

WESTPOINT

BY **M**

Lynch Wood, Peterborough
Cambridgeshire PE2 6FZ



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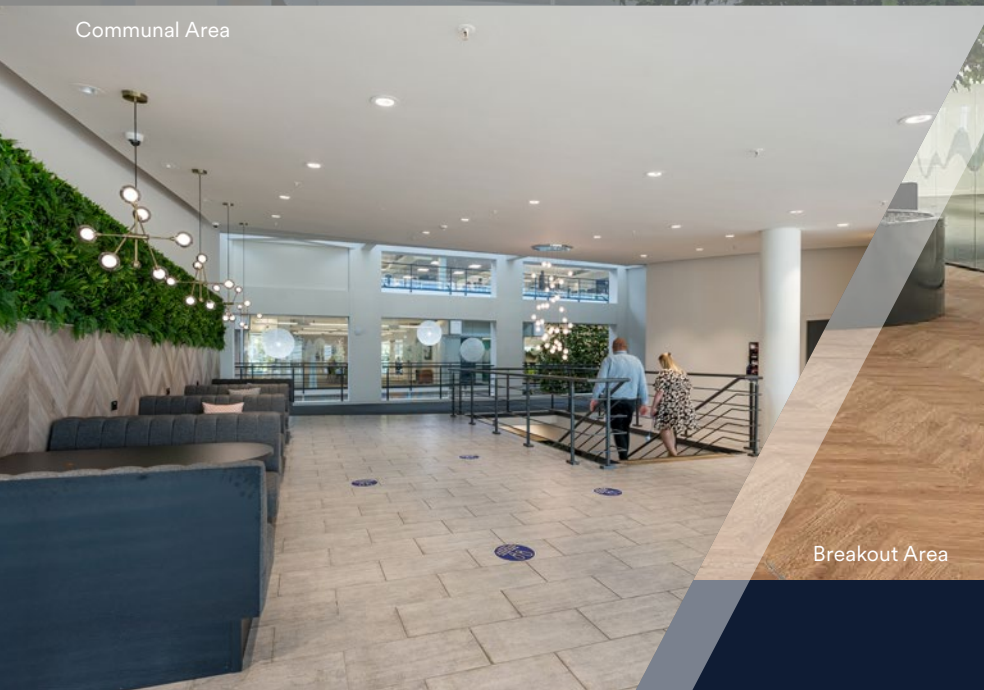
POSITIVE, PRODUCTIVE OFFICE SPACE TO LET

150,000 sq.ft of newly refurbished offices surrounded by 1,750 acres of country park and only 45 minutes from London Kings Cross station.

Contemporary finishes throughout and an abundance of natural light.

Excellent Grade A office parking provision at a ratio of 1:140 sq.ft (1,292 spaces).

Communal Area



Breakout Area





Office Suite



On-site Café

YOUR SPACE

Westpoint is a three storey office building offering high quality Grade A open plan space.

The building has an impressive full height reception with a full time concierge on site and atrium which at ground floor level provides meet and greet at the reception desk along with informal break out areas and a communal tea point.

- Westpoint is only a 20 minute bike ride from the city centre train station
- Stay active using Westpoint's on-site gym, sports hall, shower and changing facilities
- On-site café provides a range of grab and go food to be enjoyed outdoors or in one of many breakout areas.

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, padel, climbing and golf as well as food and drink at the Lakeside Kitchen and Bar.



Meeting Room



Fob Barrier Entry/Reception



Communal Meeting Room



Boat House Meeting Room

SPECIFICATION

Westpoint building includes:



350KVA
GENERATOR
AVAILABLE



79 SECURE
& COVERED
BIKE RACKS



FITTED OPTIONS
AVAILABLE



FULL ACCESS
RAISED FLOORS



AIR CONDITIONING
SYSTEM



ELECTRIC CAR
CHARGING POINTS
AVAILABLE



CYCLING SCORE
PLATINUM



NEW LED
LIGHTING



FEATURE LAKE
WITH LARGE
OUTDOOR TERRACE



24 HR
CCTV



ONSITE CAFE
& LARGE
BREAKOUT AREA



CAR PARKING
SPACES 1:140 SQ FT



DEMISED WC



WIFI TO
COMMON AREAS



LOCKERS &
DRYING ROOM
FACILITIES



CONCIERGE
SERVICE



NEW SHOWERS &
CHANGING FACILITIES



GYM/SPORTS HALL
EXERCISE CLASSES
& PADEL SPORTS



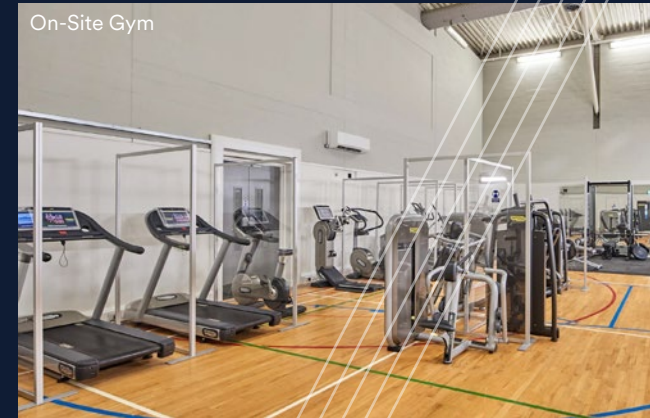
5 STAR DATA
CONNECTIVITY &
TELECOMMS RATING



MEETING ROOM
AVAILABLE
TO BOOK



On-Site EV Charging
(indicative image)

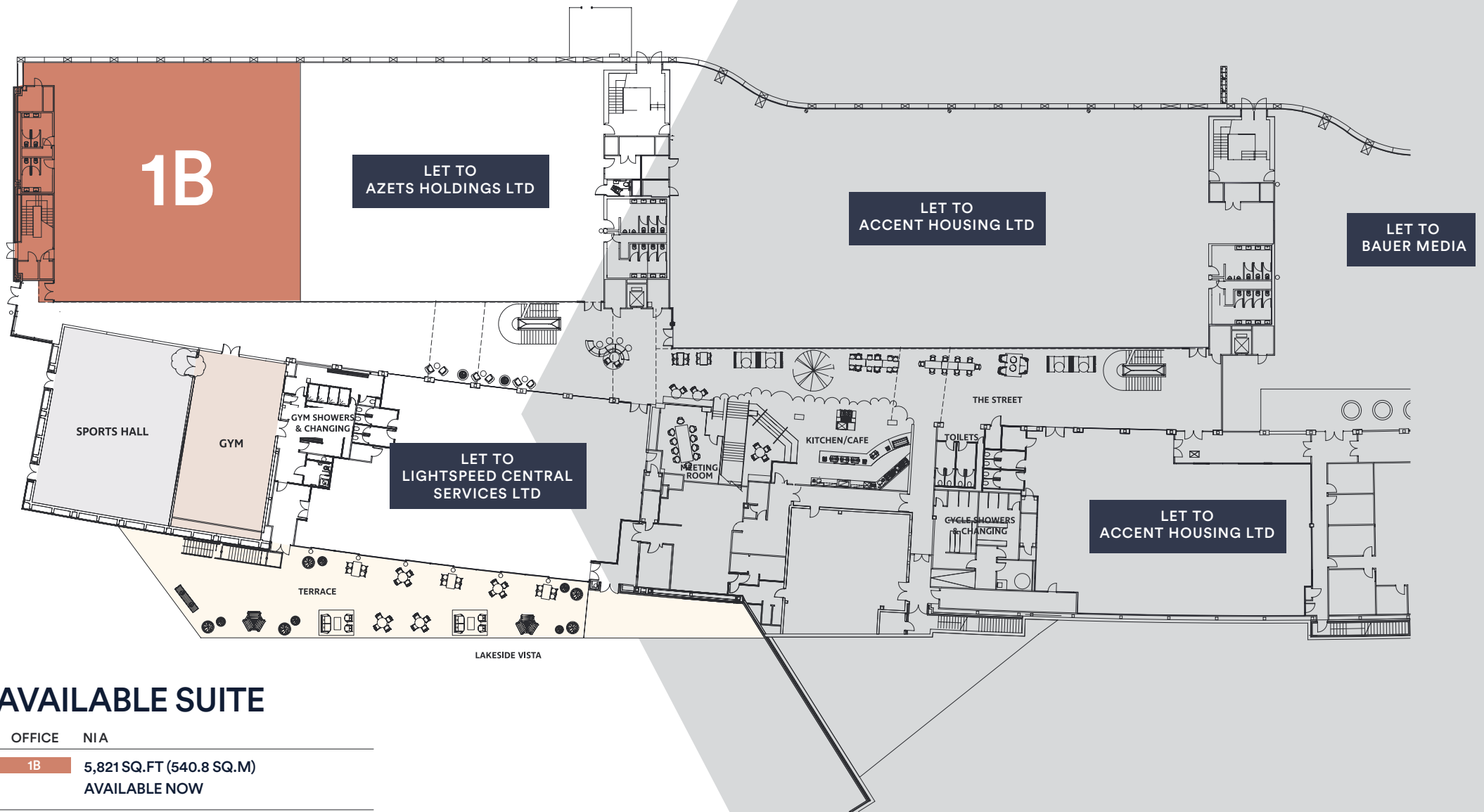


On-Site Gym



Lakeside with Outdoor Seating Area

GROUND FLOOR PLAN

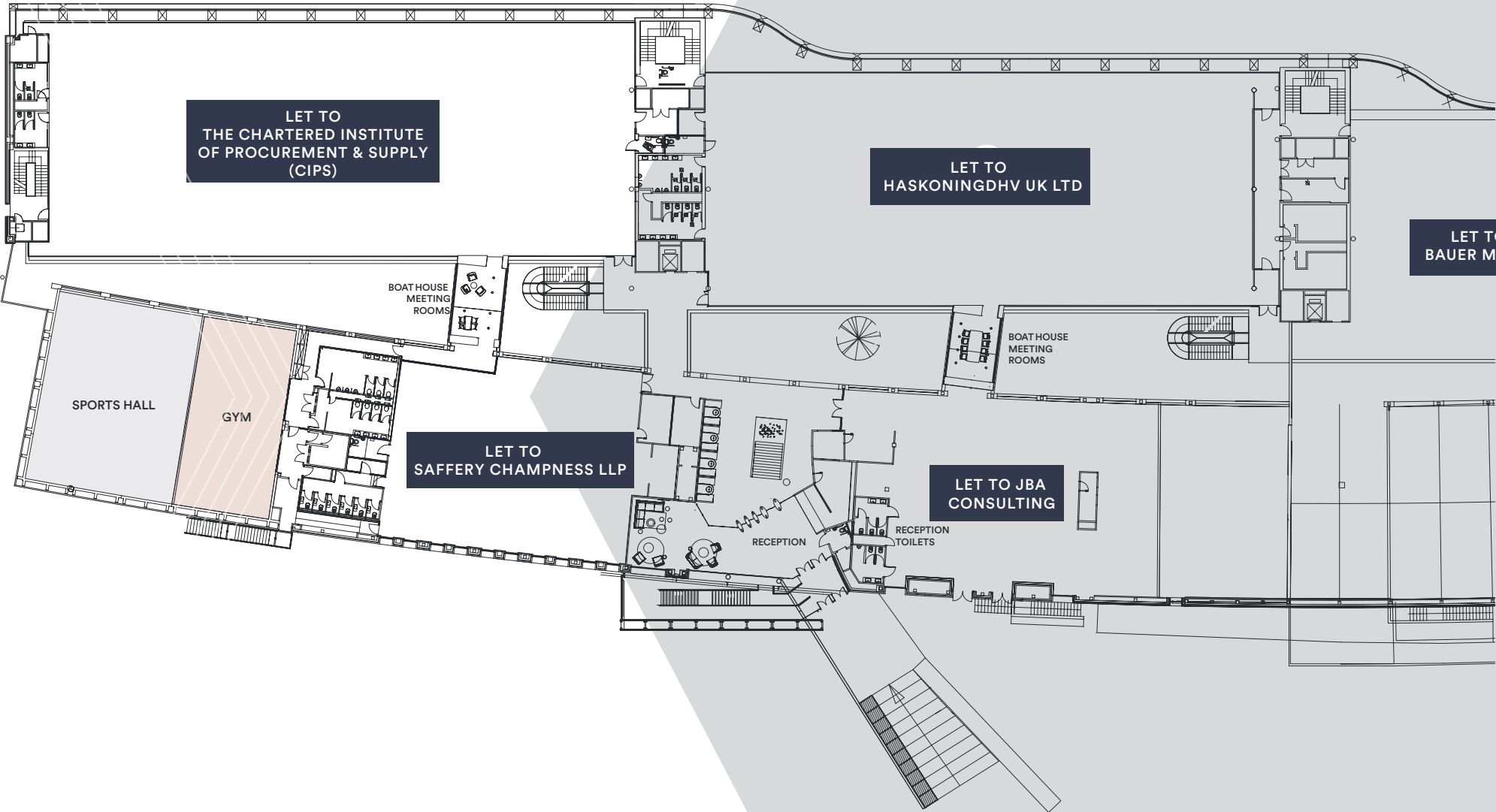


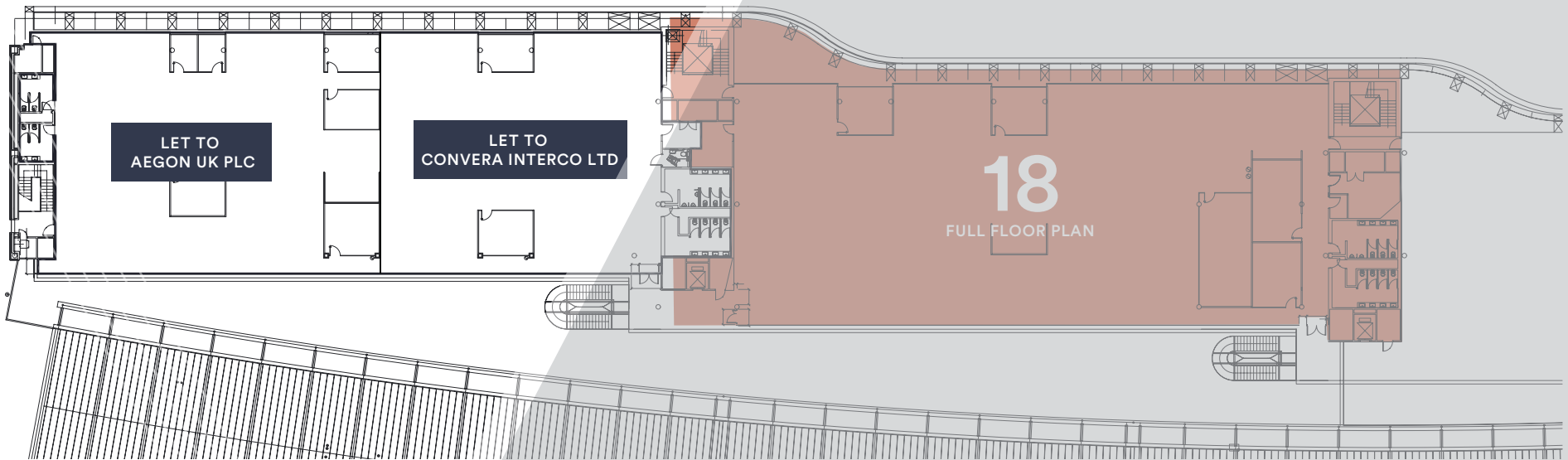
AVAILABLE SUITE

OFFICE NIA

1B 5,821 SQ.FT (540.8 SQ.M)
AVAILABLE NOW

FIRST FLOOR PLAN

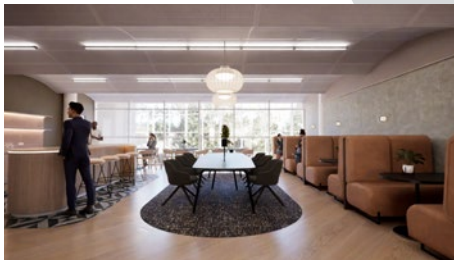




AVAILABLE SUITE

- Full Suite

OFFICE	NIA
18	FULL FLOOR 11,926 SQ.FT (1,108 SQ.M)

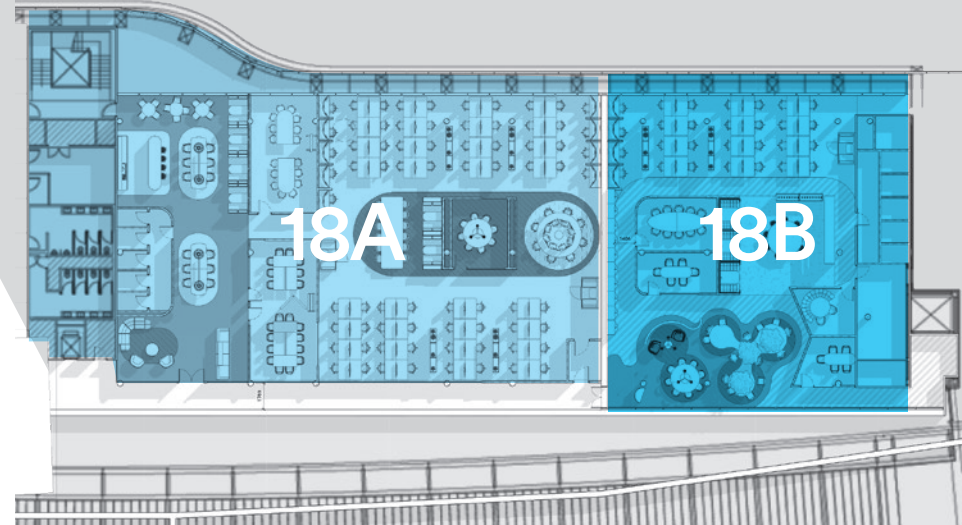


- Split Suite Option

OFFICE	NIA
18A	SPLIT FLOOR 7,000 SQ.FT (650 SQ.M)
18B	SPLIT FLOOR 4,500 SQ.FT (418 SQ.M)



- Split Suite Concept Illustration



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All Enquiries

For any enquiries on rent or other occupational costs please contact the Asset Manager or Agents listed on the last page.



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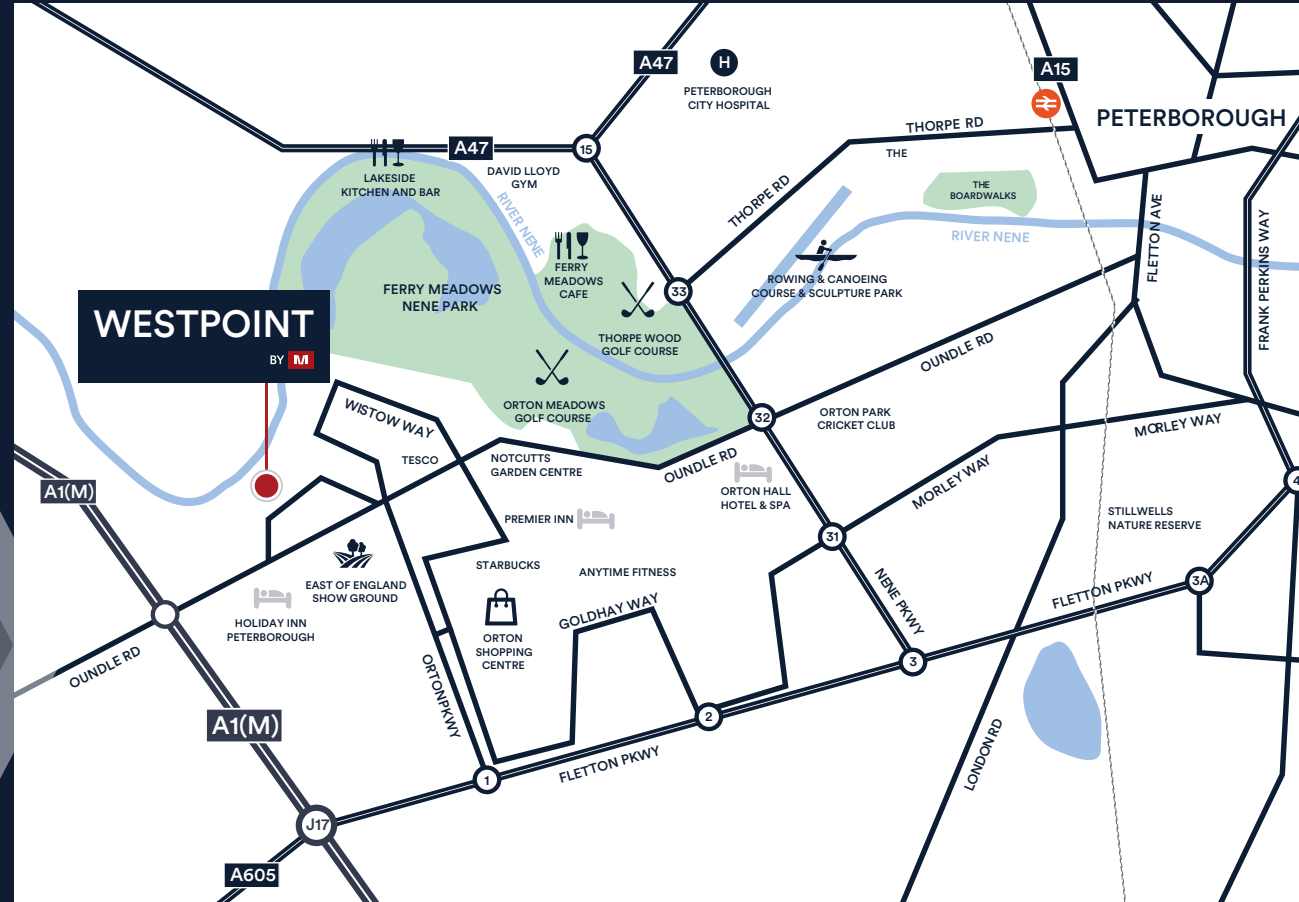
SAT NAV: PE2 6FZ

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.

By Train	Travel Time	By Bus	Travel Time
London	45 mins	23 Peterborough Station	
Cambridge	50 mins	X4 gold Citi 1	14 mins
Birmingham	1hr 44 mins	Peterborough Station	20 mins
By Car	Travel Time	By Bike	Travel Time
Cambridge	47 mins	Peterborough Station	20 mins
London	1hr 53 mins		
Birmingham	1hr 30 mins		
Stansted Airport	1hr 10 mins		
Luton Airport	1hr 13 mins		

VIEWING

Strictly via prior appointment with the appointed agents:



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James Anderson

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