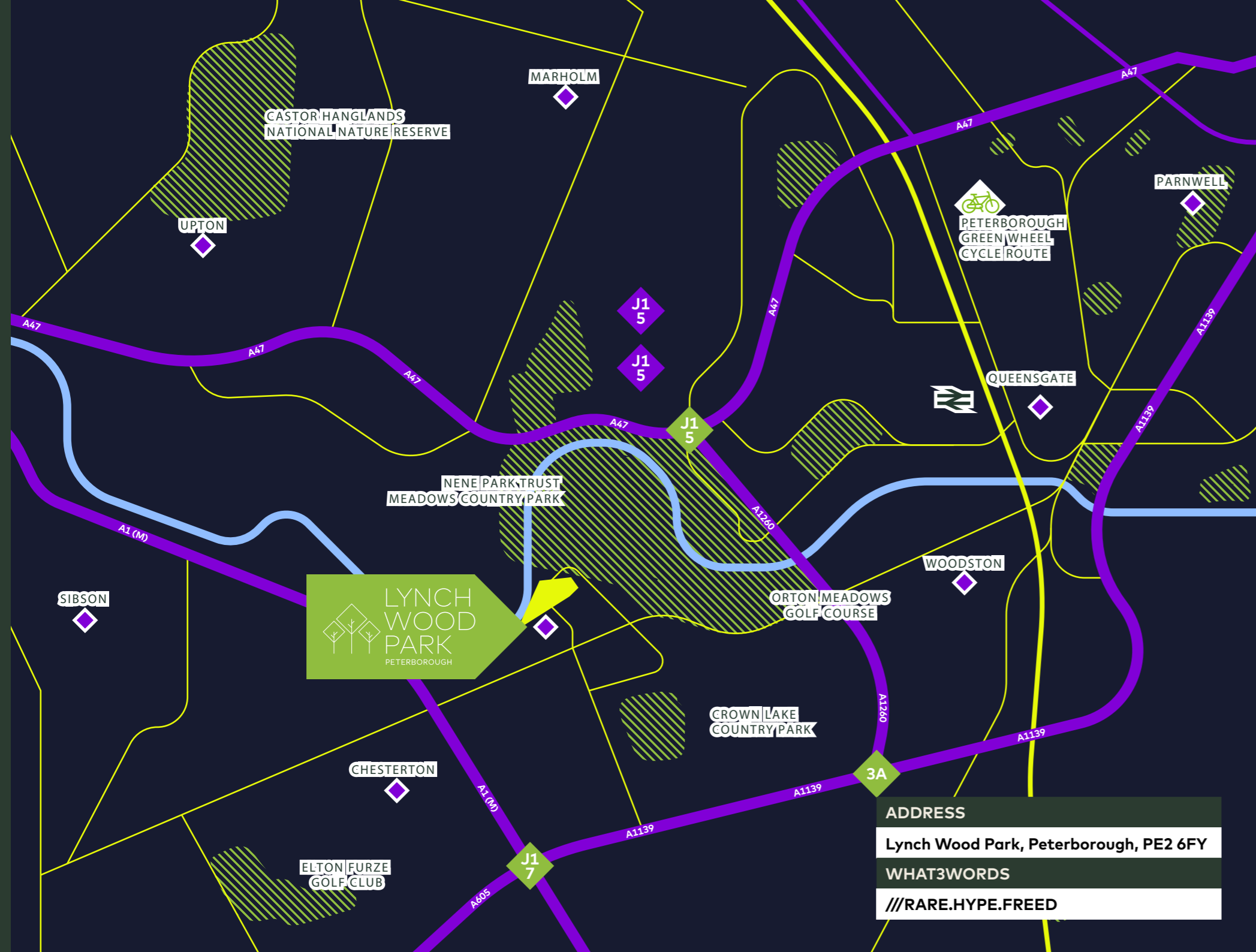
Famous for its towering Cathedral its also now known for being the UK's first Gigabit City and is set for a £1bn regeneration project which will throw Peterborough into an exciting new phase of growth.

Already home to a variety of world-class leaders making the city an exciting and innovative business hub, there's no better time for you to put down roots in this booming city.

<p>1 OF THE FASTEST GROWING CITIES IN THE UK</p> 	<p>£1BN CITY CENTRE REGENERATION</p> 
<p>£30M UNIVERSITY SET TO OPEN IN 2022</p> 	<p>£43M RAILWAY STATION REDEVELOPMENT</p> 
<p>£30M FULL-FIBRE NETWORK TO NEARLY ALL PROPERTIES</p> 	<p>£60M 77,000 SQ FT EXTENSION OF QUEENSGATE SHOPPING CENTRE</p> 
<p>£1.2BN INVESTED TO RAIL JOURNEYS INTO LONDON</p> 	<p>£120M FLETTON QUAYS REGENERATION</p> 

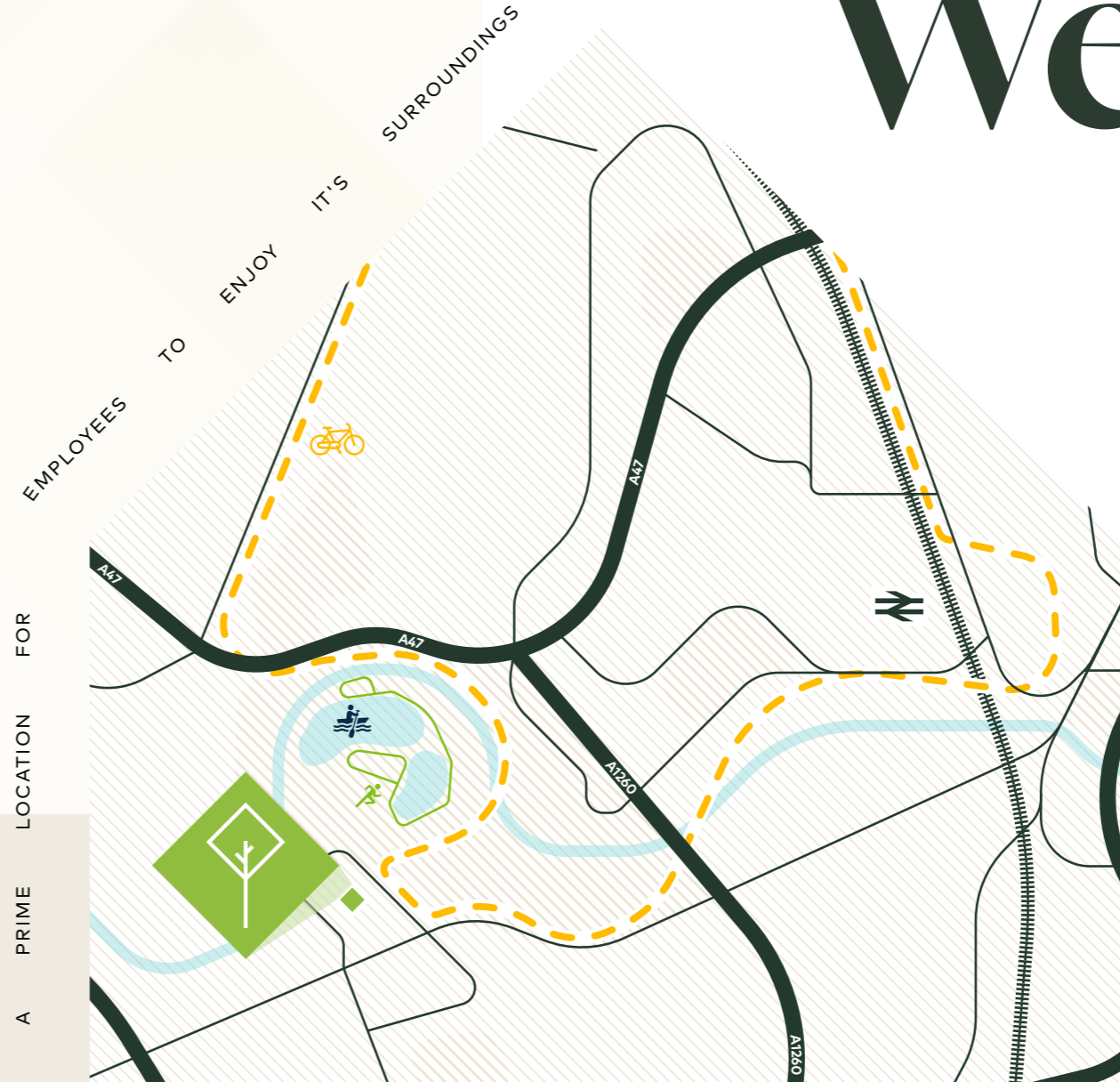





- 1 Associated British Foods plc  
anglianwater  
Close Brothers  
ATKINS
- 2 Persimmon
- 3 abagri
- 4 BAUER MEDIA GROUP
- 5 Coloplast  
RSA  
Kidney Research UK
- 6 Marriott
- 7 TESCO



**ADDRESS**  
 Lynch Wood Park, Peterborough, PE2 6FY  
**WHAT3WORDS**  
 ///RARE.HYPE.FREED

# Workplace Wellness



-  **PETERBOROUGH GREEN WHEEL**
-  **PETERBOROUGH CITY ROWING CLUB**  
 The lake, which is home to Peterborough City Rowing Club, is one of the few purpose-built 1,000-meter rowing lakes in the country. It annually hosts three of the largest club regattas in the UK.
-  **NENE PARK**  
 Nene Park is just a short distance from Lynch Wood Park offering a fantastic running route as well as a range of other outdoor activities such as: water sports, cycling, swimming, fishing and golf.

A PRIME LOCATION FOR EMPLOYEES TO ENJOY IT'S SURROUNDINGS

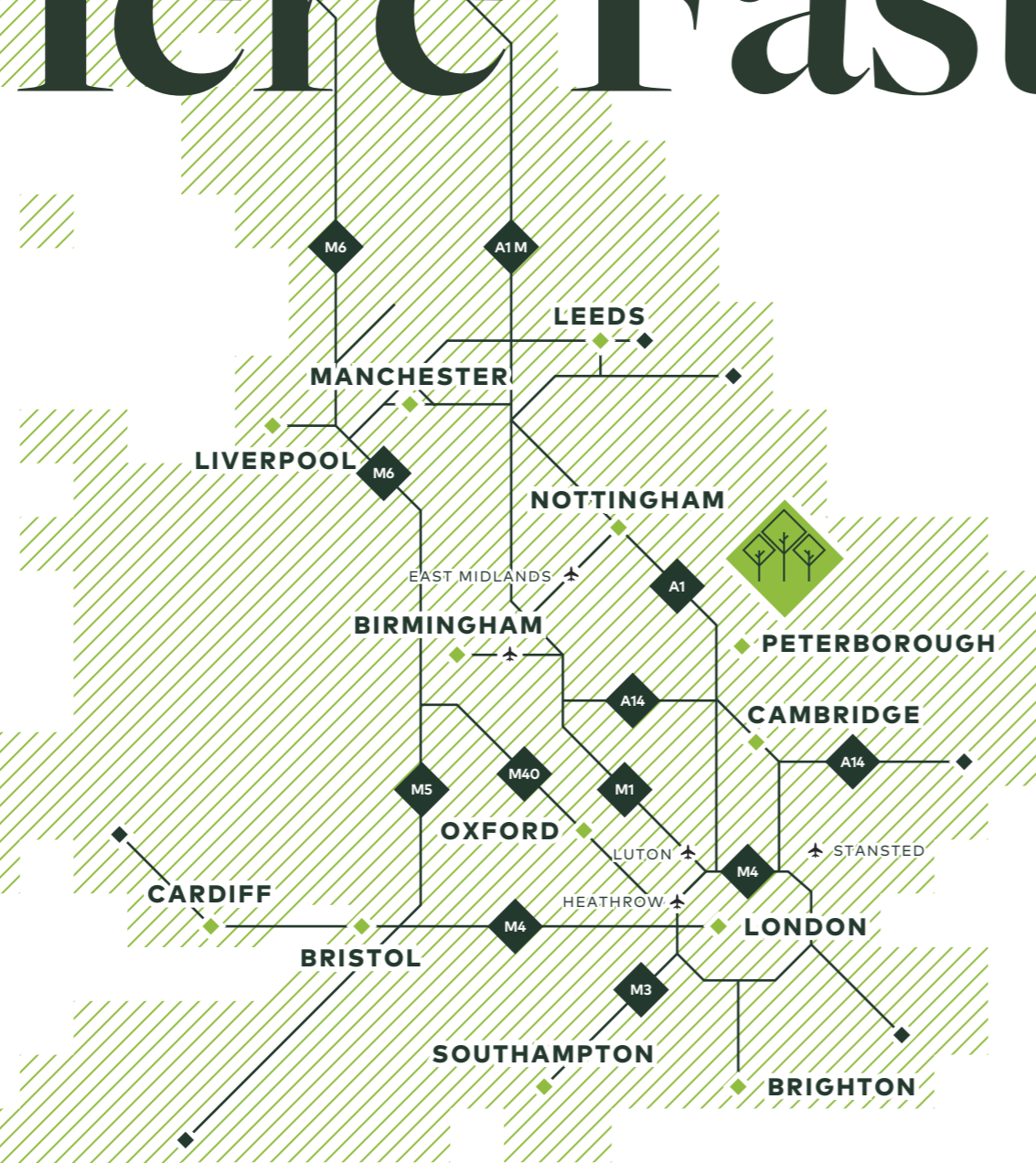
# Get Here Fast

Located just outside of Peterborough City Centre, Lynch Wood Park is based in a prominent position for excellent transport links. With great access to the A1 and A14, you'll stay connected to the national motorway network and gain easy connections to the wider UK.

You can hop on a train and get to London in 45 minutes, or take the regular bus service which runs directly from Lynch Wood Park until 9pm.

CAR	MILES
Cambridge	40
Nottingham	58
Birmingham	85
London	98
Manchester	155

RAIL	MINS
London	45
Cambridge	50
Birmingham	105
Leeds	110
Manchester	145



NOW'S THE TIME TO

# Secure *Your* Space

A Development by FI Real Estate Management



**RYAN BARBER**

[rbarber@fi-rem.com](mailto:rbarber@fi-rem.com)  
07919 047 036

**JOEY SAVAGLIA**

[jsavaglia@fi-rem.com](mailto:jsavaglia@fi-rem.com)  
07552 827 889



**WILLIAM ROSE**

[wrose@savills.com](mailto:wrose@savills.com)  
07870 999 566  
01733 201 291



**SOPHIE DICKENS**

[sophiedickens@tydusre.com](mailto:sophiedickens@tydusre.com)  
07763 206 550  
01733 590 600

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