

7,352 SQ FT OF OFFICE SPACE AVAILABLE NOW

ONE

STATION SQUARE, CAMBRIDGE CB1



ONE

RARE OPPORTUNITY

ONE 7,352 SQ FT OFFICE

ONE MINUTE TO THE STATION

ONE LANDMARK ARRIVAL

A rare chance to secure a newly refurbished office suite in Cambridge’s best connected building. One Station Square sits directly opposite Cambridge Station. Complete with a soon to be refurbished reception, this is one opportunity not to be missed.

BETTER CONNECTED

Benefiting from a central location on Station Square, with Cambridge Station immediately outside your door.



DIRECT TRAINS FROM CAMBRIDGE STATION

London Kings Cross	48 mins
London Liverpool Street	60 mins
Cambridge South	4 mins
Cambridge North	4 mins
Ely	18 mins
Stansted Airport	30 mins
Stevenage	37 mins
Norwich	80 mins

Travel times are approximate and sourced from National Rail.



PRIME POSITION

The view of Cambridge Station from
One Station Square.





FIRST CLASS COMPANY

Strategically situated in the heart of the CB1 business district, alongside world leading businesses.

LANDMARKS/CULTURE

- 1. Fitzwilliam Museum
- 2. Kings College Chapel
- 3. Corn Exchange
- 4. Arts Theatre
- 5. Cambridge Junction
- 6. Scott Polar Research Institute

GREEN SPACES

- 1. Coe Fen
- 2. Cambridge University Botanic Garden
- 3. Parker’s Piece
- 4. Christ’s Piece

RETAIL

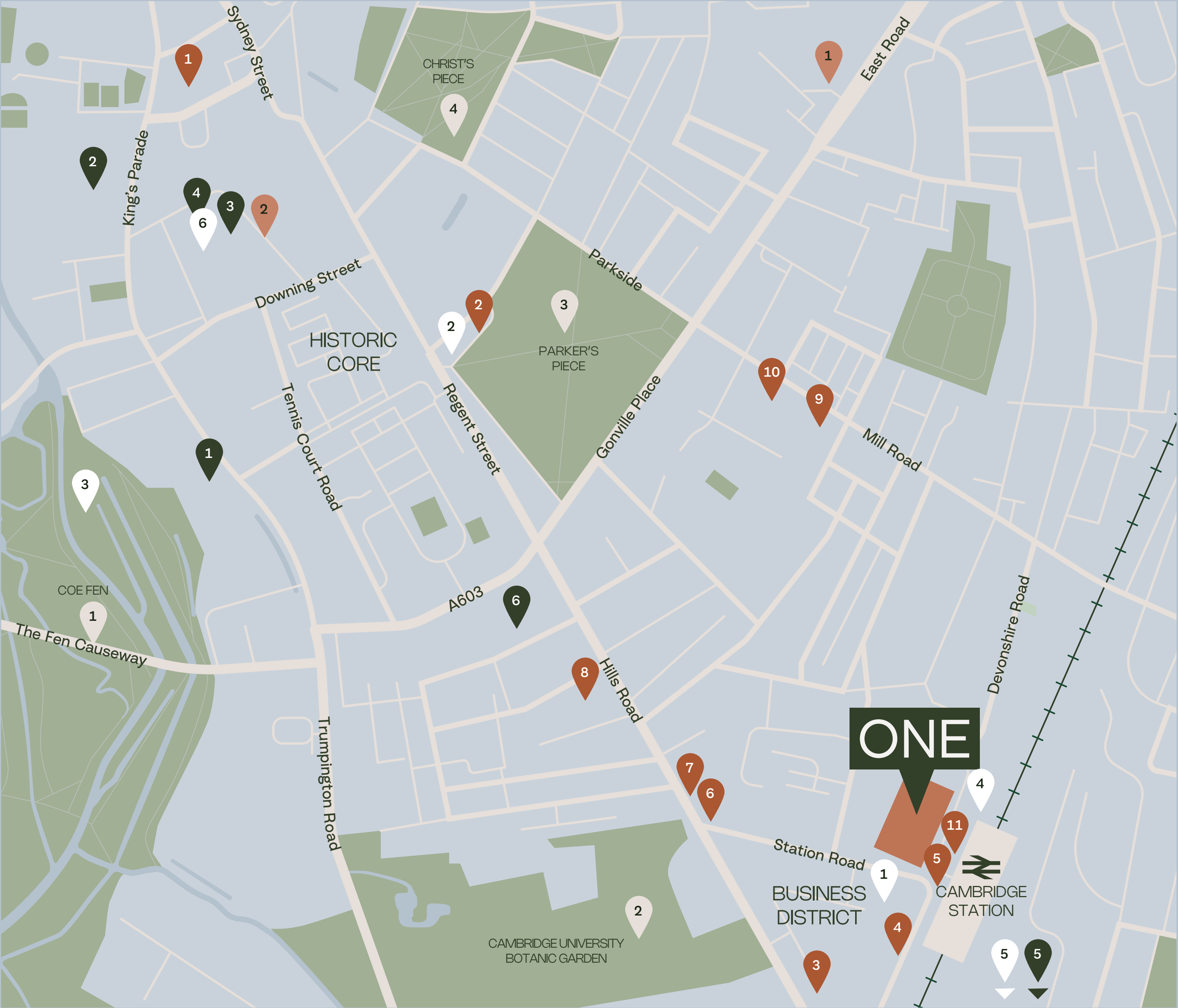
- 1. Grafton Centre
- 2. Grand Arcade

FOOD & BEVERAGE

- 1. Mercado Central
- 2. Parkers Tavern
- 3. Maison Du Steak
- 4. Gails
- 5. Nero
- 6. Norfolk St Bakery
- 7. The Wine Rooms
- 8. Golpo Bengal cafe & restaurant
- 9. Vanderlyle
- 10.Fin Boys
- 11.Cafe Nero

HOTELS

- 1. Clayton Hotel
- 2. University Arms Hotel
- 3. Graduate (Hilton)
- 4. Ibis
- 5. Travelodge
- 6. Premier Inn



COMPLETE CONVENIENCE

Station Square offers everything you need, whether it's a morning coffee before your commute, picking up lunch from one of the food trucks, or enjoying a more leisurely break at the Old Station Tavern.

With bus stops, a taxi rank and cycle parking on your doorstep, plus the Ibis hotel just moments away for visitors, getting to and from the square is effortless. The square hosts a rotating calendar of seasonal markets, open-air cinema nights, and pop-up events that keep it buzzing year-round.

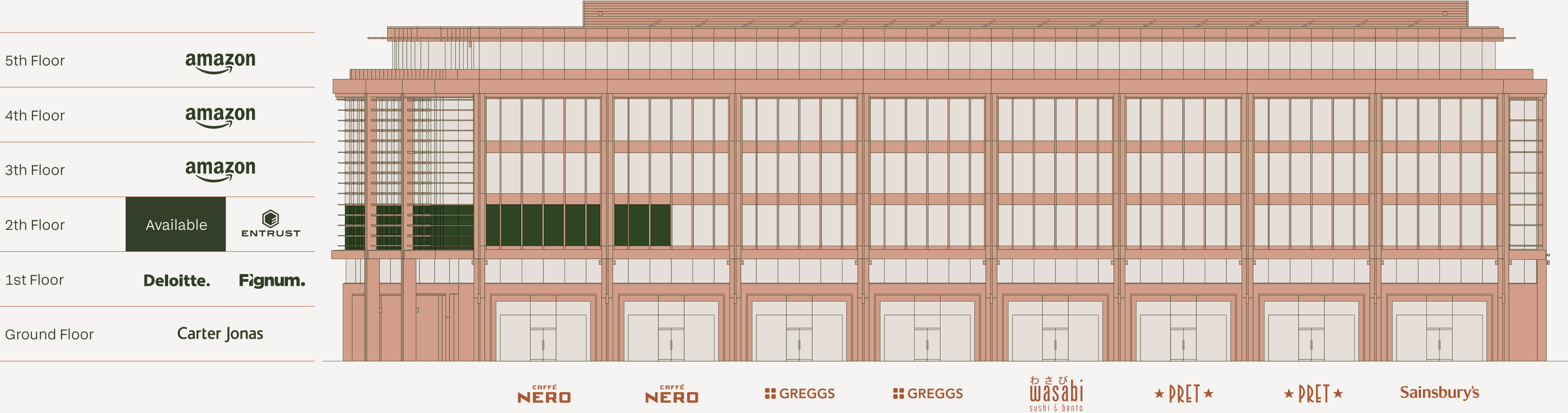
▼ STATION SQUARE



Station Square amenity:



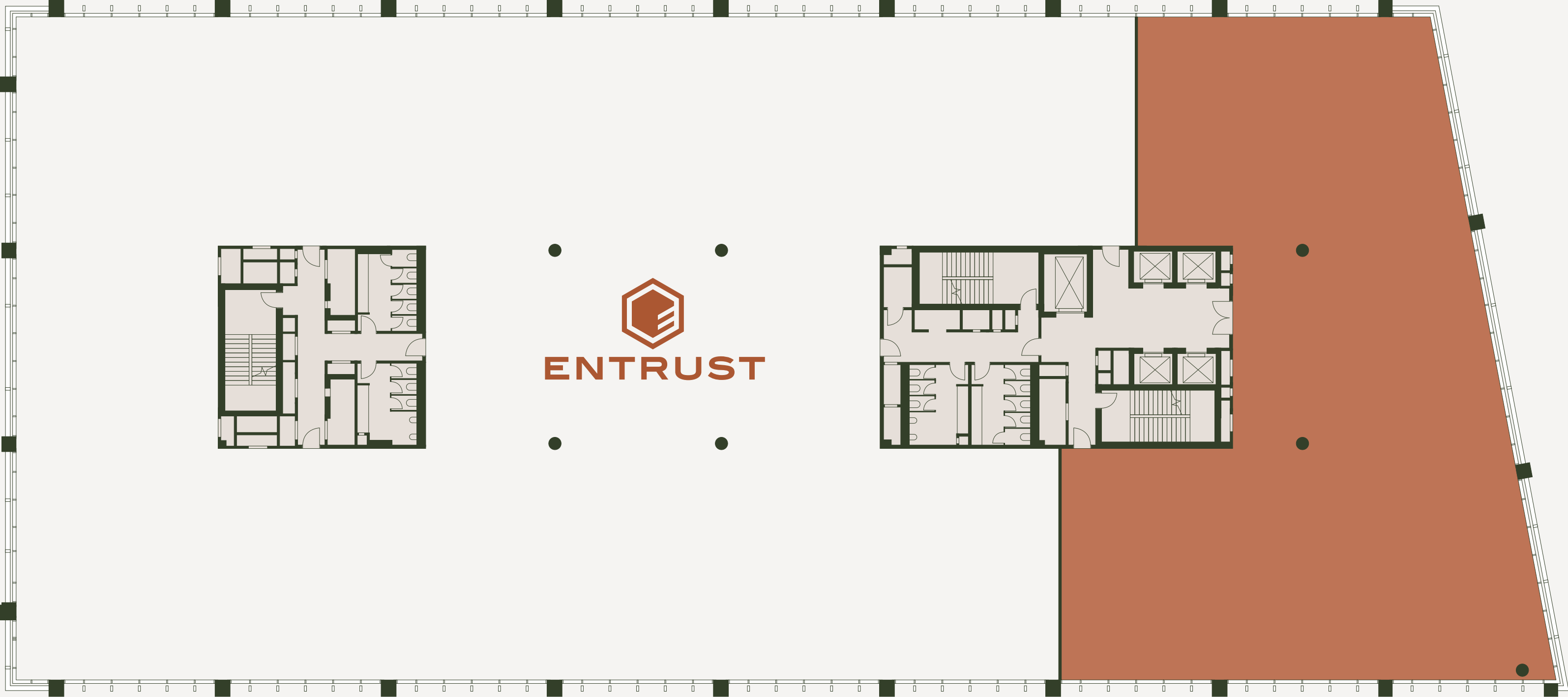
AVAILABILITY



One Station Square places you in good company.

SECOND FLOOR

7,352 SQ FT (NIA)



Available office space

Core

SUPERIOR SPECIFICATION

CAT A

REFURBISHED CAT A FLOOR
PLATE WITH DUAL ENTRANCE



FAN COIL A/C



6 CAR PARKING SPACES



EPC RATING B-46

BREEAM

BREEAM EXCELLENT



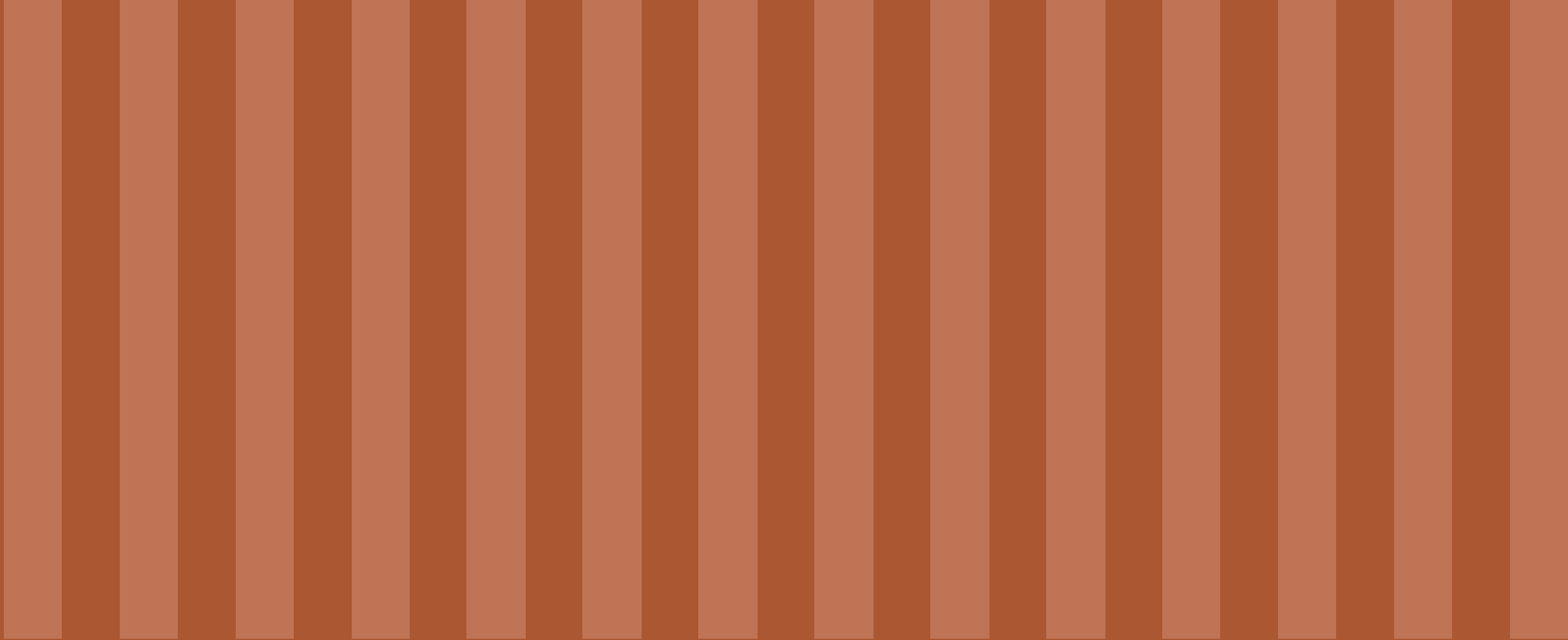
RECEPTION TO
BE REFURBISHED



11 SHOWERS



29 BIKE
PARKING SPACES



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A development by

RAILPEN

Railpen is delivering a 1.9 million sq ft innovation cluster in Cambridge, comprising workplaces, labs, homes and amenities.

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