

10

STATION ROAD



CB1 ESTATE

10 STATION ROAD

10 Station Road is a unique office building in the heart of CB1. Its innovative design and prime location provide an unrivalled opportunity for organisations to join the cluster of world-class companies that have already made this new, sought-after central business district, their home.

CB1 has transformed the area beside Cambridge Railway Station into a thriving and sustainable community, now home to more than 4,000 people. The development's elegant office buildings form part of this diverse mix of homes, hotels, shops, cafés and restaurants located moments from the new transport and cycle hubs, parks and squares.

10 Station Road, with its stone and gault brick façade, is an attractive addition to the area. Its five floors of modern and flexible accommodation provide 50,203 sq ft of stylish office space in the heart of Cambridge – a city renowned for its history and culture, high-tech innovation and superb talent pool.

See the new city quarter. Be part of it. CB1.



10 STATION ROAD



A better balance
of work and life

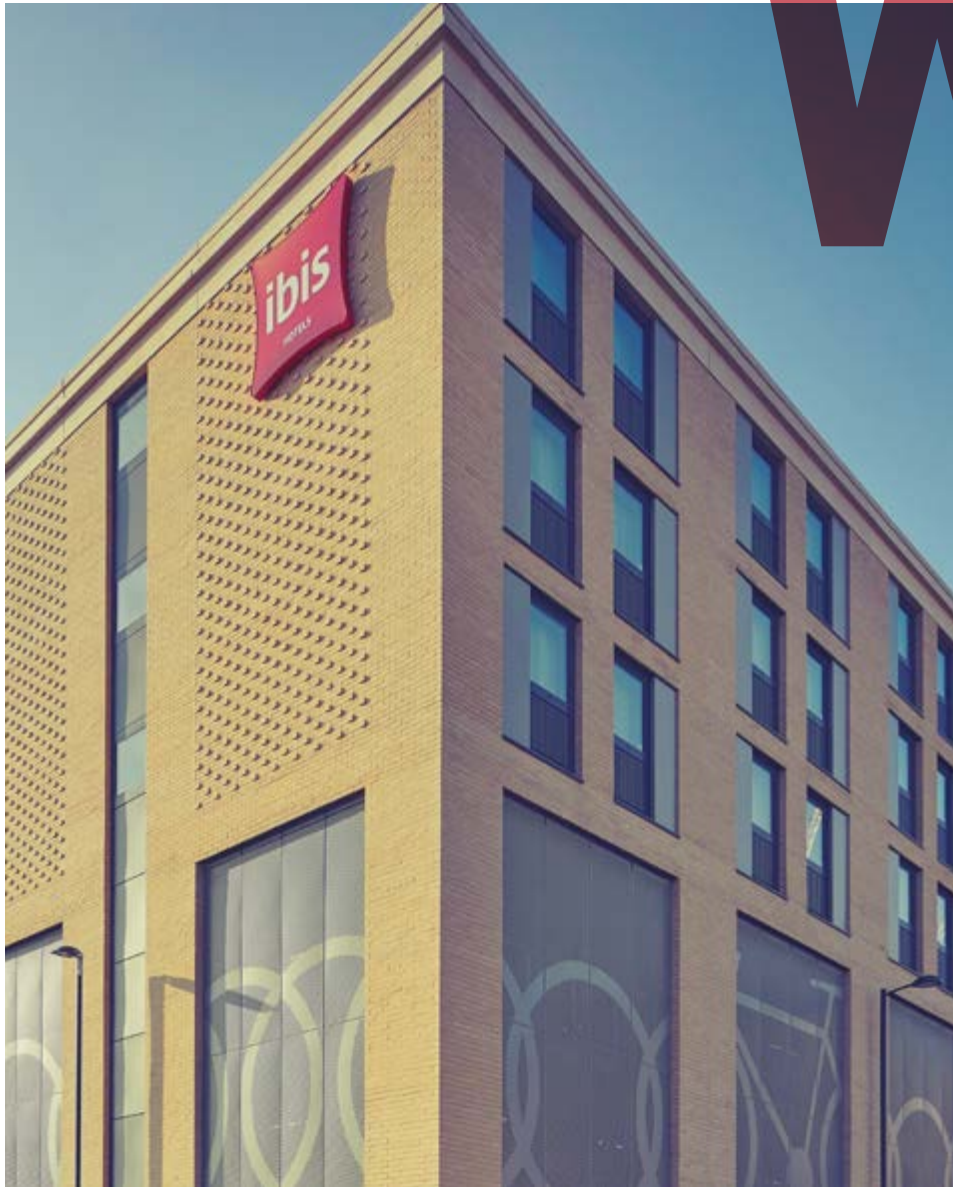
The world's most innovative companies are drawn to Cambridge for good reason. It's known around the globe for its dynamic businesses and brilliant people. It's ideally located, with excellent transport links to London and other cities. And it's a centre for innovation – some of the UK's best science and research parks are located here.

But Cambridge is also an ideal place to live, with a vibrant city buzz and an abundance of parks and green spaces. CB1 offers all this and more – a bustling community that's home to some of the world's most exciting employers, as well as homes, hotels, shops, cafés, restaurants and transport links.

4/5



WORK / LIVE



A prime location with esteemed neighbours

With its high-spec office accommodation and sustainable credentials, 10 Station Road meets the highest standards. Located on the site of the old Jupiter House, this elegant new building is close to the amenities of the railway station and Station Square, with first-class city-centre shops just fifteen minutes' walk away.

10 Station Road neighbours the offices of Microsoft Research, Samsung AI, Amazon, Apple, WeWork, Deloitte, Entrust, Eversheds, Siemens, Mills & Reeve, Mott MacDonald and more.

ARRIVE/BELONG





10 STATION ROAD



CAMBRIDGE



Connecting local, national and global destinations

CB1 offers a new transport interchange with dedicated taxi rank, drop-off and short-term parking spaces, and bus-only routes. Meanwhile, a cycle park accommodates up to 3,000 bicycles.

- Direct trains to King's Cross in 49 minutes.
- Easy links to Heathrow via Farringdon and Crossrail
- Direct trains to Stansted and London Liverpool Street
- Guided bus links to Cambridge R&D and business parks – both north and south



ENGAGE / CONNECT



ThamesLink /

CONSERVE/PROTECT

Sustainable design
for a stronger future

To conserve energy, 10 Station Road incorporates innovative sustainability features including the use of low and zero-carbon technologies; energy metering to help minimise the building's CO2 footprint; external shading designed to optimise solar heat gain and decrease cooling needs – whilst maximising daylight to enhance user experience and reduce artificial lighting consumption.

Private and secure parking for 193 cycles is located at ground level around the building to encourage workers to opt for greener modes of transport. Outside, at street level a leafy pedestrianised strip provides a green buffer from the road.



GROW / CREATE



Designed for collaboration and growth

The building's external façade has been designed in scale and materials to complement and enhance Cambridge's rich architectural heritage. From within, the façade arrangement, with glazing strategically located to maximise uniform daylight, provides a healthy and stimulating interior environment that aligns with today's smarter working practices.

10 Station Road will offer open-plan accommodation that can be divided and sublet, allowing for future growth opportunities. Flexibility for future tenant fit out will allow for collaborative areas, 'project' spaces and quiet zones to meet occupiers' needs.



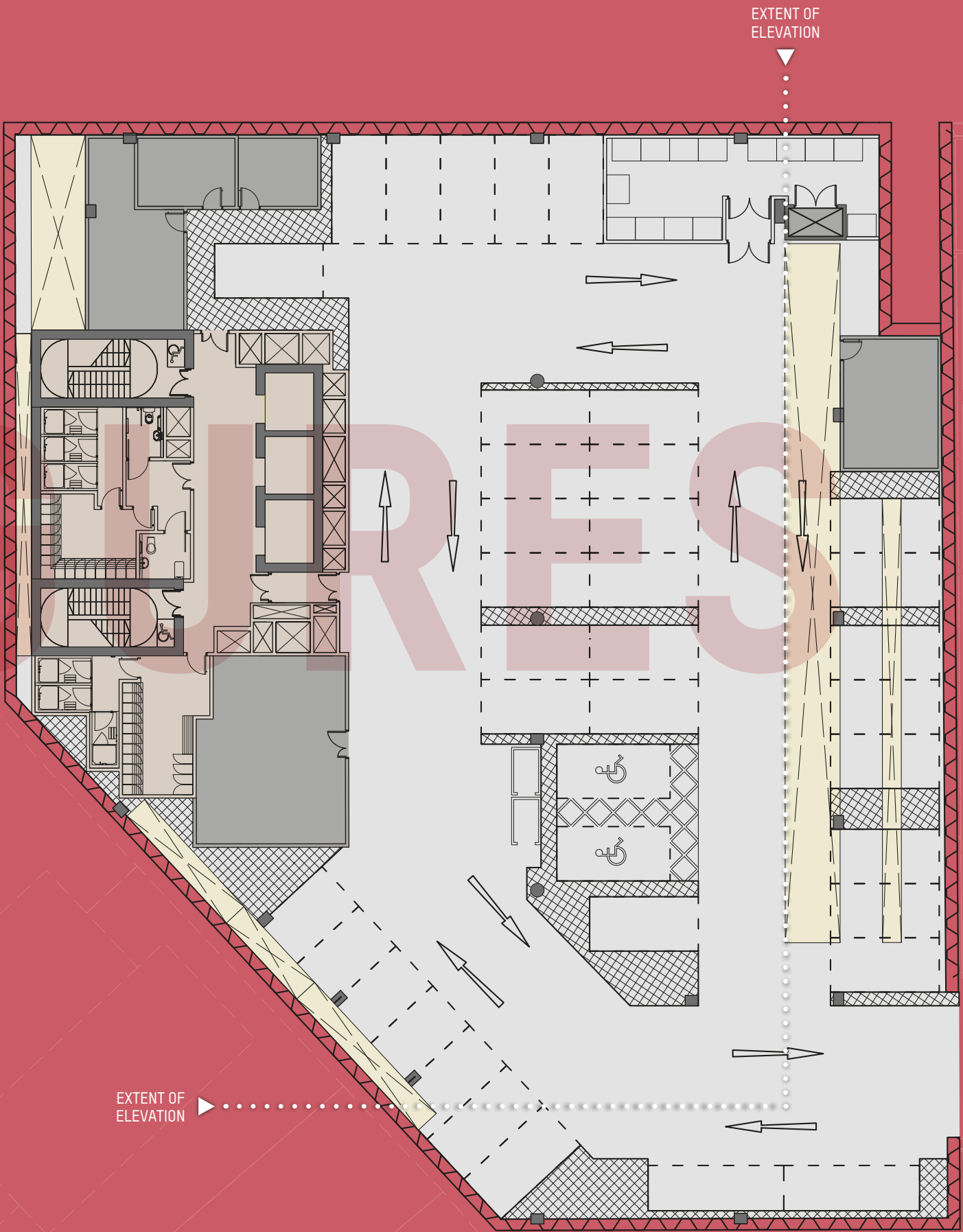
OFFICE SPACE	SQ.FT / SQ.M
FOURTH	8,428 / 783
THIRD	10,646 / 989
SECOND	10,646 / 989
FIRST	10,333 / 960
GROUND	10,150 / 943
TOTAL	50,203 / 4,664

Specification to include

- VRF air conditioning
 - LED lighting
 - Floor-to-ceiling height 2,750mm
 - Fully accessible 140mm raised floor
 - Secure basement parking for up to 38 cars
 - 3 high speed passenger lifts
- Full building management system
 - Shower/changing facilities
 - Provision for up to 193 bicycle spaces
 - BREEAM Excellent
 - Green / Brown roof
 - 1,959 sq.ft terrace area on fourth floor

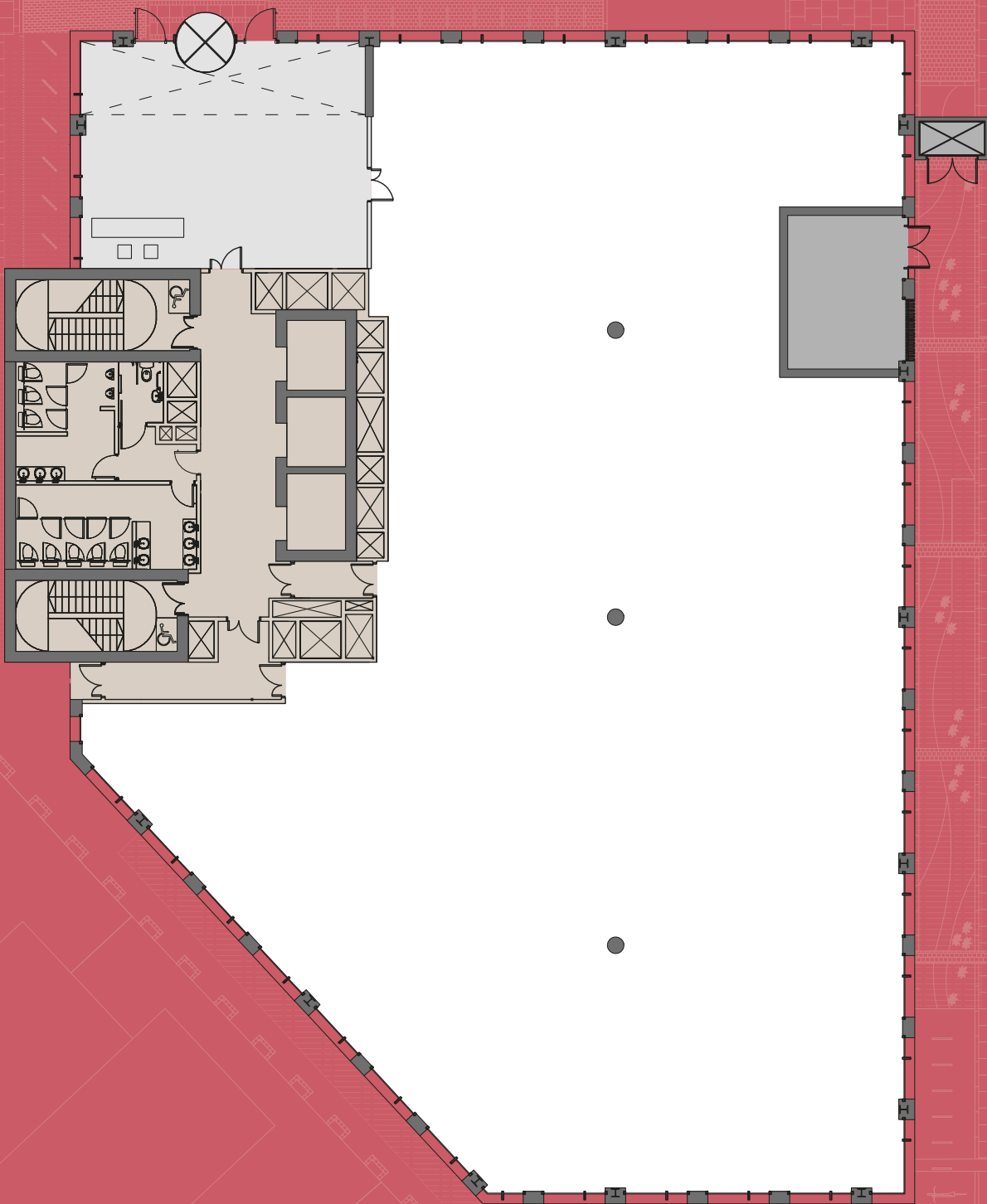
MEASURED TO RICS INTERNATIONAL PROPERTY MEASUREMENT STANDARDS 1ST EDITION. EXCLUDES RETAIL FLOOR SPACE AND MANAGEMENT SPACE.

BASEMENT: 38 CARS



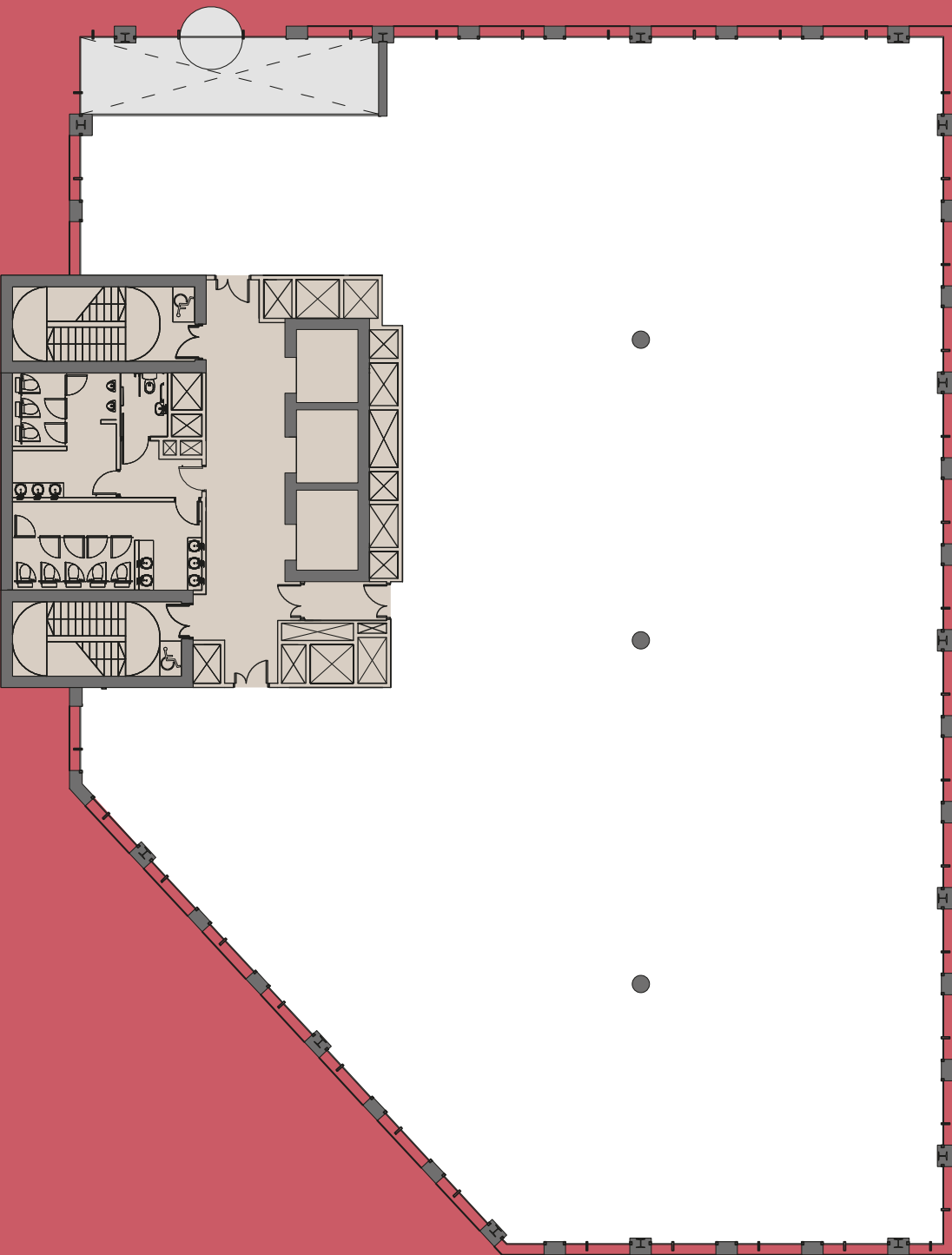
FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

GROUND: 10,150 SQ.FT (943 sq.m)



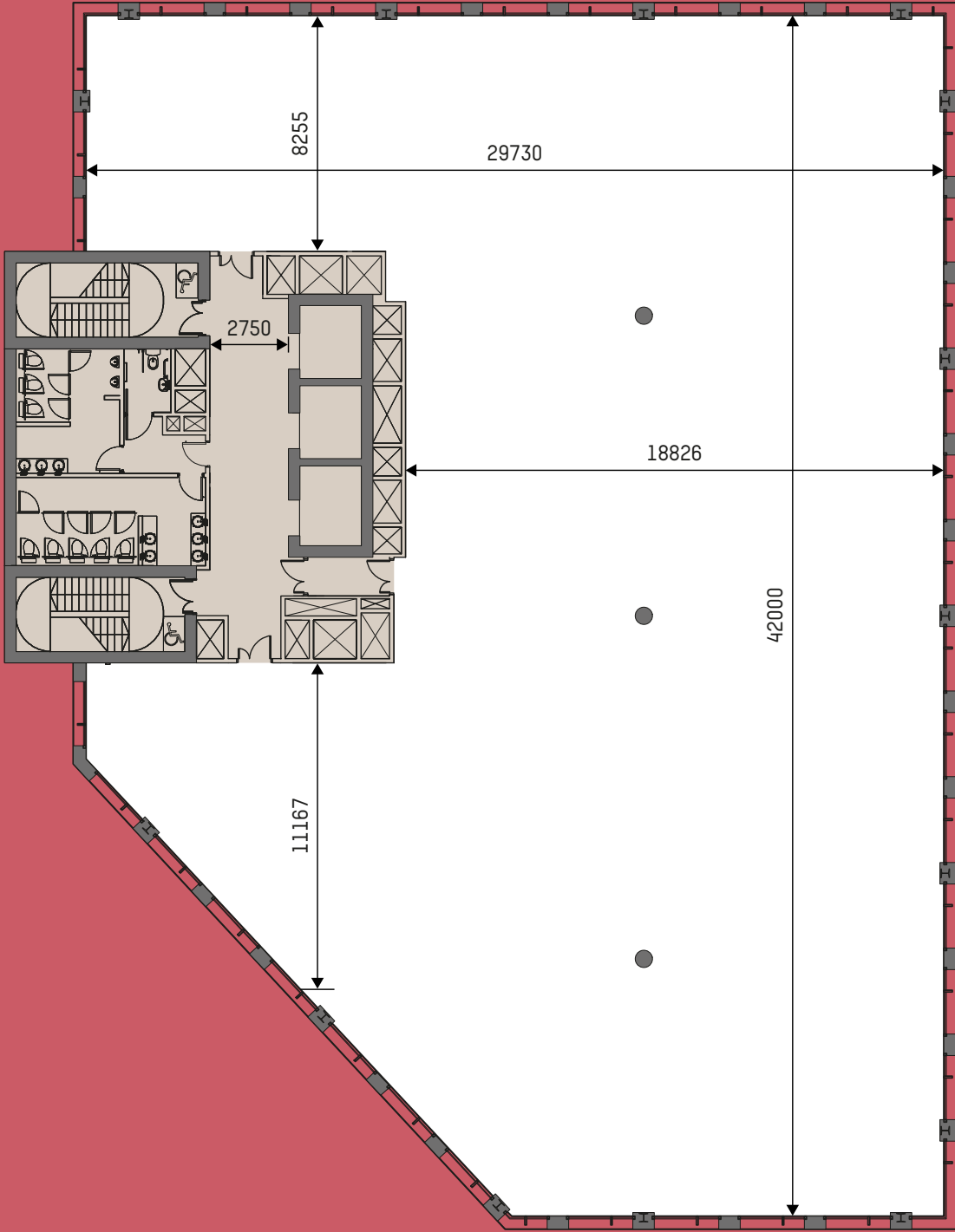
FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

FIRST: 10,333 SQ.FT (960 sq.m)



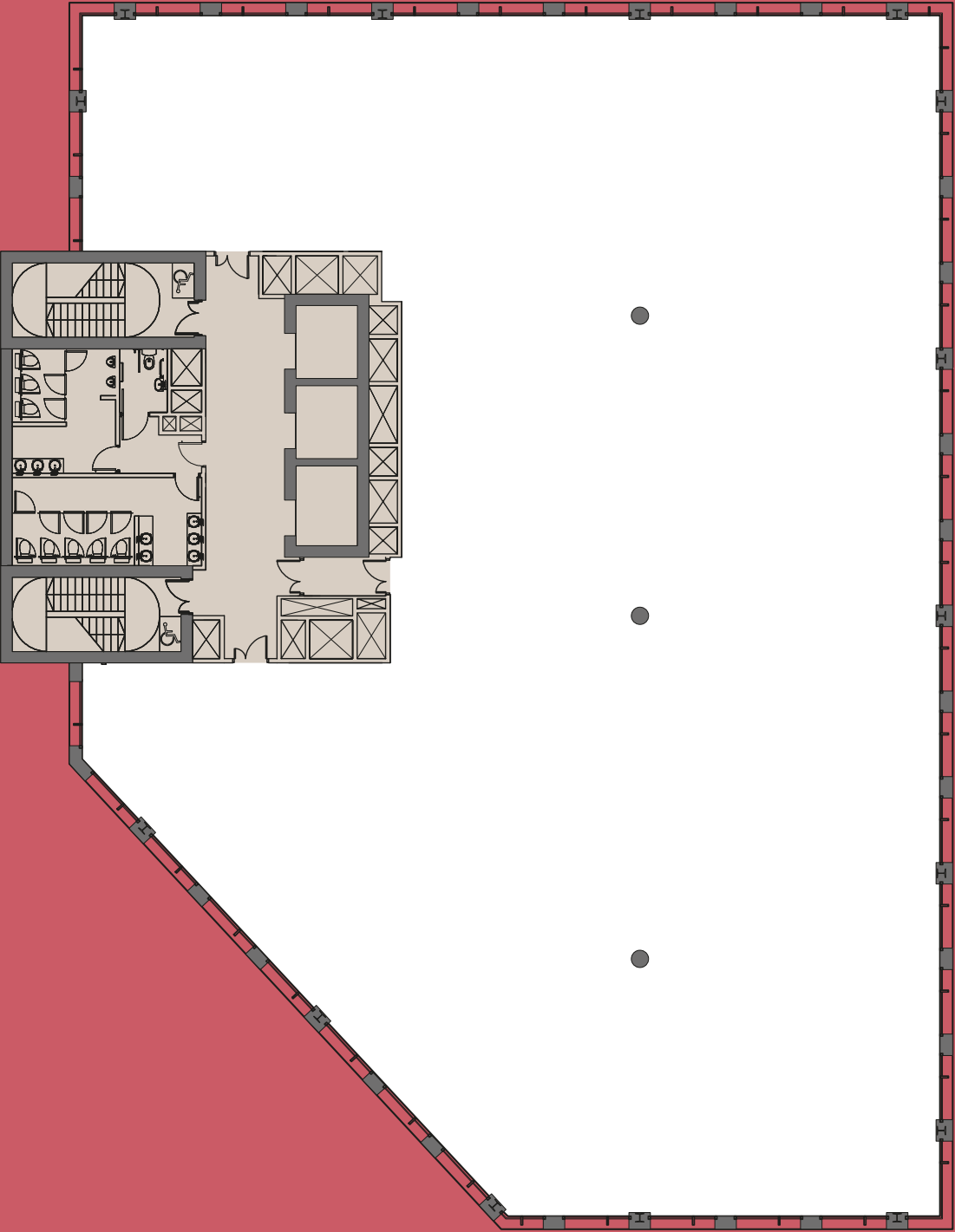
FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

SECOND: 10,646 SQ.FT (989 sq.m)



FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

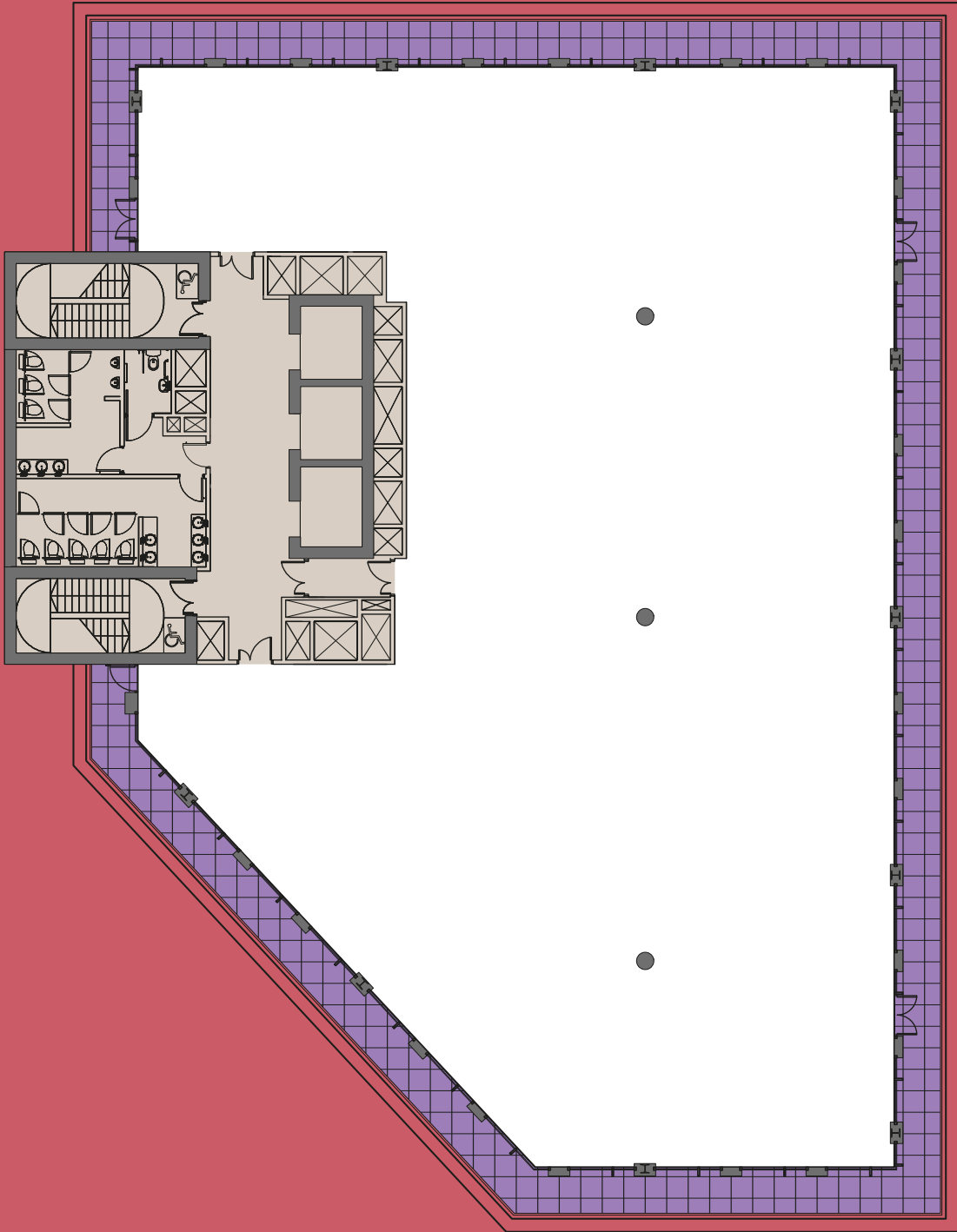
THIRD: 10,646 SQ.FT (989 sq.m)



FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

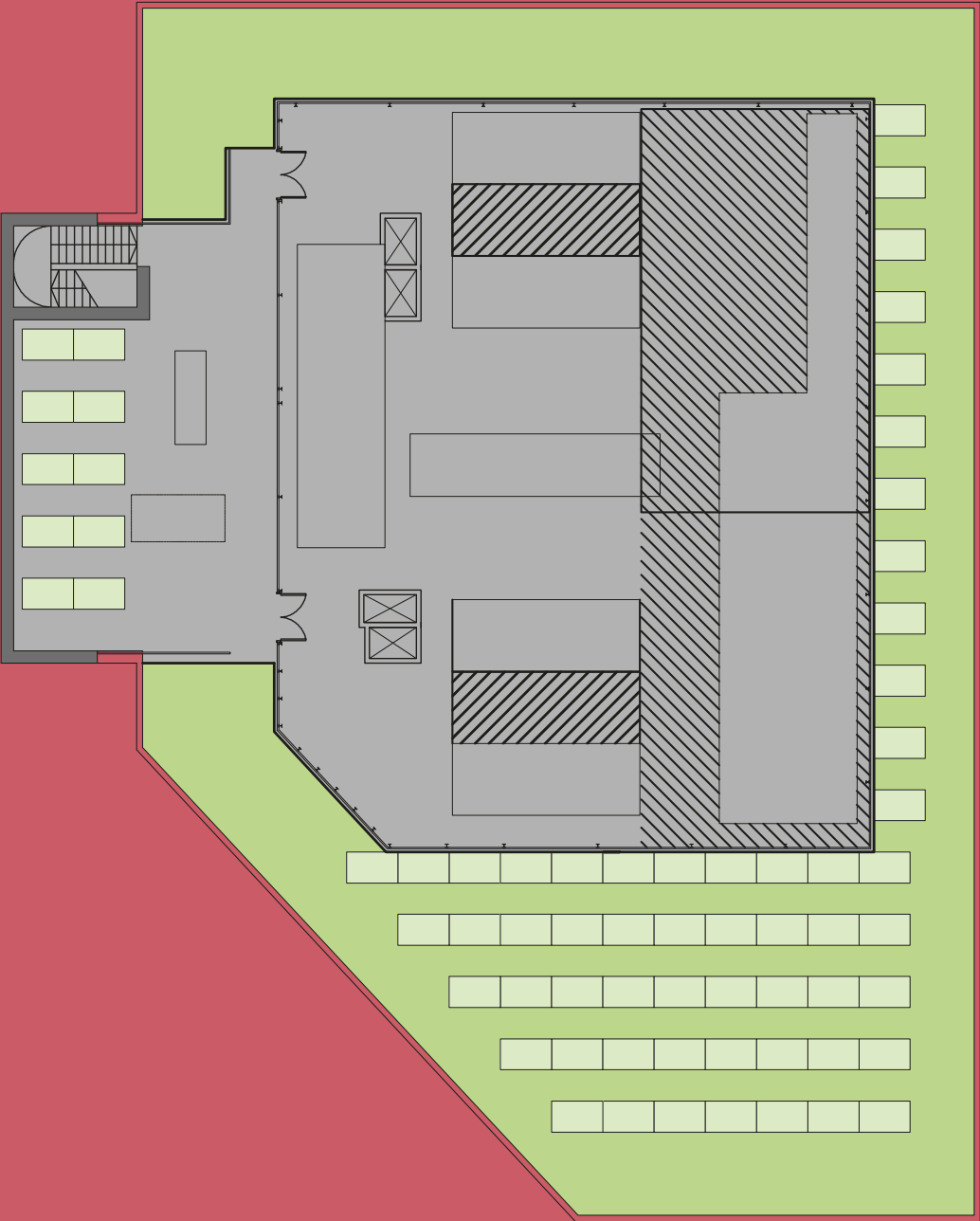
FOURTH: 8,428 SQ.FT (783 sq.m)

Plus terrace: 1,959 sq.ft (182 sq.m)



FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

ECO ROOF



FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

10 STATION ROAD

SEE, BE, Cambridge CB1

THE BUILDING DESIGN TARGETS BREEAM NEW CONSTRUCTION 2018 'EXCELLENT' RATING AND AIMS TO COMPLY WITH BCO GUIDE FOR SPECIFICATION 2019 STANDARDS. LATEST BUILDING REGULATIONS, INCLUDING PART M AND PART L, HAVE BEEN CONSIDERED WITHIN THE DESIGN.

DESIGN: SILK PEARCE

Perkins&Will

Perkins+Will is an interdisciplinary, research-based architecture firm established in 1935 with 20+ offices globally. Founded on the belief design has the power to transform lives and enhance communities, we collaborate with clients to create healthy, sustainable places in which to live, learn, work and play.

BROOKGATE

A development company that creates value in high-quality city centre schemes. We work with communities and partners to ensure our modern, sustainable developments offer a positive contribution to the business and social environments in which we operate.

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