



## Peterborough Innovation & Research Centre

Bishop's Road, Peterborough, PE1 5BW

Peterborough Innovation & Research Centre is a state of the art building, to inspire & provide a cutting edge environment for its occupiers.

6,297 sq ft  
(585.01 sq m)

- Net-zero hub
- Lab enabled
- Green roof to increase biodiversity & control rainwater
- Renewable energy solar panels
- Substantial plant room space to accommodate bespoke occupier requirements
- Natural & mechanical ventilation
- ARU University of the Year

# Peterborough Innovation & Research Centre, Bishop's Road, Peterborough, PE1 5BW

## Summary

Available Size	6,297 sq ft
Rent	£17.50 per sq ft
VAT	Applicable
EPC Rating	B

## Description

The ARU Peterborough Innovation & Research Centre located at the ARU University Campus, is an outstanding, brand new development designed by renowned MCW Architects. Neighbouring University House offers vocational and employment focused courses for undergraduate and postgraduate students including nursing, healthcare, biomedical science, computer science construction management, cyber security and engineering. Aspirations for the Peterborough Innovation & Research Centre are to connect with business within these industry groups and form a collaborative hub of education, research, science and innovation.

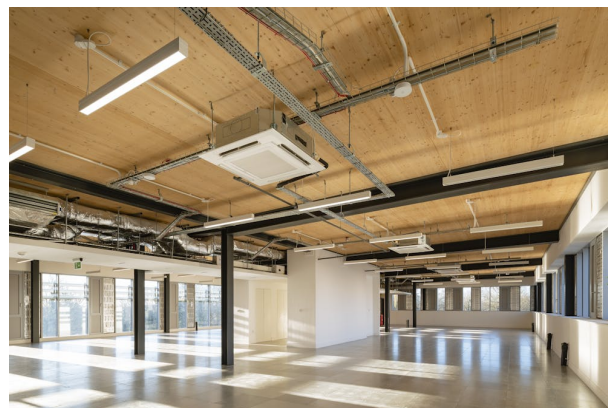
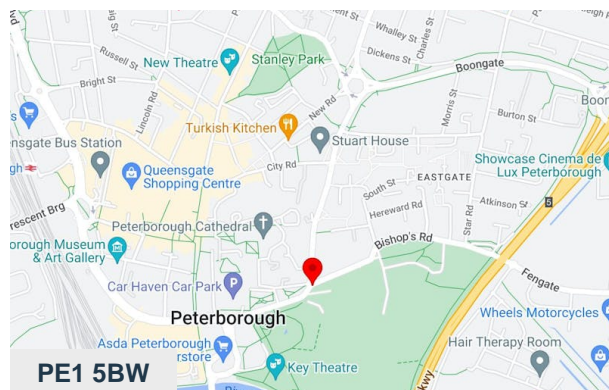
## Location

Situated within beautifully landscaped grounds and public realm, open spaces and the River Nene, the Peterborough Innovation & Research Centre sits in a prime spot in the heart of the City on Bishop's Road. The brand-new campus opened in September 2022. It offers onsite parking and is accessed by direct pedestrian & cycle routes, within a short walk of the train station and city centre amenities. Bishop's Road connects to Frank Perkins Parkway for all routes around the city and further afield.

## Accommodation

The accommodation is available on the first floor:

Name	sq ft	sq m	Availability
1st	6,297	585.01	Available
<b>Total</b>	<b>6,297</b>	<b>585.01</b>	



## Viewing & Further Information



**William Elphinstone**

07876 131346

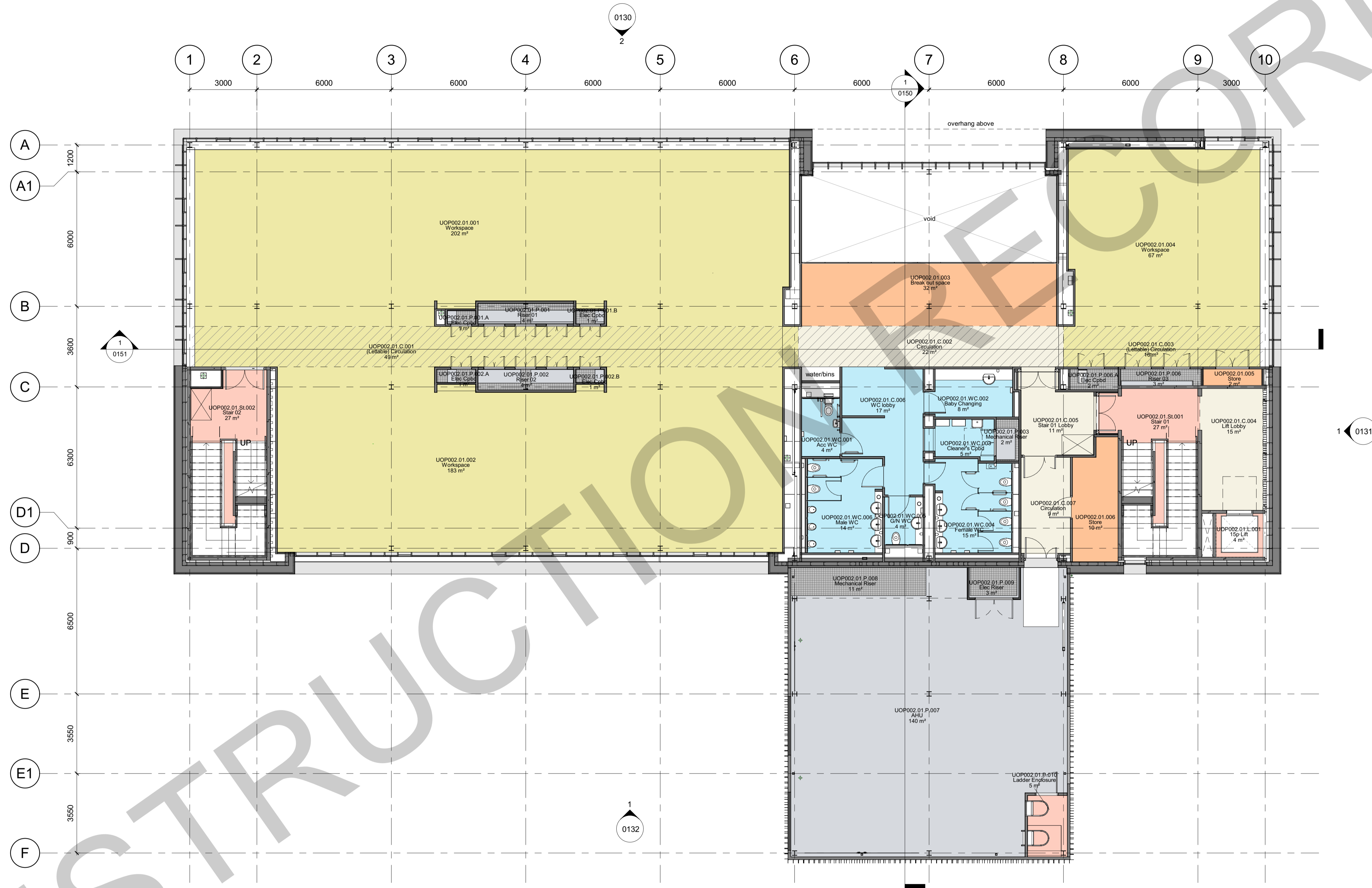
willelphinstone@tydusre.com



**Sophie Dickens**

07763 206550

sophiedickens@tydusre.com



- Core
- Horizontal Circulation
- Plant
- Shared Facilities
- Vertical Circulation
- Workspace
- Lettable circulation

**Notes**

- All dimensions are in millimetres unless otherwise stated.
- This drawing to be read in conjunction with all relevant architectural, civil/structural, and services engineer's drawings and specifications.

0 1 2 5 m

**HEALTH, SAFETY AND ENVIRONMENTAL INFORMATION**

**Notes:**

- It is assumed that the work is undertaken by a competent Contractor, who is therefore aware of all generic risks associated with these works.
- It is assumed that any maintenance work referred to on this drawing is undertaken by competent, appropriately trained operatives in line with the Access & Maintenance Strategy.
- These notes are to be read in conjunction with all relevant Residual Hazard Schedules and in particular Designer Residual Hazard Schedule
- Listed below are 'site specific' risk relevant to this drawing:

Revision	Date	Description	Drawn by	Checked by
P08	15/01/21	Amendments to roof and updates to GF core	TeM	HN
P09	19/02/21	For Planning	TeM	HN
P10	26/02/21	Stage 3 Issue	TeM	HN
P11	26/03/21	Planning Amendments	TeM	HN
P12	18/06/21	Scheme reduced and issued for Planning	JSY	HN
P13	23/06/21	Stage 4 Issue	AC	HN
P14	20/08/21	Stage 4 Amendments	TeM	HN
C01	26/10/21	For Construction	TeM	CB
C02	21/06/22	General Amendments	SR	CB
C03	15/02/23	Construction Record	SR	CB

Client	Project Title	Drawing Title	Scale at A1	Date	Drawn by	Checked by
Bowmer & Kirkland	Peterborough R&D Property Company Limited Research and Development Centre. ARU Peterborough	First Floor Plan	1:100	26.10.20	AC	HN

Client	Project Title	Drawing Title	Scale at A1	Date	Drawn by	Checked by
Bowmer & Kirkland	Peterborough R&D Property Company Limited Research and Development Centre. ARU Peterborough	First Floor Plan	1:100	26.10.20	AC	HN

**MCW**  
mosescameronwilliams

MCW architects  
East House, Malting Lane  
Cambridge CB3 9HF  
www.mcwarchitects.com

**Construction Record**

Drawing No.  
UOP002-MCW-ZZ-01-DR-A-0111

Status  
-

Rev  
C03