

# CAFE

Worldwide House, Thorpe Wood, Peterborough, PE3 6SB



## Key Highlights

- 1,000 to 3,000 sq ft
- Cafe opportunity within Worldwide House
- Flexible space to suit operator needs
- Kitchen equipment in situ
- Grade A office building totalling 163,435 sq ft over four floors
- Located next to David Lloyd Health/Leisure Centre and Ferry Meadows Country Park
- To be refurbished shortly

## Description

The property comprises a purpose-built high specification office building which is arranged over ground and three upper floors. The total floor area is 163,455 sq ft (15,200 sq m) on a site of 14.55 acres (5.89 hectares). All levels provide flexible office space around a central core with escalator access.

There is an opportunity for a cafe operator to set up within the building and to take over the running of the existing cafe.

Office tenants within the building include Travelex, Anglian Water, and United Learning.

When fully let the building could accommodate for 1,500+ on site staff.

## Location

Worldwide House is located on Thorpe Wood close to the A47 Soke Parkway, with easy access to the A1(M) approximately 1 mile to the west.

The city centre and railway station are approximately 2 miles to the east where direct trains can reach London in approximately 44 minutes.

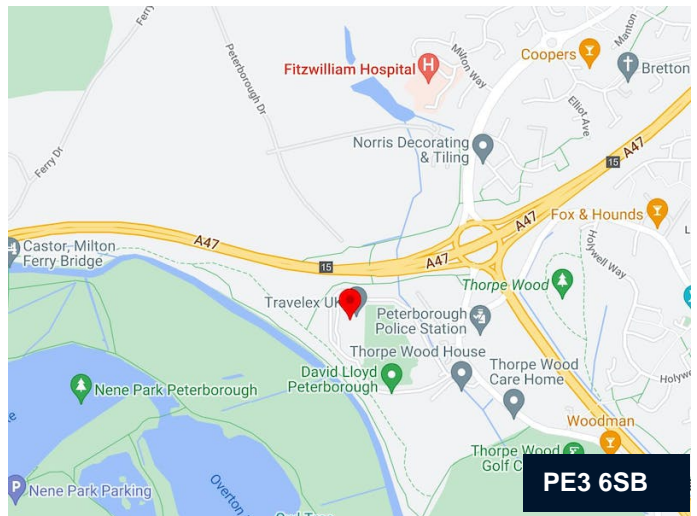
Amenities in the area include a David Lloyd Health Club, Holiday Inn, Ferry Meadows Country Park and Thorpe Wood golf course.

## Viewings

Strictly by appointment with the agents.

## Terms

To be agreed subject to the amount of space required/lease terms.



## Contact

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