



## Sand Martin House

Bittern Way, Fletton Quays, Peterborough, PE2 8TY

Beautifully restored, fully refurbished historic engine sheds providing modern office space available to let.

4,967 to 15,483 sq ft  
(461.45 to 1,438.42 sq m)

- Premium Peterborough City Centre Offices
- Part of the wider Fletton Quays redevelopment
- Riverside location
- Beautifully landscaped public realm
- Onsite multi-storey car park
- Grade A offices with air conditioning and LED lighting
- Retained original features
- Existing business destination

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## Summary

Available Size	4,967 to 15,483 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

## Description

Sand Martin House is a rare opportunity to occupy fully refurbished Grade A offices within an historically-listed former Victorian railway building containing two locomotive sheds. They have been sympathetically and cleverly connected to an adjoining new build with a contemporary glass atrium that seamlessly blends old with new.

Characteristics of the engine sheds have been retained whilst delivering efficient and modern, flexible office space with soft seating communal meeting areas and various meeting rooms. Office suites available to let from c5,000 sq ft - 15,000 sq ft.

Outside, the carefully landscaped public realm offers places to sit and enjoy the views of the riverside location.

## Location

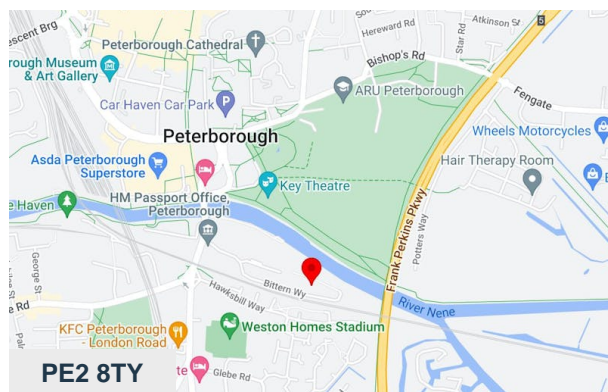
Sand Martin House is located on Bittern Way within the redeveloped Fletton Quays, part of the wider Peterborough regeneration project. Sand Martin House is already home to Peterborough City Council and also neighbours the brand new passport office, cementing Fletton Quays as a business destination within it's own riverside pocket in the City Centre.

In 2024, occupiers will see the start of the construction of Cygnet Bridge, a pedestrian footbridge across the River Nene, allowing safe and direct access to the embankment, city centre and university campus for those travelling by bike or by foot.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Suite - 1	4,921	457.18
Suite - 2	10,516	976.97
<b>Total</b>	<b>15,437</b>	<b>1,434.15</b>



## Viewing & Further Information



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