
LYNCH
WOOD
PARK
PETERBOROUGH
secure
your space
A RARE INVITATION TO VIEW A VARIETY OF UNIQUE
HIGH SPECIFICATION WORK ENVIRONMENTS
ACT FAST
FI
PROPERTY
GROUP

An Exclusive *Preview*



Lynch Wood Park is unlike anything else in the region. Set on the outskirts of Peterborough city centre, 11.74 hectares of landscaped grounds offer a working environment that has to be seen to be believed. A place to work, think and thrive.

Whatever stage your business is at, you will find space that fits. Our flexible packages are built around your requirements, with straightforward terms, whether you need a base for the short or long term.

AN UNRIVALLED TRANQUIL SETTING SET WITHIN A 11.74 HECTARE SITE





Get *Lost* at Lunch

YOUR PARK TO EXPLORE

Lakes, landscaped gardens and open space sit right on your doorstep, offering a natural environment that is as good for your thinking as it is for your wellbeing. There are not many offices where the grounds are part of the appeal.

OUTDOOR EVENT SPACE

GARDEN MAZE

LANDSCAPED GARDENS

DINING HALL & ATRIUM

ON-SITE CAR PARKING

CENTRAL COURTYARD

LAKE

GREEN WHEEL (CYCLE ROUTE)



Lynch Wood *Perks*

TAKING STEPS IN THE RIGHT DIRECTION FOR A GREENER WORKPLACE



Sustainability is central to how we are developing Lynch Wood Park for the future. EV charging points are already in place across the site, and we are committed to reducing our environmental impact as the park grows.

The landscaped gardens and ake attract a range of wildlife, and we are actively working to enhance the natural environment that makes Lynch Wood Park what it is.

CONFERENCE & MEETING ROOM FACILITIES

DEDICATED CONCIERGE

GRADE A OFFICE SPACE

FLEXIBLE AND LONG-TERM CONTRACTS

FULLY SERVICED RECEPTION AREA

DEDICATED BUILDING & EVENTS MANAGER

ULTRAFAST BROADBAND

EV CHARGING SPACES

IMPRESSIVE SURROUNDING LANDSCAPE

1,902 SURFACE & BASEMENT CAR PARKING

BEAUTIFUL ATRIUM COMMUNAL AREAS

PARK MARK®'S SAFER PARKING SCHEME

PETERBOROUGH GREEN WHEEL CYCLE ROUTE

BACKUP POWER GENERATOR

24/7 SITE SECURITY

secure *your* space

A RARE INVITATION TO VIEW A VARIETY OF UNIQUE HIGH SPECIFICATION WORK ENVIRONMENTS

KEY FEATURE

FLEXIBLE SPACE TO GROW

3,500 SQ FT (NIA)

2

KEY FEATURE

REFURBISHED CAT A SPACE

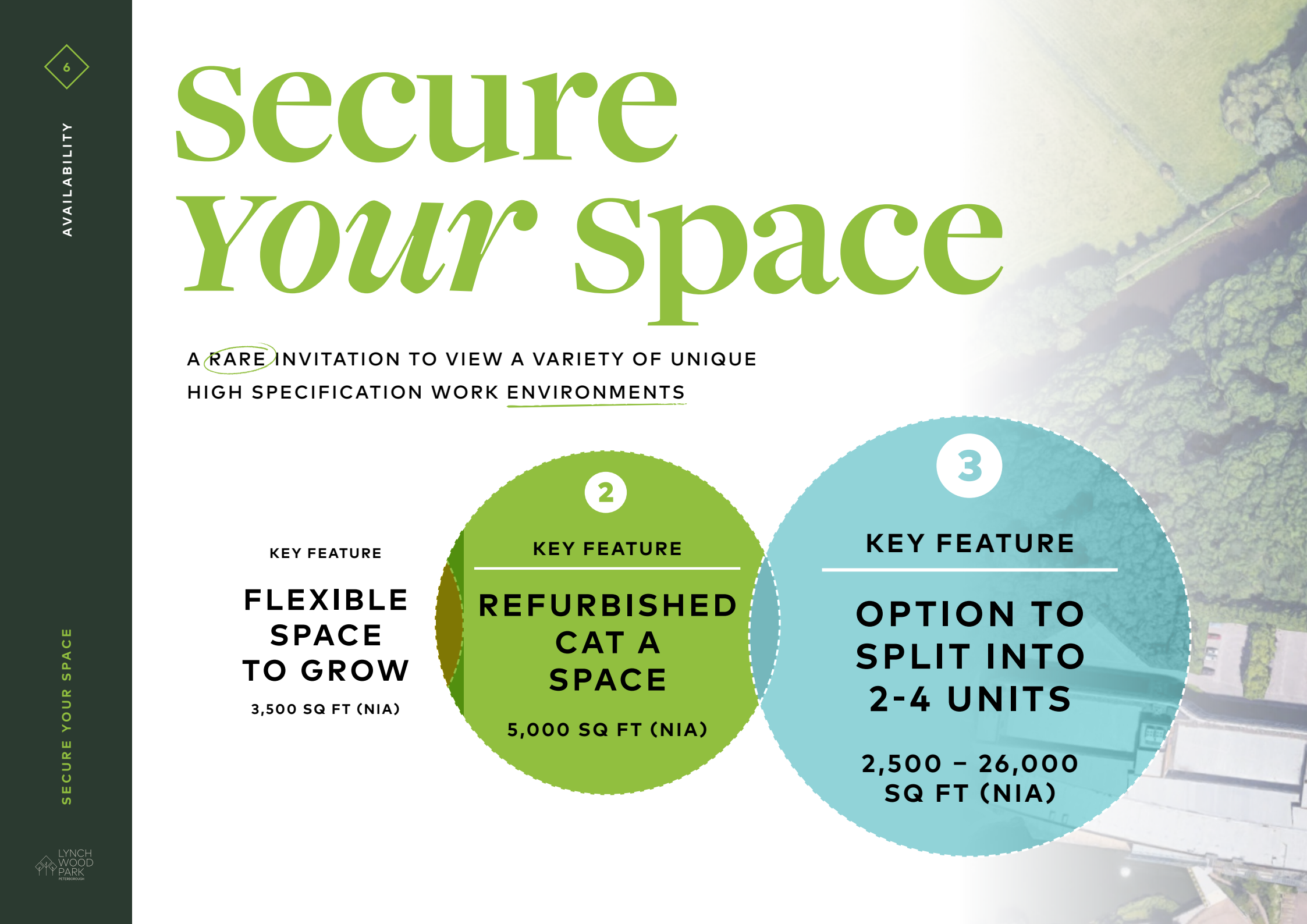
5,000 SQ FT (NIA)

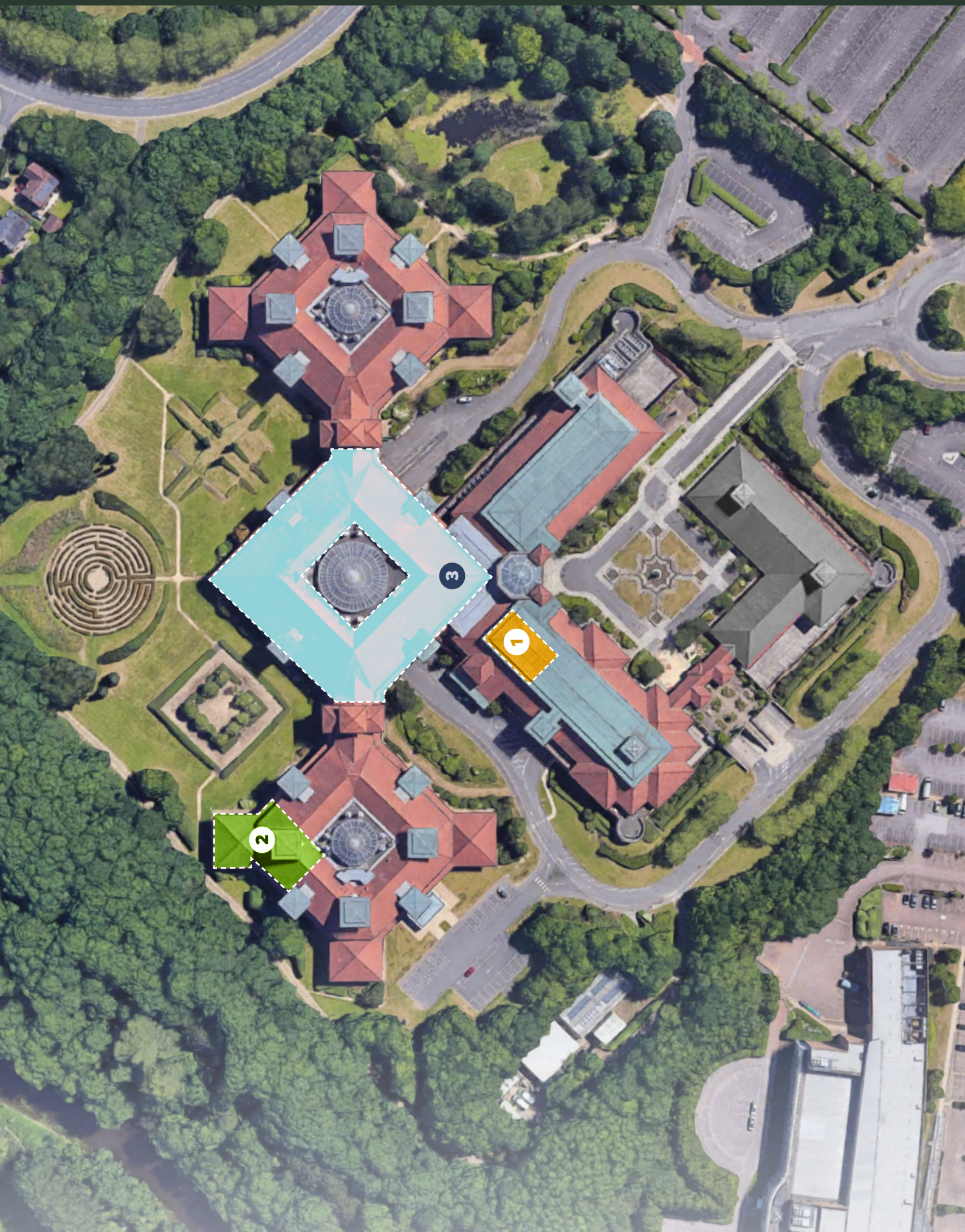
3

KEY FEATURE

OPTION TO SPLIT INTO 2-4 UNITS

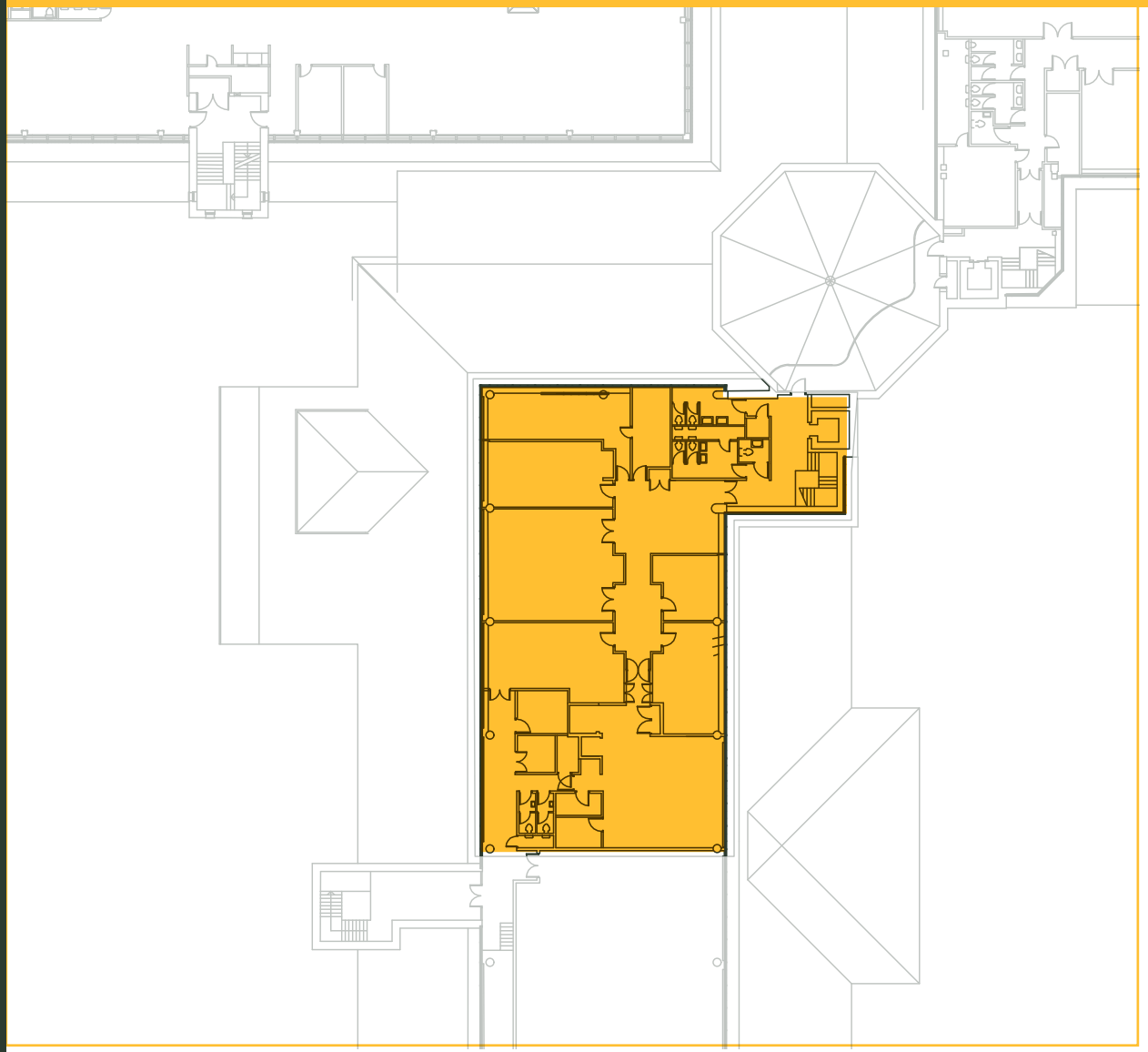
2,500 – 26,000 SQ FT (NIA)




1
2
3

WATERFRONT SUITE

FIRST FLOOR



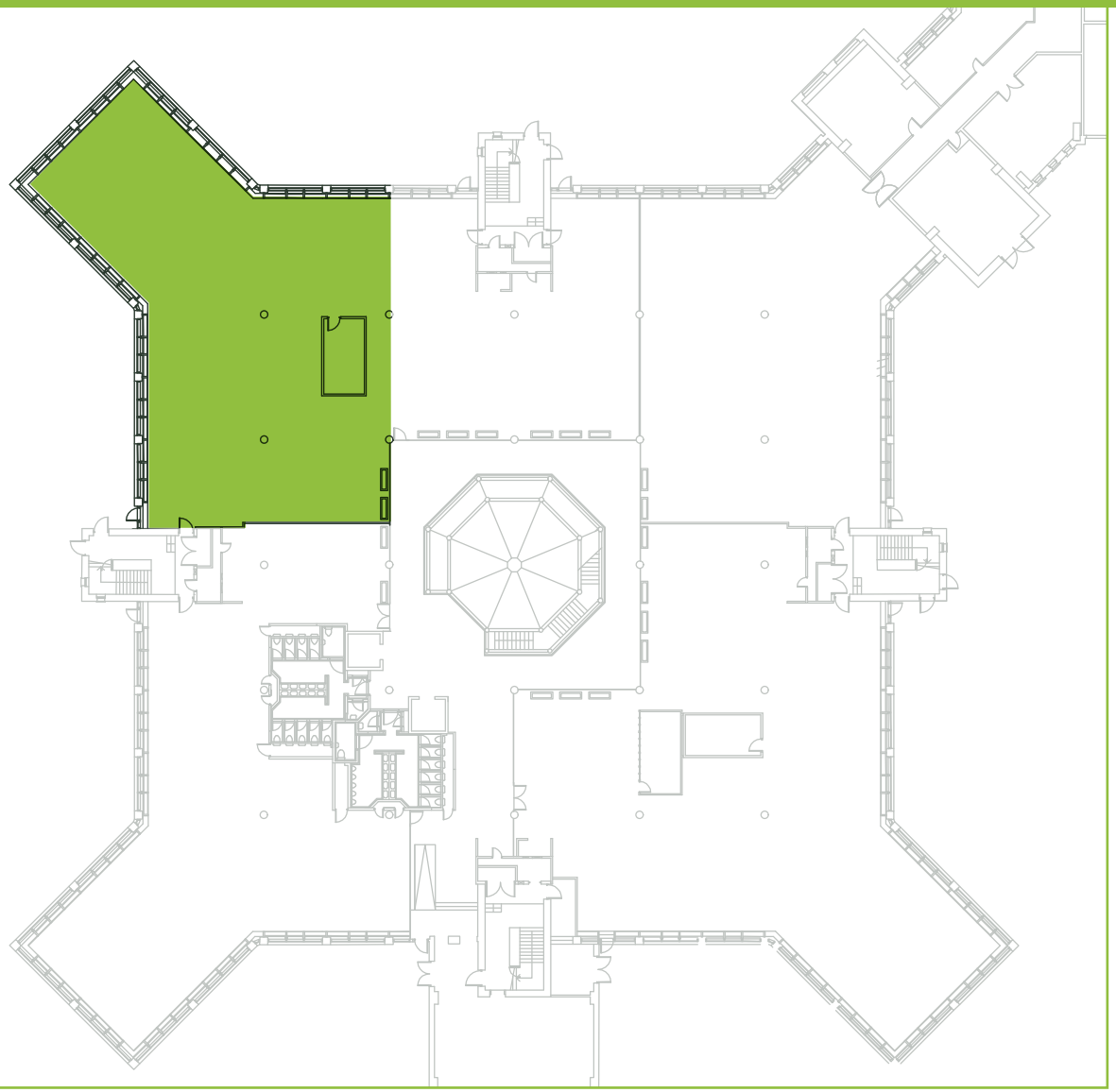
The wing offers individual offices from 180 to 3,500 sq ft, giving businesses the flexibility to take a single office or the entire floor as a self-contained unit.

The layout can be configured to suit your requirements, making it a practical choice for teams that want their own identity and independence while remaining part of a wider business community.

- WING WITH OFFICES
- 180 – 3,500 SQ FT FLEXIBLE WORKSPACE
- PRIVATE AND SELF-CONTAINED
- CAT A+ OFFICE OPTION
- TURNKEY OPTIONS AVAILABLE
- **AVAILABLE**

NENE

GROUND FLOOR



The Nene building sits apart from the main campus, with a fully refurbished ground floor and a glass-fronted rear that looks out directly onto the grounds. It is a light, open space and one of the more distinctive spots on the park.

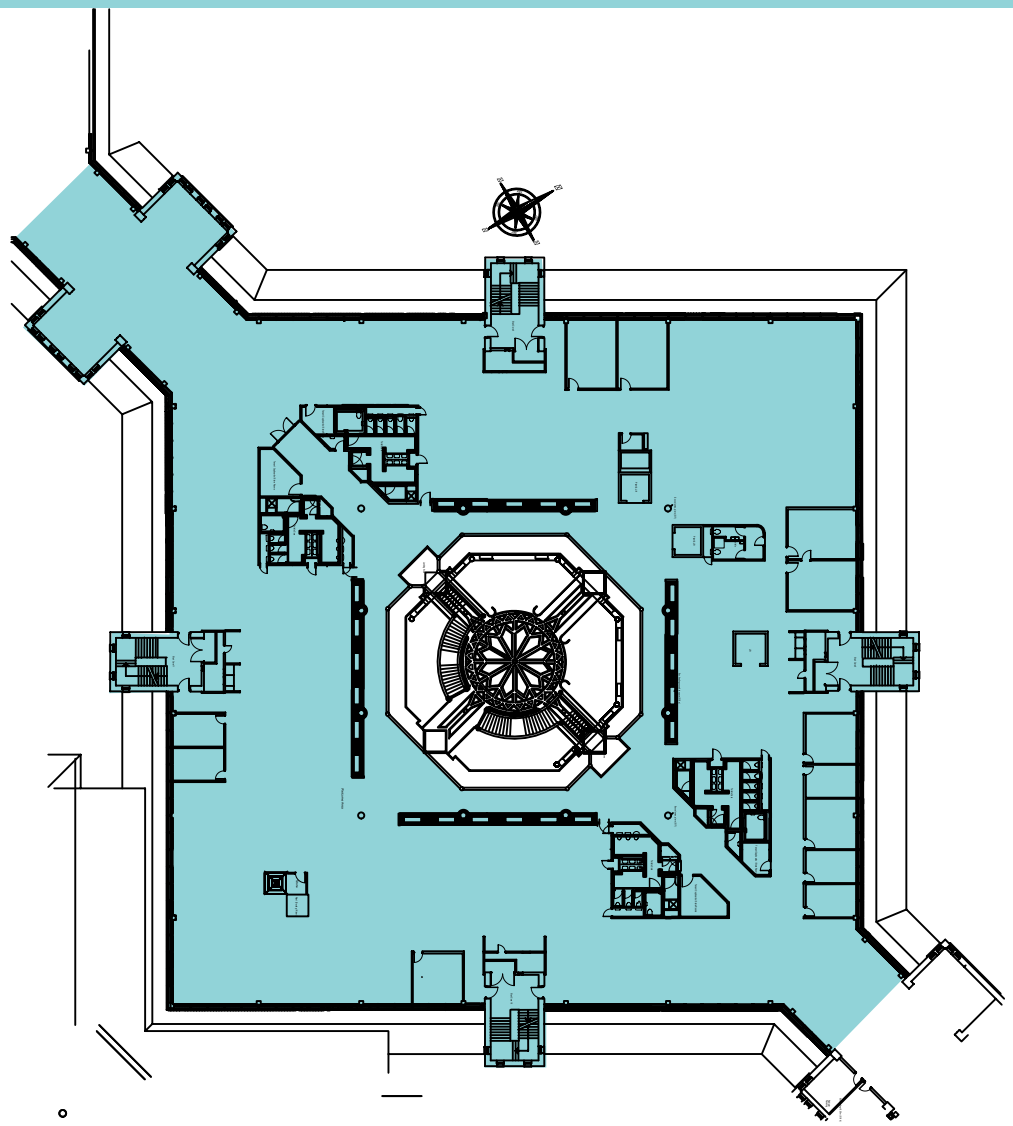
Delivered to CAT A standard, the interior is ready for you to make your own.

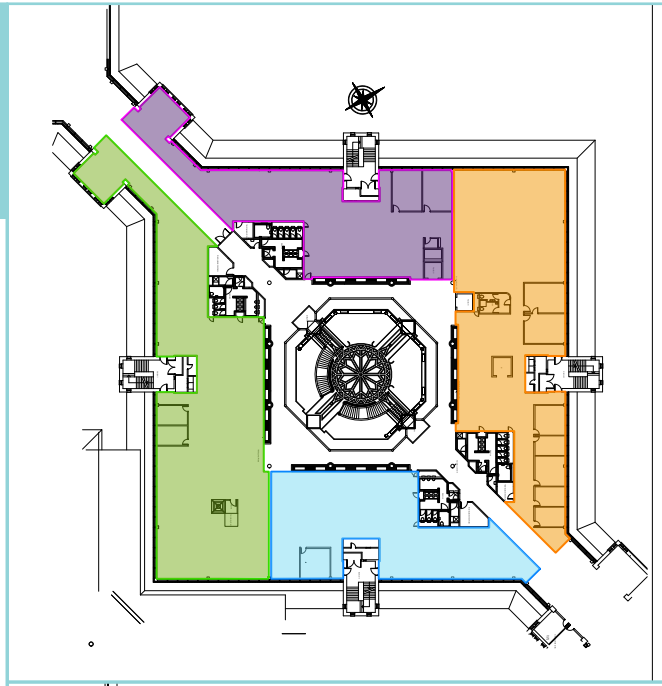
GROUND FLOOR
5,000 SQ FT
MODERN REFURBISHMENT
GLASS REAR VIEW
CAT A
TURNKEY OPTIONS AVAILABLE
AVAILABLE

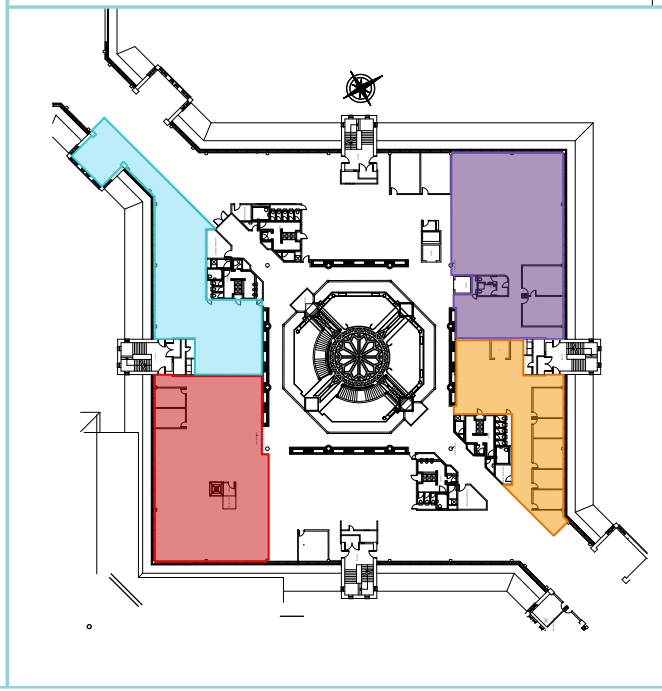


ORTON

SECOND FLOOR







The Orton Suite occupies the entire top floor, offering soon-to-be refurbished Grade A office space arranged around an impressive atrium. The floor plans shown here illustrate just how flexible the space can be.

Take the floor as a whole, split it in two, or divide into four separate units, with spaces available from around 2,500 sq ft. An interlinking corridor connects the spaces throughout, and glass frontage on all sides maximises views across the grounds, including the lake and the onsite maze.

The suite is currently undergoing a full renovation, giving incoming tenants a blank canvas to make their own.

SECOND FLOOR
2,500 – 26,000 SQ FT
GRADE A REFURBISHMENT PLANNED
WHOLE SPACE OPTION
OPTION TO SPLIT INTO 2-4 SUITES
TURNKEY OPTIONS AVAILABLE
AVAILABLE



One For *All*

FigFlex at Lynch Wood Park offers over 15,000 sq ft of fully serviced workspace inside this Grade II listed building, refurbished to a high standard and sitting right at the heart of the park.

From a single co-working desk to a private suite for over 200 people, the space is built around flexibility. Meeting rooms, breakout areas and a dedicated on-site team are all part of it, along with access to business development support and grant guidance for members.

figflexoffices

- FLEXIBLE SERVICED OFFICE SPACE
- MEETING ROOMS
- VIRTUAL OFFICES
- COWORKING
- DEDICATED ON-SITE TEAM



A Destination *Restaurant*

There is an on-site restaurant for when the working day calls for something more than a desk lunch. Open for breakfast, lunch and dinner, it is as useful for a client meeting as it is for an informal catch-up.

Catering for events and meetings held on-site is available too.



After Hours

FERRY MEADOWS IN NENE PARK

7 MINUTE DRIVE

£1B

SPENT TRANSFORMING THE CITY

Resting on the edge of Peterborough City Centre, Lynch Wood Park is ideally positioned for businesses to enjoy the very best of this thriving city. From historic landmarks to a wealth of leisure and retail experiences, Peterborough offers an outstanding setting for growth, supported by major regeneration and investment that continue to shape its exciting future.



QUEENSGATE SHOPPING CENTRE

13 MINUTE DRIVE



LIDO GARDENS

14 MINUTE DRIVE



FUNHOUSE COMEDY CLUB

14 MINUTE DRIVE



PETERBOROUGH CATHEDRAL

14 MINUTE DRIVE



PETERBOROUGH MUSEUM & ART GALLERY

14 MINUTE DRIVE



NEW THEATRE

14 MINUTE DRIVE

A City of *Growth*

ONE OF THE FASTEST GROWING CITIES IN THE UK

£2B INVESTMENT OVER THE LAST THREE YEARS

7TH HIGHEST BUSINESS START-UP RATE IN ENGLAND

TARGET TO DOUBLE GVA BY 2040

£30M FULL FIBRE GIGABIT NETWORK

OVER 100 PARKS ACROSS THE CITY

OVER 300,000 JOBS ACROSS THE GREATER PETERBOROUGH AREA

£65M STATION QUARTER REGENERATION





As one of the UK's fastest-growing cities, Peterborough combines cost-effective business space with the scale, connectivity and opportunity that ambitious start-ups, SMEs and leading businesses need.

Renowned for its striking Cathedral and now established as the UK's first Gigabit City, thecity is also benefiting from significant ongoing regeneration and investment, creating a refinedand forward-looking environment for growth.

With an established base of world-class businesses already calling Peterborough home, this is a city with momentum, confidence and long-term appeal.

Get Here *Fast*

Sitting just outside Peterborough city centre, the park is well connected by road, rail and bus. The A1 and A14 are easily accessible, putting the national motorway network within easy reach, and direct trains to London take just 45 minutes. A regular bus service runs directly from the park until 9pm.

CAR	MILES
Cambridge	40
Nottingham	58
Birmingham	85
London	98
Manchester	155

RAIL	MINS
London	45
Cambridge	50
Birmingham	105
Leeds	110
Manchester	145







SECURE YOUR SPACE



NOW'S THE TIME TO

secure *your* space

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