

NORTHMINSTER HOUSE

SUITES TO LET

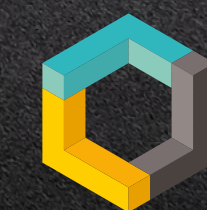
FROM 2,180 TO 18,793 SQ FT

Ultra-modern, luxury office space
with park views and on-site car parking

Located in the centre of Peterborough



Northminster House, Northminster,
Peterborough, PE1 1YN



Asset managed by

FI REAL ESTATE
MANAGEMENT

DESCRIPTION

Desirably located on the northern edge of Peterborough City Centre, Northminster House is a sleek landmark office, equipped with everything a business would need to step up to the next level.

Across its four floors, you can expect a revamped reception and common areas, a superfast internet service, comfort cooling, fully refurbished toilets, showers, full access raised floor, and passenger lifts serving all levels. All of this is complemented by secure bike storage and car parking.

Northminster House benefits from great transport links too, sitting just nine miles off the A1(M) J17, with Peterborough Train Station half a mile across town, running swift services to London King's Cross in 50 minutes.





SPECIFICATION

- Refurbished reception and common areas
- Full access raised floor
- Exposed ceiling with suspended LED lighting
- Comfort cooling
- Fully refurbished male and female toilets to all floors
- Flexibility - floors can be taken as individual wings or as whole floors
- Kitchenette facilities on each floor
- Secure bicycle storage and shower facilities
- 8 parking spaces per wing with additional on site disabled parking
- Visitor parking facilities
- Additional parking close by
- Ability to connect to Peterborough core 1GB internet service
- Excellent '5 star' connectivity rating
- DDA compliant
- Bespoke office solutions available

ACCOMMODATION

Available	Sq ft	Sq m	Availability
2 nd Floor	4,800	445.93	West Wing
3 rd Floor	2,180-13,993	202.53 - 1,299	West, North & East Wing
Total	18,793	1,745.92	

Small flexible office space is available to let from 1 desk up to 300 desks, offering smaller businesses a modern and versatile place to call home.

TERMS

The premises are available on new FRI lease terms at a rental to be agreed.

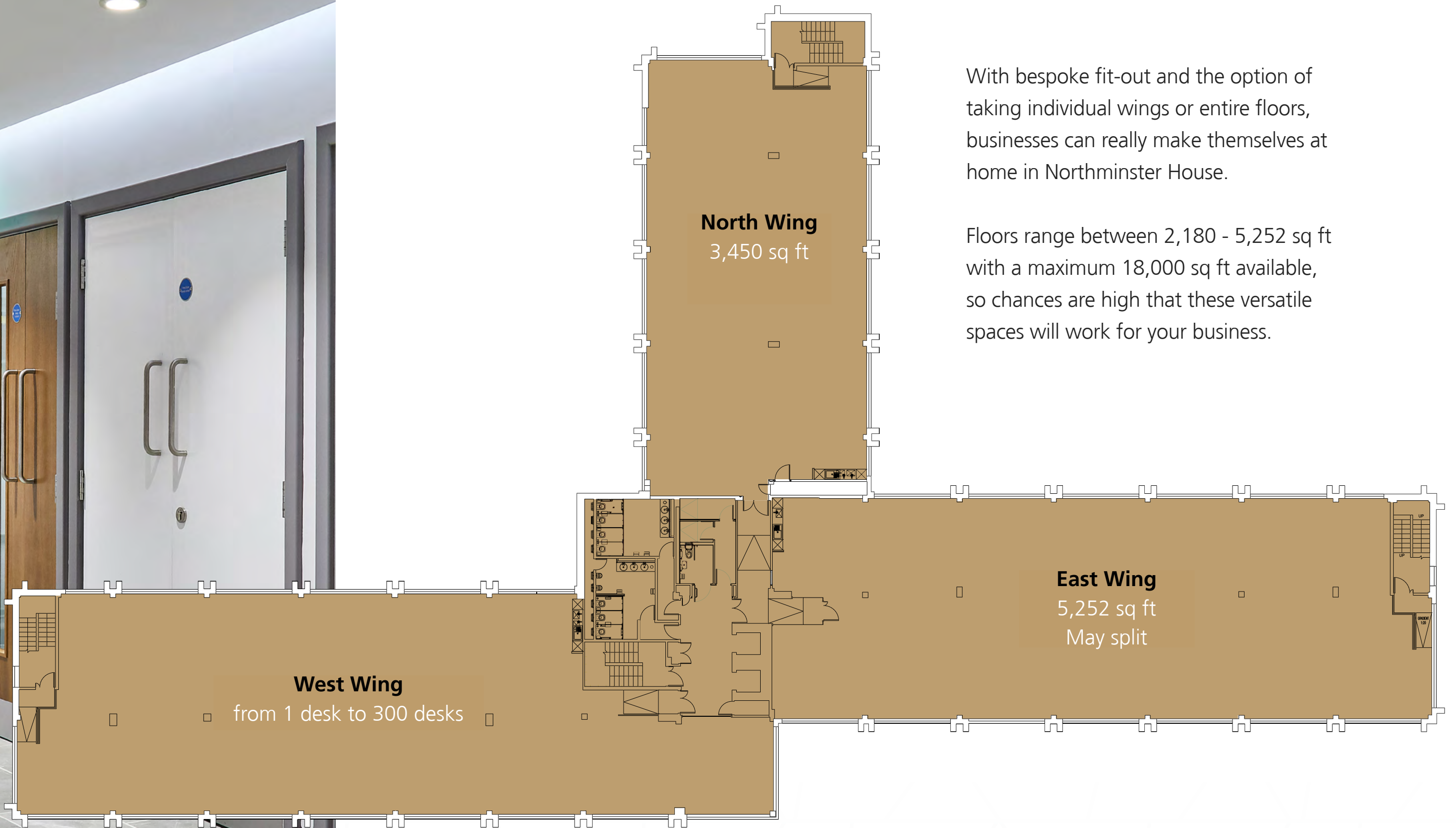
BUSINESS RATES

All interested parties are advised to check with the local rating authority.





TYPICAL FLOOR PLAN



With bespoke fit-out and the option of taking individual wings or entire floors, businesses can really make themselves at home in Northminster House.

Floors range between 2,180 - 5,252 sq ft with a maximum 18,000 sq ft available, so chances are high that these versatile spaces will work for your business.

LOCATION

Peterborough is recognised as one of England's most strategically well-placed business centres.

Northminster House sits close to some of the city's best amenities including the Queensgate Shopping Centre and Cathedral Square with its many restaurants and bars, while the railway station is just a short walk away.









EXCELLENT TRANSPORT LINKS

Northminster House is approximately a 10-minute walk from Peterborough train station.

Train times	
London	50 mins
Leeds	1.5 hours
Birmingham	2 hours
Manchester	2.5 hours

Peterborough has some of the quickest commuter times in the UK

-  City centre to A1(M) in under 15 minutes
-  50 minutes to London King's Cross Station
-  5 international airports less than 2 hours away
-  2 hours drive to Felixstowe and Port Of London

PETERBOROUGH'S POTENTIAL IN NUMBERS



£1bn city centre regeneration



£30m full-fibre network to nearly every home and business



£43m railway station redevelopment



£1.2bn invested into reducing rail journeys into London to 39 mins



£30m university set to open in 2022



1 of the fastest growing cities in the UK



£60m 77,000 sq ft extension of Queensgate Shopping Centre including a 10-screen multiplex cinema



£120m Fletton Quays regeneration





NORTHMINSTER HOUSE

SUITES TO LET

FROM 2,180 TO 18,793 SQ FT

Ultra-modern, luxury office space
with park views and on-site car parking

Located in the centre of Peterborough



FI REAL ESTATE
MANAGEMENT

0845 500 61 61
www.fi-rem.com
enquiries@fi-rem.com



Sophie Dickens - 07763 206550
sophiedickens@tydusre.com

Will Elphinstone - 07876 131346
willelphinstone@tydusre.com

TYDUSPRE.COM

FIREM Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FIREM Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property. October 2021.