

TO LET - OFFICE

# 1 LYSANDER DRIVE

Northfields Industrial Estate, Peterborough, PE6 8FB



## Key Highlights

- 3,000 to 15,047 sq ft
- Air conditioning, raised floors and suspended ceiling
- Open plan flexible configuration
- 60 Car Parking Spaces
- Self-contained offices at first and second floor level
- Available separately or combined
- EPC Rating: D
- LED Lighting

SAVILLS Peterborough  
Stuart House  
Peterborough PE1 1QF  
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[savills.co.uk](http://savills.co.uk)



## Location

Market Deeping is located approximately 8 miles north of Peterborough and approximately 15 miles from the A1(M). Northfields Industrial Estate is adjacent to the A1175 which provides access to A15 and the Peterborough ring road (dual carriageway) system. The premises are prominently located at one of the entrances to Northfields Industrial Estate.

## Description

The office space is located to the front elevation of a modern warehouse unit and are fitted with air conditioning, raised floors and suspended ceilings with an open plan flexible configuration. Each floor is self contained with kitchen and WC facilities. There is a board/meeting room with views over the surrounding countryside. Externally the property is surrounded by a landscaped site with ample parking provision - 60 car parking spaces are available - more are available by separate negotiation.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor	7,550	701.42	Available
2nd - Second Floor	7,497	696.49	Available
<b>Total</b>	<b>15,047</b>	<b>1,397.91</b>	

## Terms

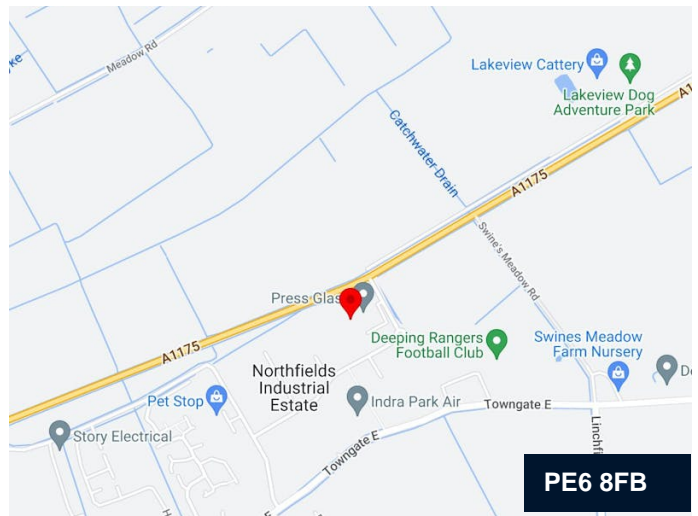
The offices are available to let on terms to be agreed.

## Viewings

Strictly by appointment with the sole agents.

## Business Rates

To be assessed



## Contact

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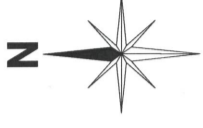
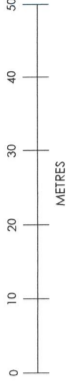












# North Field



REV	AMENDMENT	DATE	CHD
<b>trinovant</b>			
Building Surveying & Project Management			
CLIENT PIGEON (WEIRS DRIVE) LTD			
PROJECT 1 LYSANDER DRIVE NORTHFIELDS INDUSTRIAL ESTATE MARKET DEERING PETERBOROUGH PE6 8FB			
DRAWING TITLE SITE PLAN			
SCALE 1:1000@A3	DRAWN BY MAS	CHECKED BS	DATE OCT21
DRAWING NUMBER 21094/01		REVISION	