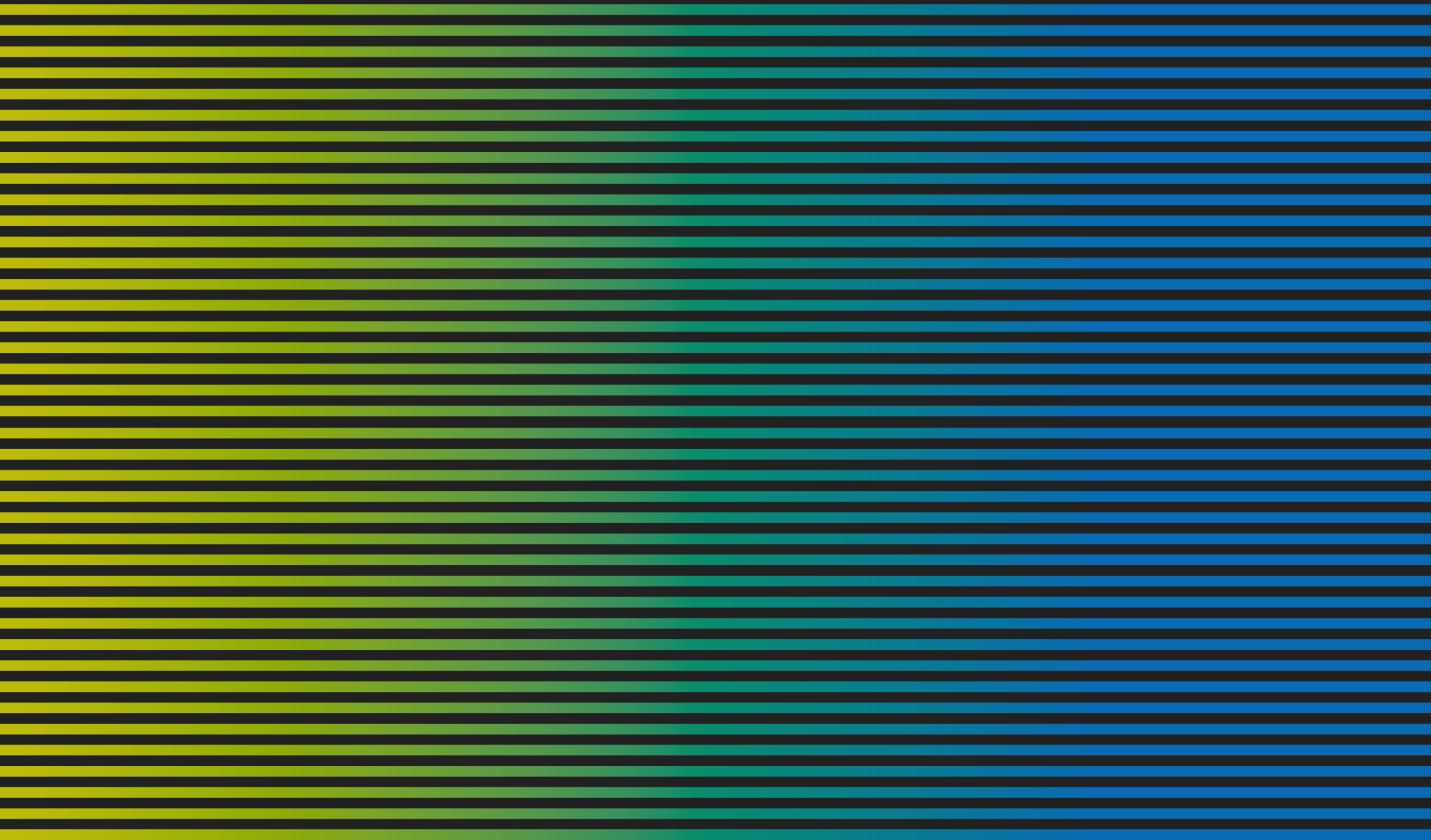


CAMBRIDGE
NORTH

ONE

CAMBRIDGE
SQUARE





ONE CAMBRIDGE SQUARE

One Cambridge Square will be at the heart of Cambridge North – a new, vibrant, mixed-use urban environment for Cambridge.

Cambridge North will transform 17 hectares (40 acres) of derelict land into a thriving and inclusive new neighbourhood of high quality homes and workspaces, hotel, shops, cafes and bars. As well as community facilities and public open spaces. All designed around low-carbon, walkable neighbourhoods with access to green spaces.

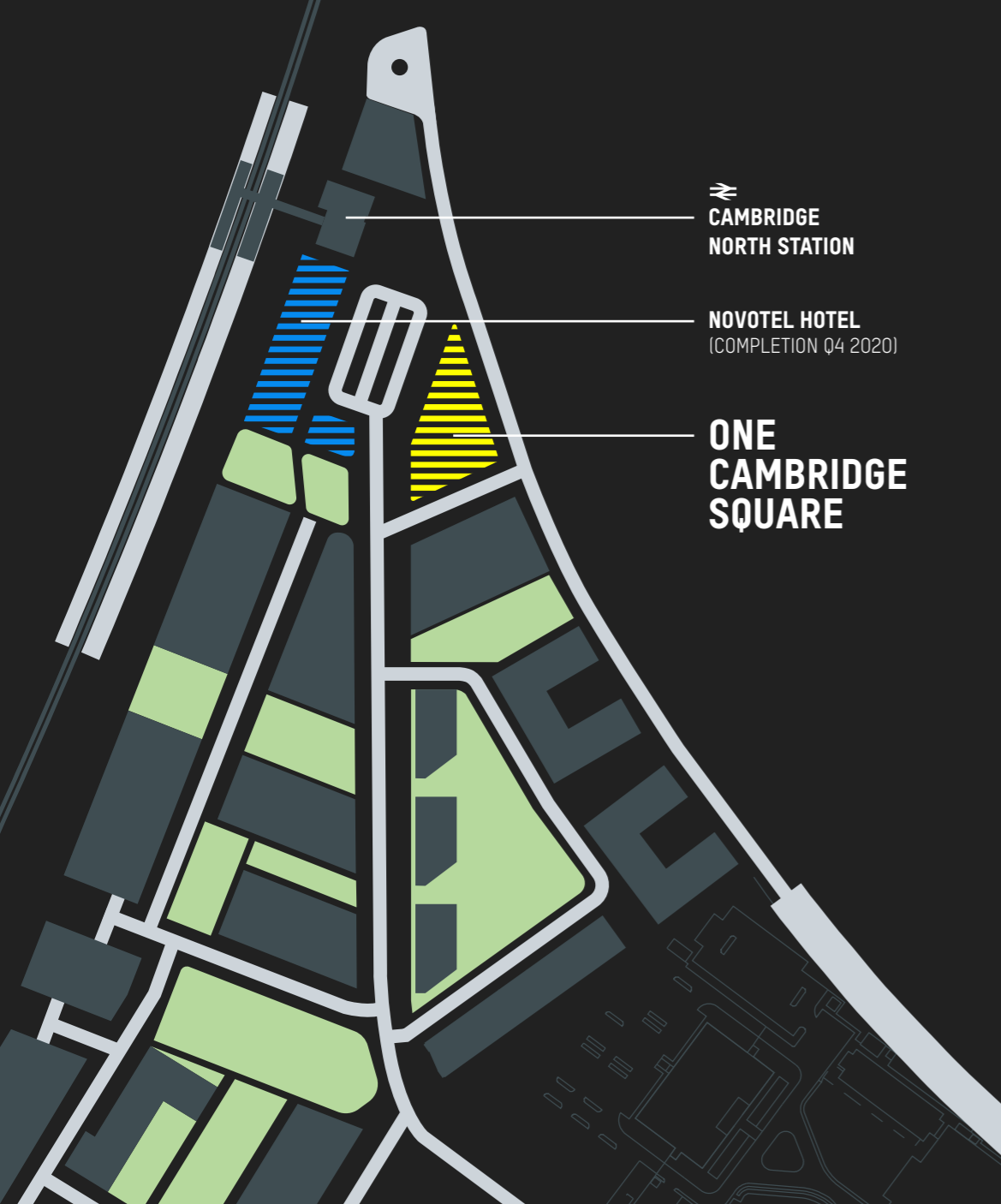
One Cambridge Square will sit opposite the new Cambridge North railway station, offering excellent transport connections to Cambridge, London and beyond.

It represents a unique opportunity for businesses to secure best-in-class, energy-efficient offices and join the renowned northern cluster of office and science parks which are home to many dynamic fast growing firms, as well as the world's best known business names including: Astra Zeneca, Citrix, Bayer, Huawei, HP, Samsung, Qualcomm, PWC, EY, HSBC and BBC.

As a place to live, work, eat and connect, Cambridge North will offer everything a modern city lifestyle can deliver and create a new urban focus for Cambridge with excellent links to road (A14), bus and rail.

CONVICTED

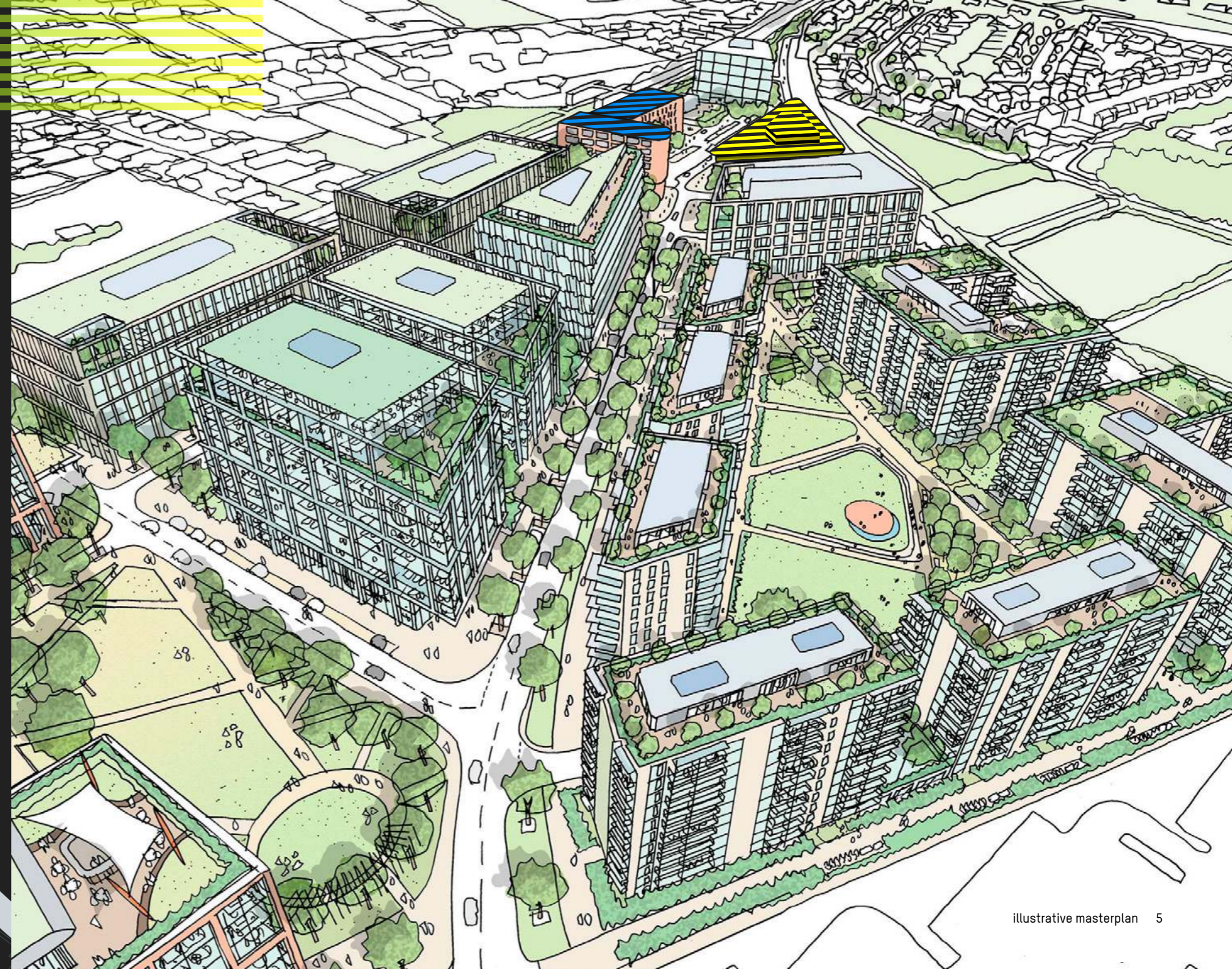
LOCATION



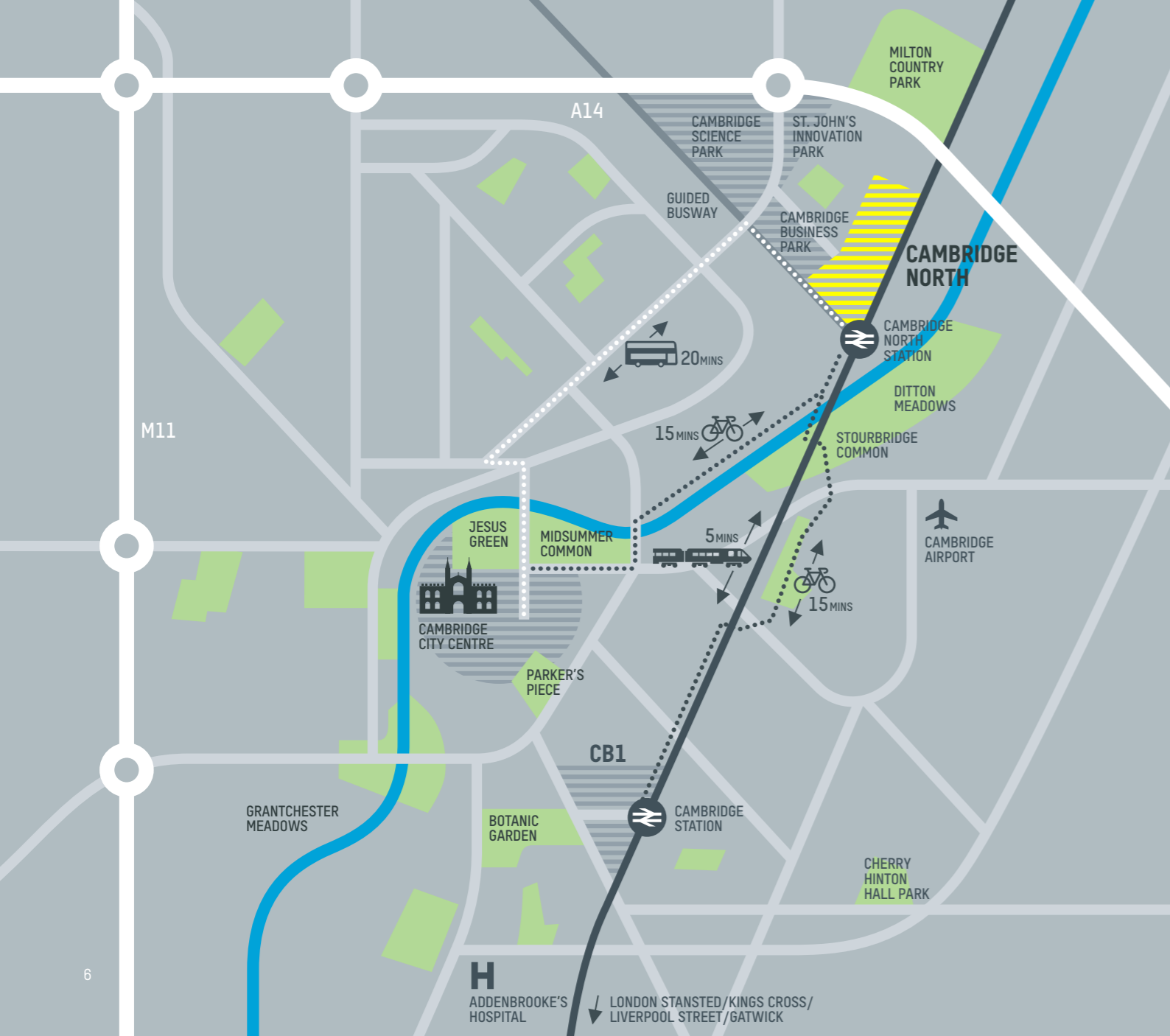
☰
CAMBRIDGE
NORTH STATION

NOVOTEL HOTEL
(COMPLETION Q4 2020)

ONE
CAMBRIDGE
SQUARE



ACCESSIBILITY



KEY TIMES FROM CAMBRIDGE NORTH

TRAIN

CAMBRIDGE STATION 4 MINS
(5 TRAINS PER HOUR)

LONDON STANSTED 40 MINS
(3 DIRECT TRAINS PER HOUR)

LONDON KING'S CROSS 56 MINS
(2 DIRECT TRAINS PER HOUR)

LONDON LIVERPOOL STREET 82 MINS
(2 DIRECT TRAINS PER HOUR)

LONDON GATWICK 119 MINS
(2 TRAINS PER HOUR VIA CAMBRIDGE STATION)

BIKE

CAMBRIDGE STATION 15 MINS
(VIA CHISHOLM TRAIL)

CAMBRIDGE CITY CENTRE 15 MINS

BUS

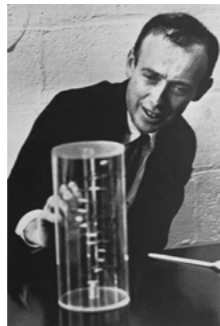
CAMBRIDGE CITY CENTRE 20 MINS



WHERE THE IDEAS BEGIN

A HUB FOR INNOVATION

Historical breakthroughs such as the discovery of DNA by Crick and Watson, and Frank Whittle's invention of the jet engine may have helped Cambridge achieve worldwide recognition. But progress and innovation in the city continues to gain momentum, attracting gifted people and successful businesses from across the globe.



News from Cambridge reveals an abundance of scientific discoveries and business breakthroughs. Every day, Cambridge companies unveil extraordinary stories, including the progress of self-driving cars, the development of wearable electronics and the use of virtual reality and robots in medicine. Cambridge continues to lead innovation that's truly changing the world.



BRIGHTEST



BEST IN CLASS OFFICES

CONTEMPORARY OFFICE SPACE

Those who occupy this 94,000 sq ft building will benefit from contemporary office space, carefully designed to enable flexible working and fit out into collaborative zones. The ground floor will provide retail outlets for workers, residents and the travelling public. Open areas to meet and relax, including Cambridge Square and landscaped green spaces beyond, will be within immediate reach of the building.



A SUSTAINABLE APPROACH

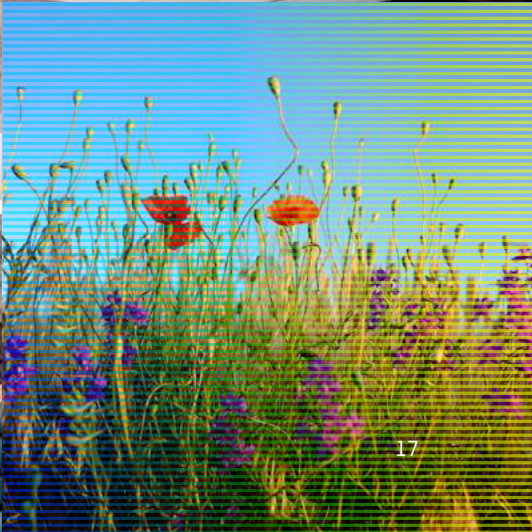
SUPPORTING A LOWER CARBON FUTURE

We aim to help Cambridge prepare for a more sustainable future. Cambridge North's proximity to excellent public transport options, including the railway station and guided busway, and pedestrian and cycles routes will make Cambridge North an exemplar of sustainable development in the Greater Cambridge area.



All buildings on the site will support a low carbon future by locking energy efficiency into the design of building form and envelope to minimise energy demand, utilising the most efficient building services systems, making the most of on-site renewable energy, and investigating validated offset schemes.



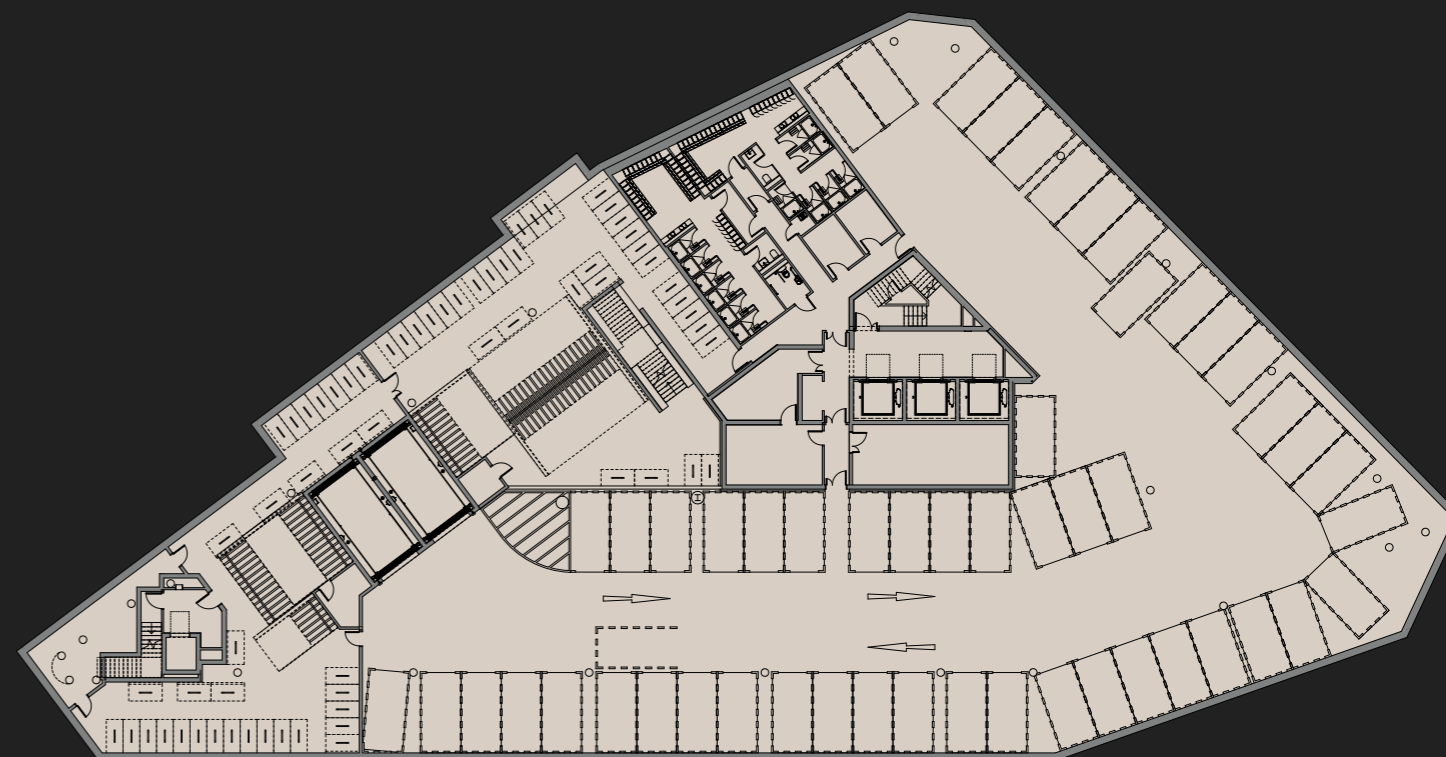


BASEMENT PARKING FOR 53 CARS & 296 CYCLES

LEVEL	SQM	SQFT
SIXTH	1,270	12,836
FIFTH	1,453	15,643
FOURTH	1,453	15,643
THIRD	1,453	15,643
SECOND	1,453	15,643
FIRST	1,347	14,500
GROUND	352	3,793
BASEMENT	CAR & CYCLE PARKING	
TOTAL	8,781	93,701

SPECIFICATION TO INCLUDE

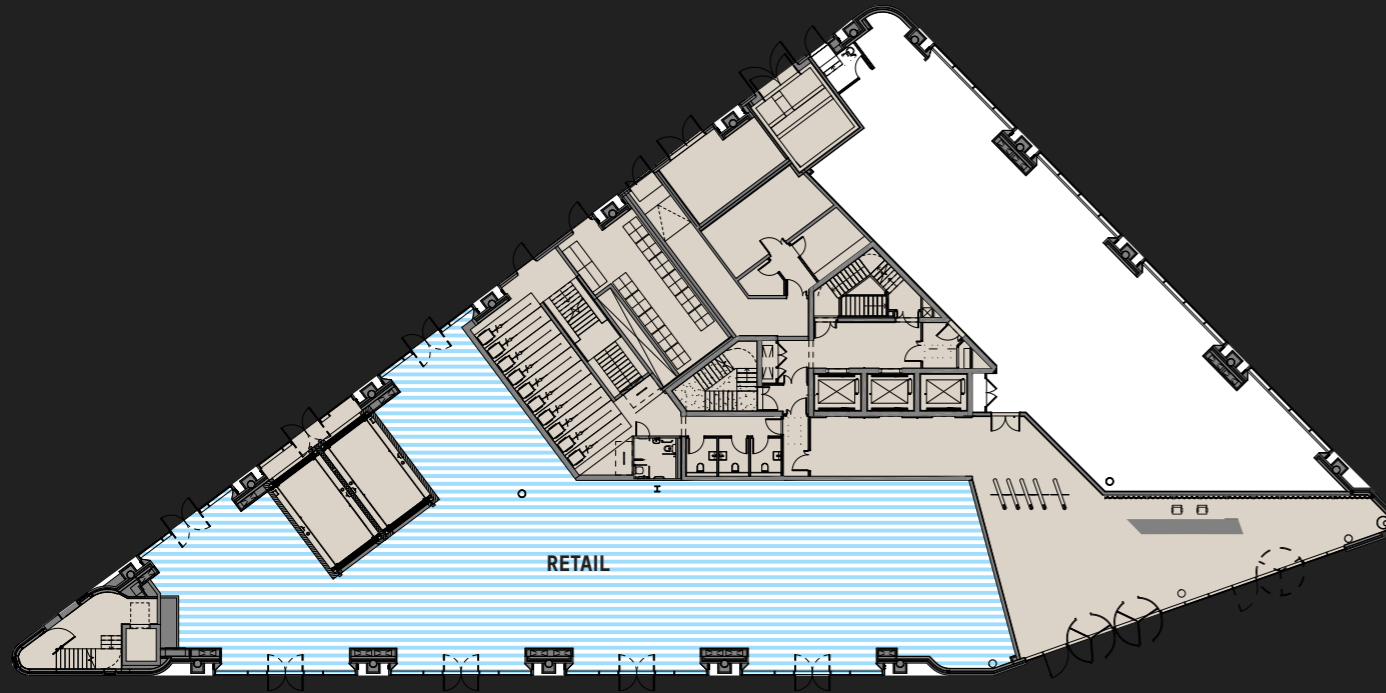
- BREEAM EXCELLENT
- VRF AIR CONDITIONING
- LED LIGHTING
- FLOOR TO CEILING HEIGHT (2.75M)
- FULLY ACCESSIBLE 150MM RAISED FLOOR
- 53 BASEMENT CAR PARKING SPACES (19 WITH EV CHARGING)
- 364 CYCLE SPACES OVERALL
- SHOWER/CHANGING FACILITIES
- FULL BUILDING MANAGEMENT SYSTEM
- TARGET EPC RATING: B



GROUND

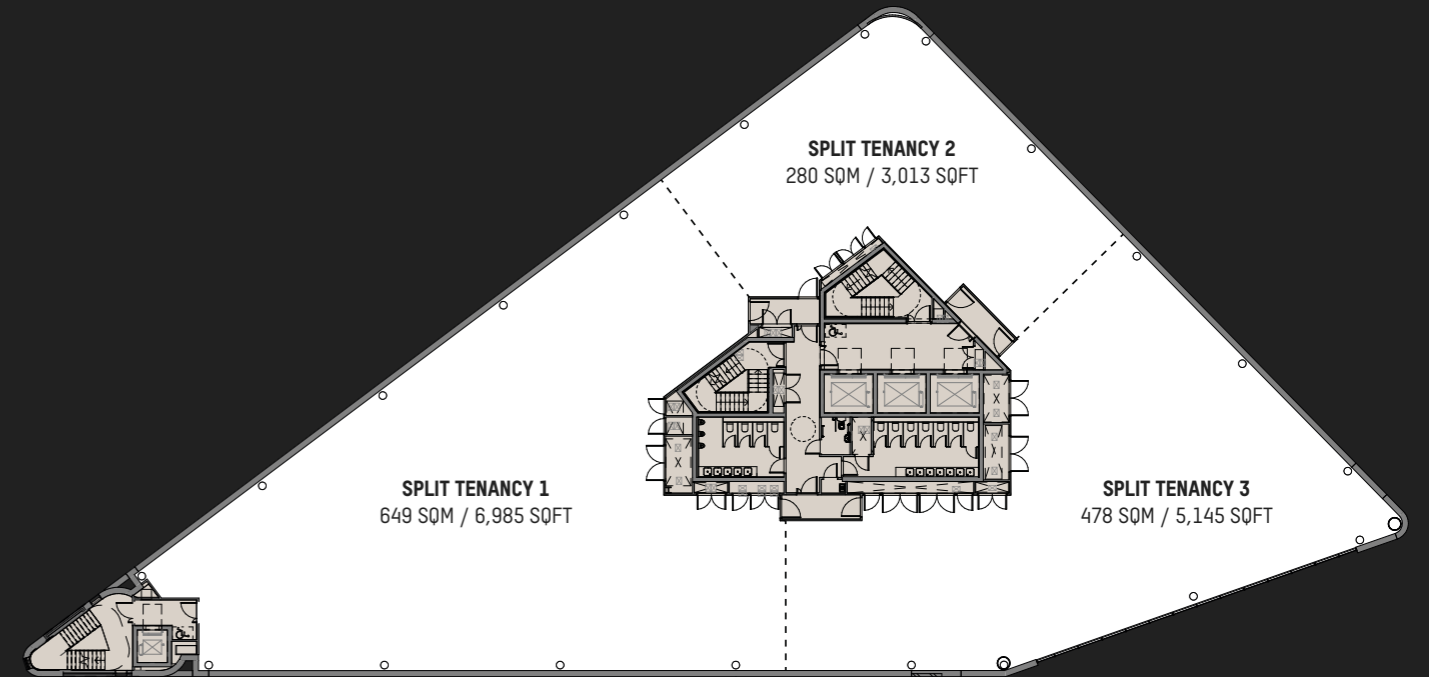
352 SQM / 3,793 SQFT

(PROVISION FOR 68 CYCLE PARKING SPACES)



TYPICAL

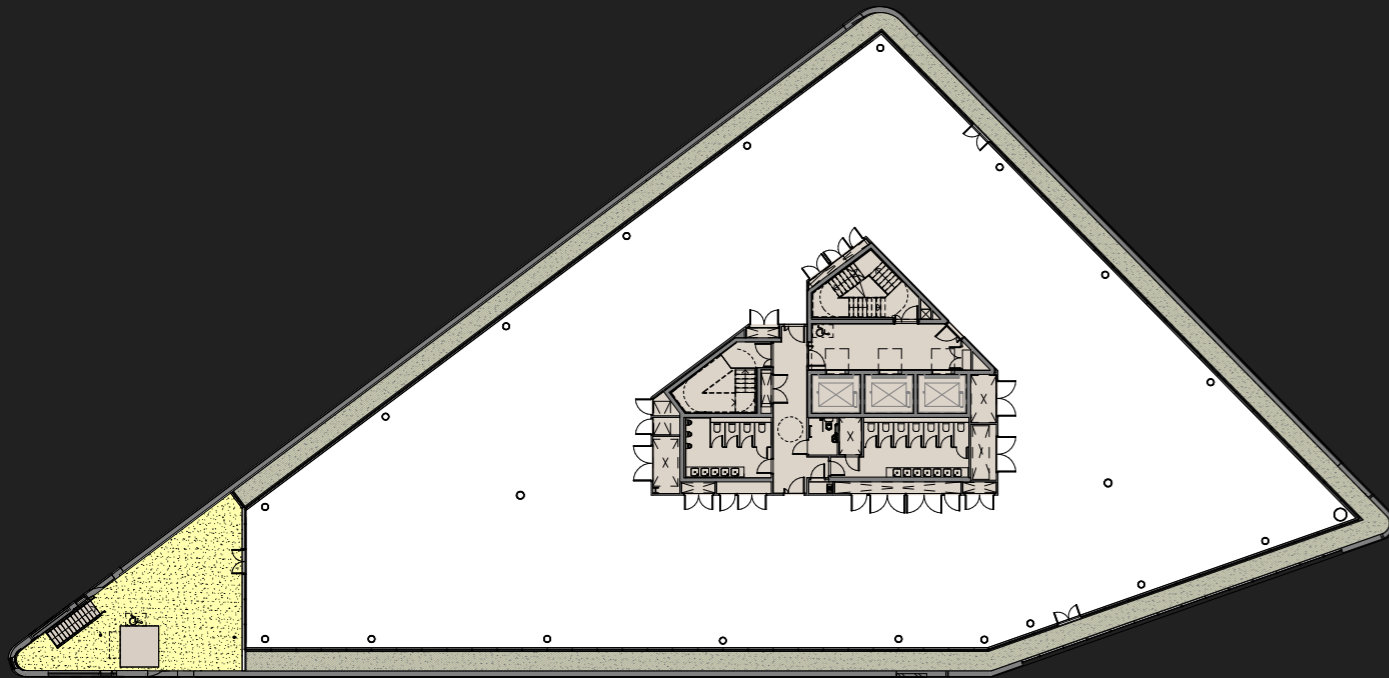
1,453 SQM / 15,643 SQFT



SIXTH

1,270 SQM / 12,836 SQFT

(PLUS 832 SQ FT ROOFTOP TERRACE)



PERKINS + WILLY

An interdisciplinary, research-based architecture and design firm founded on the belief that design has the power to transform lives and enhance communities. We are highly ranked among top global design firms and are recognized as one of the industry's preeminent sustainable design firms due to our innovative research, design tools, and expertise.

Schroders

Schroders is a world-class asset manager, operating from 35 locations globally. Schroders has been investing in property since 1971 and is one of Europe's largest managers of real estate. We believe that by understanding and managing ESG considerations we can contribute to our tenants' business performance and create tangible benefits to communities.

IBB 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.

For more information please contact:



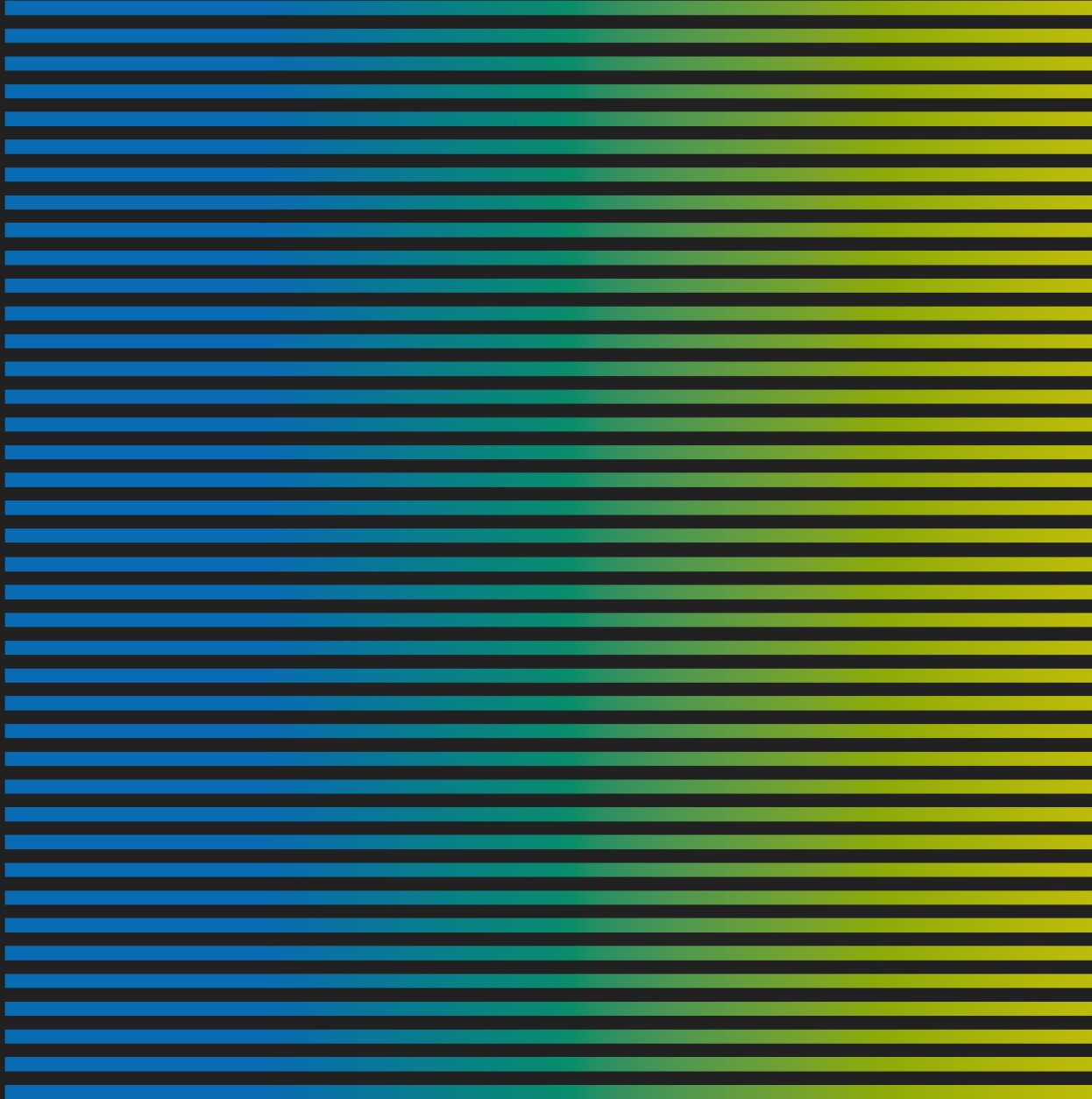
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||| BROOKGATE

December 2020

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