



GATEWAY
CAMBRIDGE
M11 / A14

IT'S TIME FOR BUSINESS

New trade counter, manufacturing
and logistics opportunities from
3,046 to 45,694 sq ft

TO LET

UNDER CONSTRUCTION
AVAILABLE Q3 2021



Library & Post Office

BAR HILL

Costa Coffee

Next

Kwik Fit

Tesco Extra

The Fox

Petrol Station

Adder Technology



CTD Tiles

Domino Printing Sciences

Oxford Archaeology

Cambridge Fluid Systems

Lumie

Concept Life Sciences

Domino Printing Sciences

← CAMBRIDGE
8 MILES · 16 MINS

A14

HUNTINGDON
12 MILES · 17 MINS →

- LOCAL OCCUPIERS INCLUDE:**
- ADDER TECHNOLOGY
 - ASL GROUP
 - COSTA COFFEE
 - CAMBRIDGE FLUID SYSTEMS
 - CONCEPT LIFE SCIENCES
 - CTD TILES
 - DOMINO PRINTING SCIENCES
 - ELLIOTT'S
 - 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

Indicative CGI

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



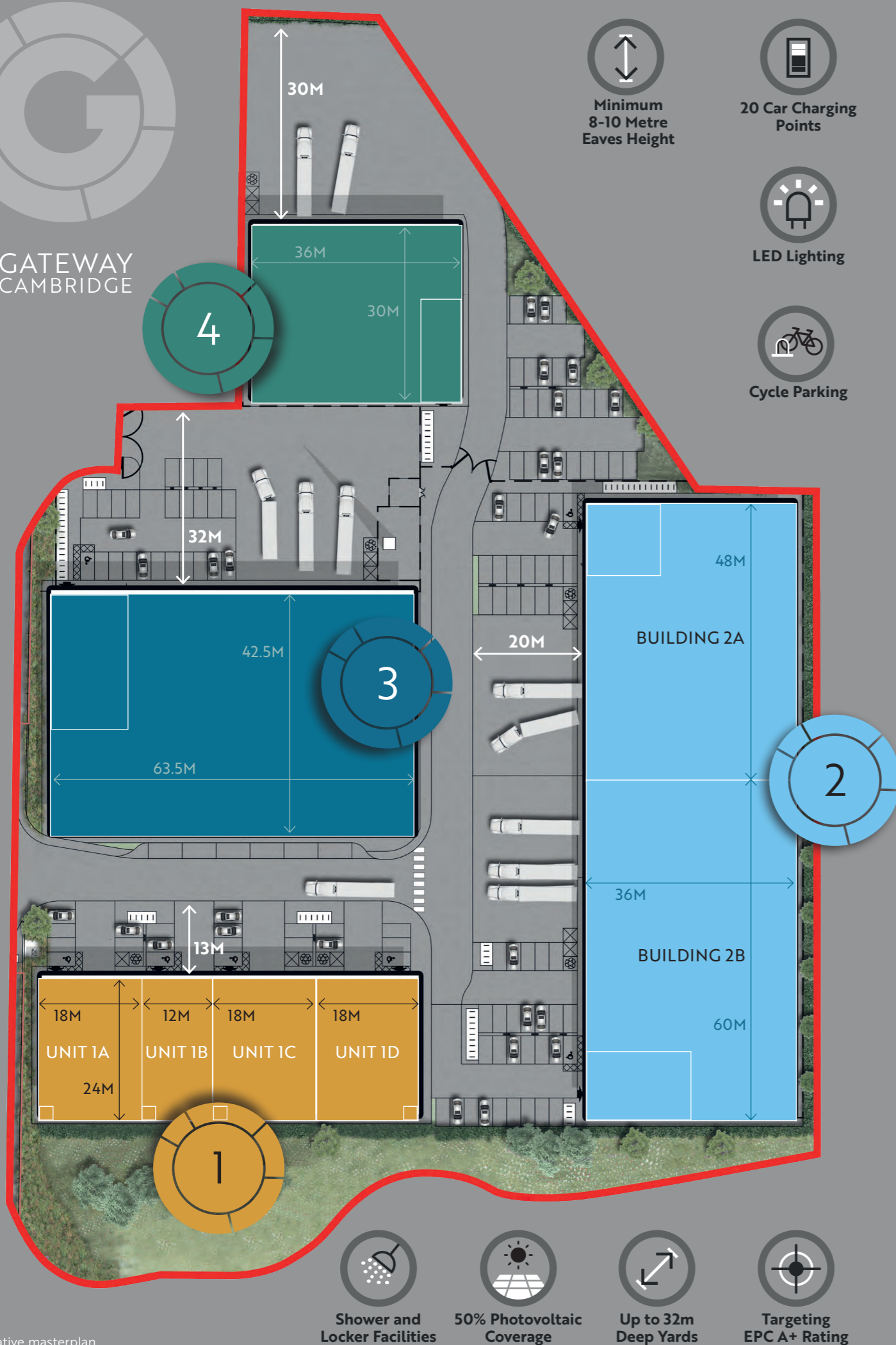
EVERY SECOND COUNTS
LOCATED ON THE A14/M11 JUNCTION, CONNECTING YOU TO THE UK NETWORK



BUILDING TIME
PERFECTLY POSITIONED FOR LAST MILE DELIVERY



GATEWAY
CAMBRIDGE



Indicative masterplan

Schedule of Accommodation (GIA):

| BUILDING 1 - TRADE UNITS | | |
|--------------------------|--------------|---------------|
| | SQ M | SQ FT |
| UNIT 1A | 429 | 4,618 |
| UNIT 1B | 238 | 3,046 |
| UNIT 1C | 427 | 4,596 |
| UNIT 1D | 429 | 4,618 |
| TOTAL | 1,568 | 16,878 |

| | |
|--------------|-----|
| Clear Height | 8m |
| Level Access | 1 |
| Yard Depth | 13m |

| Car Parking Spaces | |
|--------------------|---|
| UNIT 1A | 6 |
| UNIT 1B | 3 |
| UNIT 1C | 6 |
| UNIT 1D | 5 |

| Cycle Spaces | |
|--------------|---|
| UNIT 1A | 6 |
| UNIT 1B | 4 |
| UNIT 1C | 6 |
| UNIT 1D | 6 |

| BUILDING 2A | | |
|--------------------|--------------|---------------|
| | SQ M | SQ FT |
| Ground Floor | 1,724 | 18,557 |
| First Floor Office | 150 | 1,615 |
| TOTAL | 1,874 | 20,172 |

| | |
|----------------------|-----|
| Clear Height Minimum | 10m |
| Level Access | 2 |
| Yard Depth | 20m |
| Car Parking Spaces | 25 |
| Car Charging Spaces | 3 |
| Cycle Spaces | 34 |

| BUILDING 3 | | |
|--------------------|--------------|---------------|
| | SQ M | SQ FT |
| Ground Floor | 2,700 | 29,063 |
| First Floor Office | 270 | 2,906 |
| TOTAL | 2,970 | 31,970 |

| | |
|----------------------|-----|
| Clear Height Minimum | 10m |
| Level Access | 3 |
| Yard Depth | 32m |
| Car Parking Spaces | 27 |
| Car Charging Spaces | 3 |
| Cycle Spaces | 40 |

| BUILDING 2B | | |
|--------------------|--------------|---------------|
| | SQ M | SQ FT |
| Ground Floor | 2,156 | 23,208 |
| First Floor Office | 215 | 2,314 |
| TOTAL | 2,371 | 25,522 |

| | |
|----------------------|-----|
| Clear Height Minimum | 10m |
| Level Access | 3 |
| Yard Depth | 20m |
| Car Parking Spaces | 17 |
| Car Charging Spaces | 2 |
| Cycle Spaces | 26 |

| BUILDING 4 | | |
|--------------------|--------------|---------------|
| | SQ M | SQ FT |
| Ground Floor | 1,080 | 11,625 |
| First Floor Office | 108 | 1,163 |
| TOTAL | 1,188 | 12,788 |

| | |
|----------------------|-----|
| Clear Height Minimum | 10m |
| Level Access | 2 |
| Yard Depth | 30m |
| Car Parking Spaces | 24 |
| Car Charging Spaces | 2 |
| Cycle Spaces | 18 |

AHEAD OF ITS TIME

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



Indicative CGI of Building 1

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

INDUSTRY RATED

- BREEM: 'Excellent'
- Targeting 'Carbon Zero'
- Targeting 'EPC A+'

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

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.



Indicative CGI of Building 2

An environmentally sustainable design for modern occupiers.



Indicative buildings finishes from other Wrenbridge developments



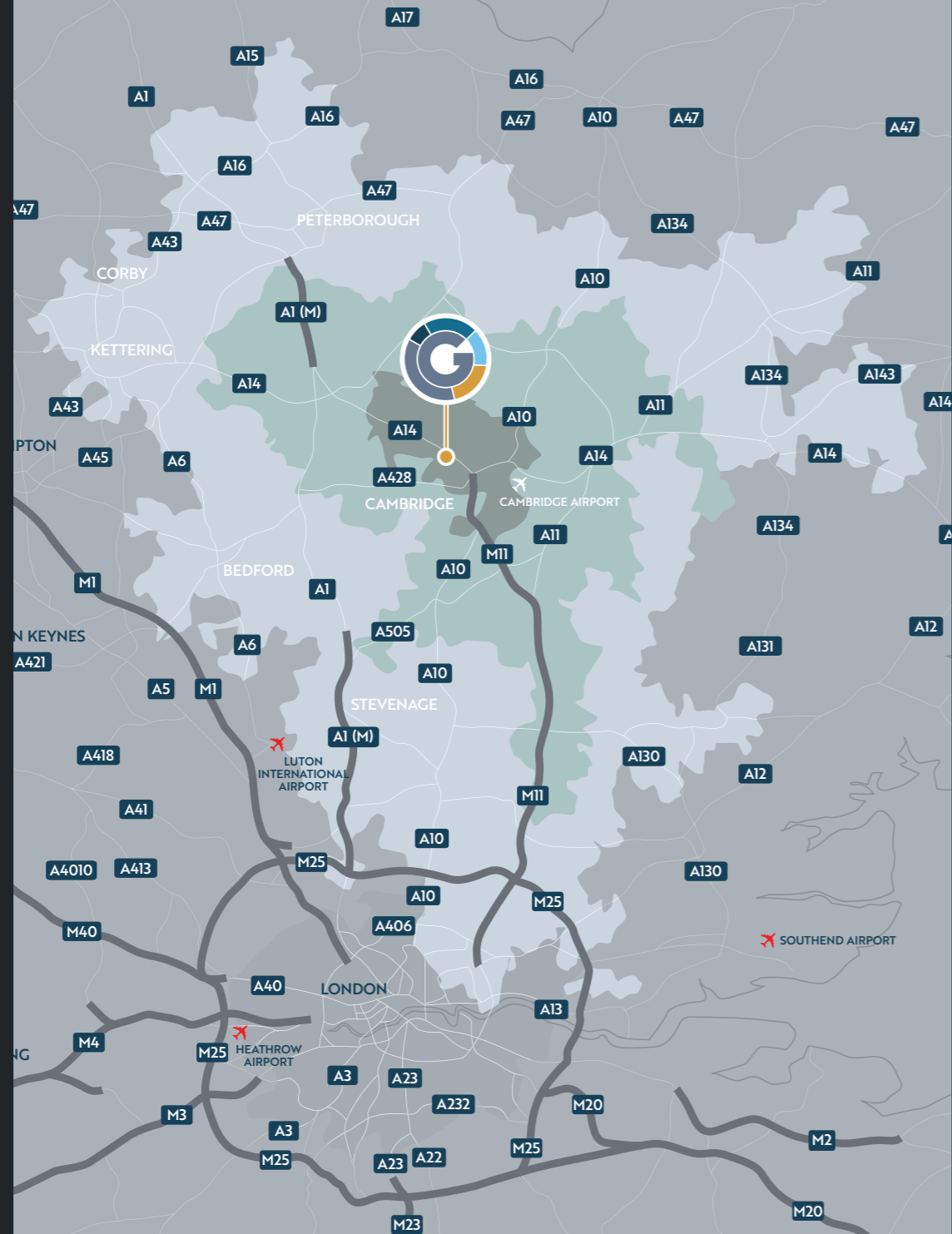
CAMBRIDGE IN NUMBERS:

90%
NVQ1
QUALIFIED

82.7%
ECONOMICALLY
ACTIVE

69.5%
WORKING
AGE POPULATION

33,500
NEW HOMES
BY 2031†



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.

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

RIGHT PLACE, RIGHT TIME

- 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**

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 people¹, 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 2031², meaning the potential labour supply will continue to grow in the coming years.

¹ cambridgeinsight.org.uk
² South Cambridgeshire District Council





TIME FOR CHANGE

eden project

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.



Amenities on your doorstep



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.

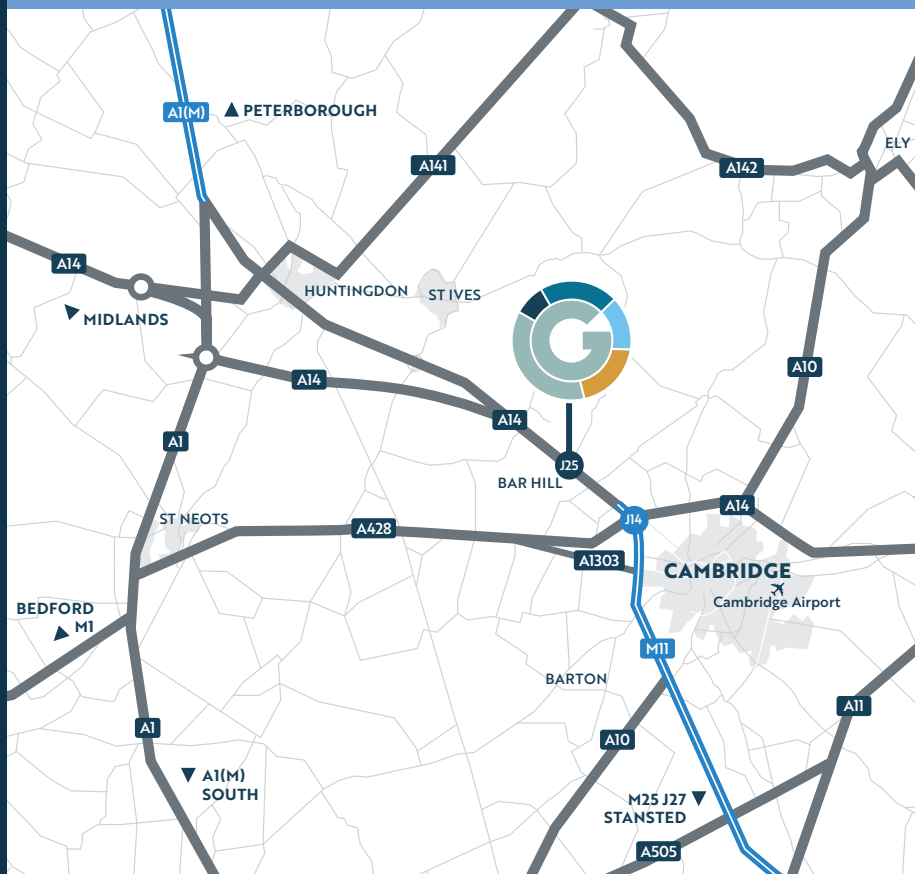


| CITIES | DRIVE TIME | MILES |
|-----------------------|----------------|-------|
| Cambridge City Centre | 16 mins | 8 |
| Huntington | 17 mins | 12 |
| Peterborough | 40 mins | 35 |
| Northampton | 55 mins | 50 |
| Central London | 1 hour 10 mins | 67 |
| Birmingham | 1 hour 30 mins | 91 |

| MAIN ROADS | DRIVE TIME | MILES |
|------------|------------|-------|
| M11 | 4 mins | 3 |
| A1(M) | 14 mins | 13 |
| M1 | 50 mins | 38 |
| M25 | 45 mins | 45 |

| AIRPORTS | DRIVE TIME | MILES |
|-----------------|----------------|-------|
| London Stansted | 30 mins | 32 |
| Luton | 1 hour | 44 |
| Birmingham | 1 hour 20 mins | 84 |
| East Midlands | 1 hour 25 mins | 89 |

| PORTS | DRIVE TIME | MILES |
|----------------|----------------|-------|
| London Gateway | 1 hour 5 mins | 67 |
| Felixstowe | 1 hour 15 mins | 75 |



SAT NAV: CB23 8UD



**GATEWAY
CAMBRIDGE**
M11 / A14

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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