

THORPE WOOD \ PETERBOROUGH \ PE3 6SB



WORLDWIDE HOUSE

3,000 - 101,576 SQ FT (279 - 9,437 SQ M)

GRADE A OFFICE ACCOMMODATION IN A PRIME LOCATION



THE BUILDING

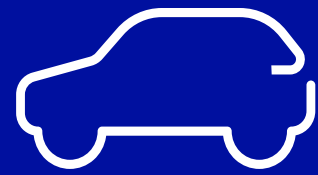
The property comprises a high quality office building which is arranged over ground and three upper floors.

The total floor area is 150,235 sq ft (13,957 sq m) on a site of 14.55 acres. All levels provide flexible office space around a central core with escalator access.





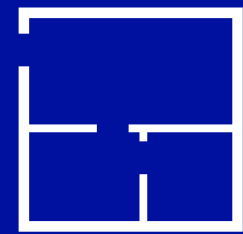
SPECIFICATION



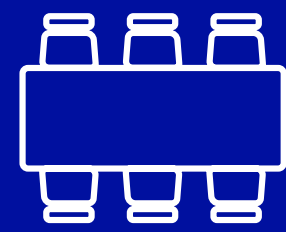
On site car parking ratio of 1:200 sq ft

David Lloyd

Located next to David Lloyd (gym, pool and tennis courts)



Flexible floor plates that can be split from 3,000 sq ft



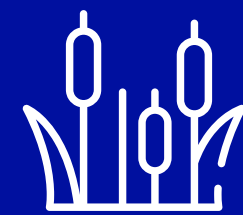
Bookable Meeting Rooms



5 Star Ewave Telecomms Rating



On-site cafe and breakout areas



Centre and Ferry Meadows Country Park





ACCOMMODATION

The available accommodation comprises of the following:

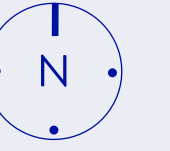
Floor	Sq ft	Sq m
Ground floor	19,861	1,845
First floor	21,232	1,973
2nd Floor	31,531	2,929
3rd Floor	28,952	2,690
Total	101,576	13,957

Join United Learning, Anglian Water, Travelex and Strategic Pipeline Alliance in the building.





CGI's indicative only



GROUND FLOOR

19,861 SQ FT



KEY

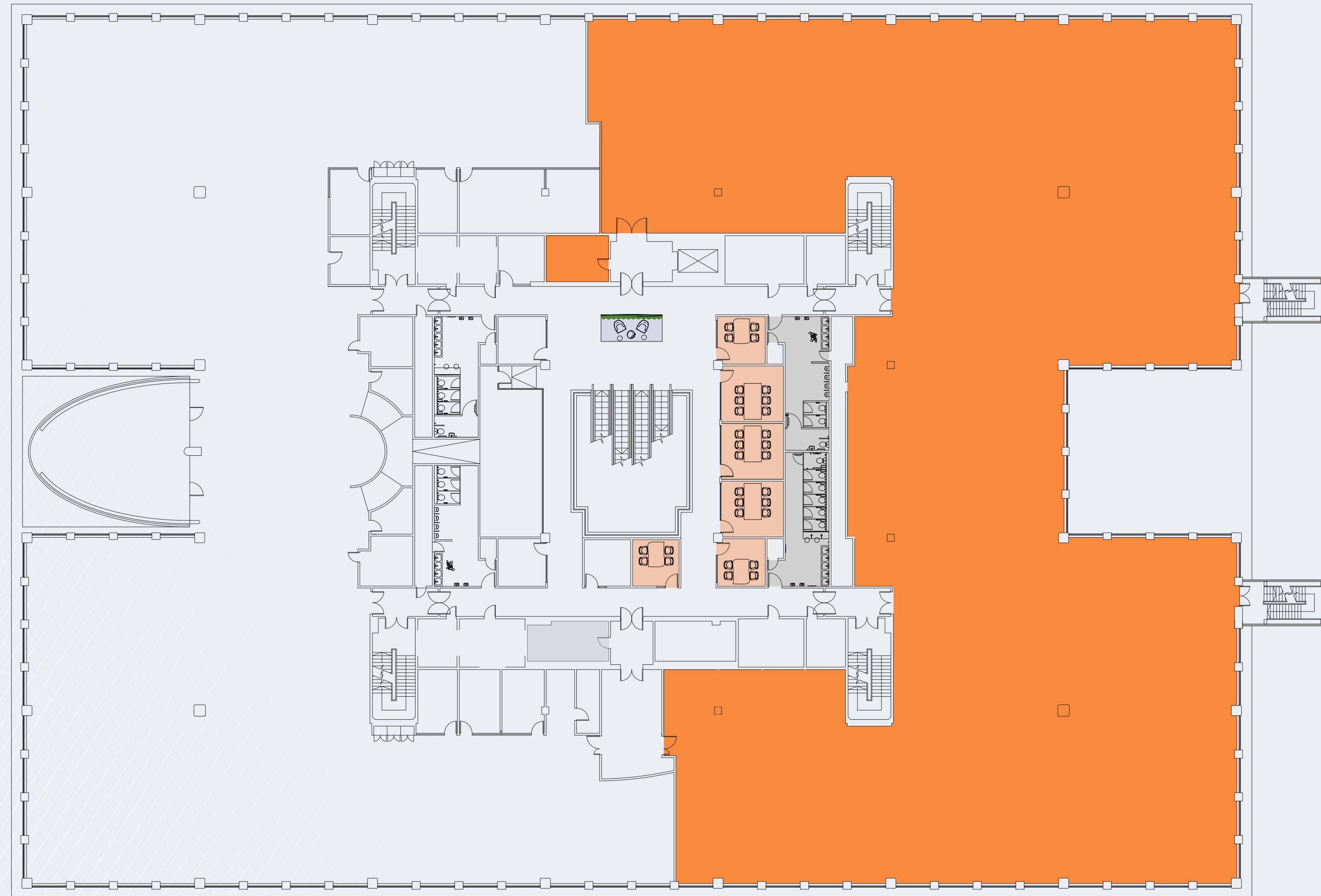
- Office
- Meeting rooms
- Reception
- Breakout areas
- WCs
- Data rooms

Floor plans not to scale, for identification purposes only



1ST FLOOR

21,232 SQ FT



KEY

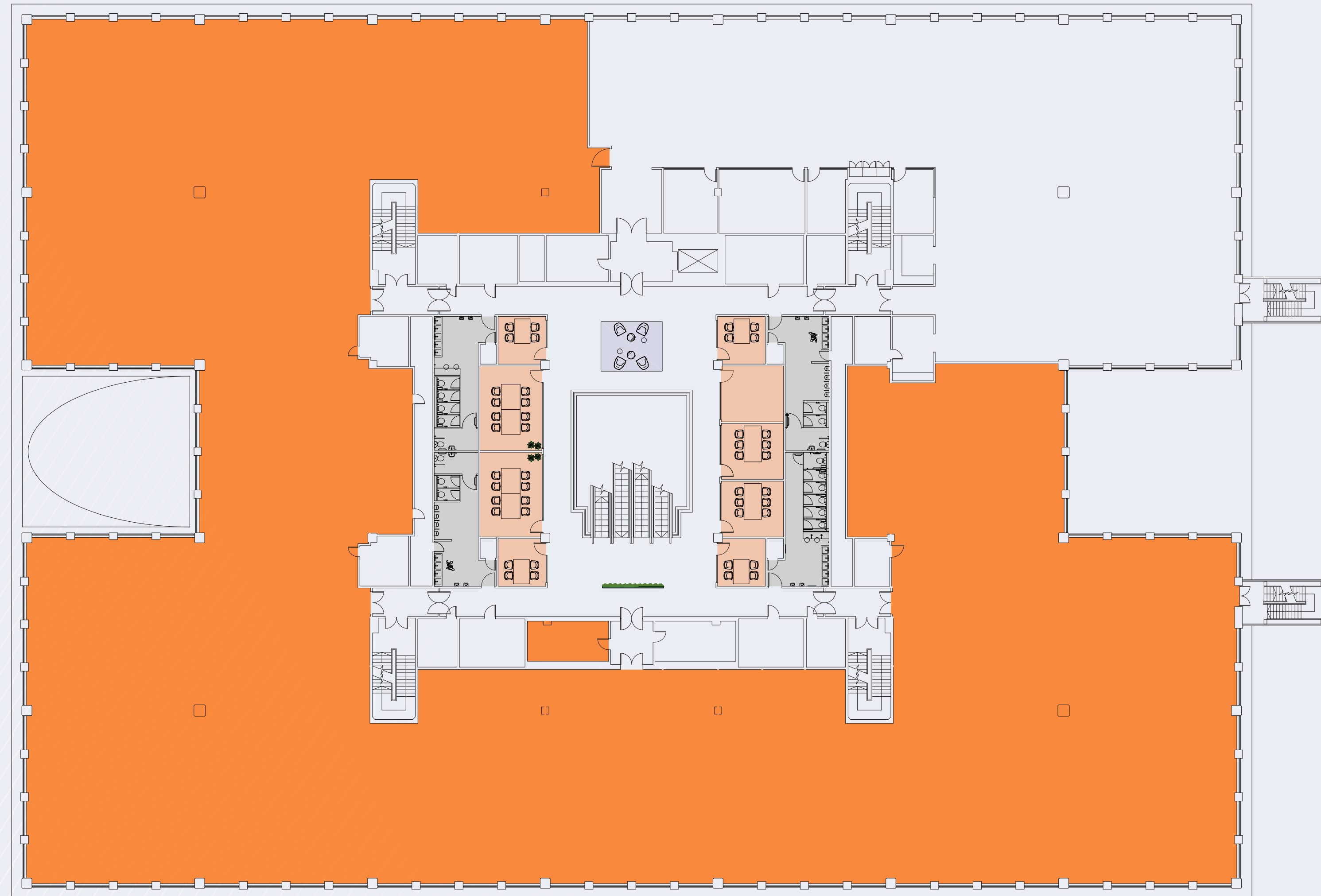
Office	■
Meeting rooms	■
Breakout areas	■
WCs	■

Floor plans not to scale, for identification purposes only



2ND FLOOR

31,531 SQ FT



KEY

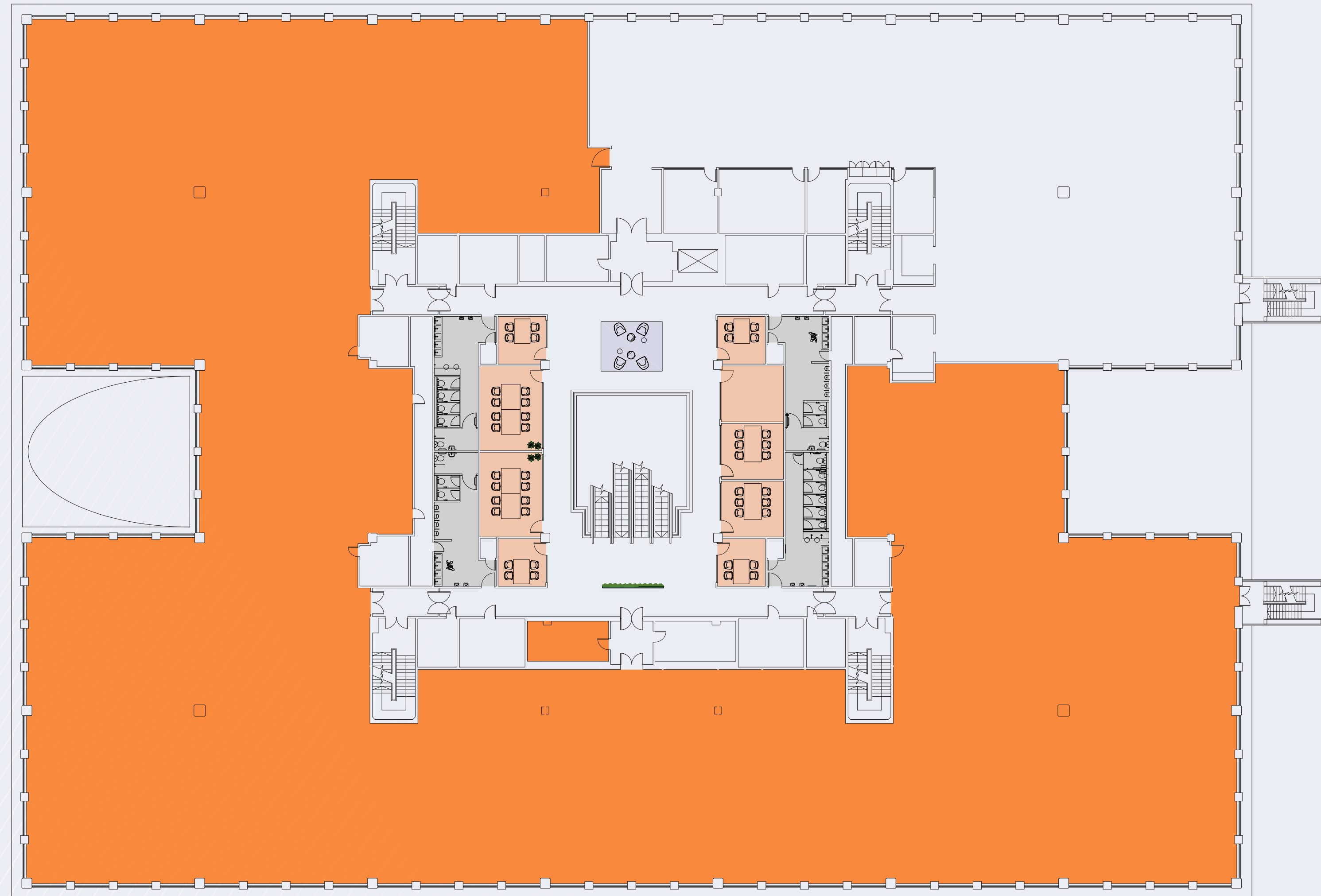
Office	■
Meeting rooms	■
Breakout areas	■
WCs	■

Floor plans not to scale, for identification purposes only



3RD FLOOR

28,952 SQ FT



KEY

- Office
- Meeting rooms
- Breakout areas
- WCs

Floor plans not to scale, for identification purposes only



BUSINESS RATES

To be assessed upon refurbishment of suites.

TERMS

Suites are available to rent on terms to be agreed.



LOCATION

Worldwide House is located in Thorpe Woodclose to the A47 Soke Parkway, with easy access to the A1(M) approximately 1 mile to the west. The city centre and railway station is approximately 2 miles to the east where direct trains can reach London in approximately 44 minutes.

Nearby amenities include a David Lloyd Health Club, Holiday Inn, Ferry Meadows Country Park and Thorpe Wood Golf Course.



SAT NAV:
PE3 6SB



SET IN 1,750 ACRES OF IDYLIC PARKLAND

Worldwide House 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.



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.



PETERBOROUGH CITY CENTRE

Peterborough is a vibrant, rapidly growing metropolitan city with a population of 215,671 forecast to reach 230,000 in 2031.

Since opening a purpose built £10 million campus in the heart of Peterborough in 2020, University Centre Peterborough has grown its portfolio of courses to reflect the needs of students and local, national and international employers.

You'll find award-winning green spaces, parks, and beautiful nature reserves less than 10 minutes from the bustling centre where you can find a huge variety of well-known eateries and the Queensgate Shopping Centre with its national chains and nearby independent stores.





CONNECTIVITY

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	47 mins
London	1 hour 53 mins
Birmingham	1 hour 30 mins
Stansted Airport	1 hour 10 mins
Luton Airport	1 hour 13 mins



Cambridge	50 mins
London	49 mins
Birmingham	1 hour 44 mins



Peterborough Station	20 mins
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Peterborough Station	20 mins
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LONDON KING'S CROSS IN 49 MINUTES





VIEWINGS

Strictly by appointment with the agents.



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DTRE

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