



**A contemporary  
business campus  
in the heart of  
Cambridge.**

# Brooklands

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Welcome to Brooklands.  
A contemporary  
67,000 sq ft  
business campus  
in the heart of  
Cambridge.

Brooklands is a rare new commercial development in the city’s historic centre, and a place where innovation can thrive. It is purpose designed for businesses seeking to access the city’s networks of global talent, somewhere brilliant minds can grow and excel together, in a tranquil and secure setting optimised for collaboration.

Minutes from Cambridge’s colleges and institutes, world famous hospital and central railway station via cycle paths that wind through parks and open spaces, this is a landscape that inspires creative thinking. Today, a cluster of leading knowledge intensive businesses and start-ups has grown up around the University, and, with it, an international community of highly skilled graduates.

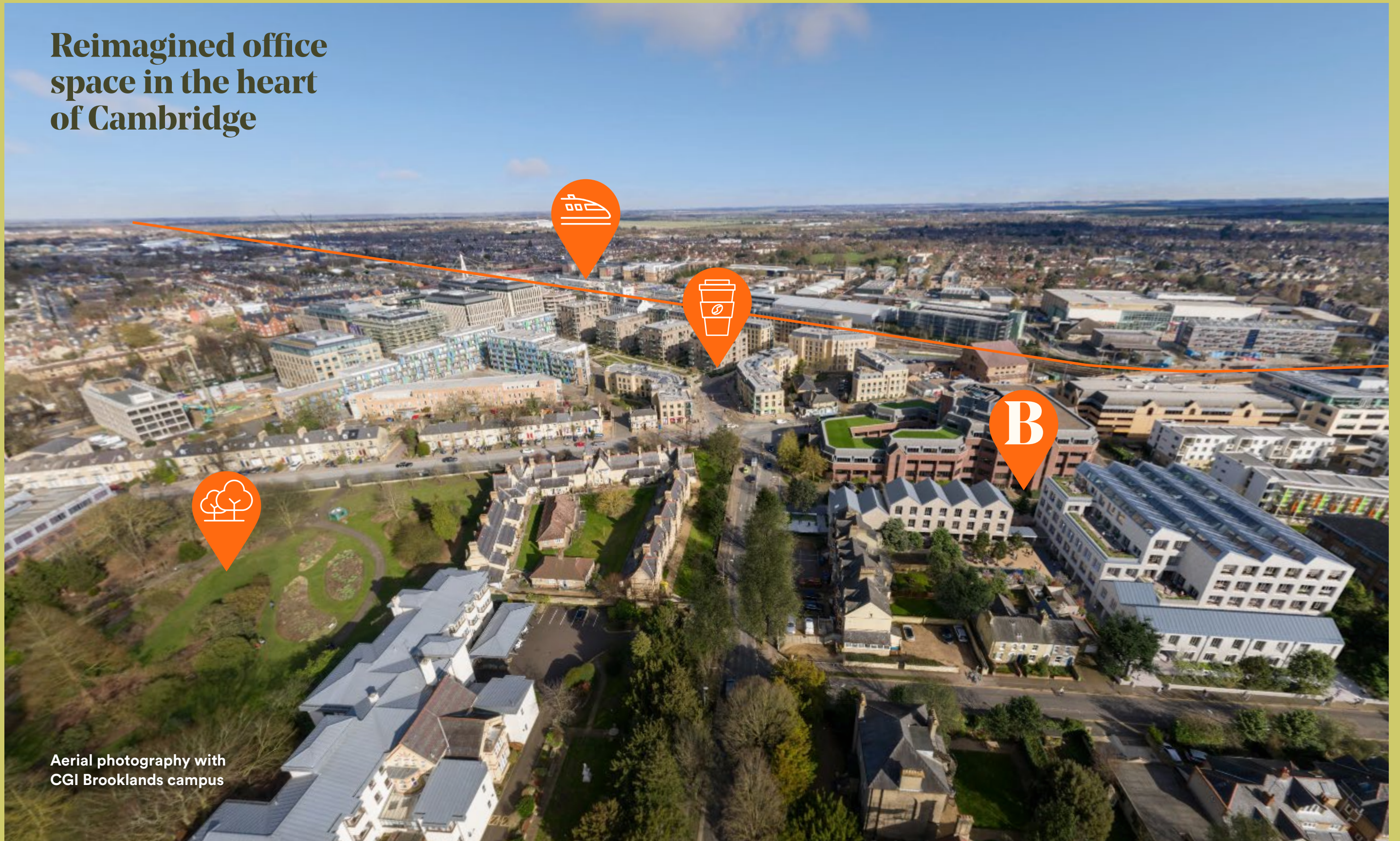
Brooklands campus is designed for new ways of working, prioritising sustainability and wellness. The buildings surround an enclosed courtyard planted with native trees, and offer a fully controlled environment, a part of the city that surrounds it, yet completely secure.

This is a place with purpose, where individuals can realise their full potential at the heart of an extraordinary community. A place where businesses can grow.

Grow into the future.  
Grow into Cambridge.  
Grow into Brooklands.



# Reimagined office space in the heart of Cambridge



Aerial photography with  
CGI Brooklands campus



# Sustainability minded design


At Brooklands, our intention from the outset was to create a 21st Century campus that knits perfectly into the community and landscape of central Cambridge. Designed around an enclosed courtyard, and retaining the row of mature trees along Clarendon Road, the campus contributes to the greenery and biodiversity of its surroundings.

The buildings respect the character and rhythms of the conservation area with fine brick detailing, colonnades inspired by collegiate architecture and distinctive pitched roofs, creating a local landmark and adding to the vibrancy of this central yet peaceful location.


The workspaces are designed for collaboration, with a focus on healthy working lifestyles. The open plan spaces are filled with air and natural light, with seamless connections to the gardens and to the surrounding area, while three roof terraces provide direct access to outdoor space.

These are beautiful, timeless buildings, flexible and durable in use, for people who take their work seriously and want to play their part in the culture of this extraordinary city.


**Allies & Morrison**  
*Project Architects*




Gardens and reduced vehicle use contribute to improved air quality and biodiversity




High levels of fresh air ventilation throughout both buildings with mixed mode strategy allowing for openable windows




300 secure cycle spaces, shower, changing and locker facilities all on campus




Rainwater harvesting considered in the design



Designed for net zero carbon and fossil fuel free operation



Solar panels on the building's pitched roof



Daylight responsive LED lighting

## Wellness focused

As a future facing campus in the heart of one of the UK's greenest cities, sustainability was the driving force behind the plans for Brooklands. The buildings are designed for net zero carbon, fossil fuel free operation, in line with many occupiers' corporate objectives, and a BREEAM 'Excellent' rating.

Enhanced health and wellbeing is at the core of the design. In achieving WELL Certification we have sought to push the boundaries. Recognising that 'fresh air' has never been so important, we have gone a step further by providing a Smart mixed mode air conditioning system that allows flexibility for openable windows. There is also an abundance of outdoor space, with multiple roof terraces and the central courtyard, for collaboration and relaxation.



01



02

01 Early stage CGI of the view from Brooklands Avenue  
02 Woodland Gardens design inspiration







# Scheme highlights

Brooklands has the rare advantage of a contemporary campus layout in a city centre location, surrounded by world-leading tech businesses, research institutes and STEM talent.



Designed by  
Allies and Morrison



Self-contained campus with  
67,000 sq ft of new workspace  
across two buildings



Central Cambridge  
location



Minutes from historic centre  
and railway station by  
foot or bike



Central to a cluster of  
tech and pharmaceutical  
organisations including  
AstraZeneca, Microsoft,  
Apple, Siemens, Amazon  
and Samsung





CGI of Brooklands enclosed courtyard





# A campus with a vibrant community feel

Brooklands is a self-contained campus, designed by the world renowned Allies and Morrison, who have designed buildings for several Cambridge Colleges and many office buildings in London, including at King's Cross. The two buildings surround a courtyard planted with native trees, and, while the campus has been designed to maximise access to and from the surrounding community, the enclosed courtyard has a sense of privacy and calm.

New ways of working are the focus here, with an emphasis on wellness, sustainability, open space and access to nature.



Innovative organisations thrive on collaborative working and social encounters, so Brooklands campus is inspired by its buzzing central Cambridge location.

The Brooklands campus is made up of two buildings, B1 and B2. The gardens and colonnades provide space to meet and work outside whatever the conditions, while, in addition to open plan workspaces, B2 has a large lobby area for cafe-style working.



Enclosed outside collaboration workspace



A healthy, sustainable and green working environment





# The Cambridge phenomenon

For centuries Cambridge has been home to innovations that have changed the world. In recent decades, this has intensified as global leaders in technology and life sciences and have formed a unique cluster around the city and its world-renowned university.

Established international global technology and life sciences titans sit alongside start-ups, forming an entrepreneurial eco-system. This is a place that incubates success at scale, creating unrivalled opportunities for any innovation-oriented business that chooses to locate here.



1st

ranked university in the world for life sciences<sup>1</sup>

#1

for proportion of digital jobs in UK (2020)

1st

in the UK for patent applications per capita<sup>2</sup>

25,725

knowledge intensive firms in Cambridge<sup>3</sup>

15

unicorn businesses have been created in the city



1 Source: Times Education  
2 Source: Centre for Cities  
3 Source: Cambridge Ahead





#### Culture

- 1 Cambridge Junction
- 2 Kettles Yard
- 3 Ruskin Gallery
- 4 Fitzwilliam Museum
- 5 Cambridge Arts Theatre
- 6 Cambridge Market Square
- 7 Corn Exchange
- 8 Picturehouse Cinema
- 9 Light Cinema
- 10 Cambridge Union
- 11 East Road Main Campus
- 12 Senate House

#### Leisure

- 1 F45 Training
- 2 Pure Gym
- 3 Hills Road Sports Centre
- 4 Kelsey Kerridge Sports Centre

#### Restaurants

- 1 The Old Bicycle Shop
- 2 The Anchor
- 3 Botanic Garden Café
- 4 MillWorks
- 5 Al Pomodoro
- 6 Cambridge Cookery & Cafe
- 7 Wagamama
- 8 Bould Brothers Coffee
- 9 Espresso Library
- 10 Pint Shop
- 11 Nandos
- 12 La Maison du Steak
- 13 Norfolk St Bakery
- 14 Costa

#### Retail

- 1 Cambridge Leisure Park
- 2 Grand Arcade
- 3 The Grafton

## In the heart of Cambridge

The campus is located in the south of Cambridge city centre, in an area clustered with technology and research organisations. It is next to the historic Brooklands conservation area, an exceptionally green location, with running and cycle routes through nearby parks.

The many restaurants, cafes and shops of Cambridge's historic centre are just minutes away via the University's beautiful Botanic Gardens, as are many Cambridge colleges.



**5min**

on foot or by bike to Cambridge rail station



**49min**

by train to London King's Cross, 1hr 12mins to London Liverpool St



**30min**

by car to Stansted Airport



**33min**

by train to Stansted Airport



# For new ways of working

The contemporary office space at Brooklands is purpose designed for collaborative working, for organisations that wish to nurture a culture of innovation.

The sustainable, WELL-ready offices are surrounded by greenery. They provide a calm and productive working environment that promotes movement, interaction and other healthy behaviours.

Occupiers have the flexibility to create a free-flowing open plan layout around a series of zones, from buzzy cafe areas for meetings, gatherings and co-working, to break out spaces, pods and spaces for quiet concentration.



B2, 4th floor office space CGI with an incredible roof terrace





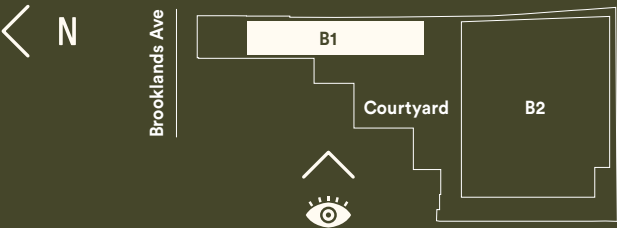
B1, 2nd floor office space and communal working area CGI





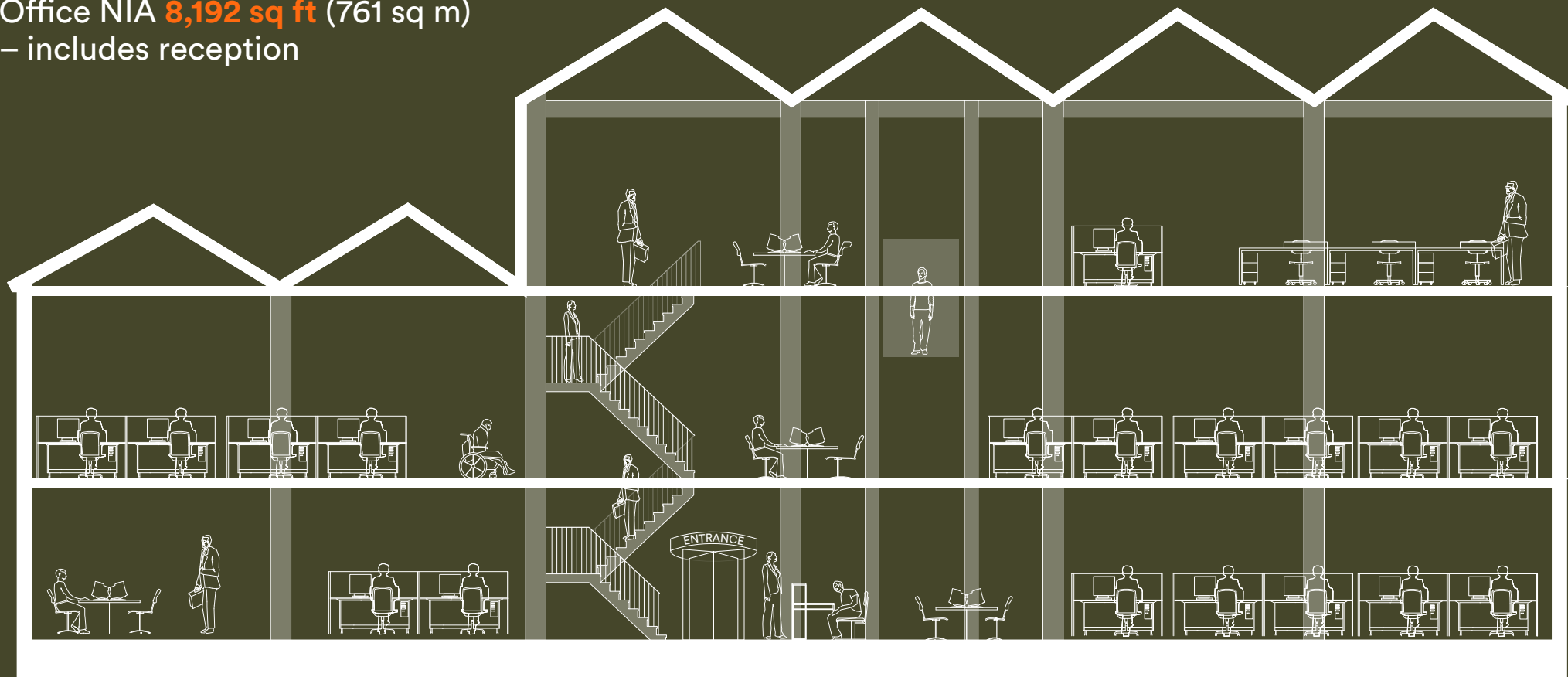
Brooklands offers a total of **67,000 sq ft** of new office space. The workspace and private roof terraces overlook the biodiverse central courtyard and nearby botanical gardens.

The space is split between two buildings buildings **B1** and **B2**, which are available for sole or multiple occupancy.



# B1

Office NIA **8,192 sq ft** (761 sq m)  
– includes reception



**2nd Floor**  
2,239 sq ft (208 sq m)

**1st Floor**  
3,703 sq ft (344 sq m)

**Ground Floor**  
1,690 sq ft (157 sq m)  
Reception – 560 sq ft (52 sq m)



# B2

Office NIA **59,352 sq ft** (5,514 sq m)  
– includes reception

**4th Floor**  
**9,849 sq ft** (915 sq m)  
Terrace – 291 sq ft (27 sq m)

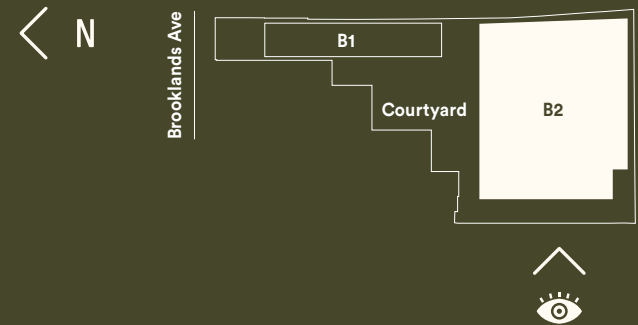
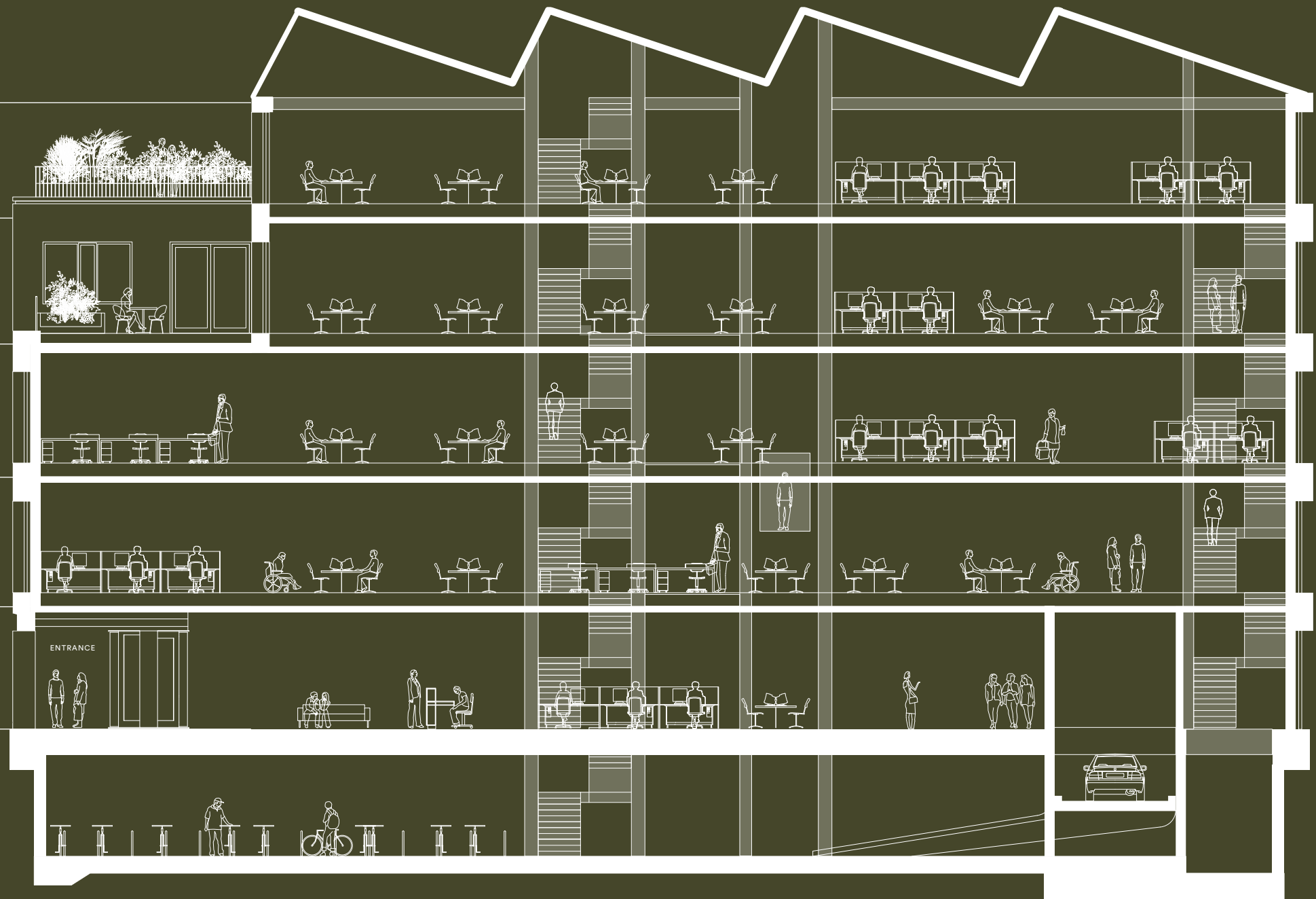
**3rd Floor**  
**10,516 sq ft** (977 sq m)  
Terrace – 753 sq ft (70 sq m)

**2nd Floor**  
**11,937 sq ft** (1,109 sq m)  
Terrace – 409 sq ft (38 sq m)

**1st Floor**  
**15,694 sq ft** (1,458 sq m)

**Ground Floor**  
**9,924 sq ft** (922 sq m)  
Reception – 1,432 sq ft (133 sq m)

**Basement**  
Car parking and 300 cycle spaces,  
showers, changing facilities and lockers



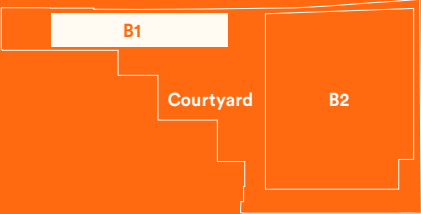


Floor plans

B1

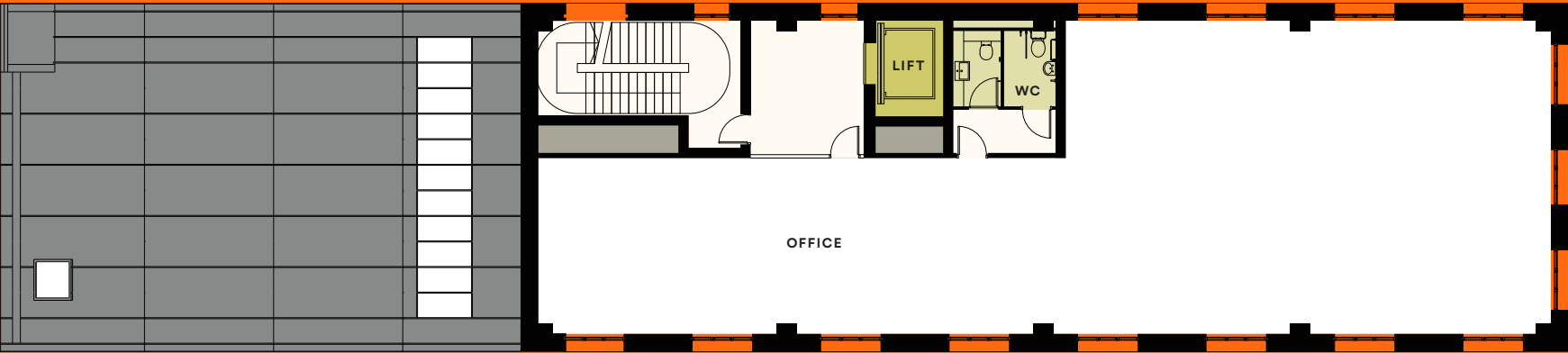


Brooklands Ave



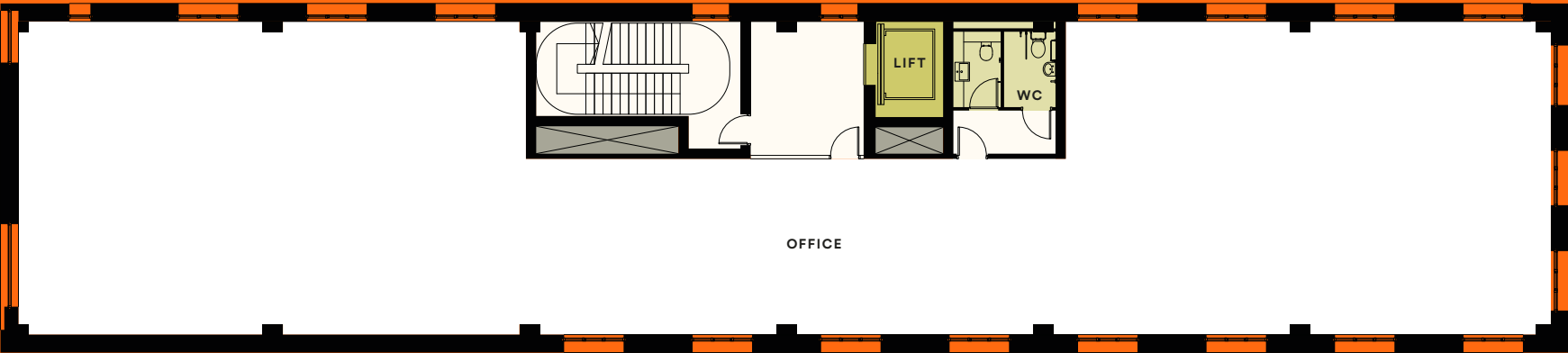
2nd Floor

Office NIA  
2,239 sq ft  
(208 sq m)



1st Floor

Office NIA  
3,703 sq ft  
(344 sq m)

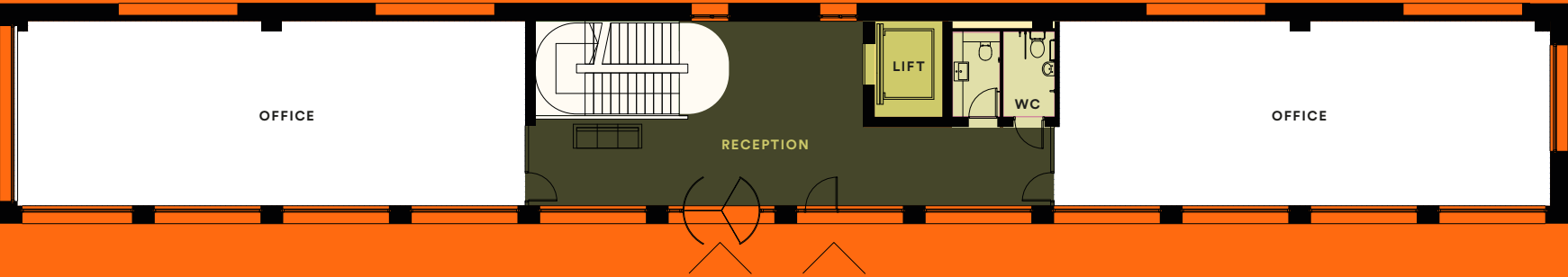


Ground Floor

Office NIA  
1,690 sq ft  
(157 sq m)

Reception  
560 sq ft  
(52 sq m)

Total Area  
2,250 sq ft  
(209 sq m)





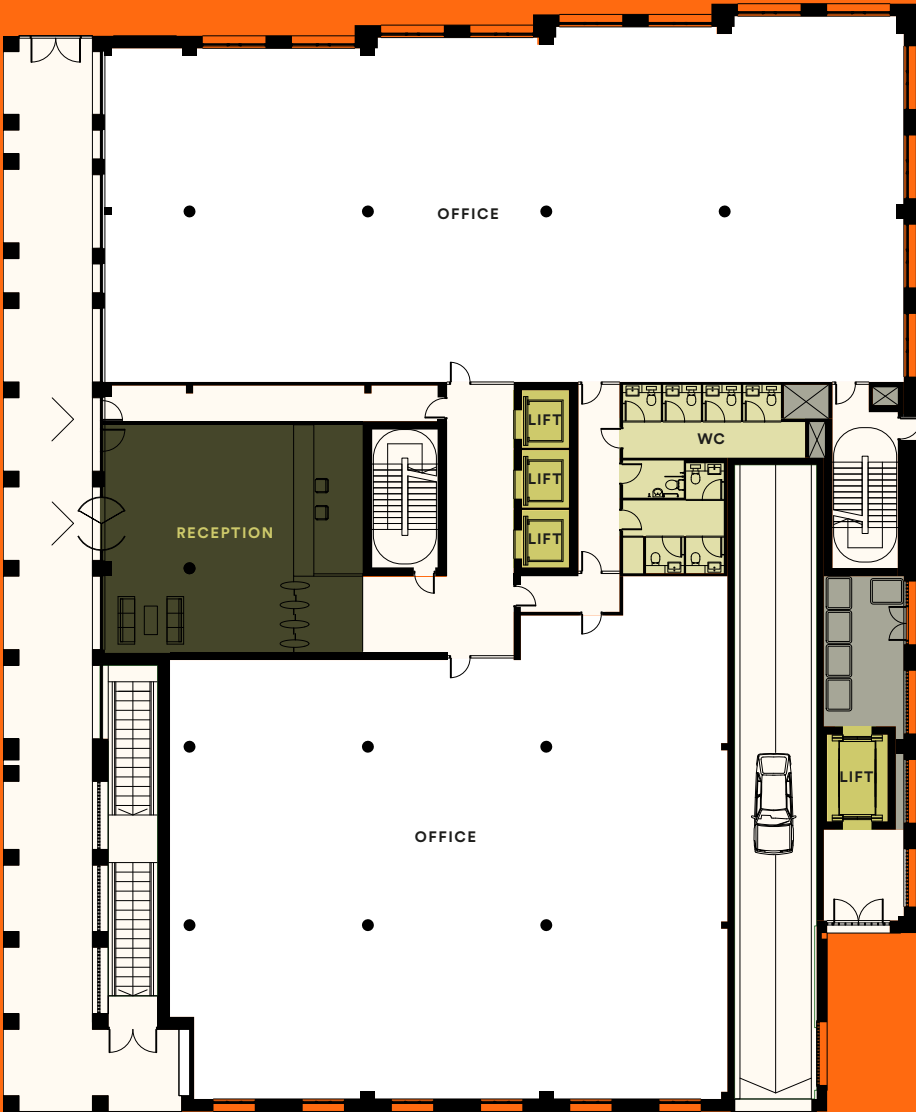
Floor plans  
B2

Ground Floor

Office NIA  
9,924 sq ft  
(922 sq m)

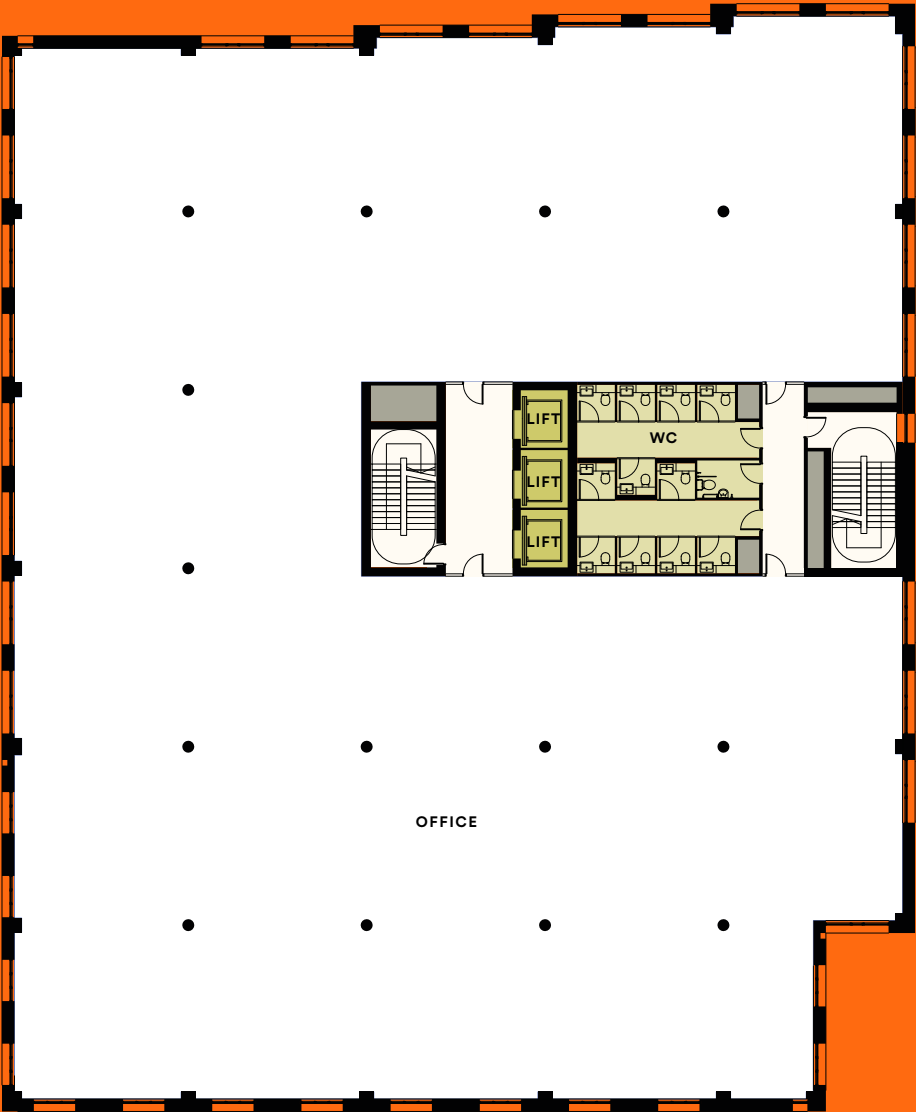
Reception  
1,432 sq ft  
(133 sq m)

Total Area  
11,356 sq ft  
(1,055 sq m)

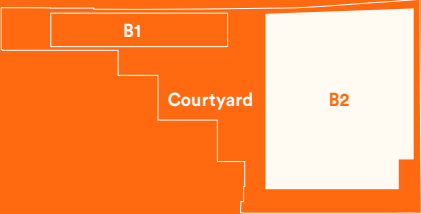


1st Floor

Office NIA  
15,694 sq ft  
(1,458 sq m)

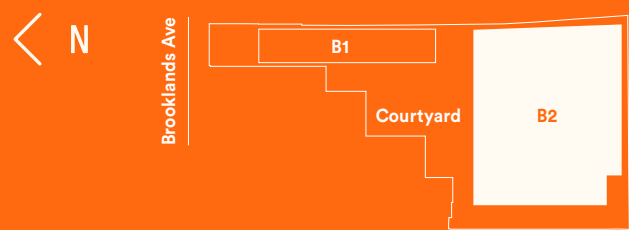


Brooklands Ave





Floor plans  
B2



2nd Floor

Office NIA  
**11,937 sq ft**  
(1,109 sq m)

Terrace  
**409 sq ft**  
(38 sq m)

Total Area  
**12,346 sq ft**  
(1,147 sq m)



3rd Floor

Office NIA  
**10,516 sq ft**  
(977 sq m)

Terrace  
**753 sq ft**  
(70sq m)

Total Area  
**11,269 sq ft**  
(1,047 sq m)





Floor plans  
B2

4th Floor

Office NIA  
9,849 sq ft  
(915 sq m)

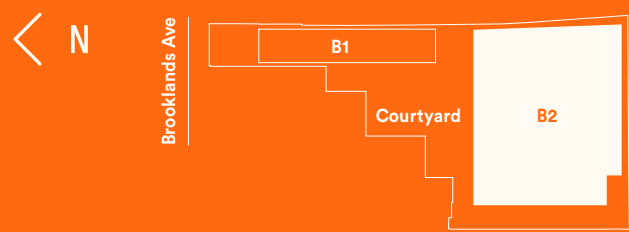
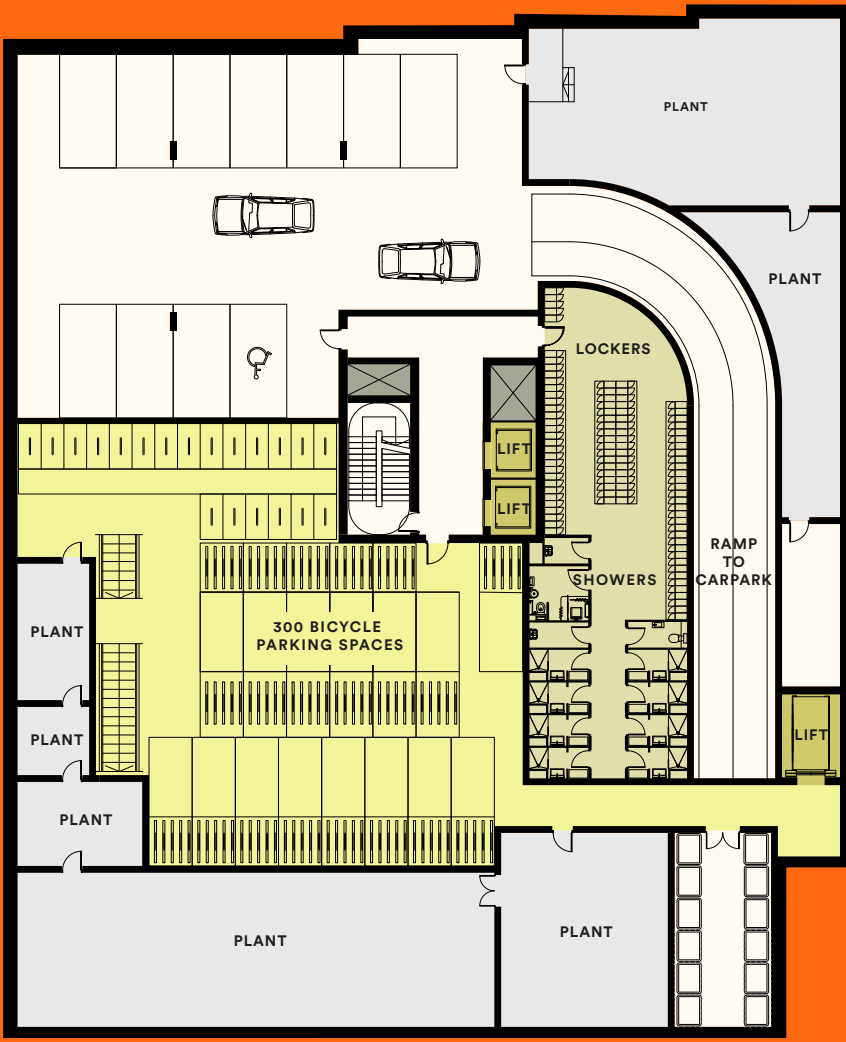
Terrace  
291 sq ft  
(27 sq m)

Total Area  
10,140 sq ft  
(942 sq m)



Basement

Car and cycle  
parking, showers,  
changing facilities  
and lockers







# Summary specifications

- Highly sustainable, fossil-fuel free building construction utilising air source heat pumps for heating and cooling with low embodied carbon
- Highly efficient low energy building using passive design measures
- Distinct and high-quality courtyard including water features, shelter, seating and low level lighting
- Extensive landscaping throughout the site and along the public highways, including a new pedestrian route through the campus
- 11 basement parking spaces and 300 secure cycle parking accessed via a dedicated stepped ramp in B2 building, with 9 showers (of which 1 accessible), changing and locker facilities
- Mixed mode ventilation strategy fresh air provision is enhanced through the combination of mechanical displacement ventilation and openable windows
- BREEAM ‘Excellent’ rating targeted
- EPC Rating A targeted
- WiredScore Platinum targeted
- Electricity consumption offset with roof mounted solar photovoltaic array
- Minimised artificial light with high levels of natural light and daylight responsive LED lighting
- Minimised water consumption through the adoption of rainwater harvesting

## B1

- 7,632 sq ft of Grade A office space available over 3 floors
- Dedicated reception area and ability to occupy the building as a whole
- 1 passenger lift and WC facilities at each level

## B2

- 57,393 sq ft of Grade A office space available over 5 floors (excludes basement)
- 3 incredible roof terraces overlooking the courtyard and wider area, located at the 2nd, 3rd and 4th floors
- Top floor enjoys the spatial qualities of the saw tooth roof, creating additional ceiling height, with north facing roof lights
- Goods lifts from the ground floor to basement
- Dedicated reception area
- 3 passenger lifts



# The team

## Developer



We are the property investment arm of M&G. We are one of the world’s largest property investors with £33.7bn of assets across the globe.

Decades of experience in buying, selling and developing properties has shaped our investment approach, which focuses on identifying fundamentally well located assets that are underpinned by favourable structural and demographic trends. Cambridge is a prime example, and this scheme aligns perfectly with our ESG goals. Promoting environmental excellence; health, wellbeing and occupier experience; and a positive contribution to society are the core pillars of focus.

## Architect

### Allies and Morrison

Allies and Morrison is a practice of architects and urbanists based in London and Cambridge. We strive to design beautiful buildings that have long life and can adapt over the generations. We also shape enduring places whether new pieces of city or settlements at any scale. All our projects are concerned with the crafting of every detail and an appreciation for the uniqueness of each context.

## Interested in learning more:

### Agents



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