

GENERATOR

—
A collaborative workplace hub
situated in the heart of the Grafton
regeneration area

journey

journeyre.io



Generator view from Newmarket Road

Generator sits within the **journey** portfolio - a property company focused on delivering flexible and fitted spaces in the UK's key knowledge economies. This allows our customers to focus on growing their core business rather than tying up capital and energy in real estate strategy.

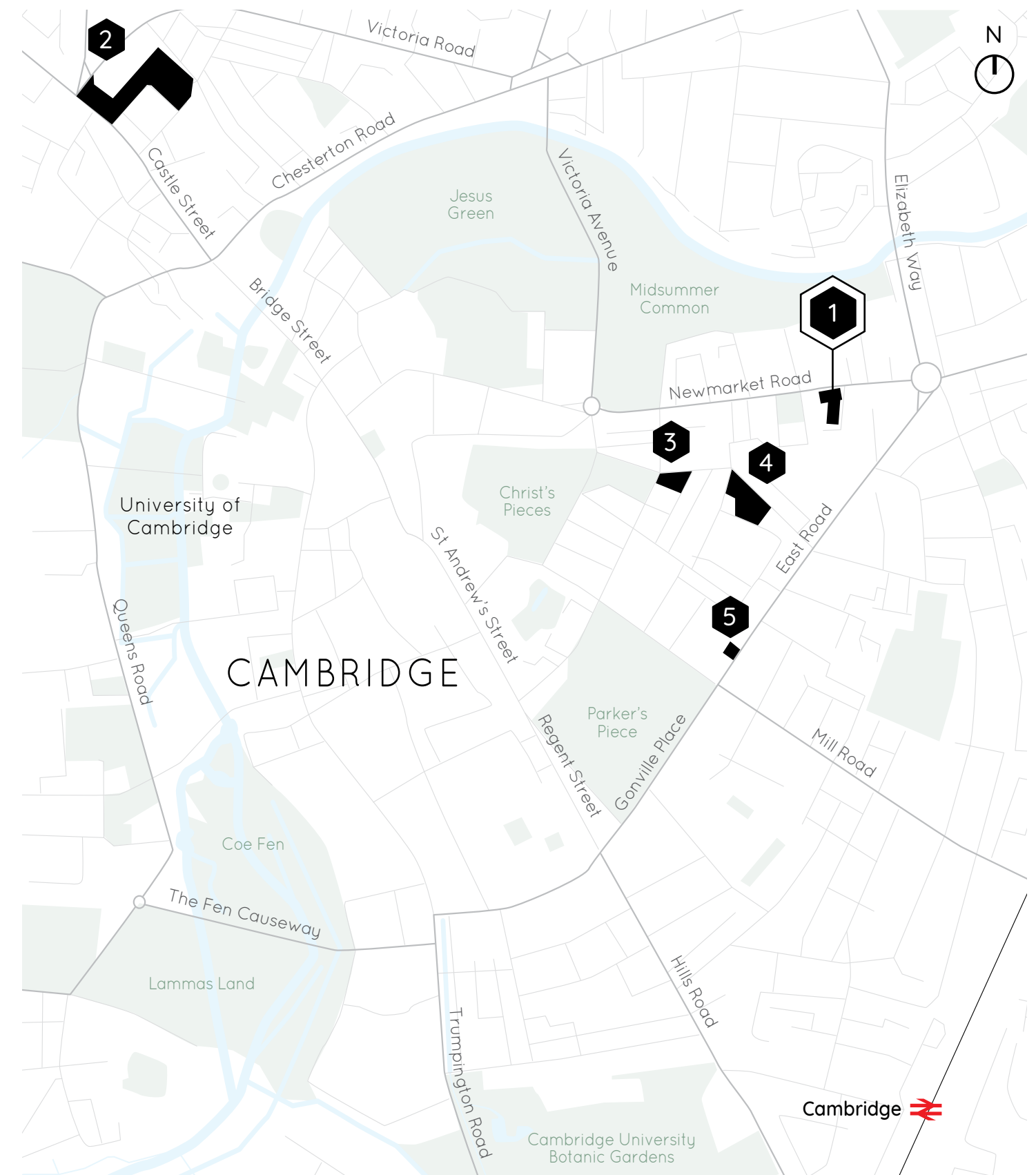
The operational portfolio will include lab, incubator, R&D, workspace, event space and supporting amenities including residences. The goal is to create unique spaces for our customers and to promote well-being and ESG.

The platform will be connected by a digital interface providing communication, clubs, and events to create a member community.

journey has an experienced management team that understands the importance of listening and reacting to customer requirements. This is especially important for fast growing companies that have dynamic and evolving space requirements.

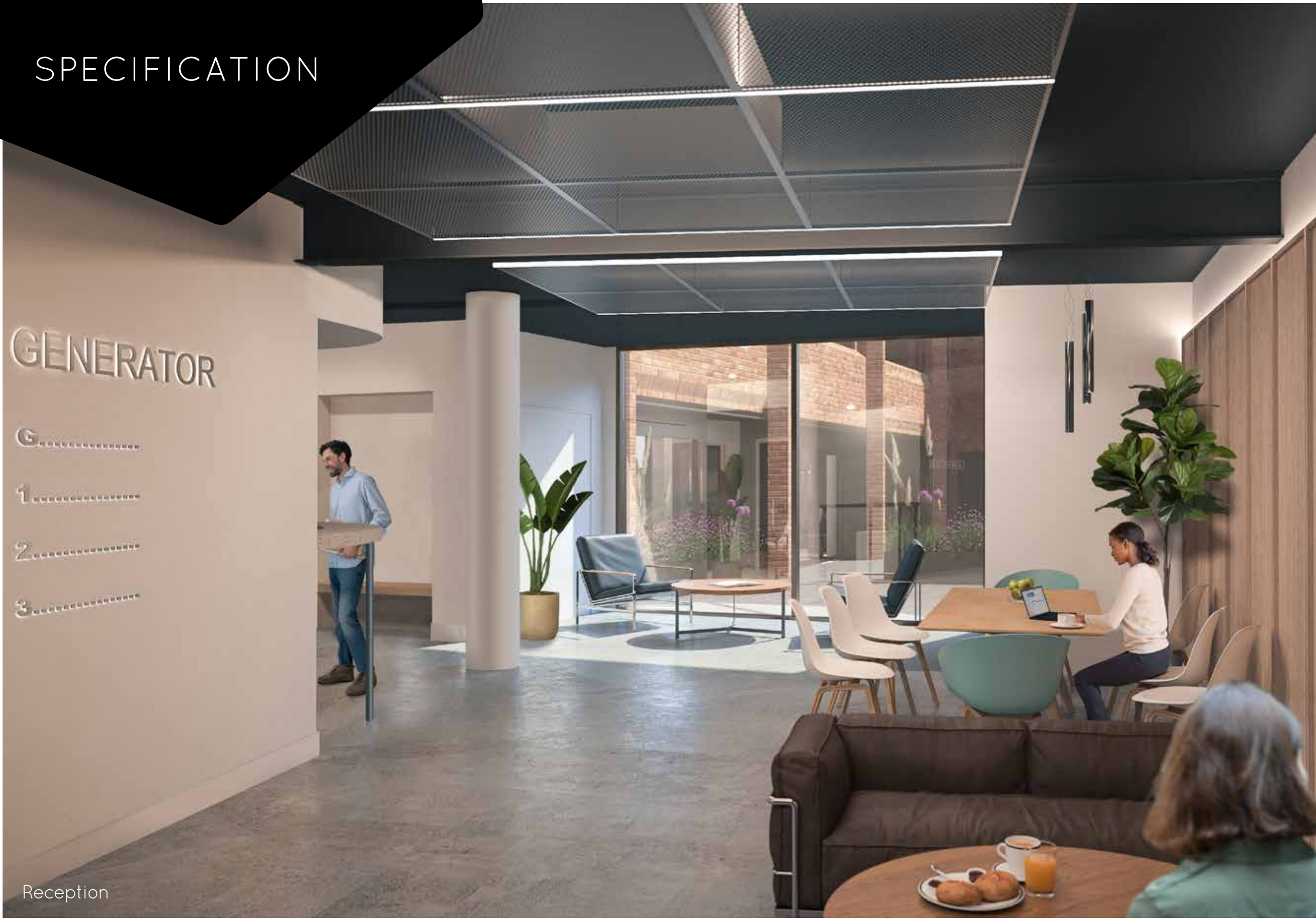


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1 Generator 2 Journey Campus 3 Lab Two 4 Burleigh Campus 5 East Rd

SPECIFICATION



Reception



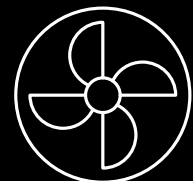
Fitted & Furnished



Enhanced CatA



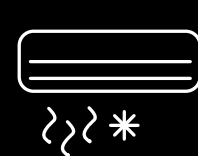
Fully Refurbished
Fitted & Furnished
/ Enhanced CatA
Office Suites.



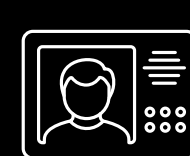
Exposed Services.



High Speed
Internet Enabled.



New Air Source
Heat Pump A/C
System.



Video Entry
Phone System with
Access Control.



Courtyard Garden.



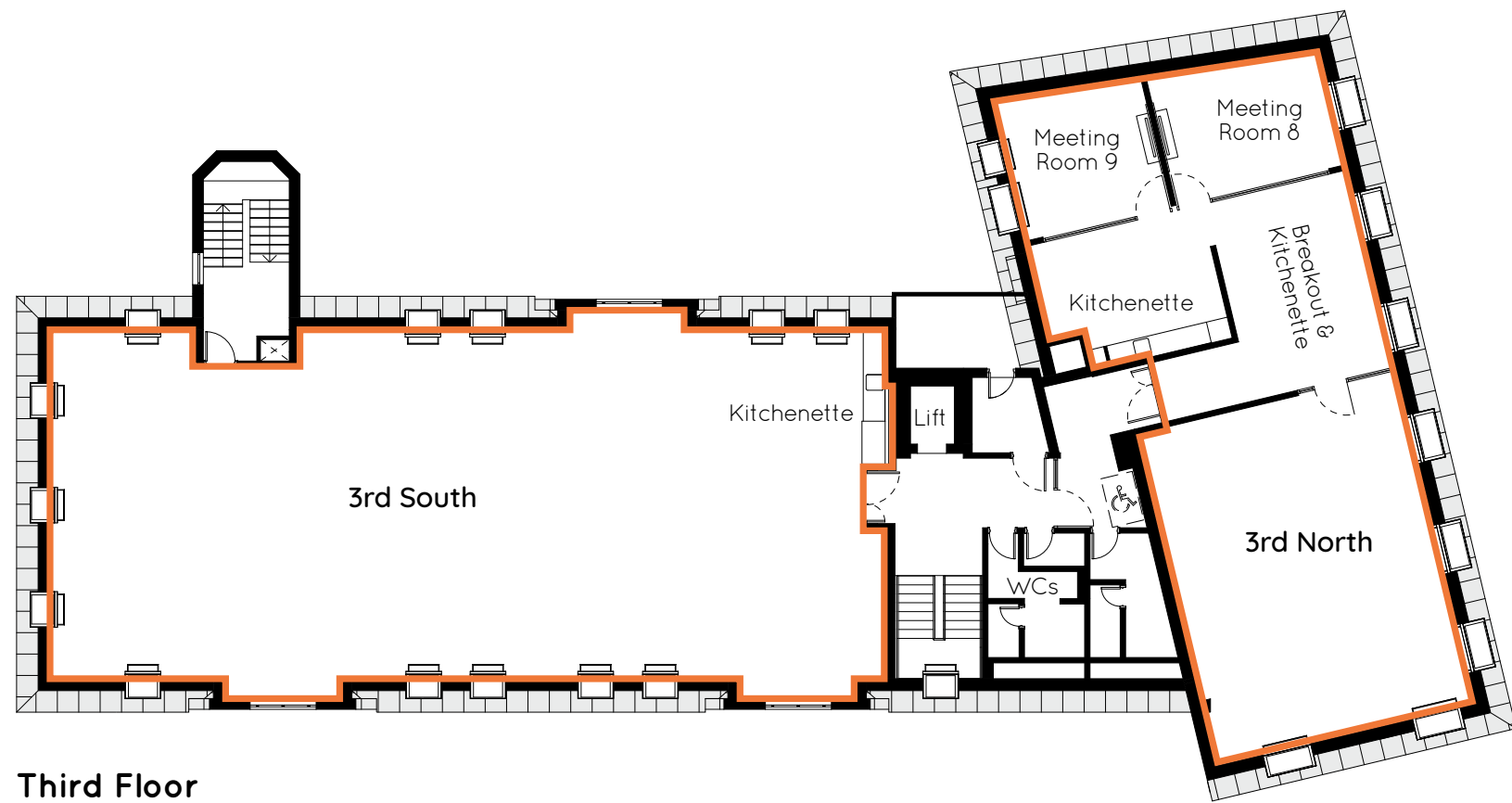
Secure Cycle
Parking.



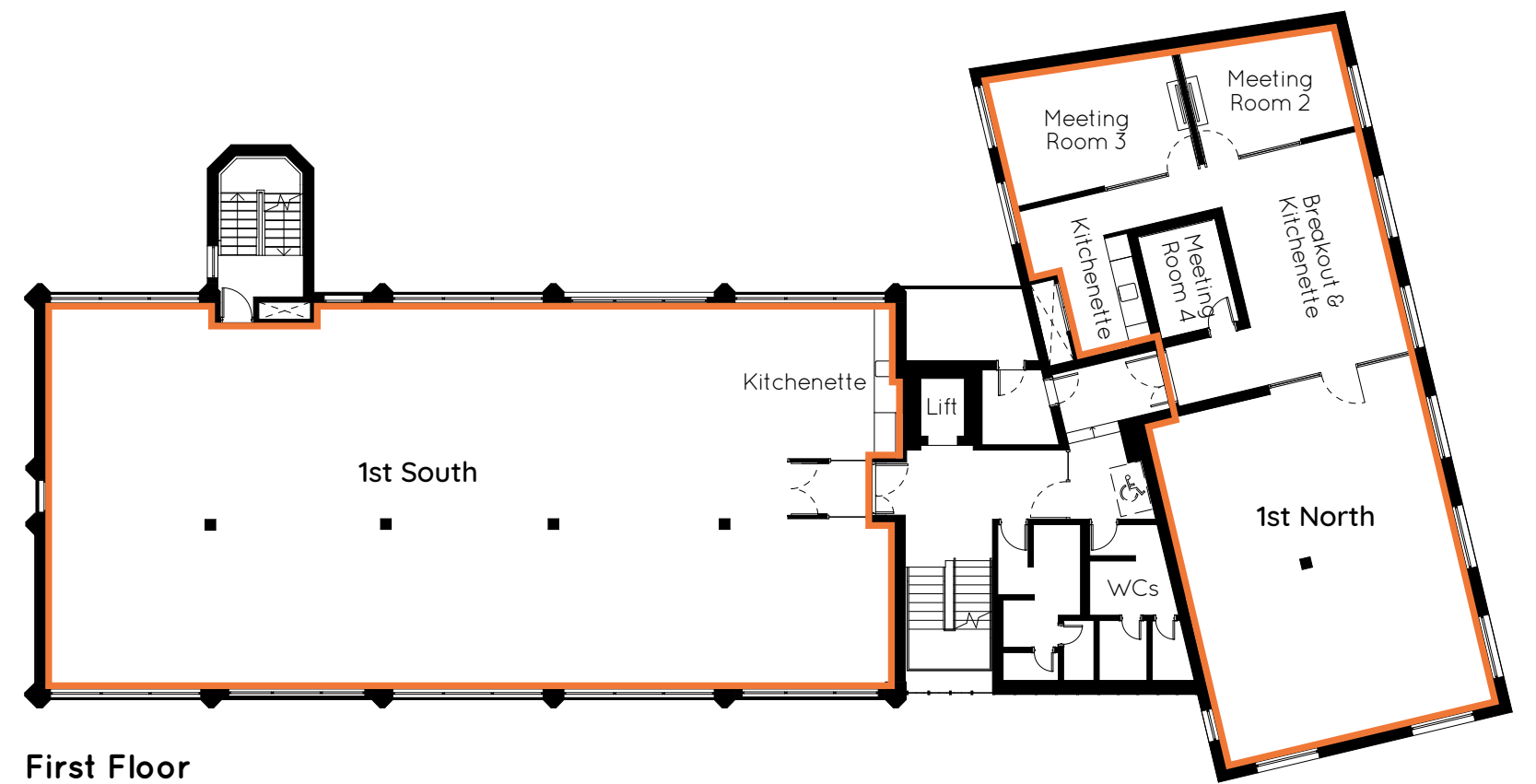
Onsite Shower
Amenity Block.

GROUND FLOOR LAYOUT





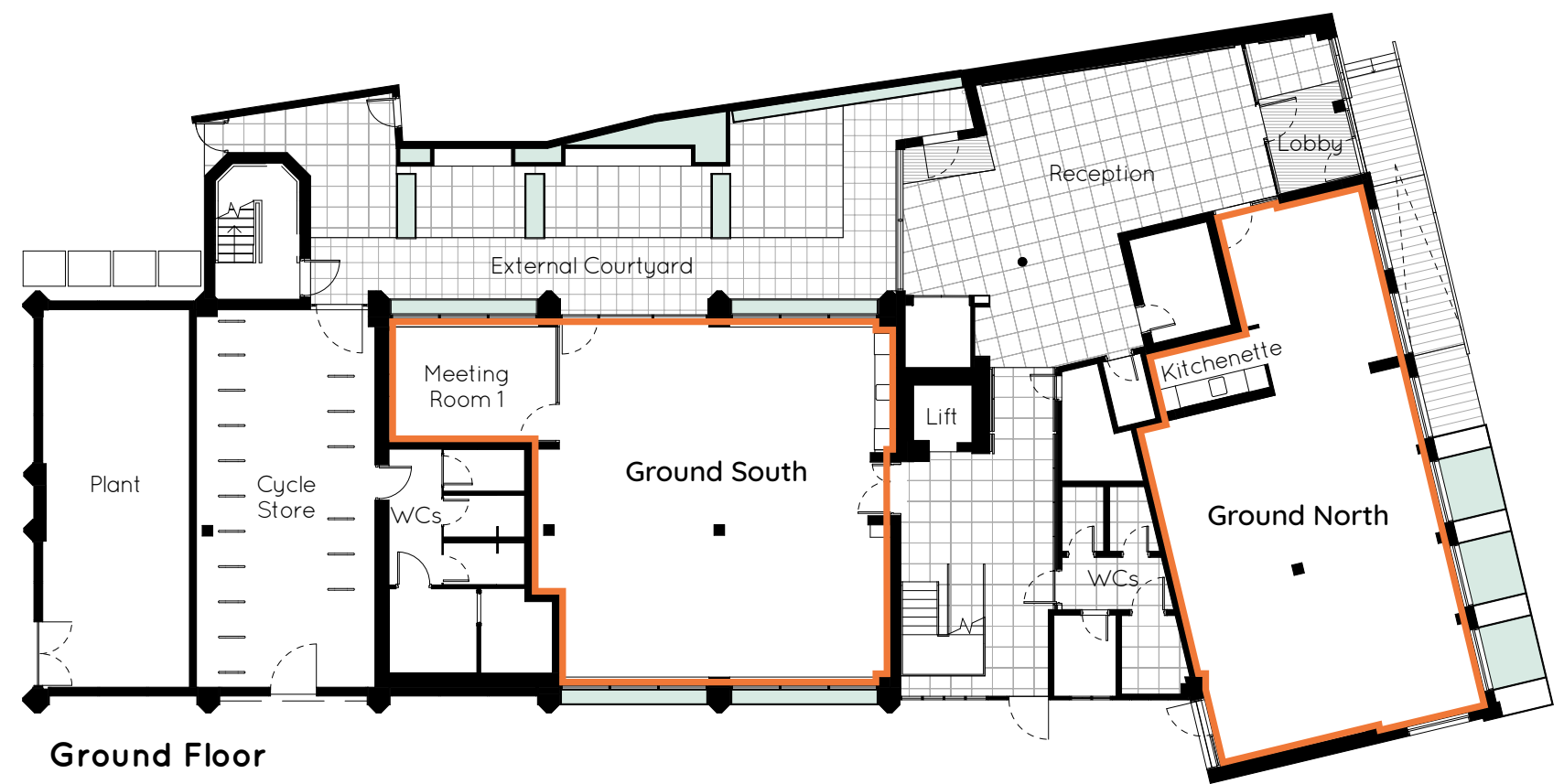
Third Floor



First Floor



Second Floor



Ground Floor

Floor	Areas	NIA (Sq ft)	Occupational Ratio (Sq ft)	Desks
3rd	North - Fitted & Furnished	1,641	1:86	19
3rd	South - Enhanced CatA	2,426		
2nd	North - Fitted & Furnished	1,886	1:118	16
2nd	South - Enhanced CatA	2,742		

Floor	Areas	NIA (Sq ft)	Occupational Ratio (Sq ft)	Desks
1st	North - Fitted & Furnished	1,892	1:118	16
1st	South - Enhanced CatA	2,739		
Ground	South - Enhanced CatA	1,285		
Ground	North - Enhanced CatA	1,146		
	Reception	975		
	Total*	16,733		

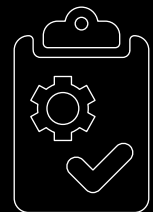
*Areas subject to final measurement

JOURNEY FITTED & FURNISHED

Why Choose *journey* Fitted & Furnished

- Occupational density is considerably more spacious than serviced offices.
- Have your own meeting rooms without being dependant on shared facilities.
- Privacy of your own kitchenette / break out space.
- Lease length and break provision to suit your business plan and growth requirements.
- Secure occupation via a lease, unlike a licence held at a serviced office where the providers have the ability to terminate and move you around the building.
- Reduced capex through an already delivered fit out and facilitating occupation more quickly.

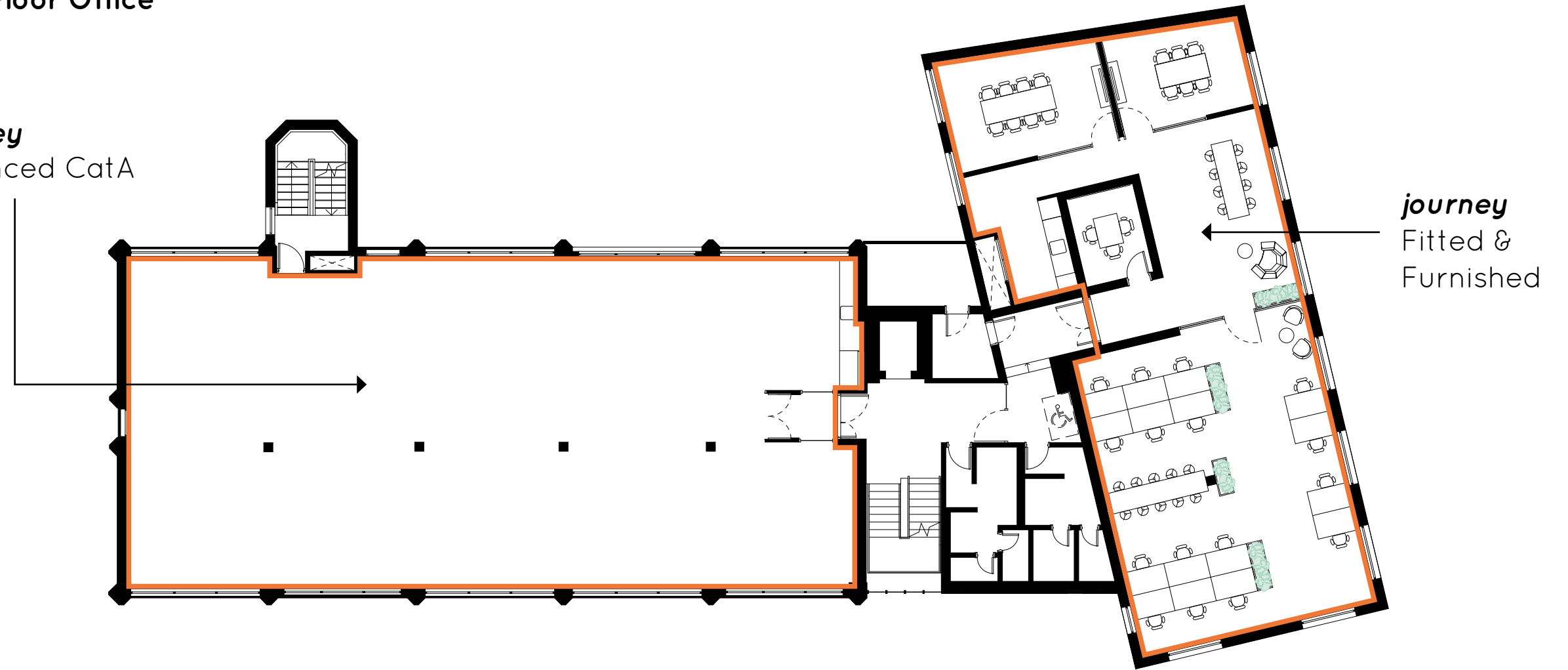
Specification



- Fully Fitted & Furnished Office Suites.
- Mechanical Ventilation and Air Conditioned.
- Full Fibre Internet, WiFi and AV Enabled.
- Internal Meeting Rooms.
- Kitchen and Breakout Area.

First Floor Office

journey
Enhanced CatA



Fitted & Furnished

JOURNEY ENHANCED CATA



Enhanced CatA

Why Choose **journey** Enhanced CatA

- The pain of installing kitchenettes, internet and dealing with wayleaves is taken away.
- Choose from an option of costed and pre-designed office fitouts. **journey** can deliver your desired office fitout whilst taking away the stresses of office relocation.

Alternately

- Customers can choose to undertake their own bespoke office fitout.
- **journey** Enhanced CatA offers ultimate flexibility.

Specification



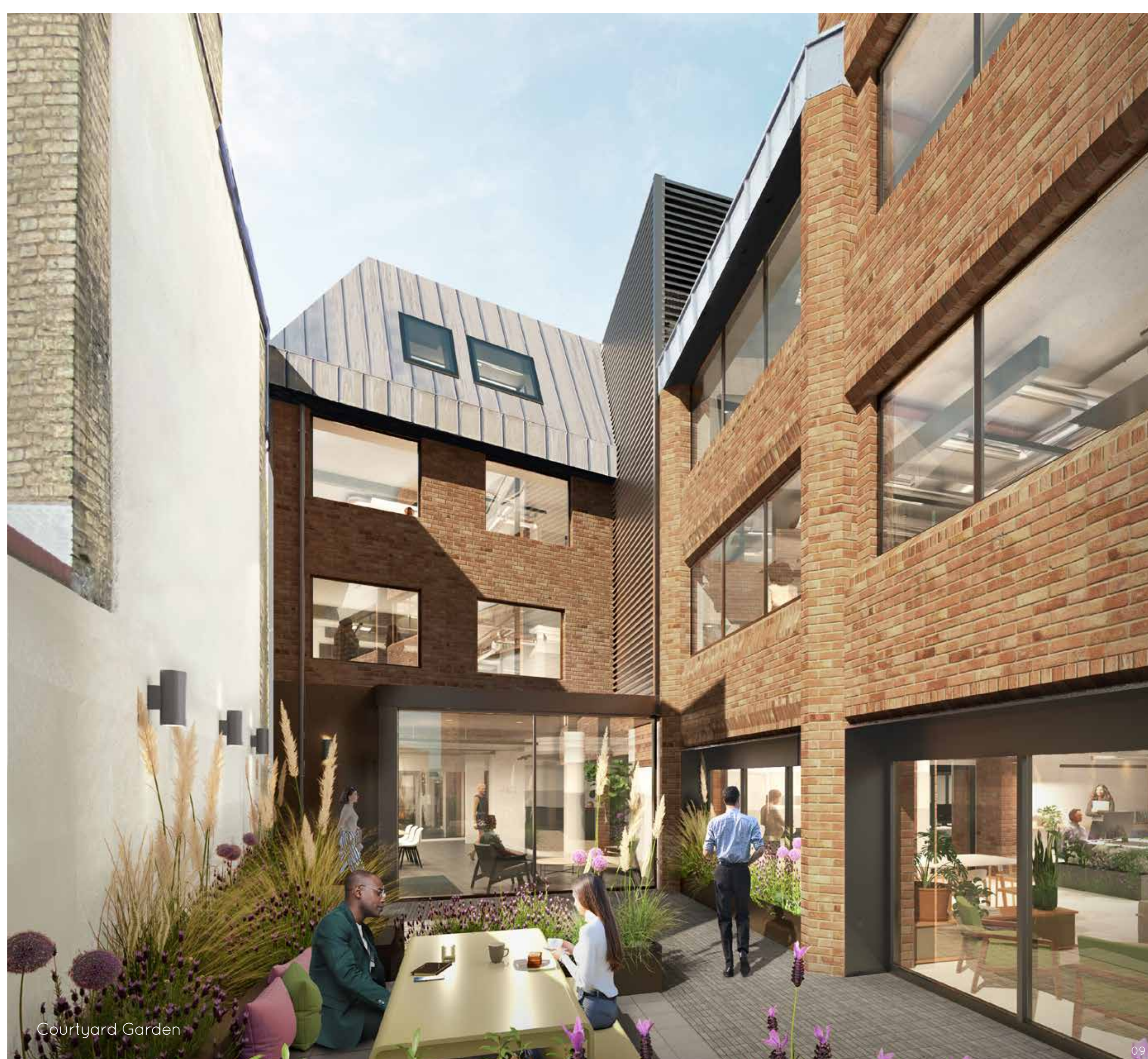
- Pre-Installed Kitchenettes.
- Mechanical Ventilation and Air Conditioned.
- Full Fibre Internet Enabled.

ACCOMMODATION

Generator has undergone a major refurbishment to deliver a standout collaborative workplace hub offering Fitted & Furnished and Enhanced CatA office suites.

The refurbishment has redesigned the reception to breathe life into the building. The reception flows onto a Courtyard Garden and relaxation area. Further amenity is provided with new shower and changing facilities and secure cycle parking.

The office suites provide exposed services with new air-conditioning throughout. This along with pre-installed high-speed internet and kitchenettes takes away all the move in and set up worries from an incoming customer. Simply choose the specification that best suits the needs of your business, **journey** Fitted & Furnished or **journey** Enhanced CatA.



Courtyard Garden

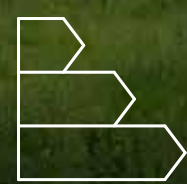
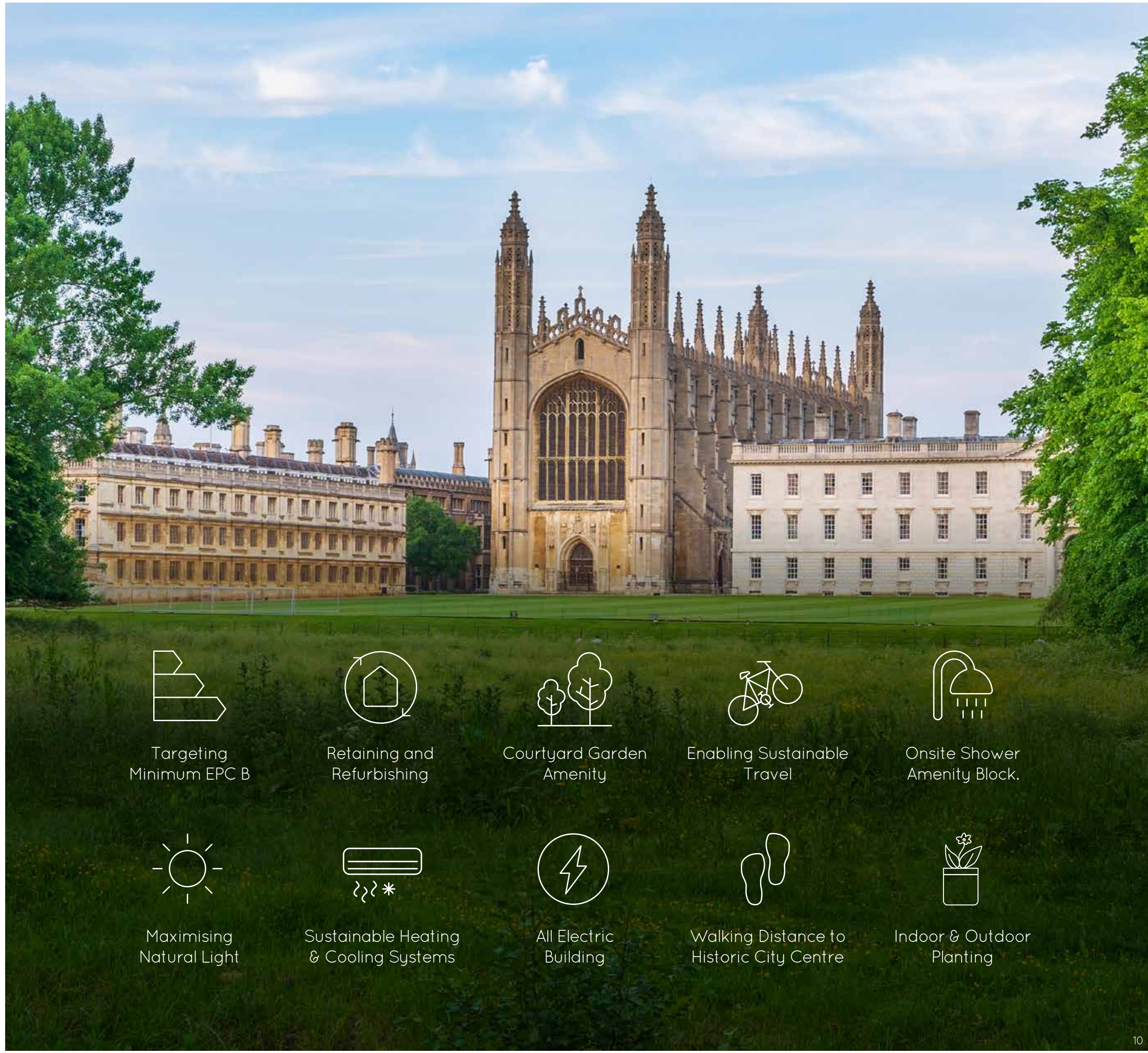
SUSTAINABILITY & WELLBEING

Generator has been renewed with sustainability in mind by considering carbon, ensuring we design for long-term flexibility of the building and crafting an environment that caters to the wellbeing of its occupiers.

We have retained the existing building and thus stored its embodied carbon. The refurbishment will use sustainable air source heat pumps and new glazing improves the thermal performance by reducing heat loss.

This dual aspect property brings an abundance of natural daylight into the suites. The introduction of new planting at the entrance alongside a new courtyard provides natural, green amenity for our occupiers.

Finally, as a city of cyclists, we are introducing a new mobility hub that includes secure cycle parking and showers to ensure you can travel to Generator sustainably.



Targeting Minimum EPC B



Retaining and Refurbishing



Courtyard Garden Amenity



Enabling Sustainable Travel



Onsite Shower Amenity Block.



Maximising Natural Light



Sustainable Heating & Cooling Systems



All Electric Building



Walking Distance to Historic City Centre



Indoor & Outdoor Planting

CAMBRIDGE

Generator is located in the City centre of Cambridge, with easy access to the A14, A428 and M11 due to the proximity to the inner ring road.

Cambridge Station and Cambridge North Station are accessible in under 10 minutes by bike, and there are frequent public bus services to and from the station.

There is a wide variety of coffee shops, restaurants, bars, leisure facilities and shops within the Grafton area, including an array of independent traders on Burleigh Street and Fitzroy Street, all less than a five minute walk from Generator.

Travel times

Cambridge Station	
Car	6 mins
Cycle	7 mins
E-Scooter	10 mins
Bus	19 mins

Cambridge North Station	
Car	10 mins
Cycle	10 mins
E-Scooter	13 mins
Bus	24 mins

M11/A14 Junction by Car	
Cambridge Road	11 mins
Milton Road	11 mins
Huntington Road	13 mins



Local Amenity

Bars & Restaurants	walking time
1 Navadhanya	1 min
2 The Burleigh Arms	1 min
3 La Piazza by Signorelli's	3 mins
4 Amélie Flam-kuche	4 mins
5 Signorelli's Deli	6 mins
6 Charlie's Coffee Company & Pizzeria	6 mins
7 WT's Sports Bar	6 mins
8 Thrive	6 mins
9 Mediterranean BBQ	6 mins
10 d'Arry's Wine Bar & Liquor Loft	12 mins
11 Ta Bouche	14 mins
12 Novi Kitchen + Bar	14 mins
13 The Lab	16 mins

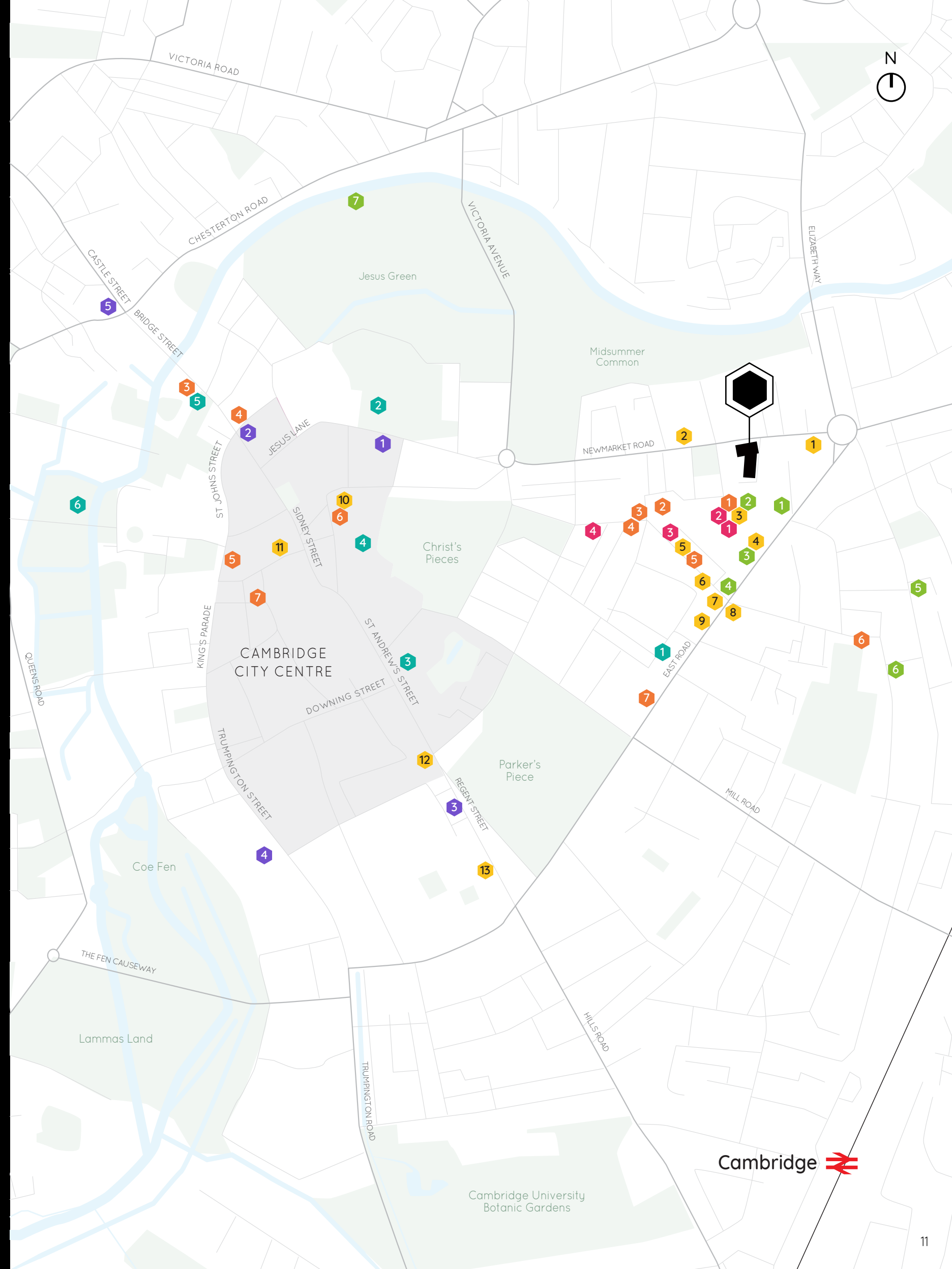
Retail	walking time
1 Il Mercato by Signorelli's	2 mins
2 The Grafton Centre	3 mins
3 Jemporium Vintage	4 mins
4 Little Waitrose	6 mins

University Colleges	walking time
1 St John's College	8 mins
2 Jesus College	13 mins
3 Trinity College	15 mins
4 Christ's College	15 mins
5 Emmanuel College	17 mins

Coffee	walking time
1 Costa Coffee	3 mins
2 Starbucks	5 mins
3 Patisserie Valerie	5 mins
4 Aromi	5 mins
5 Deluna Café	6 mins
6 Norfolk Street Bakery	7 mins
7 Espresso Library	9 mins

Leisure	walking time
1 PureGym	2 mins
2 The Grafton Ping Pong Parlour	3 mins
3 Vue Cinema	4 mins
4 The Tram Depot	7 mins
5 The Dobblers Inn	7 mins
6 The Alexandra Arms	9 mins
7 Jesus Green Lido	16 mins

Culture	walking time
1 All Saints Church	11 mins
2 The Round Church	16 mins
3 Heong Gallery	16 mins
4 The Fitzwilliam Museum	20 mins
5 Kettle's Yard	21 mins





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