



NORTHMINSTER  
HOUSE

PETERBOROUGH PE1 1YN



FIND YOUR  
**TRUE NORTH** 

TOTAL  
AVAILABLE

**40,000 SQ FT**

**2,180-13,500**

SQ FT



# ELEVATE

...and reach new heights

Desirably located on the northern edge of Peterborough city centre, Northminster House is a sleek, landmark office, equipped with everything a business needs to step up to the next level. Following a recent refurbishment, this is also a sustainable building which has achieved an EPC B rating.

Across its four floors, you can expect revamped reception and common areas, a superfast business-grade internet service, comfort cooling, fully refurbished toilets, showers, full access raised floor, and passenger lifts serving all levels. All of this is complemented by secure bike storage and car parking.



## KEY FEATURES

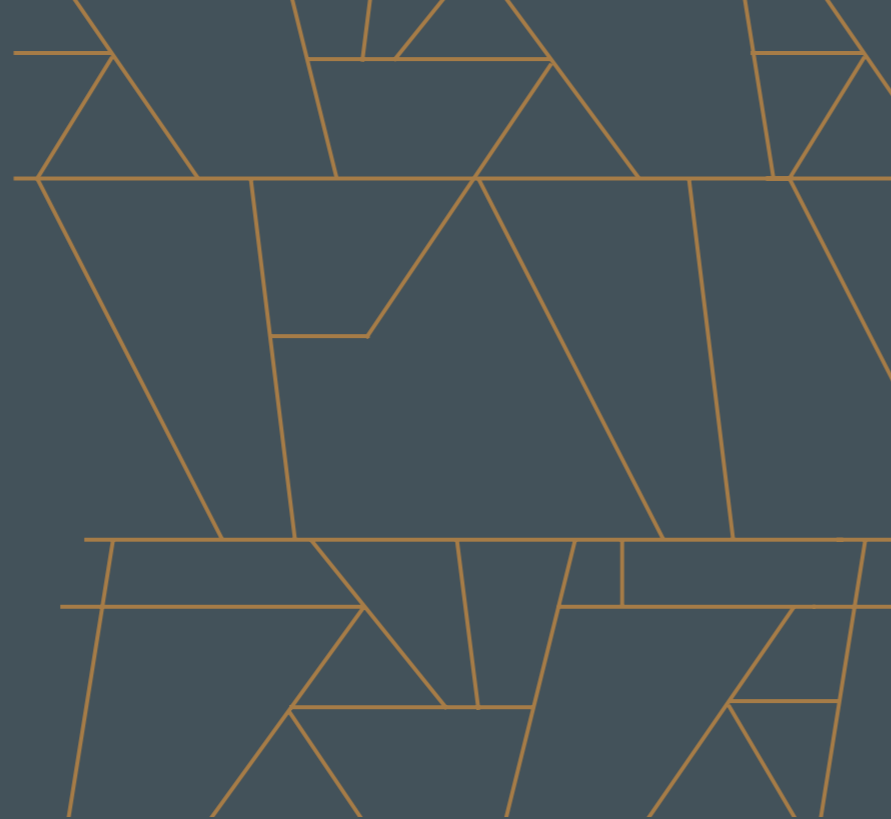
-  CITY CENTRE LOCATION
-  EPC RATING B
-  CAR PARKING AND BIKE STORAGE
-  BUSINESS-GRADE BROADBAND
-  2023 REFURBISHMENT COMPLETE
-  IMMEDIATE MOVE-IN AVAILABLE
-  RECEPTION

# INNOVATE

...with space to shine

With bespoke fit-out and the option of taking individual wings or entire floors, businesses can really make themselves at home in Northminster House.

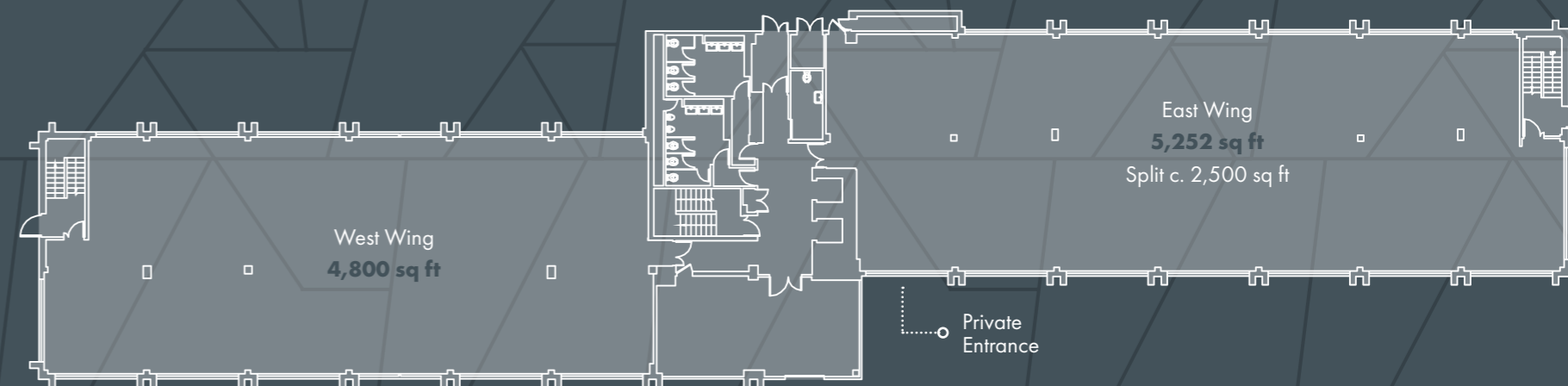
Floors range between 2,180-13,500 sqft with a maximum 40,000 sqft available, ensuring that these versatile spaces will work for all types of businesses. This is a place to grow and thrive for the long term.



## GROUND FLOOR

## ACCOMODATION SCHEDULE

WEST WING		EAST WING	
4,800 SQ FT		5,252 SQ FT	
HALF	2000 SQ FT	HALF	2,500 SQ FT



## ✓ CURRENT TENANTS

- ✓ **RNIB** ROYAL NATIONAL INSTITUTE OF THE BLIND
- ✓ **WALDECK**
- ✓ **THE HOME GROUP**
- ✓ **THEATRE AGENCY**
- ✓ **PIONEER BEYOND**
- ✓ **CROWN SOCIAL CARE**
- ✓ **AMC NATURAL DRINKS**

# FLOOR PLANS

**FIRST FLOOR**

**ACCOMODATION SCHEDULE**

WEST WING		EAST WING		NORTH WING	
4,800 SQ FT		5,252 SQ FT		3,450 SQ FT	
HALF	2000 SQ FT	HALF	2500 SQ FT	EAST & NORTH	8,702 SQ FT



**SECOND FLOOR**

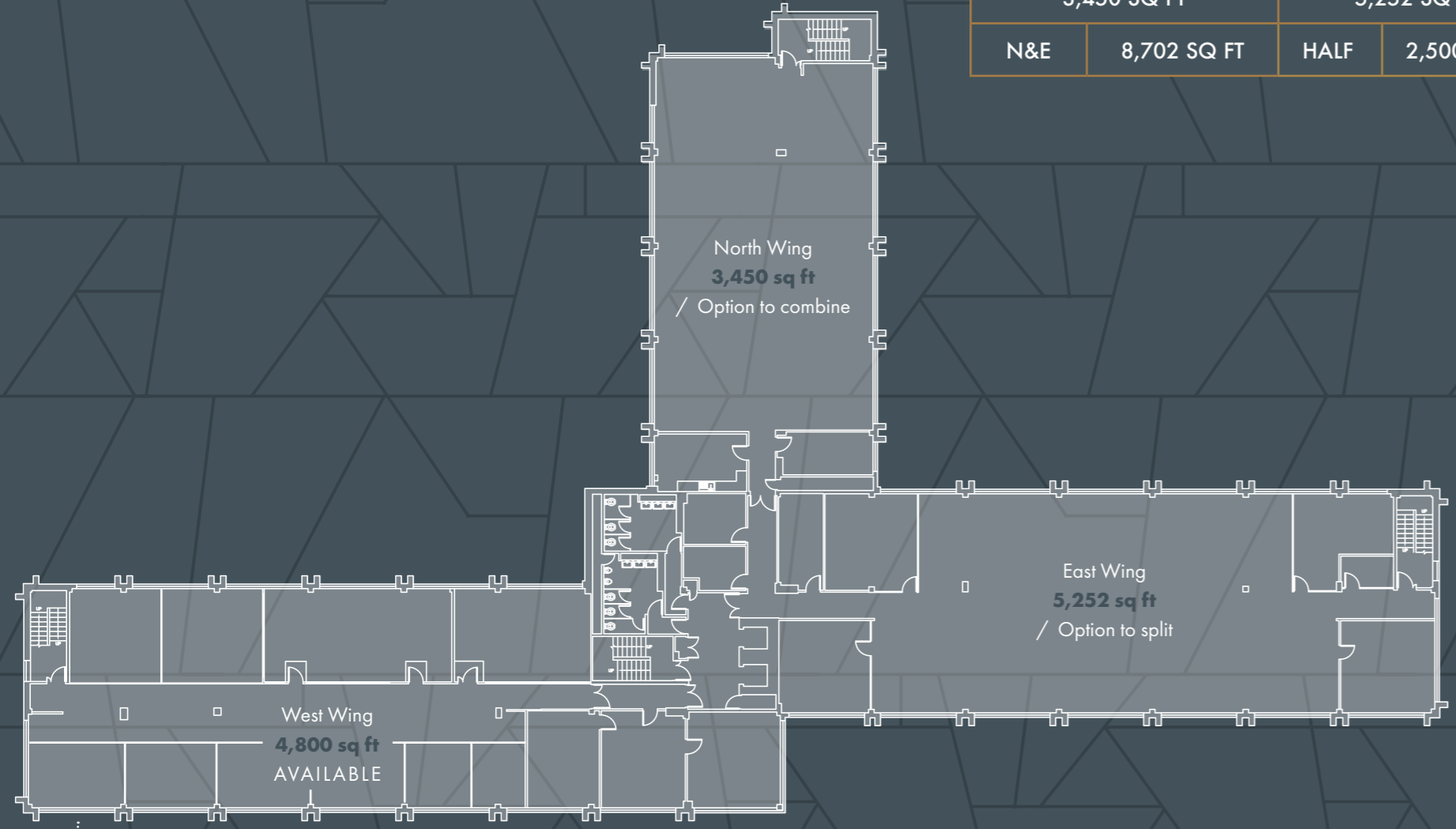
**ACCOMODATION SCHEDULE**

WEST WING	NORTH & EAST WING
4,800 SQ FT	8,702 SQ FT



**THIRD FLOOR**

ACCOMODATION SCHEDULE			
NORTH WING		EAST WING	
3,450 SQ FT		5,252 SQ FT	
N&E	8,702 SQ FT	HALF	2,500 SQ FT



Small Serviced Offices

✓ **LOW CAPACITY ACCOMMODATION:**

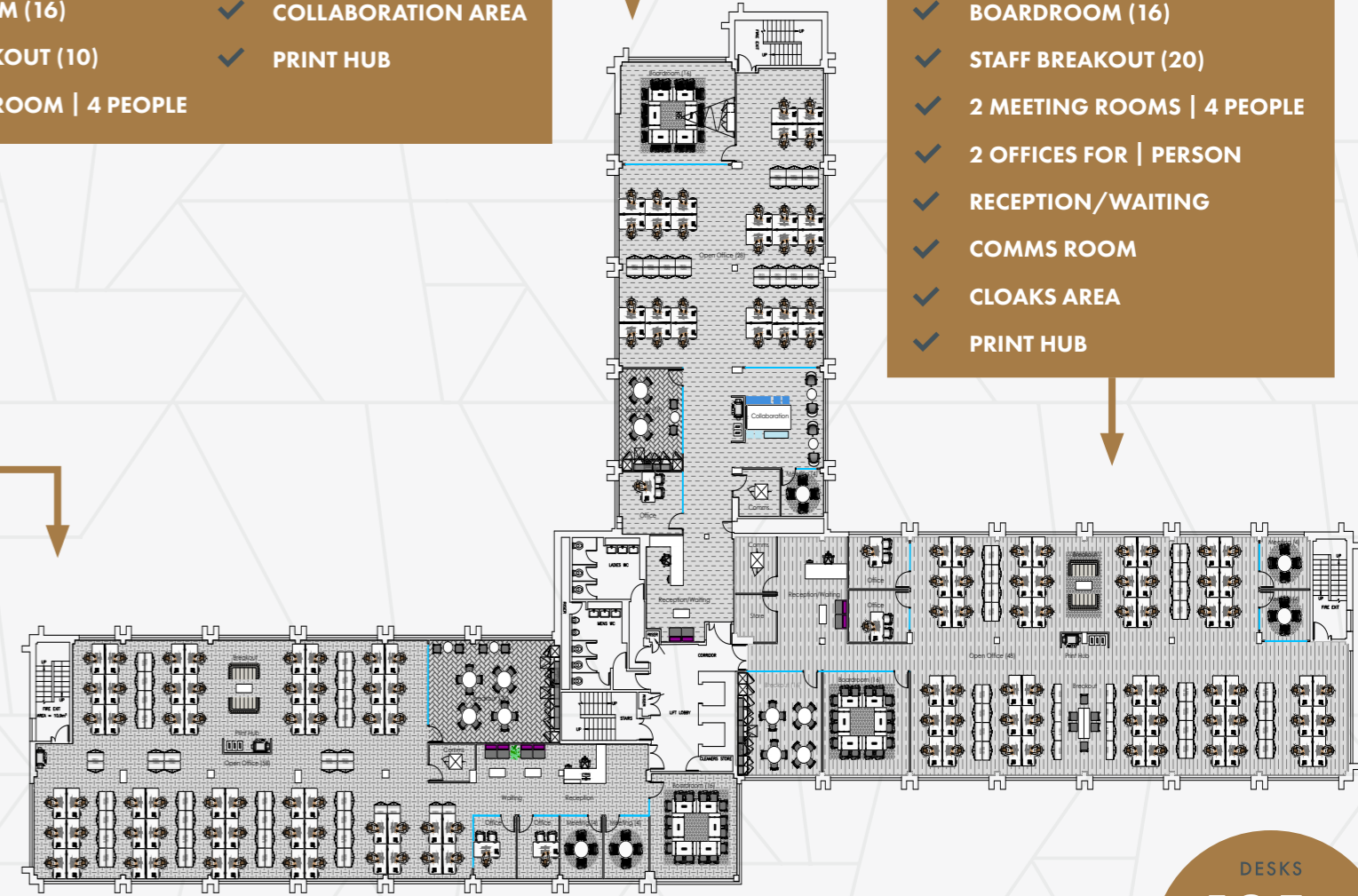
- ✓ 334 SQ M / 3595 SQ FT
- ✓ 28 STAFF @ 1:12
- ✓ BOARDROOM (16)
- ✓ STAFF BREAKOUT (10)
- ✓ 1 MEETING ROOM | 4 PEOPLE
- ✓ RECEPTION/WAITING
- ✓ COMMS ROOM
- ✓ COLLABORATION AREA
- ✓ PRINT HUB

✓ **MEDIUM CAPACITY ACCOMMODATION:**

- ✓ 462SQ M / 4972 SQ FT
- ✓ 46 STAFF @ 1:10
- ✓ BOARDROOM (16)
- ✓ STAFF BREAKOUT (20)
- ✓ 2 MEETING ROOMS | 4 PEOPLE
- ✓ 2 OFFICES FOR | PERSON
- ✓ RECEPTION/WAITING
- ✓ COMMS ROOM
- ✓ CLOAKS AREA
- ✓ PRINT HUB

✓ **HIGH CAPACITY ACCOMMODATION:**

- ✓ 465 SQ M / 5005 SQ FT
- ✓ 58 STAFF @ 1:8
- ✓ BOARDROOM (16)
- ✓ STAFF BREAKOUT (20)
- ✓ 2 MEETING ROOMS | 4 PEOPLE
- ✓ 2 OFFICES FOR | PERSON
- ✓ RECEPTION/WAITING
- ✓ COMMS ROOM
- ✓ CLOAKS AREA
- ✓ PRINT HUB



**CONCEPT PLAN FULL FLOOR**

DESKS  
**135+**  
ROOMS

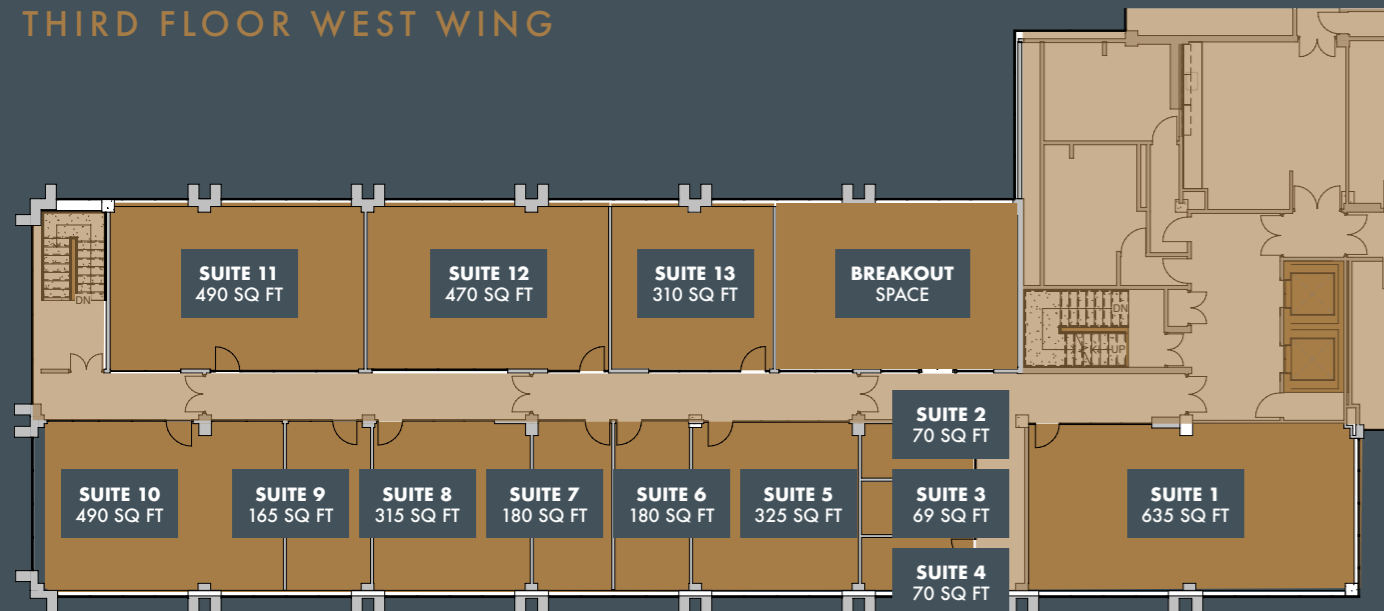
# FLEXIBLE OFFICE SPACE

Our small and flexible offices present a bright, spacious and modern work environment, expertly matched to your business requirements.

Elevate your business in sleek, contemporary space, complimented by premium comfort and inspiring cultural views.

If you're interested in making Northminster House your new business home then please get in touch.

## THIRD FLOOR WEST WING



TOTAL FLOOR PLATE  
3,769 SQFT

## SPECIFICATIONS

- ON-SITE PARKING
- CATHEDRAL VIEWS
- ON EDGE OF STANLEY REC.
- BIKE STORAGE
- SHOWERS
- VRF AIR CONDITIONING SYSTEM
- LED LIGHTING
- COMMUNAL KITCHEN & BREAKOUT
- FREE TEA & COFFEE
- FREE WI-FI
- FULLY FURNISHED



AVAILABLE IMMEDIATELY



# NAVIGATE SUCCESS

...with excellent transport links to lead the way



Peterborough is recognised as one of England's most strategically well-placed business centres with convenient links to the rest of the UK, including London, via outstanding rail and road connections. Furthermore, there are five international airports within two hours' drive and both Felixstowe and the Port of London are also just two hours away.

Northminster House is also perfectly placed for you to enjoy the best that Peterborough has to offer. The building sits close to some of the city's best amenities including the Queensgate Shopping Centre and Cathedral Square with its many restaurants and bars, while the railway station is just a short walk away.

## TRAIN TIMES

Northminster House is approximately a 7- minute walk from Peterborough Station. Peterborough has some of the quickest commuter times in the UK.

London	42 mins
Leeds	1.5 hours
Birmingham	2 hours
Manchester	2.5 hours

CHOOSE **PETERBOROUGH,** GET THE WORLD.



## SEARCH

'PETERBOROUGH GREEN WHEEL CYCLE ROUTE'



# MAP & LOCATION



- GYMNASIUM
- EV CHARGING

# POTENTIAL IN NUMBERS...



**£30M**

UNIVERSITY  
OPENED IN 2022



**1**

OF FASTEST GROWING  
CITIES IN UK



**£60M**

77,000 SQ FT EXTENSION  
OF QUEENSGATE  
SHOPPING CENTRE



**£120M**

FLETON QUAYS  
REGENERATION



**£600M**

CITY CENTRE  
MASTERPLAN PROJECTS



**£30M**

HIGH SPEED  
FIBRE NETWORK



**£48M**

RAILWAY STATION  
DEVELOPMENT



**£1.2B**

IMPROVING  
LONDON LINKS

# POLE POSITION

...where **location** meets  
limitless potential



FIRST DIBS ON  
GRADUATES...

Peterborough is home to a £30m project by Anglia Ruskin University to drive learning and develop employment skills.

Plans are in place to teach 12,500 students per year in Peterborough by 2032, and these learners from around the world are the ideal talent pool for any business.

Peterborough is one of the UK's fastest growing business destinations, with local, national and international reach. That connectivity is matched by hundreds of millions of pounds of investment which are transforming the city centre.

This dynamic approach to investment has created a vibrant environment where you can join companies including Caterpillar Perkins, Amazon, Coloplast, British Sugar, Travelex, Mastercard, Baker Perkins, Yours Clothing and Photocentric in finding success.

**£** PETERBOROUGH  
ECONOMIC HIGHLIGHTS

**£30B** SIZE OF ECONOMY

**7,160** NUMBER OF BUSINESSES

**2,300** NUMBER OF START-UPS IN 2022

**250K** POPULATION BY 2040







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