A horizontal wavy line graphic in shades of light blue and white, resembling a radio signal or sound wave, spans across the middle of the page. The text 'RADIO HOUSE CAMBRIDGE' is positioned on the right side, partially overlapping the end of the wavy line. The word 'RADIO' is on the top line, 'HOUSE' is on the middle line, and 'CAMBRIDGE' is on the bottom line. The letter 'A' in 'RADIO' has a small orange wave-like shape above it.

**RADIO**  
**HOUSE**  
CAMBRIDGE



Radio House offers approximately 43,388 sq ft of comprehensively refurbished office space in a self contained building over ground and first floors, situated between the city centre and the northern fringe business parks.

Cambridge is the home to a range of well know R&D, technology and life sciences companies. Those companies include: AstraZeneca, Napp Pharmaceuticals, Samsung, Hewlett Packard, Toshiba, Microsoft, Amgen, Citrix, Huawei, Qualcomm and Apple.



## A HUB FOR HIGH TECH BUSINESS

With an intelligent work force and the highest number of patents filed per head of population, Cambridge is arguably the UK's most innovative city and perfect location for high-tech business.

While excellent regional, national and international transport links makes it the place to be.

Cambridge is one of the leading R&D centres in the world and is often referred to as 'Silicon Fen'.

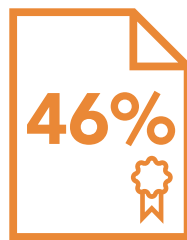


## ECONOMY

In the Centre for Cities, Cities Outlook 2015 report, Cambridge is ranked in the UK:

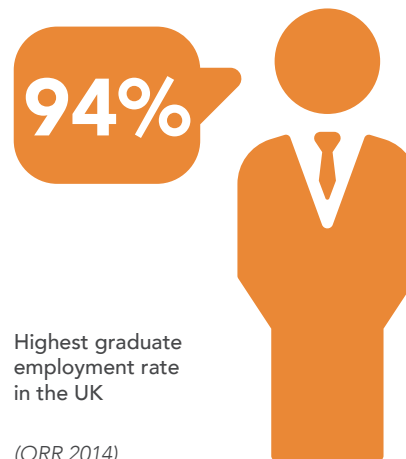
- 1st for Innovation with 65.6 patents granted in 2013 per 100,000 residents this was more than 3.5 times the next most innovative city.
- 1st in terms of the highest proportion of highly skilled workers with just over 65% of its population with high level skills.

## SKILLS



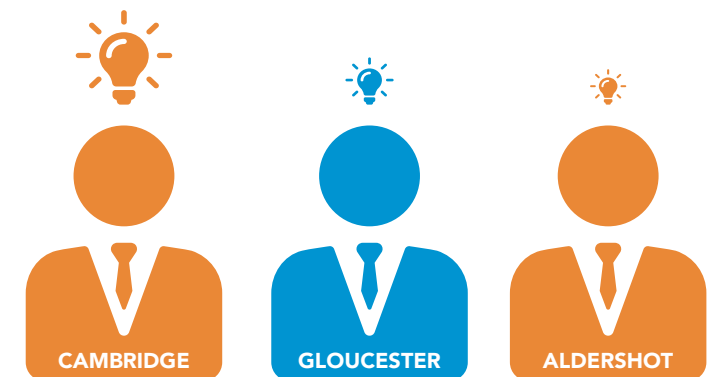
Cambridge residents with a degree level qualification  
Residents in Cambridge are the highest qualified in the country, with 46% of the residents gaining a degree qualification.

(cambridgeshire.gov.uk)



Highest graduate employment rate in the UK

(ORR 2014)



Cambridge is the UK's most innovative city  
More patents per head than the next 5 most innovative cities combined.

(Cities Outlook 2015)



**DISTANCE VIA WALKING**

- Cambridge city centre: 0.75 miles
- Cambridge Train Station: 1.6 miles
- Cambridge North Train Station: (May 2017) 1.9 miles



**TRAVEL TIMES VIA BIKE**

- Cambridge city centre: 2 minutes
- Cambridge Train Station: 2 minutes
- Cambridge North Train Station: (May 2017) 5 minutes



**DISTANCE VIA ROAD†**

- Cambridge city centre: 0.75 miles
- M11 (Junction 11): 3 miles
- Stansted Airport: 28 miles
- M25/M11 (J27): 39 miles
- Central London: 62 miles



**TRAVEL TIMES VIA RAIL\***

- King's Cross Station: 45 minutes
- Liverpool Street Station: 1 hour 10 minutes
- Stansted Airport: 31 minutes
- Heathrow Airport: 1 hour 55 minutes



**INTERNATIONAL AIRPORTS**

- London Stanstead: 30 minutes
- Cambridge International: 5 minutes
- Gatwick: 1 hour 35 minutes
- Luton: 59 minutes
- Heathrow: 1 hour 23 minutes

† Distance from Station Road (Source [www.theaa.com/route-planner](http://www.theaa.com/route-planner))

\* Times from Cambridge Station (Source [www.nationalrail.co.uk](http://www.nationalrail.co.uk))



1 in 3 people cycle to work Cambridge has the highest level of cycling in the country. (Cambridge City Council)

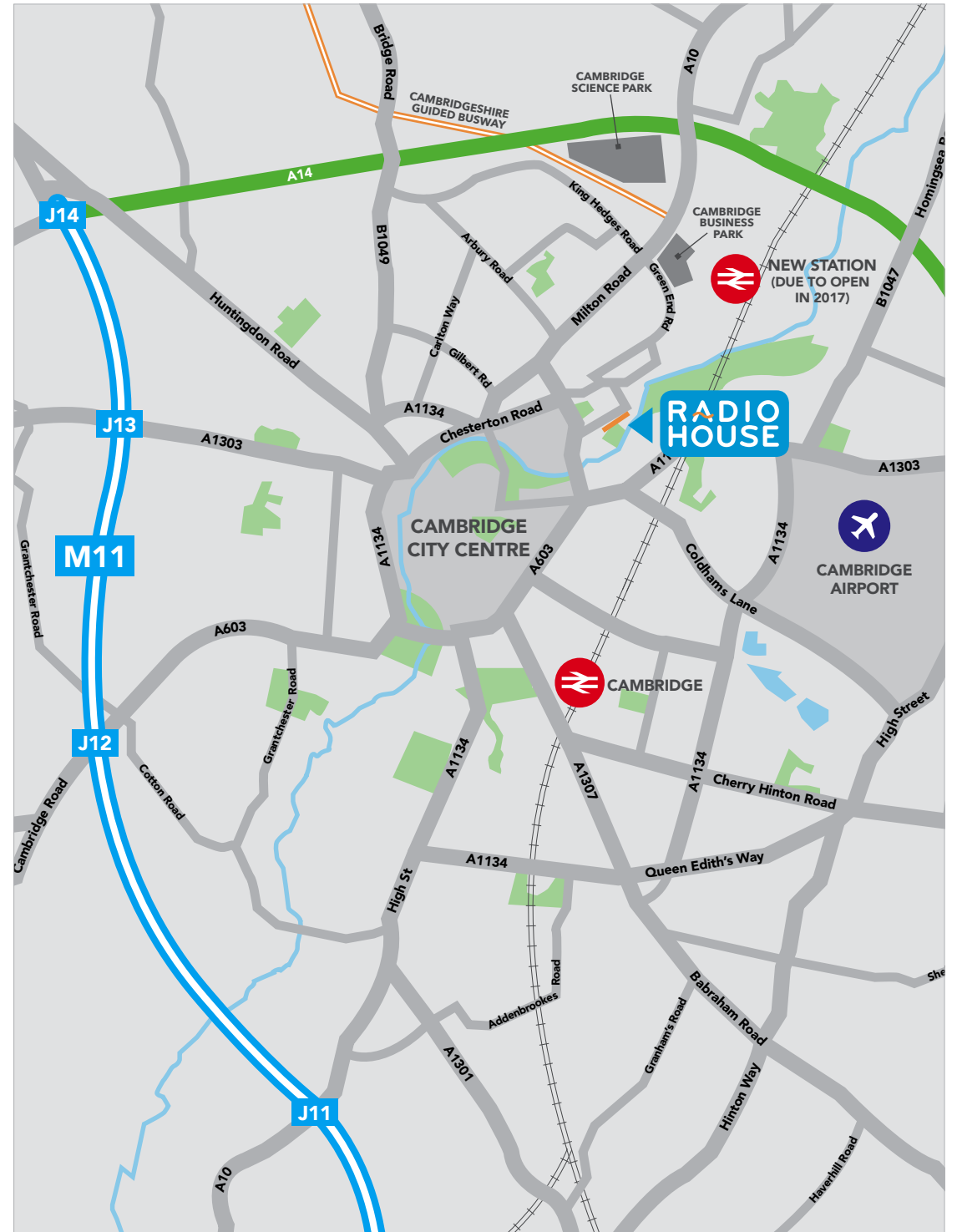
## LOCATION

Radio House is conveniently located, between the city centre and the northern fringe business parks and overlooks meadows and the River Cam. The City Centre is easily accessible by car, bicycle or foot and offers a vast array shops and restaurants.

The new Cambridge North Railway Station is expected to be operational in mid-2017 and

will offer quick access into London. The cycleway running along the river Cam will offer tenants quick access to the new station.

Chesterton has extensive amenities and facilities, these include: pubs, nursery, high street with shops, medical centre, community and a petrol station.



## SPECIFICATION

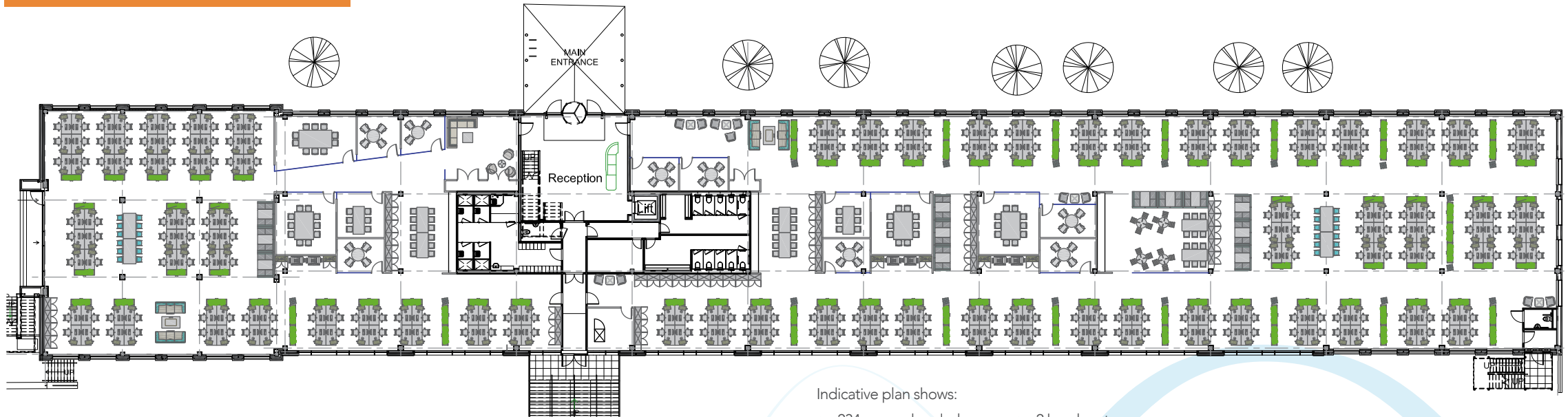
Radio House is currently undergoing a comprehensive refurbishment to provide the following:

- New main entrance with double height reception
- New WC's, 5 showers and locker facilities
- Passenger lift
- LED lighting
- 4 pipe fan coil air conditioning providing heating and cooling
- Full access raised floor
- Suspended ceilings on ground floor with a floor to ceiling height of 2.7m
- Feature 'wavy' roof on first floor with a floor to ceiling height of 2.95 - 4.75m
- 114 car parking spaces (1:380 sq ft)
- 156 covered bicycle spaces

Full Base Build specification available upon request

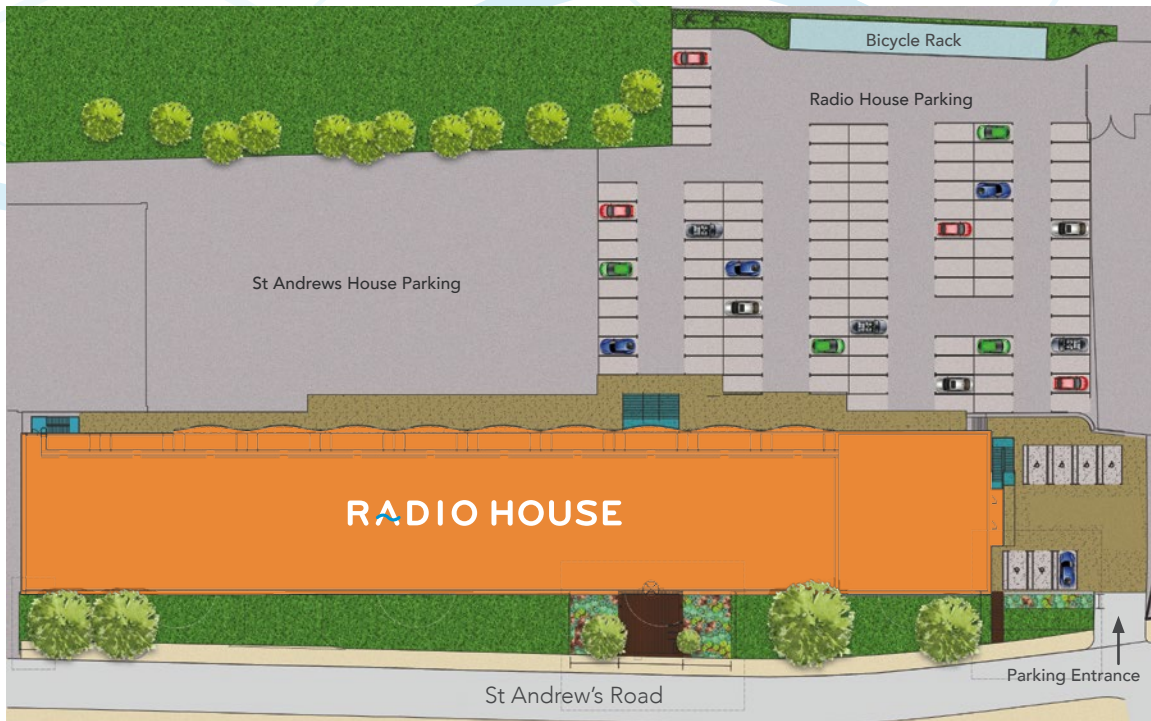


## GROUND FLOOR - EXAMPLE LAYOUT

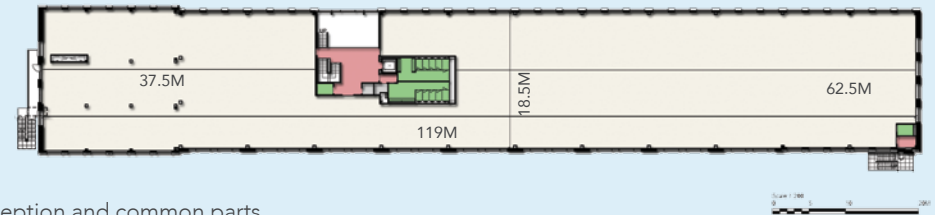


Indicative plan shows:

- 234 open plan desks
- 14 meeting rooms
- 2 break out areas
- 2 x hot desk stations (12 computer points each)

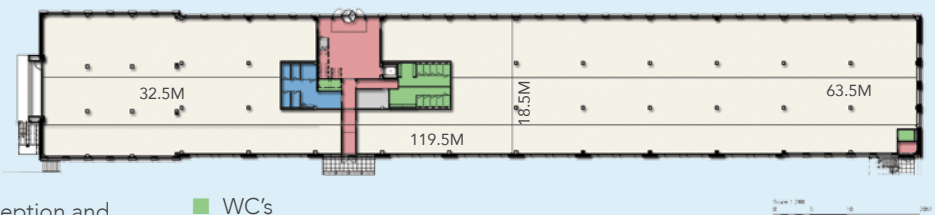


## FIRST FLOOR



- Reception and common parts
- WC's

## GROUND FLOOR



- Reception and common parts
- WC's
- Showers





Radio House provides efficient and substantial open plan office floors with a generous, modern reception. The floorplates offer flexibility, allowing subdivision if required.

The property will provide the following approximate net internal floor areas, subject to final measurement.

FLOOR	SQ M	SQ FT
FIRST FLOOR	2,038	21,933
GROUND FLOOR	1,993	21,455
<b>TOTAL NIA</b>	<b>4,031</b>	<b>43,388</b>

Full measured survey, to include IPMS, will be produced at practical completion.





## TERMS

The property is available to let on effective full repairing and insuring terms directly from the landlord.

For further details please contact:

### WILL HEIGHAM

T: 01223 559443  
E: [will.heigham@bidwells.co.uk](mailto:will.heigham@bidwells.co.uk)

### BRIDGET PARTRIDGE

T: 01223 559481  
E: [bridget.partridge@bidwells.co.uk](mailto:bridget.partridge@bidwells.co.uk)

[www.bidwells.co.uk](http://www.bidwells.co.uk)



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