



# S | H

## STUART HOUSE

An inspiring, people-centred  
workspace in the  
heart of Peterborough.



## WELCOME TO STUART HOUSE

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Exceptional opportunities  
for established businesses and new  
companies to thrive.

The building provides flexible workspace across four floors with reception areas featuring full-height atriums that flood the building with light. There are plenty of breakout spaces including our café and communal space, The Hub.

Stuart House is also home to S|H Studios providing bright, modern workspaces for small companies with big ideas.

# FACILITIES AT STUART HOUSE

All building users benefit from a range of onsite facilities including a fully equipped gym, gym classes and shower rooms, our on-site cafe The Hub, as well as secure cycle storage, phone booths and car parking.



Secure sheltered cycle parking



Manned reception with 24/7 access



Super-fast broadband



The Hub coffee & co-working



Onsite staff parking



Fully DDA compliant



Gym & Shower Facilities



Phone Booths

S|H



## STUART HOUSE

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At Stuart House, we have lovingly styled and created a series of events just for our tenants. Coordinating local pop up shops, charity bake sales, Table Tennis Tournaments, celebrating Easter, Summer events and themed Halloween, while getting to know your neighbours.



### Community

Our Events aim to create a strong community feel, both in and out of your building. Come and learn new skills or start a new healthy journey with your neighbours.

We are dedicated in supporting small local businesses promoting and selling their products. Organising charity events is a passion of ours, hosting regular functions and engaging with our tenants vision.



## FLEXIBLE SPACES

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SH Studios provides bright, modern workspaces for small companies with big ideas

Access includes the gym & free fitness classes, secure cycle storage, The Hub Café & informal workspace, shower & changing rooms



## MEETING ROOM

Bookable Boardroom available for group training or important productive meetings

Designed to keep your team or your clients comfortable with climate control, integrated AV and complimentary WIFI.

## SH STUDIOS

Office space ready to go



Our studios provides easily configurable 'plug & play' technology and are fully furnished with pre-installed electricity provision and individual climate control.



## PHONE BOOTHS

Private pod to give you focus

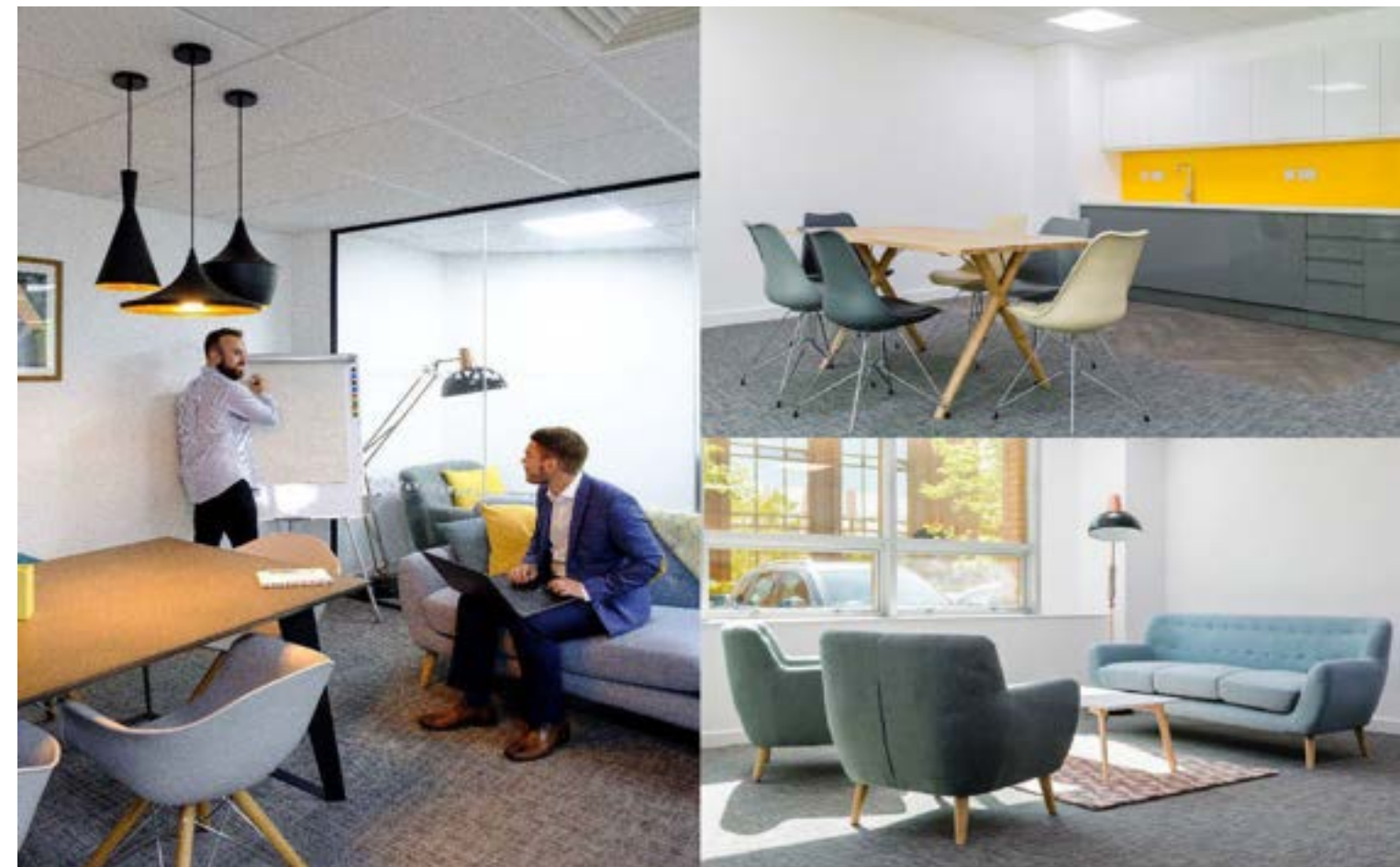
Make calls in comfort with privacy without disturbing others. Our phone booths, offers complimentary WIFI while you attend your calls.



## AVAILABLE SPACES

With inclusive rental packages and hassle-free terms, SH Studios is the perfect place to develop and grow your business.

Studios available from 477sqft to 1,700sqft on an all-inclusive basis please enquire for availability.



## WHAT'S INCLUDED?

24/7 access and your own front door

Wired for work with high-speed broadband and Wi-Fi

Fully fitted Kitchen

Stylish breakout spaces

Furnished workstations with "Plug & Play"

Internal meeting room

One fixed monthly cost, excluding business rates.

3-year lease terms

# SUSTAINABILITY

Telling the carbon story of a refurbishment.

By prioritising the refurbishment of buildings, wherever possible (relative to complete replacement), we are significantly reducing our use of raw materials and the embodied carbon. We seek to upgrade old equipment and include innovative technologies to help us drive improvements in our energy efficiency and thus reduce the energy consumption and carbon footprint of our properties.

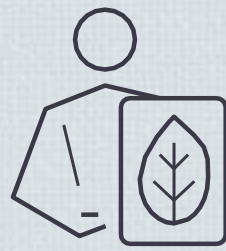
Furthermore, during refurbishments and fit outs, tenants are provided with detailed guides to encourage good waste management and cleaning practices to minimise their environmental impacts.



Green Travel



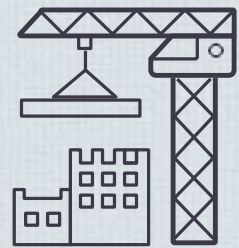
Green Electricity



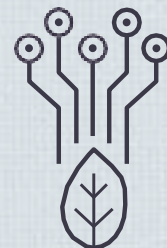
Green People



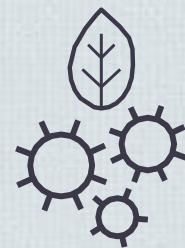
Waste Management



Embodied Carbon



Future Proofing



Carbon in Operation





# OUR LOCATION

Peterborough is one of the country's fastest growing cities. With a strong, active business community and a diverse economy, it's home to over 5,000 companies ranging from large multi-national corporations to entrepreneurs and niche businesses. Stuart House is located in the heart of the city's business district just a 12-minute walk from the train station, and close to cultural attractions, shops, pubs and restaurants.



# OUT & ABOUT

Peterborough has an abundance of establishments where you can grab a pizza or burger, or settle down to enjoy a meal at one of the city's Michelin Guide selected restaurants. The nearby Queensgate Shopping Centre is the perfect place to get some retail therapy with all the well-known high street shops plus boutiques selling luxury designer brands.



# CONNECTIVITY

Train journey times

LONDON	45 MINS
LEEDS	1.5 HRS
NORWICH	1.5 HRS
LIVERPOOL	1.5 HRS
BIRMINGHAM	2 HRS
EDINBURGH	4 HRS





STUART HOUSE

Stuart House, St John's St  
Peterborough, PE1 5DD

T: +44 (0)1733 890 806

E: [stuart.house@eddisons.com](mailto:stuart.house@eddisons.com)

[www.stuarthouse.co.uk](http://www.stuarthouse.co.uk)

For further details or to arrange a viewing,  
please contact one of our letting partners.



S|H STUDIOS

**Jade Blackmore**

+44 (0) 7977 716858

[Jade.blackmore@eddisons.com](mailto:Jade.blackmore@eddisons.com)



**Ed Gee**

+44 (0) 1733 344414

[edgee@savills.com](mailto:edgee@savills.com)

**Eddisons**

Incorporating Barker Stoney Matthews

T. 01733 897722  
[eddisons.com](http://eddisons.com)

**Julian Welch**

+44 (0) 1733 897722

[julian.welch@eddisons.com](mailto:julian.welch@eddisons.com)

**William Rose**

+44 (0) 1733 344414

[wrose@savills.com](mailto:wrose@savills.com)

**Hattie Gullan-Whur**

+44 (0) 1733 897722

[hattie.gullan-whur@eddisons.com](mailto:hattie.gullan-whur@eddisons.com)