STATION SQUARE

CB1 ESTATE

A major opportunity in the heart of CB1

Three & Four Station Square is at the heart of Cambridge's thriving CB1 district which has become the location of choice for expanding tech and professional firms. Existing CB1 occupiers include Microsoft, Amazon, Samsung, Apple, Deloitte and WeWork.

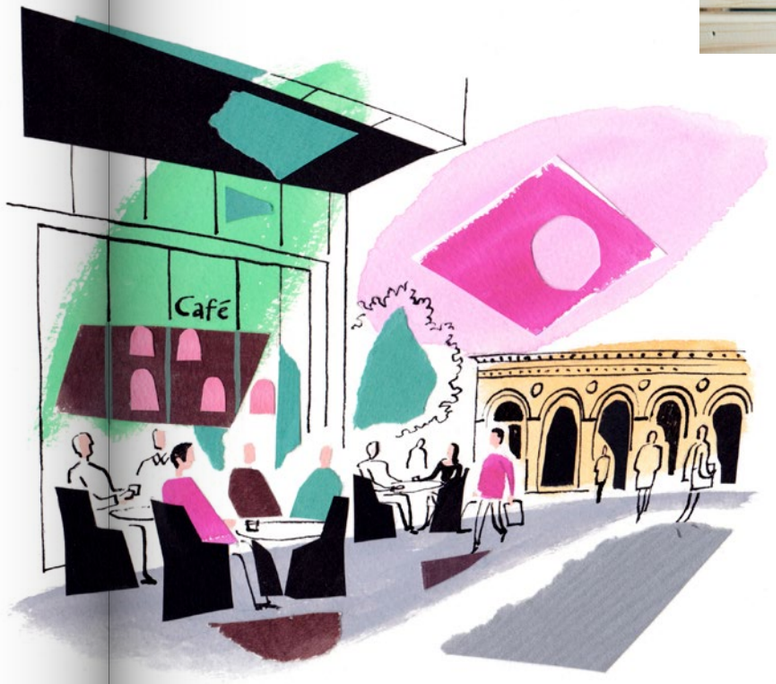
CB1 is a hub of activity with over 430,000 sq ft of new office space occupied in recent years, alongside 325 new homes and 1,100 student rooms. Further apartments and 230,000 sq ft of office space are in the pipeline which will grow the CB1 office population by more than 2,000 employees in the next 3 years.

SEE, BE. *Cambridge CB1*

The perfect space with perfect neighbours

Three & Four Station Square provides ground floor units up to 5,000 sq ft for retail or restaurant use around an extended Station Square with outdoor seating. Sitting below residential apartments and offices, the buildings front the principal route for visitors into the City through Cambridge Station. And the established CB1 community of office workers, residents and students is right on the doorstep.

The new space will complement the existing highly successful offer including the Ibis hotel, Young's pub, Sainsbury's, Marks and Spencer, Caffè Nero, Pret, Wasabi and Clayton Hotel (4 star). Units will be provided to a standard developer shell specification including shop fronts, and benefit from A1 and A3 planning consent. They will be available from early 2021 for fitting out.



You will be in good company with the following A1/A3 outlets:

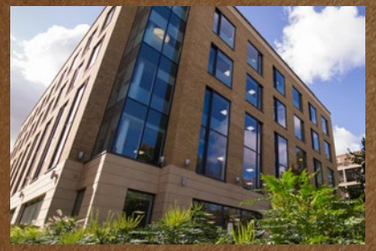
KEY

1 CAFFÈ NERO
2 wasabi
3 PRET
4 Sainsbury's
5 RUTLAND CYCLING
6 YOUNG'S
7 M&S EST. 1884
8 foodPark
9 COSTA COFFEE
10 co op

ibis

50/60

Cambridge



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PR4 City Centre
PR4 City Centre 5min
A RAF Wyton 11min

NERO

The facts that make CB1 perfect for retailers

Cambridge is an economic powerhouse and this is feeding through to the retail industry. The restaurant/retail units at Three and Four Station Square offer exciting opportunities to benefit from the future growth forecast for Cambridge.

4TH FASTEST IN UK
CAMBRIDGE CITY HAS THE FOURTH FASTEST GROWING POPULATION
(NOMIS 2013)

150,000
EXPECTED POPULATION IN CAMBRIDGE BY THE YEAR 2031
(Cambridge City Council)

2,000
RESIDENTIAL PROPERTIES WITHIN A 10 MINUTE WALK OF CB1

GREATER CAMBRIDGE PARTNERSHIP
Cambridge is to experience significant levels of growth over the next 20 years. The Greater Cambridge Partnership will facilitate investment, housing and jobs including:

33,500
NEW HOMES

44,000
NEW JOBS

£1 BILLION
INVESTMENT

1+
MILLION SQ.FT
OFFICE SPACE
WITHIN A 10 MINUTE WALK OF CB1

400
HOTEL ROOMS IN CB1

1,100
STUDENT ROOMS IN CB1

CONSISTENTLY HIGH FOOTFALL AT CAMBRIDGE STATION

11.98m
RAIL PASSENGERS 2018-19

11.60m
RAIL PASSENGERS 2019-20

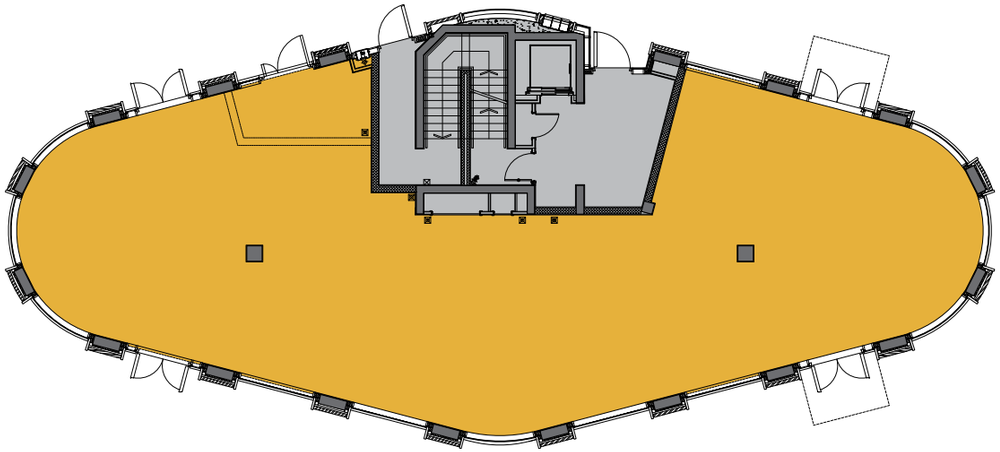
1ST

RANKED 1ST FOR RETAIL HEALTH 2017 & 2019
Cambridge is a consistent top performer in the 'Vitality Index' for retail health in Britain, compiled by independent retail experts Harper Dennis Hobbs.

CB1 OCCUPIERS INCLUDE:

amazon
Deloitte.
EVERSHEDS SUTHERLAND
Microsoft Research
MOTT MACDONALD
ENTRUST
SAMSUNG
wework

THREE STATION SQUARE
GROUND FLOOR RETAIL SPACE:
2,620 SQ.FT (243 sq.m)



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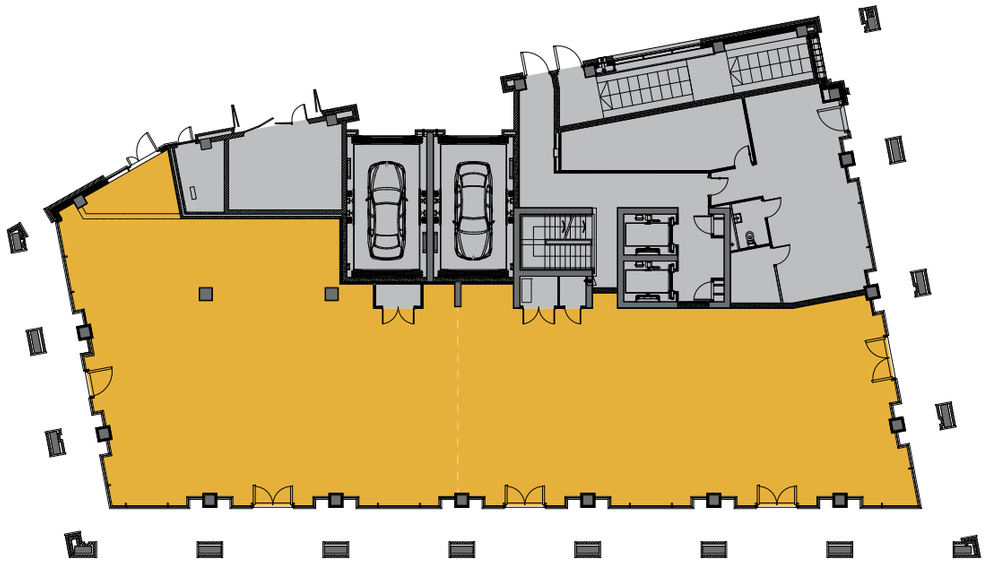
FOUR STATION SQUARE
GROUND FLOOR RETAIL SPACE:
4,850 SQ.FT (451 sq.m)



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CONTACT OUR AGENTS NOW FOR FURTHER INFORMATION

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BIDWELLS

May 2021

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