



Cambridge, Station Road

FORA Tailored
Workspaces
for Forward
Thinkers



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Cambridge, Station Road

Six storeys of bright, beautifully crafted, people-focused workspaces in the heart of Cambridge.

As suggested by its namesake, Cambridge, Station Road is a short, three minute stroll from Cambridge's principal railway station. Well-connected workspaces - in every sense of the word.



Cambridge, Station Road at a glance

Your building

- A workspace that aligns with your sustainability credentials, recognised with BREEAM 'Excellent'.
- It's an easy commute, just 3 minutes' stroll to Cambridge station.
- Start each day with a warm welcome and rely on our smooth, five-star concierge service as an extension of your own team.

Your amenities

- There's plenty of shared space for agile working, including tech-enabled meeting rooms, breakout spaces, video call rooms, phone booths... even an alfresco terrace.
- In true Cambridge style, arrive by bicycle with secure parking and luxurious end of journey facilities.

- A café bar is an integral feature of the welcome space, serving delicious coffees and snacks.
- If you're driving, there's secure car parking, including 10 electric charge points.
- Work out the body and mind in a spacious wellness studio. There's also a personal trainer on hand.

Your network

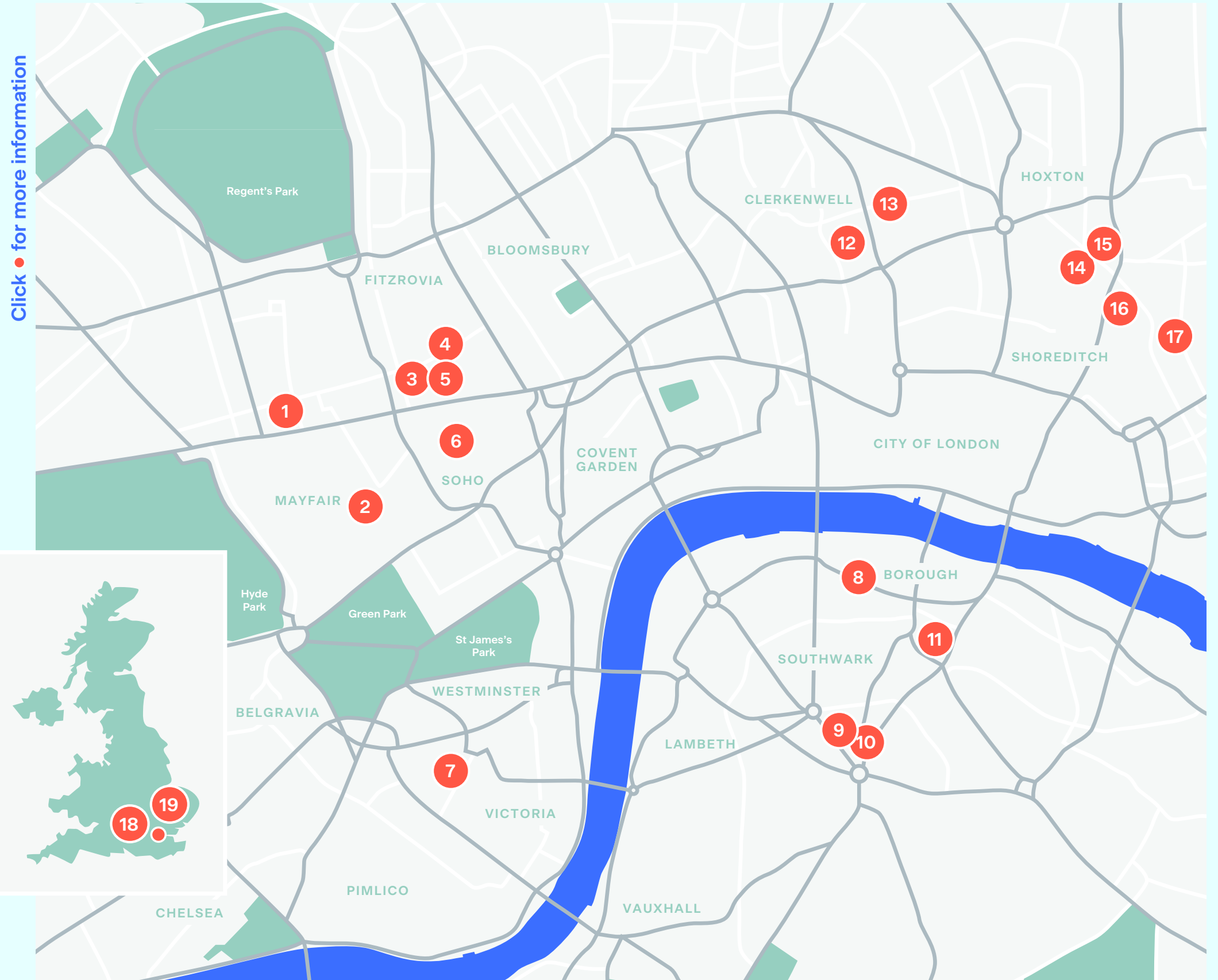
- You'll have access to the entire Fora network, spanning London and Reading.



Close to home, not at home

1. Oxford Street, Parcels Building
2. Mayfair, 20 Grosvenor Street
3. Fitzrovia, Eastcastle Street
4. Fitzrovia, 42 Berners Street
5. Fitzrovia, 22 Berners Street
6. Soho, Broadwick Street
7. Victoria, Greencoat Place
8. Bankside, Blue Fin Building*
9. Southwark, 241 Southwark Bridge Road
10. Southwark, 251 Southwark Bridge Road
11. Borough, Borough High Street
12. Clerkenwell, Dallington Street
13. Old Street, Central Street
14. Shoreditch, Great Eastern Street
15. Shoreditch, Montacute Yards
16. Spitalfields, Folgate Street
17. Brick Lane, Princelet Street
18. Reading, Station Road
19. Cambridge, Station Road

* Opening soon





Make Cambridge your work home

A beautiful, historic city where the views captivate and the offering inspires. Cambridge is best known for its globally-acclaimed colleges and universities but is also widely recognised as a burgeoning centre of technology.



Welcome to Europe's leading innovation ecosystem

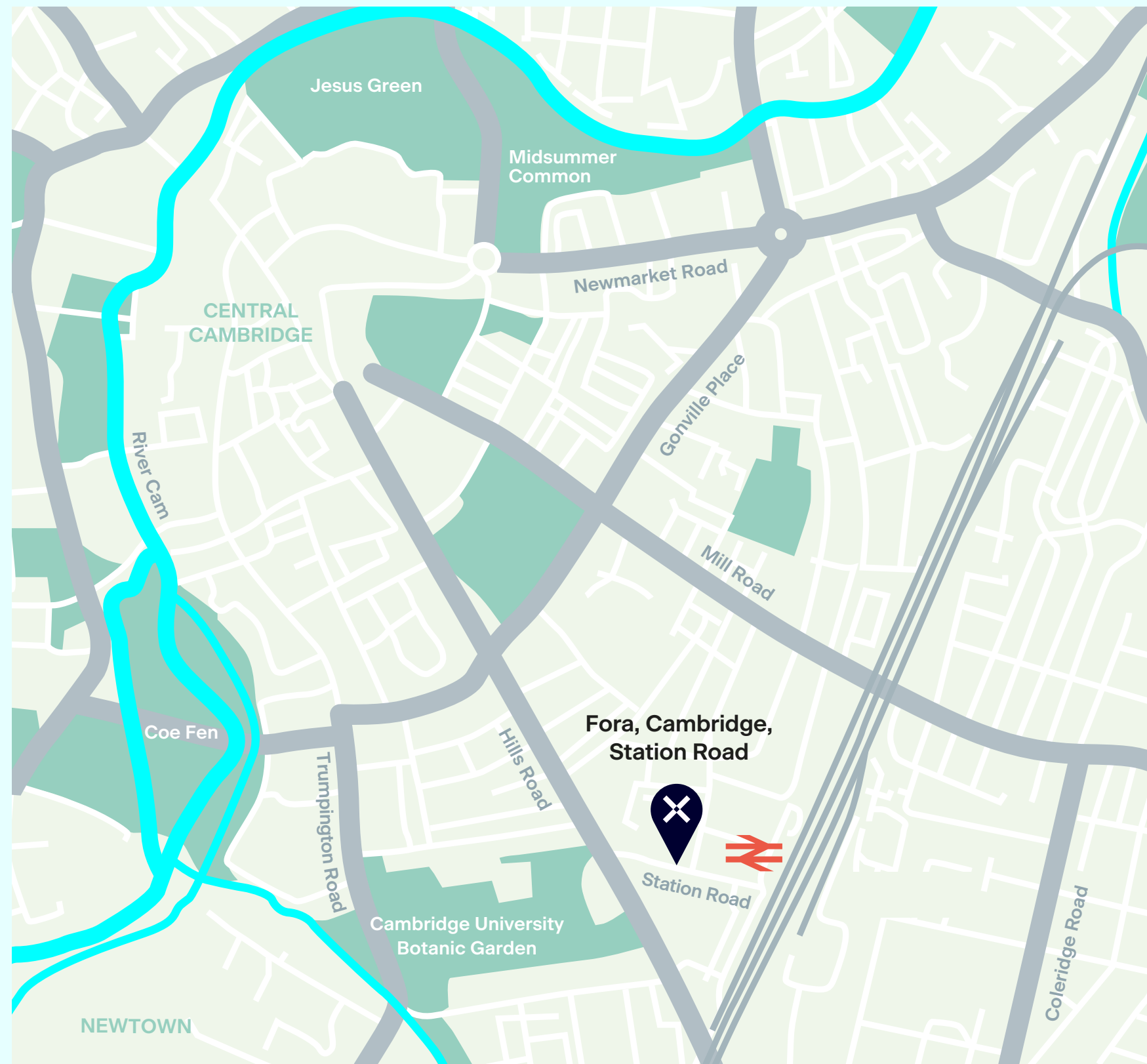
World-renowned for innovation, R&D and entrepreneurship, Cambridge is home to a thriving and fast-growing business ecosystem. With a highly skilled workforce, the world-leading University of Cambridge generates an enviable pool of talent.



Transport

🚶 3 minutes to Cambridge Station

🚆 49 minutes to London King's Cross



Our team is on hand to take care of everything - from welcoming you and your guests to managing IT requirements - leaving you to focus on what's important, your business.



Biophilic design nurtures productivity and positivity. Floor-to-ceiling windows flood the workspaces with natural light, while generous planting and thoughtful furnishings connect people with nature.



The Garden Room at the 5th floor is a tranquil escape when you fancy a change of scenery.



You'll find a variety of spaces available to collaborate, brainstorm and focus. Because not all work happens at the desk.



Stylish, open lounge spaces bring a calm environment to relax and regroup. Beautifully designed, tech-enabled meeting rooms ensure you're seamlessly connected with people beyond your workspace.



Keeping you fuelled everyday, our kitchens are fully stocked with a selection of ethically sourced, healthy snacks. Or why not treat yourself to premium coffee or a choice of teas if you find yourself needing a boost.



People-focused, ergonomic workstations, complete with sit-stand desks encourage healthy movement throughout the day.





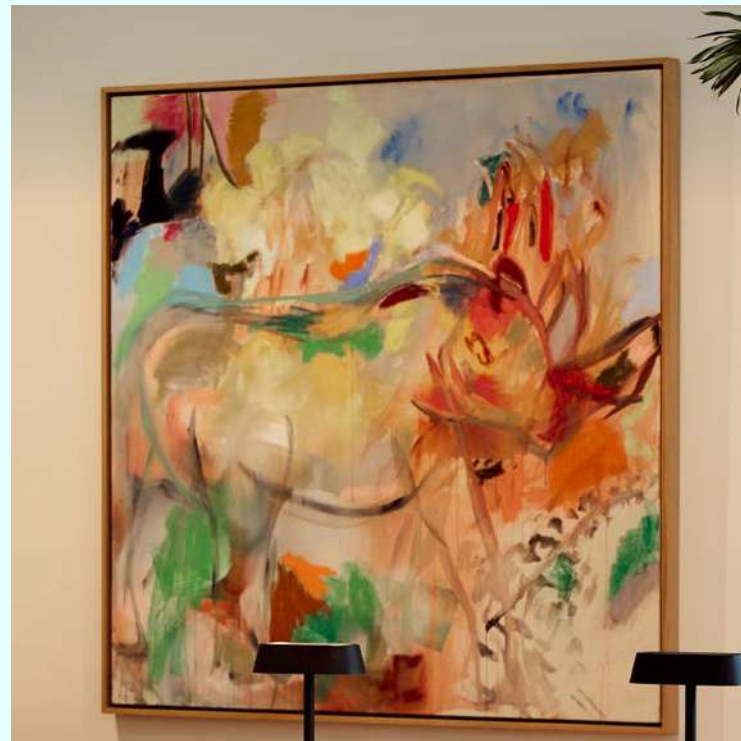
Enjoy leafy views of the historic city from your al fresco terrace, the perfect spot to socialise, entertain or have some time away from the desk.

The design celebrates Cambridge's charming architectural and cultural history.

Nods to Cambridge's cycle culture are seen in the joinery, and rattan tables and chairs - reminiscent of the woven detailing of the classic bicycle basket. Faux leather strap detailing is featured in light fittings and upholstery, a gesture to the cyclist's satchel of the archetypal academic.



All plants in the workspace can be found in the city's Botanic Gardens.



Warm sandy tones from the city's built environment are found throughout, with tactile, natural materials that give depth and texture to the interiors.



The calm atmosphere of the college library is instilled in the private spaces.



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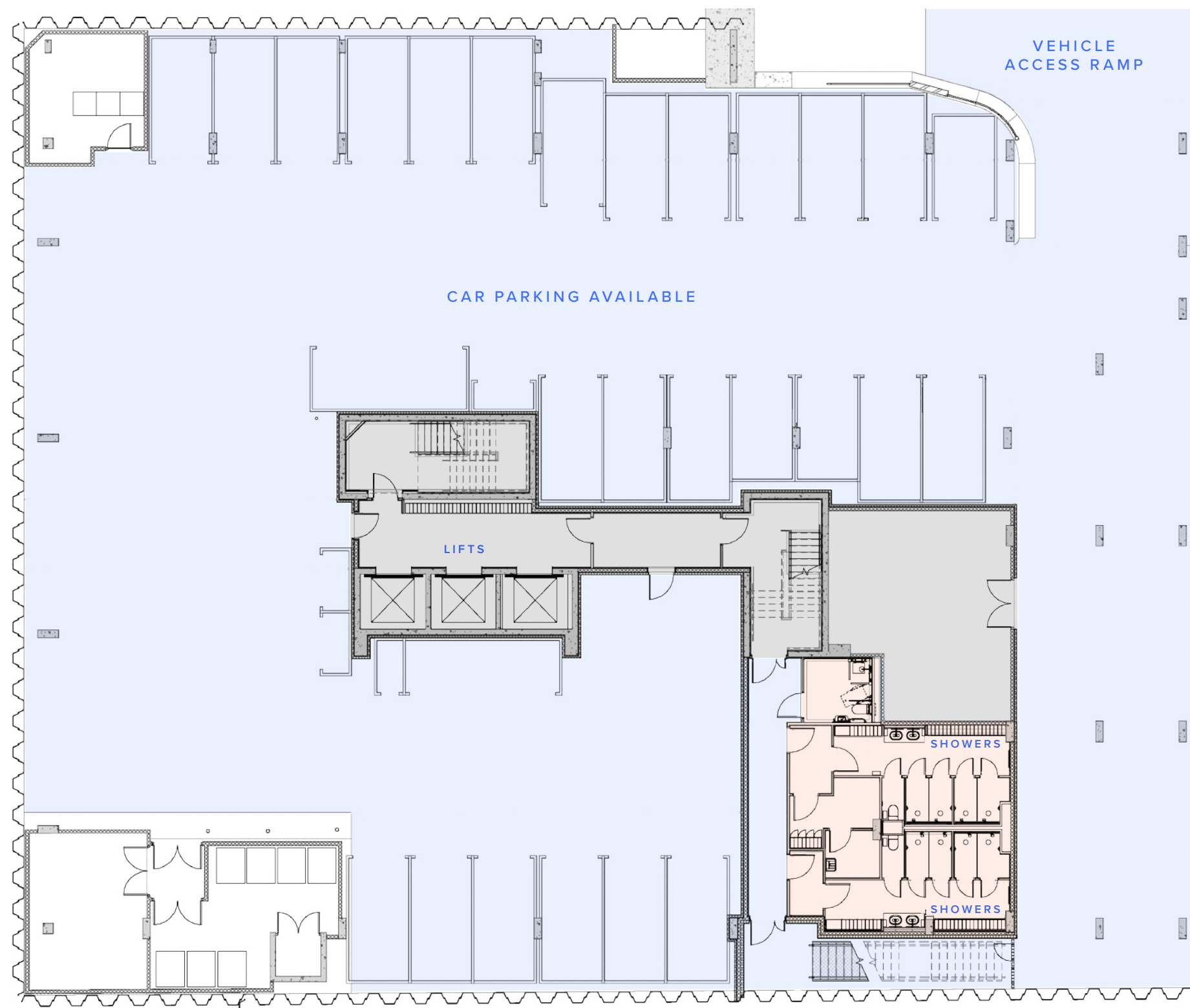
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Lower Ground Floor



Fora shared facilities
Parking spaces available

- Changing facilities
- 8 x Showers
- 10 x Electric car charging points available
- Car parking spaces are available (pricing available on discussion)



Ground Floor

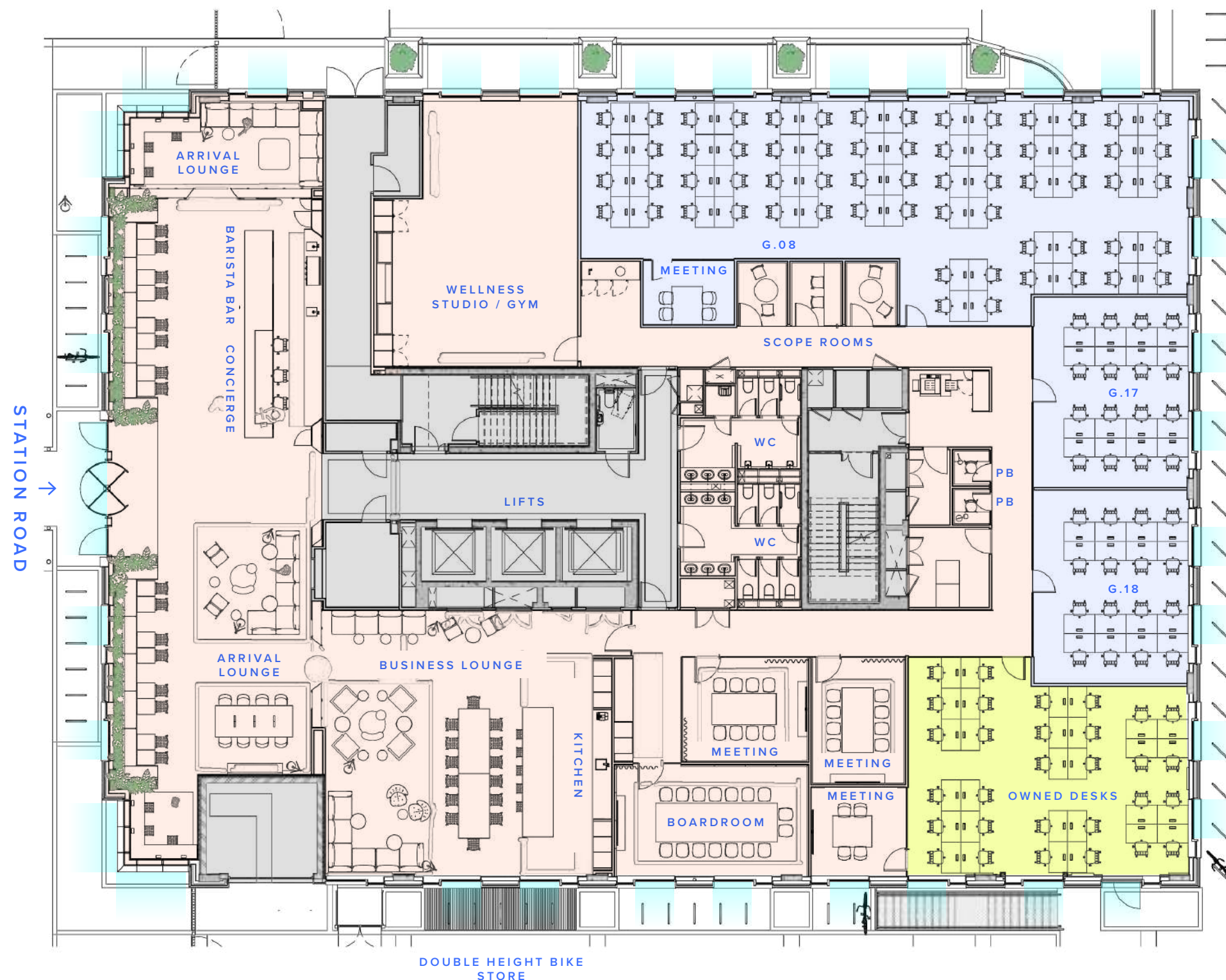
3,957 sq ft NLA



- Fora shared facilities
- Private offices
- Owned Desks



Office	Desks	Sq ft
G.08	64	1,900
G.17	16	487
G.18	16	495
Owned Desks	30	N/A



First Floor

11,444 sq ft

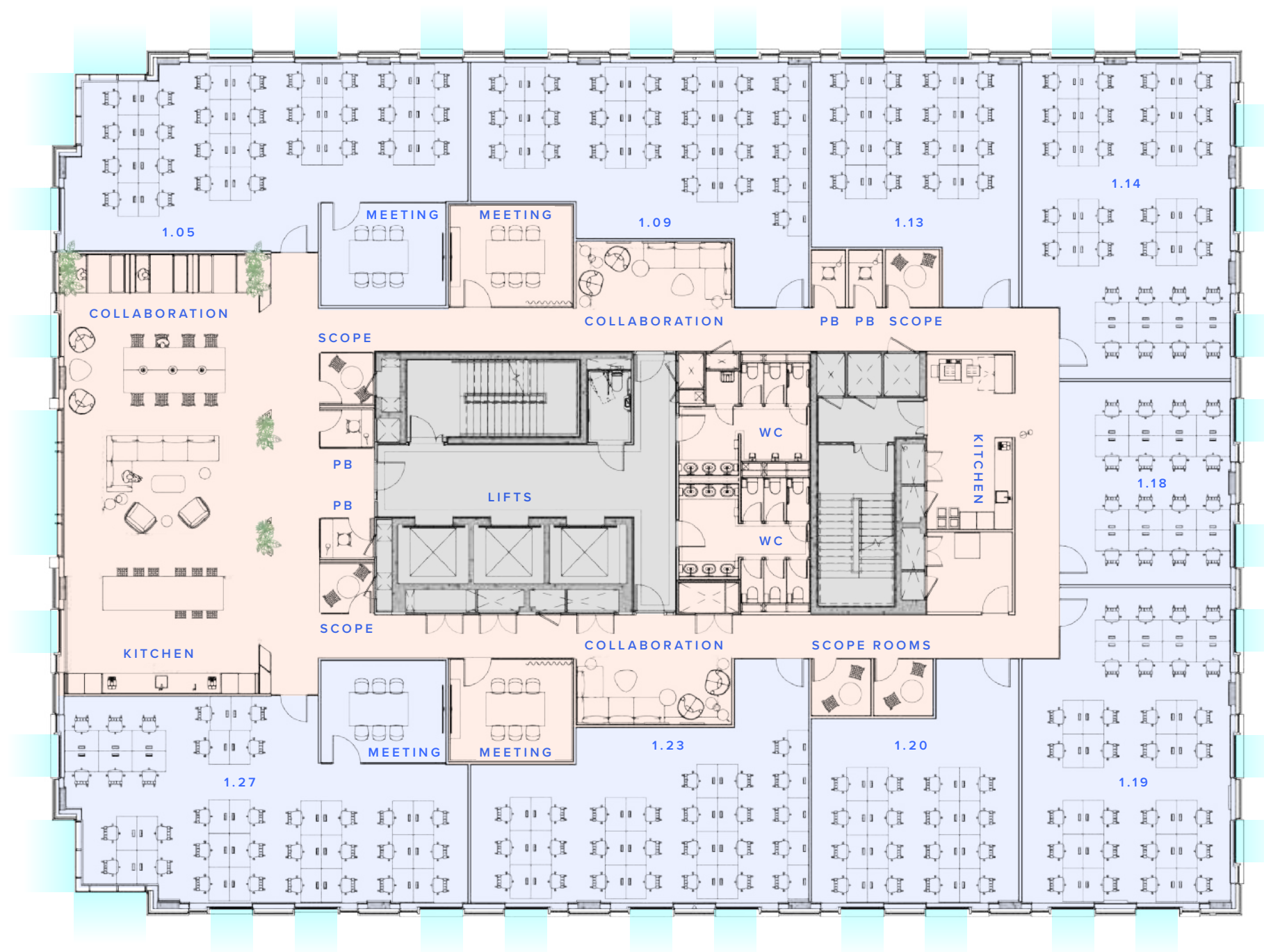


- Fora shared facilities
- Private offices



Office	Desks	Sq ft
1.05	28	1,103
1.09	25	852
1.13	16	605
1.14	28	887
1.18	16	487
1.19	28	889
1.20	16	611
1.23	25	852
1.27	32	1,168

STATION ROAD



Second Floor

11,438 sq ft

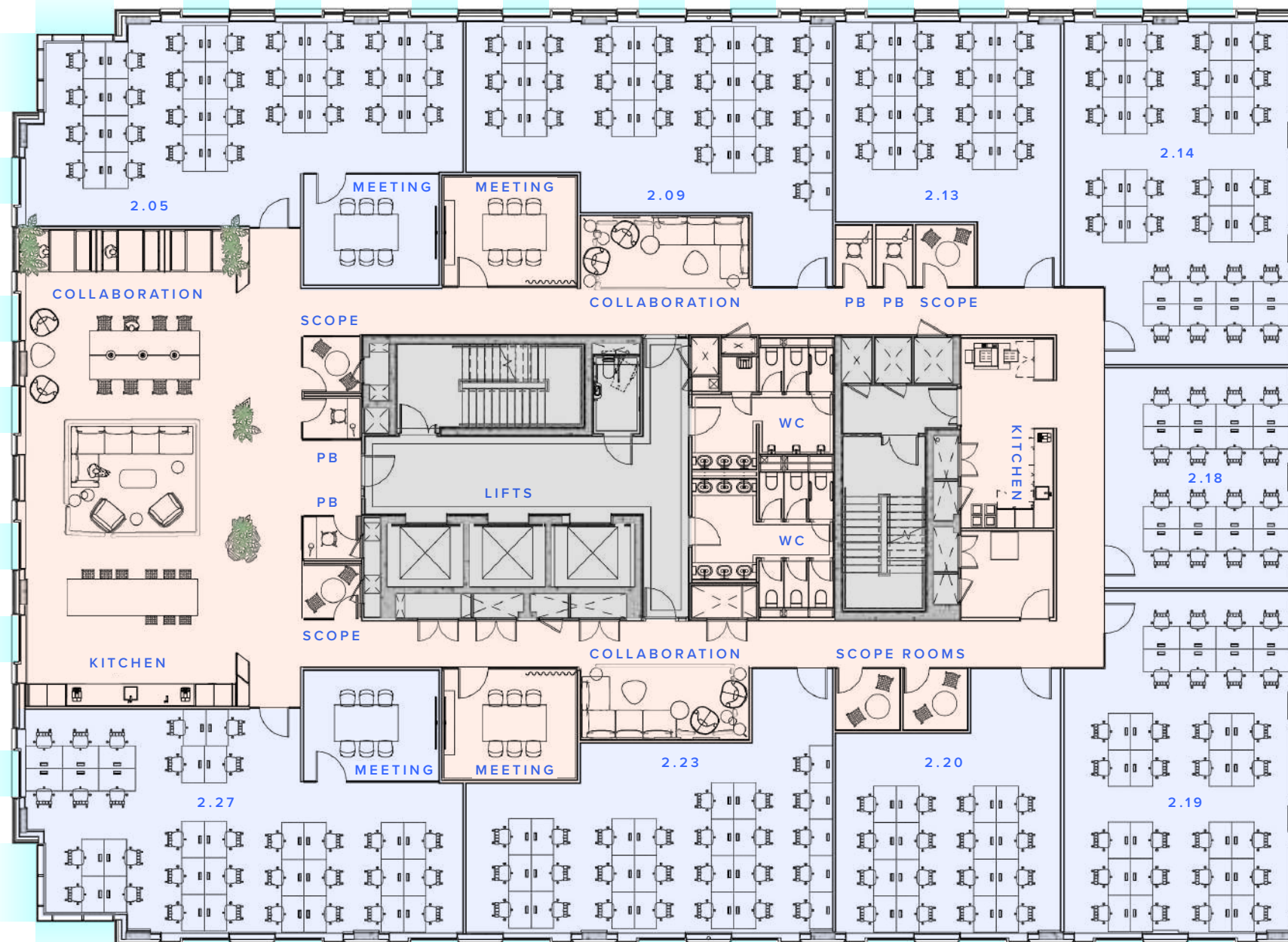


- Fora shared facilities
- Private offices



Office	Desks	Sq ft
2.05	28	1,103
2.09	25	852
2.13	16	605
2.14	28	887
2.18	16	487
2.19	28	889
2.20	16	611
2.23	25	852
2.27	32	1,168

STATION ROAD



Third Floor

11,438 sq ft

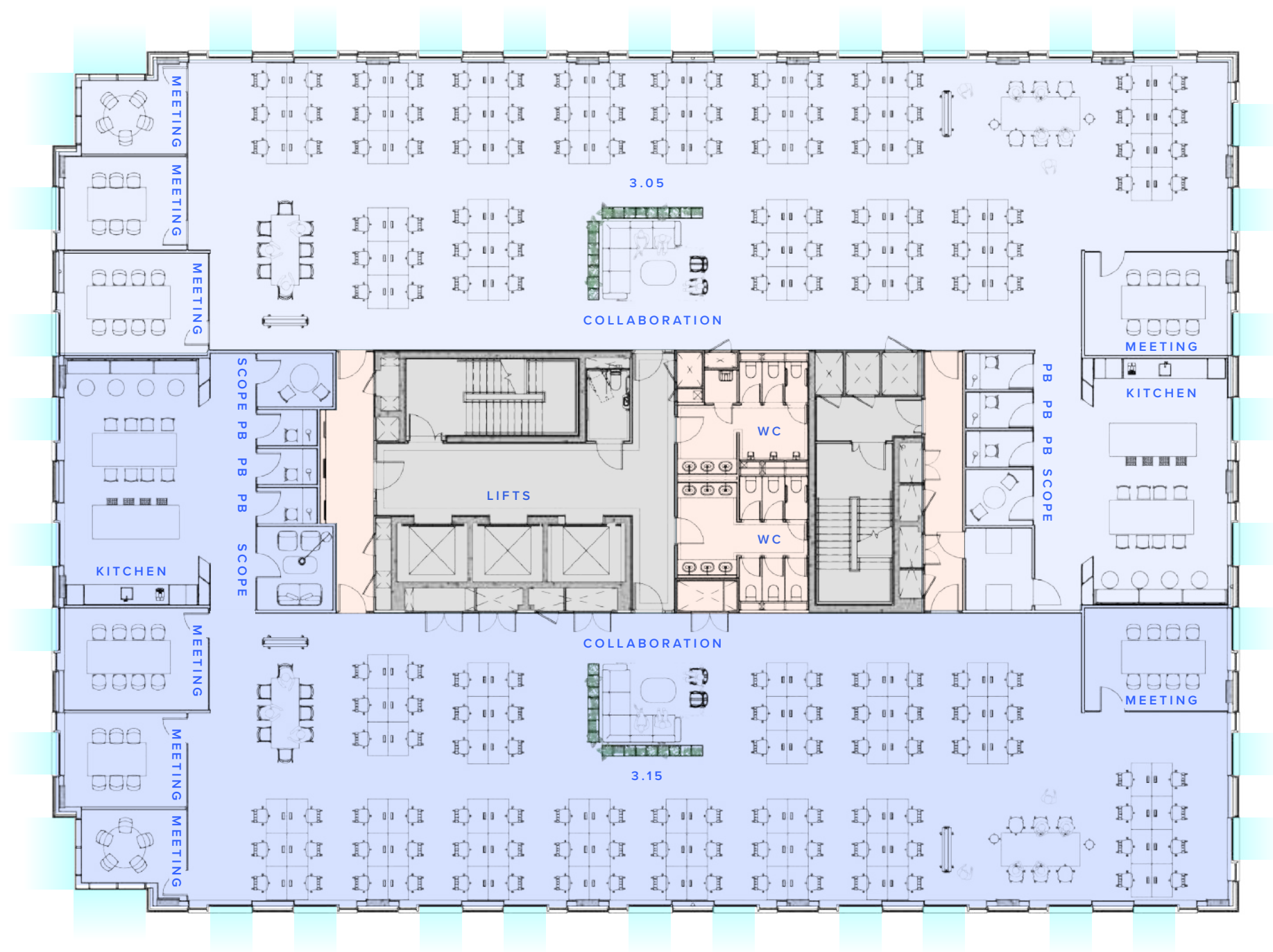


- Fora shared facilities
- Private offices



Office	Desks	Sq ft
3.05	80	5,562
3.15	80	5,571

STATION ROAD



Fourth Floor

11,453 sq ft

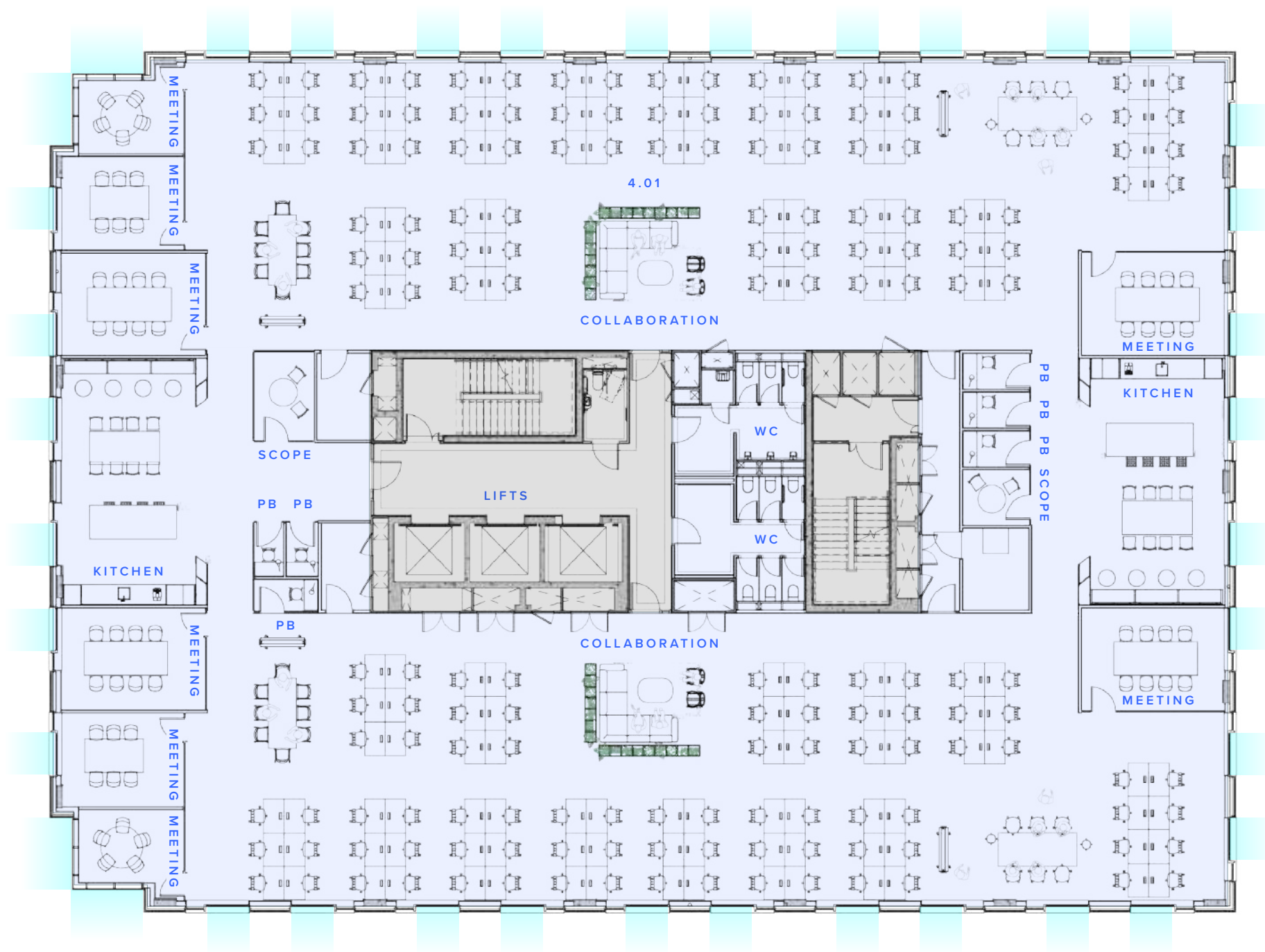


- Fora shared facilities
- Private offices



Office	Desks	Sq ft
4.01	160	11,453

STATION ROAD



Fifth Floor

8,921 sq ft

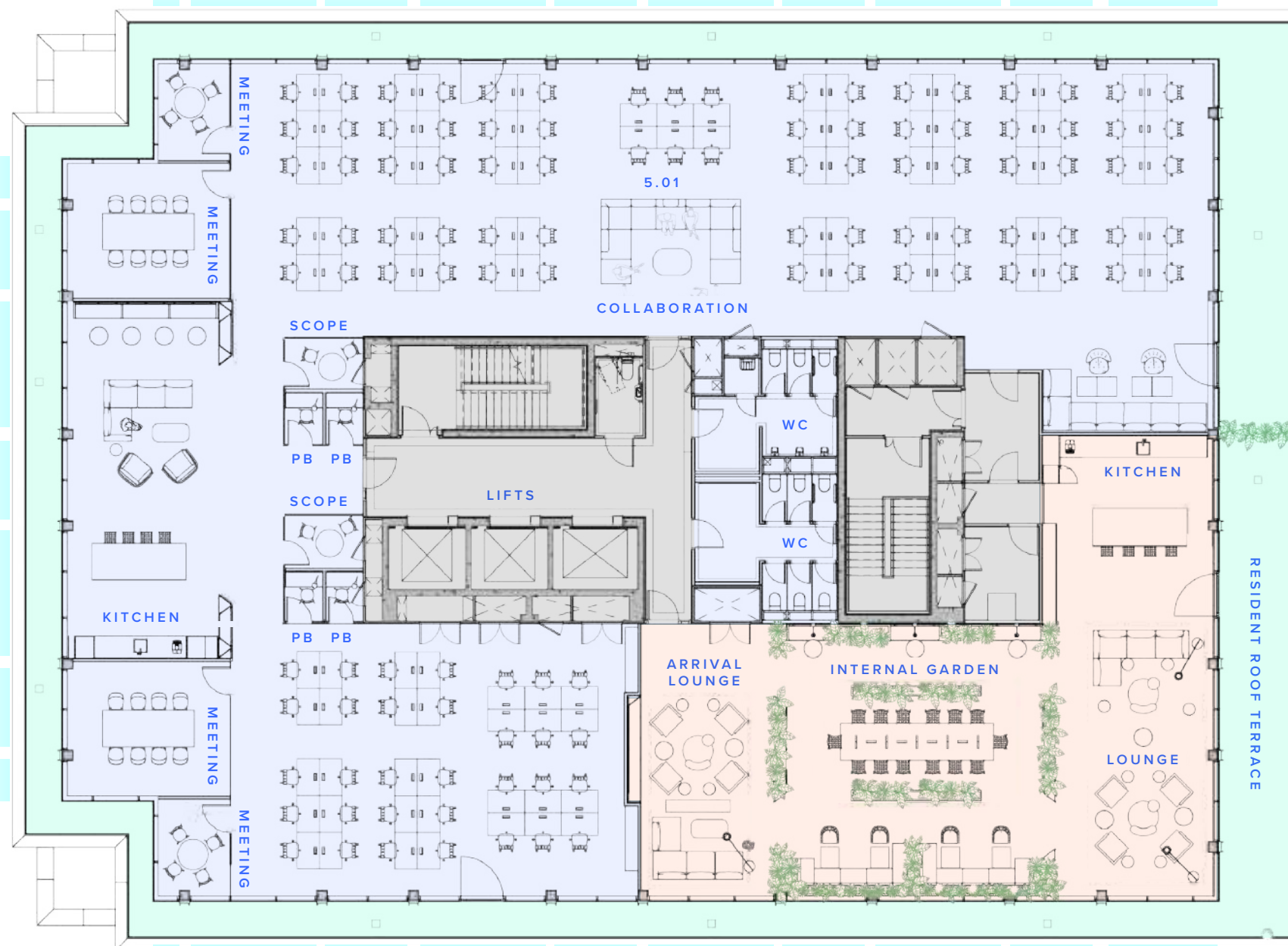


- Fora shared facilities
- Private offices



Office	Desks	Sq ft
5.01	108	6,423

STATION ROAD



RESIDENT ROOF TERRACE

**Designed,
delivered
and operated
sustainably.**



All new workspaces are delivered within Fora's unique framework.

Centred around seven core areas, development KPIs align with recognised industry benchmarks keeping new workspaces on the right path for a sustainable future.





Sustainability framework KPIs

Indoor air quality; we know that the air we breathe impacts our levels of comfort, health and productivity. With HVAC systems and air quality testing we optimise the indoor environment of your workspaces.

Promoting wellbeing of the body and mind; your workspace is home to dedicated wellness spaces and facilities, and infused with biophilic design.

Circular economy; a policy to reduce, reuse and recycle, minimising environmental impact. traineeships and apprenticeships.

Social value; let's not forget people and communities. With a focus on the younger generations, we partner with charities and offer school visits, traineeships and apprenticeships.

Reducing carbon; at every stage. From the buildings we select and how they are designed and furnished, right through to how Fora manages the workspaces. Rest assured; carbon emissions are considered at every turn.

A sustainable approach to water; we restrict the use during construction and always include filter taps to bid fair well to single-use plastic bottles.

Choosing the right materials; that are ethically sourced and free from harmful chemicals.



Sustainable by design

Sustainability has been prioritised in the design, build and operation of Cambridge, Station Road. The building has been recognised with BREEAM ‘Excellent’ accreditation and is targeting AirScore ‘Gold’.



AirScore™

The roof at Station Road:

- A ‘brown roof’ will allow nature to prevail, with an organic surface left to self-vegetate, resulting in a wild, urban space in line with the ecology of the locale
- A ‘green roof’, including the introduction of bug hotels, will be home to a diverse ecosystem
- Solar panels capture the sun’s energy, generating enough power to cover up to 20% of the building’s operational requirement
- Rainwater is collected on the roof and channelled directly into Cambridge Water’s treatment systems for reuse

Within the building:

- Powered exclusively by REGO certified renewable electricity
- Heat pumps mitigate carbon emissions, powered by clean electricity
- Low flow water systems reduce the amount of water used in day-to-day operation
- Targeting AirScore ‘Gold’ certification to ensure consistently excellent indoor air quality
- 10 electric vehicle fast chargers are located within the LG parking area
- 100% use of chemical-free cleaning products
- 90% of waste diverted from landfill throughout the construction process



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Places that inspire: For business. For people.

In the right environment, great things happen. Discover Fora workspaces - designed to nurture productivity and collaboration. We'll partner with you to create - and continually evolve - the best workspace for your business.

Personalised service, dynamic spaces and enhanced technology have inspired organisations such as Sony and the British Fashion Council to make Fora their workspace home.

“For us, it is really important that the office is somewhere that people want to be, not somewhere that people have to be.”

Fora - Resident



It's a new world of work... Welcome



With the benefits of flexible offices, traditional leases are becoming less desirable to medium and large companies.

Agility is now more important than ever. Fora's flexible lease terms allow businesses to scale and evolve in line with requirements. And with day-to-day office management and tech taken care of, you're free to focus on what's important, knowing that your people are safe, happy and well looked after.

The perfect workspace, tailored to your business

Whether you are looking for your own private floor(s), a smaller office or simply a desk, Fora provides an elevated experience for people and businesses of all sizes. We understand your needs and can craft a workspace and service that's designed for you.



As standard:

- Pricing plans that align with your business plan
- IT and AV solutions tailored to your needs
- People-focused services, amenities and events
- Operating protocols focused on keeping everyone safe and satisfied
- Exceptional quality spaces that complement the way you and your team works
- Branding opportunities to create an experience that is uniquely yours





“Fora is on a mission to create beautifully designed workspaces for collaboration and engagement”

 **MONOCLE**

“Being in an environment with a lot of inspired people is where I want to be, not coworking.”

Fora - Resident





Feel reassured going to work - safely

Safety strategies are firmly in place to care for people and the businesses they support.

Health and safety measures have always been a priority but in response to recent times, we've made them even better.

[The new standard](#) - our approach to creating safe work environments - was developed in consultation with The Cleveland Clinic, one of the most respected, not-for-profit academic medical institutions in the world.

A major focus on air quality

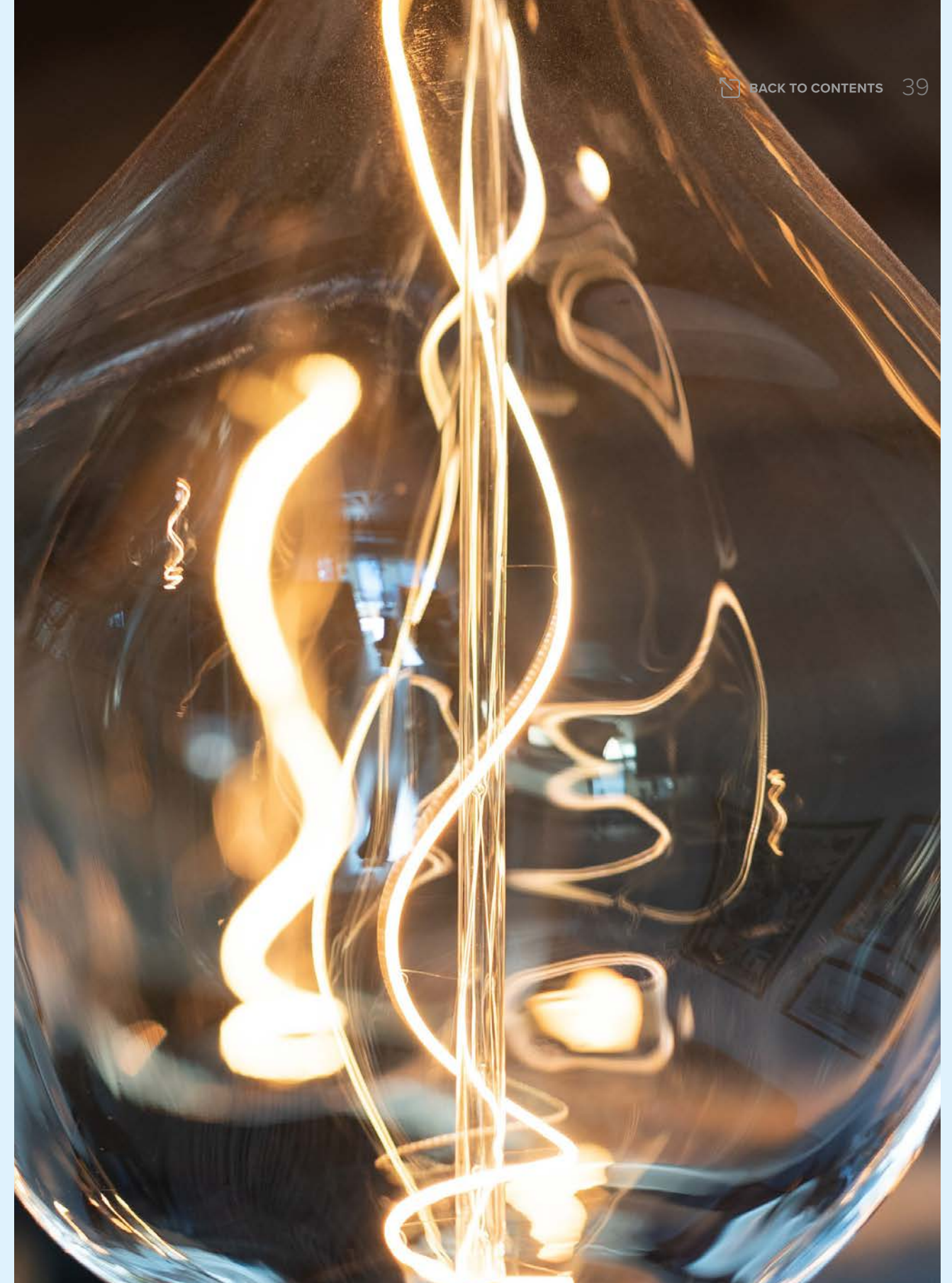
A well-ventilated workspace will help combat the spread of viruses. That's why each Fora building receives more fresh air than the majority of Grade A commercial office spaces in London and the UK. Airflow is diverted from unoccupied areas of the building to ensure that Residents get the highest possible level of fresh, ventilated air. More still, air is not recirculated or mixed but drawn only from outside.

Bright ideas need brighter technology

Security, speed, and certainty of technology is a business-critical requirement. With an increase of virtual teams and hybrid working, we're well equipped to keep you connected.

- 90% of meeting rooms are equipped with video conferencing
- internet speed is x3 faster than the industry standard
- in-house IT team can help with bespoke IT/AV for your workspace and events

So with tech taken care of, you can focus on what really matters - your business.



The future is agile

Work's been changing for a while, but never before have we been so aware of the need for a new approach to the workspace. In the hybrid world of work, we're moving away from very high-density workplaces and daily attendance for long hours.

People will use the office for interaction with others - for training, ideation and social activity.





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Fora Tailored Office

Tailored office gives you the opportunity to design a workspace that responds to the needs of you and your team, no matter your size.

Collaboration, presentation, focus, entertainment - we all work in different ways, and an office that is fit for purpose will recognise this. Tailored design amplifies your workspace as a powerful asset, enabling your team to produce their best.



See a Tailored Office
case study here



Tailored Office Work settings

GATHER



A place for coming together

Comfortable, modular sofas with all the soft furniture trimmings.

TALK



A place for conversation

A cylindrical table to promote face to face communication, doubling as the ideal video conferencing layout. Why not add a screen or whiteboard?

BOX



A place for private work

A private meeting pod with integrated lighting and ventilation, and an optional screen for video calls.

THINK



A place for quiet focus

A library-style atmosphere with a soft palette.

CREATE



A place for teamwork

A sit/stand team table and stools. Again, with the possibility of an additional screen or whiteboard.



“The tailored office gives us a real chance to adapt to our Unmind people’s needs. The office no longer just means screens, sitting at your desk. It means a space where you can really come together and collaborate, which we’ve learned is just not as easy to do when working from home.”

**Sarah Magerston,
Senior Operations Lead,
Unmind**

THE OFFICE GROUP

TOG | FORA

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TOG and Fora have now merged under parent company The Office Group

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