

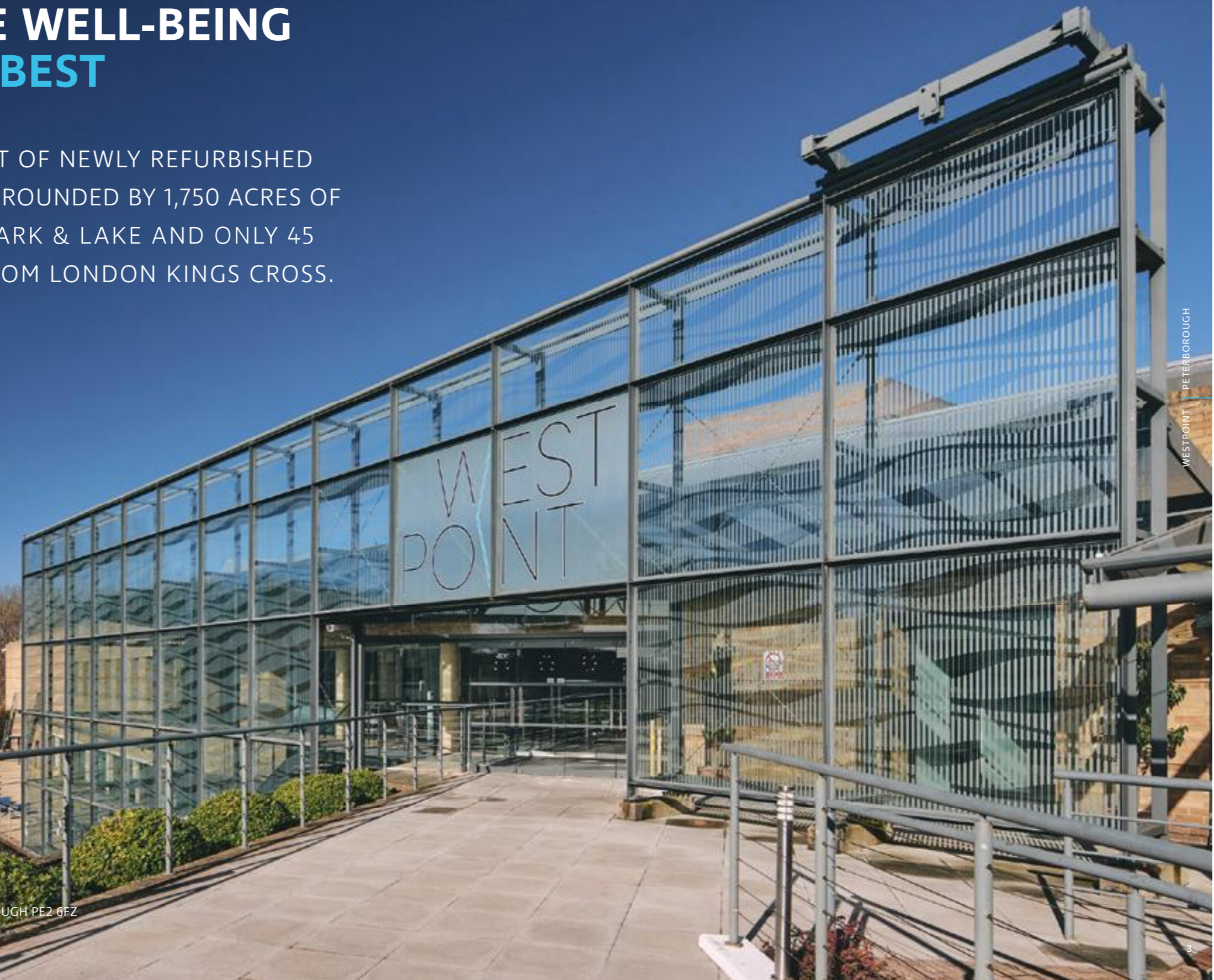


WEST
POINT

PETERBOROUGH

OFFICE WELL-BEING AT ITS BEST

177,621 SQ FT OF NEWLY REFURBISHED
OFFICES SURROUNDED BY 1,750 ACRES OF
COUNTRY PARK & LAKE AND ONLY 45
MINUTES FROM LONDON KINGS CROSS.



MAIN ENTRANCE

WESTPOINT, PETERBOROUGH PE2 6FZ

BIGGERBRIGHTERBETTER

THE STREET - BREAKOUT AREA

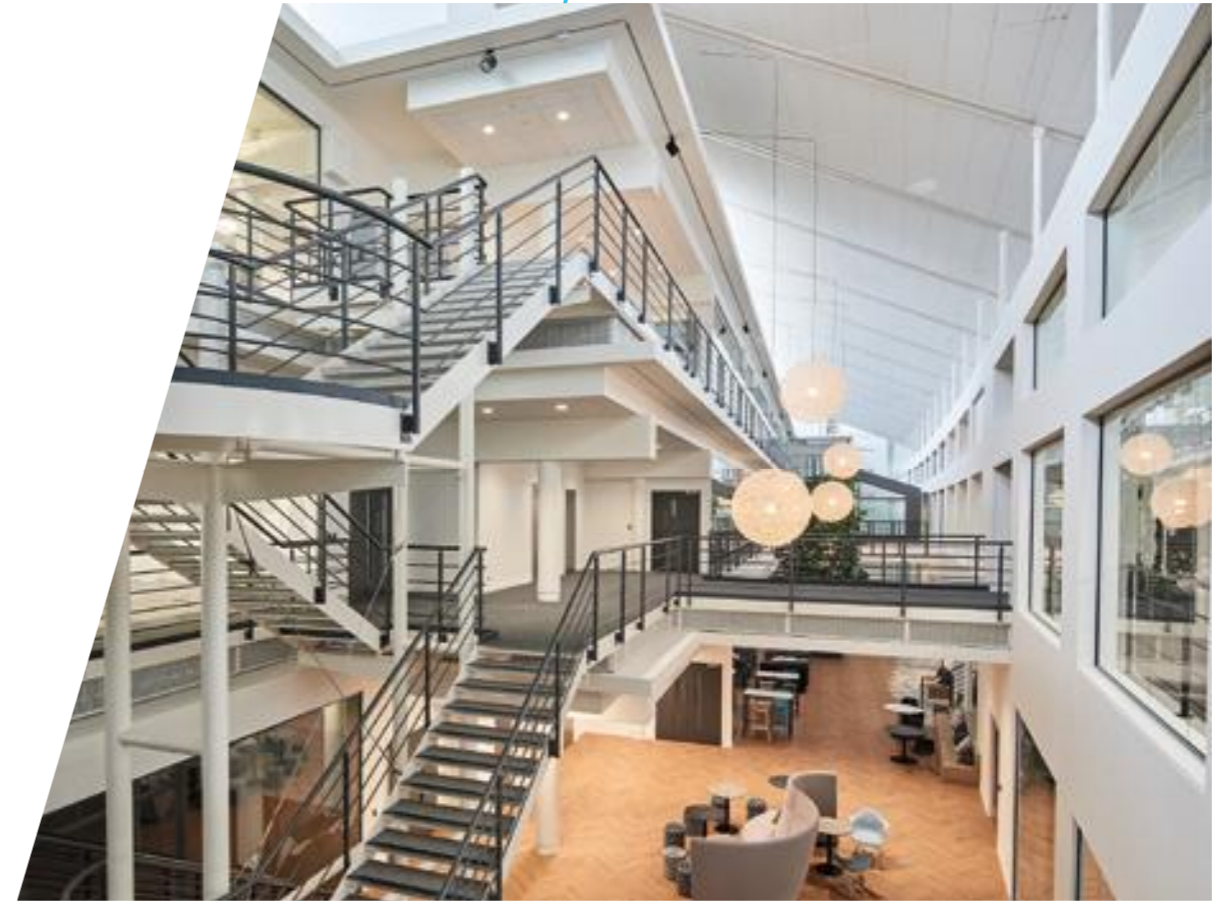
FLEXIBILITY TO SUIT YOU



FLEXIBLE OFFICES, BOTH LARGE AND SMALL PROVIDING 6,000 TO 19,000 SQ FT OVER A SINGLE FLOOR. CONTEMPORARY FINISHES THROUGHOUT AND AN ABUNDANCE OF NATURAL LIGHT. THE BEST GRADE A OFFICE PARKING PROVISION IN PETERBOROUGH AT A RATIO OF 1:119 SQ FT (800 SPACES).

RECEPTION

LARGE TRIPLE HEIGHT BREAKOUT AREA WITH A CHOICE OF SOFT SEATING OR WORK BENCHES FOR INFORMAL MEETINGS, OR A SIMPLE BREAK FROM YOUR DESK.



BOAT HOUSE MEETING ROOM

THE STREET



COMMUNAL MEETING ROOM



GOOD FOOD EXPERIENCES LIFT THE SPIRIT



CAFÉ



(LAKESIDE OUTDOOR SEATING AREA)

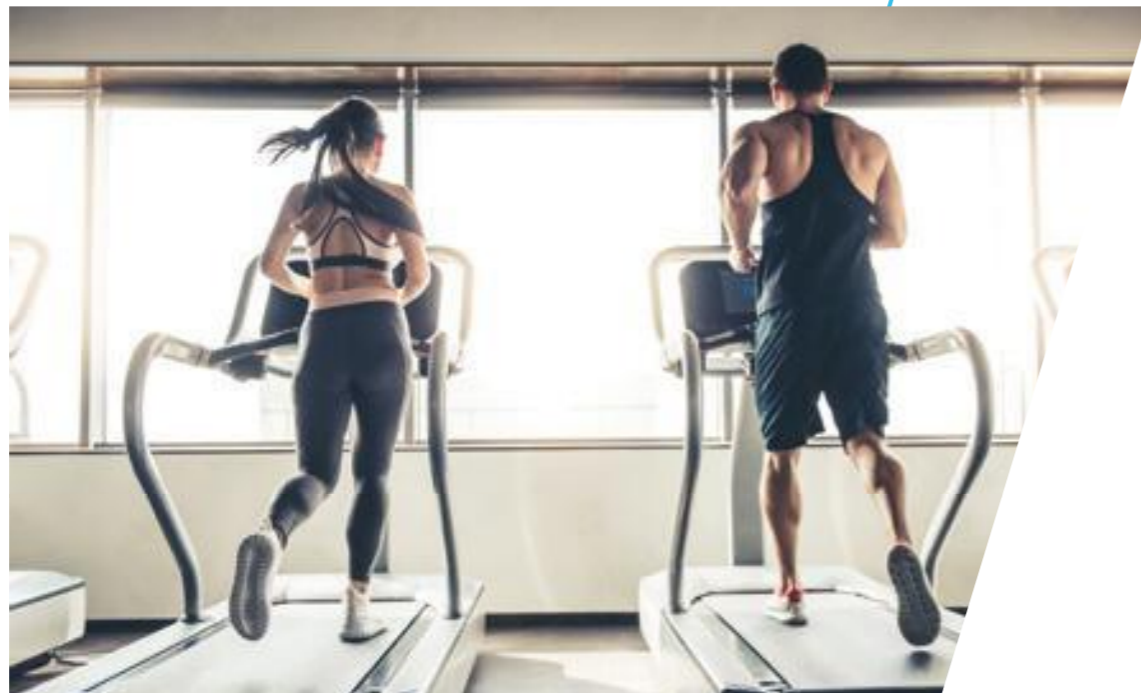
WESTPOINT | PETERBOROUGH



ON-SITE CAFÉ BY CH&CO GROUP PROVIDES A RANGE OF GRAB AND GO FOOD TO BE ENJOYED OUTDOORS OR IN ONE OF MANY BREAKOUT AREAS.

WE FUEL HEALTHIER, HAPPIER WORKPLACES THROUGH POSITIVE, PRODUCTIVE SPACES THAT FOSTER COLLABORATION AND COMMUNITY.

**HEALTHY
BODY
HEALTHY
MIND**



ON SITE GYM & SPORTS HALL
FOR EXCLUSIVE USE BY TENANTS

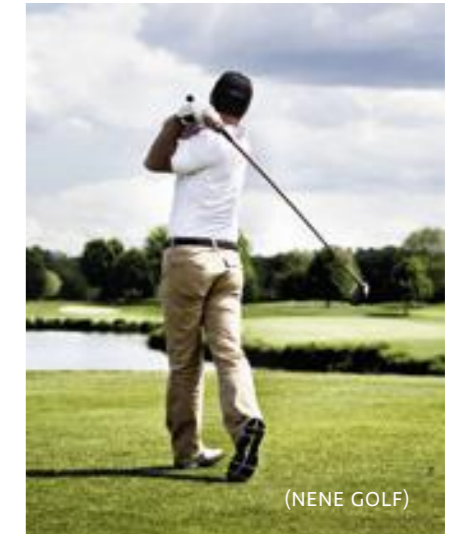


STAY ACTIVE WITHOUT HAVING TO TRAVEL WITH WESTPOINT'S ON-SITE GYM, SHOWER AND CHANGING FACILITIES. GET SWEATY OR UNWIND WITH CIRCUIT, YOGA AND BOOTCAMP CLASSES ALL AVAILABLE. **OUR UNIQUE ON-SITE SPORTS HALL ALSO PROVIDES YOU WITH EVERY ACTIVITY FROM BADMINTON TO FIVE A SIDE FOOTBALL AND MORE.**

SET IN 1,750 ACRES OF IDYLIC PARKLAND

WESTPOINT IS SITUATED CLOSE BY TO FERRY MEADOWS COUNTRY PARK, ONE OF THE LARGEST COUNTRY PARKS IN THE REGION, WHICH OFFERS A RANGE OF OUTDOOR ACTIVITIES INCLUDING WALKING, CYCLING, SWIMMING, WATERSPORTS, FISHING, ARCHERY, CLIMBING AND GOLF AS WELL AS FOOD AND DRINK AT THE LAKESIDE KITCHEN & BAR.

PETERBOROUGH CITY COUNCIL HAVE RECENTLY APPROVED THE EXTENSION OF THE ACTIVITY CENTRE AND CAFÉ TO INCLUDE A 30 METRE OLYMPIC-STANDARD CLIMBING FACILITY.



Nene Park is a large area of park land made up of six different areas including Ferry Meadows, Orton Meadows, Orton Mere, Woodston Reach, Thorpe Meadows and The Rural Estate made up of parkland, meadows, woodlands and lakes. The River Nene runs through all the areas connecting them together.



GOING THE EXTRA MILE



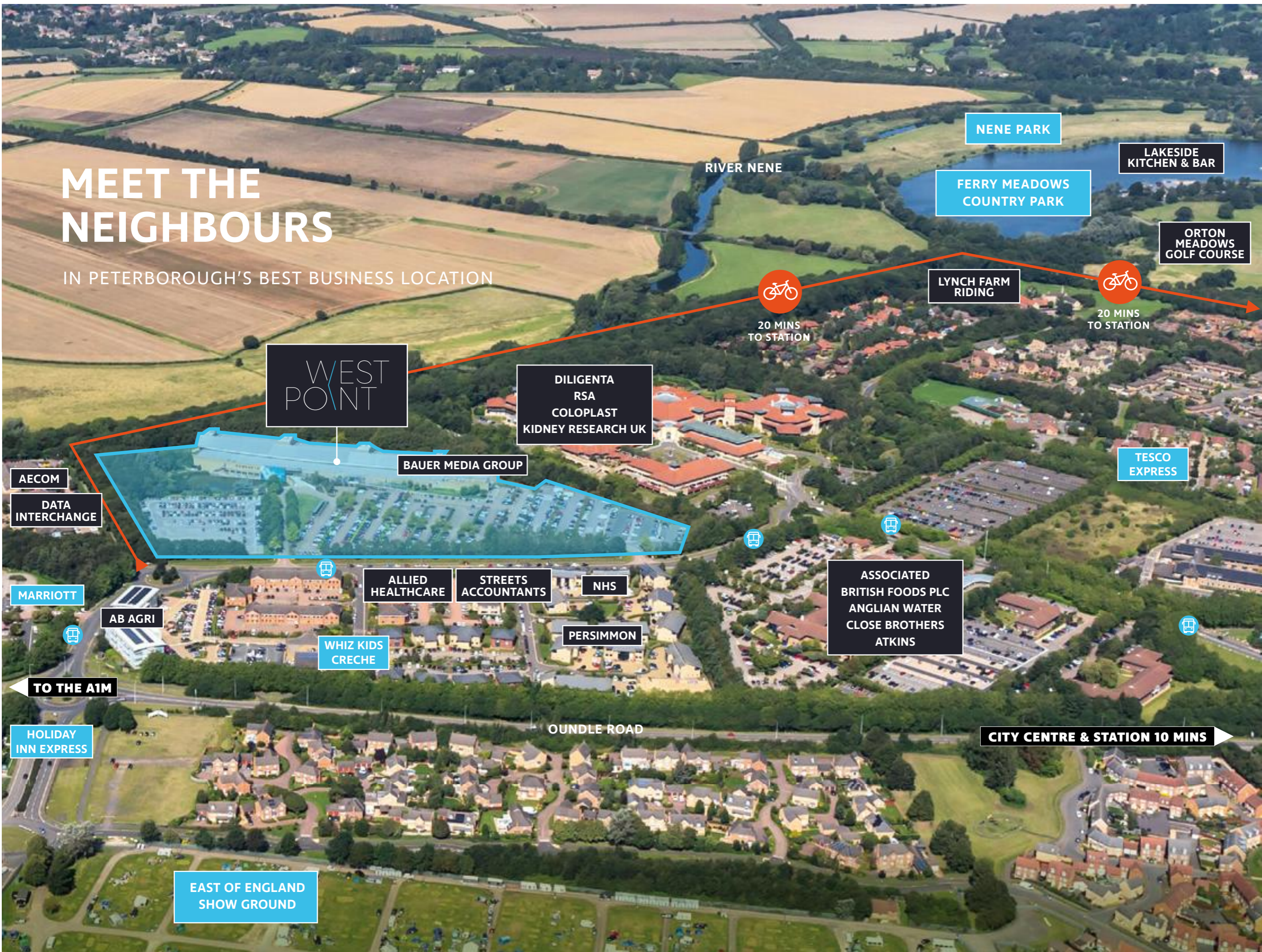
WESTPOINT IS ONLY A 20 MINUTE BIKE RIDE FROM THE STATION. THE BUILDING WAS AWARDED THE HIGHEST ACREDITATION, PLATINUM CYCLINGSORE CERTIFICATION REFLECTING THE BEST IN CLASS INFRASTRUCTURE AND FACILITIES.

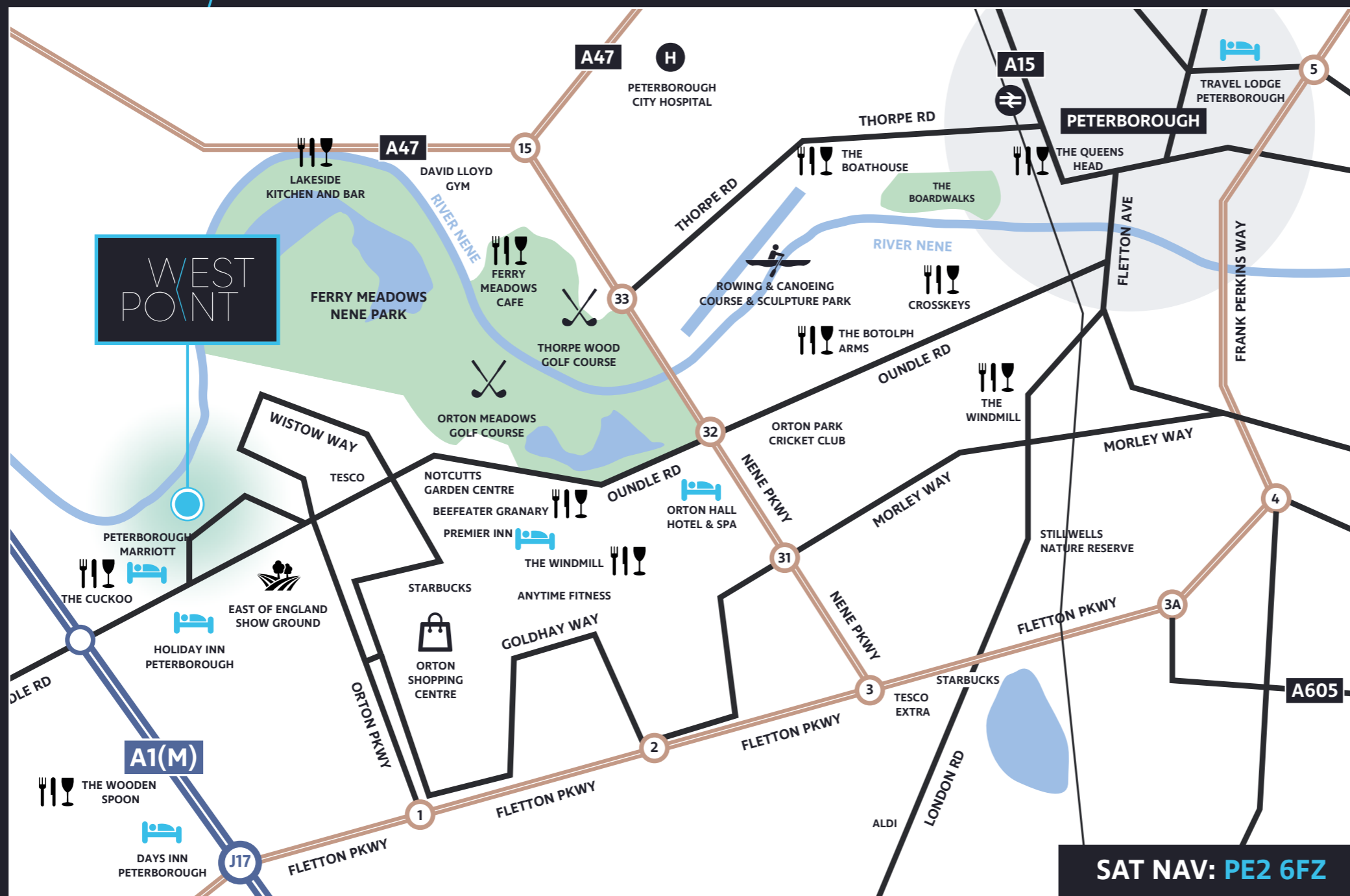
PETERBOROUGH'S GREEN WHEEL CYCLE NETWORK RUNS PAST WESTPOINT AND OFFERS 32 KILOMETRES OF TRAFFIC-FREE PATHS, QUIET ROADS AND URBAN CYCLE LANES.



MEET THE NEIGHBOURS

IN PETERBOROUGH'S BEST BUSINESS LOCATION





WESTPOINT IS LOCATED 4 MILES WEST OF THE CITY CENTRE ON LYNCH WOOD, PETERBOROUGH'S PREMIER OFFICE LOCATION.

AN EXCEPTIONAL BUSINESS LOCATION STRATEGICALLY LOCATED

LYNCH WOOD LIES JUST ½ MILE FROM THE A1(M) MOTORWAY, WHICH PROVIDES DIRECT ACCESS TO THE A14 AND IN TURN TO THE M11 AND M1 MOTORWAYS.



FIVE STAR CONNECTIVITY LONDON KING'S CROSS IN 49 MINUTES



WITH PETERBOROUGH BEING NAMED ONE OF THE QUICKEST UK CITIES AT RUSH HOUR AND WITH LONDON AND CAMBRIDGE WITHIN 50 MINUTES, BUSINESS CONNECTIVITY IS EXCELLENT.

	Cambridge	47 mins		23 Peterborough Station	14 mins
	London	1 hour 53 mins		X4 gold, Citi 1 Peterborough Station	20 mins
	Birmingham	1 hour 30 mins			
	Stansted Airport	1 hour 10 mins			
	Luton Airport	1 hour 13 mins		Peterborough Station	20 mins
	Cambridge	50 mins			
	London	49 mins			
	Birmingham	1 hour 44 mins			

A RAPIDLY GROWING CITY



PETERBOROUGH IS A VIBRANT, RAPIDLY-GROWING CITY BASED IN THE HEART OF RURAL CAMBRIDGESHIRE. A NEW £30 MILLION UNIVERSITY IN PETERBOROUGH, SET TO OPEN ITS DOORS TO 2,000 STUDENTS IN 2022, AIMING TO OFFER UNIVERSITY COURSES FOR UP TO 12,500 STUDENTS BY 2030.



OVER £190M
RECENTLY INVESTED
IN EDUCATION



ENGLAND'S FASTEST
GROWING CITY
BY 2025



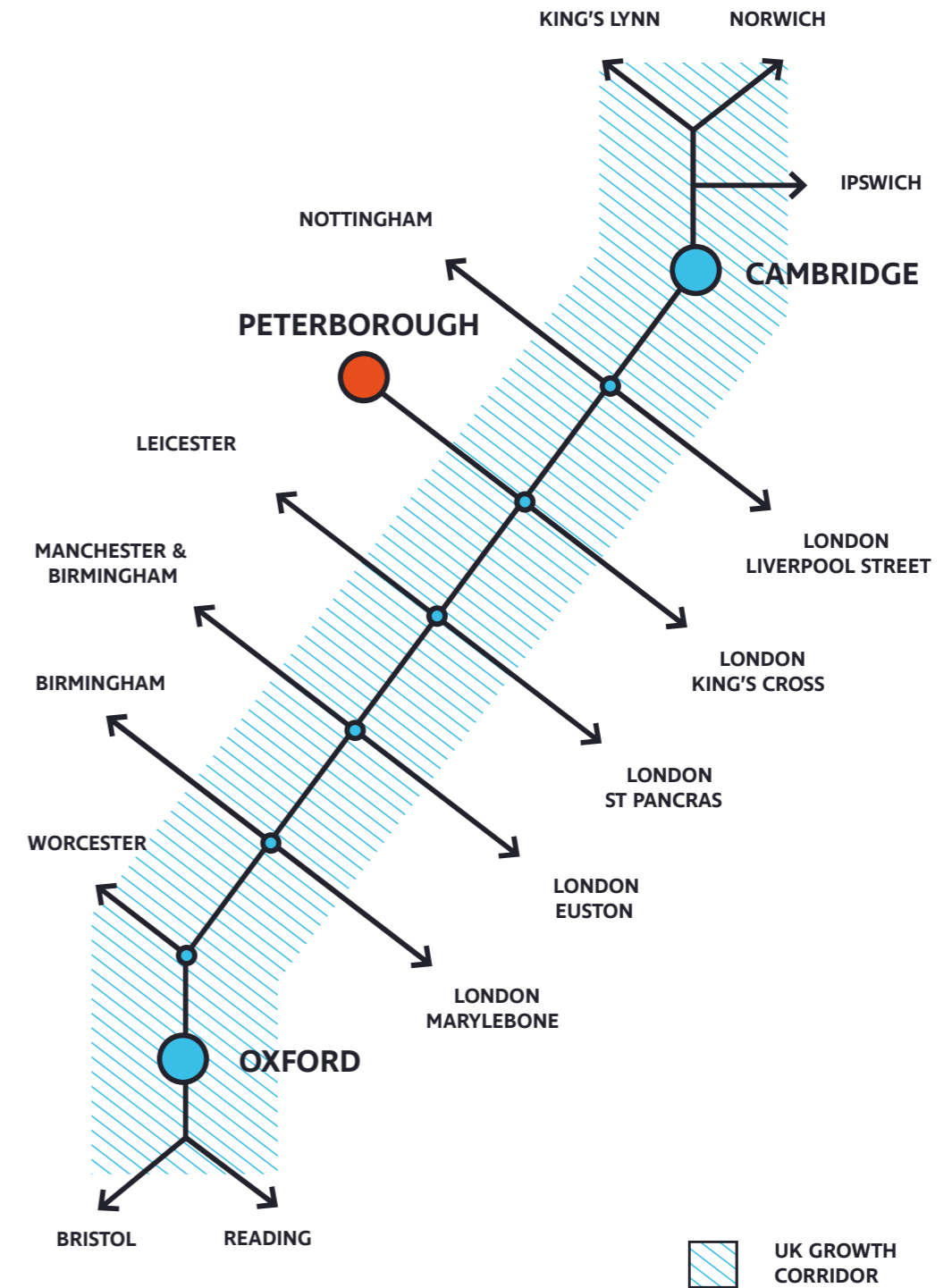
EXCELLENT
HOUSE PRICE TO
EARNINGS RATIO



MORE GREEN SPACE
THAN ANY OTHER
CITY IN THE UK

THE UK GROWTH CORRIDOR OXFORD - CAMBRIDGE

THE OXFORD-CAMBRIDGE ARC HAS BEEN HIGHLIGHTED BY THE UK GOVERNMENT AS A KEY ECONOMIC PRIORITY FOR THE COUNTRY, AND HAS AMBITIOUS PLANS TO UNLOCK ITS POTENTIAL TO CREATE A WORLD LEADING INNOVATION ECONOMY. PETERBOROUGH IS SITUATED IN A KEY POSITION IN THE ARC AND IS WELL PLACED FOR FUTURE BUSINESS GROWTH.

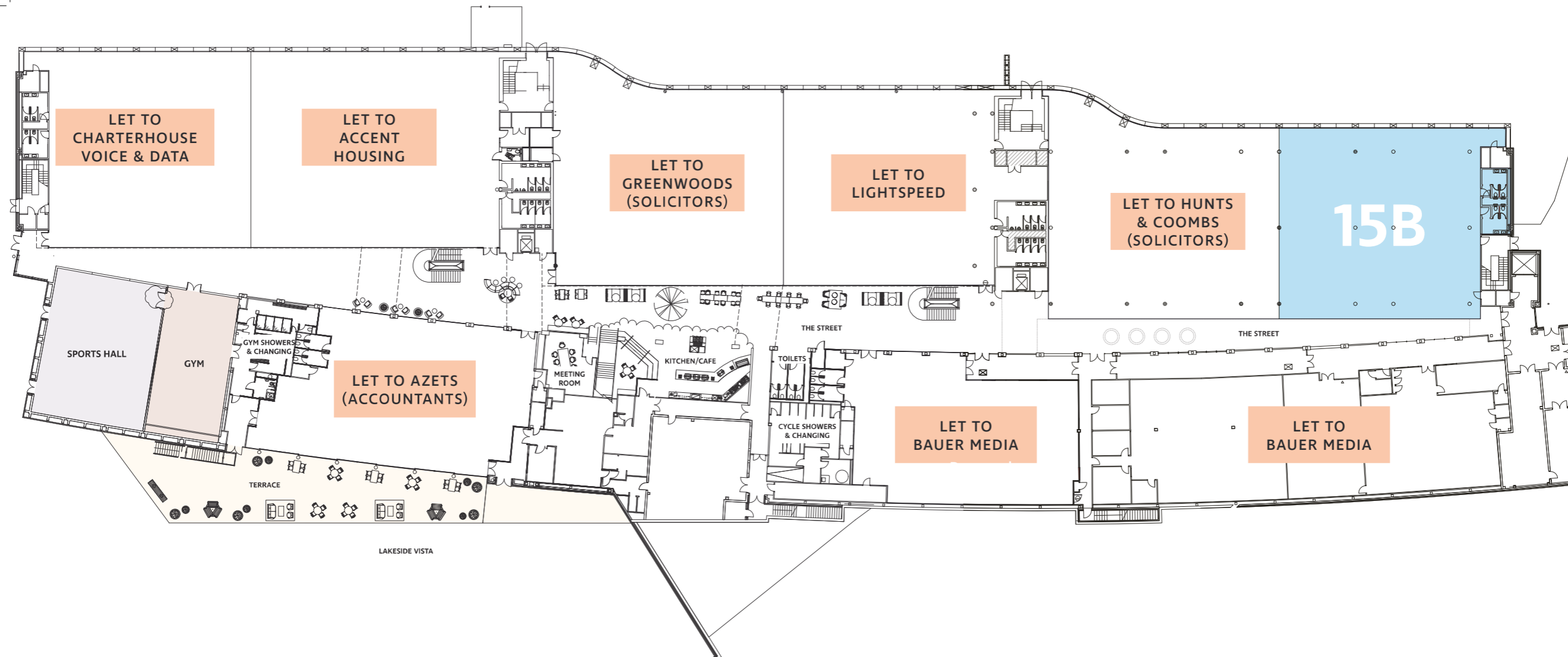


PETERBOROUGH
WEST POINT

The Arc is already home to nearly four million people and two million jobs which together generate over £111bn of economic output each year. Based upon new financial backing, forecasts show that increased productivity resulting from intensifying the Arc's global strengths in science, technology and high value manufacturing, could double the area's economic output to over £200bn by 2050.

AVAILABLE SPACE

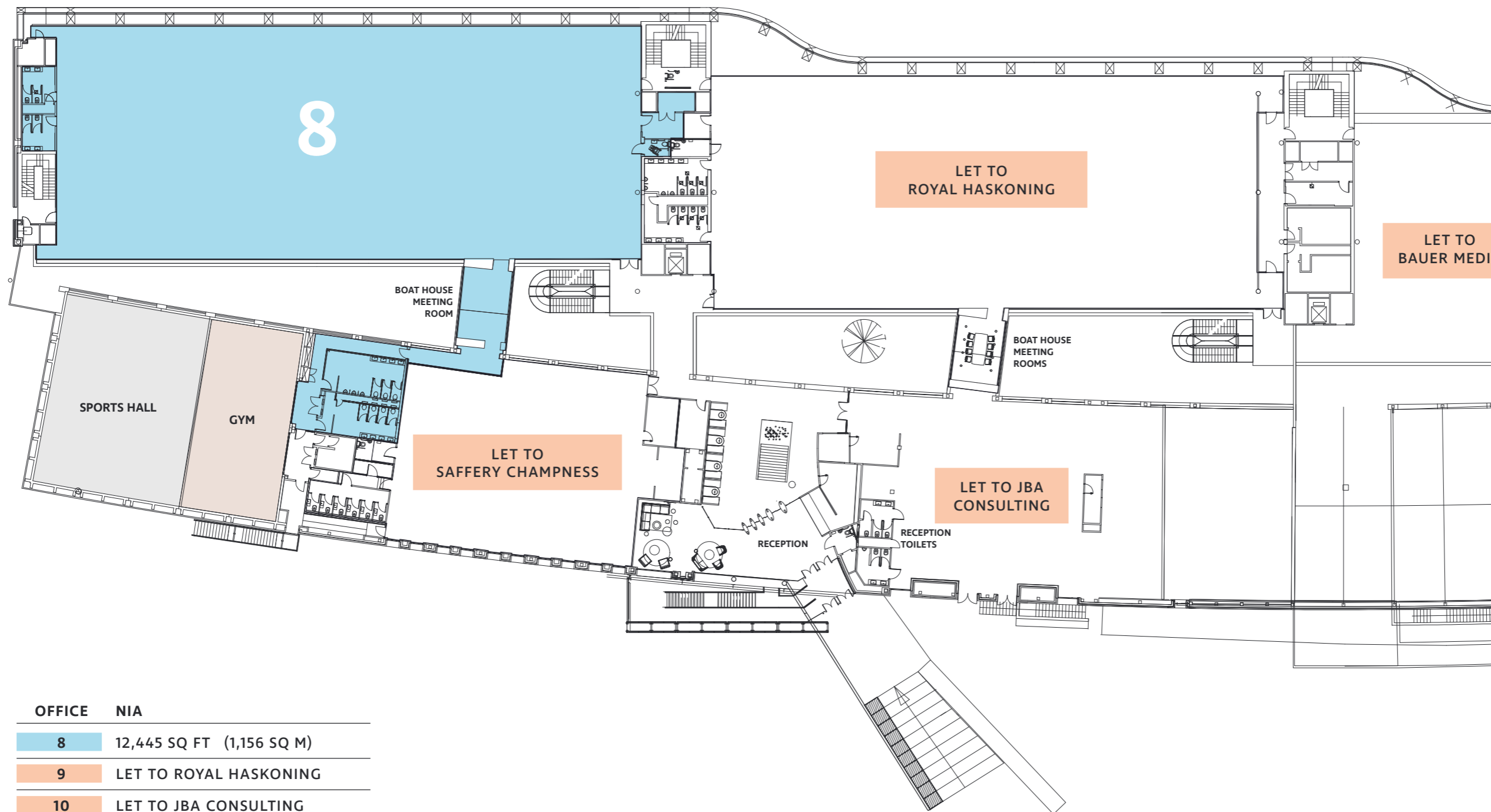
GROUND FLOOR ACCOMMODATION



OFFICE	NIA
1A	LET TO ACCENT HOUSING
1B	LET TO CHARTERHOUSE VOICE & DATA
2A	LET TO GREENWOODS (SOLICITORS)
2B	LET TO LIGHTSPEED
3	LET TO BAUER MEDIA
15A	LET TO HUNTS & COOMBS (SOLICITORS)
15B	5,414 SQ FT (503 SQ M)
5	LET TO AZETS (ACCOUNTANTS)

AVAILABLE SPACE

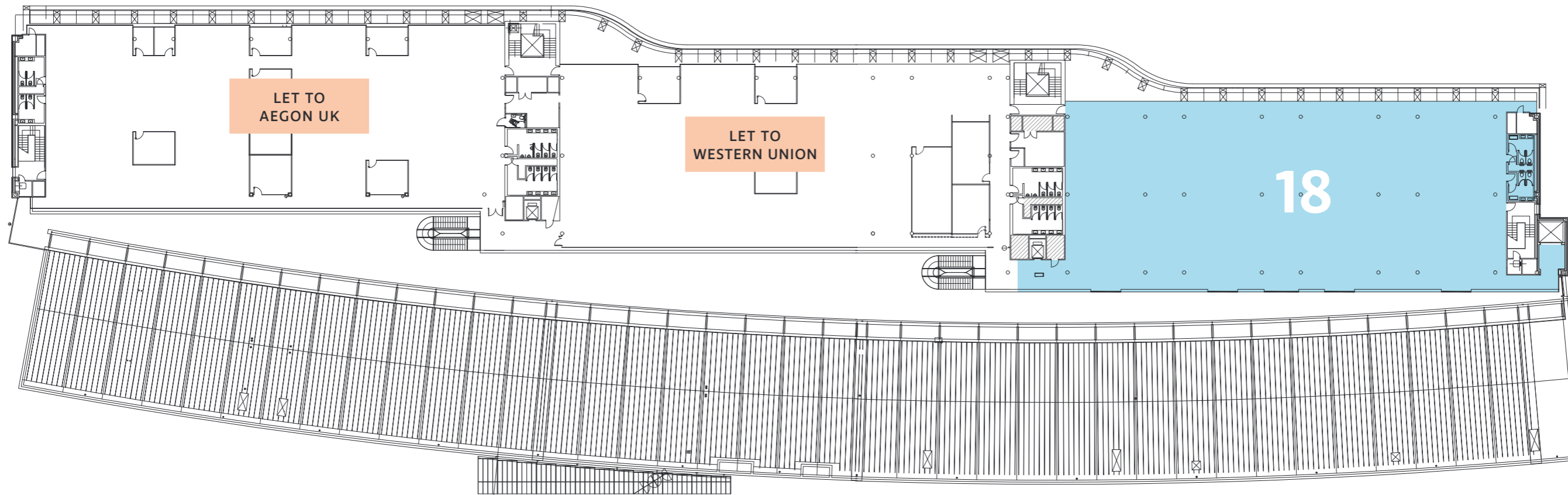
FIRST FLOOR ACCOMMODATION



OFFICE	NIA
8	12,445 SQ FT (1,156 SQ M)
9	LET TO ROYAL HASKONING
10	LET TO JBA CONSULTING
11	LET TO BAUER MEDIA
12	LET TO SAFFERY CHAMPNESS

AVAILABLE SPACE

SECOND FLOOR ACCOMMODATION



OFFICE	NIA
13	LET TO AEGON UK
14	LET TO WESTERN UNION
18	11,926 SQ FT (1,108 SQ M)

SPECIFICATION

OUR NEWLEY REFURBISHED BUILDING INCLUDES:



MEETING ROOM
AVAILABLE
TO BOOK



79 SECURE
& COVERED
BIKE RACKS



WiredScore
PLATINUM

WIRED SCORE
PLATINUM



WIFI TO
COMMON AREAS

EQUIEM

EQUIEM
TENANT APP &
EVENTS



AIR CONDITIONING
SYSTEM



10 X 22KWH EV
CHARGING POINTS
AVAILABLE



24 HR
CCTV



NEW LED
LIGHTING



FEATURE LAKE
WITH LARGE
OUTDOOR TERRACE



5 STAR DATA
CONNECTIVITY &
TELECOMMS RATING

MULTIFAITH PRAYER
ROOM



ONSITE CAFE
& LARGE
BREAKOUT AREA



CAR PARKING
SPACES 1:119 SQ FT



DEMISED WCs



GYM/SPORTS HALL
& EXERCISE CLASSES



LOCKERS &
DRYING ROOM
FACILITIES



CONCIERGE
SERVICE



NEW SHOWERS &
CHANGING FACILITIES



EPC B/C

CERTIFIED RENEWABLE ELECTRICITY





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