

see, be

# ONE

THE SQUARE

||| BROOKGATE

CB1

# CONTENTS

- 1 Introduction
- 4 Transport hub
- 6 Masterplan
- 10 High-spec architecture
- 14 Floor plans
- 18 A hub for high tech business



One The Square is in the heart of CB1, the significant mixed-use project that is transforming the established business quarter of the city around Cambridge Railway Station.

With its unique blend of history, culture and academia, together with its reputation for high-technology innovation and excellent transport links, Cambridge has long been a genuine world-class location for business. One The Square is an opportunity to secure best-in-class, energy efficient offices at its heart.

The transformation includes a new transport interchange and concourse at Station Square, a multi storey cycle park, guided bus stops and direct access to the city's Park and Ride facilities.

As a place to live, work, eat and shop CB1 will offer all that a modern city lifestyle can deliver, with One The Square at its centre offering 129,000 sq ft of 'grade A' offices.

See the new city quarter. Be part of it.

SEE, BE. CAMBRIDGE

*The new Station Square*

A new public space flanked by One The Square and the Ibis hotel and cycle park.

ONE THE SQUARE



# TRANSPORT HUB



**One The Square is within easy reach of local, national and global destinations.**

Situated directly in front of the main line station, an all new transport interchange will include bays for station users, drop-off and pick-up for taxis, new cycleways, and the route for the new Cambridgeshire Guided Busway – ensuring efficient and environmentally sound links to other parts of the city including the park and ride system. Cambridge Station itself provides fast train services to King’s Cross, Liverpool Street, Stansted airport and the region.

#### **Train**

A fast train to London King’s Cross takes 50 minutes, with four trains per hour. Trains to London Liverpool Street take 1 hour 10 minutes.

#### **Plane**

London Stansted, one of Europe’s busiest flight hubs is only 30 minutes away.

#### **Buses**

The new Cambridgeshire Guided Bus has four separate routes offering quick and easy transfer to the Science Park,

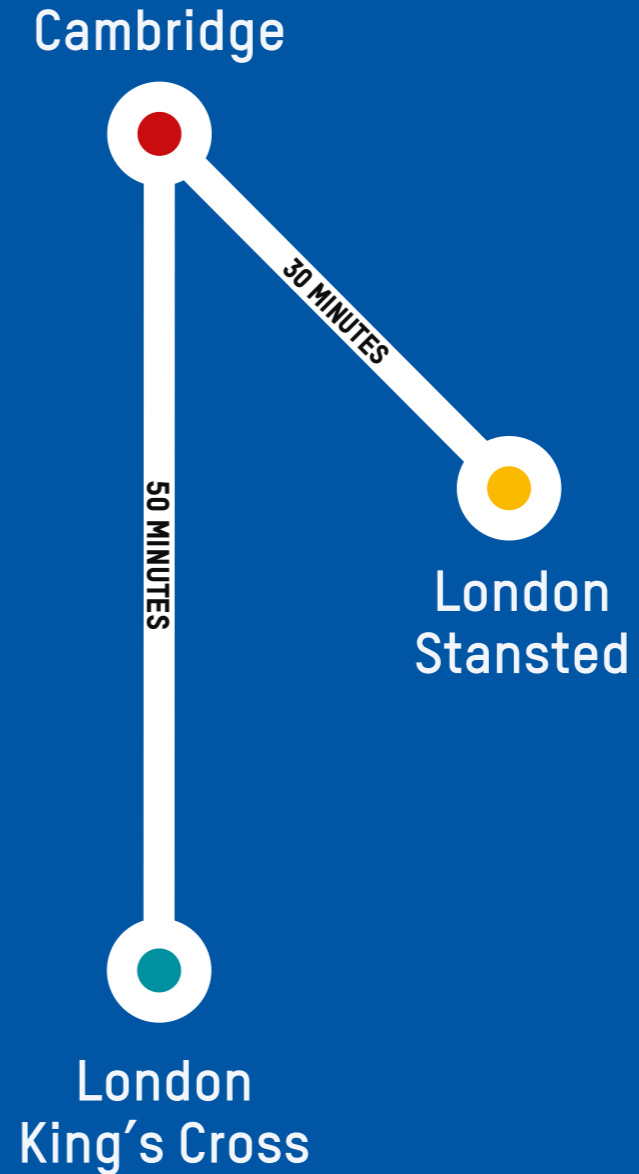
Addenbrooke’s hospital and many other parts of the city. A large number of conventional buses serve all parts of the city and the region.

#### **Bicycle**

Cycling, traditionally the Cambridge transport of choice, now has proper provision with a 3,000 space cycle park, the largest in the UK.

#### **Car**

Easy access to the A14 and M11 provides fast links to London and the rest of the UK.



#### **Travel times via rail**

- London King’s Cross  
50 minutes
- London Liverpool Street  
1 hour 10 minutes
- London Stansted Airport  
30 minutes
- London Heathrow Airport  
1 hour 55 minutes

#### **Distance via road**

- M11 (Junction 11)  
3 miles
- Stansted Airport  
28 miles
- M25/M11 (J27)  
39 miles
- Central London  
62 miles

# MASTERPLAN

“At the heart of our urban strategy lies the concept that cities are for the meeting of friends and strangers in civilised public spaces surrounded by beautiful buildings”

Lord Rogers, Rogers Stirk Harbour + Partners

## A new gateway for Cambridge

The Rogers, Stirk Harbour + Partners (RSHP) masterplan for the Station Road area in Cambridge covers a 26-acre site – centred around the Victorian station and historic Foster’s Mill. The area had long been due for regeneration and the station itself, already the busiest in the East of England, has struggled to cope with nearly ten million passengers per year that pass through its ticket hall.

The new mixed use development provides a new transport interchange with a remodelled Station Square at its heart, and provides Cambridge with the world-class gateway that it deserves.

The RSHP scheme, which was conceived as a new city quarter for Cambridge, includes more than 53,000 sq m of office floor space, 331 residential units, accommodation for over 1,000 Anglia

Ruskin University students, 5,255 sq m of retail space, a hotel and art workshop.

A major consideration, and in common with the rest of the city of Cambridge, has been the creation of green spaces, public piazzas and ‘pocket parks’. Designed by landscape architects Robert Myers Associates to promote connectivity throughout the scheme and to provide a variety of different spaces for residents, visitors and workers to enjoy.

The approval of the masterplan followed a two-year period of detailed public consultation.

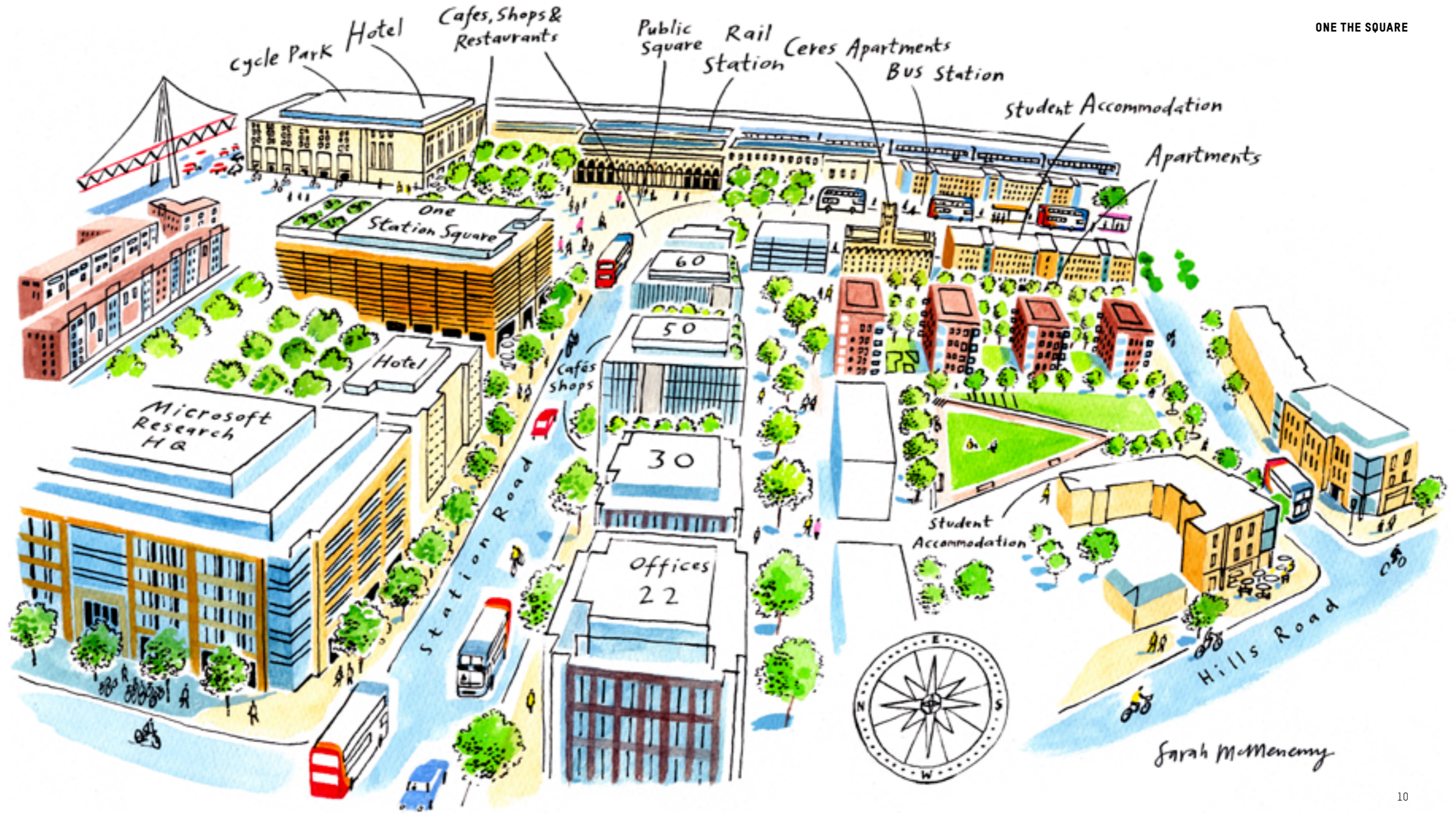
**The mixed use CB1 development**  
Offices, hotels, residential, as well as restaurants, cafés, bars and shops.



- Office buildings
- Hotels
- Residential
- Student accommodation
- ▨ Retail and eateries



# CB1



We asked illustrator Sarah McMenemy to put her artistic licence to good effect and draw the CB1 city quarter as she sees it.

Although the more sharp-eyed observer might raise an eyebrow at the few liberties that have been taken with perspective (in order to keep the drawing on the page!) we have found the illustration to be a great help in explaining how the buildings relate to the plan.

# HIGH-SPEC ARCHITECTURE IN AN HISTORIC LOCATION

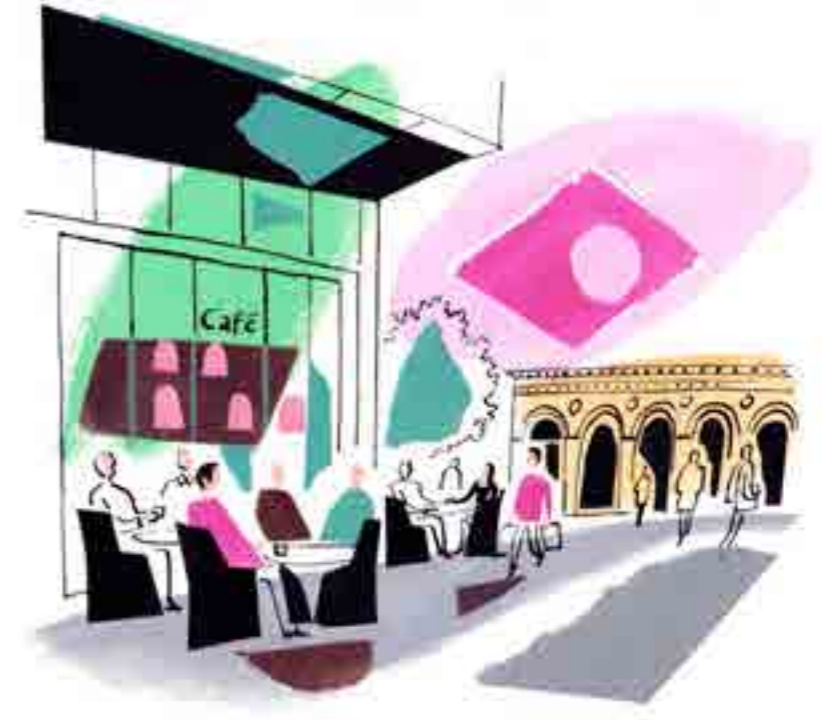


**One The Square will serve as a new landmark for the city.**

Affording an impressive focal point and 'welcome' to people arriving at Cambridge train station. One The Square is designed as a modern interpretation of the classic design principle, intended to compliment the neighbouring railway station and the new Station Square.

**Specification to include the following:**

- 4 pipe fan coil air conditioning
- L67 lighting
- 4 high-speed passenger lifts
- Fully accessible 150mm raised floor
- Suspended ceilings
- Double height building reception
- Shower and changing facilities
- 568 cycle spaces
- 93 car parking spaces
- BREEAM - 'Excellent'
- Water conservation measures



**Eat, shop**

Cafés and shops at ground level will introduce vitality and provide much needed services for the local area.

**Sympathetic design approach**

One The Square will compliment the design of the listed station building opposite.

A view of One The Square and the station, as seen from Station Road  
A vibrant and bustling modern environment.

ONE THE SQUARE





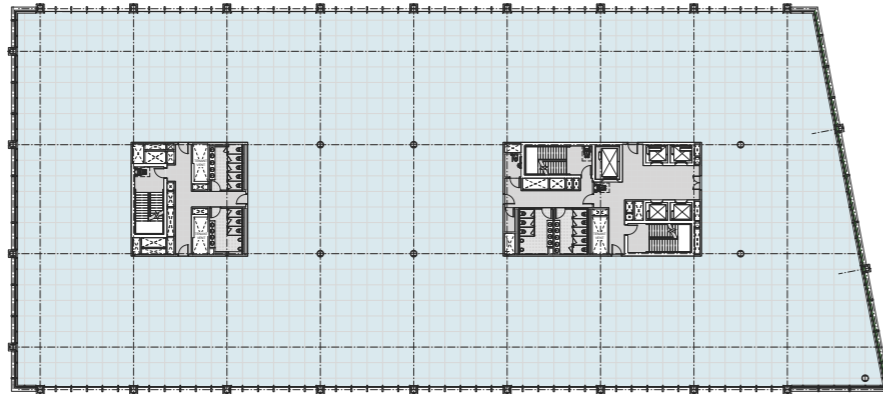
# FLOOR PLANS

**One The Square.**  
The landmark address for the city.

Providing open plan floorplates, efficient and sustainable accommodation split over six floors. With generous reception zones, fast lifts and roof terrace. The basement level has car parking and a mixture of double 'stacker' and single 'Sheffield type' bike stands.

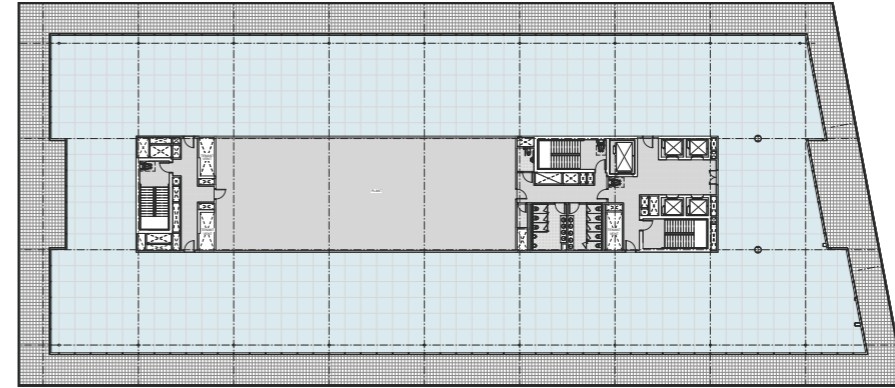


SECOND, THIRD AND FOURTH FLOOR

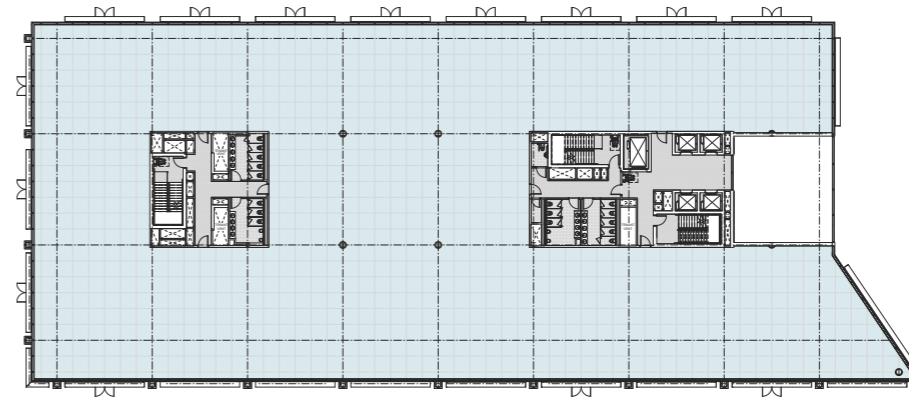


**Modern open plan floorplates**  
Inspiring creativity and collaboration through the use of flexible space.

FIFTH FLOOR (ROOF TERRACE)



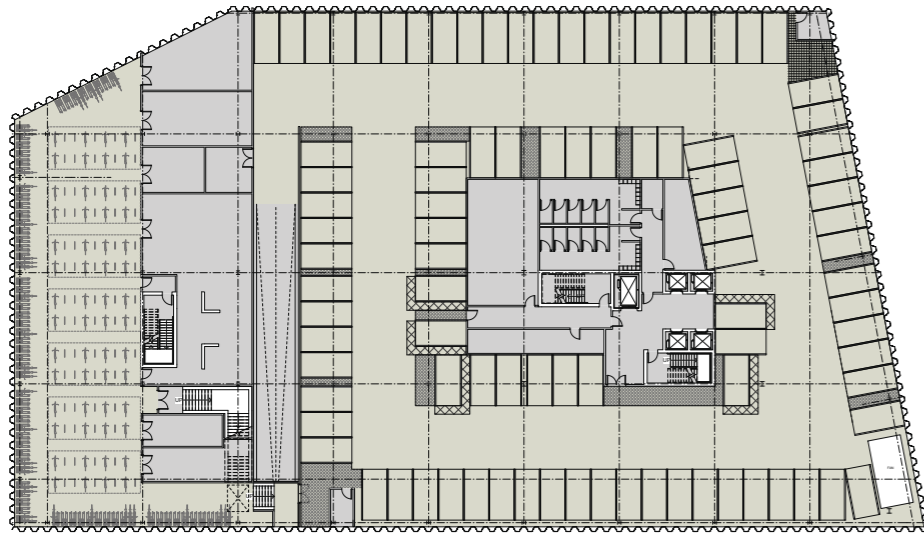
FIRST FLOOR



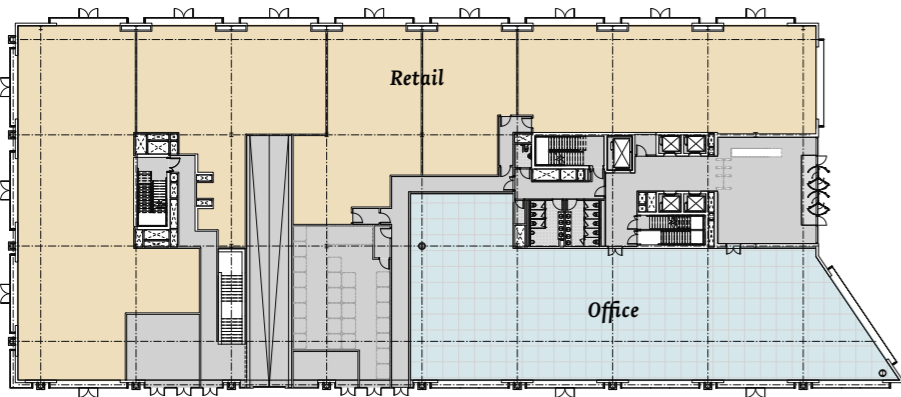
**One The Square office space**

Floor	NIA: sq m	sq ft
Fifth Floor	1,591	17,125
Fourth Floor	2,564	27,598
Third Floor	2,564	27,598
Second Floor	2,564	27,598
First Floor	2,133	22,959
Ground Floor	599	6,448
<b>Total</b>	<b>12,015</b>	<b>129,327</b>

BASEMENT LEVEL



GROUND FLOOR



Right, clockwise

**The new Station Square**  
A cosmopolitan mix of shops and cafés.

**High quality, modern interiors**  
From open plan office areas to informal collaborative spaces; opportunity for stylish interiors throughout.

**The facade of One The Square**  
Looking across from the station through the tree promenade.



# A HUB FOR HIGH TECH BUSINESSES

With an intelligent workforce and the highest number of patents filed per head of population, Cambridge is arguably the UK's most innovative city and a perfect location for high-tech business.

While excellent regional, national and international transport links makes it the place to be.



Highest graduate employment rate in the UK (ORR 2014)



**1 in 3 people cycle to work**  
Cambridge has the highest level of cycling in the country.  
(CAMBRIDGE CITY COUNCIL)

**Higher than UK average earnings**  
People working full time in Cambridge have higher average weekly earnings than the national average.



**CAMBRIDGE**



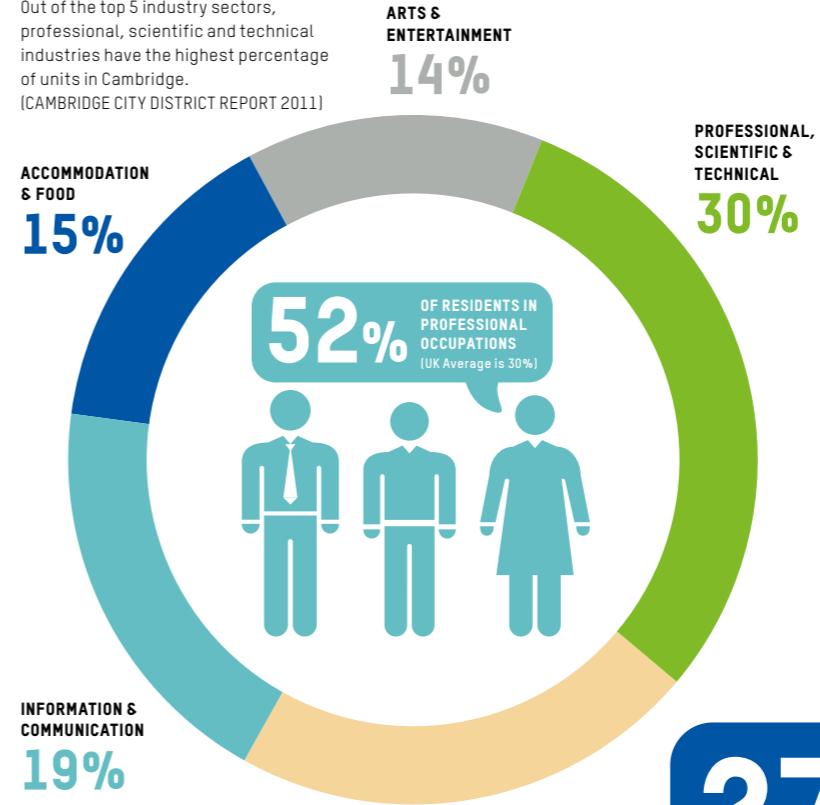
**GLOUCESTER**



**ALDERSHOT**

**Cambridge is the UK's most innovative city**  
More patents per head than next 5 most innovative cities combined.  
(CITIES OUTLOOK 2015)

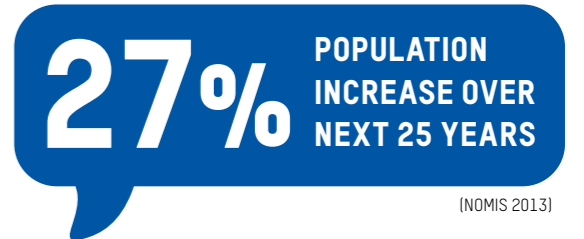
**Professional sector leads the way**  
Out of the top 5 industry sectors, professional, scientific and technical industries have the highest percentage of units in Cambridge.  
(CAMBRIDGE CITY DISTRICT REPORT 2011)



**Cambridge residents with a degree level qualification**  
Residents in Cambridge are the highest qualified in the country, with 46% of residents gaining a degree qualification.  
(CAMBRIDGESHIRE.GOV.UK)



**Cambridge has excellent transport links**  
One The Square is within 50 metres of the railway station providing fast rail links to London King's Cross, Stansted and the region. The building will front the new Station Square.



(NOMIS 2013)

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