

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.

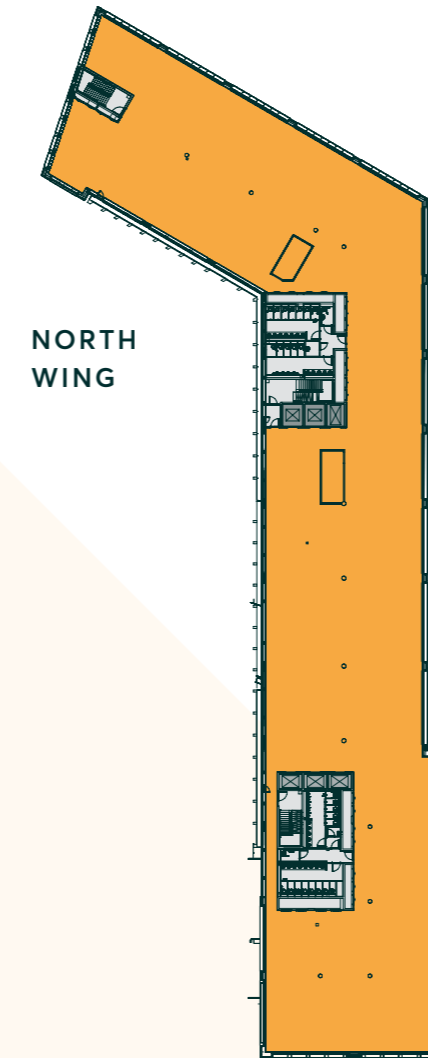


Building exterior

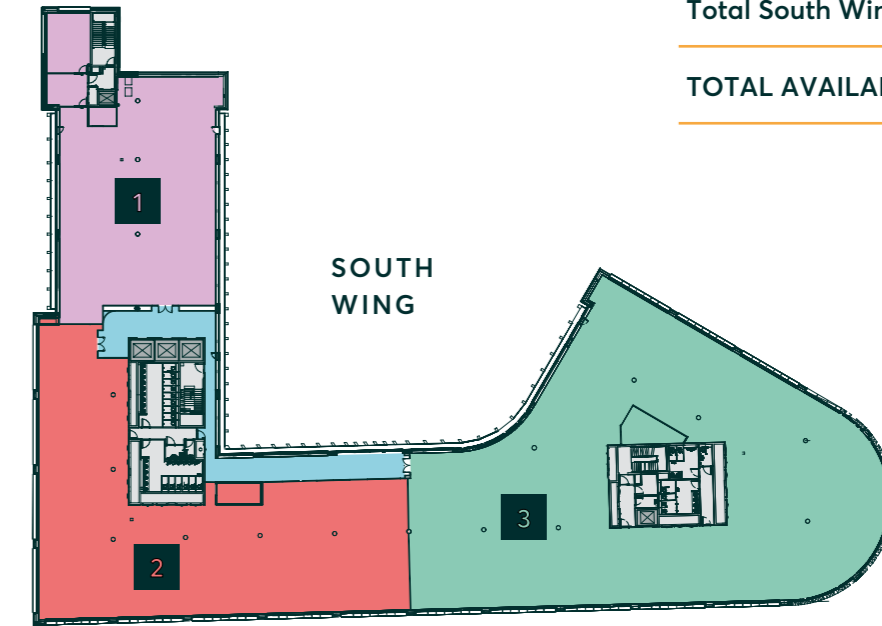


Reception breakout

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
Total South Wing		32,119	2,984
TOTAL AVAILABLE OFFICE		56,865	5,283

- 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



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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[THETRIANGLECAMBRIDGE.COM](https://www.thetrianglecambridge.com)

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. July 2024.

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