



WEST POINT

PETERBOROUGH

OFFICE WELL-BEING AT ITS BEST

94,000 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 | LYNCH WOOD | PETERBOROUGH | CAMBRIDGESHIRE | PE2 6GG

WESTPOINT | PETERBOROUGH



BIGGER BRIGHTER BETTER

THE STREET - BREAKOUT AREA

FLEXIBILITY TO SUIT YOU



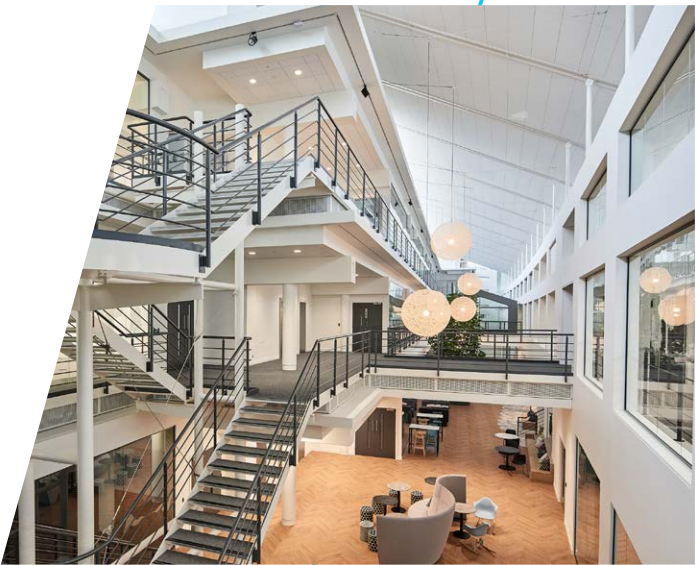
FLEXIBLE OFFICES, BOTH LARGE AND SMALL PROVIDING 4,000 TO 24,000 SQ FT OVER A SINGLE FLOOR. CONTEMPORARY FINISHES THROUGHOUT AND AN ABUNDANCE OF NATURAL LIGHT. THE BEST GRADE A OFFICE PARKING PROVISION IN PETERBOROUGH AT A RATIO OF 1:119 SQ FT (800 SPACES).

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 (FROM FIRST FLOOR)



COMMUNAL MEETING ROOM



THE STREET



GOOD FOOD EXPERIENCES LIFT THE SPIRIT



CAFÉ



(LAKESIDE OUTDOOR SEATING AREA)



(INDICATIVE PHOTOGRAPHY)

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.**

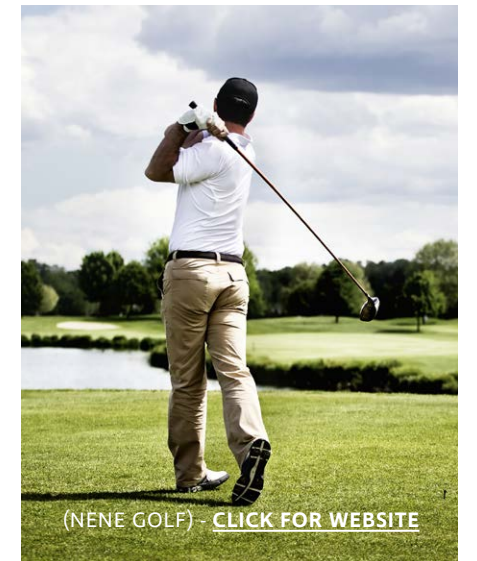
SET IN 1,750 ACRES OF IDYLIC PARKLAND

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 - [VIEW LINK](#).



(PETERBOROUGH ROWING LAKE) - [CLICK FOR WEBSITE](#)



(NENE GOLF) - [CLICK FOR WEBSITE](#)

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.

[CLICK FOR WEBSITE](#)



(LAKESIDE SAILING CLUB) [CLICK FOR WEBSITE](#)

GOING THE EXTRA MILE



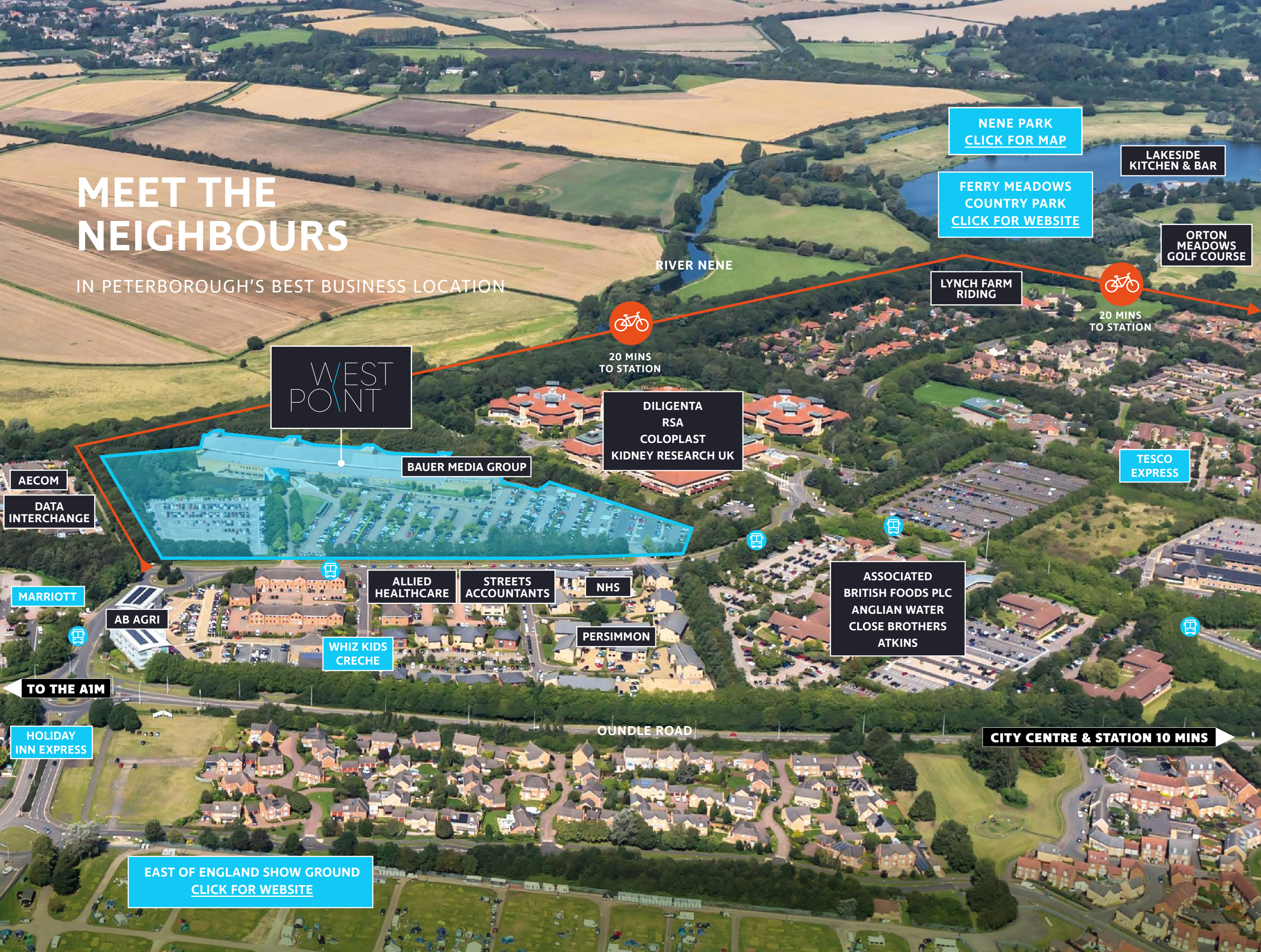
WESTPOINT IS ONLY A 20 MINUTE BIKE RIDE FROM THE STATION. THE BUILDING WAS AWARDED THE HIGHEST ACREDITATION, PLATINUM CYCLINGSORE CERTIFICATION REFLECTING THE BEST IN CLASS INFRASTRUCTURE AND FACILITIES.

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



WEST
POINT

NENE PARK
[CLICK FOR MAP](#)

LAKESIDE
KITCHEN & BAR

FERRY MEADOWS
COUNTRY PARK
[CLICK FOR WEBSITE](#)

ORTON
MEADOWS
GOLF COURSE

LYNCH FARM
RIDING

20 MINS
TO STATION

20 MINS
TO STATION

DILIGENTA
RSA
COLOPLAST
KIDNEY RESEARCH UK

BAUER MEDIA GROUP

TESCO
EXPRESS

ASSOCIATED
BRITISH FOODS PLC
ANGLIAN WATER
CLOSE BROTHERS
ATKINS

PERSIMMON

OUNDLE ROAD

CITY CENTRE & STATION 10 MINS

EAST OF ENGLAND SHOW GROUND
[CLICK FOR WEBSITE](#)

MARRIOTT

AB AGRI

WHIZ KIDS
CRECHE

ALLIED
HEALTHCARE

STREETS
ACCOUNTANTS

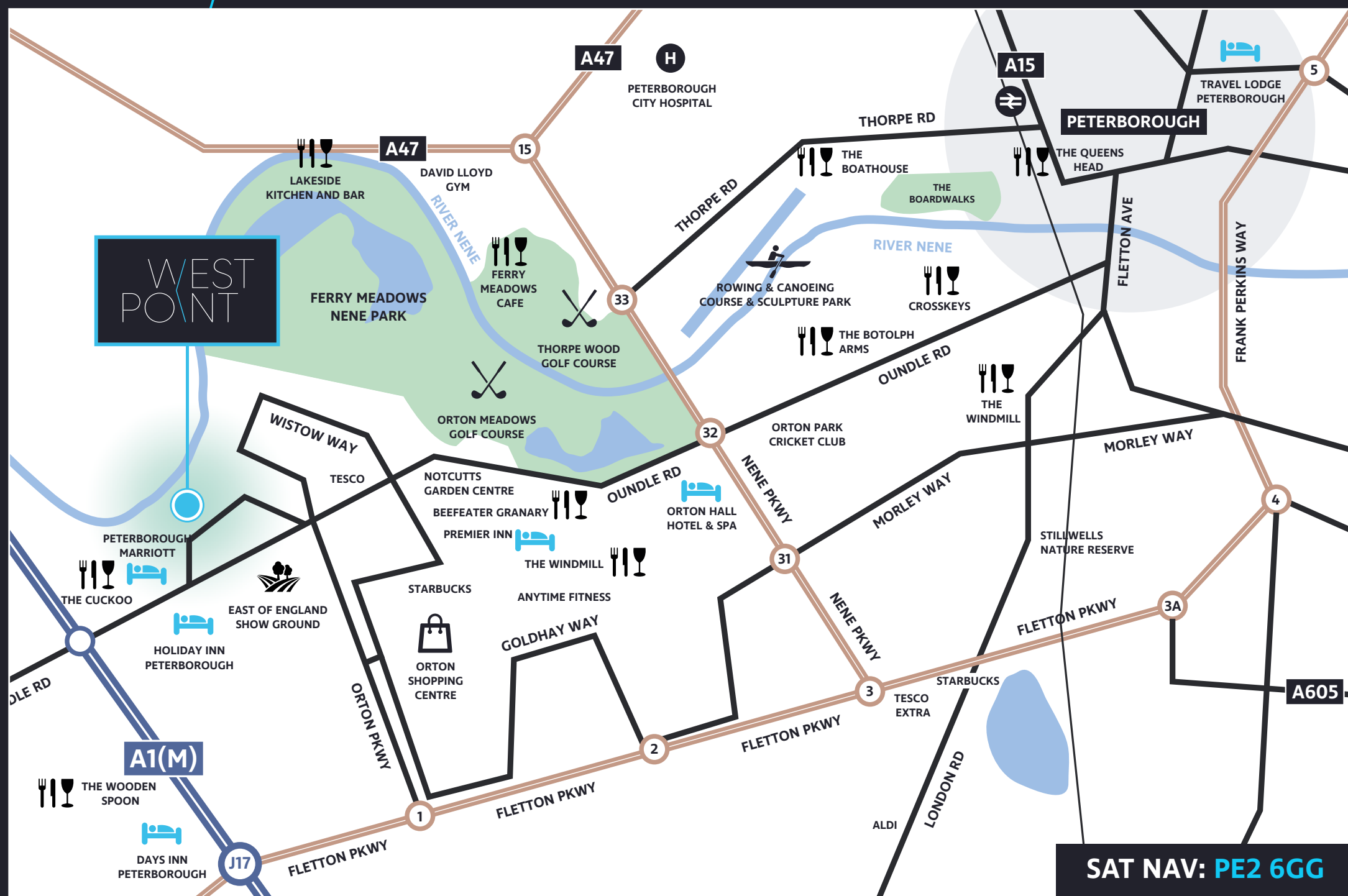
NHS

AECOM

DATA
INTERCHANGE

TO THE A1M

HOLIDAY
INN EXPRESS



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.



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

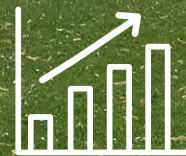
FIVE STAR CONNECTIVITY
LONDON KING'S CROSS IN 49 MINUTES

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

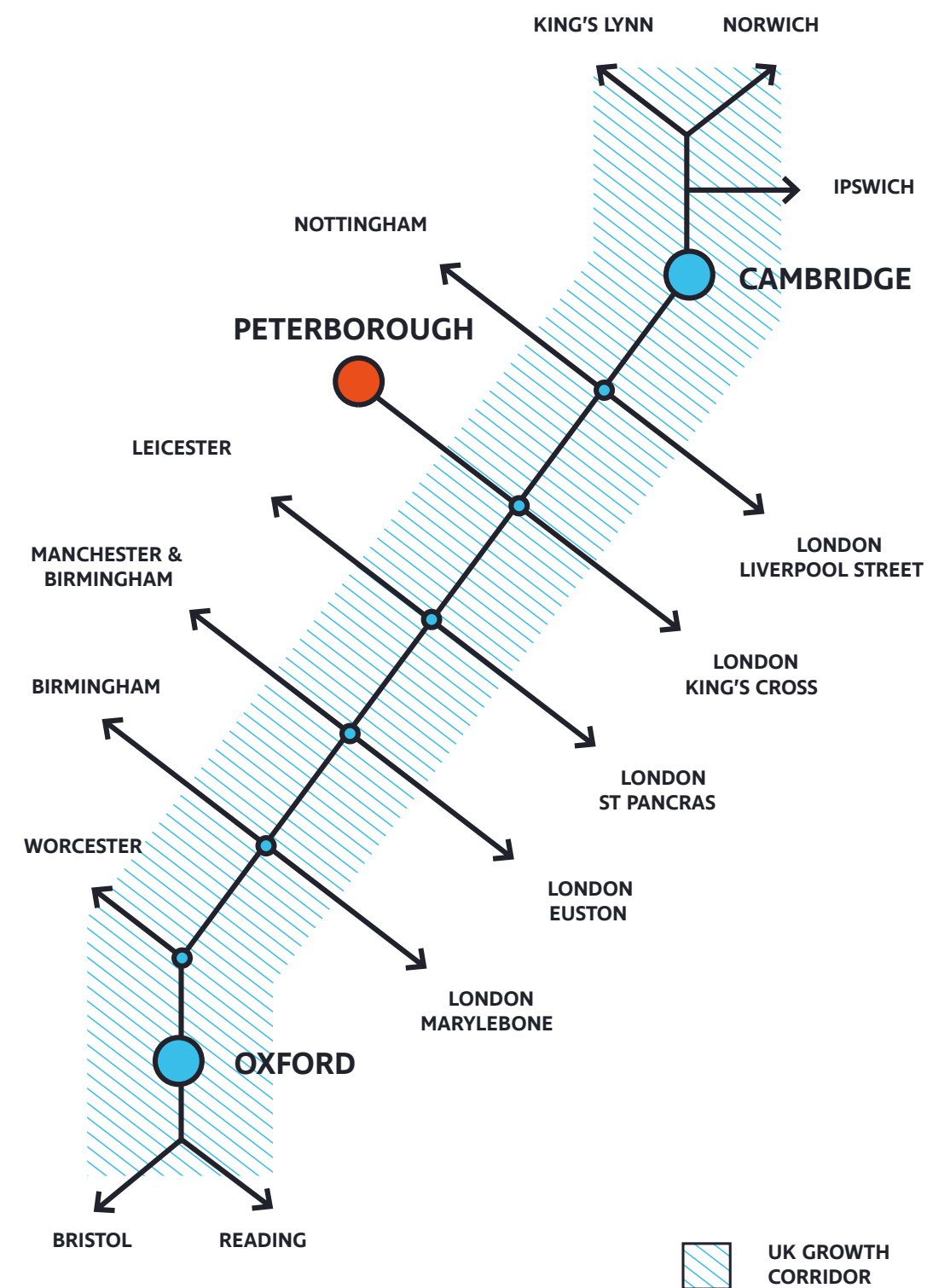


MORE GREEN SPACE
THAN ANY OTHER
CITY IN THE UK



THE UK GROWTH CORRIDOR OXFORD - CAMBRIDGE

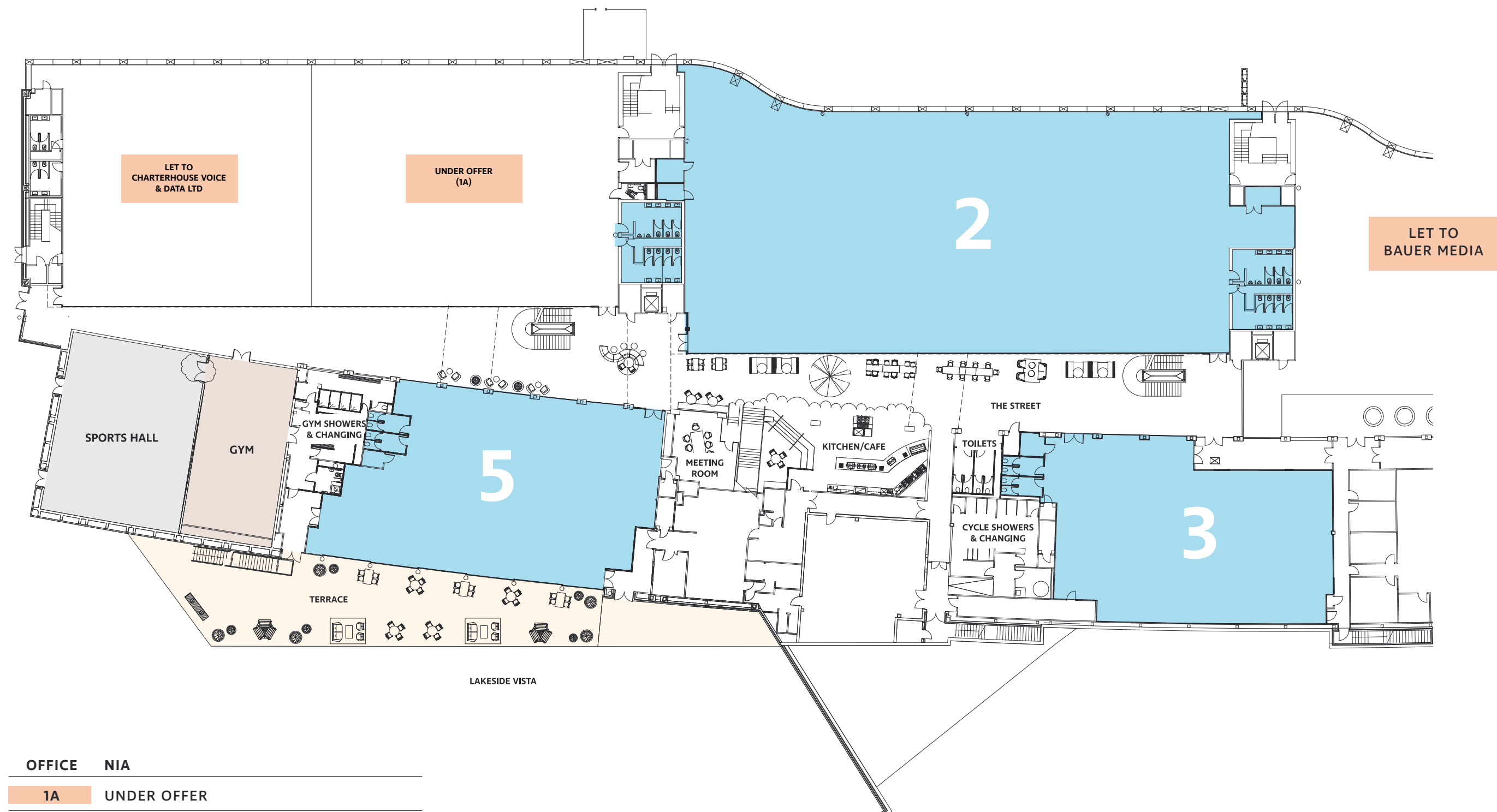
THE OXFORD-CAMBRIDGE ARC HAS BEEN HIGHLIGHTED BY THE UK GOVERNMENT AS A KEY ECONOMIC PRIORITY FOR THE COUNTRY, AND HAS AMBITIOUS PLANS TO UNLOCK ITS POTENTIAL TO CREATE A WORLD LEADING INNOVATION ECONOMY. PETERBOROUGH IS SITUATED IN A KEY POSITION IN THE ARC AND IS WELL PLACED FOR FUTURE BUSINESS GROWTH.



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

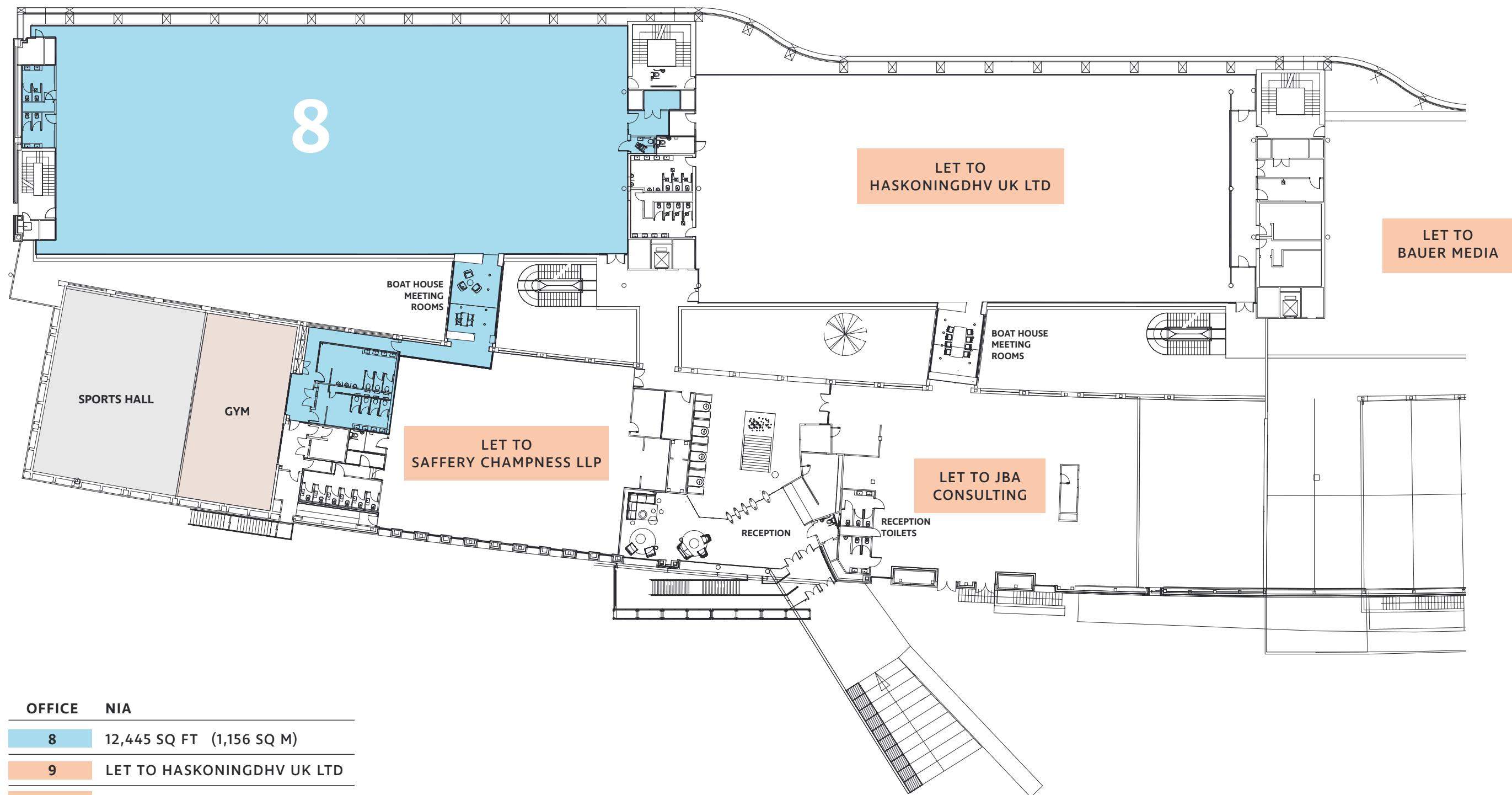
GROUND FLOOR ACCOMMODATION



OFFICE	NIA
1A	UNDER OFFER
1B	LET TO CHARTERHOUSE VOICE & DATA LTD
2	13,336 SQ FT (1,239 SQ M)
3	4,565 SQ FT (424 SQ M)
5	5,254 SQ FT (488 SQ M)

AVAILABLE SPACE

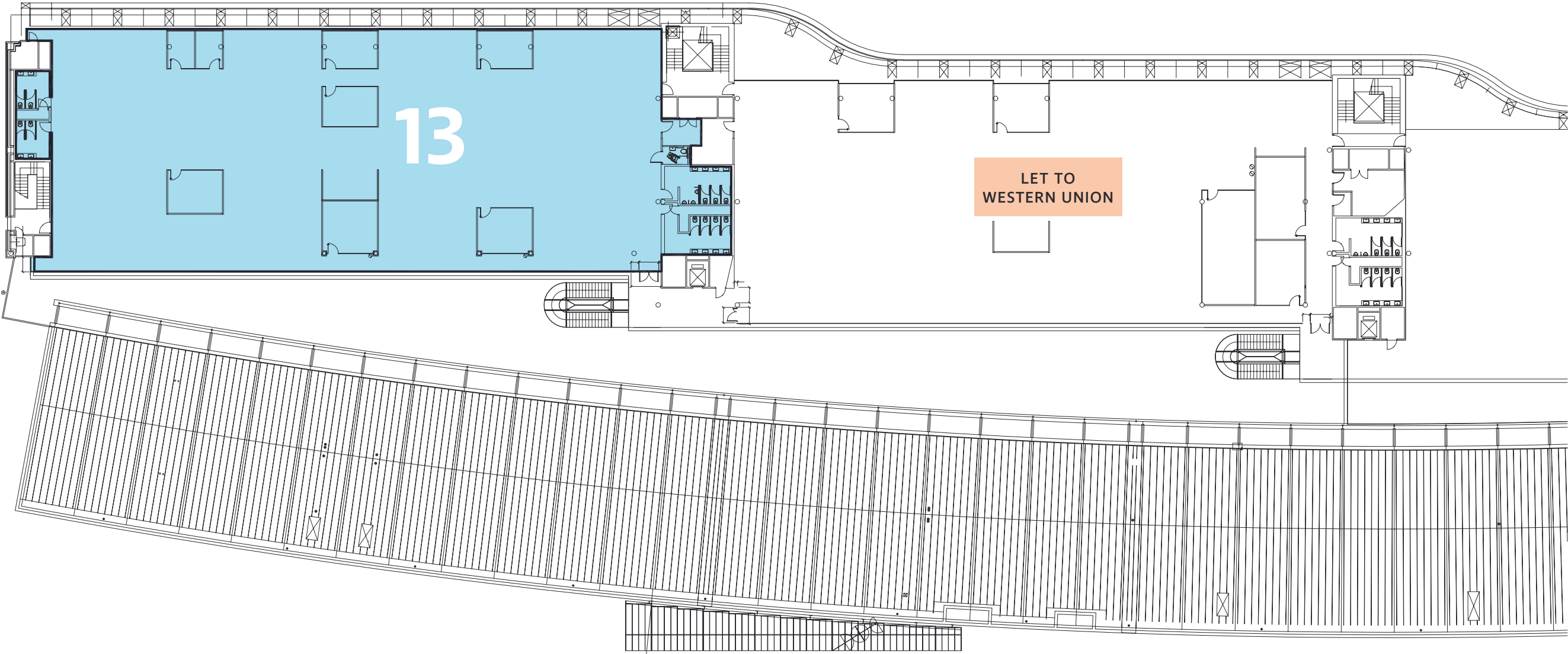
FIRST FLOOR ACCOMMODATION



OFFICE	NIA
8	12,445 SQ FT (1,156 SQ M)
9	LET TO HASKONINGDHV UK LTD
10	LET TO SAFFERY CHAMPNESS LLP
12	UNDER OFFER

AVAILABLE SPACE

SECOND FLOOR ACCOMMODATION



OFFICE	NIA
13	12,131 SQ FT (1,127 SQ M)
14	LET TO WESTERN UNION

SPECIFICATION

OUR NEWLEY REFURBISHED BUILDING INCLUDES:



350KVA
GENERATOR
AVAILABLE



79 SECURE
& COVERED
BIKE RACKS



FITTED OPTIONS
AVAILABLE



WIFI TO
COMMON AREAS



FULL ACCESS
RAISED FLOORS



AIR CONDITIONING
SYSTEM



ELECTRIC CAR
CHARGING POINTS
AVAILABLE



24 HR
CCTV



CYCLINGSORE
PLATINUM



NEW LED
LIGHTING



FEATURE LAKE
WITH LARGE
OUTDOOR TERRACE



5 STAR DATA
CONNECTIVITY &
TELECOMMS RATING



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



MEETING ROOM
AVAILABLE
TO BOOK





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WEST POINT

PETERBOROUGH

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