



LYNCH  
WOOD  
PARK  
PETERBOROUGH

# DESIGN AND BUILD OPPORTUNITY

40,000 sq ft (3,716 sq m) - 80,000 sq ft (7,432 sq m)  
of new build Grade A office space



# **BUSINESS** BROUGHT TO LIFE

Up to 80,000 sq ft of premium office space available in Peterborough; one of the UK's fastest growing cities.

# PRIME OPPORTUNITY



Located in the heart of the UK, Lynch Wood Park provides high specification office space to a number of occupiers including Diligenta, Kidney Research and Coloplast.

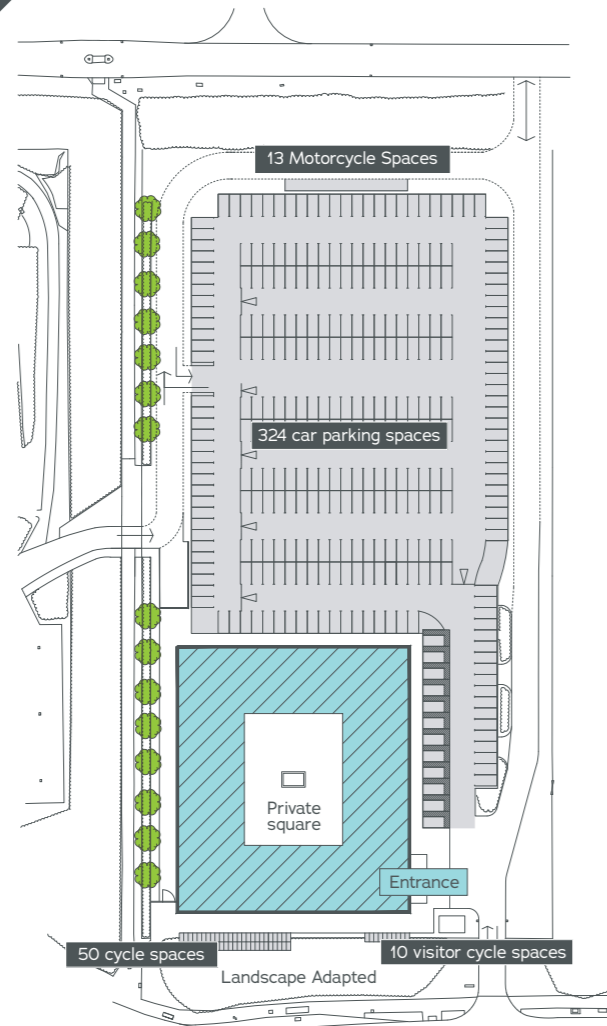
Surrounded by mature landscaped grounds with a growing onsite community, Lynch Wood Park brings business to life in Peterborough, one of the UK's top commuter cities and has the benefit of a vibrant workforce and a younger working population than the UK average.

What's more, Peterborough boasts unrivalled connectivity and, along with York, was one of the first cities in the UK to obtain an ultrafast broadband network with download speeds of 1 GB.

FI Real Estate Management has outline planning permission to develop up to 80,000 sq ft of Grade A office space.

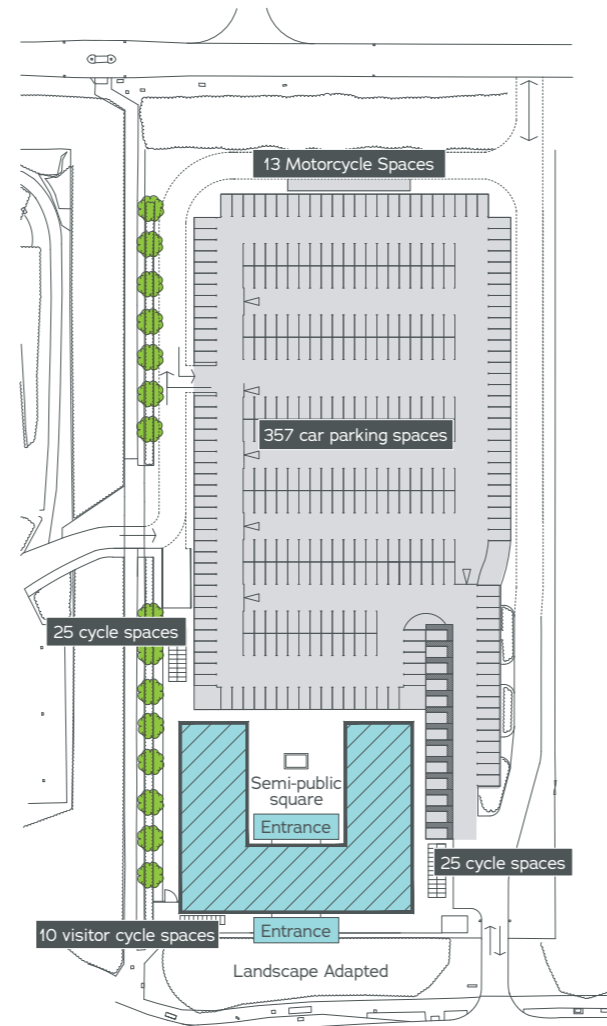


# DEVELOPMENT OPPORTUNITY



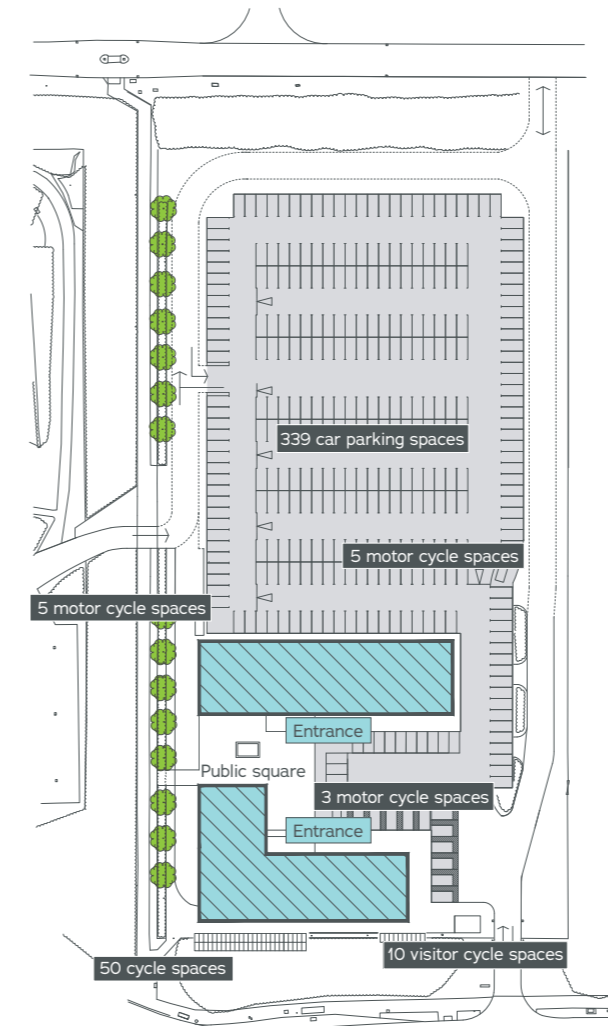
## OPTION ONE

Proposed 3 storey office  
Area per level - 26,666 sq ft (2,477 sq m)



## OPTION TWO

Proposed 4 storey office  
Area per level - 20,000 sq ft (1,858 sq m)

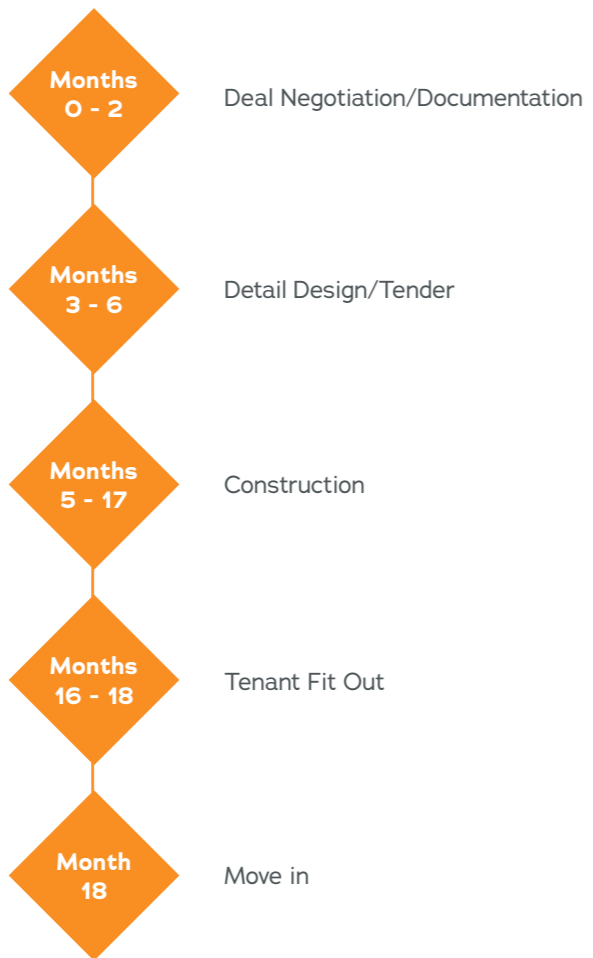


## OPTION THREE

Proposed 4 storey office  
Area per level - 20,000 sq ft  
(2x10,000 sq ft) (2x929 sq m)



# DEVELOPMENT TIMELINE





# PROFESSIONAL TEAM



Landlord

SHEPPARD ROBSON

Architect



Project Manager



Civil Engineer



Letting Agents



# WELL CONNECTED



Lynch Wood Park has excellent connectivity via road and rail.

London is just 45 minutes away by train and, with great access to the A1 and A14, the scheme is connected to the wider UK via the national motorway network. There are also four international airports within an hour and a half.

## BY CAR

Birmingham	85 miles
Cambridge	40 miles
London	98 miles
Manchester	155 miles
Nottingham	58 miles

## BY TRAIN

London	45 minutes
Cambridge	50 minutes
Birmingham	1 hour 46 minutes
Leeds	1 hour 50 minutes
Manchester	2 hours 29 minutes

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Letting Agents



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Asset Managed by



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