



**A contemporary  
business campus  
in the heart of  
Cambridge.**

# **Brooklands**

## Contents

- 4 Sustainability minded design
- 8 Scheme highlights
- 12 A campus with a vibrant community feel
- 14 The Cambridge phenomenon
- 16 In the heart of Cambridge
- 18 For new ways of working
- 22 Schedule of areas
- 26 Floor plans
- 34 Specifications
- 36 The team

# Welcome to Brooklands. A contemporary 67,000 sq ft business campus in the heart of Cambridge.

Brooklands is a rare new commercial development in the city's historic centre, and a place where innovation can thrive. It is purpose designed for businesses seeking to access the city's networks of global talent, somewhere brilliant minds can grow and excel together, in a tranquil and secure setting optimised for collaboration.

Minutes from Cambridge's colleges and institutes, world famous hospital and central railway station via cycle paths that wind through parks and open spaces, this is a landscape that inspires creative thinking. Today, a cluster of leading knowledge intensive businesses and start-ups has grown up around the University, and, with it, an international community of highly skilled graduates.

Brooklands campus is designed for new ways of working, prioritising sustainability and wellness. The buildings surround an enclosed courtyard planted with native trees, and offer a fully controlled environment, a part of the city that surrounds it, yet completely secure.

This is a place with purpose, where individuals can realise their full potential at the heart of an extraordinary community. A place where businesses can grow.

**Grow into the future.  
Grow into Cambridge.  
Grow into Brooklands.**



Aerial photography with  
CGI Brooklands campus

# Sustainability minded design

At Brooklands, our intention from the outset was to create a 21st Century campus that knits perfectly into the community and landscape of central Cambridge. Designed around an enclosed courtyard, and retaining the row of mature trees along Clarendon Road, the campus contributes to the greenery and biodiversity of its surroundings.

The buildings respect the character and rhythms of the conservation area with fine brick detailing, colonnades inspired by collegiate architecture and distinctive

pitched roofs, creating a local landmark and adding to the vibrancy of this central yet peaceful location. The workspaces are designed for collaboration, with a focus on healthy working lifestyles. The open plan spaces are filled with air and natural light, with seamless connections to the gardens and to the surrounding area, while three roof terraces provide direct access to outdoor space.

These are beautiful, timeless buildings, flexible and durable in use, for people who take their work seriously and want to play their part in the culture of this extraordinary city.

**Allies & Morrison**  
*Project Architects*

- 

Gardens and reduced vehicle use contribute to improved air quality and biodiversity
- 

High levels of fresh air ventilation throughout both buildings with mixed mode strategy allowing for openable windows
- 

300 secure cycle spaces, shower, changing and locker facilities all on campus
- 

Rainwater harvesting considered in the design
- 

Designed for net zero carbon and fossil fuel free operation
- 

Solar panels on the building's pitched roof
- 

Daylight responsive LED lighting

# Wellness focused

As a future facing campus in the heart of one of the UK's greenest cities, sustainability was the driving force behind the plans for Brooklands. The buildings are designed for net zero carbon, fossil fuel free operation, in line with many occupiers' corporate objectives, and a BREEAM 'Excellent' rating.

Enhanced health and wellbeing is at the core of the design. In achieving WELL Certification we have sought to push the boundaries. Recognising that 'fresh air' has never been so important, we have gone a step further by providing a Smart mixed mode air conditioning system that allows flexibility for openable windows. There is also an abundance of outdoor space, with multiple roof terraces and the central courtyard, for collaboration and relaxation.



01



02

01 Early stage CGI of the view from Brooklands Avenue  
02 Woodland Gardens design inspiration



# Scheme highlights

Brooklands has the rare advantage of a contemporary campus layout in a city centre location, surrounded by world-leading tech businesses, research institutes and STEM talent.



Designed by Allies and Morrison



Self-contained campus with 67,000 sq ft of new workspace across two buildings



Central Cambridge location



Minutes from historic centre and railway station by foot or bike



Central to a cluster of tech and pharmaceutical organisations including AstraZeneca, Microsoft, Apple, Siemens, Amazon and Samsung



CGI of Brooklands enclosed courtyard



# A campus with a vibrant community feel

Brooklands is a self-contained campus, designed by the world renowned Allies and Morrison, who have designed buildings for several Cambridge Colleges and many office buildings in London, including at King's Cross. The two buildings surround a courtyard planted with native trees, and, while the campus has been designed to maximise access to and from the surrounding community, the enclosed courtyard has a sense of privacy and calm.

New ways of working are the focus here, with an emphasis on wellness, sustainability, open space and access to nature.



Innovative organisations thrive on collaborative working and social encounters, so Brooklands campus is inspired by its buzzing central Cambridge location.

The Brooklands campus is made up of two buildings, B1 and B2. The gardens and colonnades provide space to meet and work outside whatever the conditions, while, in addition to open plan workspaces, B2 has a large lobby area for cafe-style working.



Enclosed outside collaboration workspace



A healthy, sustainable and green working environment



# The Cambridge phenomenon

For centuries Cambridge has been home to innovations that have changed the world. In recent decades, this has intensified as global leaders in technology and life sciences and have formed a unique cluster around the city and its world-renowned university.

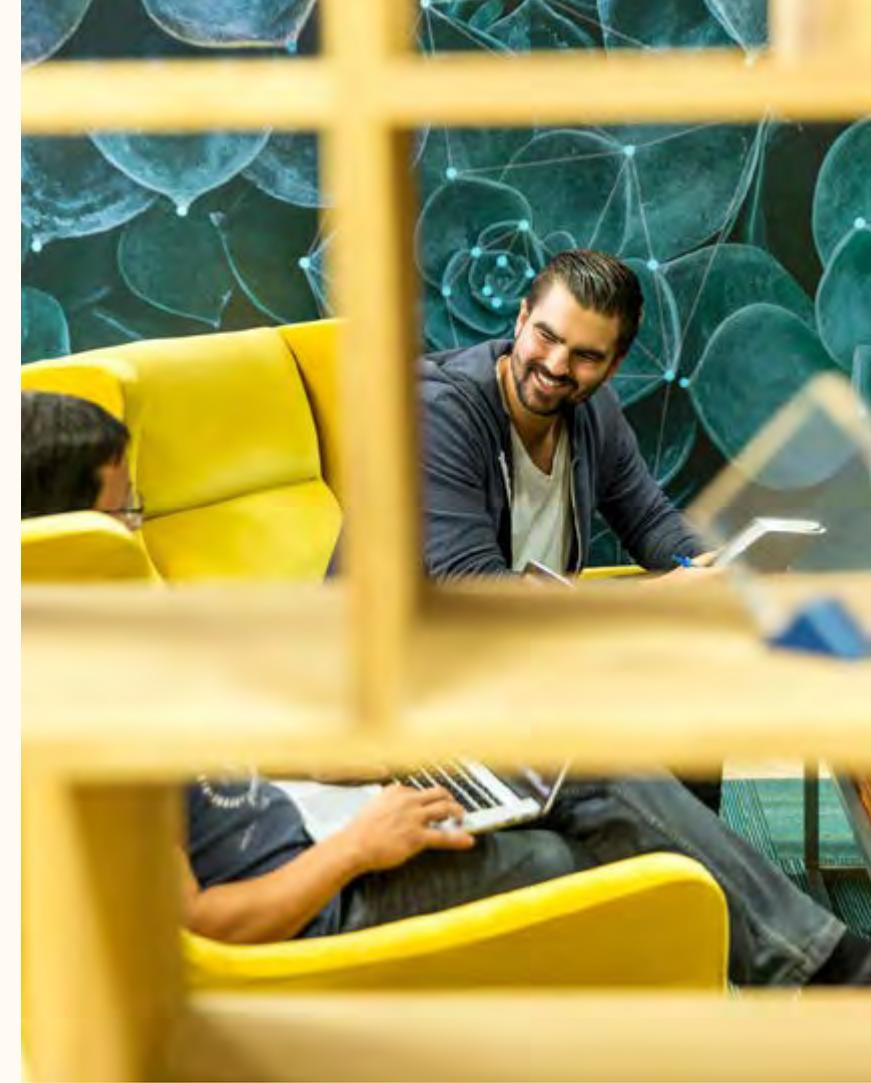
Established international global technology and life sciences titans sit alongside start-ups, forming an entrepreneurial eco-system. This is a place that incubates success at scale, creating unrivalled opportunities for any innovation-oriented business that chooses to locate here.



amazon

Microsoft

AstraZeneca



**1st**

ranked university in the world for life sciences<sup>1</sup>

**#1**

for proportion of digital jobs in UK (2020)

**1st**

in the UK for patent applications per capita<sup>2</sup>

**25,725**

knowledge intensive firms in Cambridge<sup>3</sup>

**15**

unicorn businesses have been created in the city



<sup>1</sup> Source: Times Education  
<sup>2</sup> Source: Centre for Cities  
<sup>3</sup> Source: Cambridge Ahead



**Culture**

- 1 Cambridge Junction
- 2 Kettles Yard
- 3 Ruskin Gallery
- 4 Fitzwilliam Museum
- 5 Cambridge Arts Theatre
- 6 Cambridge Market Square
- 7 Corn Exchange
- 8 Picturehouse Cinema
- 9 Light Cinema
- 10 Cambridge Union
- 11 East Road Main Campus
- 12 Senate House

**Leisure**

- 1 F45 Training
- 2 Pure Gym
- 3 Hills Road Sports Centre
- 4 Kelsey Kerridge Sports Centre

**Restaurants**

- 1 The Old Bicycle Shop
- 2 The Anchor
- 3 Botanic Garden Café
- 4 MillWorks
- 5 Al Pomodoro
- 6 Cambridge Cookery & Cafe
- 7 Wagamama
- 8 Boul Brothers Coffee
- 9 Espresso Library
- 10 Pint Shop
- 11 Nandos
- 12 La Maison du Steak
- 13 Norfolk St Bakery
- 14 Costa

**Retail**

- 1 Cambridge Leisure Park
- 2 Grand Arcade
- 3 The Grafton

# In the heart of Cambridge

The campus is located in the south of Cambridge city centre, in an area clustered with technology and research organisations. It is next to the historic Brooklands conservation area, an exceptionally green location, with running and cycle routes through nearby parks.

The many restaurants, cafes and shops of Cambridge's historic centre are just minutes away via the University's beautiful Botanic Gardens, as are many Cambridge colleges.



**5min**

on foot or by bike to Cambridge rail station



**49min**

by train to London King's Cross, 1hr 12mins to London Liverpool St



**30min**

by car to Stansted Airport



**33min**

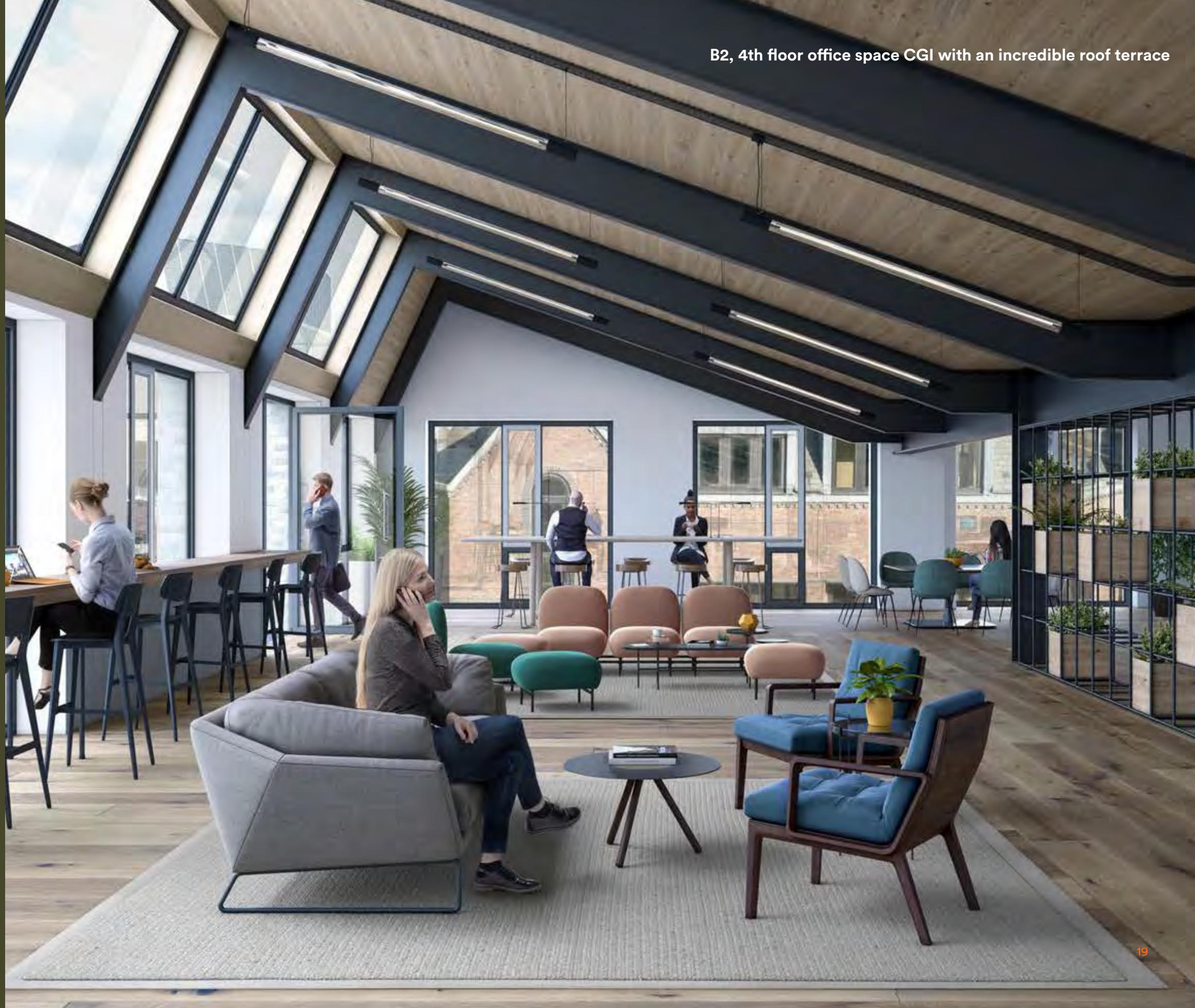
by train to Stansted Airport

## For new ways of working

The contemporary office space at Brooklands is purpose designed for collaborative working, for organisations that wish to nurture a culture of innovation.

The sustainable, WELL-ready offices are surrounded by greenery. They provide a calm and productive working environment that promotes movement, interaction and other healthy behaviours.

Occupiers have the flexibility to create a free-flowing open plan layout around a series of zones, from buzzy cafe areas for meetings, gatherings and co-working, to break out spaces, pods and spaces for quiet concentration.





Brooklands offers a total of **67,000 sq ft** of new office space. The workspace and private roof terraces overlook the biodiverse central courtyard and nearby botanical gardens.

The space is split between two buildings, **B1** and **B2**, which are available for sole or multiple occupancy.

# B1

Office NIA **7,717 sq ft** (717 sq m)  
– includes reception



**2nd Floor**  
1,991 sq ft (185 sq m)

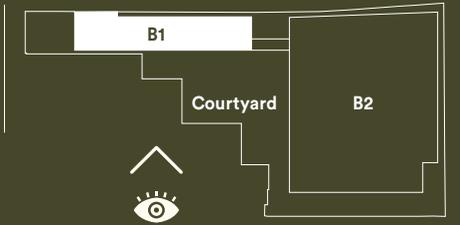
**1st Floor**  
3,466 sq ft (322 sq m)

**Ground Floor**  
1,765 sq ft (164 sq m)  
Reception – 495 sq ft (46 sq m)



N

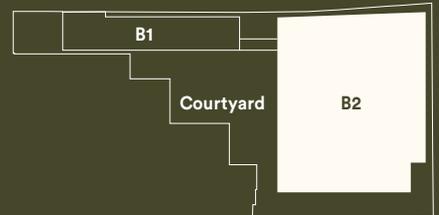
Brooklands Ave





N

Brooklands Ave



# B2

Office NIA **59,267 sq ft** (5,506 sq m)  
– includes reception

**4th Floor**  
**9,849 sq ft** (915 sq m)  
Terrace – 549 sq ft (51 sq m)

**3rd Floor**  
**10,506 sq ft** (976 sq m)  
Terrace – 1,066 sq ft (99 sq m)

**2nd Floor**  
**11,926 sq ft** (1,108 sq m)  
Terrace – 441 sq ft (41 sq m)

**1st Floor**  
**15,694 sq ft** (1,458 sq m)

**Ground Floor**  
**9,903 sq ft** (920 sq m)  
Reception – 1,389 sq ft (129 sq m)

**Basement**  
Car parking and 300 cycle spaces,  
showers, changing facilities and lockers

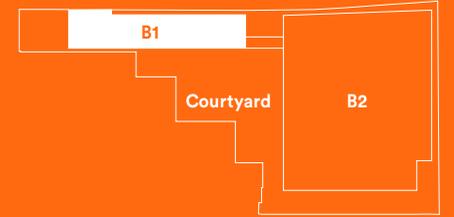


# Floor plans

## B1

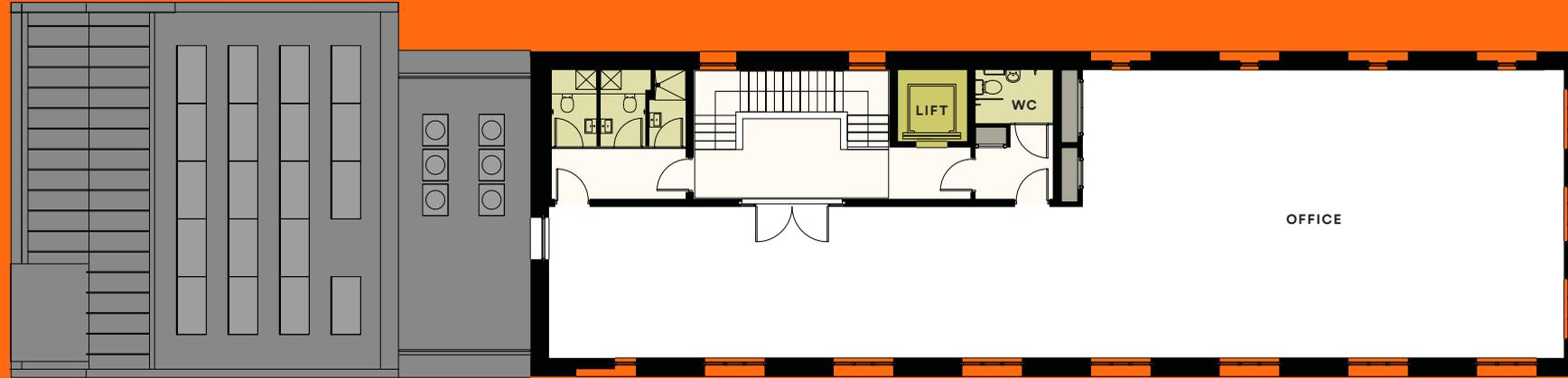


Brooklands Ave



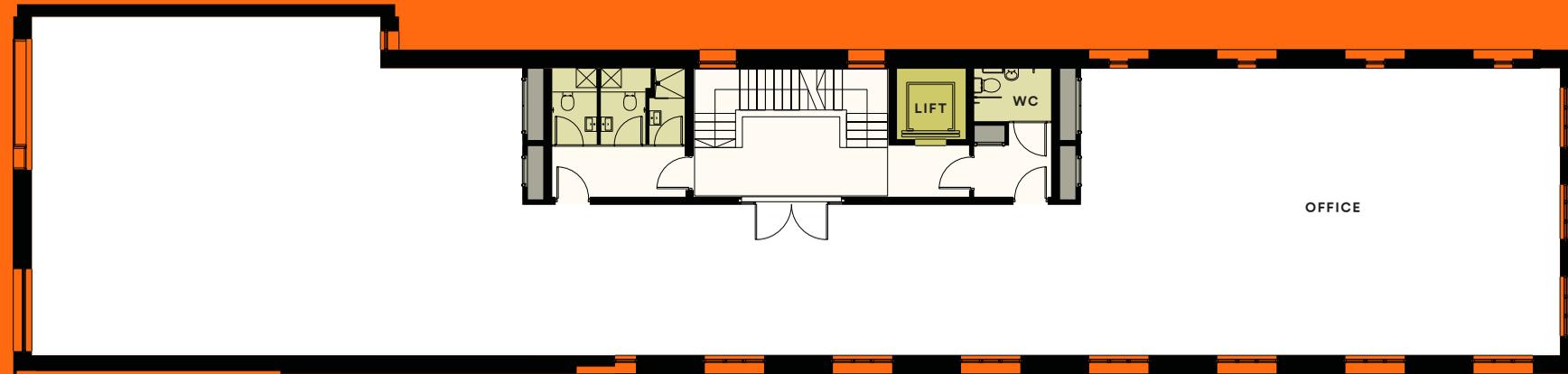
### 2nd Floor

Office NIA  
1,991 sq ft  
(185 sq m)



### 1st Floor

Office NIA  
3,466 sq ft  
(322 sq m)

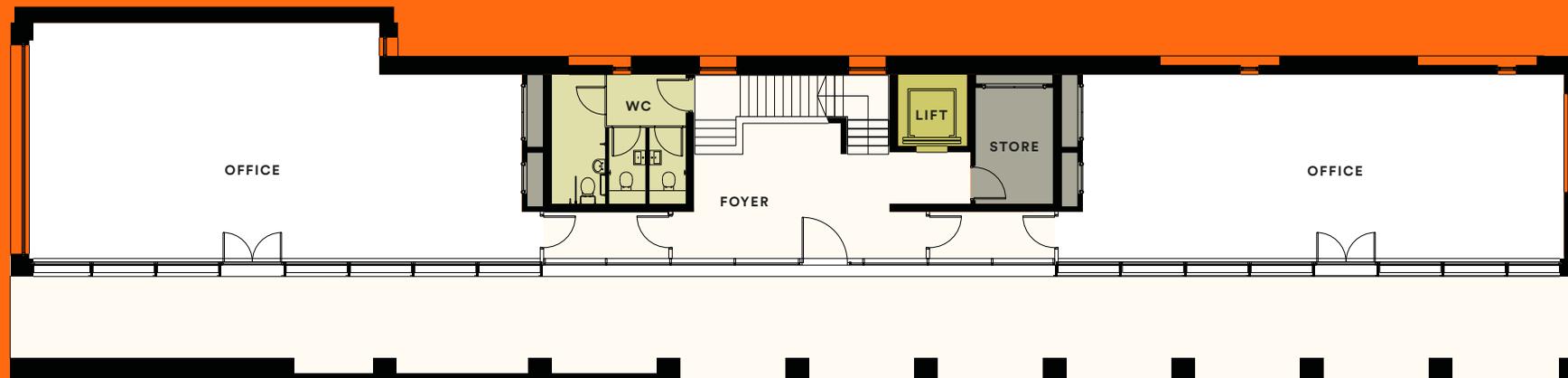


### Ground Floor

Office NIA  
1,765 sq ft  
(164 sq m)

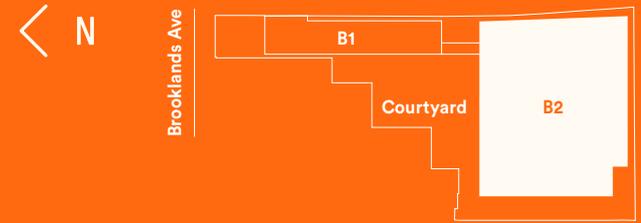
Reception  
495 sq ft  
(46 sq m)

Total Area  
2,260 sq ft  
(210 sq m)



# Floor plans

## B2



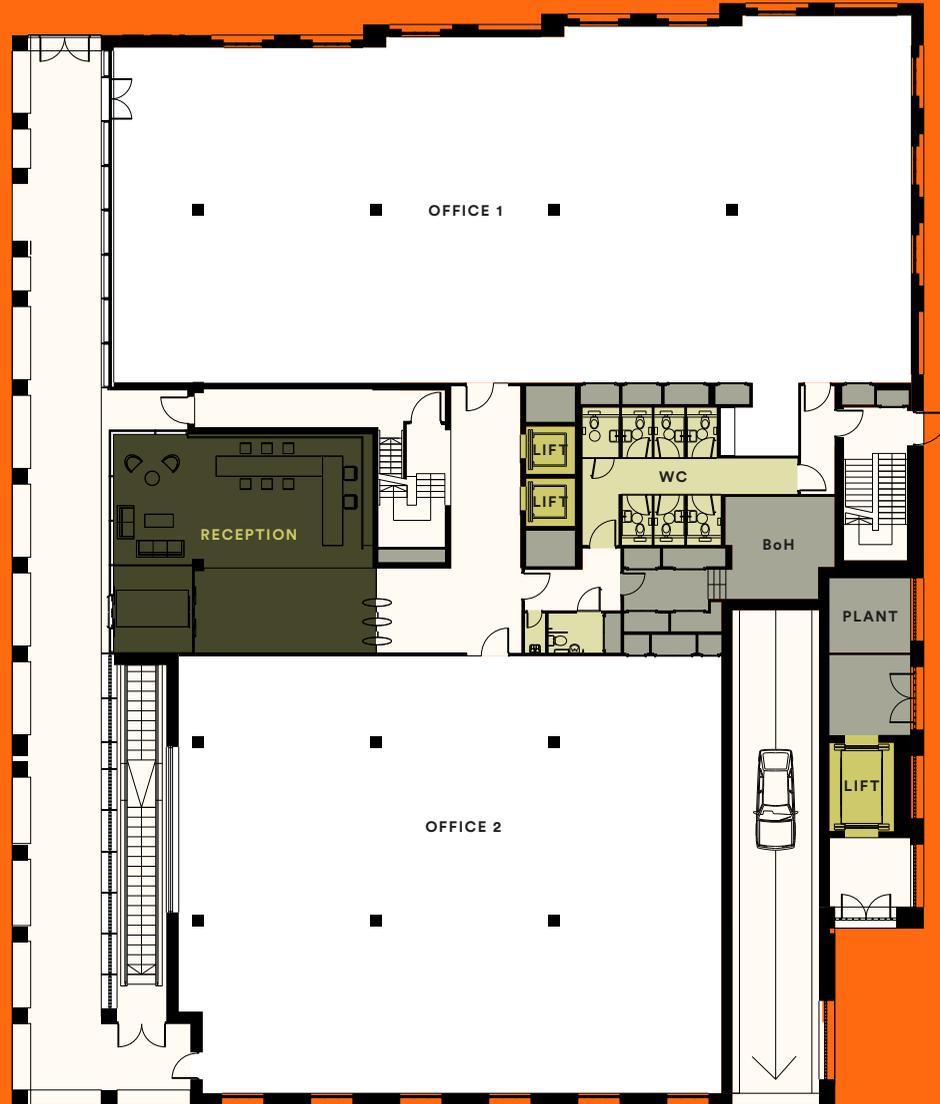
### Ground Floor

Office 1 NIA  
**5,403 sq ft**  
 (502 sq m)

Office 2 NIA  
**4,499 sq ft**  
 (418 sq m)

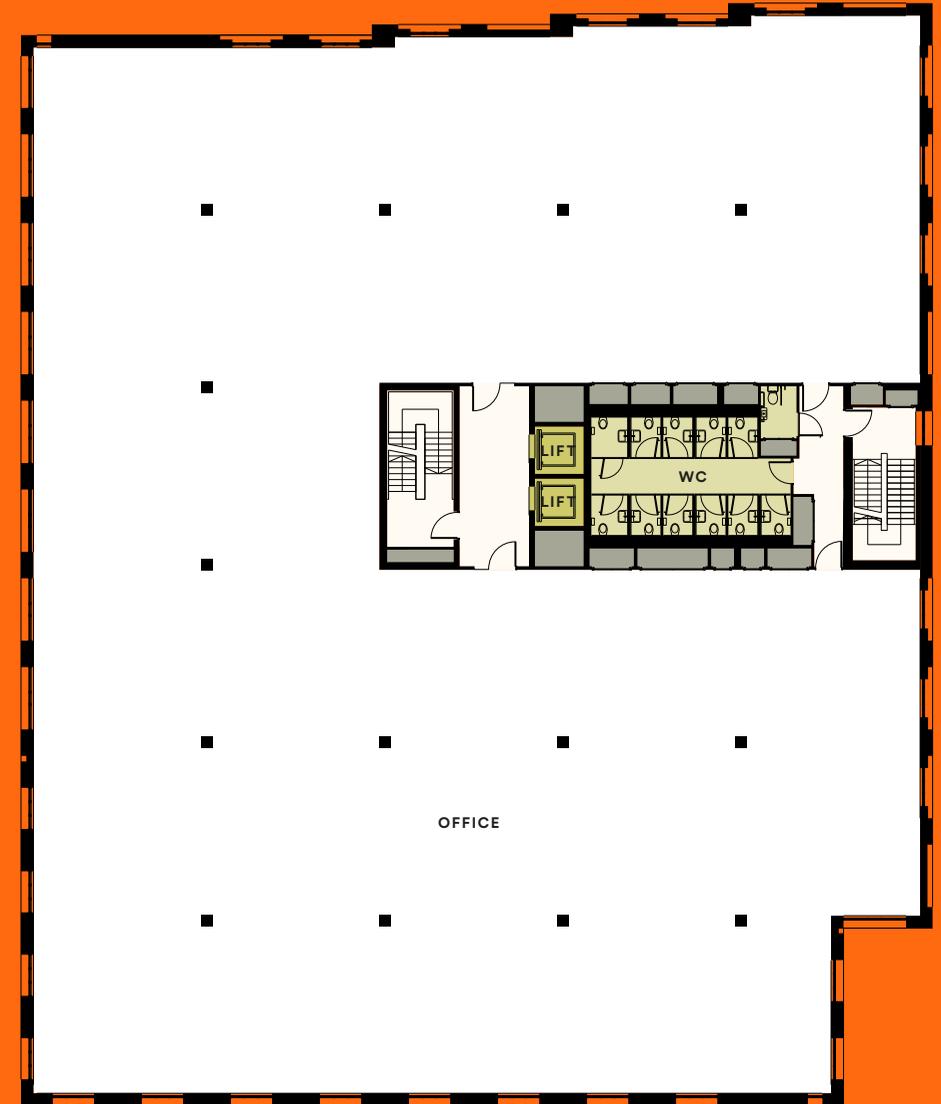
Reception  
**1,389 sq ft**  
 (129 sq m)

Total Area  
**11,292 sq ft**  
 (1,049 sq m)



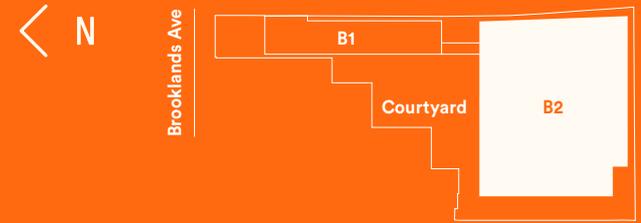
### 1st Floor

Office NIA  
**15,694 sq ft**  
 (1,458 sq m)



# Floor plans

## B2



### 2nd Floor

Office NIA  
**11,926 sq ft**  
 (1,108 sq m)

Terrace  
**441 sq ft**  
 (41 sq m)

Total Area  
**12,367 sq ft**  
 (1,149 sq m)



### 3rd Floor

Office NIA  
**10,506 sq ft**  
 (976 sq m)

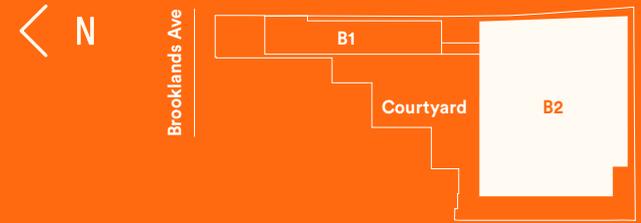
Terrace  
**1,066 sq ft**  
 (99 sq m)

Total Area  
**11,572 sq ft**  
 (1,075 sq m)



# Floor plans

## B2



### 4th Floor

Office NIA  
9,849 sq ft  
(915 sq m)

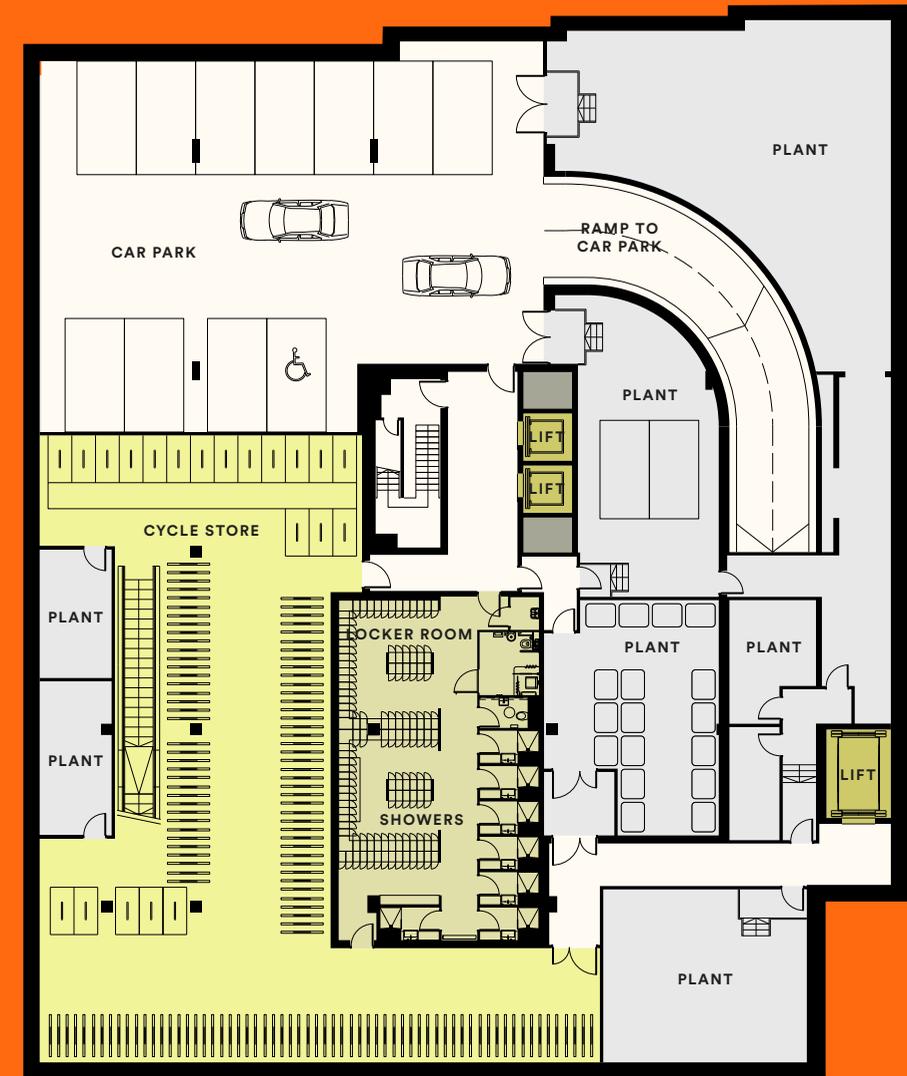
Terrace  
549 sq ft  
(51 sq m)

Total Area  
10,398 sq ft  
(966 sq m)



### Basement

Car and cycle  
parking, showers,  
changing facilities  
and lockers





## 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
- Mixed mode ventilation strategy fresh air provision is enhanced through the combination of mechanical ventilation and openable windows
- BREEAM 'Excellent' rating targeted
- EPC Rating A+ targeted
- WiredScore Platinum targeted
- Electricity consumption minimised with roof mounted solar photovoltaic array
- Minimised artificial light with high levels of natural light and daylight responsive LED lighting
- Minimised water consumption through the adoption of rainwater harvesting

## B1

- 7,222 sq ft of Grade A office space available over 3 floors
- Dedicated reception area and ability to occupy the building as a whole
- 1 passenger lift and WC facilities at each level

## B2

- 57,878 sq ft of Grade A office space available over 5 floors (excludes basement)
- 3 incredible roof terraces overlooking the courtyard and wider area, located at the 2nd, 3rd and 4th floors
- Top floor enjoys the spatial qualities of the saw tooth roof, creating additional ceiling height, with north facing roof lights
- Goods lifts from the ground floor to basement
- Dedicated reception area
- 3 passenger lifts

# 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 experience; and a positive contribution to society are the core pillars of focus.

## Architect

### Allies and Morrison

Allies and Morrison is a practice of architects and urbanists based in London and Cambridge. We strive to design beautiful buildings that have long life and can adapt over the generations. We also shape enduring places whether new pieces of city or settlements at any scale. All our projects are concerned with the crafting of every detail and an appreciation for the uniqueness of each context.

## Interested in learning more:

### Agents



**Max Bryan**  
+44 (0)7793 808 114  
max.bryan@bidwells.co.uk

**George Craig**  
+44 (0)7779 770 902  
george.craig@bidwells.co.uk



**William Clarke**  
+44 (0)7967 555 497  
wclarke@savills.com

**Daniel Brookes**  
+44 (0)7929 653 630  
daniel.brookes@savills.com

## 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.



# Arriving Q1 2024



Savills and Bidwells, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs, computer generated imagery and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills and Bidwells have not tested any services, equipment or facilities. Project at RIBA Stage 2 and technical aspects of the design may change in later workstages. Purchasers must satisfy themselves by inspection or otherwise. March 2022. Designed and Produced by Wordsearch.