GATEWAY
CAMBRIDGE
M11 / A14

IT'S TIME FOR BUSINESS

New trade counter, manufacturing and logistics opportunities from 3,094 to 32,451 sq ft

TO LET

AVAILABLE NOW

gatewaycambridge.co.uk

WRENBRIDGE



LOCAL OCCUPIERS INCLUDE:

ADDER TECHNOLOGY
ASL GROUP
COSTA COFFEE
CAMBRIDGE FLUID SYSTEMS
CONCEPT LIFE SCIENCES
CTD TILES
DOMINO PRINTING SCIENCES
ELLIOTTS
HARRIS + HOOLE
KWIK FIT
LUMIE
MAX SPIELMANN
NEXT
OXFORD ARCHAEOLOGY
RICO COURIERS CAMBRIDGE
TESCO EXTRA
THE CAMBRIDGE BUILDING SOCIETY
THE FOX
URBAN CAR COMPANY LTD

IN THE ZONE

Gateway Cambridge is an exciting new development set across five acres in North West Cambridge.

Ideal for manufacturing, logistics and trade counter opportunities and adjacent to the A14/M11 Junction, Gateway Cambridge benefits from excellent and easy access to road, motorway and public transport networks.

With a significant local workforce and nearby amenities, including Costa Coffee and Tesco Extra, the development is high quality, highly sustainable and designed to promote productivity and wellbeing.

TIME FOR CHANGE

LARGE LOCAL WORKFORCE PRIMED AND READY TO GO

EVERY SECOND COUNTS

LOCATED ON THE A14/M11 JUNCTION, CONNECTING YOU TO THE UK NETWORK

BUILDING TIME

PERFECTLY POSITIONED FOR LAST MILE DELIVERY

gatewaycambridge.co.uk

GATEWAY
CAMBRIDGE



Minimum 8-10 Metre Eaves Height

20 Car Charging Points

Self-contained Yard

LED Lighting

Cycle Parking

Shower and Locker Facilities

50% Photovoltaic Coverage

Up to 32m Deep Yards

EPC A+ Rating

Schedule of Accommodation (GIA):

BUILDING 1 - TRADE UNITS	SQ M	SQ FT
UNIT 1B		
TOTAL	**287**	**3,094**

Clear Height	8m
Level Access	1
Yard Depth	13m
Car Parking Spaces	3
Cycle Spaces	4

BUILDING 2A	SQ M	SQ FT
Ground Floor	2,164	23,293
First Floor Office	218	2,344
TOTAL	**2,382**	**25,637**

Clear Height Minimum	10m
Level Access	3
Yard Depth	20m
Car Parking Spaces	28
Car Charging Spaces	3
Cycle Spaces	34

CLICK FOR MORE INFORMATION

BUILDING 3	SQ M	SQ FT
Ground Floor	2,710	29, 168
First Floor Office	305	3,283
TOTAL	**3,015**	**32,451**

Clear Height Minimum	10m
Level Access	3
Yard Depth	32m
Car Parking Spaces	30
Car Charging Spaces	3
Cycle Spaces	40

CLICK FOR MORE INFORMATION

AHEAD OF ITS TIME

Adaptable space, built to Grade-A market-leading specifications, to stand the test of time

Scan to view virtual tour



Building 2

ON SITE OCCUPIERS INCLUDE:

DOMINO · CB SelfStorage · kooltech · SCREWFIX · JOHNSONS

THE GATEWAY TO SUCCESS

Built with sustainability and longevity in mind.

Carefully considered for energy and water consumption, waste management and carbon reduction, the high-specification units at Gateway Cambridge are designed to optimise efficiencies and enable lower running costs, whilst protecting the natural environment.

With the ability to increase the capacity of Photovoltaic arrays and electric car charging bays, the units have been developed with advanced features that can be adapted to suit changing business and market needs.



Building 3

Best-in-class building and design specifications, which include:

INDUSTRY RATED

- BREEAM: 'Excellent'
- Carbon Net Zero development
- EPC A+ rating

HIGHLY EFFICIENT

- Internal and external high efficiency LED lighting, with office motion detection and daylight saving controls
- High efficiency office heating and cooling systems with heat recovery ventilation
- 15% roof lights providing more natural light

RENEWABLE

- Approximately 50% Photovoltaic coverage with provision for additional capacity
- 10% electric charging points
- 90% passive electric charging points
- Planet Mark accreditation
- Discount off-grid power available from the landlord

WASTE MANAGEMENT

- Water saving taps and dual flush WCs
- Highly insulated buildings mitigate air leakage

ACCESSIBLE

- Bike shelters and showers encourage cycling to work
- Excellent public transport links for sustainable access
- Energy efficient lift (Building 3 only)
- Shower and locker facilities

An environmentally sustainable design for modern occupiers.





Building 3 First Floor Office



Building 2a Warehouse

CAMBRIDGE IN NUMBERS:

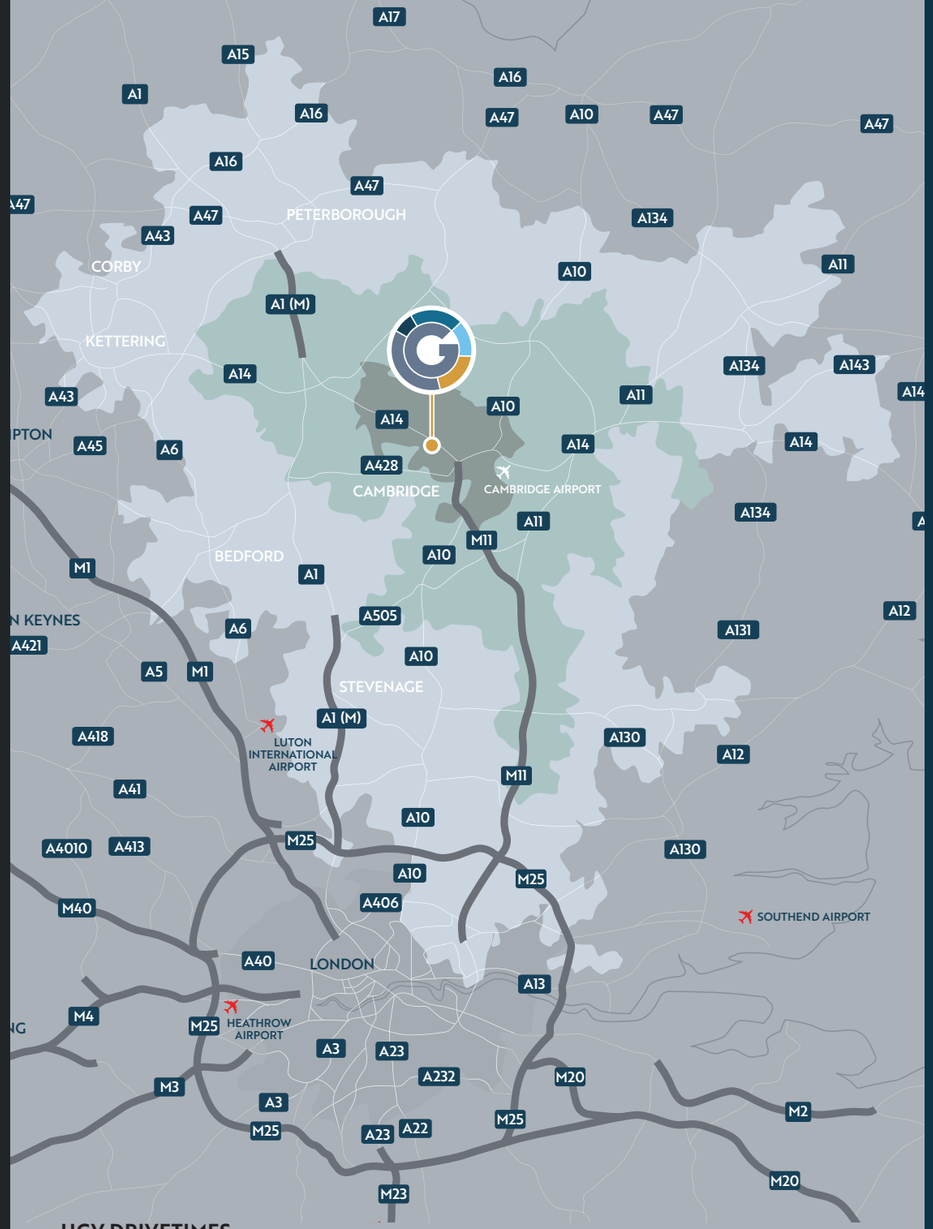
90%
NVQ1 QUALIFIED

82.7%
ECONOMICALLY ACTIVE

69.5%
WORKING AGE POPULATION

33,500
NEW HOMES BY 2031†

Source:
nomisweb.co.uk
† South Cambridgeshire District Council



HGV DRIVETIMES

0 - 30 MINS | 30 - 60 MINS | 60 - 90 MINS

Indicative drivetime map

ON TIME DELIVERY

Perfect last mile delivery location with 708,059 unique addresses within a 30 minute drive

Following a recent £1.5billion investment to upgrade the A14, occupiers can now benefit from excellent road connections, saving time and money when moving goods to major cities across the Midlands and South East.

The A1 motorway and Stansted Airport each lie within a 60-minute HGV drive time, whilst the A14 also offers easy access to Felixstowe and DP World London Gateway sea ports, which can be reached in less than a 120-minute HGV drive time.

RIGHT PLACE, RIGHT TIME

Gateway Cambridge is positioned at the tip of the Oxford-Cambridge Arc - a well-connected and strategically important area which is home to 3.7 million people and some of the UK's most productive and innovative towns and cities.

Only 8 miles away, Cambridge has a renowned reputation for research, science, technology and innovation, and with a population of 69,100 economically active people[1], occupiers will have access to a strong, relevant and skilled labour pool.

Local plans for Cambridge and South Cambridgeshire propose 33,500 new homes by 2031[2], meaning the potential labour supply will continue to grow in the coming years.

[1] cambridgeinsight.org.uk
[2] South Cambridgeshire District Council

GREEN WALKWAYS AND CYCLE PATHS

CAMBRIDGE CITY CENTRE 16 MINUTE DRIVE

COSTA COFFEE AND TESCO EXTRA 5 MINUTE WALK

2 BUSES EVERY HOUR

ACCESS TO FELIXSTOWE & SOUTH EAST PORTS



TIME FOR CHANGE

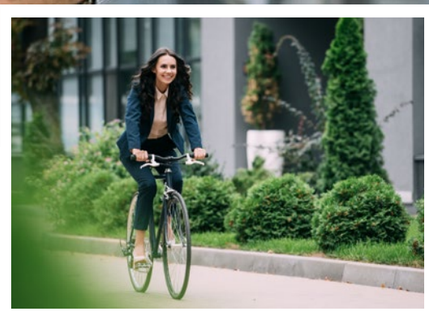
The Planet Mark is a sustainability certification which recognises continuous improvements, encourages action and builds an empowered community of like-minded individuals. Organisations across the UK and beyond are choosing The Planet Mark to accelerate their commitments and actions to contribute more to society and the environment.

The Planet Mark mission is to enable organisations and their people to positively transform society, the environment and the economy. Property and construction are responsible for 39% of global carbon emissions, with operational emissions alone (from energy used to heat, cool and light buildings) accounting for up to 28%, so the sector is a significant focus for the certification.

Legal and General and Wrenbridge have committed to achieve The Planet Mark New Development Certification for Gateway Cambridge at Bar Hill as they recognise the responsibility of property developers, and the built environment community as a whole, to not only provide future-proofed low carbon and energy efficient buildings, they can also create them in a way that adds value to society. The Planet Mark believe that sustainable buildings go beyond compliance; they make society better, add value to the local community and contribute to economic prosperity.



TIME WELL SPENT





An environment that prioritises staff health and wellbeing, with a range of lifestyle amenities on the doorstep

A good public transport network including frequent bus services means local employees can enjoy seamless travel to Gateway Cambridge, whilst landscaped cycle and walking paths, on-site cycle parking and shower facilities promote an active daily commute. Enhanced and easy access means less time on the road, which also promotes a better work/life balance and a more environmentally friendly journey.





Gateway Cambridge lies minutes away from one of the country's best trading Tesco Extra supermarkets, as well as other local shops, schools, generous landscaped parks and recreational areas which can be easily accessed by walking or cycling.

Each high-quality unit is surrounded by green landscaping and built to maximise natural light, for a mood-enhancing environment that promotes wellbeing. Meanwhile, spacious ancillary offices allow people and productivity to flourish.

Amenities on your doorstep

TESCO Extra

HARRIS+HOOLE BETTER COFFEE

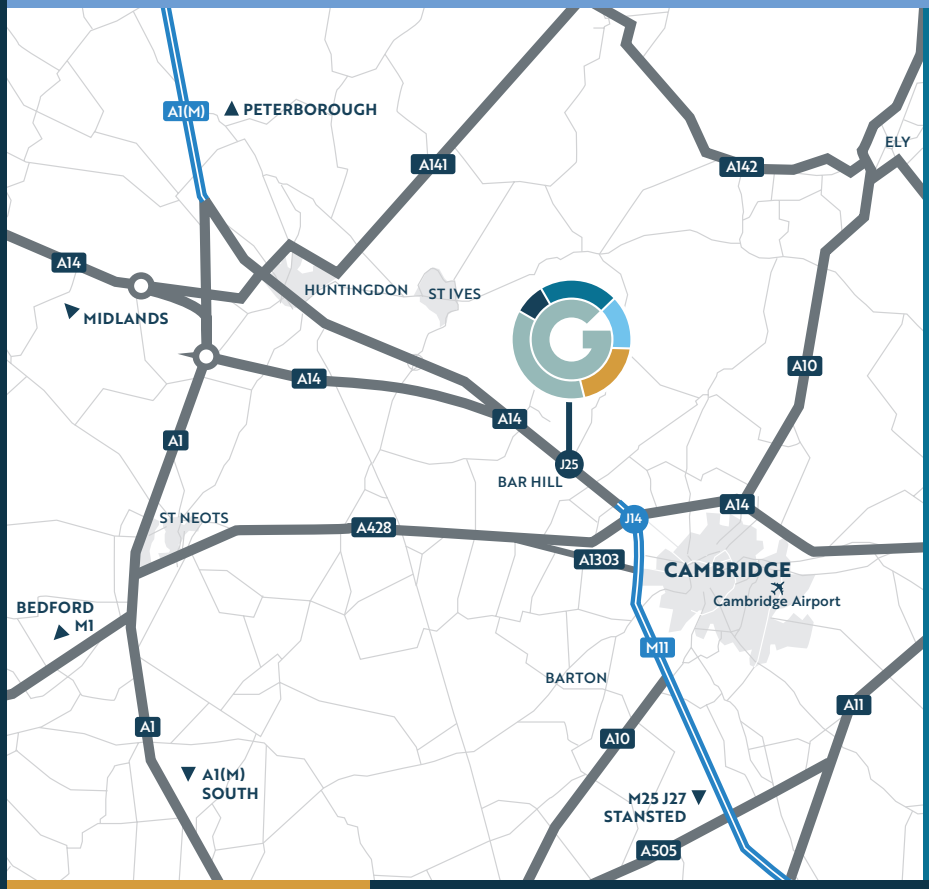
COSTA COFFEE

CITIES	DRIVE TIME	MILES
Cambridge City Centre	16 mins	8
Huntington	17 mins	12
Peterborough	40 mins	35
Northampton	55 mins	50
Central London	1 hour 10 mins	67
Birmingham	1 hour 30 mins	91

MAIN ROADS		
M11	4 mins	3
A1(M)	14 mins	13
M1	50 mins	38
M25	45 mins	45

AIRPORTS		
London Stansted	30 mins	32
Luton	1 hour	44
Birmingham	1 hour 20 mins	84
East Midlands	1 hour 25 mins	89

PORTS		
London Gateway	1 hour 5 mins	67
Felixstowe	1 hour 15 mins	75



SAT NAV: CB23 8UD

GATEWAY
CAMBRIDGE
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ABOUT LEGAL & GENERAL AND WRENBRIDGE

Legal & General and Wrenbridge are working together to deliver a high quality Grade A scheme in Cambridge.

Legal & General are a large land owner in Bar Hill and working with development partner Wrenbridge they will be developing the scheme to deliver best in class design, highly sustainable buildings with the flexibility to suit a broad range of occupiers requirements.

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WRENBRIDGE

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