



**S | H**

STUART HOUSE

ST. JOHNS STREET | PETERBOROUGH

# welcome

**THE HUB**  
COFFEE & CO-WORKING

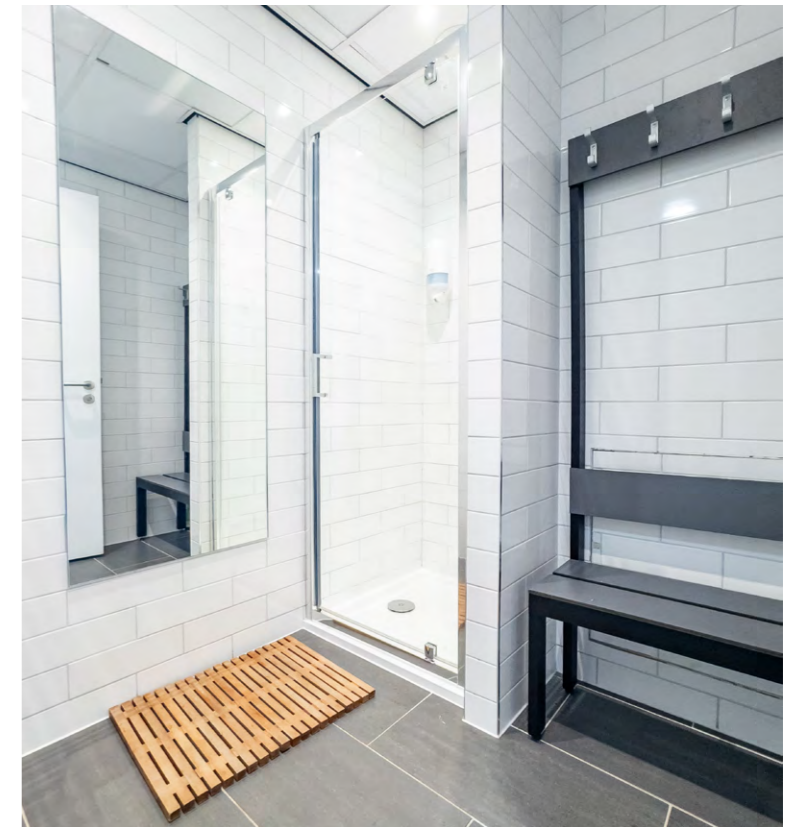
# city centre offices

**Exceptional opportunities for established businesses and new companies to thrive.**

The building provides flexible workspace across four floors with reception areas featuring full-height atriums that flood the building with light. There are plenty of breakout spaces including our café and communal space, The Hub.

Stuart House is also home to S|H Studios providing bright, modern workspaces for small companies with big ideas.





# ELEVATE YOUR WORKDAY AT STUART HOUSE



# premier facilities for a balanced work-life experience

All building users benefit from a range of on-site facilities including a fully equipped gym and shower rooms, our on-site cafe The Hub, as well as secure cycle storage and car parking.



Fully manned  
reception



The Hub  
coffee & co-working



Gym & shower  
facilities



Secure sheltered  
cycle parking



Fully DDA  
compliant



Manned reception with  
24/7 access



On-site staff  
parking



Super-fast  
broadband

# THE HUB

COFFEE & CO-WORKING



# TAILORED WORKSPACE SOLUTIONS FOR EVERY REQUIREMENT



**SUITES**  
**FROM** 1,733 - 5,765 SQ FT

**STUDIO SPACE**  
**FROM** 8 - 16 DESKS



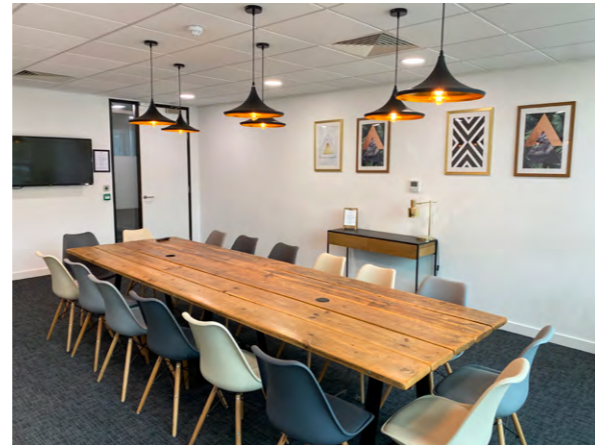
SH Studios provides bright, modern workspaces for small companies with big ideas.

Access includes the gym & free fitness classes, secure cycle storage, The Hub Café & informal workspace, shower & changing rooms.

#### Meeting room

A bookable boardroom is available for group training or important productive meetings.

Designed to keep your team or your clients comfortable with climate control, integrated AV and complimentary Wi-Fi.



#### Phone booths

Private pod to give you focus.

Make calls in comfort with privacy without disturbing others. Our phone booths, offers complimentary Wi-Fi while you attend your calls.

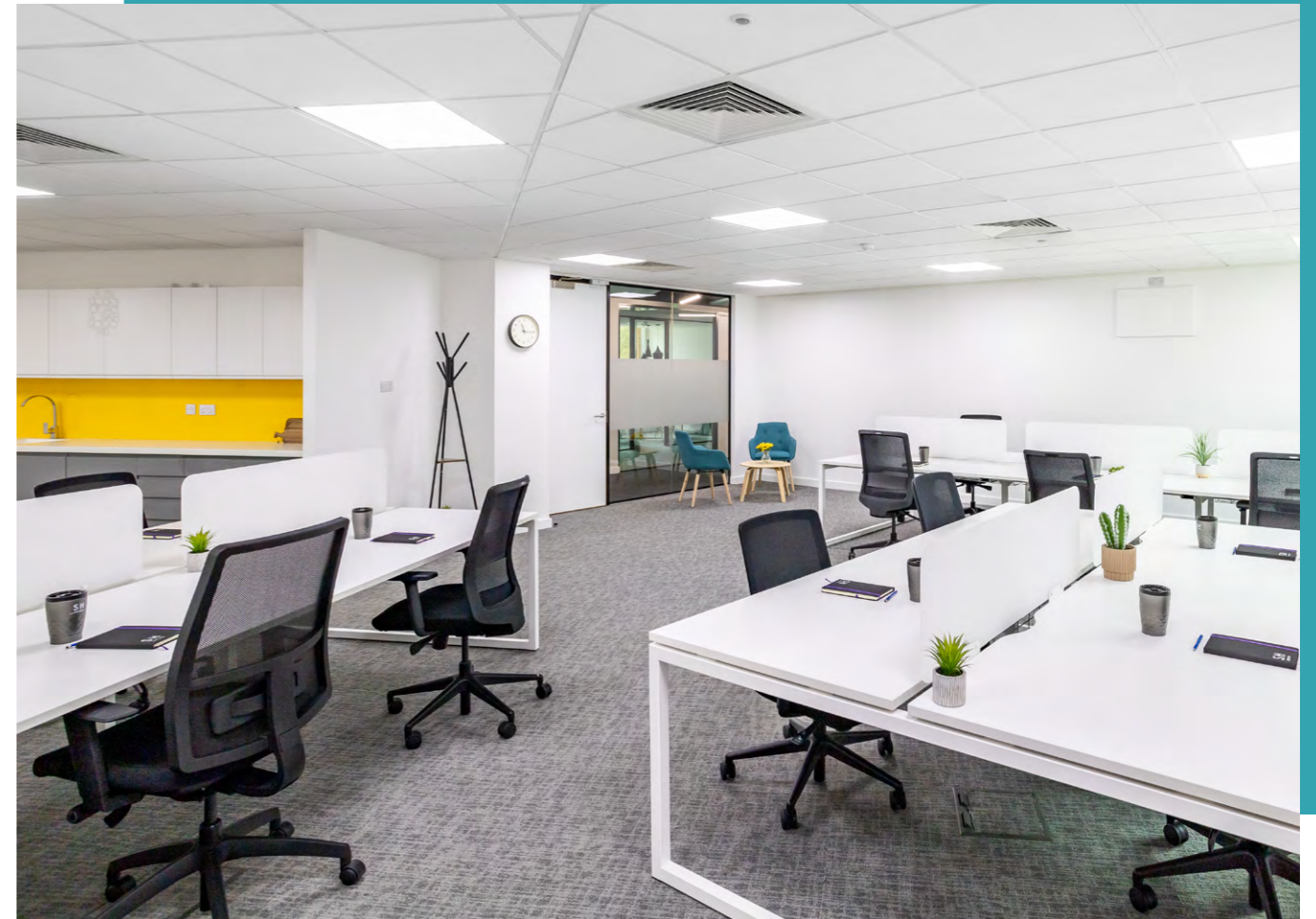


#### Office space ready to go

Our studios provides easily configurable 'plug & play' technology and are fully furnished with pre-installed electricity provision and individual climate control.

#### Available for immediate occupation

The Studios are available on 3 year leases with an option to break after 1 year. Rent is payable monthly and is fully inclusive with the exception of business rates and VAT.



24/7 access and your own front door

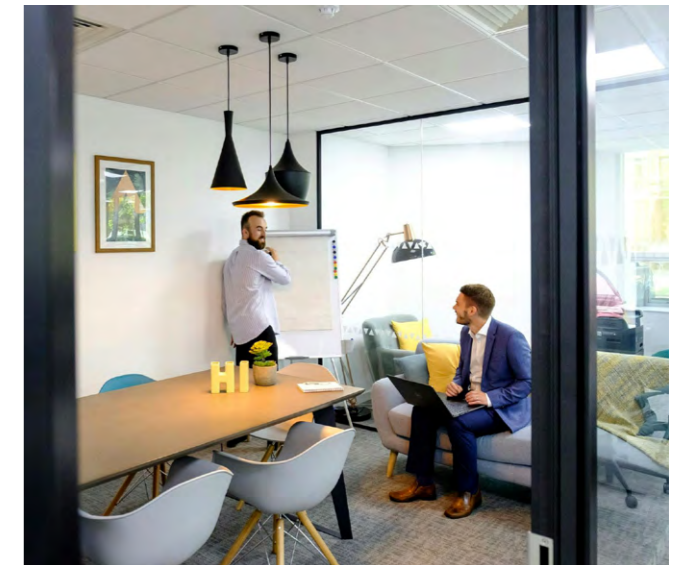
Wired for work with high-speed broadband and Wi-Fi

Fully fitted Kitchen

Stylish breakout spaces

Furnished workstations with "Plug & Play"

Internal meeting room



# ready & waiting

# studio space

## AVAILABILITY

### GROUND FLOOR

Studio 2	9 desks
Studio 5	16 desks
Studio 9	9 desks
Studio 11	10 desks
Studio 14	8 desks



# office suites

## AVAILABILITY

### FIRST FLOOR

Zone 4 3,676 sq ft (341.5 sq m)

Zone 5 5,765 sq ft (535.6 sq m)

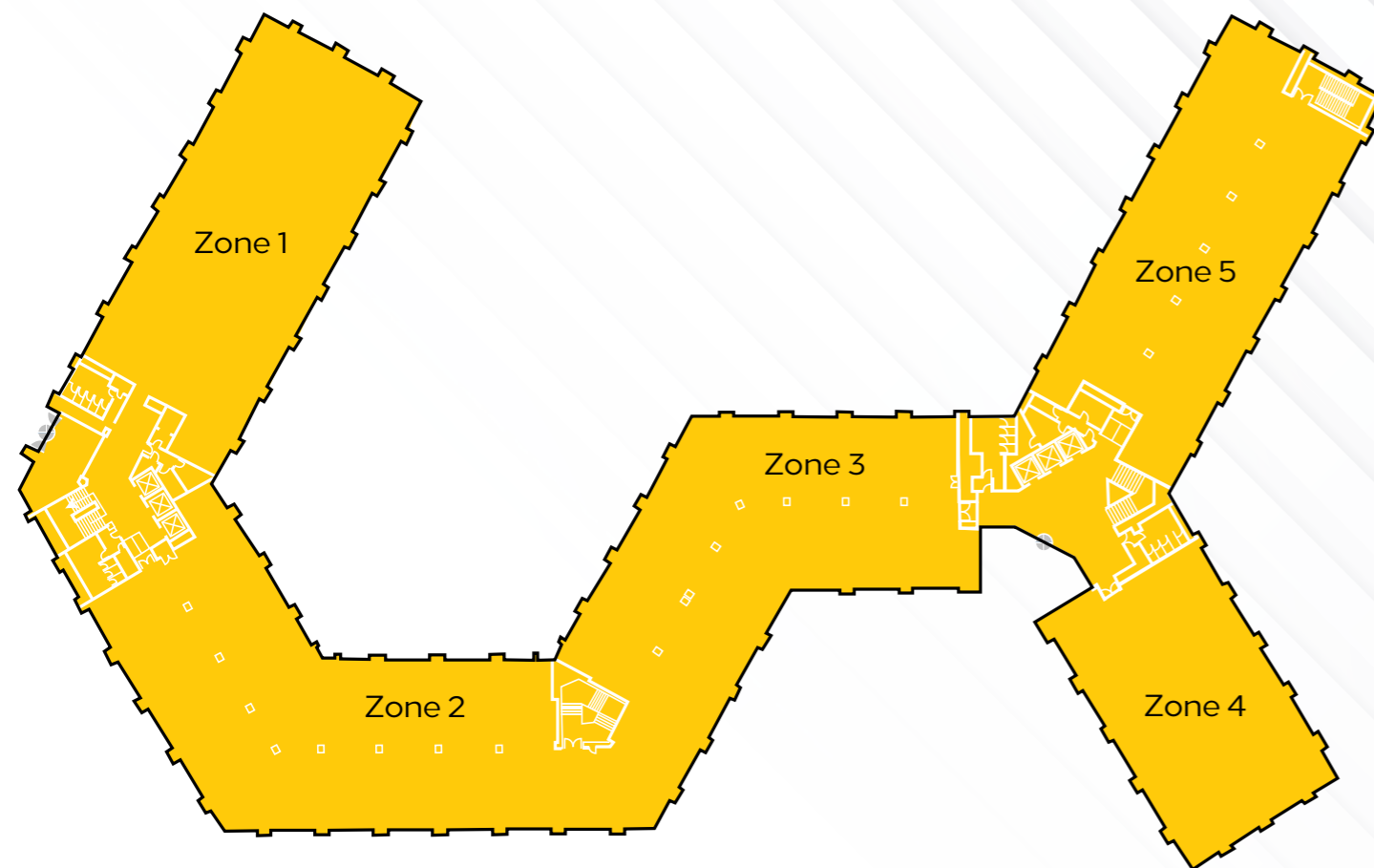
### GROUND FLOOR

Zone 2 1,733 sq ft (161 sq m)

Zone 5 4,562 sq ft (423.8 sq m)

---

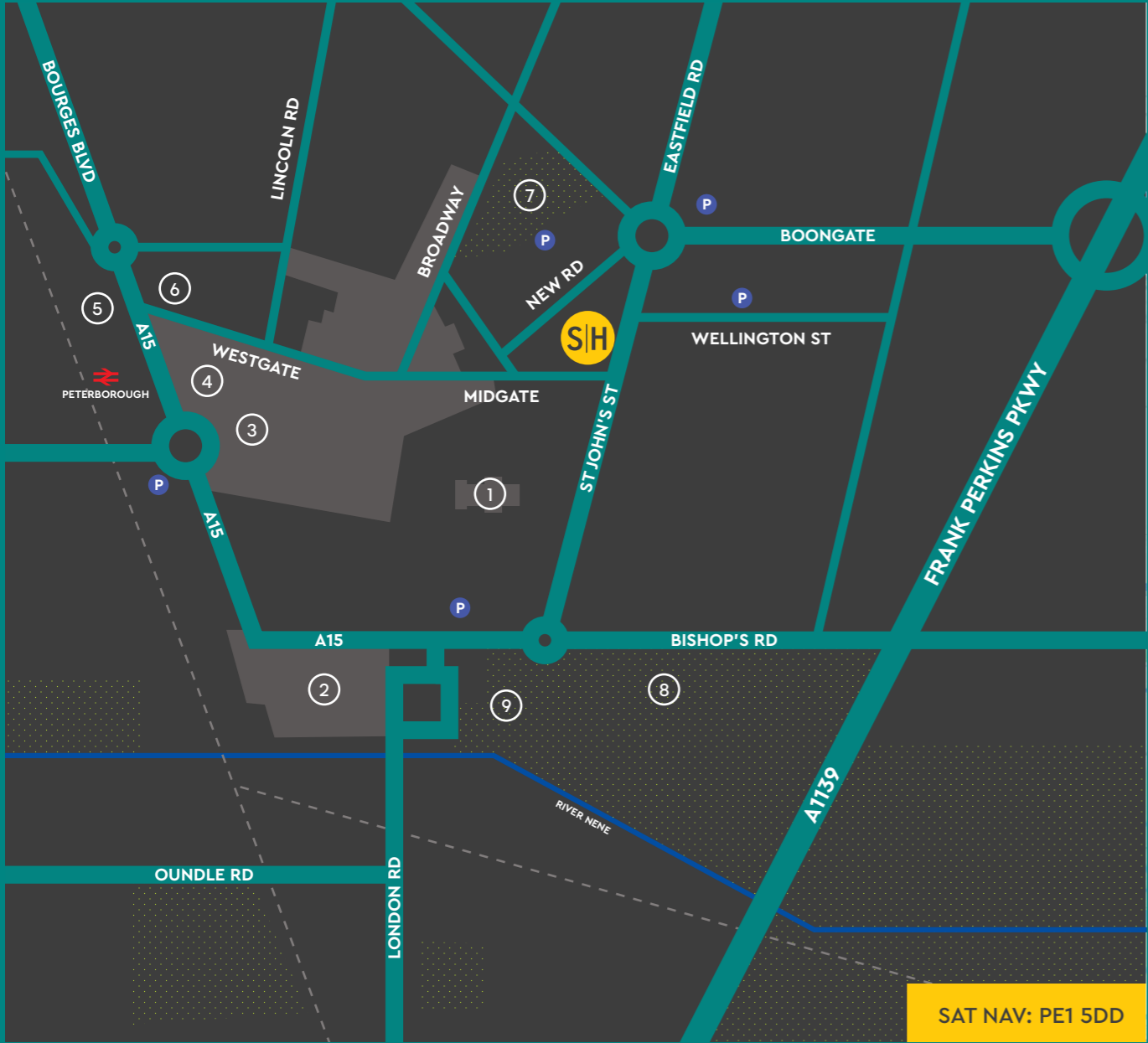
**TOTAL** 15,736 sq ft (1,461.9 sq m)



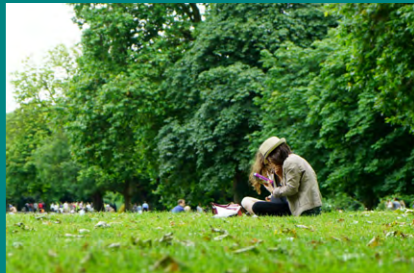


# a location that works for business and for people

Peterborough is one of the country's fastest growing cities. With a strong, active business community and a diverse economy, it's home to over 5,000 companies ranging from large multi-national corporations to entrepreneurs and niche businesses. Stuart House is located in the heart of the city's business district just a 12-minute walk from the train station, and close to cultural attractions, shops, pubs and restaurants.



- ① PETERBOROUGH CATHEDRAL
- ② RIVERGATE SHOPPING CENTRE
- ③ QUEENSGATE SHOPPING CENTRE
- ④ QUEENSGATE BUS STATION
- ⑤ WAITROSE
- ⑥ THE BREWERY TAP
- ⑦ STANLEY PARK
- ⑧ BISHOP'S PARK
- ⑨ KEY THEATRE & LIDO



# S | H



RIVERSGATE SHOPPING

PETERBOROUGH CATHEDRAL

QUEENSGATE SHOPPING

STUART HOUSE

PETERBOROUGH STATION

WAITROSE

STANLEY PARK







## STUART HOUSE

ST. JOHNS STREET | PETERBOROUGH

For further details or to arrange a viewing, please contact one of our letting partners.



**Soraia Gordo**  
+44 (0) 7977 716857  
soraia.gordo@eddisons.com



**Julian Welch**  
+44 (0) 1733 897722  
julian.welch@eddisons.com

**Hattie Gullan-Whur**  
+44 (0) 1733 897722  
hattie.gullan-whur@eddisons.com



**Ed Gee**  
+44 (0) 1733 344414  
ege@savills.com

**Drew Greenhalgh**  
+44 (0) 1733 209947  
drew.greenhalgh@savills.com