



THORPE WOOD PETERBOROUGH, PE3 6SB
MODERN OFFICES TO LET 10,625 – 55,300 SQ FT (987.06 – 5,137.37 SQ M)

LOCATION

Peterborough is a Cathedral City located 83 miles North of London, 37 miles North of Cambridge and 73 miles east of Birmingham.

The City is located just to the East of junction 17 of the A1(M) giving rapid North/South access across the UK, as well as being on the A47 connecting with the M1 to the West. The A14 is just 20 minutes to the South.

Peterborough is a major station on the East Coast Mainline connecting London Kings Cross (45 mins) to Edinburgh (3 hrs 30 mins), and with direct access to Leeds (1hr 21 mins), York (1 hr 7 mins) and Doncaster (50 mins), as well as Stevenage and Hitchin to the South. Luton airport is 48 miles away and there is a direct train link to Stansted Airport (1 hr 27 mins).

SITUATION

Worldwide House is situated on Thorpe Wood, an established and highly accessible office location To the West of Peterborough City centre. Thorpe Wood is at the junction of the A47 Soke Parkway and A1260 Nene Parkway, giving rapid access to the City's road network and to the national road network via the A1, approximately 1 mile to the West. The City Centre and railway station is approximately 2 miles to the East.

Other high profile occupiers in the immediate area include Virgin Active, Anglian Water and Cambridgeshire Constabulary. Other amenities in the area include Kids Unlimited Day Nursery and Virgin Active Healthclub (both of which offer discounted rates to occupiers of Worldwide House), Holiday Inn and Thorpe Wood Golf Course.



PETERBOROUGH

The second fastest growing City in the UK, Peterborough has a resident population of 184,000 (2011 Census), with a catchment in excess of 600,000 within 25 miles.

The resident population is expected to grow to in excess of 200,000, with the City Council spearheading a £1bn masterplan to create 25,000 new homes and 20,000 new jobs by 2021.

Major employers in the City include BGL Group (Budget Insurance), Perkins, A B Agri, British Sugar, Hotpoint, Yorkshire Banking Group, Cummins Generator Technologies, Access Prepaid Worldwide, News International and Kelway IT, to name but a few.

It is a highly entrepreneurial City, with over 1,500 new businesses set up during 2013 (source: Duport), with a younger than national average age profile (41% of the population aged 29 or under), and a rich multi-cultural mix. Even during the economic downturn, Peterborough continued to expand, with unemployment during the period falling whereas in many other areas it rose significantly.

The City is an attractive place to live and work. With an excellent house price to earnings ratio, property is affordable, plentiful and attractive, making Peterborough an ideal destination for companies seeking to relocate staff, as well as providing an excellent pool of well-educated potential employees from which to fulfil recruitment needs.

Peterborough is also the UK's first 'Gigabit City' following the completion of the 90 km Peterborough CORE Network, giving business access to super-fast fibre optic broadband connections of 1,000 megabits per second.



DESCRIPTION

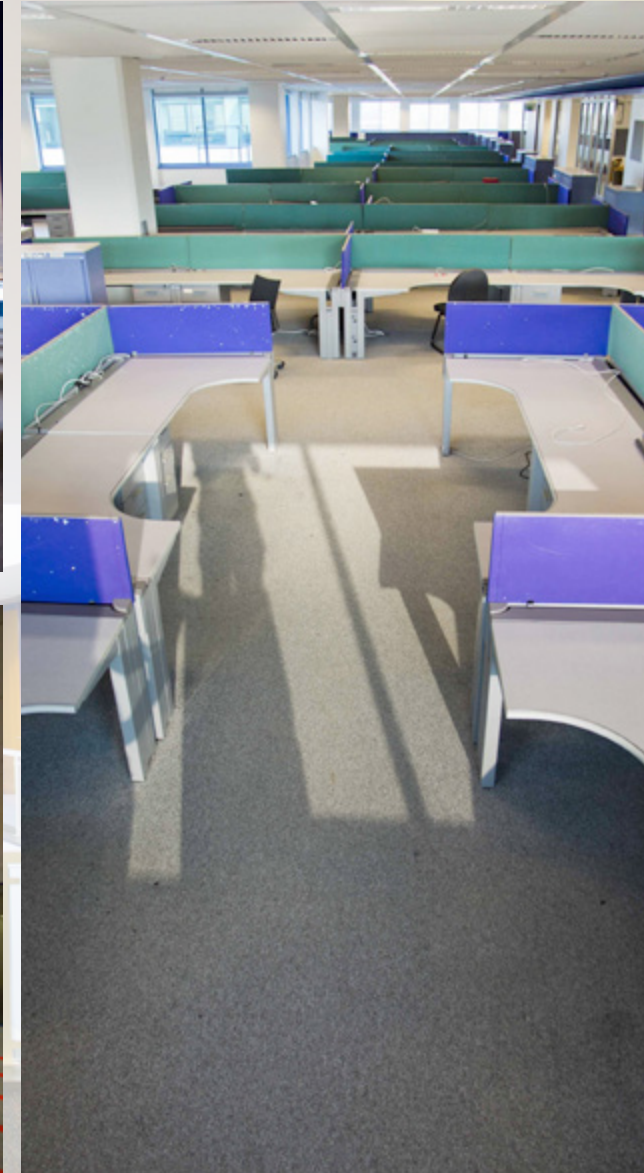
The property comprises a purpose built high specification concrete framed office building arranged over ground and three upper floors. All levels provide clear flexible space, capable of subdivision around a central core, with escalator access to all floors.

The property benefits from the following specification:

- 4 pipe fan coil air conditioning
- Suspended ceilings with integrated lighting
- Full access raised floors
- Full height glazed atrium with manned reception
- Floor to ceiling height of 4.75m
- Parking ratio of 1 space per 213 sq ft with ability to create more.
- Subsidised on site café facility.

The building is predominantly occupied by Travelex, and houses their main European operation. Other occupiers include Western Union, Direct Line Group and White Concierge.

Works are planned to fully refurbish and upgrade the existing reception and café areas, together with improvements to the landing areas on each floor and WC's within the building



PROPOSED REFURBISHMENT

Proposals are in place to refurbish the existing entrance to the building, together with main reception area, intermediate landings, communal meeting rooms and other common parts. This will give the building an updated and contemporary image, and will provide a modernised arrival experience to the premises.

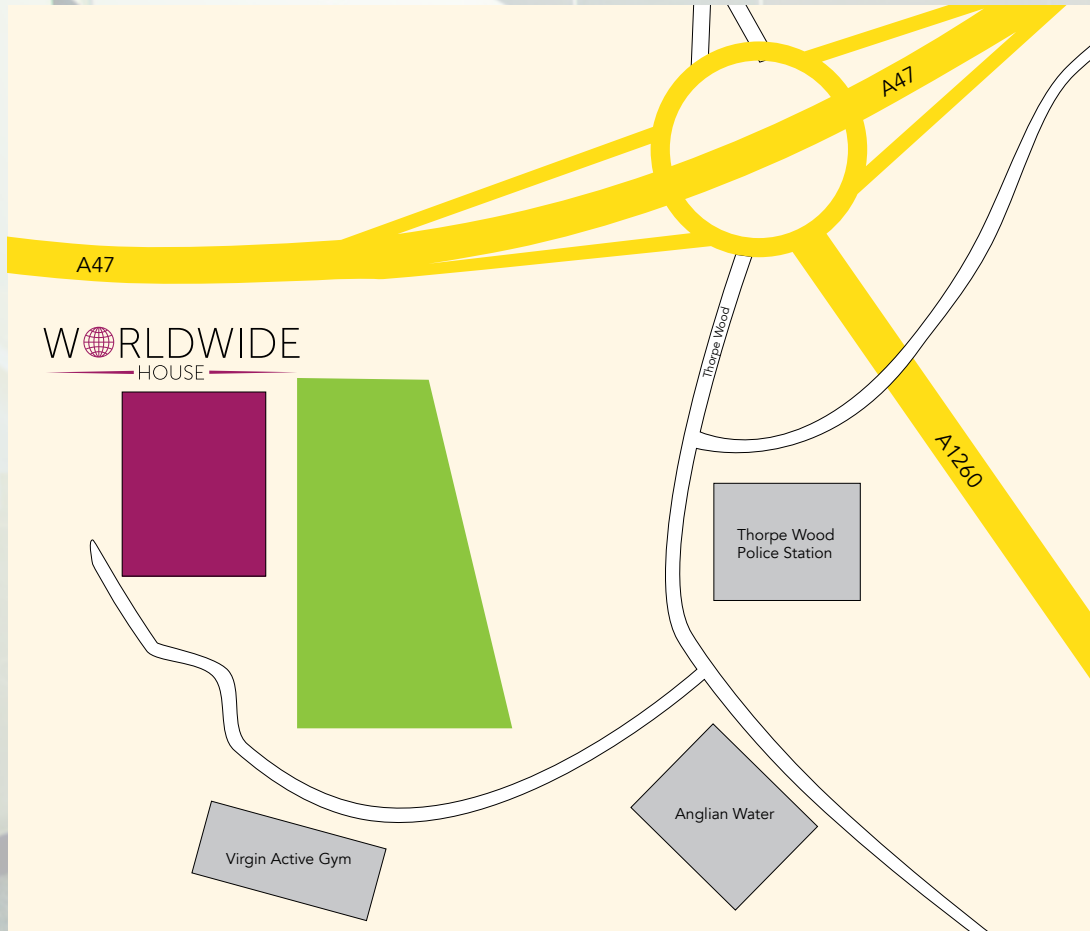


AVAILABILITY

The available space comprises the whole of the third floor and part second floor.

The space can be let as a whole, on a floor by floor basis, or in a combination of suites ranging from 10,625 sq ft (987.06 sq m) up to a total of 55,300 sq ft (5,137.37 sq m)





TERMS

The suites are available on new leases for terms to be agreed.

For details of pricing and packages available to incoming tenants please contact the Joint Agents

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