

Floor plan

B2

4th Floor

Office N/A

9,825 sq ft
(913 sq m)

Terrace

707 sq ft
(66 sq m)

Total Area

10,532 sq ft
(978 sq m)



Floor plan

B2

3rd Floor

Office N/A
10,493 sq ft
(975 sq m)

Terrace
1,220 sq ft
(113 sq m)

Total Area
11,713 sq ft
(1,088 sq m)



Floor plan

B2

Ground Floor

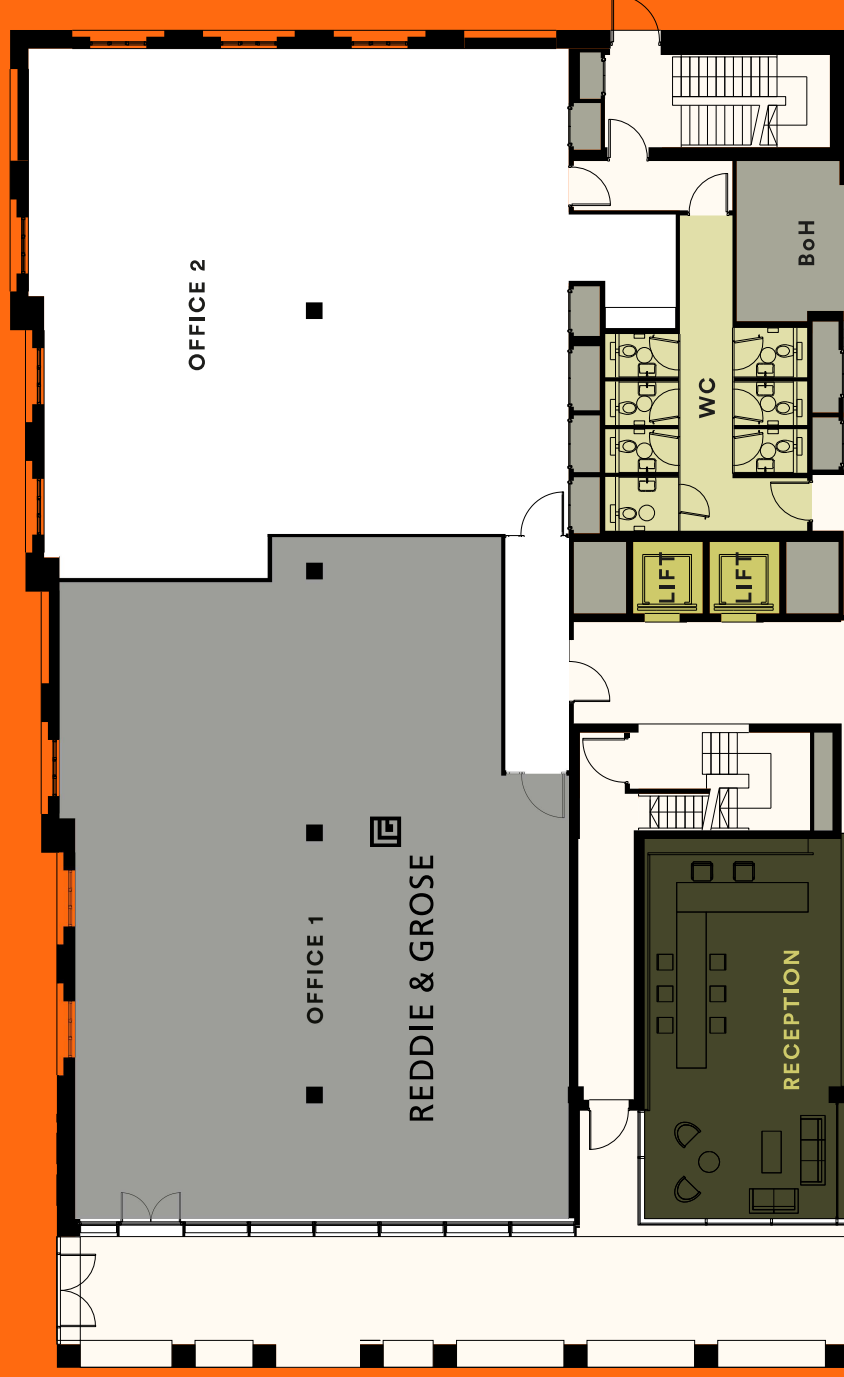
Office 1 N/A
2,939 sq ft
(273 sq m)

Office 2 N/A
2,448 sq ft
(227 sq m)

Office 3 N/A
4,490 sq ft
(417 sq m)

Reception
918 sq ft
(85 sq m)

Total Area
10,795 sq ft
(1,003 sq m)



Floor plan

B2

Basement

Car and cycle parking, showers, changing facilities and lockers



Brooklands Ave

B1

Courtyard



Summary specifications

- Highly sustainable, fossil-fuel free building utilising air source heat pumps for heating and cooling with low embodied carbon
- Highly efficient low energy building
- Distinct and high-quality courtyard including water features, shelter, seating and low level lighting
- Extensive landscaping throughout the site, 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
- BREEAM ‘Excellent’ rating
- EPC Rating A+
- WiredScore Platinum
- Electricity consumption minimised with roof mounted solar photovoltaic array
- Minimised artificial light with high levels of natural light and daylight responsive LED lighting

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

Development Manager



We develop and invest in the built environment throughout the Home Counties, London, East Anglia and the South East.

We are passionate about creating inspiring places where people want to live and work. Our approach puts communities at the heart of everything we do.

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