



# There's no place like *Lynch Wood Park*

We recognise the positive impacts that come from a well-balanced work life and a collaborative community.

Lynch Wood Park, Peterborough, PE2 6FY

OFFICE SPACE  
**TO LET**  
FROM 1 DESK  
UPWARDS





PRESTIGIOUS  
350,000 SQ FT  
OFFICE  
CAMPUS

UNRIVALLED  
TRANQUIL  
SETTING



## A Place for the *Future*

Located on the outskirts of Peterborough City Centre, Lynch Wood Park is an idyllic 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, impressive working environment.



## A Place to *Thrive*

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Consisting of 350,000 sq ft of Grade A office space, Lynch Wood Park is the ideal, contemporary work space which boasts a huge range of amenities. In a building designed with immaculate architectural décor, you can ensure your creative mind and inspiration will flow.

With newly introduced flexible office solutions, we present small businesses with an opportunity to grow amongst larger companies and expand their network. Likewise, larger businesses can satisfy their evolving needs in an impressive office space with conference and meeting room facilities.



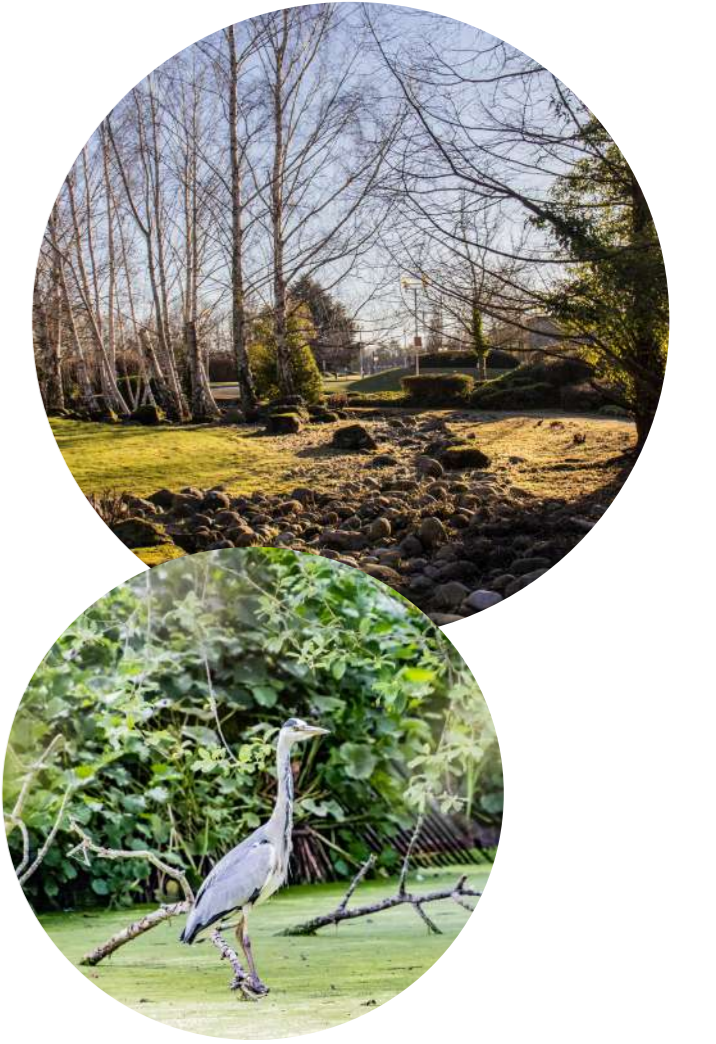
## A Place for *Wellness*

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Designed with wellbeing in mind, Lynch Wood Park provides an environment that encourages people to enjoy their workday and therefore become more productive in their work.

By attending the on-site gym, grabbing a quick coffee from the Grab-and-Go or simply taking a stroll by the lake, you can refresh your mind and renew your inspiration.

From our stunning, tranquil surroundings to a variety of health and wellbeing amenities, not only are all your business needs met, but your individual health requirements are too.



# A Place for your Business

Snap up premium office space in one of the UK's fastest growing cities. With high spec office accommodation available at a cost-effective price, we can guarantee you'll find your perfect match.

Whether you're a fresh, new start-up or looking to expand your business, we've got 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.

To rent office space at Lynch Wood Park.



Modern, flexible and place to call home for your business from 1 desk upwards



Grab & Go kitchen with seating



On-site gym



EV Charging



On-site community & events



Impressive entrance & reception including fully glazed roof



Grade A office specification including raised floors & 4 pipe fan coil air conditioning



Fully DDA compliant



Excellent natural light



Dedicated building manager



Conference and meeting room facilities



New on-site restaurant & gym facilities (due to open 2022)



11 passenger lifts



Impressive landscaped surroundings



1,902 surface & basement car parking spaces (ratio 1:185 sq ft)



A PLACE TO CALL HOME FOR YOUR BUSINESS FROM 1 DESK UPWARDS

# A Place to Community

Join a thriving community of like-minded, individuals from a multitude of backgrounds and industries. Lynch Wood Park promotes a healthy community relationship all year round to ensure you build and maintain those substantial connections.

Community is at the heart of Lynch Wood Park so everything we do is created to have a positive impact on employees and provide the optimum environment for businesses to flourish.

Our dedicated Serviced Office Provider



- Flexible Serviced Office Space
- Meeting Rooms
- Virtual Offices
- Coworking

Is Now Available At Lynch Wood Park



Peterborough Cathedral



Nene Park

## Our Occupiers



## A Place for *Collaboration*

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Lynch Wood Park is home to a number of features designed to encourage collaboration across the campus. Attend your meetings by the lake, meet ambitious individuals in the communal breakout area and engage in social events and activities organised by the dedicated onsite team.

From small start-ups to larger, established firms, whatever the size of your business, you'll find your work family here at Lynch Wood Park.



# A Place for *Connectivity*

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.

## 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 45 minutes
Leeds	1 hour 50 minutes
Manchester	2 hours 29 minutes

Sat Nav: PE2 6FY







## Peterborough *in numbers*

- 1 of the fastest growing cities in the UK
- £1bn city centre regeneration
- £1.2bn invested into reducing rail journeys into London to 39 mins
- £30m university set to open in 2022
- £30m full-fibre network to nearly every home and business
- £43m railway station redevelopment
- £60m 77,000 sq ft extension of Queensgate Shopping Centre including a 10-screen multiplex cinema
- £120m Fletton Quays regeneration

# A Place for *Sustainability*

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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.



There's no place like Lynch Wood Park.



## A Place for *Technology*

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The vast world of modern technology is ever expanding, and it is vital for businesses to ensure they are up-to-date to boost company growth.

At Lynch Wood Park, we're proud to offer an ultrafast broadband network which boasts download speeds of 1GB. We can ensure your company never has to worry about tech specs.



Asset Managed by



**FI** REAL ESTATE  
MANAGEMENT

**0845 500 61 61**  
[www.fi-rem.com](http://www.fi-rem.com)

For all enquiries about renting  
office space at Lynch Wood Park.



[lynchwood-park.co.uk](http://lynchwood-park.co.uk)



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