

CAMBRIDGE  
NORTH

ONE

CAMBRIDGE  
SQUARE

||» BROOKGATE



# LOCATION

CAMBRIDGE  
SCIENCE PARK

ST. JOHN'S  
INNOVATION PARK

A14

CAMBRIDGE  
BUSINESS PARK

BUSWAY

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



# ONE CAMBRIDGE SQUARE





# BUILDING RECEPTION





# AREA SCHEDULE

LEVEL	NIA OFFICE SQM	SQFT
SIXTH FLOOR	1,193	12,836
FIFTH FLOOR	1,453	15,643
FOURTH FLOOR	1,453	15,643
THIRD FLOOR	1,453	15,643
SECOND FLOOR	1,453	15,643
FIRST FLOOR	1,347	14,500
GROUND FLOOR	352	3,793
BASEMENT	CAR & CYCLE PARKING	
TOTAL	8,704	93,701

MEASURED TO RICS IPMS3 – OFFICE.

# BASMENT

PARKING FOR 53 CARS & 296 CYCLES



# GROUND FLOOR

352 SQM / 3,793 SQFT

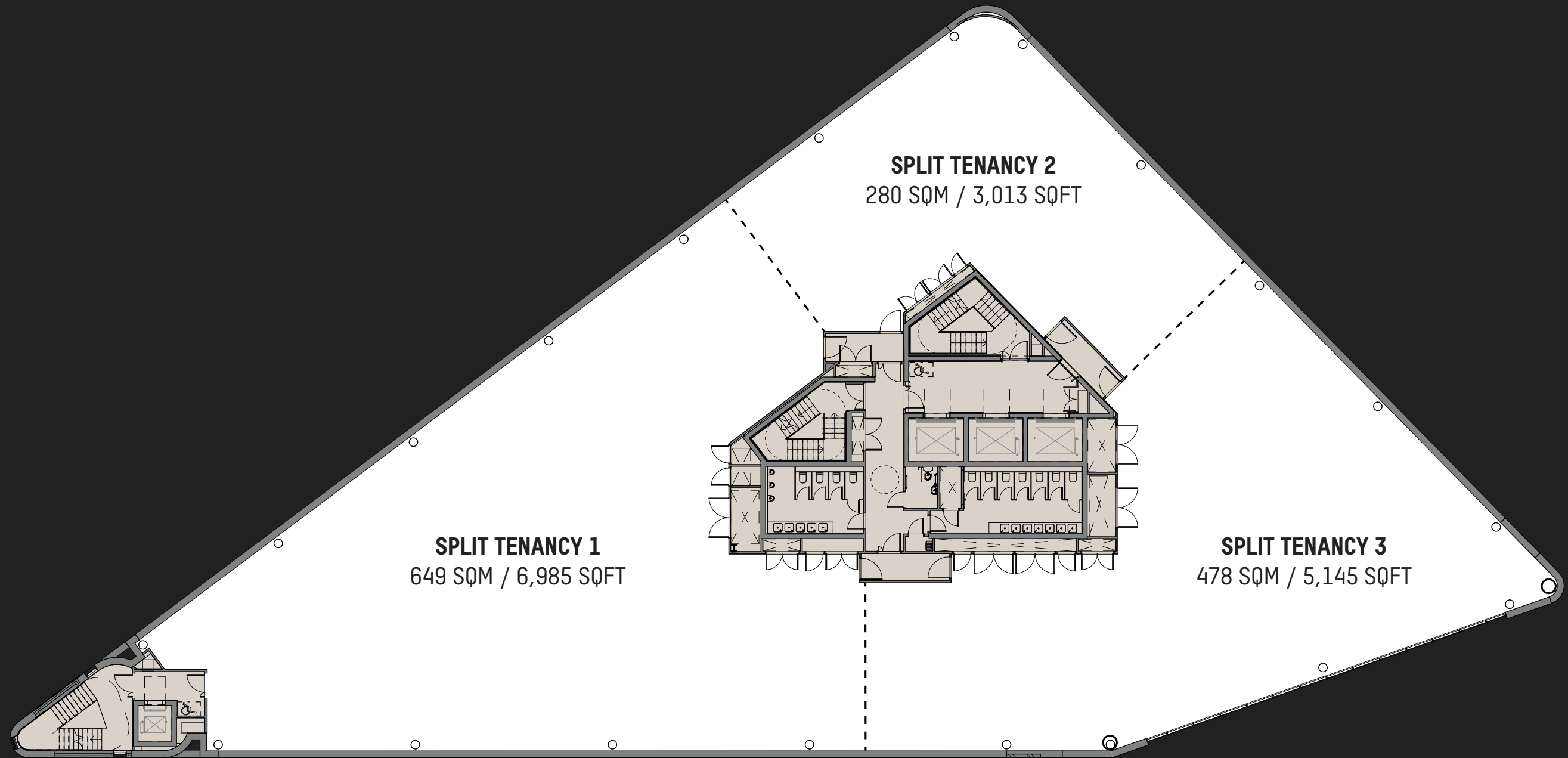
PROVISION FOR 68 CYCLE PARKING SPACES



MEASURED TO RICS IPMS3 – OFFICE.

# TYPICAL FLOOR

1,453 SQM / 15,643 SQFT

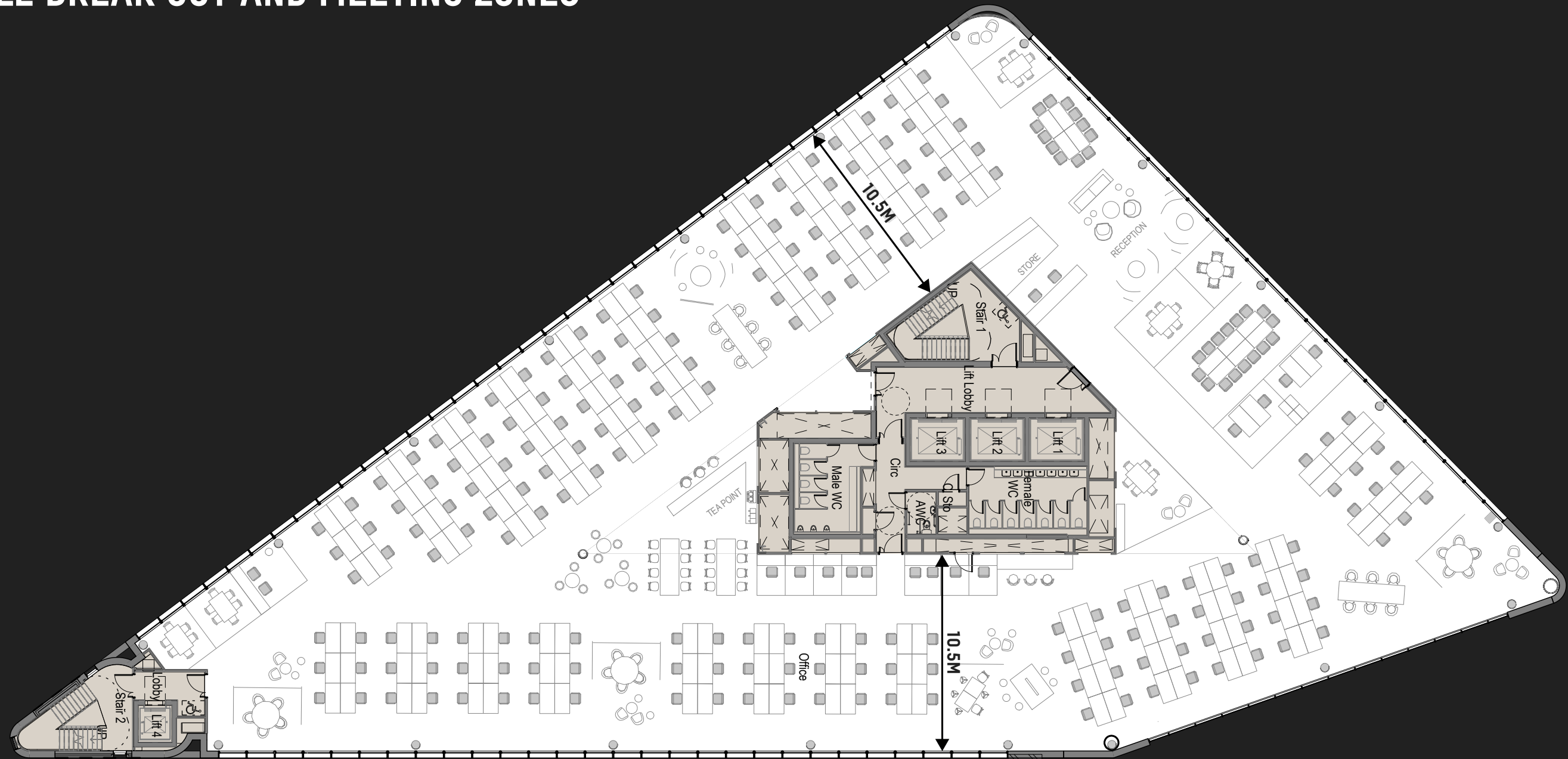


MEASURED TO RICS IPMS3 – OFFICE.



# SPACE PLANNING

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



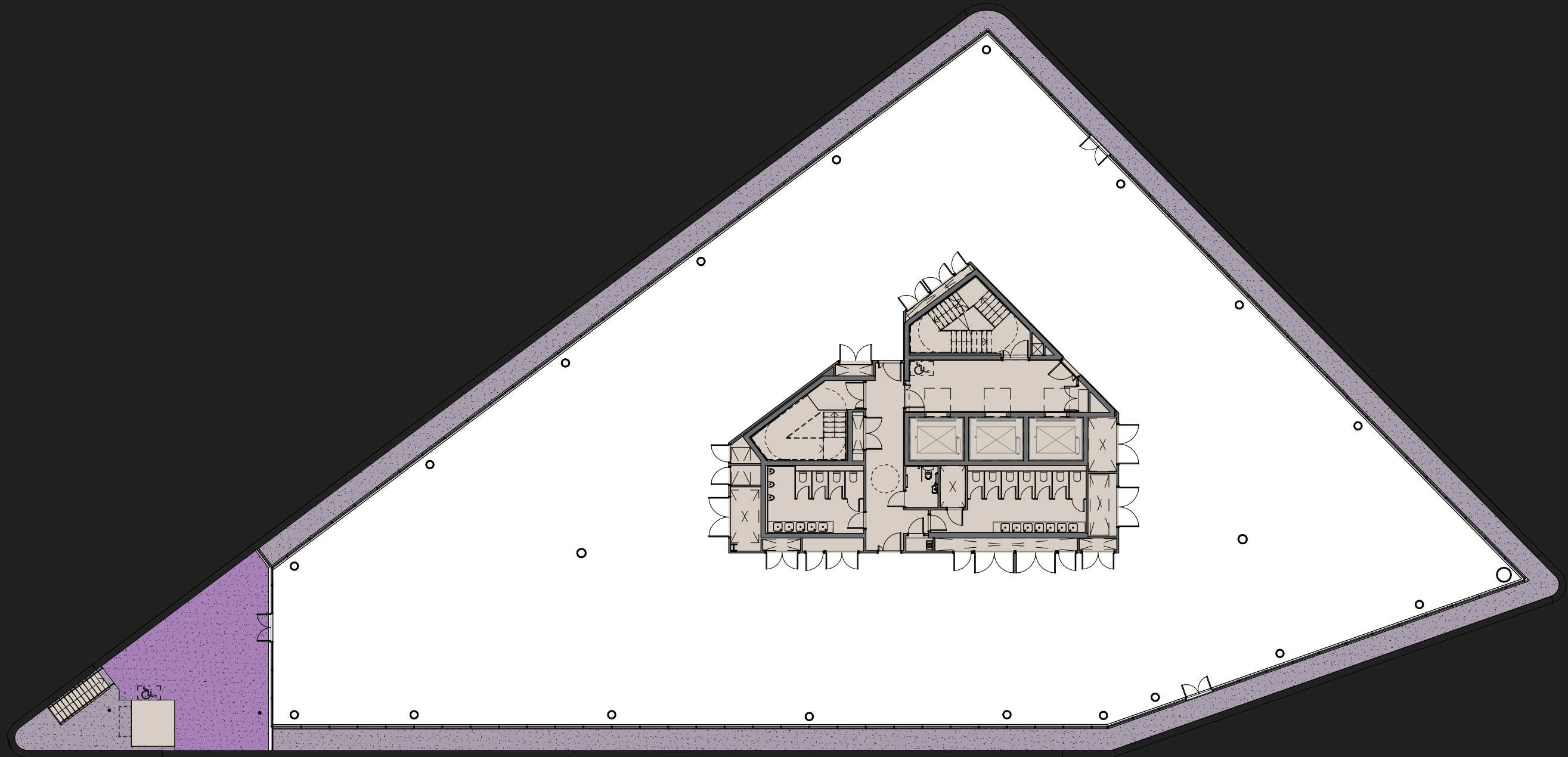
MEASURED TO RICS IPMS3 – OFFICE.



# SIXTH FLOOR

1,193 SQM / 12,836 SQFT

PLUS 56 SQM / 603 SQFT ROOFTOP TERRACE



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
- TARGET EPC RATING: B



# 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**

Structural Engineers

 **curtins**

Letting Agents

 **BIDWELLS**

 **JLL**

Funder

**Schroders**

Cost Consultant

**GT** GARDINER  
& THEOBALD

Architect

**P E R K I N S**  
**+ W I L L**

Planning Advisor

 **BIDWELLS**

Project Management

 **BIDWELLS**

Mechanical and Electrical Engineers  
and Sustainability Consultants

**HOARE LEA** 