



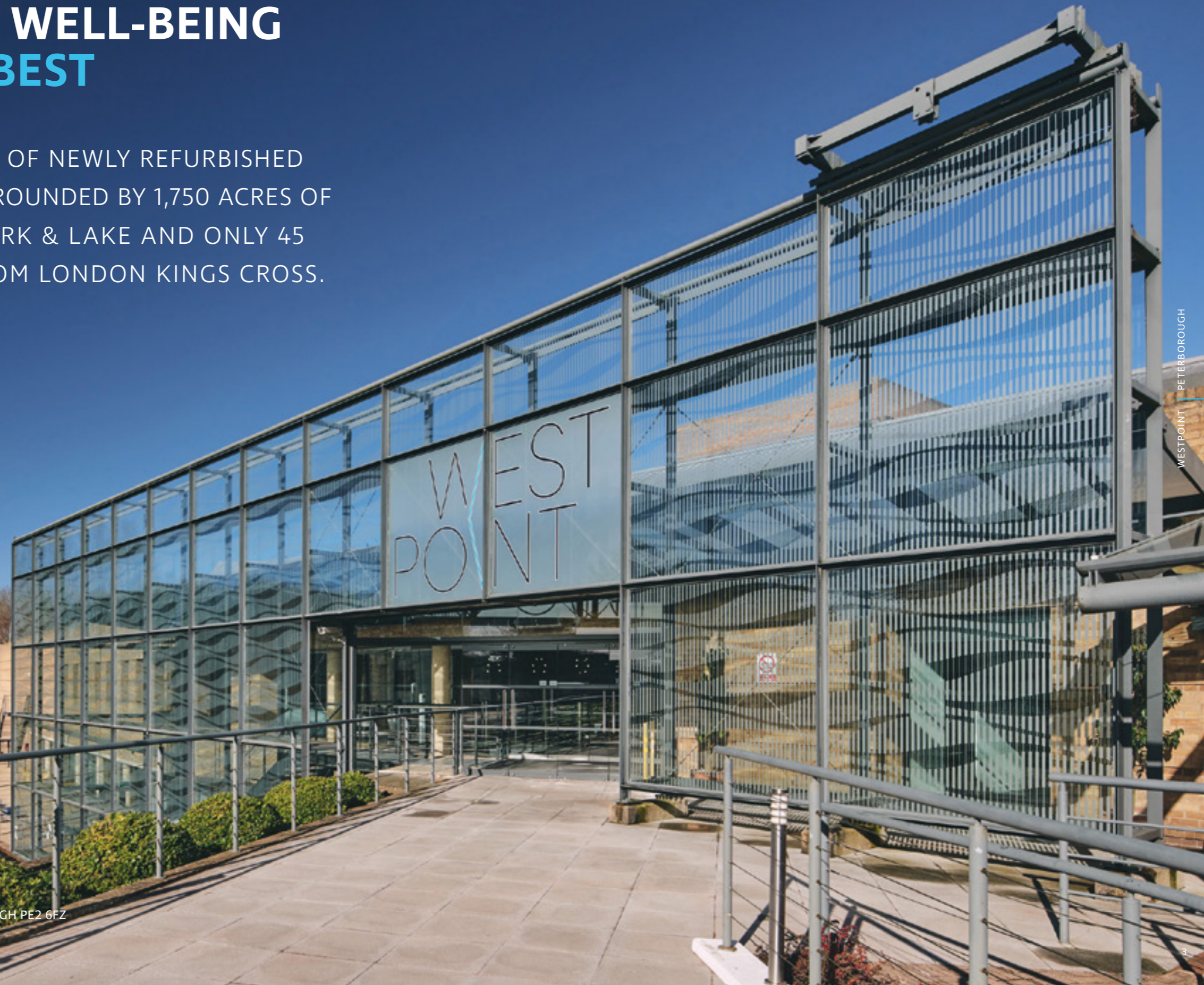
WEST  
POINT

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.







**BIGGER**BRIGHTERBETTER

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)

PETERBOROUGH WESTPOINT



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

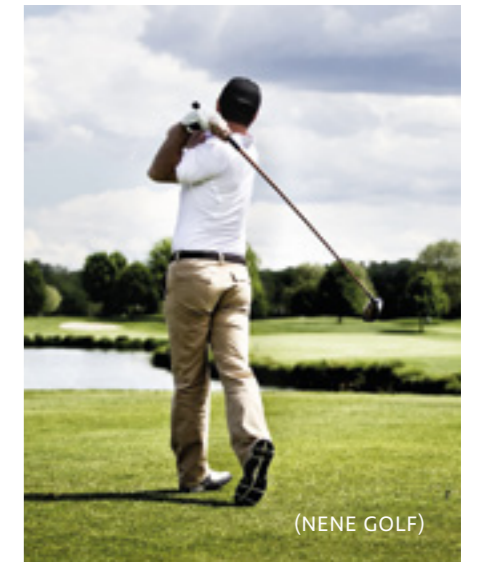


WESTPOINT IS SITUATED CLOSE BY TO FERRY MEADOWS COUNTRY PARK, ONE OF THE LARGEST COUNTRY PARKS IN THE REGION, WHICH OFFERS A RANGE OF OUTDOOR ACTIVITIES INCLUDING WALKING, CYCLING, SWIMMING, WATERSPORTS, FISHING, ARCHERY, CLIMBING AND GOLF AS WELL AS FOOD AND DRINK AT THE LAKESIDE KITCHEN & BAR.

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



(PETERBOROUGH ROWING LAKE)



(NENE GOLF)

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.



(LAKESIDE SAILING CLUB)



# GOING THE EXTRA MILE



CYCLING  
SCORE  
PLATINUM



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.

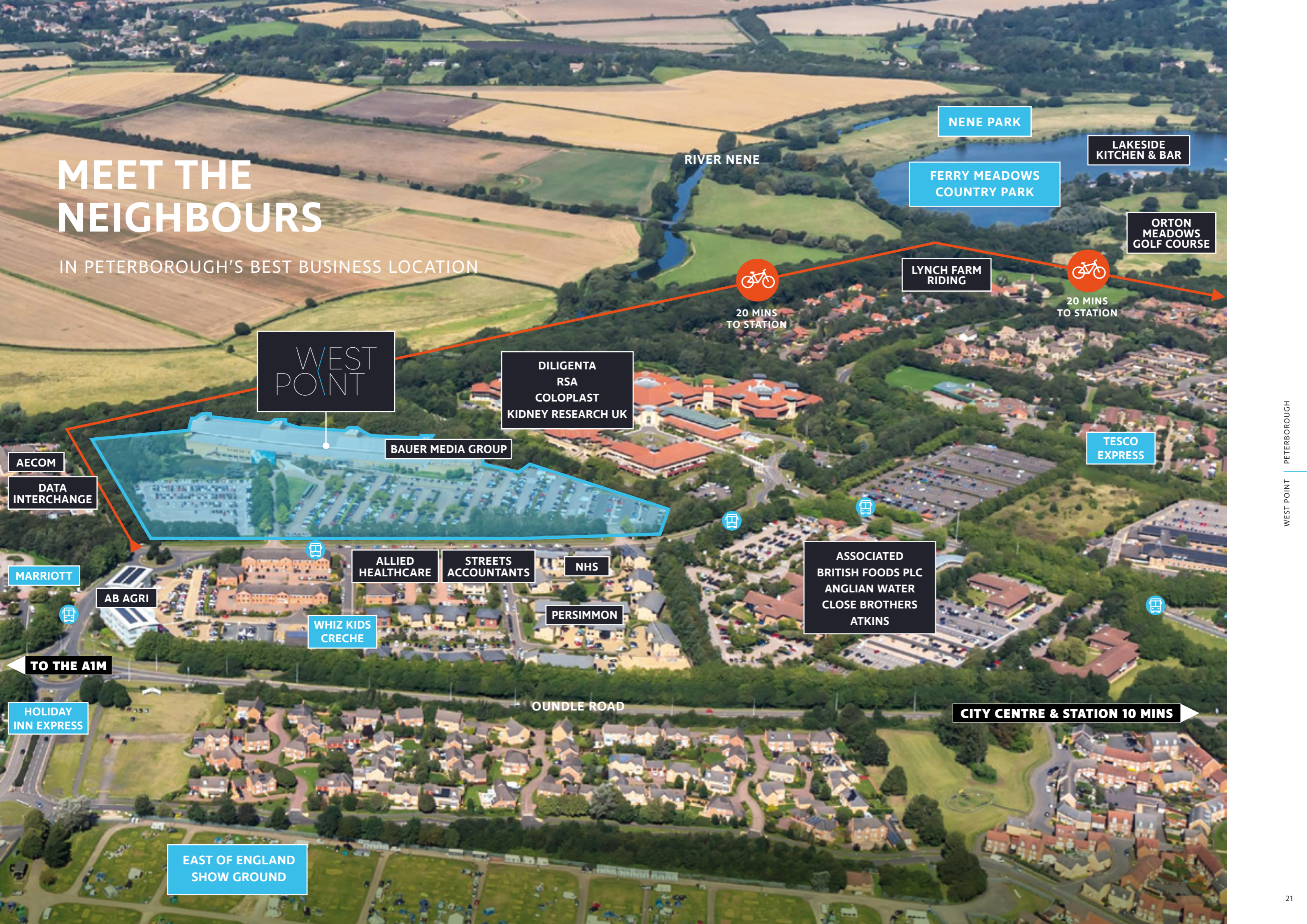
PETERBOROUGH'S GREEN WHEEL CYCLE NETWORK RUNS PAST WESTPOINT AND OFFERS 32 KILOMETRES OF TRAFFIC-FREE PATHS, QUIET ROADS AND URBAN CYCLE LANES.





# MEET THE NEIGHBOURS

IN PETERBOROUGH'S BEST BUSINESS LOCATION



WEST POINT

DILIGENTA  
RSA  
COLOPLAST  
KIDNEY RESEARCH UK

BAUER MEDIA GROUP

LYNCH FARM RIDING

ORTON MEADOWS GOLF COURSE

TESCO EXPRESS

ASSOCIATED  
BRITISH FOODS PLC  
ANGLIAN WATER  
CLOSE BROTHERS  
ATKINS

ALLIED HEALTHCARE

STREETS ACCOUNTANTS

NHS

PERSIMMON

WHIZ KIDS CRECHE

CITY CENTRE & STATION 10 MINS

EAST OF ENGLAND SHOW GROUND

NENE PARK

FERRY MEADOWS COUNTRY PARK

LAKESIDE KITCHEN & BAR

AECOM

DATA INTERCHANGE

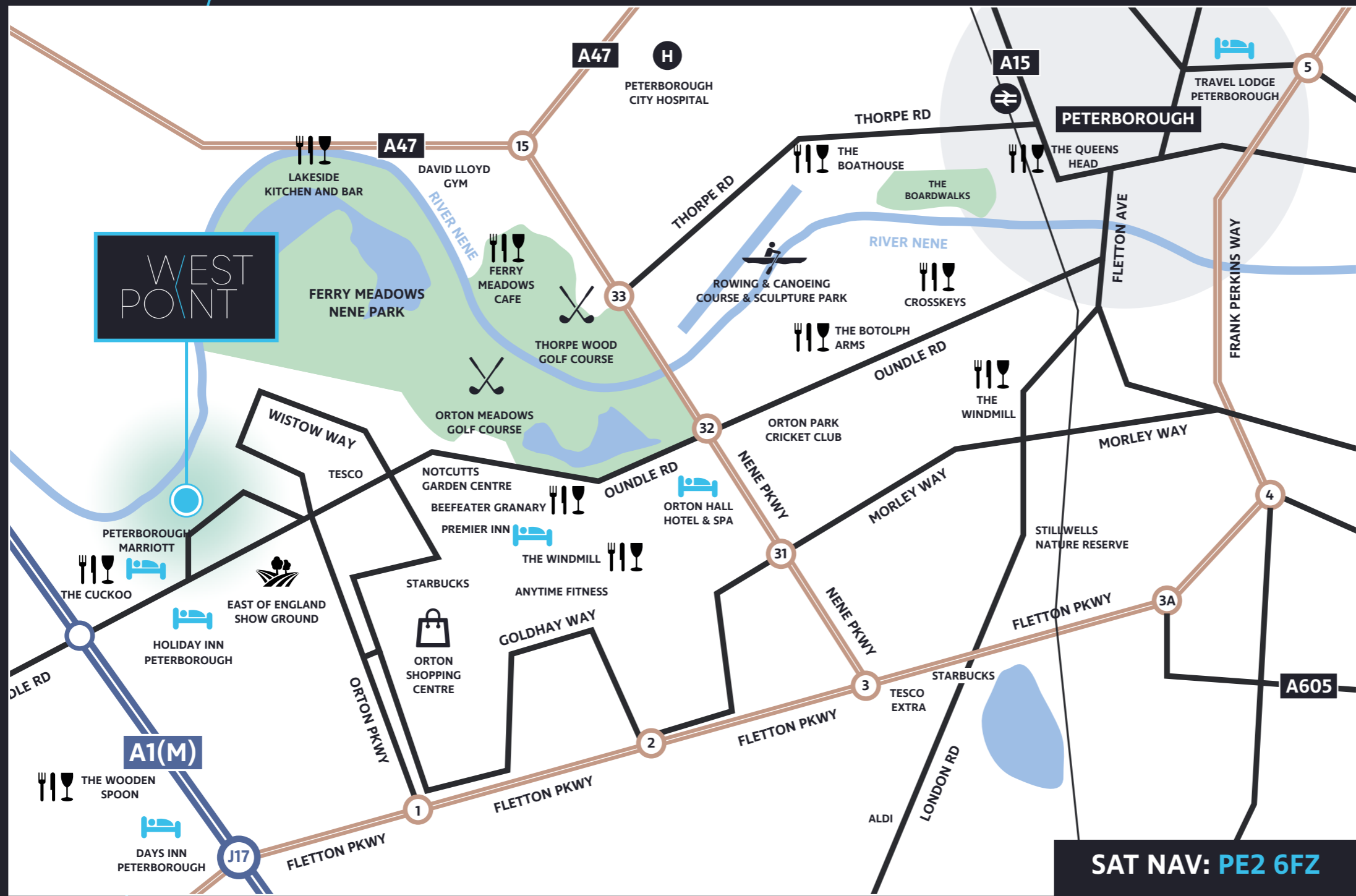
MARRIOTT

AB AGRI

TO THE AIM

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  
London  
Birmingham  
Stansted Airport  
Luton Airport

47 mins  
1 hour 53 mins  
1 hour 30 mins  
1 hour 10 mins  
1 hour 13 mins



23 Peterborough  
Station  
X4 gold, Citi 1  
Peterborough  
Station

14 mins  
20 mins



Cambridge  
London  
Birmingham

50 mins  
49 mins  
1 hour 44 mins



Peterborough  
Station

20 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



ENGLANDS FASTEST  
GROWING CITY  
BY 2025



EXCELLENT  
HOUSE PRICE TO  
EARNINGS RATIO

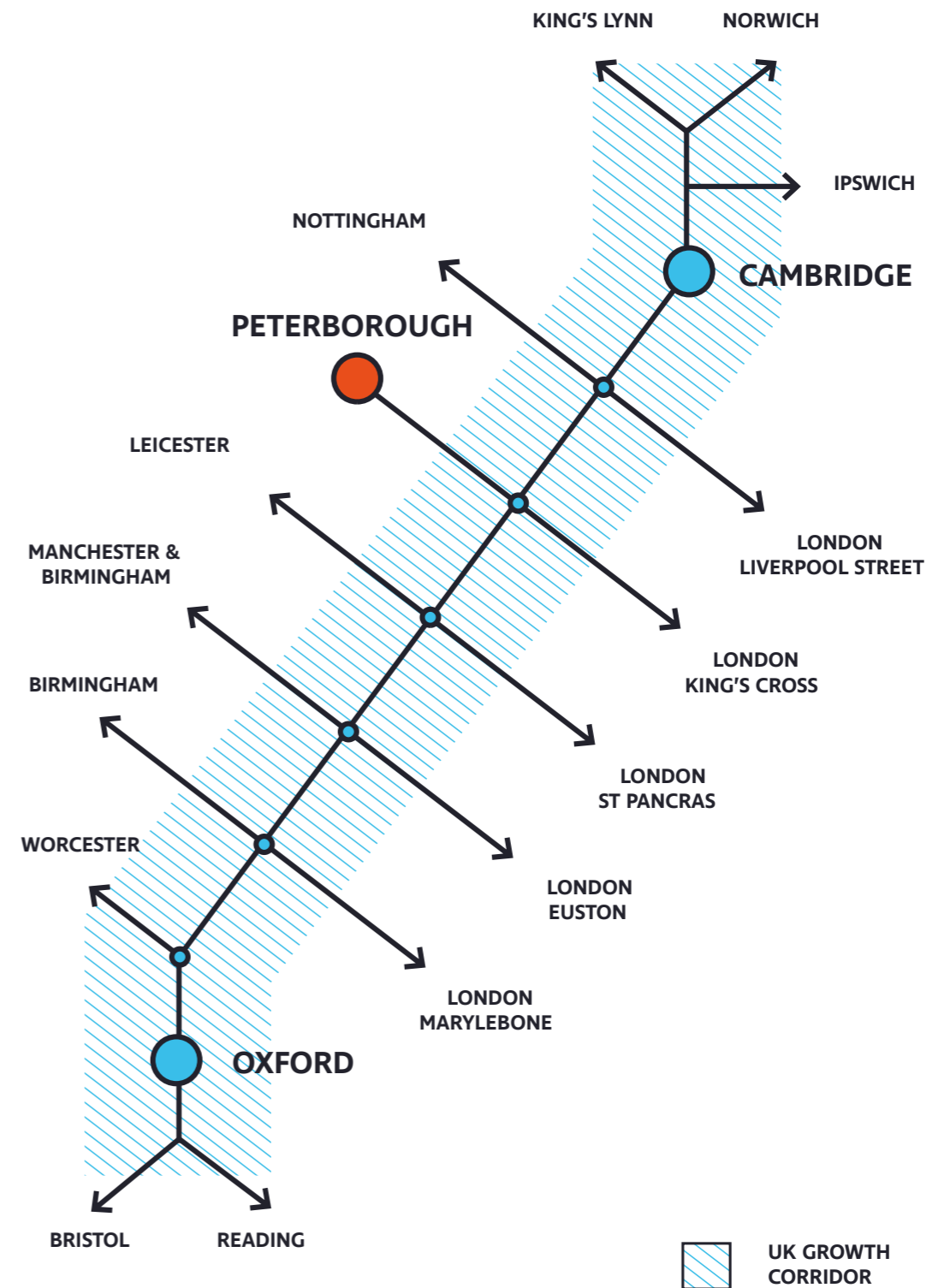


MORE GREEN SPACE  
THAN ANY OTHER  
CITY IN THE UK



# 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

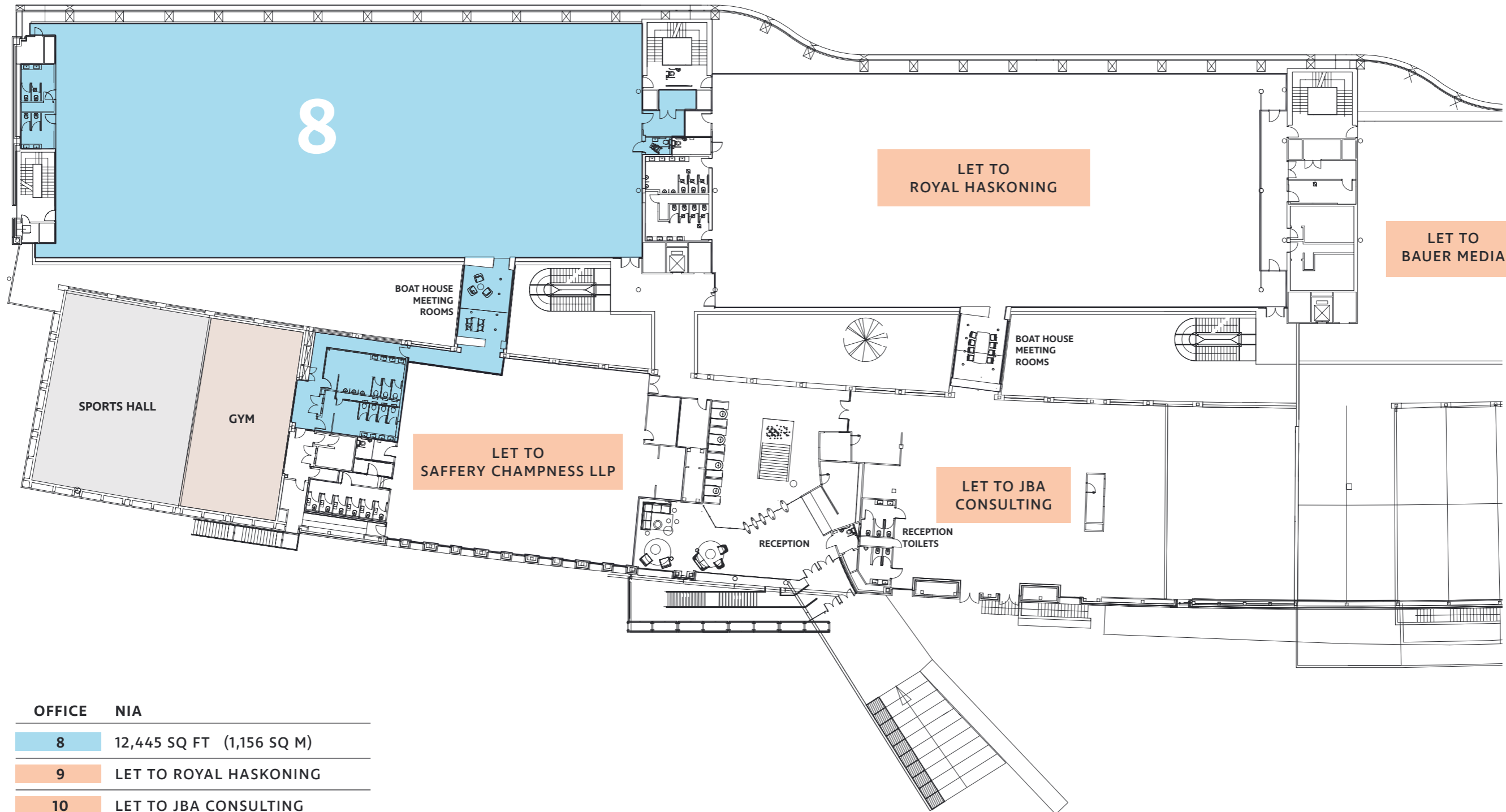


OFFICE	NIA
1A	LET TO ACCENT HOUSING LTD
1B	LET TO CHARTERHOUSE VOICE & DATA LTD
2A	7,050 SQ FT (655 SQ M)
2B	6,124 SQ FT (569 SQ M)
3	LET TO BAUER MEDIA
15	12,658 SQ FT (1,176 SQ M)
5	LET TO AZETS HOLDINGS LTD



# AVAILABLE SPACE

## FIRST FLOOR ACCOMMODATION

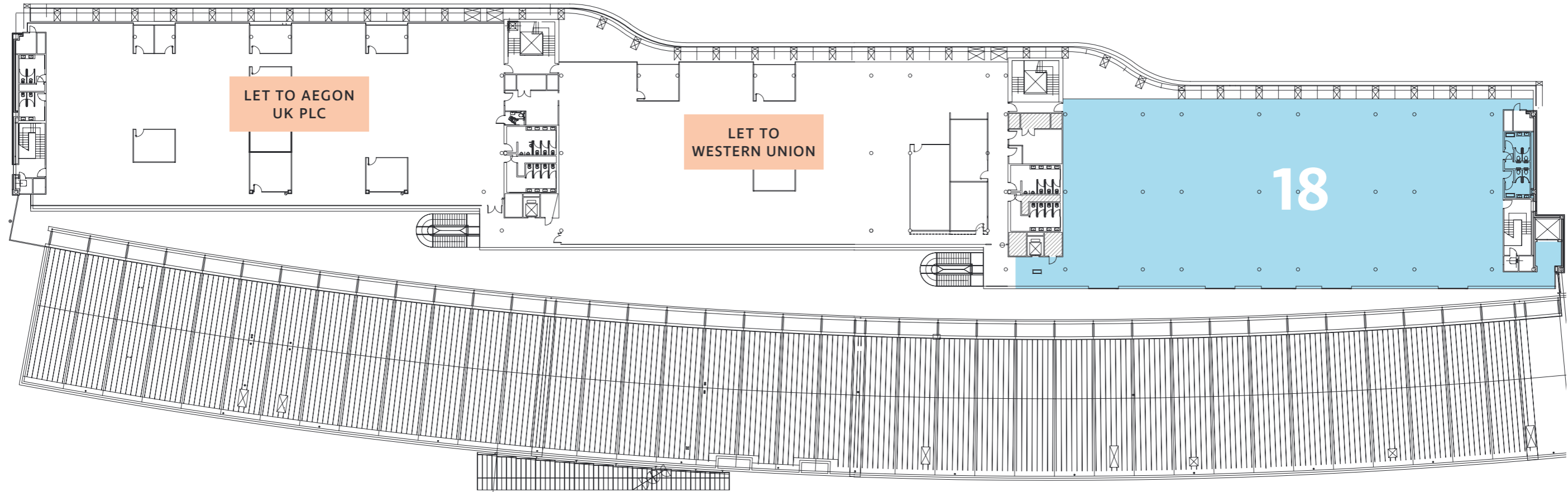


OFFICE	NIA
8	12,445 SQ FT (1,156 SQ M)
9	LET TO ROYAL HASKONING
10	LET TO JBA CONSULTING
11	LET TO BAUER MEDIA
12	LET TO SAFFERY CHAMPNESS LLP



# AVAILABLE SPACE

## SECOND FLOOR ACCOMMODATION



OFFICE	NIA
13	LET TO AEGON UK PLC
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



AIR CONDITIONING  
SYSTEM

EQUIEM  
TENANT APP &  
EVENTS



ELECTRIC CAR  
CHARGING POINTS  
AVAILABLE



24 HR  
CCTV



MULTIFAITH PRAYER  
ROOM



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

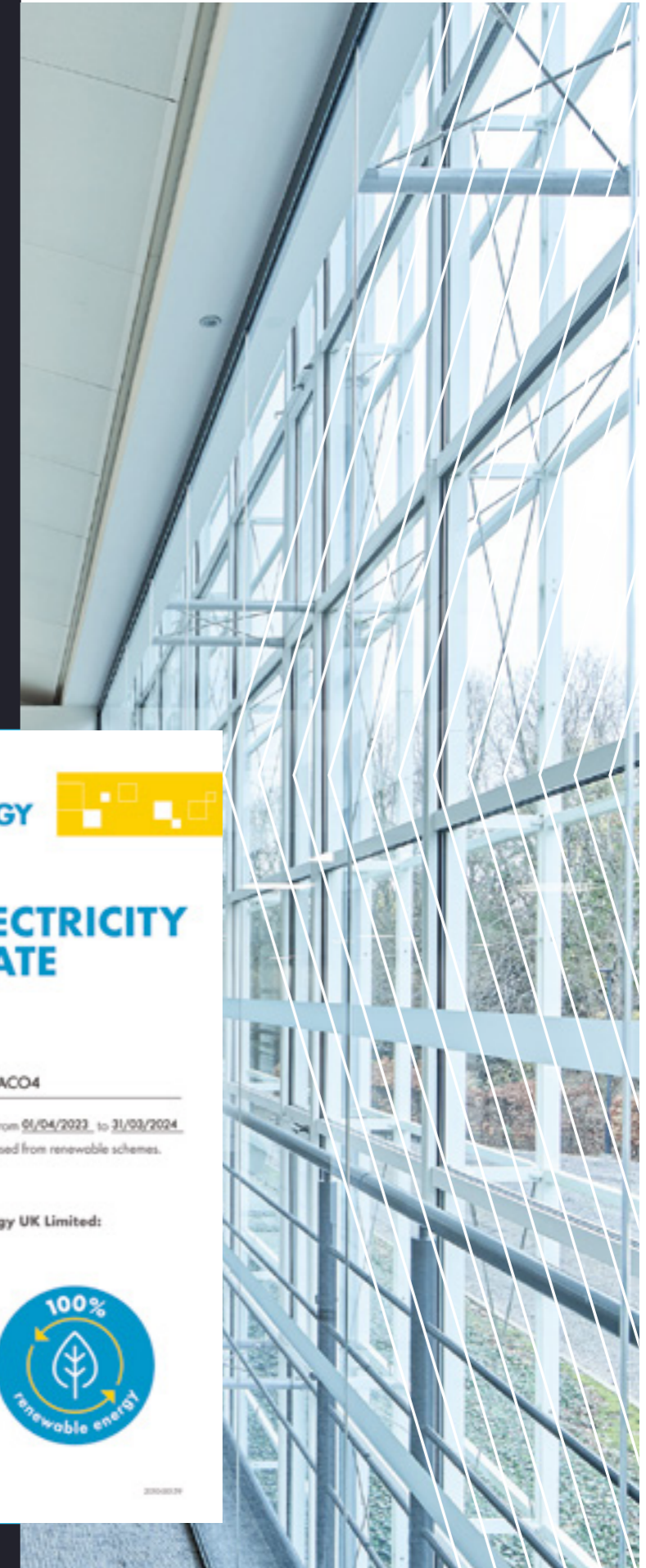


NEW SHOWERS &  
CHANGING FACILITIES



EPC B/C

## CERTIFIED RENEWABLE ELECTRICITY







SUITE 5 - LAKESIDE OFFICE

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# WEST POINT

PETERBOROUGH

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