



Treerange House

Isis Way, Peterborough, PE2 6QR

Fully fitted self contained office building in an established business park in Lynch Wood over ground and first floors.

5,420 sq ft
(503.53 sq m)

- Fitted to a high specification
- 32 car parking spaces
- Shower
- Private meeting rooms and boardroom
- Walking distance to Nene Park
- Located on well established business park close to A1

Summary

Available Size	5,420 sq ft
Rent	£77,500 per annum
Rates Payable	£6 per sq ft
VAT	Applicable
EPC Rating	B

Description

Treerange House is a modern, detached, self-contained commercial office building designed to a high specification, offering a turnkey solution for businesses seeking premium office space. The property features an impressive ground-floor entrance with welcoming common areas, complemented by open-plan office layouts (for up to 50 desks) and meeting room space across two floors. The offices benefit from great floor to ceiling height and an abundance of natural light with windows on all four sides of the building. A new shower has been installed on the ground floor. With multiple meeting rooms, breakout areas, and flexible workspace options, Treerange House provides an ideal environment for companies looking for contemporary, move-in ready office accommodation.

Location

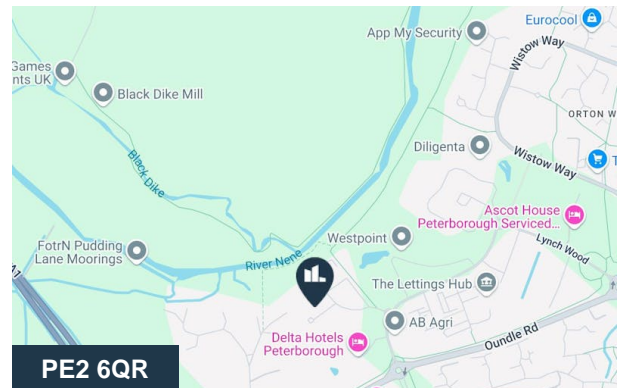
Located just outside of Peterborough City Centre, Lynch Wood is recognised as a premier out of town business destination based in a prominent position for excellent transport links. With great access to the A1 and A14, you're easily connected to the national motorway network for convenient travel throughout the UK. You can hop on a train and get to London in 45 minutes, or take the regular bus service which runs directly from Lynch Wood Park until 9pm.

There is a nursery on the business park, as well as the Marriott Hotel and newly refurbished Cukoo pub walking distance away. With 32 on-site parking spaces, this office property combines accessibility, practicality, and a prime business location.

Accommodation

The accommodation comprises the following areas:

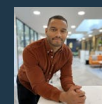
Name	sq ft	sq m	Availability
Ground	2,790	259.20	Available
1st	2,630	244.33	Available
Total	5,420	503.53	



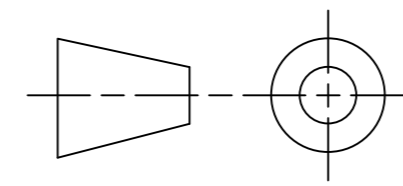
Viewing & Further Information



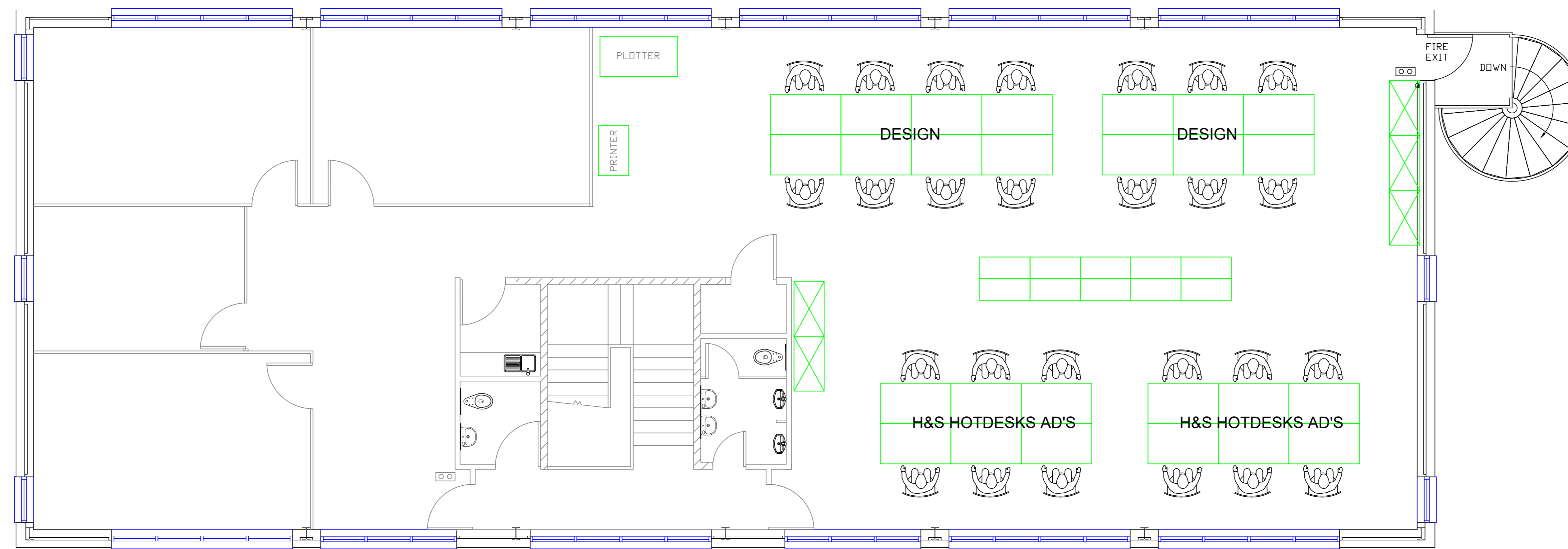
Sophie Dickens
07763 206550
sophiedickens@tydusre.com



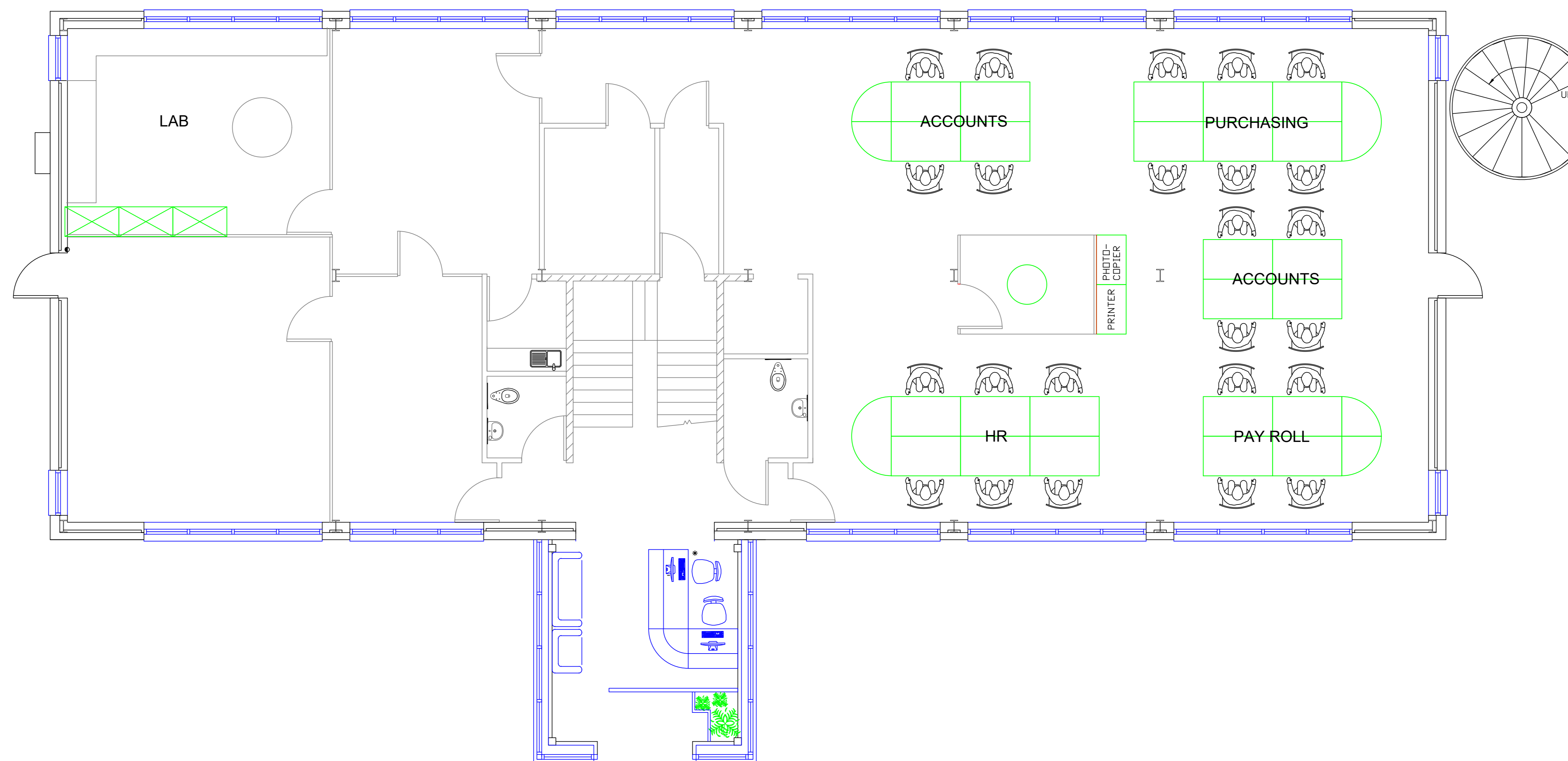
Joe Sagoe
07869 046125
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FIRST FLOOR LEVEL



GROUND FLOOR LEVEL



MACHINING SYMBOLS ROUGH MACHINE N8 FINE MACHINE N7 GRINDING N5	UNLESS OTHERWISE STATED Dimensions are in millimetres Tolerances up to 250 ±0.25 Over 250 up to 1000 ±0.5 Over 1000 ±0.75
ALL WELD SYMBOLS TO B.S. 499 PT.2	REMOVE ALL BURRS & SHARP EDGES
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PROJ. ENGINEER:	
PROJ. DESIGNER:	
DRAWN BY:	J WILLEY
CHECKED BY:	
DATE DRAWN:	12/02/16
JOB REFERENCE:	
SCALE	1:50
NEXT ASSY.	

QTY	REF. No.	MAT'L	DESCRIPTION	MANUFACTURER SUPPLIER	ITEM No.
DRAWING TITLE: PROPOSED OFFICES SITE C, MINERVA BUSINESS PARK PETERBOROUGH SITE LAYOUT					
DRAWING STATUS TO BE DISCUSSED			PEME DRG No: 226094	REVISION: A	

REVISION