

CAMBRIDGE  
NORTH

ONE

CAMBRIDGE  
SQUARE

||» BROOKGATE

COMMUNITY

INNOVATIVE



WALKABLE

INCLUSIVE

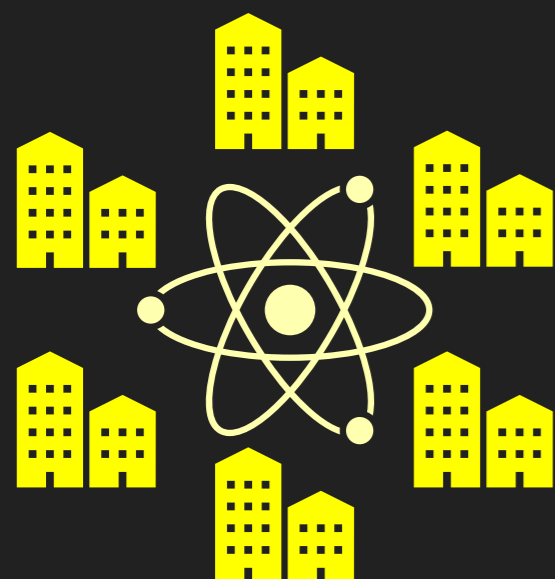


CONNECTED

LOW CARBON



# CAMBRIDGE INNOVATION



**5,200+**

KNOWLEDGE INTENSIVE COMPANIES  
GENERATING £19BN IN REVENUES



CAMBRIDGE IS ONE OF ONLY TWO  
UK CITIES IN THE EUROPEAN TOP  
20 FOR INNOVATION



**107**

NOBEL PRIZE  
WINNERS  
SINCE 1904



**NO.1**

THE MOST SUCCESSFUL  
UNIVERSITY ECOSYSTEM IN  
EUROPE, THIRD IN THE WORLD  
(WITH ONLY STANFORD AND MIT  
RATED HIGHER)

HOME TO THE WORLD'S  
MOST INNOVATIVE  
CORPORATIONS

abcam



amazon

arm

AstraZeneca

Cambridge Assessment  
International Education

Deloitte.

GILEAD  
Creating Possible

endomag

GRAPHCORE

gsk



HUAWEI



illumina

MathWorks

Microsoft

QUALCOMM

Roku

SAMSUNG

Schlumberger

SIEMENS



EUROPE'S  
LARGEST  
CONCENTRATION  
OF SCIENCE AND  
TECHNOLOGY  
BUSINESSES

WITH SOME 627 LIFE  
SCIENCE COMPANIES  
WITH A TURNOVER OF  
£7BN AND MORE THAN  
22,700 EMPLOYEES



**1ST**

for innovation

WITH 148.12 PATENTS GRANTED  
IN 2018 PER 100,000 RESIDENTS  
- 55% HIGHER THAN THE NEXT  
MOST INNOVATIVE CITY



ONE OF THE  
FASTEST GROWING  
CITY ECONOMIES  
IN 2020

FORECAST GVA GROWTH OF 1.2%  
AND EMPLOYMENT GROWTH OF 2.1%



**TOP 3**

CONSISTENTLY  
IN TOP 3 WORLD  
UNIVERSITY  
RANKINGS

# ACCESSIBILITY



## KEY TIMES FROM CAMBRIDGE NORTH

### TRAIN

<b>CAMBRIDGE STATION</b> (5 TRAINS PER HOUR)	<b>4 MINS</b>
<b>LONDON STANSTED</b> (1 DIRECT TRAINS PER HOUR)	<b>40 MINS</b>
<b>LONDON KING'S CROSS</b> (2 DIRECT TRAINS PER HOUR)	<b>54 MINS</b>
<b>LONDON LIVERPOOL STREET</b> (2 DIRECT TRAINS PER HOUR)	<b>81 MINS</b>
<b>LONDON GATWICK</b> (2 DIRECT TRAINS PER HOUR)	<b>119 MINS</b>

### BIKE

<b>CAMBRIDGE STATION</b> (VIA CHISHOLM TRAIL)	<b>15 MINS</b>
<b>CAMBRIDGE CITY CENTRE</b>	<b>15 MINS</b>

### BUS

<b>CAMBRIDGE CITY CENTRE</b> (TO PARKER'S PIECE)	<b>15 MINS</b>
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# LOCATION



CAMBRIDGE  
SCIENCE PARK

MILTON ROAD

ST. JOHN'S  
INNOVATION PARK

A14

CAMBRIDGE  
BUSINESS PARK

COWLEY ROAD



MILTON AVENUE

CAMBRIDGE  
NORTH

ONE  
CAMBRIDGE  
SQUARE

4 STAR  
NOVOTEL HOTEL

CAMBRIDGE  
NORTH STATION

GATEWAY TO SCIENCE AND INNOVATION

■ ESTABLISHED BUSINESS QUARTER

■ 2.5 MILLION SQFT R&D AND OFFICE FLOOR SPACE

■ MULTI-MODAL TRANSPORT HUB

# MASTER PLAN



- GATEWAY TO NORTH CAMBRIDGE OFFICE & SCIENCE PARKS
- NEWLY OPENED NOVOTEL 4\* 217 BED HOTEL
- ONE CAMBRIDGE SQUARE 100,000 SQ FT OFFICE/RETAIL
- 800,000 SQ FT SUSTAINABLE MIXED USE URBAN QUARTER
- 425 RESIDENTIAL UNITS
- 180,000 SQ FT INITIAL PHASE (LAB BUILDINGS)
- 725 SPACE MSCP 'MOBILITY HUB'
- RETAIL AND LEISURE AMENITIES
- FUTURE PHASES TO INCLUDE OFFICE, LABS AND RESIDENTIAL

KEY	
1	Cambridge North Station
2	Novotel Hotel
3	One Cambridge Square
4	One Milton Avenue
5	Two Milton Avenue
6	Mobility Hub
7	One Station Row
8	Three Station Row
9	One Chesterton Square
10	Residential Quarter

# MASTER PLAN

ONE  
CAMBRIDGE  
SQUARE







# STREET SCENE



CGI view along Milton Avenue looking north

# NOVOTEL



# ONE CAMBRIDGE SQUARE






# TYPICAL FLOOR



# BUILDING RECEPTION



# AREA SCHEDULE

LEVEL	NIA OFFICE SPACE		OCCUPIED	AVAILABLE
	SQM	SQFT		
SIXTH FLOOR	1,193	12,836	SAMSUNG	LET
FIFTH FLOOR	1,453	15,643	SAMSUNG	LET
FOURTH FLOOR	1,453	15,643	SAMSUNG 	LET
THIRD FLOOR	1,453	15,643		15,643 SQFT
SECOND FLOOR	1,453	15,643	J A • K E M P	7,107 SQFT
FIRST FLOOR	1,347	14,500	 Serendipity Labs <sup>®</sup>	LET
GROUND FLOOR	352	3,793	 Serendipity Labs <sup>®</sup>	LET
BASEMENT	CAR & CYCLE PARKING			
<b>TOTAL</b>	<b>8,704</b>	<b>93,701</b>		

MEASURED TO RICS IPMS3 – OFFICE.

# BASMENT

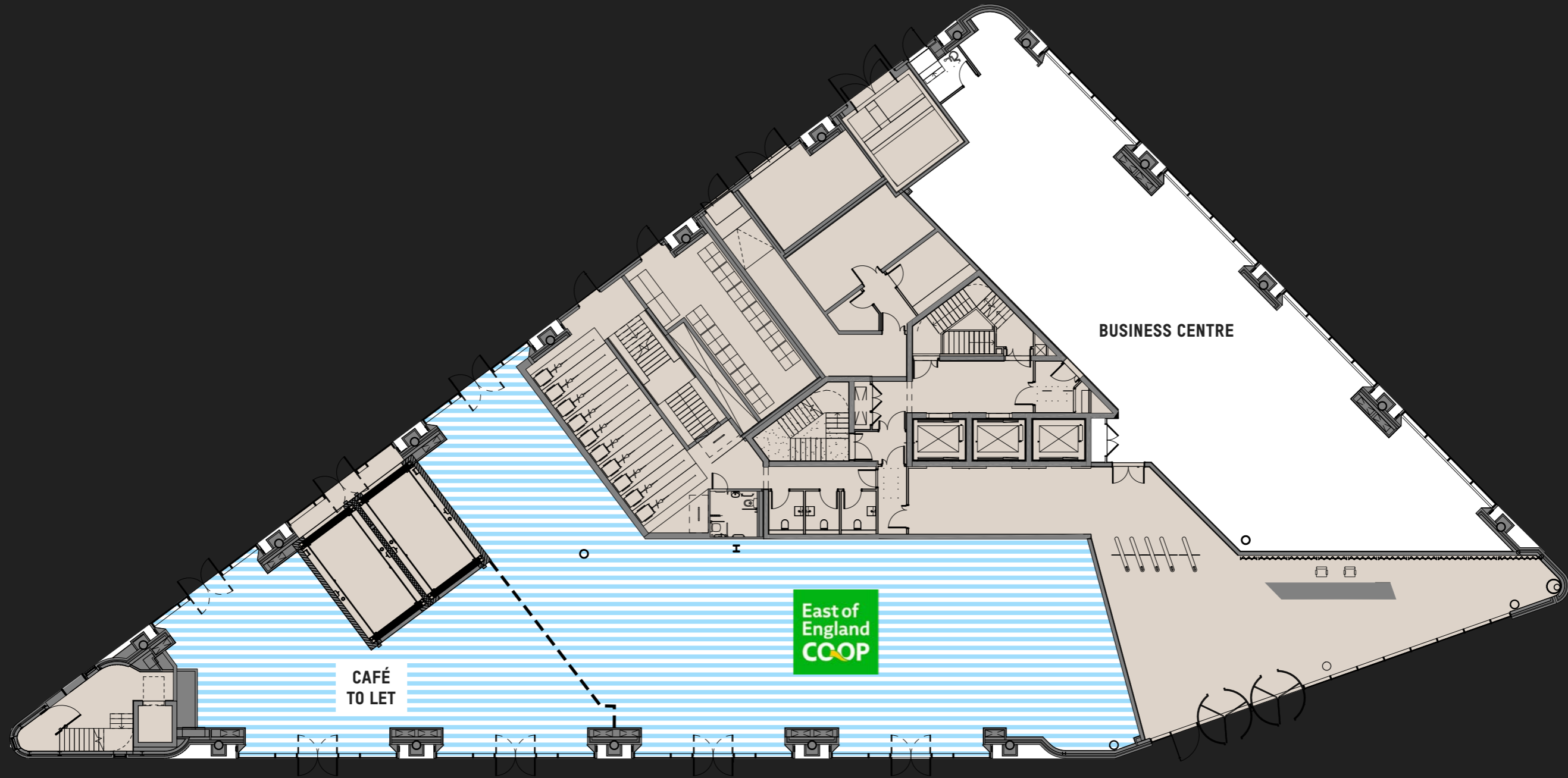
PARKING FOR 53 CARS & 296 CYCLES



# GROUND FLOOR

352 SQM / 3,793 SQFT

PROVISION FOR 68 CYCLE PARKING SPACES

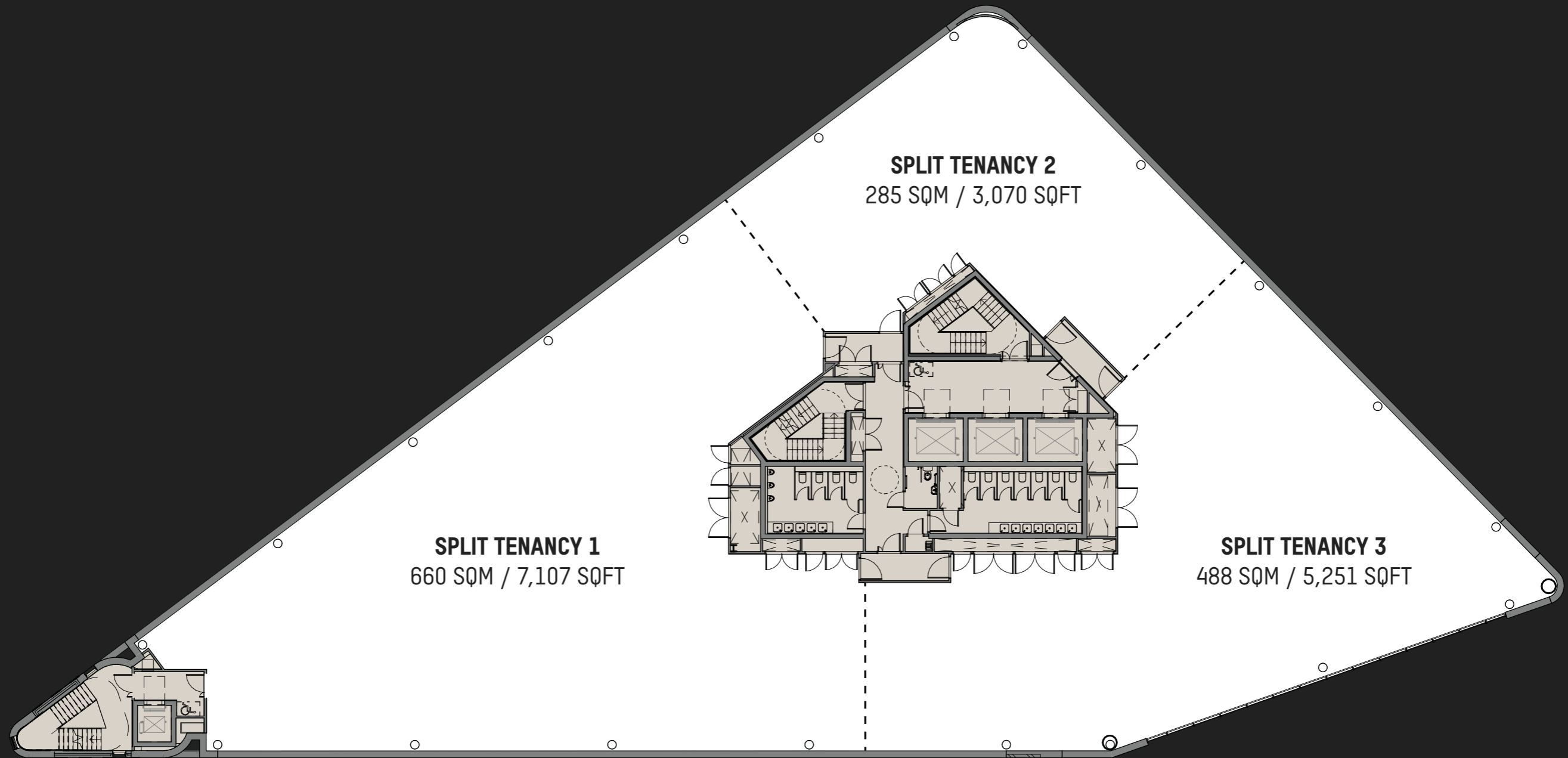


MEASURED TO RICS IPMS3 – OFFICE.



# TYPICAL FLOOR

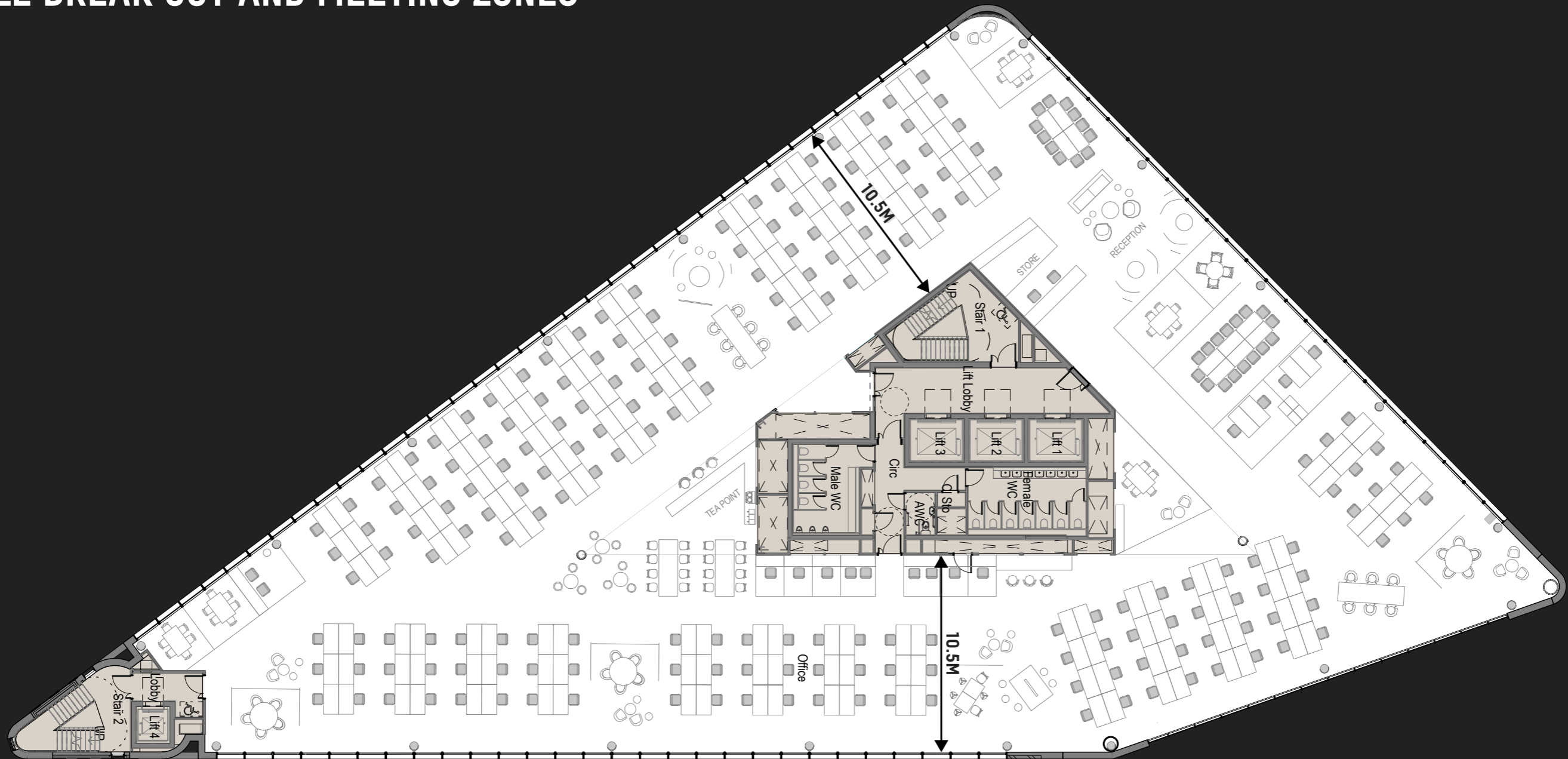
1,453 SQM / 15,643 SQFT



MEASURED TO RICS IPMS3 – OFFICE.

# SPACE PLANNING

- INDICATIVE SPACE PLAN (186 DESKS)
- EXCELLENT NATURAL LIGHT TO ALL WORKSPACES
- FLEXIBLE BREAK OUT AND MEETING ZONES



MEASURED TO RICS IPMS3 – OFFICE.

# SPECIFICATION

- BREEAM EXCELLENT
- VRF AIR CONDITIONING
- LED LIGHTING
- FLOOR TO CEILING HEIGHT (2.75M)
- FULLY ACCESSIBLE 150MM RAISED FLOOR
- 53 BASEMENT CAR PARKING SPACES  
(27 WITH EV CHARGING)
- 364 CYCLE SPACES OVERALL
- SHOWER/CHANGING FACILITIES
- FULL BUILDING MANAGEMENT SYSTEM
- EPC RATING: A

# SUSTAINABILITY

BREEAM EXCELLENT RATING

## HUMAN

### PEOPLE-CENTRED DESIGN

**Human Value** is increased where quality and longevity of life is improved and happiness is enhanced.

## NATURAL

### ENHANCING THE ENVIRONMENT

**Natural Value** is increased where existing quality is protected and new resources introduced.

## SOCIAL

### PARTNERSHIP AND COLLABORATION

**Social Value** is increased where a great place brings people together, and creates a community.

## PHYSICAL

### DESIGNED FOR PERFORMANCE

**Physical Value** is increased where buildings are designed for longevity, and allow people to navigate easily on foot/by cycle.

## ECONOMIC

### PRODUCTIVITY AND GROWTH

**Economic Value** is increased where all users of a place feel they have some ownership and buy-in to project outcomes.

# PROJECT TEAM

Developer

 **BROOKGATE**

Funder

**Schroders**

Architect

**PERKINS  
+ WILL**

Project Management

  
**BIDWELLS**

Structural Engineers

 **curtins**

Cost Consultant

**GT** GARDINER  
& THEOBALD

Planning Advisor

  
**BIDWELLS**

Mechanical and Electrical Engineers  
and Sustainability Consultants

**HOARE LEA** 

Letting Agents

  
**BIDWELLS**

**Max Byran**  
max.bryan@bidwells.co.uk  
07793 808114

 **JLL**

**Ollie McLeod**  
Ollie.McLeod@jll.com  
07790 562040

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