

CAMBRIDGE
NORTH

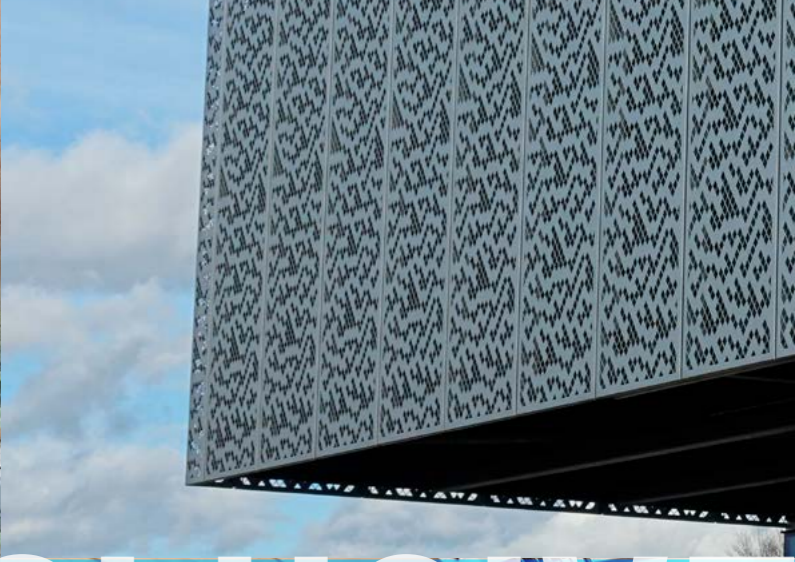
ONE

CAMBRIDGE
SQUARE

||» BROOKGATE

COMMUNITY

INNOVATIVE



WALKABLE

INCLUSIVE

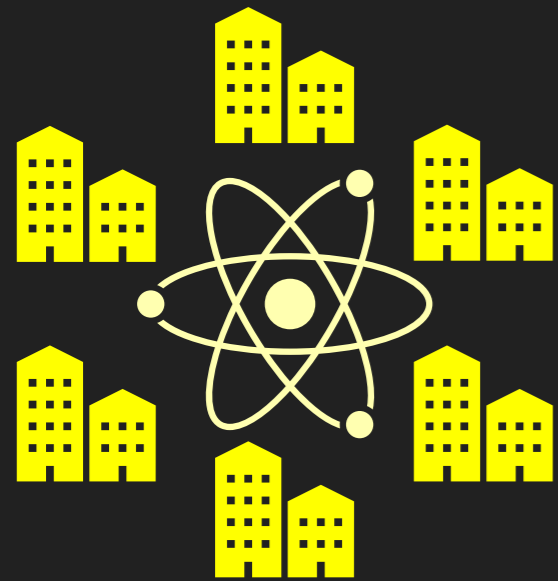


CONNECTED

LOW CARBON



CAMBRIDGE INNOVATION



5,200+

KNOWLEDGE INTENSIVE COMPANIES
GENERATING £19BN IN REVENUES

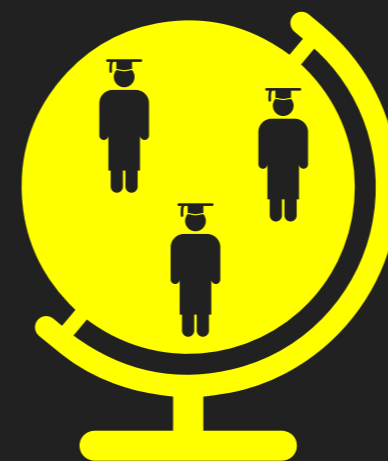


CAMBRIDGE IS ONE OF ONLY TWO
UK CITIES IN THE EUROPEAN TOP
20 FOR INNOVATION



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.

endomag

GILEAD
Creating Possible

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

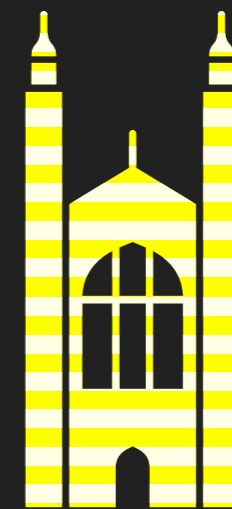
for innovation

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

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

BIKE

| | |
|--|----------------|
| CAMBRIDGE STATION (VIA CHISHOLM TRAIL) | 15 MINS |
| CAMBRIDGE CITY CENTRE | 15 MINS |

BUS

| | |
|---|----------------|
| CAMBRIDGE CITY CENTRE (TO PARKER'S PIECE) | 15 MINS |
|---|----------------|

LOCATION



CAMBRIDGE
SCIENCE PARK

ST. JOHN'S
INNOVATION PARK

MILTON ROAD

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

MASTER PLAN

ONE
CAMBRIDGE
SQUARE





STREET SCENE



CGI view along Milton Avenue looking north

NOVOTEL



ONE CAMBRIDGE SQUARE



TYPICAL FLOOR







BUILDING RECEPTION



AREA SCHEDULE

NIA OFFICE SPACE

| LEVEL | SQM | SQFT | OCCUPIED | AVAILABLE |
|--------------|---------------------|---------------|--|------------------------|
| 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 |  AUTODESK | U/O 9,567 SQ FT |
| SECOND FLOOR | 1,453 | 15,643 | J A KEMP Handelsbanken | 4,370 SQFT |
| FIRST FLOOR | 1,347 | 14,500 |  Serendipity Labs | LET |
| GROUND FLOOR | 352 | 3,793 |  Serendipity Labs | LET |
| BASEMENT | CAR & CYCLE PARKING | | | |
| TOTAL | 8,704 | 93,701 | | |

MEASURED TO RICS IPMS3 - OFFICE.

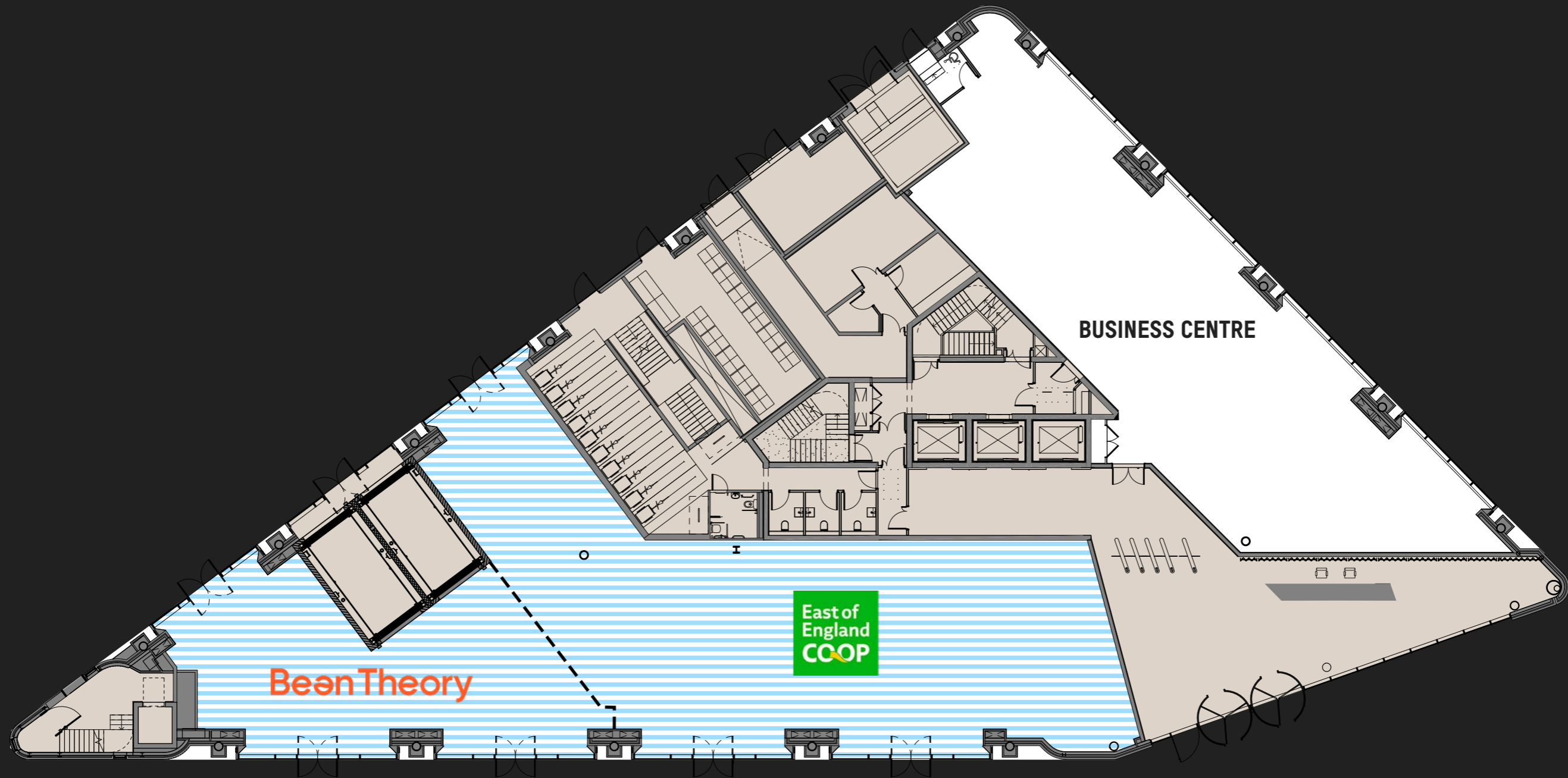
BASMENT

PARKING FOR
53 CARS & 296 CYCLES



GROUND FLOOR

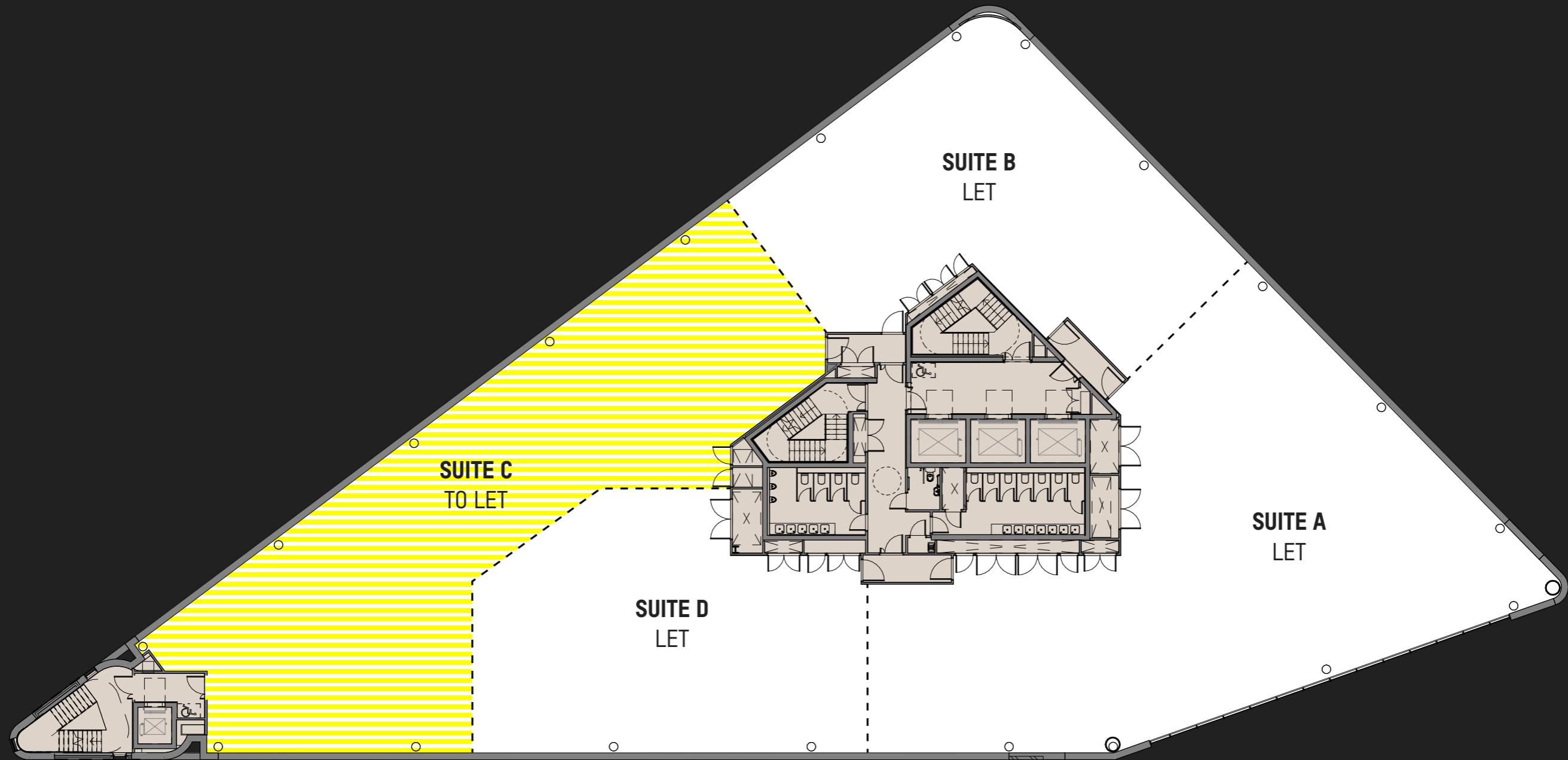
PROVISION FOR
68 CYCLE PARKING SPACES



MEASURED TO RICS IPMS3 – OFFICE.

SECOND FLOOR

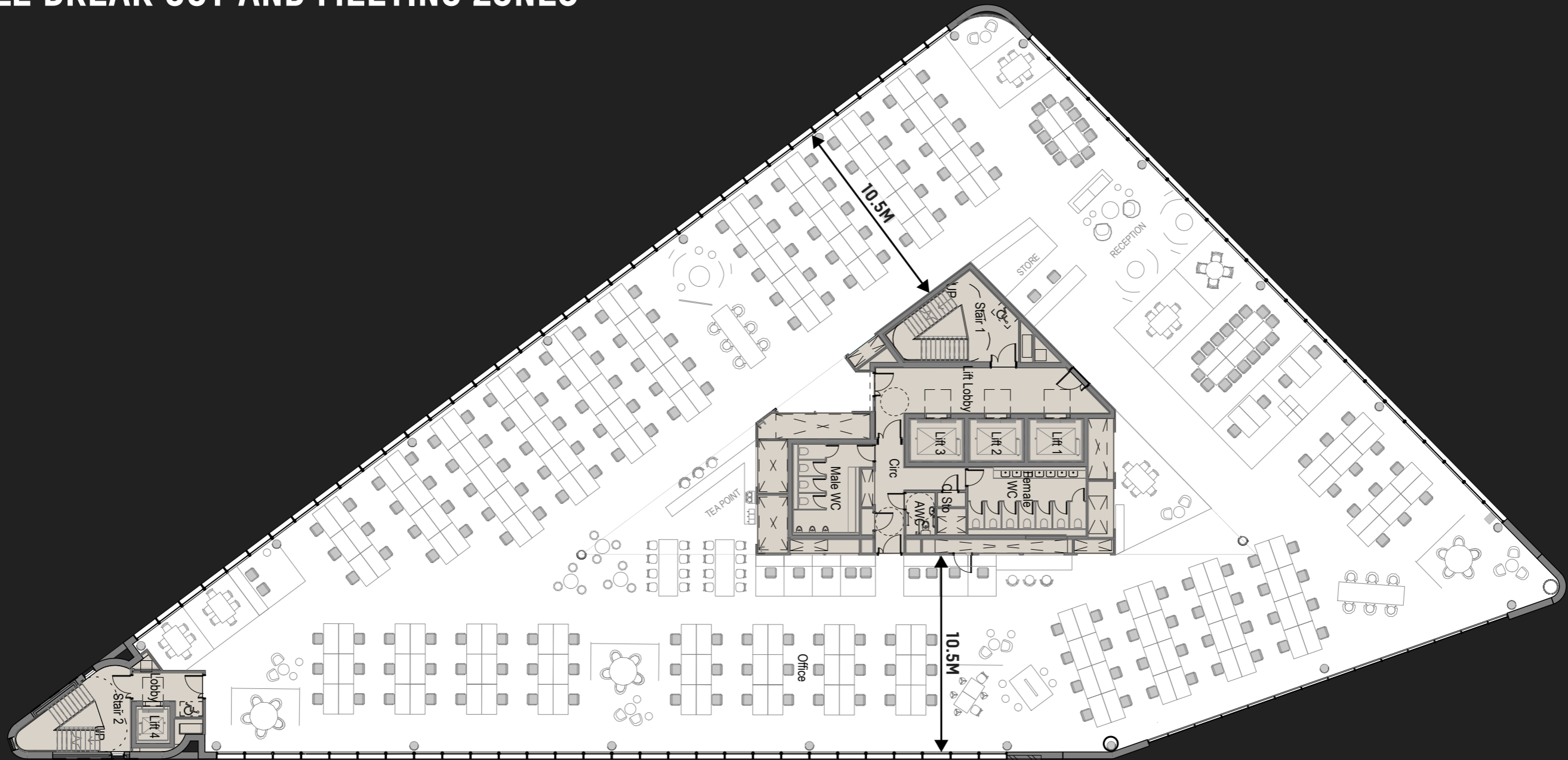
ONE SUITE REMAINING
406 SQM / 4,370 SQFT



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

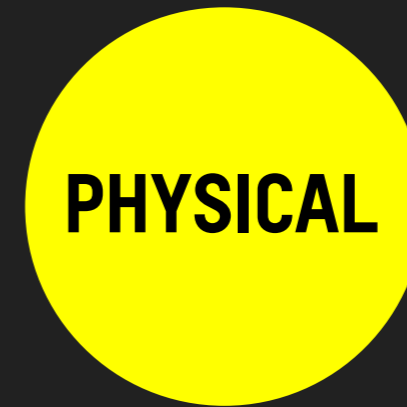
Natural Value is increased where existing quality is protected and new resources introduced.



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

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 **JLL**

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