



NORTHMINSTER HOUSE

SUITES TO LET

FROM 2,180 TO 40,000 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



A DEVELOPMENT BY



DESCRIPTION

Desirably located on the northern edge of Peterborough city centre, Northminster House is a sleek, landmark office, equipped with everything a business needs to step up to the next level.

Across its four floors, you can expect revamped reception and common areas, a superfast business-grade 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 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
- 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	Availability
Ground	3,450-10,000	
1 st Floor	3,450-13,500	
2 nd Floor	4,800	West Wing
3 rd Floor	2,180-13,993	West, North & East Wing
Total	18,793	

Small flexible office space is available to let from one 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.

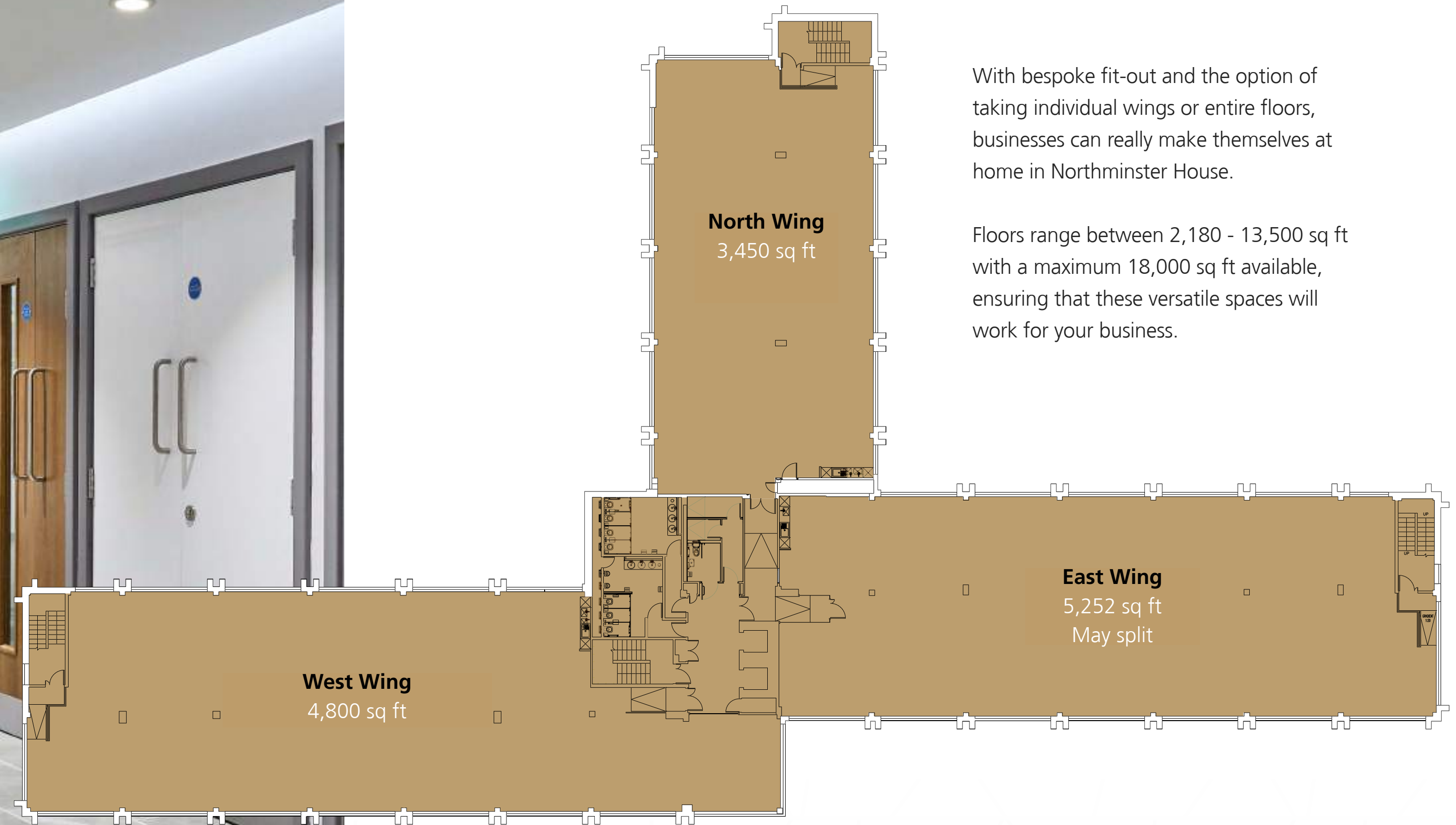
BUSINESS RATES

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 - 13,500 sq ft with a maximum 18,000 sq ft available, ensuring 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 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
-  Five international airports less than 2 hours away
-  2 hours drive to Felixstowe and Port Of London

PETERBOROUGH'S POTENTIAL IN NUMBERS

-  **£600m** city centre masterplan projects
-  **£30m** project to modernise Peterborough's fibre network
-  **£48m** railway station redevelopment
-  **£1.2bn** invested into reducing rail journeys into London to 39 mins
-  **£30m** university opened in 2022. Ambition to offer university courses for up to 12,500 by 2030
-  **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





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