

CAMBRIDGE
NORTH

TO LET

ONE CAMBRIDGE SQUARE
RETAIL UNITS

||» BROOKGATE

COMMUNITY



INNOVATIVE



WALKABLE



INCLUSIVE



CONNECTED



LOW CARBON



LOCATION



CAMBRIDGE
SCIENCE PARK

ST. JOHN'S
INNOVATION PARK

MILTON ROAD

A14

CAMBRIDGE
BUSINESS PARK

COWLEY ROAD

LOCAL LINK

LOCAL LINK

MILTON AVENUE

CAMBRIDGE
NORTH

ONE
CAMBRIDGE
SQUARE

4 STAR
NOVOTEL HOTEL

CAMBRIDGE
NORTH STATION

LOCAL LINK

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

MASTER PLAN

ONE
CAMBRIDGE
SQUARE





EXISTING



New Transport Hub. Gateway to Cambridge North and Science Park.

STREET SCENE



View along Milton Avenue looking north

RETAIL UNITS



GROUND FLOOR

163.7 SQM / 1,762 SQFT



SPECIFICATION

- RETAIL SPACE EXTENDING TO 163.7 SQ M / 1,762 SQ FT
- DEVELOPER SHELL SPECIFICATION INCLUDING SHOPFRONTS
- GENEROUS FLOOR TO CEILING HEIGHT 3.65M MINIMUM (FFL TO UNDERSIDE OF BEAM)
- STUB SERVICES (POWER / WATER) TO SHOP UNIT
- PLANT SPACE SOLUTION FOR HEATING/COOLING NEEDS
- OPPORTUNITIES FOR EXTERNAL SEATING AREAS



PLANNING

The units benefit from E use class.

TIMINGS

The space is available for tenant fit-out now.

AGENT

For further information and quoting terms please contact Bidwells.

POSTCODE

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