

# 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.

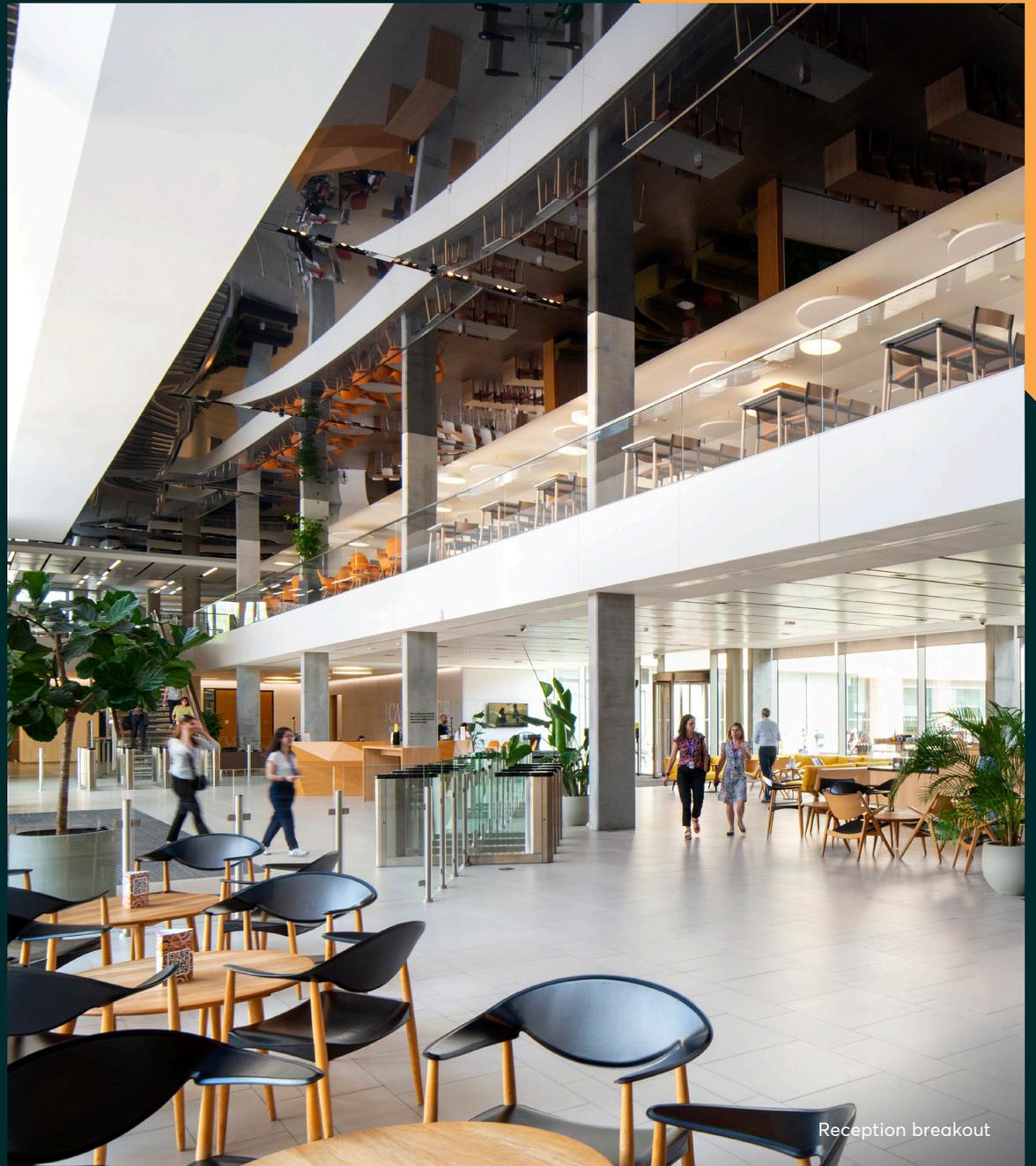
Landscaped courtyard gardens offer the ideal spaces to relax and recharge, promoting tenant wellbeing.

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.



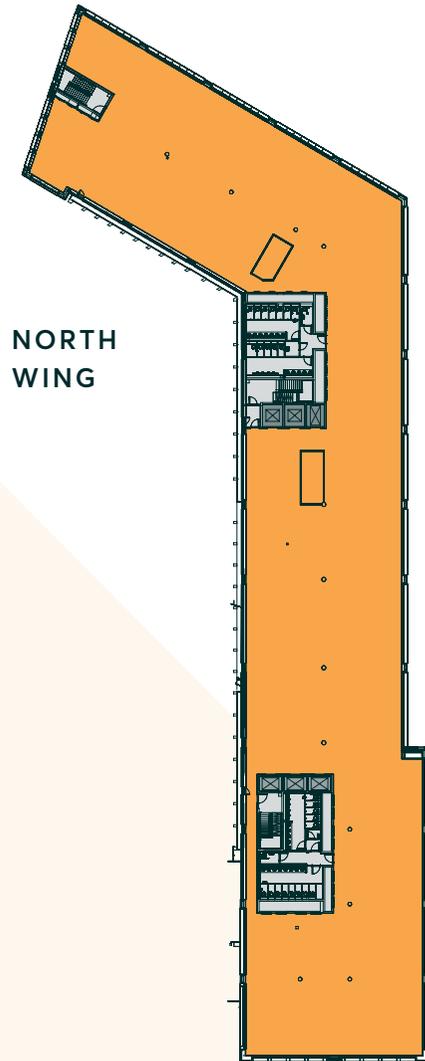
Building exterior



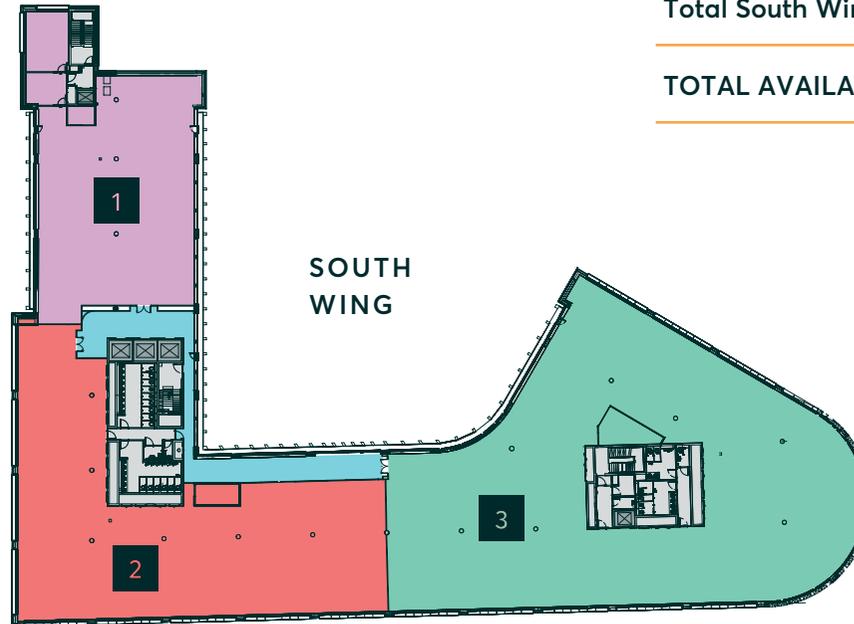
Reception breakout

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

## ACCOMMODATION



SHAFTESBURY ROAD



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
Total South Wing		32,119	2,984
<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

**£21bn**

turnover from knowledge intensive firms

**72,000**

people work in knowledge intensive firms

**600+**

local life science companies

**\$23bn**

businesses born in Cambridge





## LOCAL OCCUPIERS

SAMSUNG

amazon

Spotify



SIEMENS

GRAFHCORE

ROKU

Microsoft



KPMG

OCR

AstraZeneca

Deloitte.

arm

Qualcomm

## 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:



#### GEORGE CRAIG

07779 770 902

[george.craig@bidwells.co.uk](mailto:george.craig@bidwells.co.uk)

#### TAMARAH KEIR

07442 668 105

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