# WESTPOINT

BY M

Lynch Wood, Peterborough
Cambridgeshire PE2 6FZ



# WESTPOINT

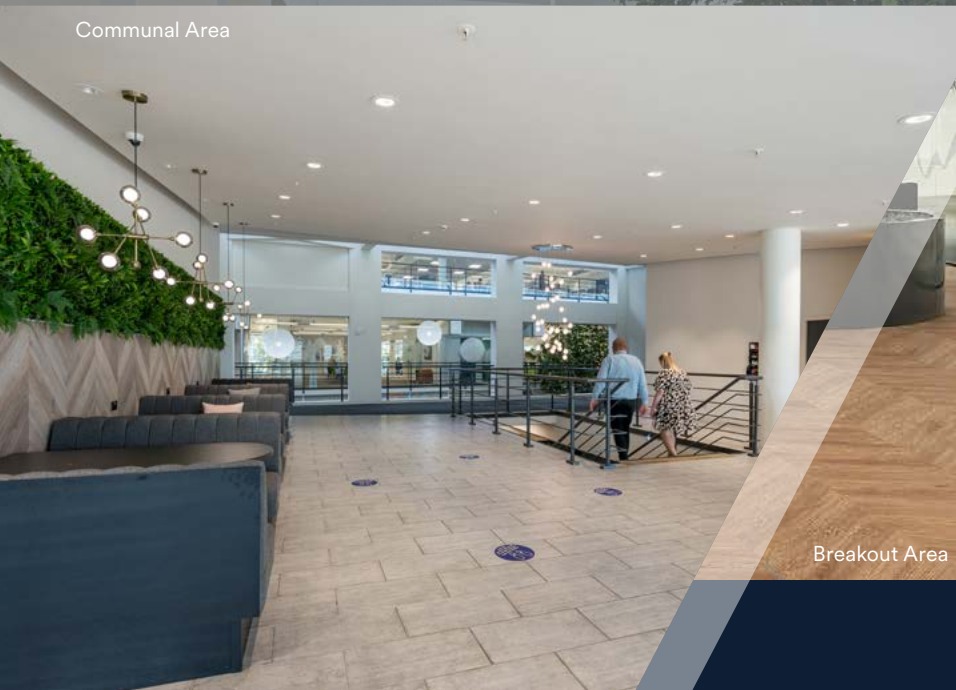
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## POSITIVE, PRODUCTIVE OFFICE SPACE TO LET

150,000 sq.ft of newly refurbished offices surrounded by 1,750 acres of country park and only 45 minutes from London Kings Cross station.

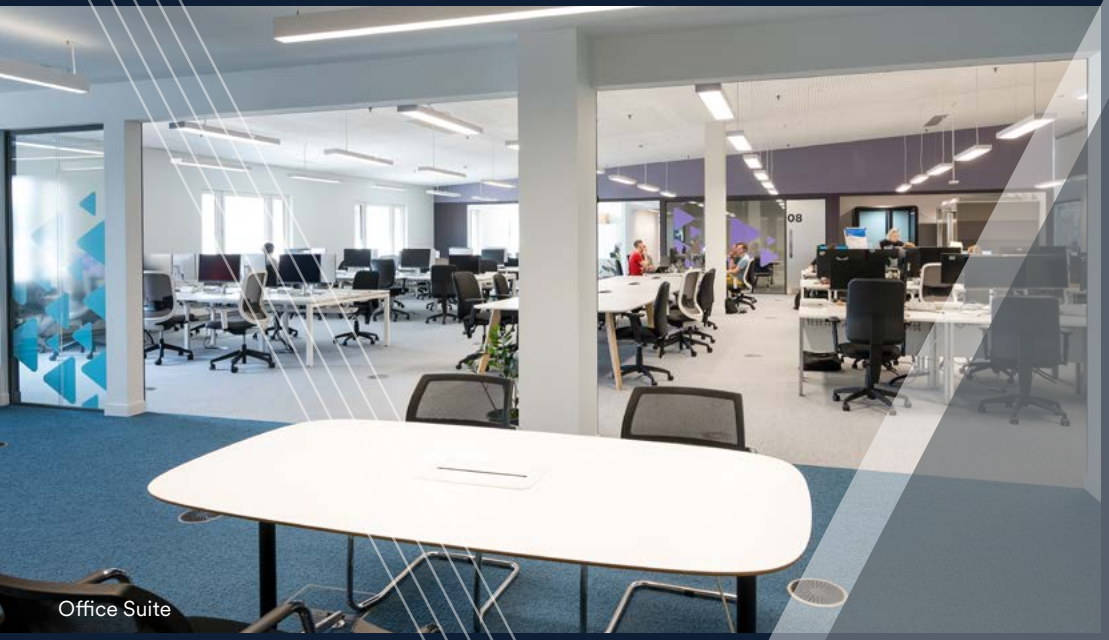
Contemporary finishes throughout and an abundance of natural light.

Excellent Grade A office parking provision at a ratio of 1:140 sq.ft (1,292 spaces).



Communal Area

Breakout Area



Office Suite




On-site Café

# YOUR SPACE

Westpoint is a three storey office building offering high quality Grade A open plan space.

The building has an impressive full height reception with a full time concierge on site and atrium which at ground floor level provides meet and greet at the reception desk along with informal break out areas and a communal tea point.

- Westpoint is only a 20 minute bike ride from the city centre train station
- Stay active using Westpoint's on-site gym, sports hall, shower and changing facilities
- On-site café provides a range of grab and go food to be enjoyed outdoors or in one of many breakout areas.

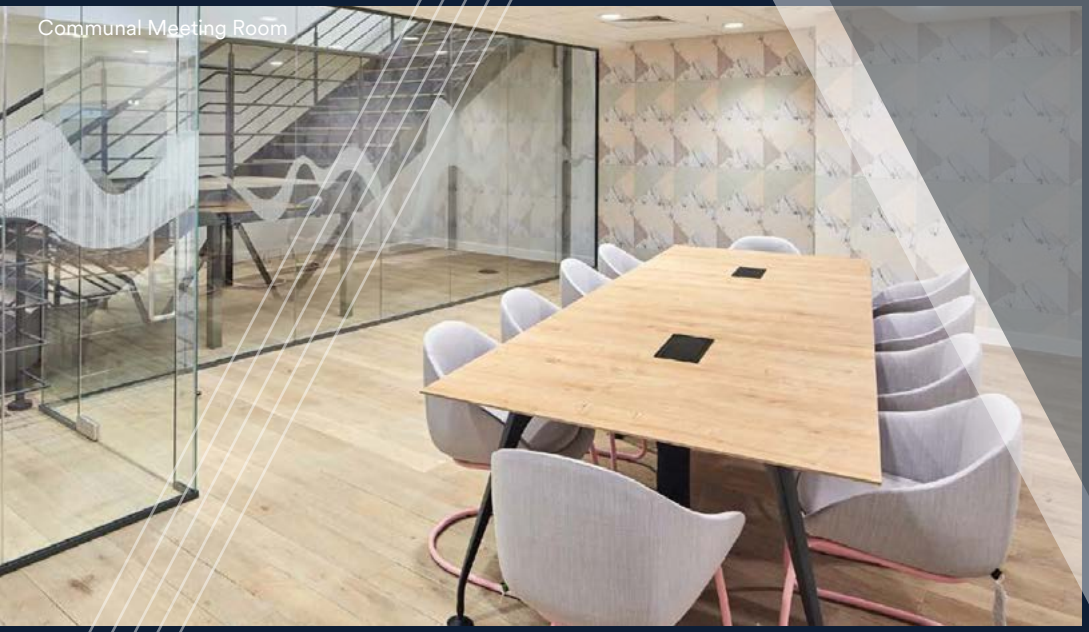
Westpoint is situated close by to Ferry Meadows Country Park, one of the largest country parks in the region, which offers a range of outdoor activities including walking, cycling, swimming, watersports, fishing, archery, padel, climbing and golf as well as food and drink at the Lakeside Kitchen and Bar.



Meeting Room



Fob Barrier Entry/Reception



Communal Meeting Room



Boat House Meeting Room

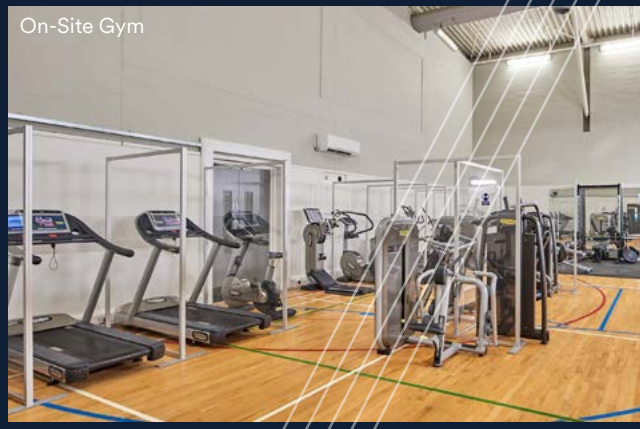
# SPECIFICATION

Westpoint building includes:

- 350KVA GENERATOR AVAILABLE
- 79 SECURE & COVERED BIKE RACKS
- FITTED OPTIONS AVAILABLE
- FULL ACCESS RAISED FLOORS
- AIR CONDITIONING SYSTEM
- ELECTRIC CAR CHARGING POINTS AVAILABLE
- CYCLING SCORE PLATINUM
- NEW LED LIGHTING
- FEATURE LAKE WITH LARGE OUTDOOR TERRACE
- 24 HR CCTV
- ONSITE CAFE & LARGE BREAKOUT AREA
- 1,292 CAR PARKING SPACES 1:140 SQ FT
- DEMISED WC
- WIFI TO COMMON AREAS
- LOCKERS & DRYING ROOM FACILITIES
- CONCIERGE SERVICE
- NEW SHOWERS & CHANGING FACILITIES
- GYM/SPORTS HALL EXERCISE CLASSES & PADEL SPORTS
- 5 STAR DATA CONNECTIVITY & TELECOMMS RATING
- MEETING ROOM AVAILABLE TO BOOK



On-Site EV Charging
(indicative image)

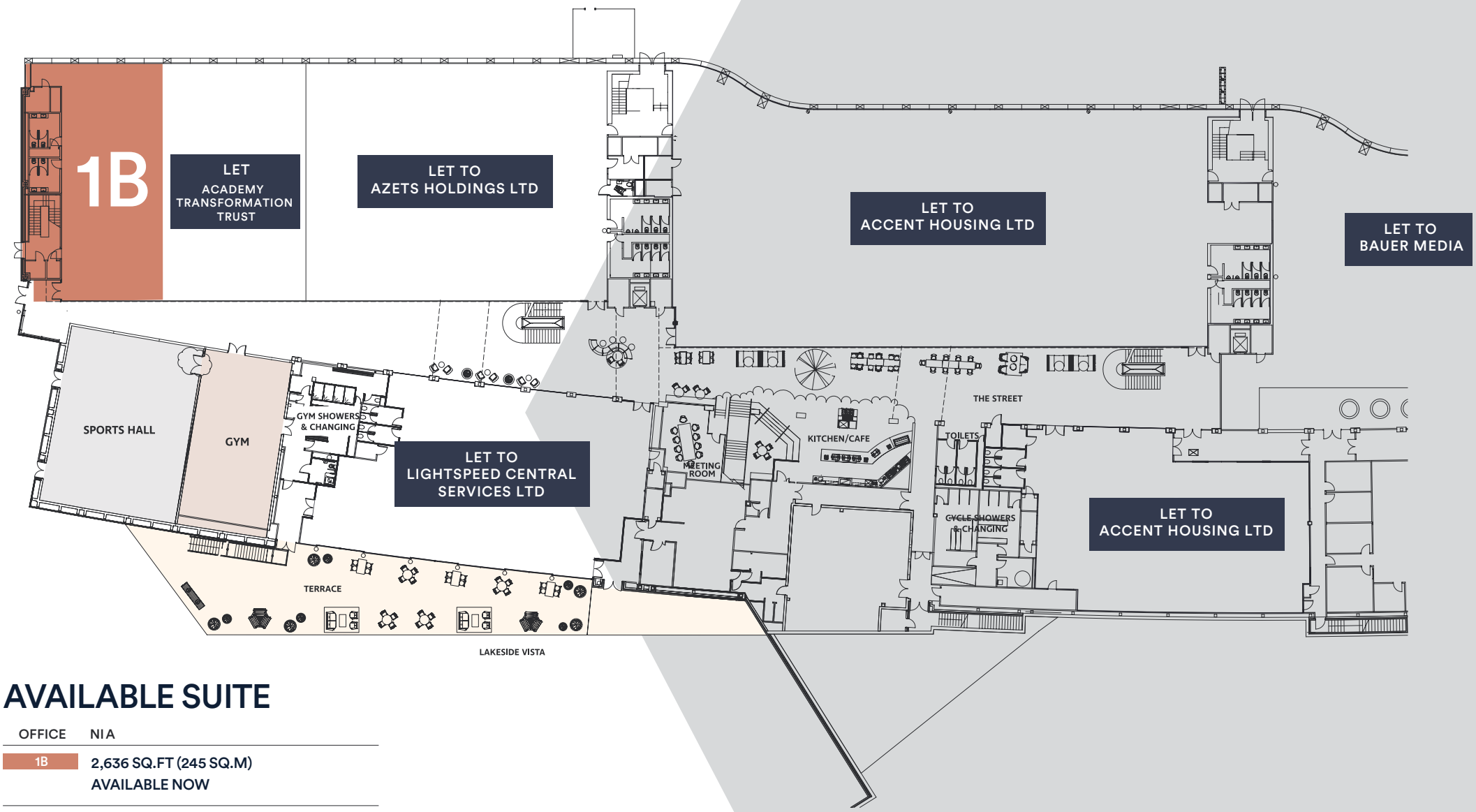


On-Site Gym



Lakeside with Outdoor Seating Area

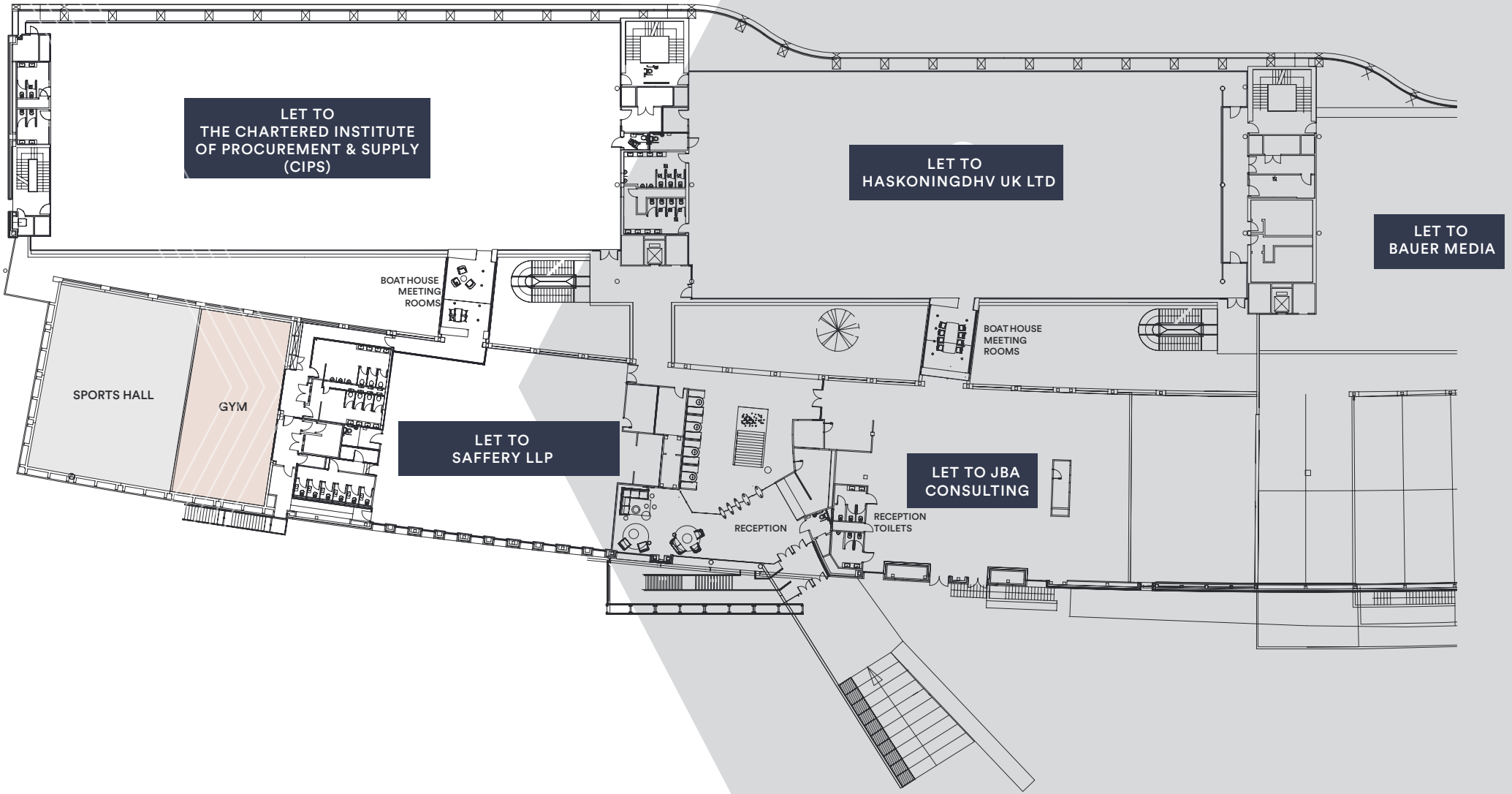
# GROUND FLOOR PLAN



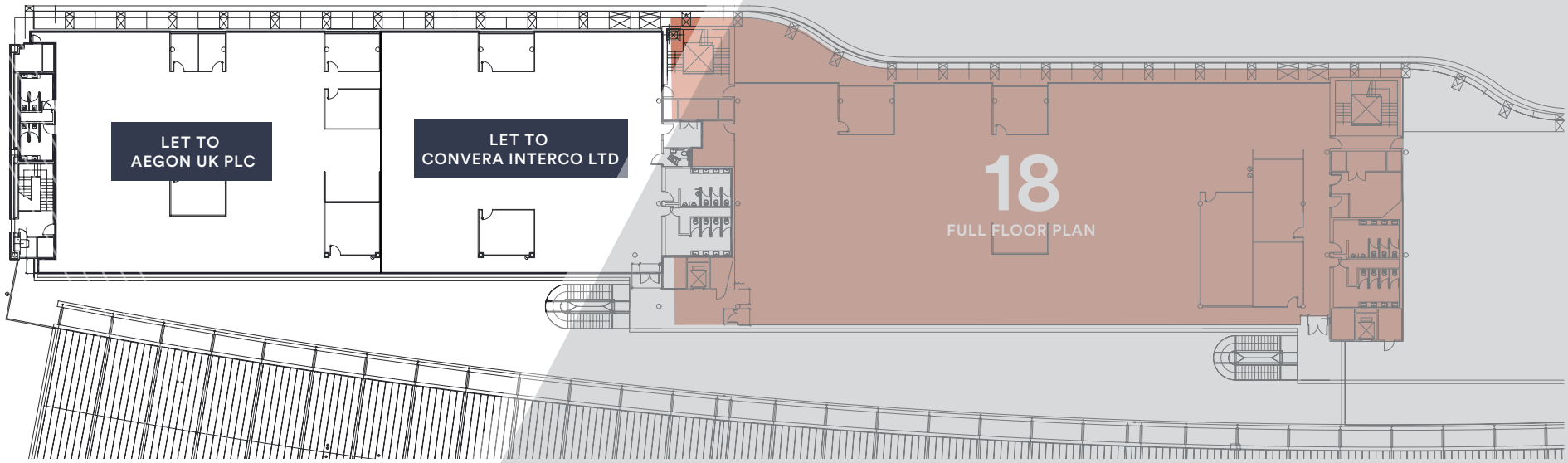

## AVAILABLE SUITE

| OFFICE | NIA |
|---|---|
| 1B | 2,636 SQ.FT (245 SQ.M)<br>AVAILABLE NOW |

# FIRST FLOOR PLAN



# SECOND FLOOR PLAN




## AVAILABLE SUITE

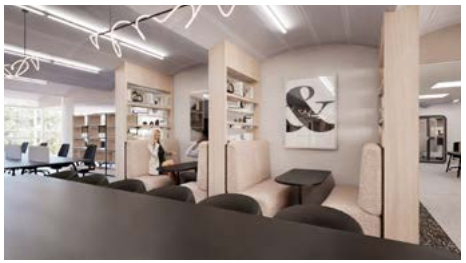
- Full Suite

| OFFICE | NIA |
|---|---|
| 18 | FULL FLOOR<br>11,926 SQ.FT (1,108 SQ.M) |

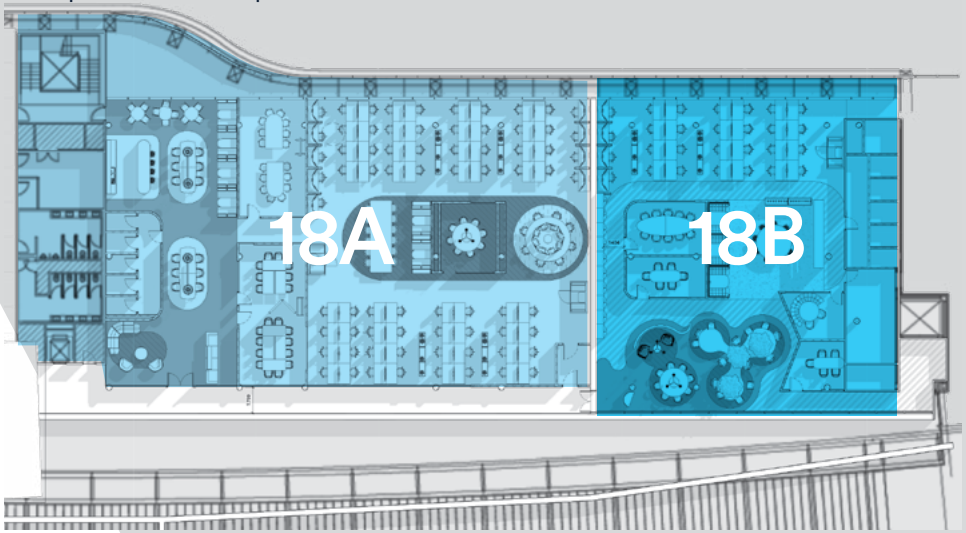
- Split Suite Option

| OFFICE | NIA |
|---|---|
| 18A | SPILT FLOOR<br>7,000 SQ.FT (650 SQ.M) |
| 18B | SPILT FLOOR<br>4,500 SQ.FT (418 SQ.M) |





- Split Suite Concept Illustration



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## All Enquiries

For any enquiries on rent or other occupational costs please contact the Asset Manager or Agents listed on the last page.



# WESTPOINT

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## SAT NAV: PE2 6FZ

With Peterborough being named one of the quickest UK cities at rush hour and with London and Cambridge within 50 minutes, business connectivity is excellent.

| By Train | Travel Time |
|---|---|
| London | 45 mins |
| Cambridge | 50 mins |
| Birmingham | 1hr 44 mins |

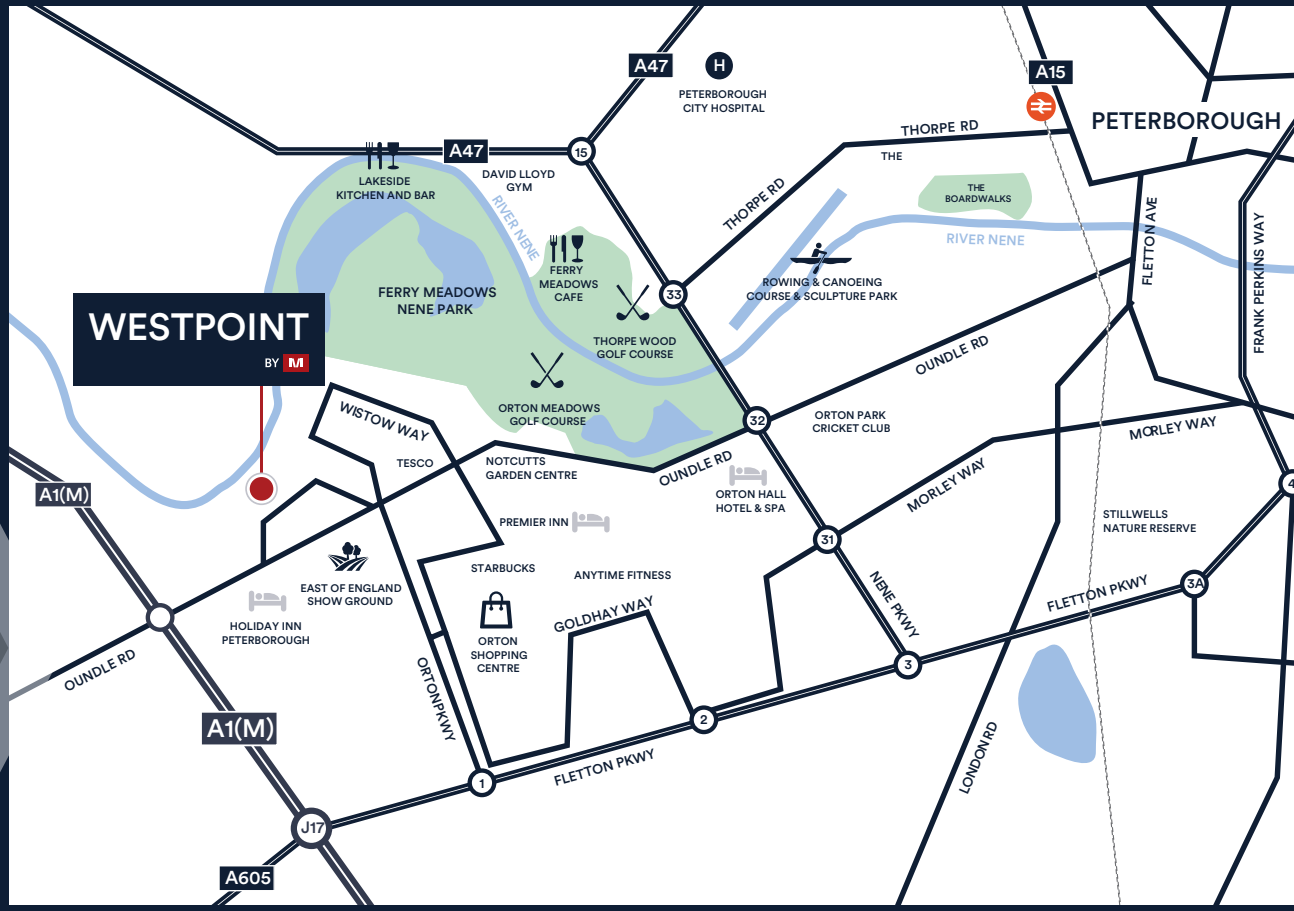
| By Car | Travel Time |
|---|---|
| Cambridge | 47 mins |
| London | 1hr 53 mins |
| Birmingham | 1hr 30 mins |
| Stansted Airport | 1hr 10 mins |
| Luton Airport | 1hr 13 mins |

| By Bus | Travel Time |
|---|---|
| 23 Peterborough Station X4 gold Citi 1 | 14 mins |
| Peterborough Station | 20 mins |

| By Bike | Travel Time |
|---|---|
| Peterborough Station | 20 mins |

## VIEWING

Strictly via prior appointment with the appointed agents:





savills

**Edward Gee**
01733 209 906
egee@savills.com

**James Anderson**
07977 034 282
james.g.anderson@savills.com


## Lynch Wood, Peterborough, Cambridgeshire, PE2 6FZ

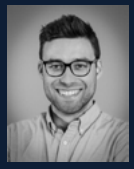

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SHEET ANCHOR EVOLVE
part of M Core



**Max Parekura**
07768 704 483
0207 228 6508
mparekura@saevolve.com



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