

**To Let – Modern Office Suites Available**



## **Allia Future Business Centre**

London Road, Peterborough, PE2 8AN

465 – 1,725 sq ft  
43.2 – 160.3 sq m

**Carter Jonas**

## Key Highlights:

- Modern open plan office suites
- Panoramic views of Peterborough FC stadium
- On-site cafe
- On-site parking
- 24/7 building access
- Kitchen facilities
- Showers and changing facilities
- Additional meeting rooms available
- Air conditioning throughout
- Excellent transport links
- Flexible terms available







## Location:

Allia Future Business Centre Peterborough is located on London Road, just south of Peterborough city centre. The site benefits from excellent transport links, with easy access to the A1(M) and A47, making it well-connected to the wider region. Local bus routes provide convenient connections across the city, and Peterborough railway station is just 1 mile away, offering regular services to London (47 mins) and other major destinations. The surrounding area offers a variety of amenities, including cafés, supermarkets, and leisure facilities.

## Description:

Situated within the Allia Future Business Centre – a thriving community of impact-focused businesses. The premises offer modern, flexible office space, making it a hub for both growing and established organisations.

The available suites share a high-quality specification, including suspended ceilings with integrated LED lighting, modern heating and cooling systems, perimeter trunking, full carpeting, and noise-dampening windows with electric blinds. Amenities include shared kitchenette and WC's, on-site parking, secure cycle storage, and an on-site café.

Suite 1.02 comprises 495 sq ft and is designed for teams of up to 10. Its open-plan layout supports collaboration and can be configured for desks, hot-desking, or a mix of workstations and meeting areas.

Suite 2.01 offers 815 sq ft of private office space with views over the Peterborough United Football Stadium is ideal for teams of up to 12 people. The layout includes an internal office and a dedicated storage room, providing flexibility for management functions, confidential meetings, or secure storage.

Suite 2.02 offers 910 sq ft also with panoramic views of Peterborough United's pitch. At 910 sq ft, it is ideal for larger teams and includes an internal private office for added flexibility.

Suites 2.01 and 2.02 can be combined to provide a single suite of 1,725 sq ft.



Office 1.02



Office 2.01



Office 2.02

## Accommodation:

The accommodation comprises the following approximate Net Internal Areas:

Suite 1.02:	465 sq ft
Suite 2.01:	815 sq ft
Suite 2.02:	910 sq ft
<b>Total:</b>	<b>2,190 sq ft</b>

## Terms & Rent

The suites are available at the following rents:

Suite 1.02:	£1,600 per month
Suite 2.01:	£2,700 per month
Suite 2.02:	£3,030 per month

Tenants are responsible to pay for internet usage and business rates on top of the rent.

## EPC

The property has an EPC of B (33)

## VAT

VAT is payable on the rent.

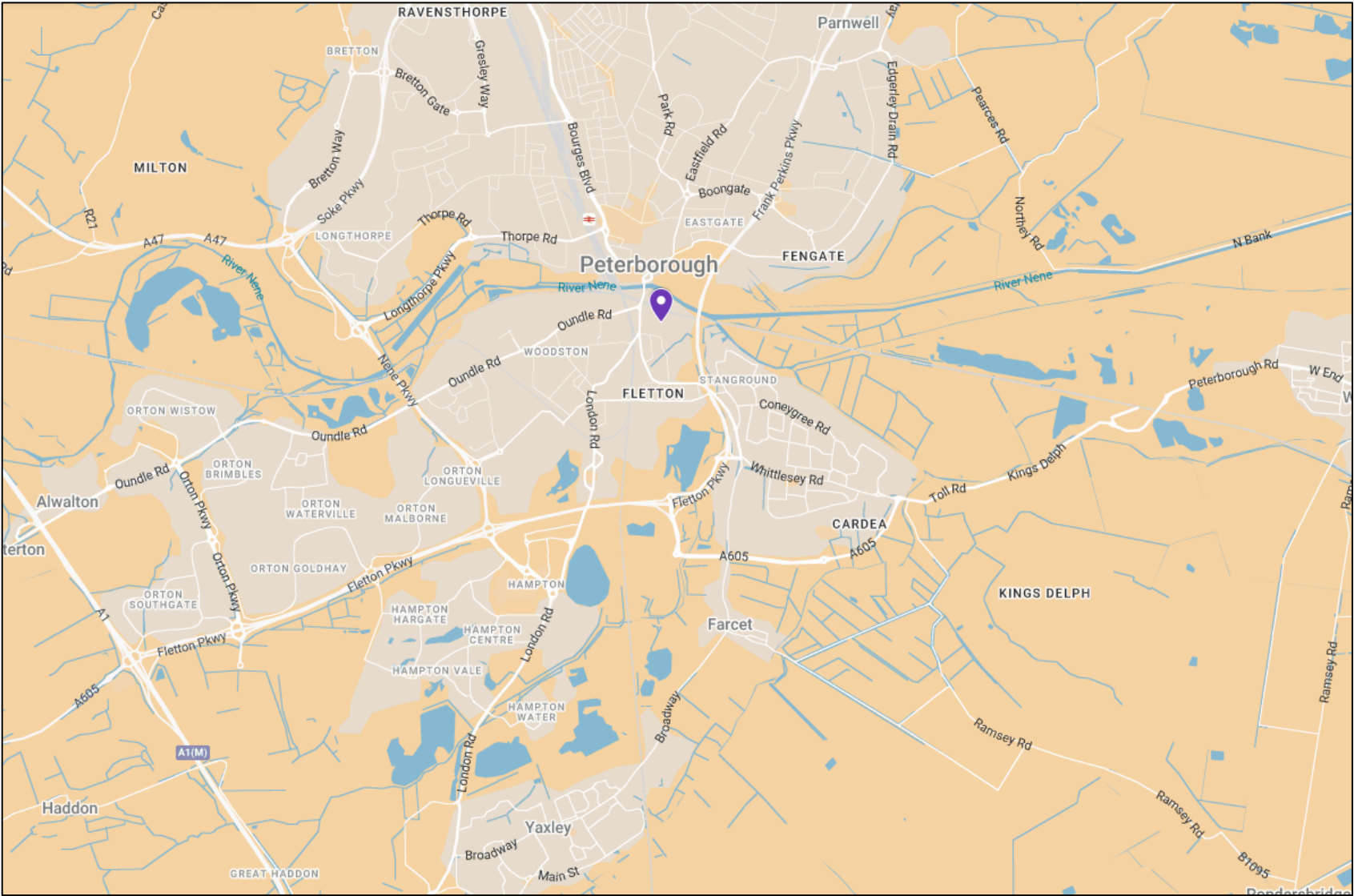
## Legal Costs

Each party to be responsible for payment of their own legal costs

## Viewing

Strictly by appointment

Location



Map data © Google 2025

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# Carter Jonas

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Classification L2 - Business Data