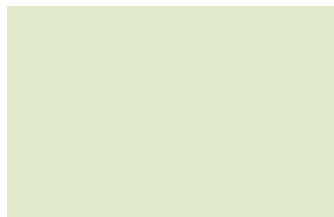
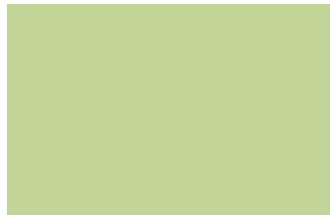


TRINITY

Trinity Street
Peterborough
PE1 1DA



Grade A City Centre Office To Let

Ground & 1st floors from 1 desk

3rd Floor - 3,069 sq ft



TRINITY THE BUILDING



Trinity is located along Trinity Street within the Priestgate business district of Peterborough City Centre, well known for its established professional businesses. Works have recently been completed to deliver Grade A office space, including a brand new enhanced entrance providing multiple co-working and break-out spaces. Floor to ceiling windows and a new café create an inspiring and bright area to meet, work and relax.



ACCOMMODATION

Trinity provides refurbished flexible office space on the Ground, 1st and 3rd floors. The 3rd floor is undergoing refurbishment to deliver Grade A office space, available Q3 2023.

AVAILABILITY SCHEDULE

FLOOR	AVAILABLE
Ground	From 1 desk
First	From 1 desk
Third	3,069 sq ft



Indicative space plan only

SPECIFICATION

<p>Opportunity for a bespoke refurbishment</p>	<p>Newly completed single storey extension with café and co-working spaces</p>	<p>Open plan with perimeter trunking</p>	<p>LED lighting</p>	<p>Air conditioning</p>
<p>Excellent WC & Kitchen facilities to each floor</p>	<p>Shower facilities</p>	<p>Cycle storage</p>	<p>Car parking</p>	<p>EV charging points</p>
<p>'Green' features to include green roof and solar panels</p>	<p>Citybase Peterborough (Flexible Workspace offices) available within Trinity</p>	<p>EPC Rating C</p>	<p>City centre</p>	<p>Direct pedestrian access, Trinity to Train station: 4 minutes walk (step-free walkways).</p>

TRINITY THE LOCATION

Trinity sits in the heart of the city and within the City Centre Conservation area, within easy reach of other businesses, train station and all the conveniences of city centre amenities. Around the corner from the building, Cathedral Square offers a huge selection of well-known and independent restaurants, coffee shops and retailers. Queensgate Shopping Centre has just undergone a huge refurbishment, bringing new brands, better stores and the exciting addition of Puttstars golf & diner to the city.

Trinity also benefits from being close to the River Nene, the Lido, Peterborough Cathedral and the A.R.U. Peterborough campus. With the emphasis on workplace wellbeing, it is well placed for options to take yourself outside and take a moment away from the bustle of the city. With the proposed pedestrian bridge over the River Nene and Station Quarter upgrade, Trinity will be perfectly situated to take advantage of everything the city continues to offer.



BARS & RESTAURANTS

- Franco Manca
- Las Iguanas
- Tap & Tandoor
- Katana
- Hilton Garden Inn
- Wagamama
- Five Guys
- Kokoro
- Côte
- Pizza Parlour
- Fratelli's
- Charters Bar/East
- Middleton's Steak House
- Argo Lounge
- Prezzo
- The Stoneworks
- The Queens Head
- Turtle Bay
- Nando's
- Pizza Express
- Wildwood
- Embe



COFFEE

- Bean Around
- Bewicked
- Caffè Nero
- Costa
- Starbucks
- Greggs



FITNESS, LEISURE & WELLBEING

- Peterborough Lido
- PuttStars
- Energie Fitness
- Vivacity
- Embankment Athletics Track
- Central Park
- Escape
- Glo Golf
- Weston Homes Stadium



SHOPS

- Frasers
- M&S
- TK Maxx
- River Island
- New Look
- Boots
- H&M
- Lush
- Waitrose
- Waterstones



CULTURE

- Peterborough Museum
- Cathedral
- A.R.U.
- Key theatre
- New Theatre
- Central Library



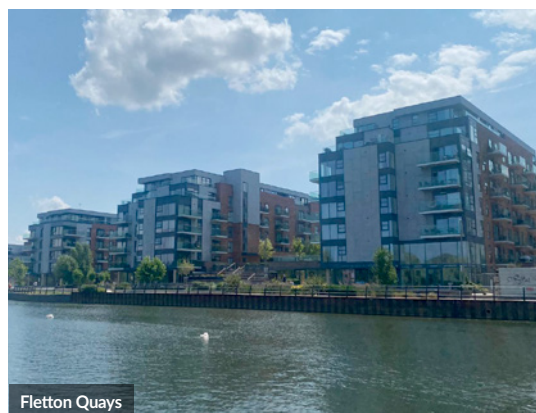
LOCAL BUSINESSES

- DT Architects
- Carter Jonas
- Hegarty Solicitors
- Taylor Rose
- Hunt + Coombs
- Buckles
- Greenwoods
- Royal Horticultural Society
- Roythornes
- Frontline
- Adecco
- Recruitment
- Barker Ross Group

TRINITY PETERBOROUGH REGENERATION

As part of Peterborough Council's £600 million Regeneration and Growth Strategy 8 areas have been identified as development sites.

- ARU Peterborough – brand new University, Research & Innovation Centre and further expansion sites
- Brand new Hilton Garden Inn Hotel launching 2023
- New pedestrian footbridge over the River Nene between Embankment and Fletton Quays
- Goods Shed redevelopment, Fletton Quays
- Northminster – residential development plan for 315 new apartments with Peterborough Cathedral views and a bar/restaurant
- North Westgate – proposed mixed use development
- Station Quarter - £48 million bid approved to progress with a Station redevelopment



For further information or to arrange a viewing, please contact:

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