

SERVICED OFFICE TO LET

Peterscourt, City Road

Peterborough, PE1 1SA



Key Highlights

- Seeking a new serviced office operator
- City centre office building
- 25 car parking spaces on site and various nearby car parks
- Currently run as a serviced office centre by PCC
- To be refurbished shortly
- Opposite a new residential led development comprising approx 300+ apartments
- EPC TBC when refurbished

Stuart House
St John's Street
Peterborough, PE1 5DD

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DESCRIPTION

Peterscourt is a Grade II listed landmark, originally designed by Sir George Gilbert Scott and positioned prominently in the heart of Peterborough city centre. Set across three storeys, the building comprises a variety of workspace areas ranging from 73 sq ft to 1,439 sq ft. Peterborough City Council currently operate the premises as a serviced office. The premises is undergoing a refurbishment programme which represents a significant reinvestment in the building, modernising the internal environment while preserving its historic fabric. The refurbishment aims to create a flexible, sustainable, and future proof workspace environment in which the council are seeking an operator for. Following the refurbishment the council have some wider objectives they hope to provide around providing support for small start-up enterprises, alongside enabling space for arts and culture organisations. Specifically we are expecting to increase skills and enterprise infrastructure by

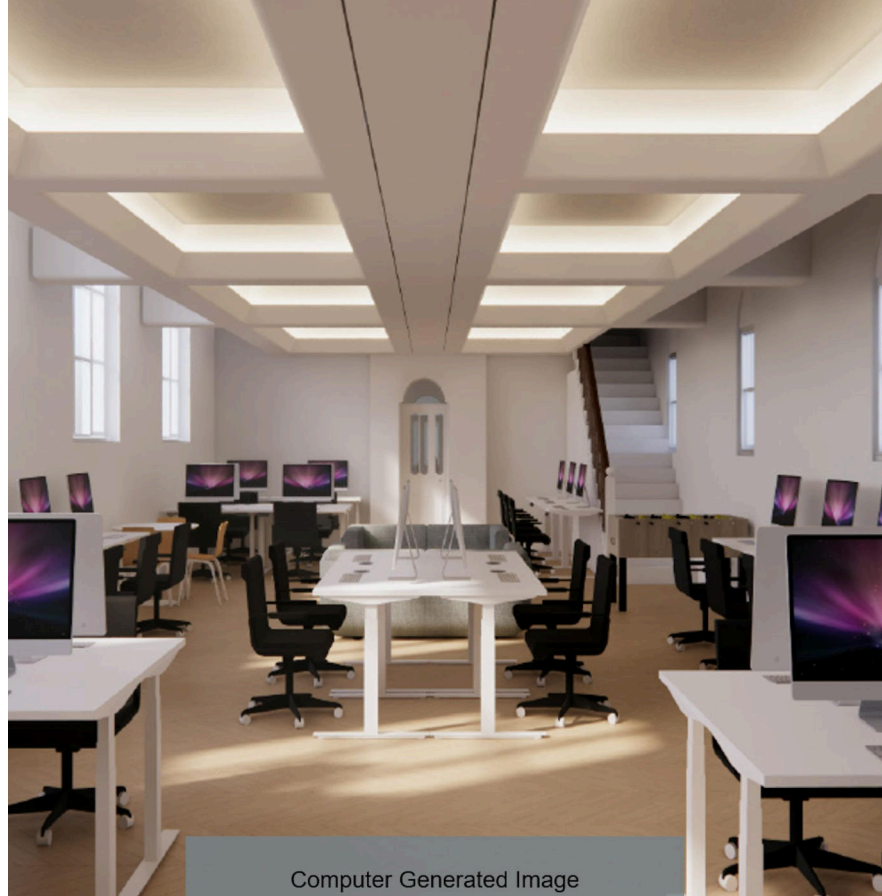
- Providing a continued occupancy rate of workspace 85%
- Enabling the birth of new enterprises (23 within a 3 year)
- Providing a count of active enterprises (32 over a 3 year period)

Peterborough City Council are seeking expressions of interest for an operating model or lease arrangement for the delivery of serviced offices.

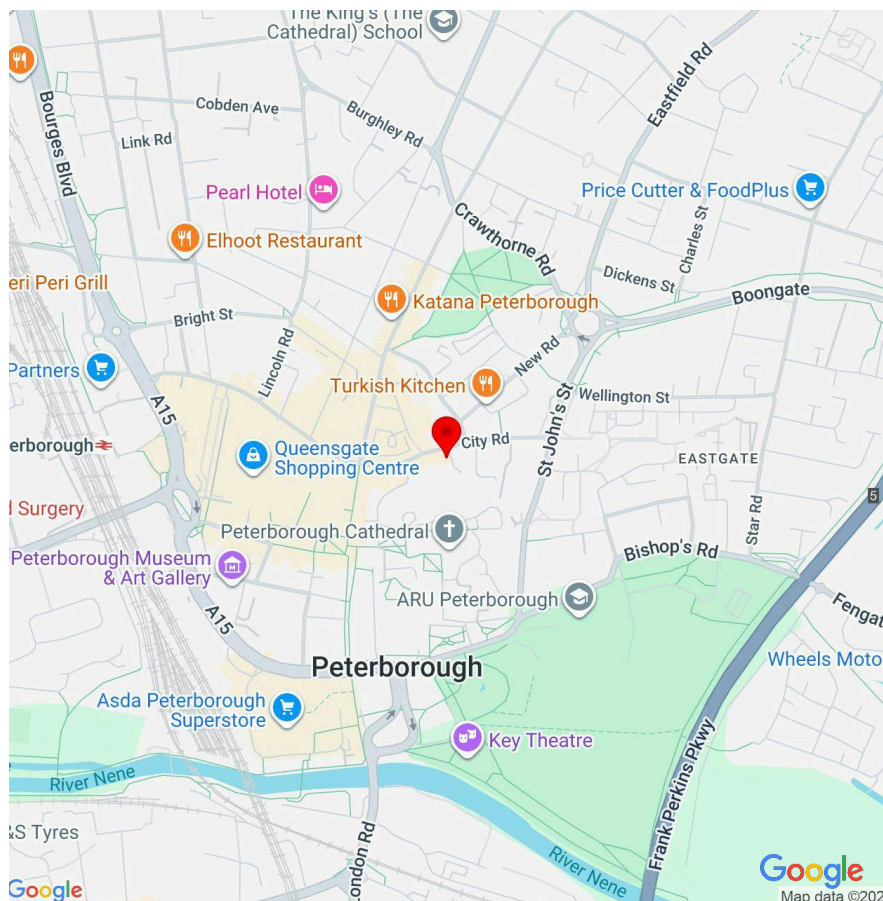
LOCATION

Peterborough has a vibrant entrepreneurial community, ranking fourth in the UK for start-up activity and boasting 8,110 businesses in 2023—a 62% increase since 2010. The city's investment strategy focuses on digital industries, research and development, and energy supply chains, including initiatives to attract a prominent public sector employer. Situated in Cambridgeshire at the heart of the East of England, Peterborough lies about 80 miles north of London, 77 miles east of Birmingham, and just 32 miles north of Cambridge. It is recognised as a key regional hub for commerce, industry, retail, healthcare, education, and leisure.

The city is rapidly evolving, supported by comprehensive growth and regeneration plans, and is officially designated by central government as a 'Fast Growth City.' Between 2013 and 2023, Peterborough experienced 14% population growth, making it the UK's fourth fastest-growing city. It appeals to sectors like advanced manufacturing, agri-tech, and clean-tech. Significant infrastructure projects include the £65 million Station Quarter upgrade and the expansion of ARU Peterborough, which aims to accommodate 12,500 students by 2035. High levels of investment, skill development, and regeneration are driving the city's ambitious growth and unlocking its full potential.



Computer Generated Image



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VIEWINGS

Strictly by appointment with the sole agents.

BUSINESS RATES

To be reassessed upon refurbishment.

EPC

The property currently has an EPC rating of C, but will be reassessed upon completion of the refurbishment works.

TERMS

Peterborough City Council are seeking an experienced service office operator to take a new lease / agreement on the property. Terms and structure to be agreed.

SERVICE CHARGE

Occupiers of the building have historically contributed towards a service charge in respect of common areas in the building.

ANTI-MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

PLANS

Floor plans of the proposed layout are enclosed with this brochure.

TOWN FUND

Peterborough City Council seeks an incoming operator to help deliver Towns Fund objectives by providing start-up workspace to support business growth.

REFURBISHMENT

Expected to include a refurbished reception, refurbished office spaces of various sizes, new co-working areas, and mechanical and electrical upgrades.

CONTACTS

For further information please contact:

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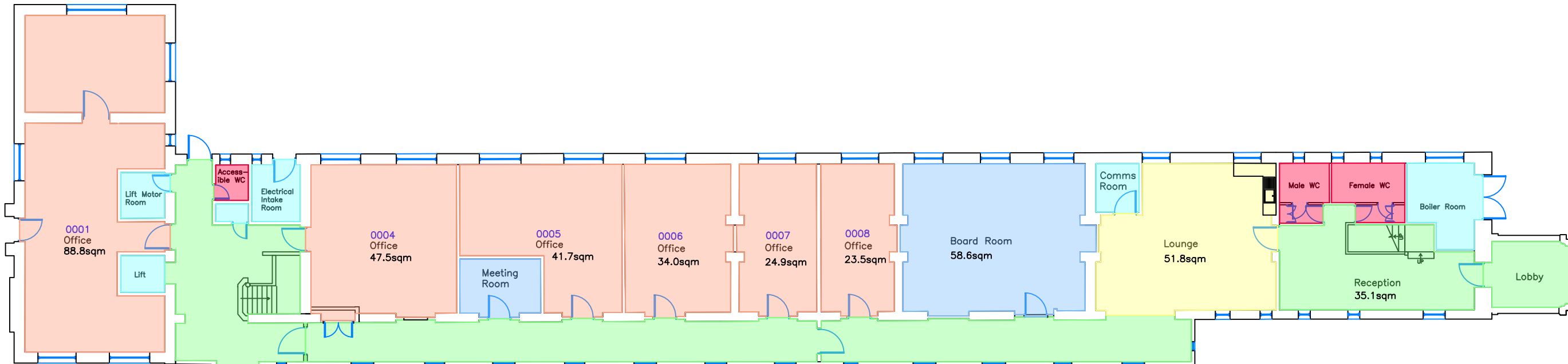
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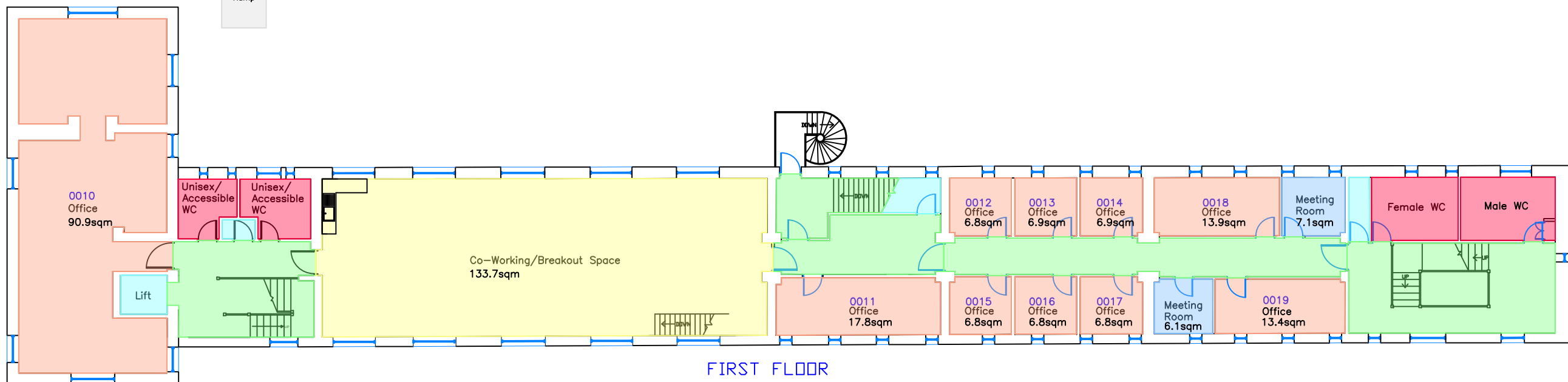
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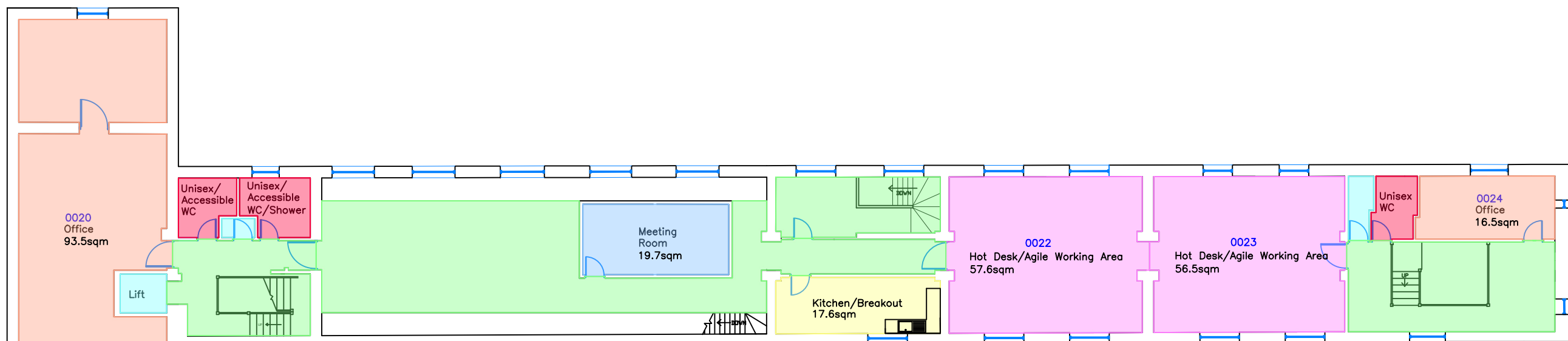
The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored in a bright yellow. The logo is positioned in the bottom right corner of the page, set against a dark blue background.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

General

Notes

LEGEND

- BREAKOUT/CO-WORKING SPACE
- CIRCULATION SPACE
- SERVICES/CUPBOARD SPACE
- MEETING ROOM SPACE
- OFFICE SPACE
- HOT DESK SPACE
- WC SPACE

nr	revision	date

project
 Peterscourt
 City Road
 Peterborough

drawing title
 STAGE 3
 PROPOSED GENERAL ARRANGEMENT
 INCL. FLOOR AREAS

drawn by AC	date 13.01.26
file ref N/A	scale 1:100
property reference PETERCOURT PETERBOROUGH	section N/A
drawing no. 5029270 - 001 - 01- REV B	