

10

STATION ROAD



10 STATION ROAD

10 Station Road is a unique office building in the heart of CB1. Its innovative, sustainable design and prime location provide an unrivalled opportunity for organisations to join the cluster of world-class firms located in this sought-after central business district.

CB1 has transformed the area beside Cambridge Station into a thriving, vibrant 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, restaurants, 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 49,768 sq ft of highly sustainable BREEAM Outstanding office space in the heart of Cambridge – a city renowned for its history and culture, high-tech innovation and superb talent pool.

Final phase of the new city quarter. Join it. CB1.

ARRIVE/BELONG

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MAP/PLAN

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OCCUPIERS

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CONSERVE/PROTECT

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STATION
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10 STATION ROAD

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A prime location with esteemed neighbours

With its high-spec office accommodation and sustainable credentials, 10 Station Road meets the highest standards.

This elegant new building is close to the railway station with excellent transport links to London and the amenities of Station Square, with first-class city-centre shops just fifteen minutes walk away.

10 Station Road neighbours some of the world's most innovative companies with the offices of Microsoft Research, Samsung AI, Amazon, Apple, WeWork, Deloitte, Entrust, Siemens and Mott MacDonald located nearby.

ARRIVE / BELONG

SEE, BE, Cambridge CB1

20
STATION ROAD

10 STATION ROAD
YOUR HQ? HERE

GRADE A
OPEN PLAN

10,000-50,000 SQ FT
TO LET

SEE, BE
Cambridge
CB1





CBI OCCUPIERS INCLUDE:

amazon

Apple

birketts

BREWIN DOLPHIN 

Carter Jonas

CHARLES STANLEY 

costello

Deloitte.

ENTRUST 

EVERSHEDS SUTHERLAND

hcr law

Microsoft Research

Mishcon de Reya

M M
MOTT MACDONALD

SAMSUNG

wework



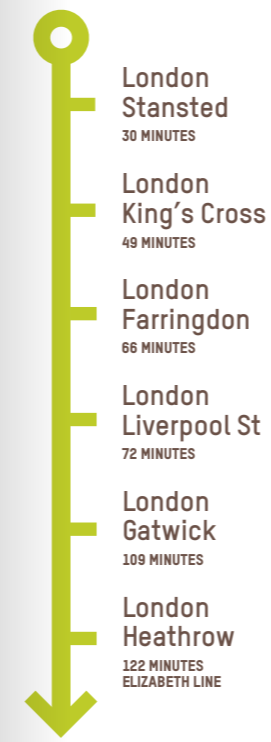
10 STATION ROAD



10/11



CAMBRIDGE



Connecting local, national and global destinations

CB1 offers a 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 Elizabeth Line
- 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; a low g-value (measure of heat gain through glazing) glass to reduce solar gain – whilst maximising daylight to enhance user experience and reduce artificial lighting consumption.

Private and secure parking for 180 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.

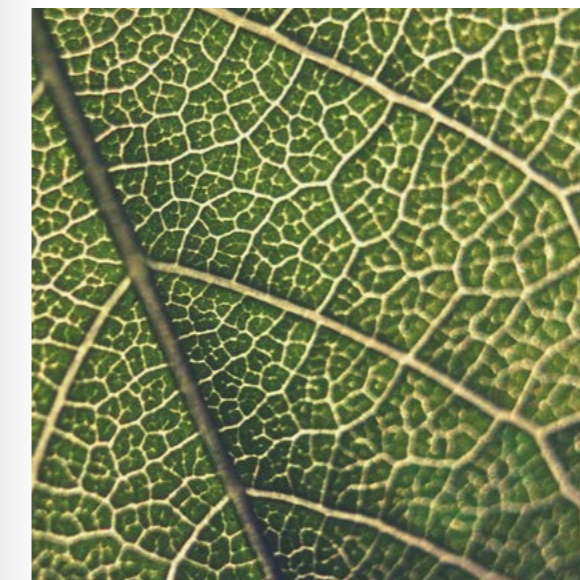


Outstanding space for all

10 Station Road is the first BREEAM 'Outstanding' development on CB1 Estate – less than the top 1% of UK new non-domestic buildings achieve this rating.

- WELL (building occupants health & well-being assessment) and NABERS (UK office energy efficiency rating system) accredited. Targeting WELL Gold standard and 4.5 star rating in NABERS.
- Energy performance above national building compliance regulations. Monitoring and fine-tuning to ensure energy efficiency through the life of the building. Building is achieving EPC A rating.
- Promoting wellbeing of building users by providing visual comfort (views out) and access to smoke-free tree and shrub planted outdoor amenity space.
- Biodiverse green (70 sq m) and brown (180 sq m) roof providing habitat for a range of invertebrate, bat, bird, and moss species and a resource for butterflies, moths and bees.
- Provision of bird and bat boxes for swifts (x3), black redstart (x1) and bats (x2) – with locations chosen to maximise likelihood of use.
- Increased lifespan of building through designing for durability and protection from degradation.

CARE / BREATHE





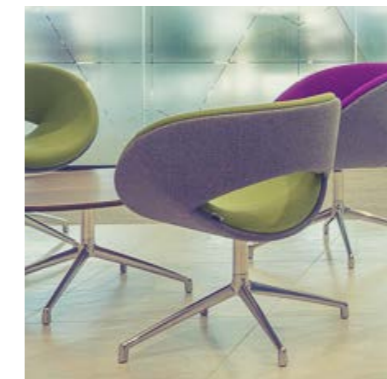
GROW / CREATE



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.



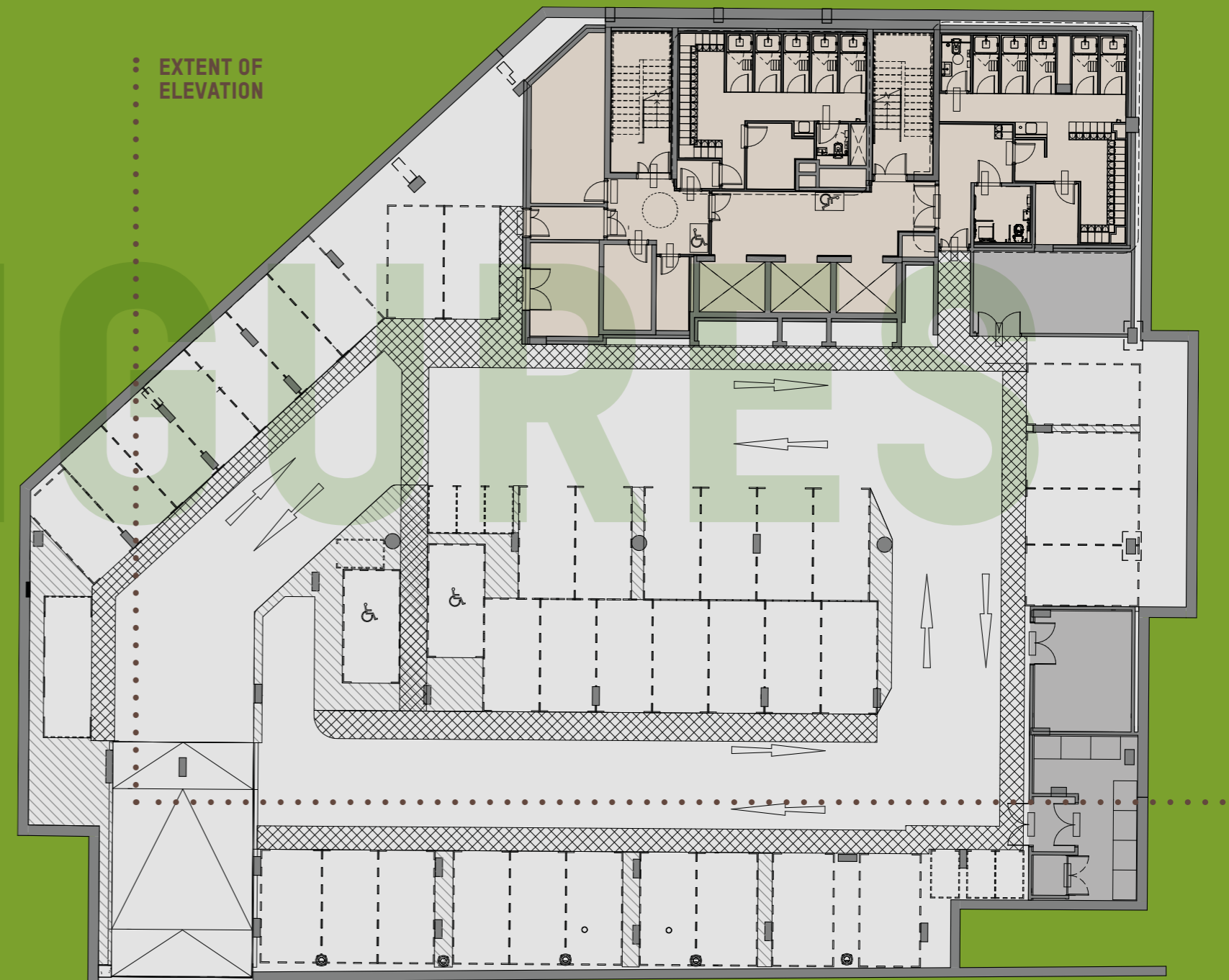
OFFICE SPACE	SQ.FT / SQ.M
FOURTH	8,386 / 779*
THIRD	10,775 / 1,001
SECOND	10,797 / 1,003
FIRST	10,450 / 971
GROUND	9,360 / 870**
TOTAL	49,768 / 4,624

*PLUS 1,993 SQ.FT / 185 SQ.M TERRACE
 **EXCLUDES 932 SQ.FT / 87 SQ.M RECEPTION

Specification to include

- BREEAM Outstanding
- Green/Brown roof
- WELL and NABERS 4.5 accredited
- VRF energy efficient air conditioning
- LED lighting
- Floor-to-ceiling height (2.72m)
- Fully accessible 150mm raised floor
- Secure basement parking for up to 39 cars
- Provision for up to 193 bicycle spaces
- 3 high speed passenger lifts
- Full building management system
- 1,993 sq.ft/185 sq.m terrace area on fourth floor
- Shower/changing facilities to include:
 - Male provisions of 5 showers, 44 lockers, 1 toilet, 1 drying room
 - Female provisions of 5 showers, 48 lockers, 1 toilet, 1 drying room
 - Accessible toilet and shower room

BASEMENT: 39 CAR PARKING SPACES, SHOWER/CHANGING/DRYING FACILITIES

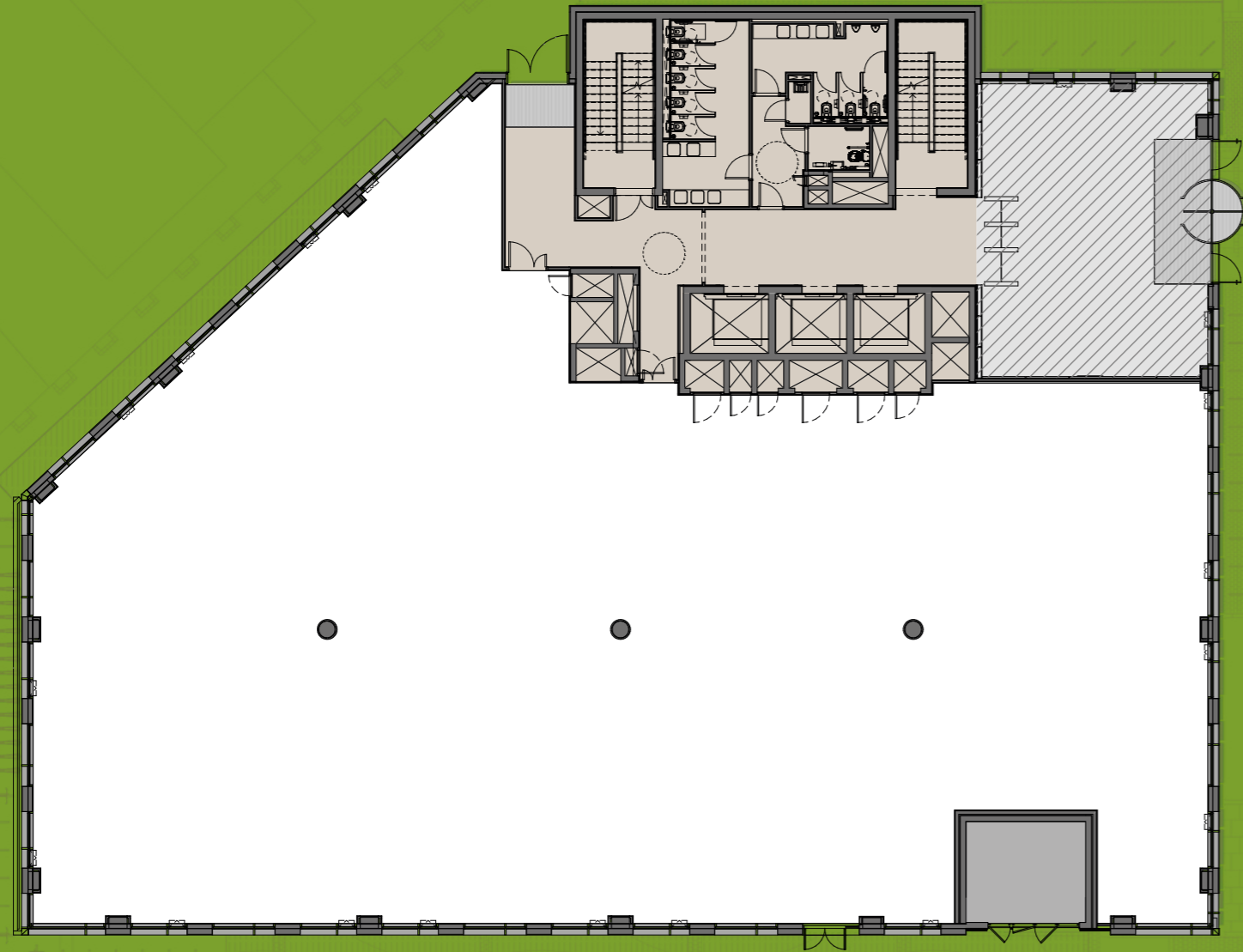


FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

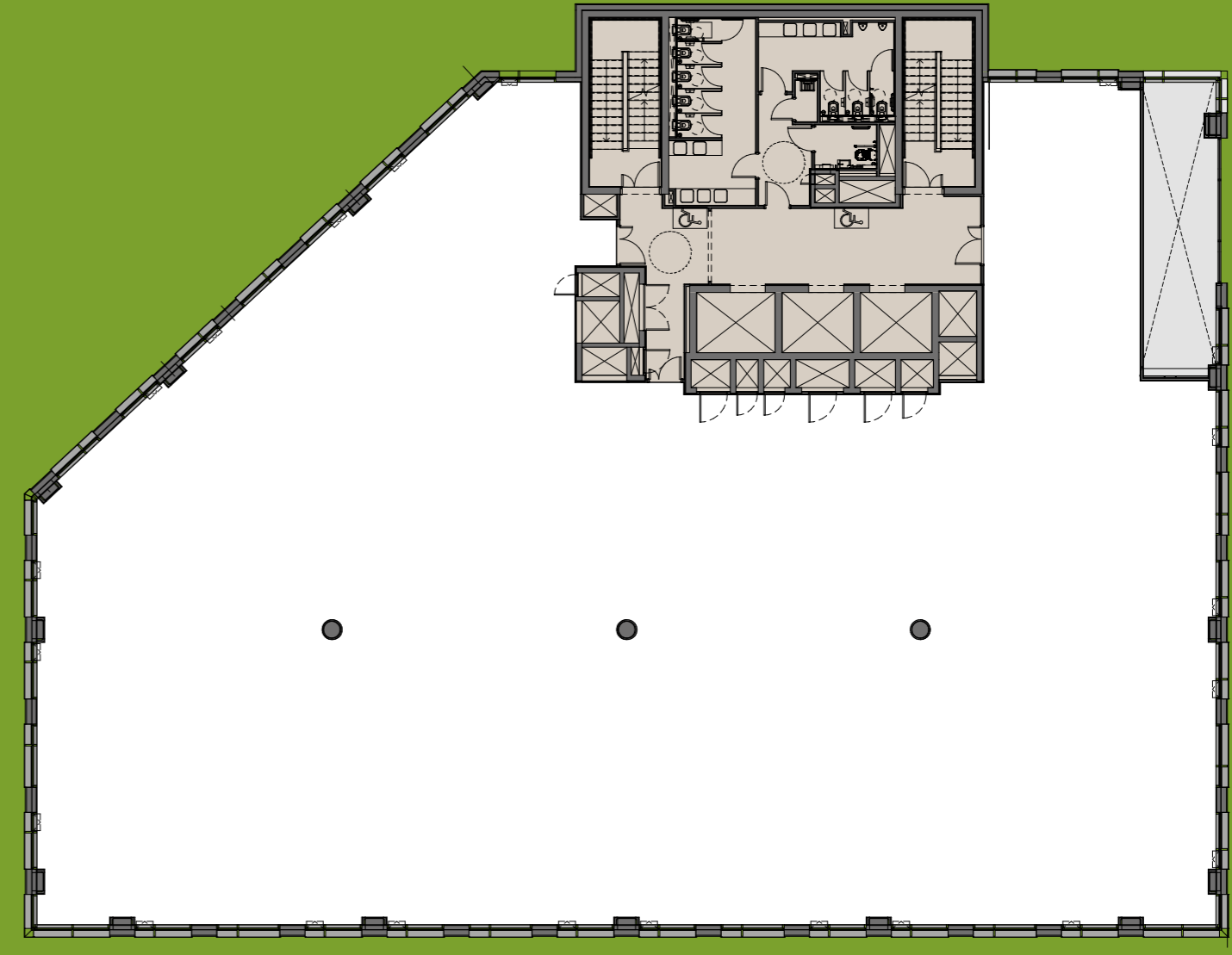


GROUND: 9,360 SQ.FT (870 sq.m)
193 CYCLE PARKING SPACES

Excludes 932 sq.ft
(87 sq.m) reception

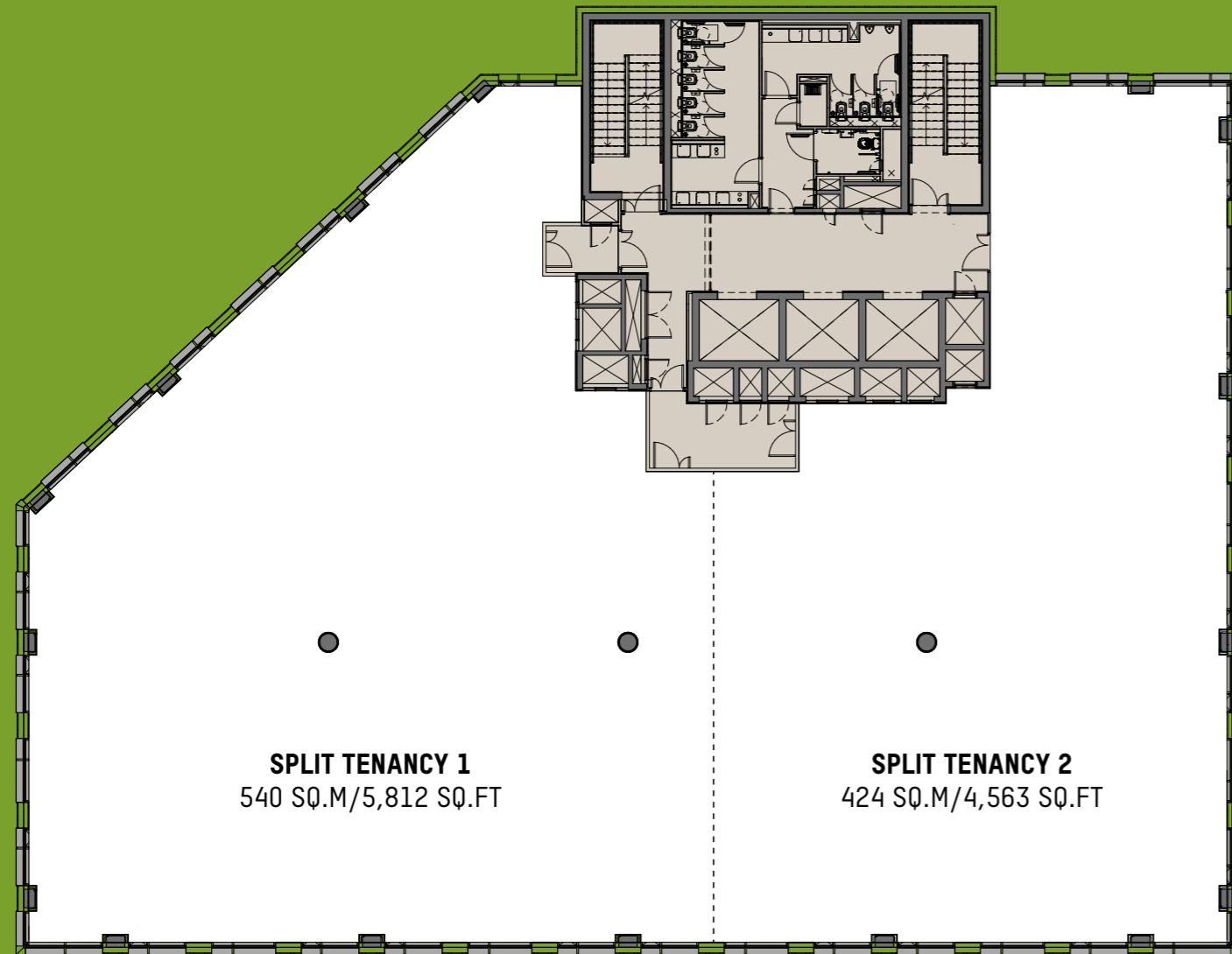


FIRST: 10,450 SQ.FT (971 sq.m)

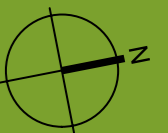
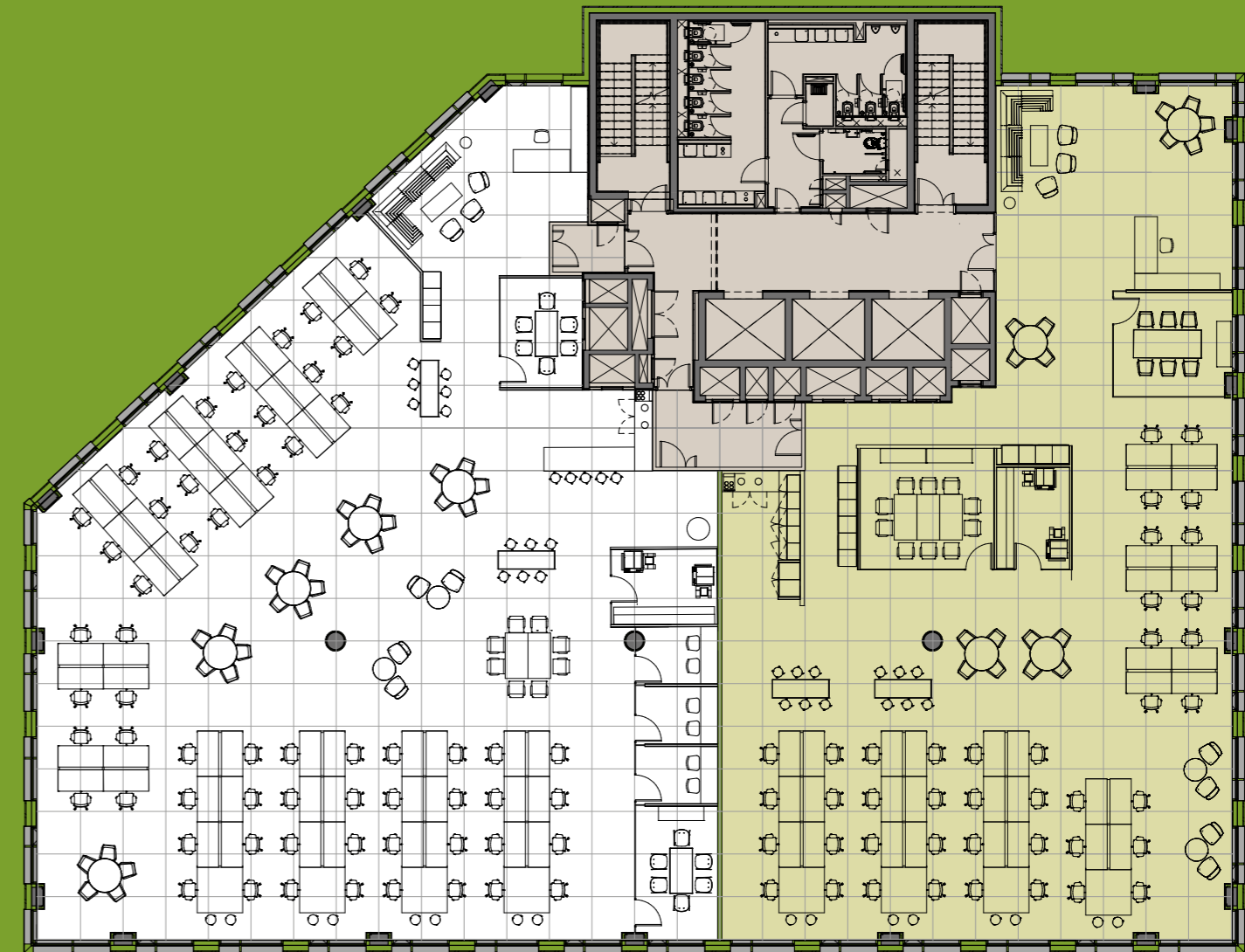


SECOND: 10,797 SQ.FT (1,003 sq.m)

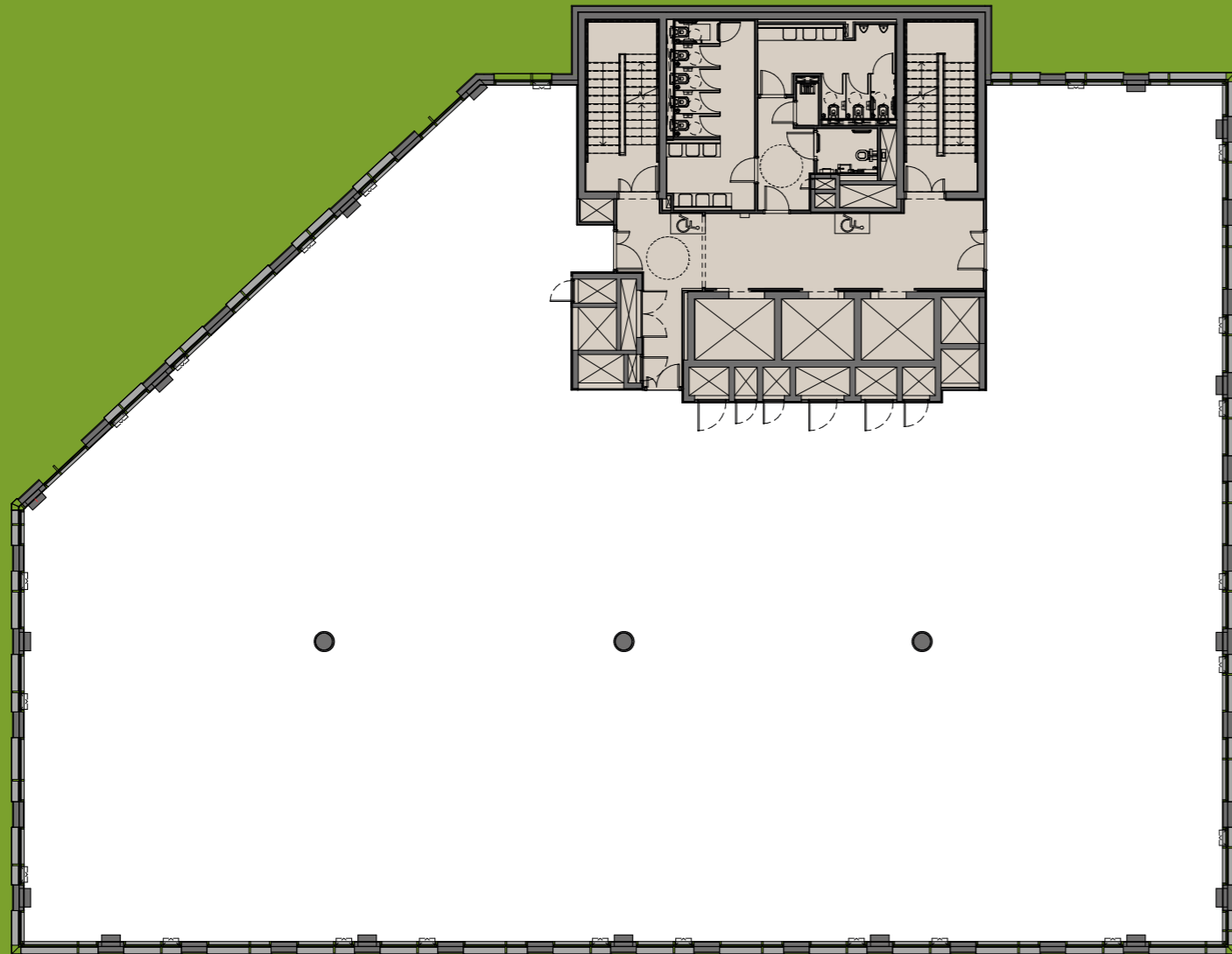
Showing typical floor split



TEST FIT: 10,797 SQ.FT (1,003 sq.m)



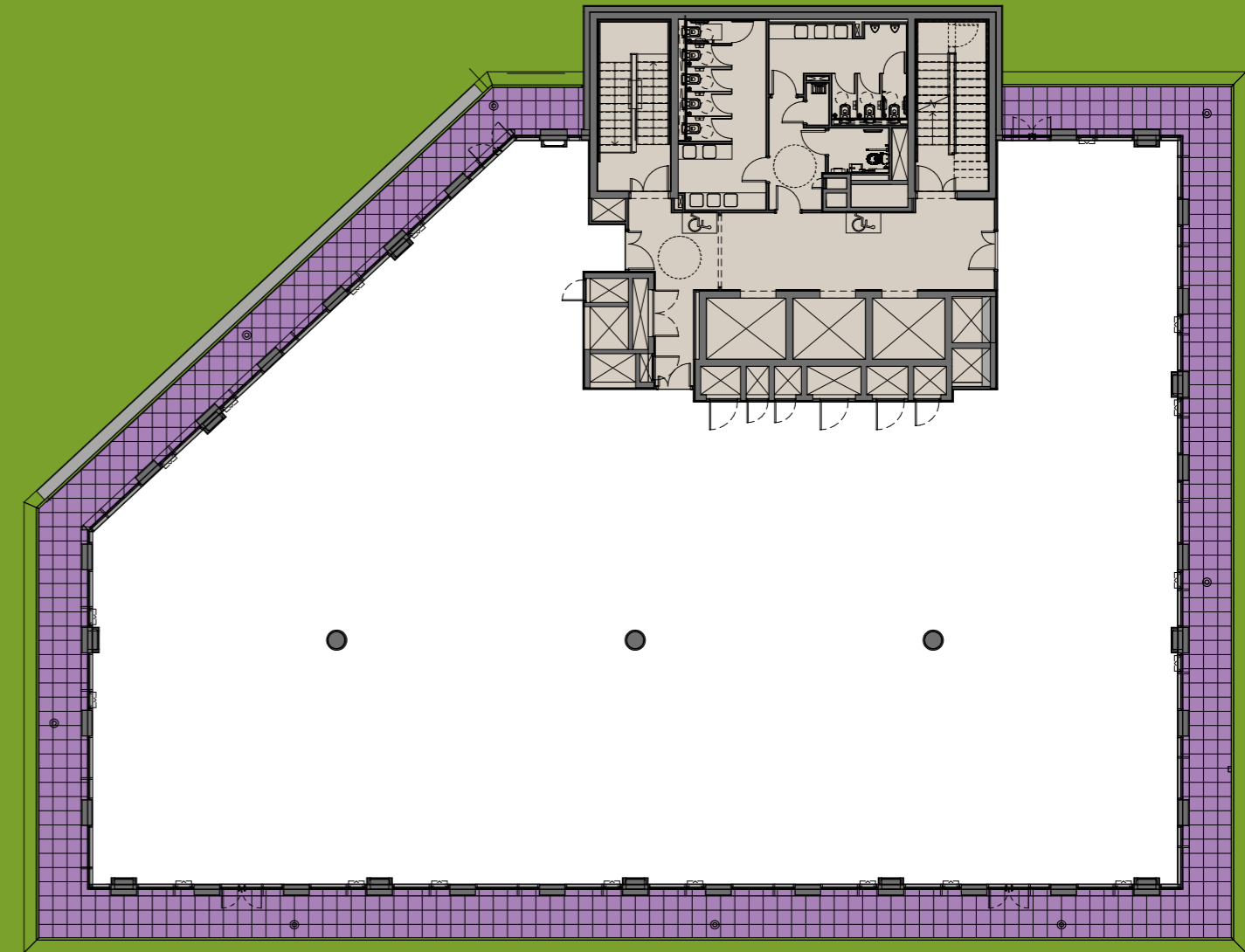
THIRD: 10,775 SQ.FT (1,001 sq.m)



FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

FOURTH: 8,386 SQ.FT (779 sq.m)

Plus terrace: 1,993 sq.ft (185 sq.m)



FLOOR PLANS NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

10 STATION ROAD



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.



A global asset manager with expertise in real estate, fixed income, equity, multi-asset and alternative investments. As property investors, we are strategically focused on where talented people want to live, work, play and learn.

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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THE BUILDING DESIGN WILL ACHIEVE BREEAM NEW CONSTRUCTION 2018 'OUTSTANDING' 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

SEE, BE. Cambridge CB1

see, be

www.cb1cambridge.co.uk

January 2025

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