

# THE TRIANGLE

SHAFTESBURY ROAD  
CAMBRIDGE CB2 8EA

6,071 - 56,865 SQ FT  
BEST-IN-CLASS  
OFFICES TO LET



# THE OVERVIEW

DESIGNED BY AWARD-WINNING ERIC PARRY ARCHITECTS, THE TRIANGLE IS A LANDMARK CAMBRIDGE BUILDING.

Completed in 2018, it features a series of connected buildings arranged around landscaped outdoor spaces and is conveniently located less than a 10-minute walk from Cambridge train station.

The 4th floor offers 6,071 sq ft to 56,865 sq ft of newly refurbished CAT A space in a flexible and innovative work environment.



Building exterior

## SUMMARY SPECIFICATION



24 hour access & security



Car parking on site



2.72–3.3m floor to ceiling height



Surrounded by green spaces



Targeting EPC B+ Rating



Raised floors



Chilled beam heating & cooling



Excellent natural light & ventilation



Cycle parking & shower facilities



DEC A Rating



Reception

# THE SPACE

## THE IMPRESSIVE DOUBLE-HEIGHT RECEPTION PROVIDES A WARM WELCOME.

Landscaped courtyard gardens offer the ideal spaces to relax and recharge, promoting tenant wellbeing.

The available 4th floor workspace will be refurbished to deliver a blank canvas ready for an occupier to make their own, with the flexibility of being taken as a whole or split.

It features an abundance of natural light, high ceilings, and 360° views across Cambridge.

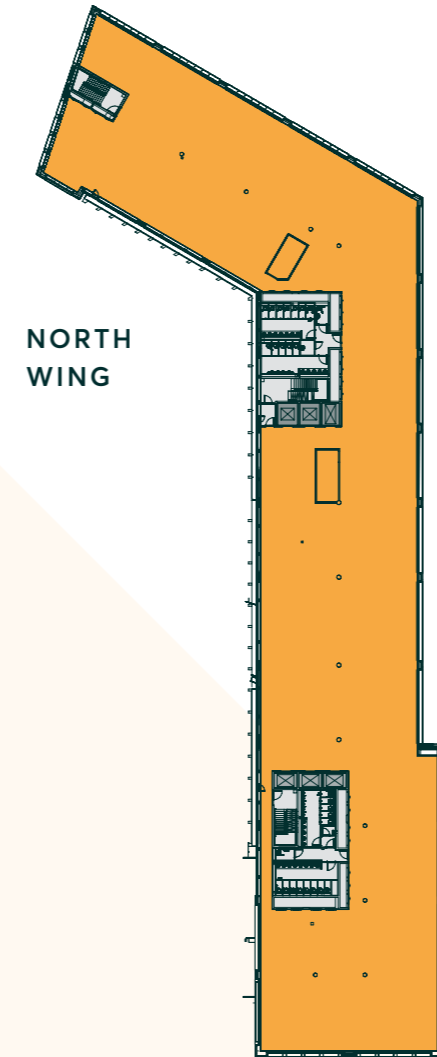


Building exterior

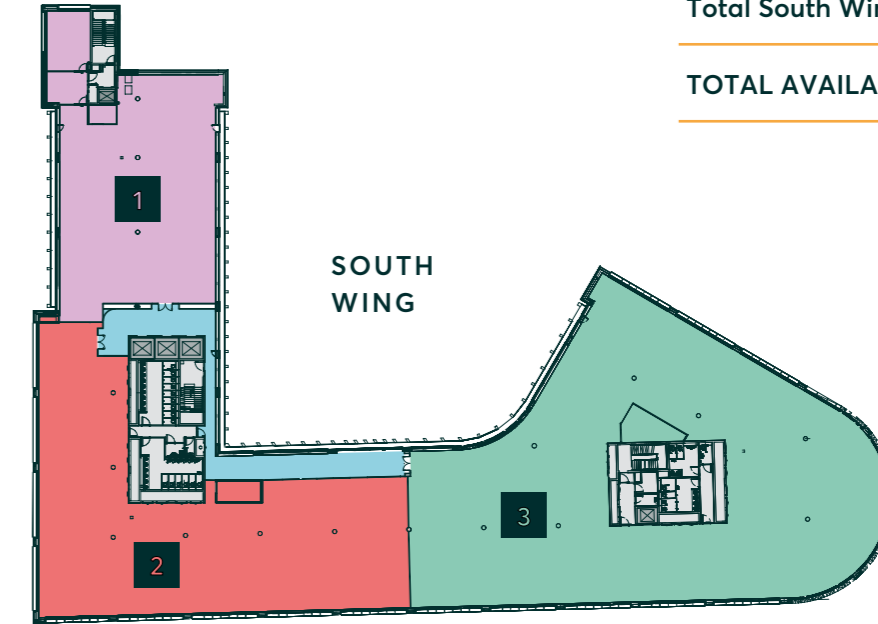


Reception breakout

## FOURTH FLOOR – 56,865 SQ FT / 5,297 SQ M



NORTH WING



SOUTH WING

SHAFTESBURY ROAD

### ACCOMMODATION

4TH FLOOR	SUITE	SQ FT	SQ M
North Wing		24,746	2,299
South Wing	1	6,071	564
	2	9,515	884
	3	14,972	1,391
	Lobby	1,561	145
<b>Total South Wing</b>		<b>32,119</b>	<b>2,984</b>
<b>TOTAL AVAILABLE OFFICE</b>		<b>56,865</b>	<b>5,283</b>

- North Wing
- South suite 1
- South suite 2
- South suite 3
- Shared lobby
- Core



Floorplans not to scale. For indicative purposes only.

# THE TRIANGLE

LOCATED IN THE HEART OF CAMBRIDGE, ONE OF THE WORLD'S MOST SUCCESSFUL LIFE SCIENCES, TECHNOLOGY AND ACADEMIC CLUSTERS.

Cambridge is a city with a vibrant food and drink scene, rich in history and steeped in culture.

It is also part of the globally significant Oxford-to-Cambridge Arc, one of the most dynamic and innovative places in Europe today.



## THE CAMBRIDGE CLUSTER

<b>£21bn</b>	turnover from knowledge intensive firms	<b>72,000</b>	people work in knowledge intensive firms
<b>600+</b>	local life science companies	<b>\$23bn</b>	businesses born in Cambridge



## LOCAL OCCUPIERS



## TRAVEL CONNECTIONS

### BY RAIL

Cambridge North	5 mins
Stanstead Airport	30 mins
London Kings Cross	48 mins
London St Pancras Int.	66 mins
London Liverpool St	72 mins

Journey times in minutes from Cambridge Station. Source: National Rail.

### BY BICYCLE

Cambridge City centre	8 mins
Cambridge North	18 mins

Journey times in minutes from The Triangle. Source: Google Maps.

### BY FOOT

Cambridge Station	9 mins
Cambridge City centre	30 mins

Journey times in minutes from The Triangle. Source: Google Maps.



## FURTHER INFORMATION

### TERMS

Upon application.

### VIEWINGS

Strictly through the sole letting agents:



# BIDWELLS

#### GEORGE CRAIG

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