

NEW BUILD  
SELF CONTAINED  
MID-TECH OPPORTUNITY  
WITH ABILITY TO EXPAND  
FROM 32,451 SQ FT  
TO LET

GATEWAY CAMBRIDGE · BAR HILL

# ATOM

AVAILABLE NOW

ATOM is a cutting-edge, BREEAM 'Excellent' building that sets a new standard for sustainable R&D and mid-tech use, offering state-of-the-art facilities and ample space for innovation and growth.

**32,451 SQ FT WITH THE ABILITY TO ADD FIRST FLOOR OFFICES / LABS**

**CAMBRIDGESHIRE IN NUMBERS:**

OVER  
**32,500**  
OF CAMBRIDGESHIRE POPULATION EMPLOYED IN SCIENTIFIC, PROFESSIONAL AND TECHNICAL ACTIVITIES (2021)

NEARLY  
**40%**  
OF CAMBRIDGESHIRE WORKING AGE POPULATION EDUCATED TO NVQ LEVEL 4 OR ABOVE (2022)

GROSS WEEKLY PAY  
**£683**  
(2022)

WORKING AGE POPULATION  
**433,500**  
(2021)

Source: nomisweb.co.uk

**THE OXFORD TO CAMBRIDGE ARC**

The Arc, a region of international significance, is comprised of five counties - Cambridgeshire, Bedfordshire, Buckinghamshire, Northamptonshire and Oxfordshire.

It is a powerhouse for the UK economy, providing more than two million jobs and contributing £110 billion each year.

Thanks to its regional investment strategies, Cambridge is primed to further its worldwide status in the sciences, research, and technology, allowing it to foster cooperation, growth, and success.

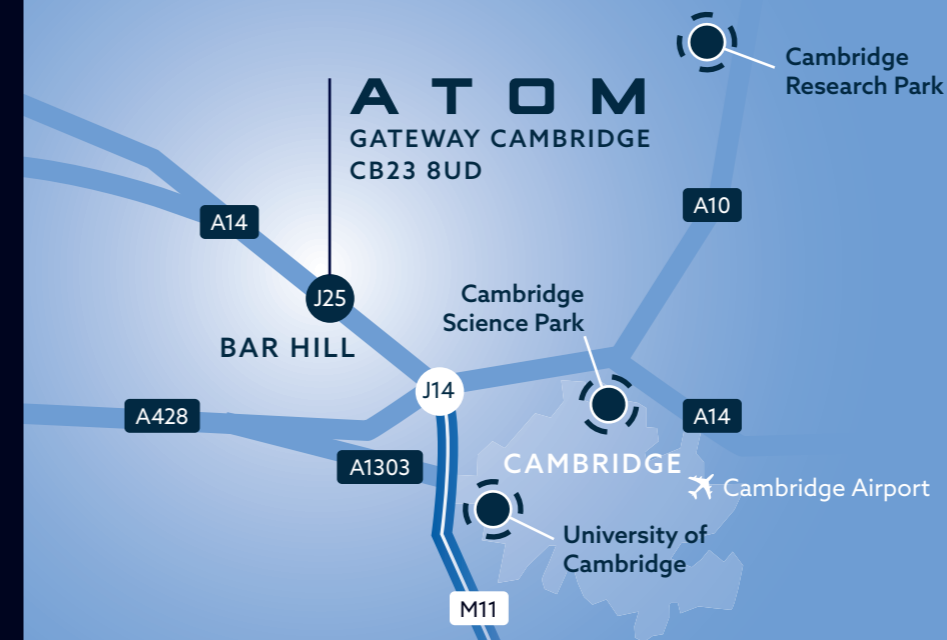
**THE CAMBRIDGE POWERHOUSE**

The United Kingdom's most mature technology infrastructure is found in Cambridge, bolstered by two of the nation's top universities. Over the last five decades a range of global corporations, from Amazon

and Apple to AstraZeneca, have been attracted to this cluster of technology, making Cambridge one of the premier tech hubs.

At the core of this network lies the renowned University of Cambridge, with its dedication to sparking enterprise and commerce.

Composed of more than 5,300 companies across various fields such as Life Sciences, Advanced Manufacturing, and IoT. Additionally, the region is supported by an energised service eco-system of 800 businesses, with a combined annual revenue surpassing £18 billion and employing more than 67,000 people.



Home to some of the world's leading life science companies, Cambridgeshire stands out as a hub for excellence. Organisations based in the region include:



**GENOMICS**



**abcam**



**CN-BIO**

**AMGEN**

**evonetix**

**semarion**

**Shiftbioscience**



BAR HILL

Costa Coffee

Tesco Extra

The Fox

Petrol Station

Adder Technology

**A T O M**  
32,451 SQ FT

Johnsons

Domino Printing Sciences

Domino Printing Sciences

Oxford Archaeology

Cambridge Fluid Systems

Lumie

Concept Life Sciences

Domino Printing Sciences

ROUTE TO ATOM  
FROM A14

CAMBRIDGE  
SCIENCE PARK  
7 MILES · 14 MINS

CAMBRIDGE  
8 MILES · 16 MINS

A14

**LOCAL OCCUPIERS  
INCLUDE:**

- ADDER TECHNOLOGY
- COSTA COFFEE
- CAMBRIDGE FLUID SYSTEMS
- CONCEPT LIFE SCIENCES
- DOMINO PRINTING SCIENCES
- JOHNSONS
- LUMIE
- MAX SPIELMANN
- OXFORD ARCHAEOLOGY
- TESCO EXTRA
- THE FOX

# IN THE ZONE

An ideal location for R&D, laboratory and high-tech companies. ATOM is situated adjacent to the A14/M11 Junction, benefitting from excellent and easy access to road, motorway and public transport networks.

With a significant local skilled workforce and nearby amenities, including Costa Coffee and Tesco Extra, the development is high quality, highly sustainable and designed to promote productivity and wellbeing.



# TIME WELL SPENT

AN ENVIRONMENT THAT PRIORITISES STAFF HEALTH AND WELLBEING, WITH A RANGE OF LIFESTYLE AMENITIES ON THE DOORSTEP.



atomcambridge.co.uk



GREEN WALKWAYS AND CYCLE PATHS



COSTA COFFEE AND TESCO EXTRA 5 MINUTE WALK



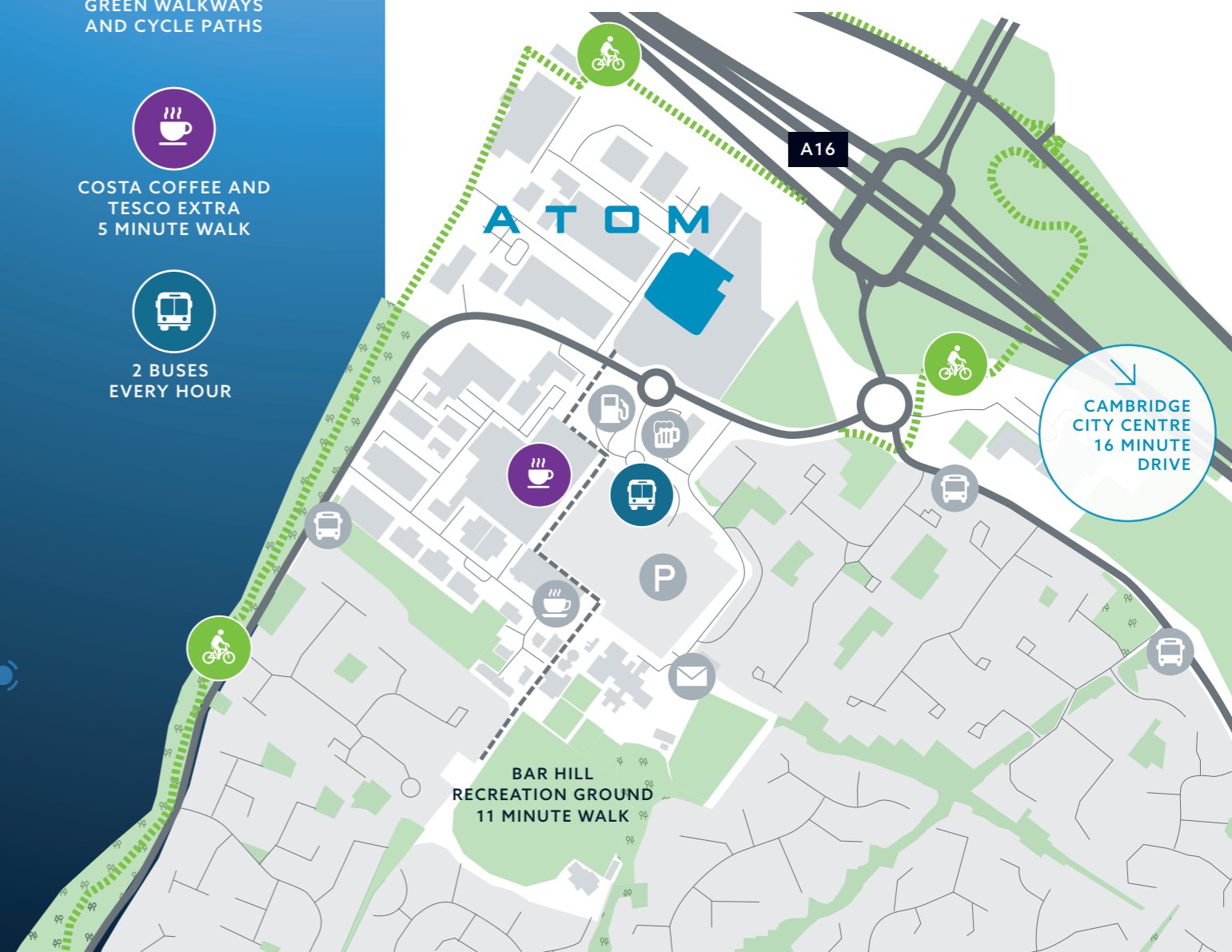
2 BUSES EVERY HOUR

A good public transport network including frequent bus services means local employees can enjoy seamless travel to Gateway Cambridge, whilst landscaped cycle and walking paths, on-site cycle parking and shower facilities promote an active daily commute. Enhanced and easy access means less time on the road, which also promotes a better work/life balance and a more environmentally friendly journey.

Gateway Cambridge lies minutes away from one of the country's best trading Tesco Extra supermarkets, as well as other local shops, schools, generous landscaped parks and recreational areas which can be easily accessed by walking or cycling.

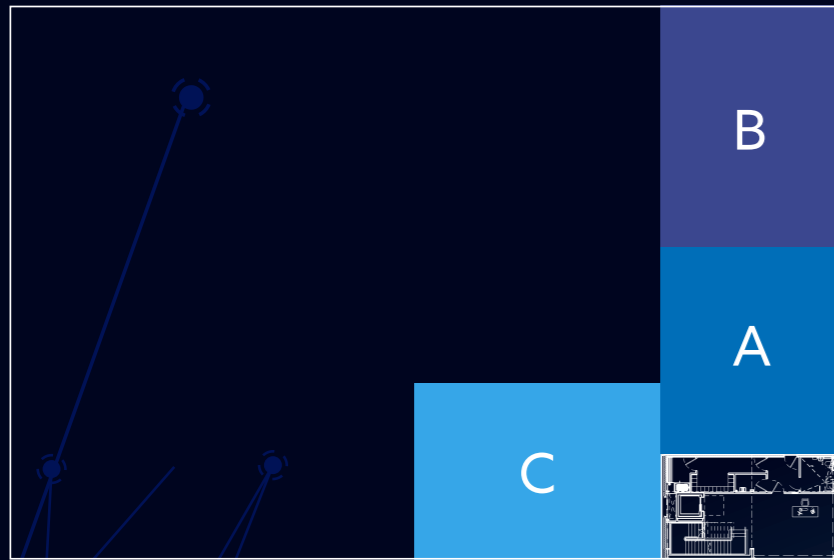
ATOM is surrounded by green landscaping and built to maximise natural light, for a mood-enhancing environment that promotes wellbeing. Meanwhile, spacious ancillary offices allow people and productivity to flourish.

## AMENITIES ON YOUR DOORSTEP



## ATOM OFFICE EXPANSION EXAMPLES

### GROUND FLOOR



The office to ground floor space ratio can be adjusted to suit specific occupier requirements. Please contact the scheme agents for more information.

### ATOM

	SQ M	SQ FT
Ground Floor	2,710	29,168
First Floor Office	305	3,283
<b>TOTAL</b>	<b>3,015</b>	<b>32,451</b>

### FIRST FLOOR

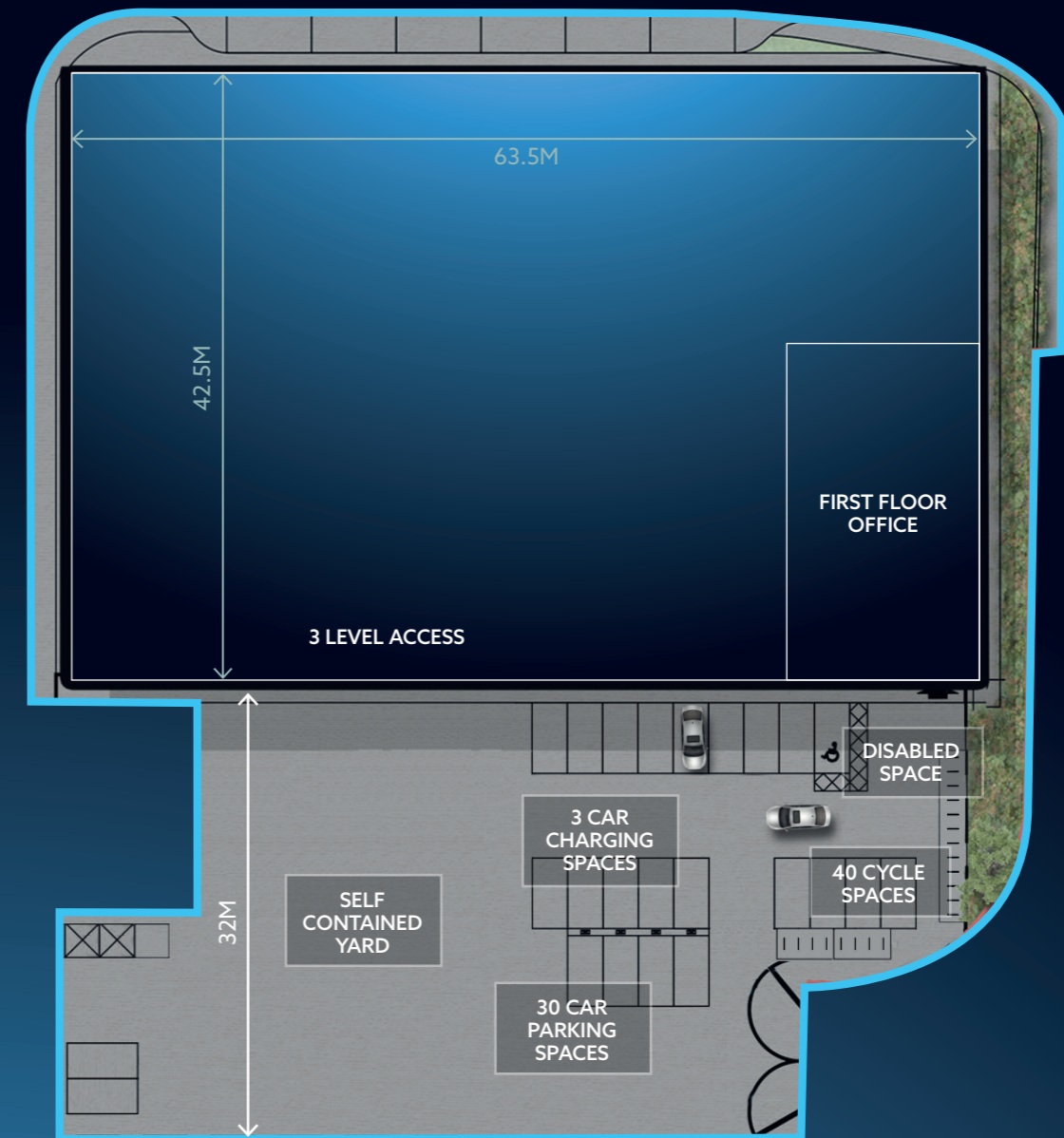


### KEY

EXTENSION OPTIONS	SQ M	SQ FT
Office A (Undercroft Infill)	204	2,195
Office B	244	2,626
Office C	208	2,238
Office D	244	2,626
Office E	208	2,238

Detailed plans can be found on the website.

A CARBON NET ZERO DEVELOPMENT WITH GRADE-A MARKET-LEADING SPECIFICATIONS INCLUDING AN EPC A+ RATING, BUILT TO STAND THE TEST OF TIME.



THE YARD AREA CAN BE RECONFIGURED TO ACCOMMODATE THE INCREASED PARKING AND PLANT STORE

SECURE YARD WITH GAS STORAGE





eden project

# TIME FOR CHANGE

The Planet Mark is a sustainability certification which recognises continuous improvements, encourages action and builds an empowered community of like-minded individuals. Organisations across the UK and beyond are choosing The Planet Mark to accelerate their commitments and actions to contribute more to society and the environment.

The Planet Mark mission is to enable organisations and their people to positively transform society, the environment and the economy. Property and construction are responsible for 39% of global carbon emissions, with operational emissions alone (from energy used to heat, cool and light buildings) accounting for up to 28%, so the sector is a significant focus for the certification.

Legal and General and Wrenbridge have committed to achieve The Planet Mark New Development Certification for Gateway Cambridge at Bar Hill as they recognise the responsibility of property developers, and the built environment community as a whole, to not only provide future-proofed low carbon and energy efficient buildings, they can also create them in a way that adds value to society. The Planet Mark believe that sustainable buildings go beyond compliance; they make society better, add value to the local community and contribute to economic prosperity.



# AHEAD OF ITS TIME

Built with sustainability and longevity in mind.

Carefully considered for energy and water consumption, waste management and carbon reduction, this high-specification building at Gateway Cambridge is designed to optimise efficiencies and enable lower running costs, whilst protecting the natural environment.

With the ability to increase the capacity of Photovoltaic arrays and electric car charging bays,

the building has been developed with advanced features that can be adapted to suit changing business and market needs.

By combining modern exterior architecture with adjustable interiors, the building allows for the office content to expand, along with the installation of mezzanine floors in order to satisfy any tenant's demands.

**BREEM**  
EXCELLENT



SOLAR PVS



3 CAR CHARGING POINTS



LED SECURITY LIGHTING



40 CYCLE PARKING SPACES



EPC A+ RATING



32M DEEP YARD



SHOWER AND LOCKER FACILITIES



10M CLEAR INTERNAL HEIGHT



SELF-CONTAINED YARD



15% ROOF LIGHTS



GRADE A OFFICE



35KN FLOOR LOADING



HIGH SPEED BROADBAND



3 LEVEL ACCESS DOORS

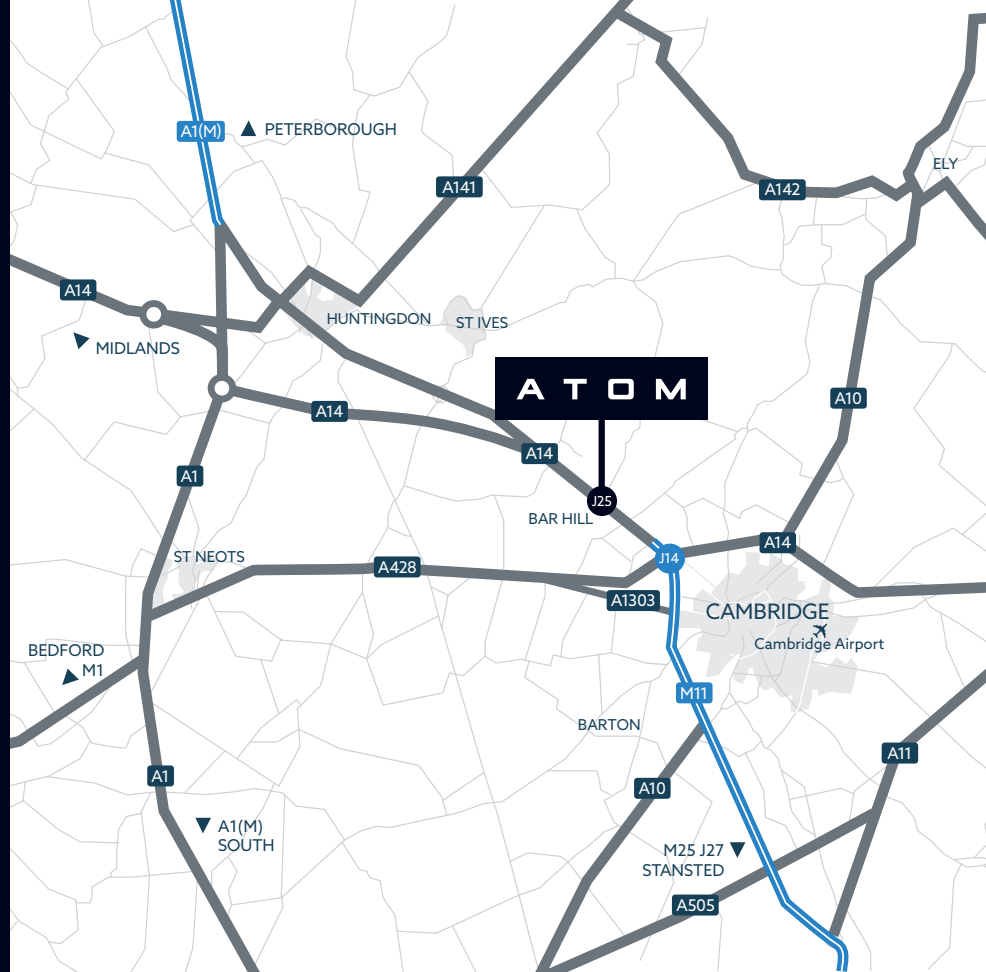
atomcambridge.co.uk

CITIES	DRIVE TIME	MILES
Cambridge City Centre	16 mins	8
Huntington	17 mins	12
Stevenage	46 mins	33
Central London	1 hour 10 mins	67
Oxford	2 hours 2 mins	95

SCIENCE PARKS	DRIVE TIME	MILES
Cambridge Science Park	14 mins	7
Cambridge Research Park	18 mins	11

MAIN ROADS	DRIVE TIME	MILES
M11	4 mins	3
A1(M)	14 mins	13
M1	50 mins	38
M25	45 mins	45

AIRPORTS	DRIVE TIME	MILES
London Stansted	30 mins	32
Luton	1 hour	44
Birmingham	1 hour 20 mins	84
East Midlands	1 hour 25 mins	89



# ATOM

SAT NAV: CB23 8UD

M11 / A14

GATEWAY CAMBRIDGE

FROM 32,451 SQ FT

Legal & General and Wrenbridge worked together to deliver a high quality Grade A scheme in Cambridge.

Legal & General are a large land owner in Bar Hill and worked with development partner Wrenbridge to develop the scheme, delivering best in class design and a highly sustainable building with the flexibility to suit a broad range of occupiers requirements.

## Agents:



PHILLIP RIDOUTT  
pridoutt@savills.com

ROSS HEMMINGS  
ross.hemmings@savills.com

MEGAN PILSWORTH  
mpilsworth@savills.com



PATRICK STANTON  
patrick.stanton@bidwells.co.uk

WALTER SCOTT  
walter.scott@bidwells.co.uk

RORY BANKS  
rory.banks@bidwells.co.uk

## A development by:



atomcambridge.co.uk

Conditions under which particulars are issued: Savills & Bidwells for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Savills & Bidwell has any authority to make or give any representation or warranty whatever in relation to this property. VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. 16272 07 23 tasseldesign.co.uk