

# Generator

A collaborative workplace hub  
situated in the heart of the Grafton  
re-generation area

42 Newmarket Road, Cambridge, CB5 8EP

journey

journeyre.io



GENERATOR

Generator View from Newmarket Road

Generator sits within the journey portfolio - a property company focused on delivering flexible and fitted spaces in the UK's key knowledge economies. This allows our customers to focus on growing their core business rather than tying up capital and energy in real estate strategy.

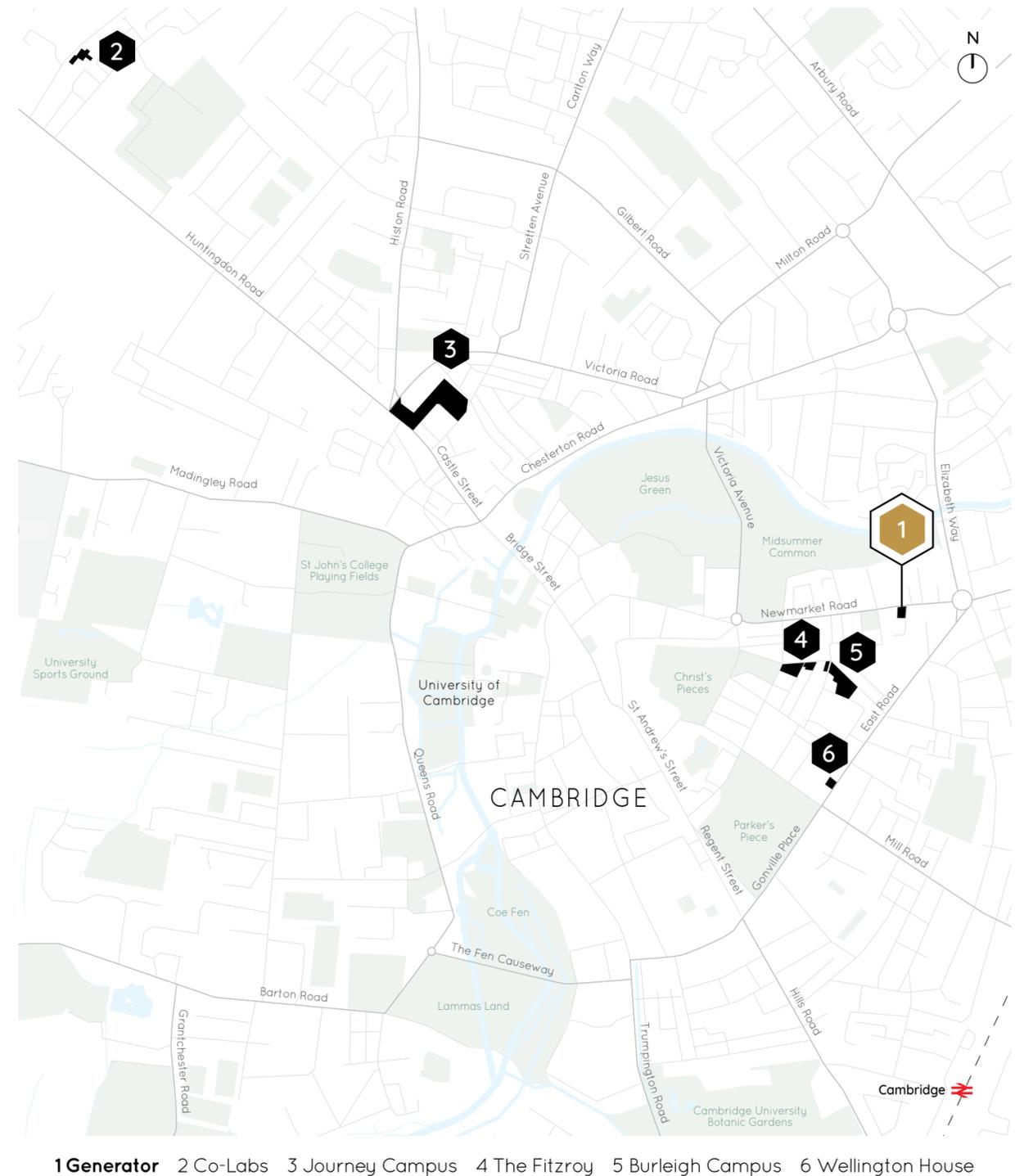
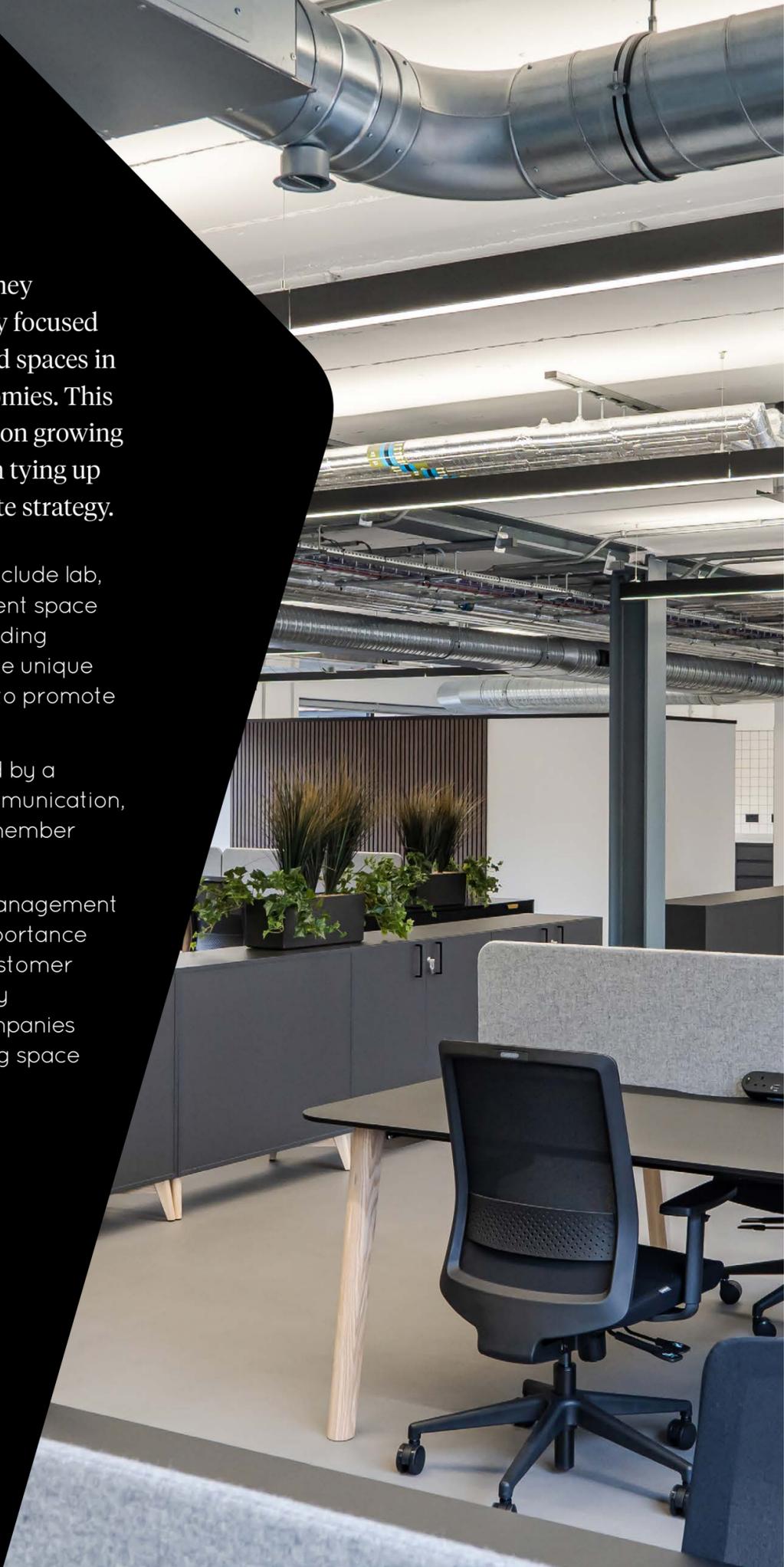
The operational portfolio will include lab, incubator, R&D, workspace, event space and supporting amenities including residences. The goal is to create unique spaces for our customers and to promote well-being and ESG.

The platform will be connected by a digital interface providing communication, clubs, and events to create a member community.

**journey** has an experienced management team that understands the importance of listening and reacting to customer requirements. This is especially important for fast growing companies that have dynamic and evolving space requirements.



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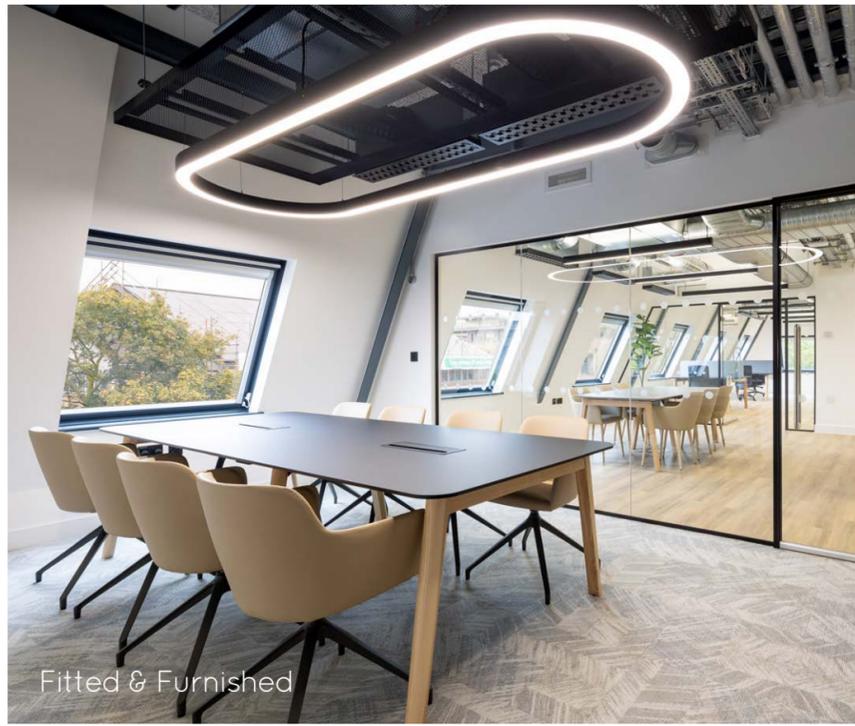


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# SPECIFICATION



Reception



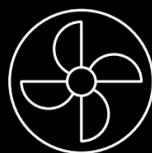
Fitted & Furnished



Enhanced CatA



Fully refurbished  
Fitted & Furnished  
/ Enhanced CatA  
office suites.



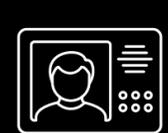
Exposed Services.



High Speed  
Internet Enabled.



New Air Source  
Heat Pump A/C  
System.



Video Entry  
Phone System with  
Access Control.



Courtyard Garden.

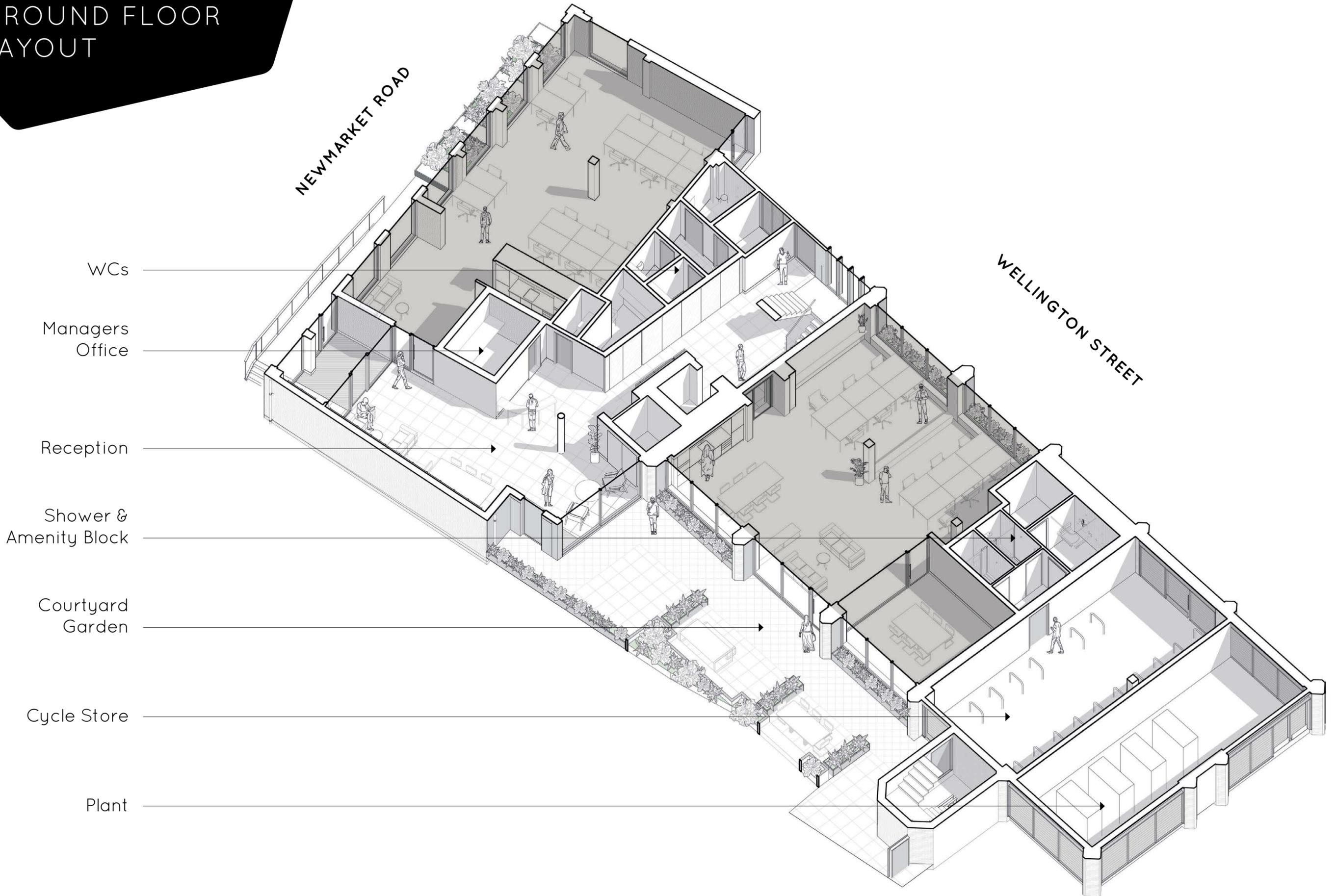


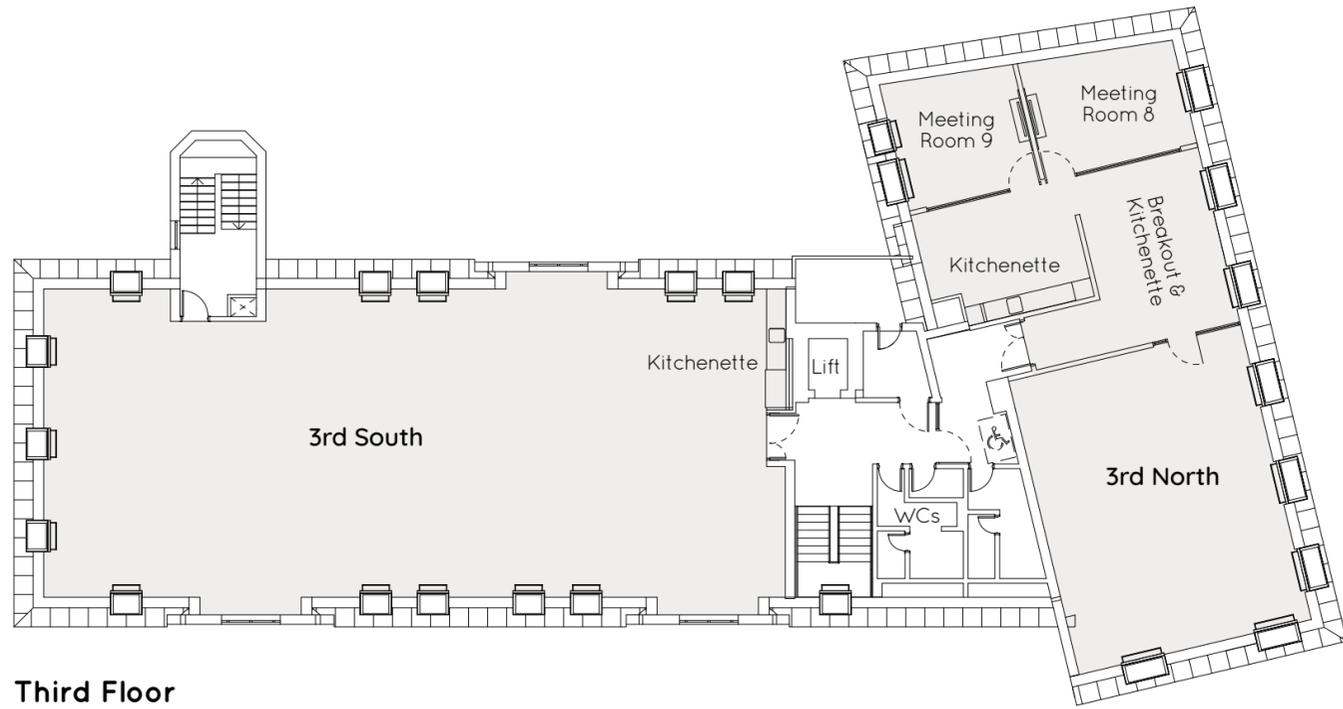
Secure Cycle  
Parking.



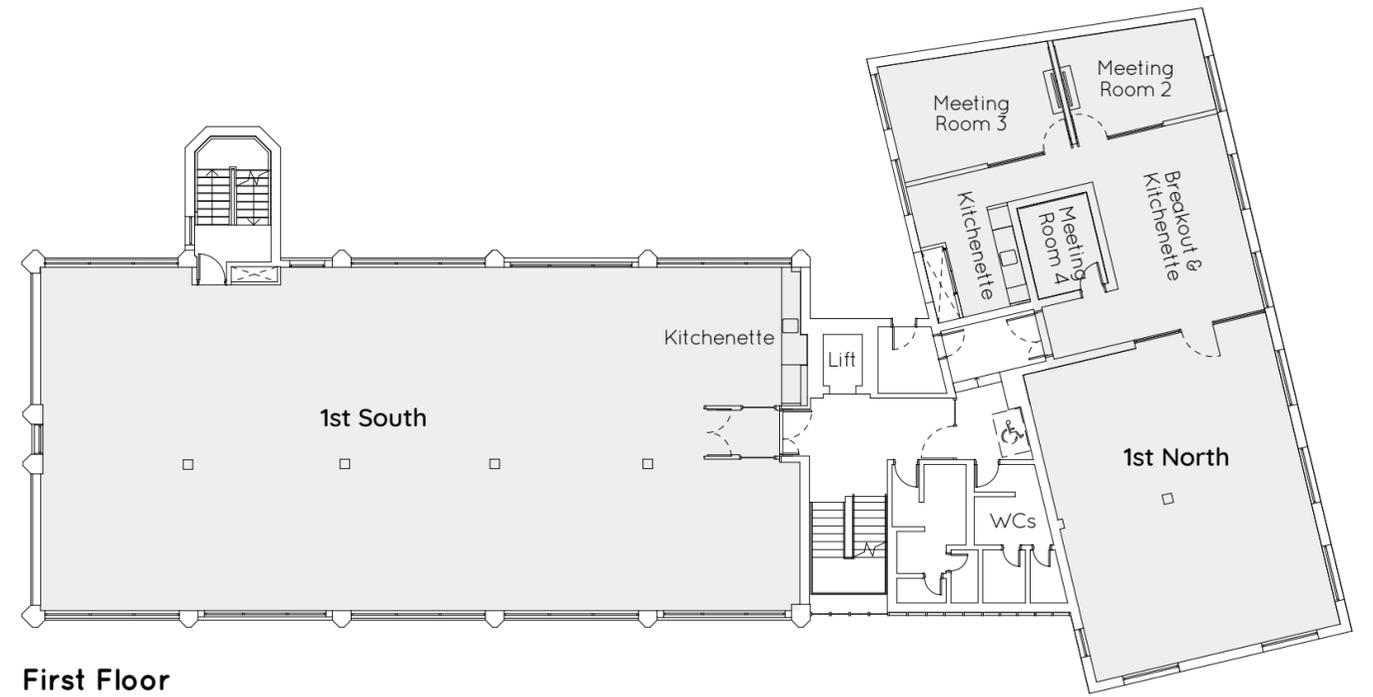
Onsite Shower  
Amenity Block.

# GROUND FLOOR LAYOUT

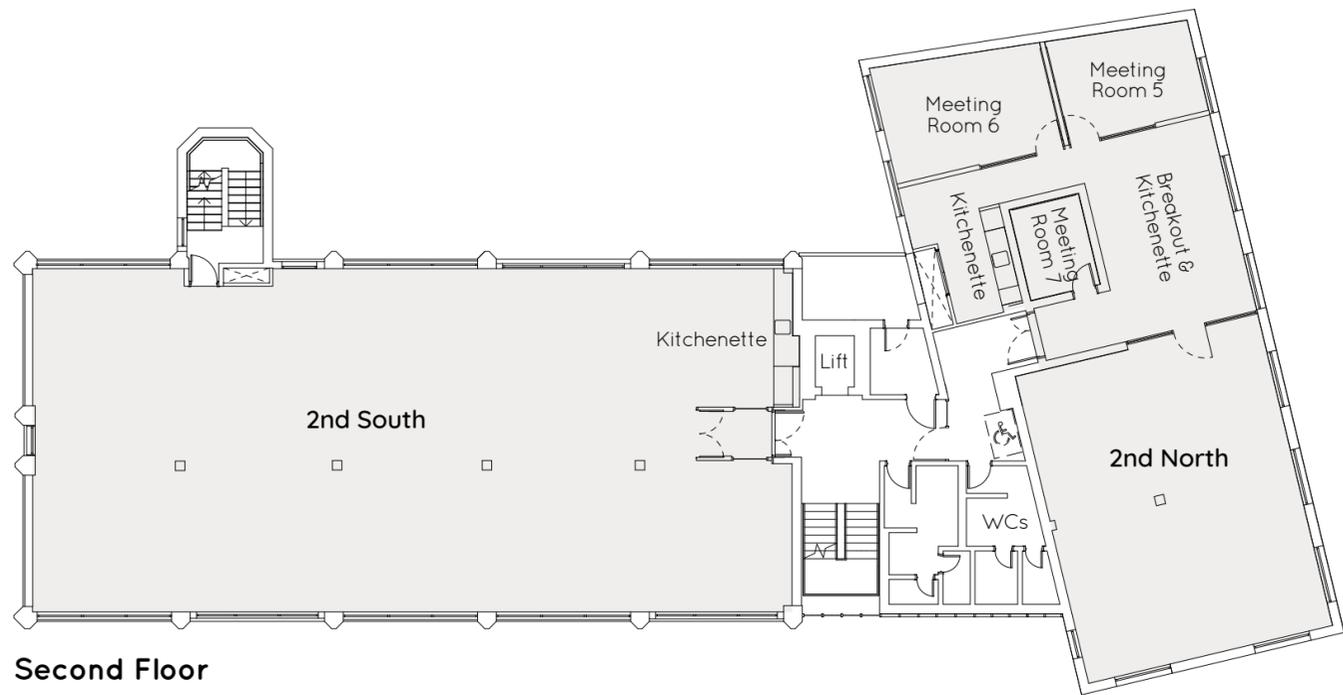




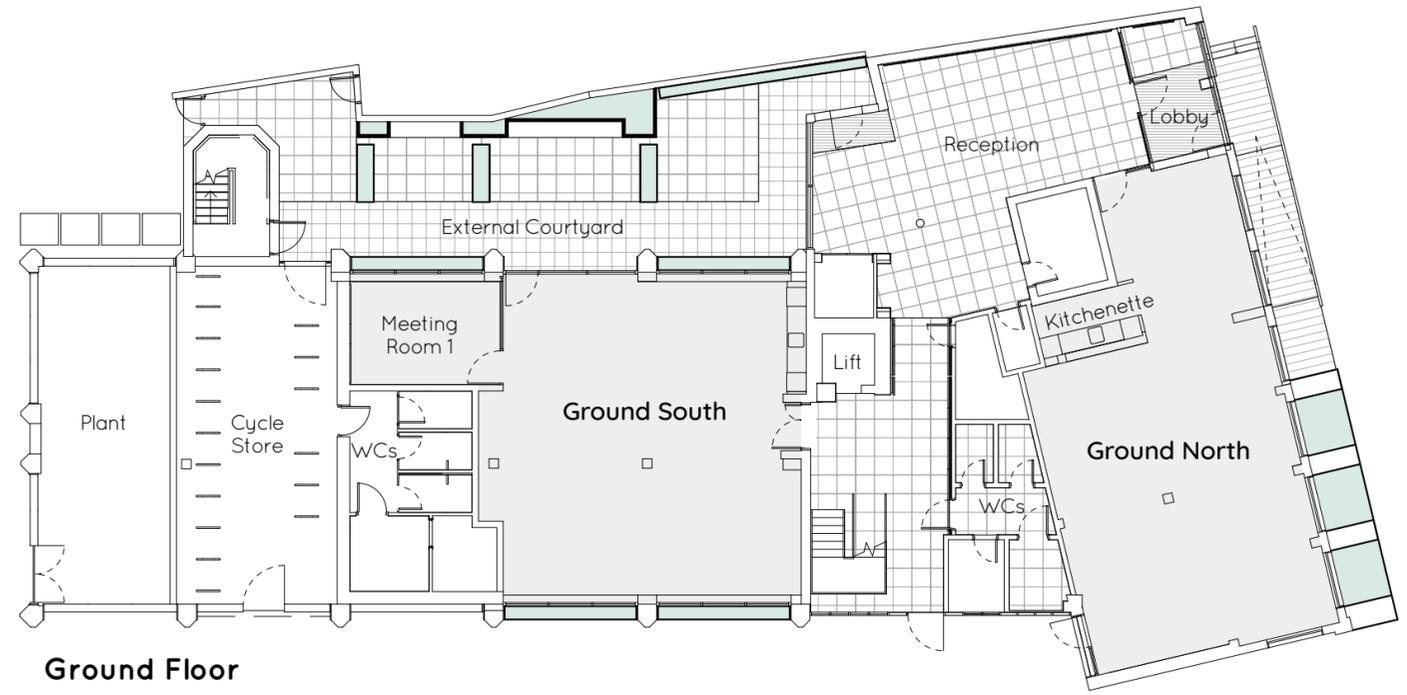
**Third Floor**



**First Floor**



**Second Floor**



**Ground Floor**

Floor	Status	Areas	NIA (Sq ft)	Occupational Ratio (Sq ft)	Desks
3rd North	Occupied	Fitted & Furnished	1,641	1:86	19
3rd South	Available	Enhanced CatA	2,426		
2nd North	Available	Fitted & Furnished	1,886		16
2nd South	Available	Enhanced CatA	2,742	1:118	

Floor	Status	Areas	NIA (Sq ft)	Occupational Ratio (Sq ft)	Desks
1st North	Available	Fitted & Furnished	1,892	1:118	16
1st South	Occupied	Enhanced CatA	2,739		
Ground North	Occupied	Enhanced CatA	1,145		
Ground South	Available	Enhanced CatA	1,285		
Reception			975		
<b>Total</b>			<b>16,733</b>		

# JOURNEY FITTED & FURNISHED

## Why Choose *journey* Fitted & Furnished

- Occupational density is considerably more spacious than serviced offices.
- Have your own meeting rooms without being dependant on shared facilities.
- Privacy of your own kitchenette / break out space.
- Lease length and break provision to suit your business plan and growth requirements.
- Secure occupation via a lease, unlike a licence held at a serviced office where the providers have the ability to terminate and move you around the building.
- Reduced capex through an already delivered fit out and facilitating occupation more quickly.

## Specification



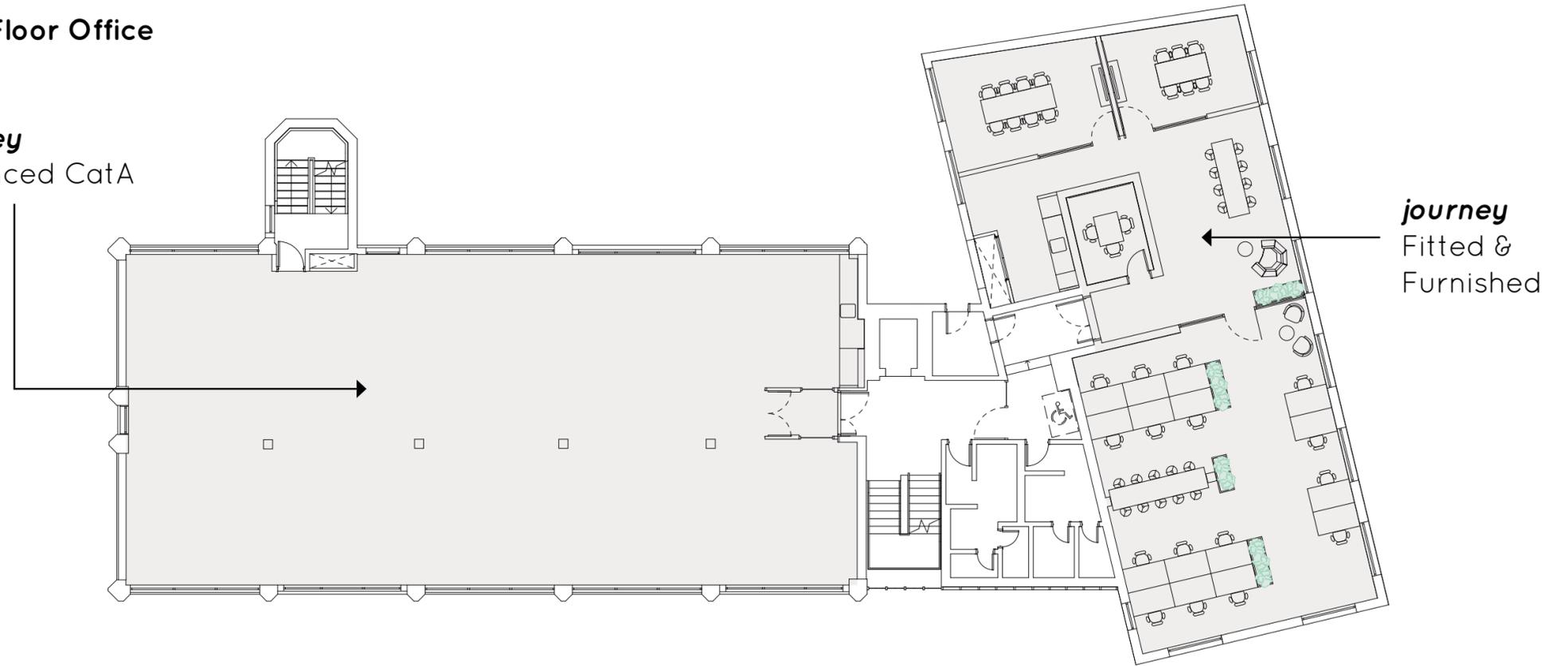
- Fully Fitted & Furnished Office Suites.
- Mechanical Ventilation and Air Conditioned.
- Full Fibre Internet, WiFi and AV Enabled.
- Internal Meeting Rooms.
- Kitchen and Breakout Area.

## Access to BARCLAYS | Eagle Labs

With access to over 325 years of business expertise and connections, Eagle Labs are a community resource available for everybody. Whether you're an inventor, an innovator or a mentor, our spaces are conducive to nurturing and growing your idea with support from Barclays and our network.

## First Floor Office

*journey*  
Enhanced CatA



Fitted & Furnished

# JOURNEY BESPOKE

journey can deliver a Bespoke environment allowing your business to thrive. A member of the journey team would be delighted to discuss Bespoke with you.

## Why Choose *journey* Bespoke

### Collaboration /

journey has an experienced team who will work alongside your business to design your workspace.

### Optionality /

Office fit-out, designed by you, to perfectly meet the needs of your business.

### Privacy /

Your own meeting rooms, kitchenette and break out spaces.

### Flexibility /

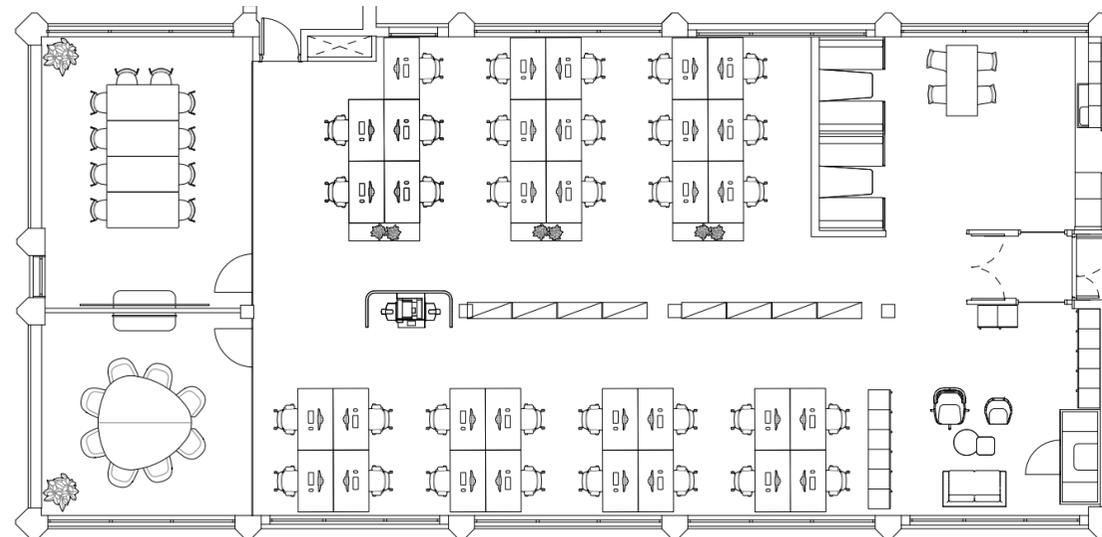
Lease length and break provision to suit your business plan and growth requirements.

### Reduced Capex /

Fit out delivered and funded by journey, facilitating occupation more quickly.

### Project Management /

journey will oversee the project and deliver a completed turnkey office ready your occupation.



Indicative fitout



# JOURNEY ENHANCED CATA



Enhanced CatA

## Why Choose **journey** Enhanced CatA

- The pain of installing kitchenettes, internet and dealing with wayleaves is taken away.
- Choose from an option of costed and pre-designed office fitouts. **journey** can deliver your desired office fitout whilst taking away the stresses of office relocation.

## Alternately

- Customers can choose to undertake their own bespoke office fitout.
- **journey** Enhanced CatA offers ultimate flexibility.

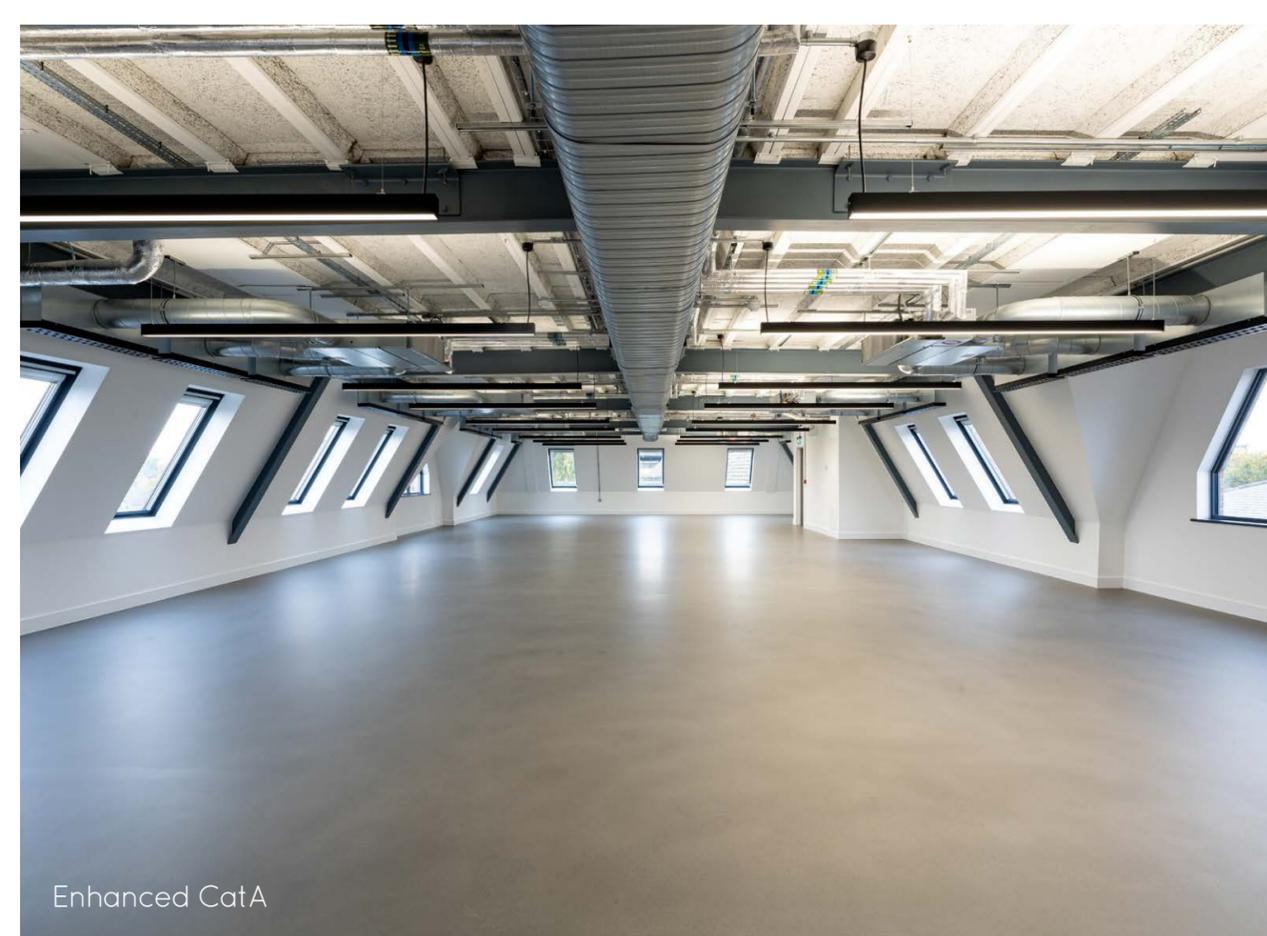
## Specification



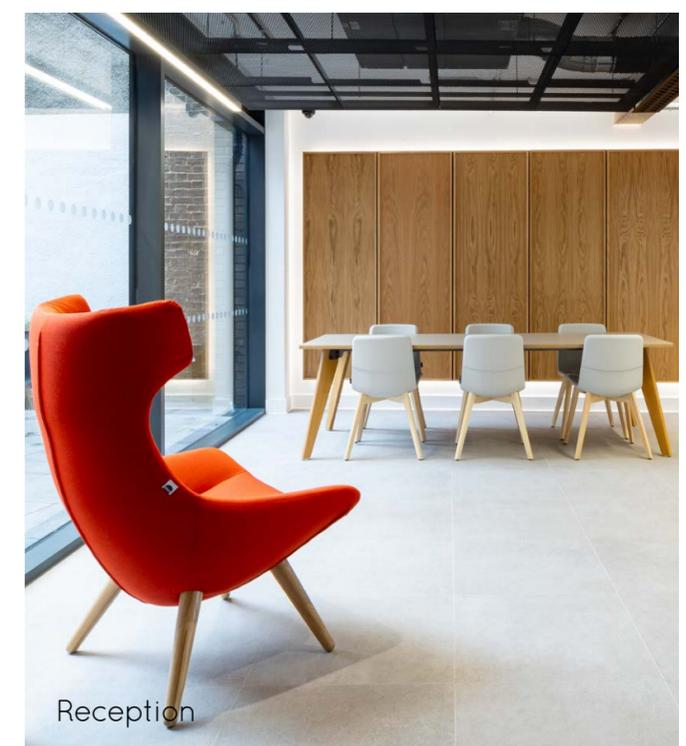
- Pre-Installed Kitchenettes.
- Mechanical Ventilation and Air Conditioned.
- Full Fibre Internet Enabled.



Fitted & Furnished



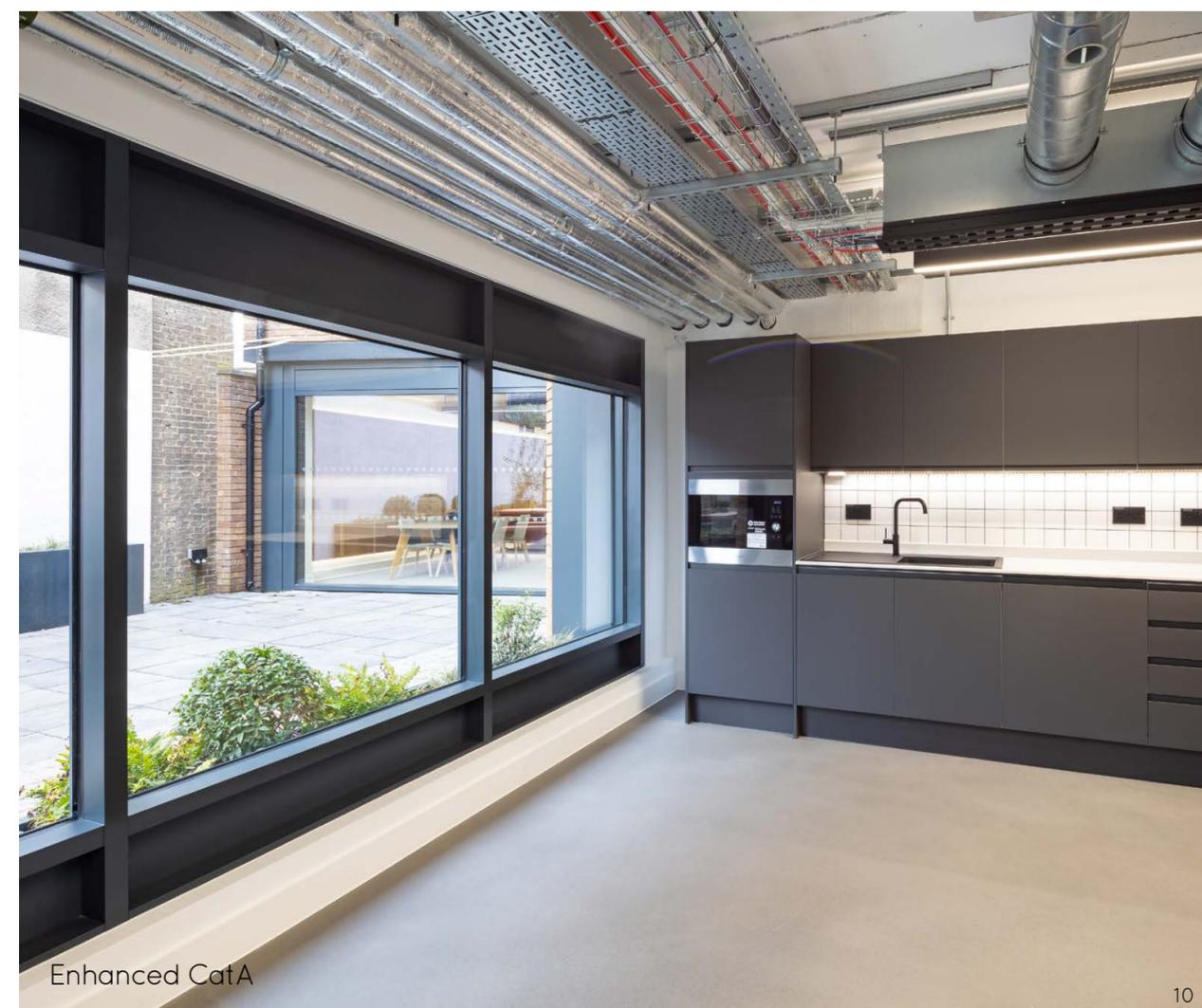
Enhanced CatA



Reception



Fitted & Furnished  
Garden



Enhanced CatA

## ACCOMMODATION

Generator has undergone a major refurbishment to deliver a standout collaborative workplace hub offering Fitted & Furnished and Enhanced CatA office suites.

The refurbishment redesigned the reception to breathe life into the building. The reception flows onto a Courtyard Garden and relaxation area. Further amenity is given with new shower and changing facilities with secure cycle parking.

The office suites provide exposed services with new air-conditioning throughout. This along with pre-installed high-speed internet and kitchenettes takes away all the move in and set up worries from an incoming customer. Simply choose the specification that best suits the needs of your business, **journey** Fitted & Furnished or **journey** Enhanced CatA.



Courtyard Garden

# CAMBRIDGE

Generator is located in the City centre of Cambridge, with easy access to the A14, A428 and M11 due to the proximity to the inner ring road.

Cambridge Station and Cambridge North Station are accessible in under 10 minutes by bike, and there are frequent public bus services to and from the station.

There are a wide variety of shops, restaurants, bars and coffee shops in the Grafton Centre, and an array of independent traders on Burleigh Street, Fitzroy Street and the surrounding areas all within walking distance.

## Travel times

Cambridge Station	
Car	6 mins
Cycle	7 mins
E-Scooter	10 mins
Bus	19 mins

Cambridge North Station	
Car	10 mins
Cycle	10 mins
E-Scooter	13 mins
Bus	24 mins

M11/A14 Junction by Car	
Cambridge Road	11 mins
Milton Road	11 mins
Huntington Road	13 mins



## Local Amenity

Bars & Restaurants	walking time
1 Navadhanya	1 min
2 The Burleigh Arms	1 min
3 La Piazza by Signorelli's	3 mins
4 Amélie Flam-kuche	4 mins
5 Signorelli's Deli	6 mins
6 Charlie's Coffee Company & Pizzeria	6 mins
7 WT's Sports Bar	6 mins
8 Thrive	6 mins
9 Mediterranean BBQ	6 mins
10 d'Arry's Wine Bar & Liquor Loft	12 mins
11 Ta Bouche	14 mins
12 Novi Kitchen + Bar	14 mins
13 The Lab	16 mins

Retail	walking time
1 Il Mercato by Signorelli's	2 mins
2 The Grafton Centre	3 mins
3 Jemporium Vintage	4 mins
4 Little Waitrose	6 mins

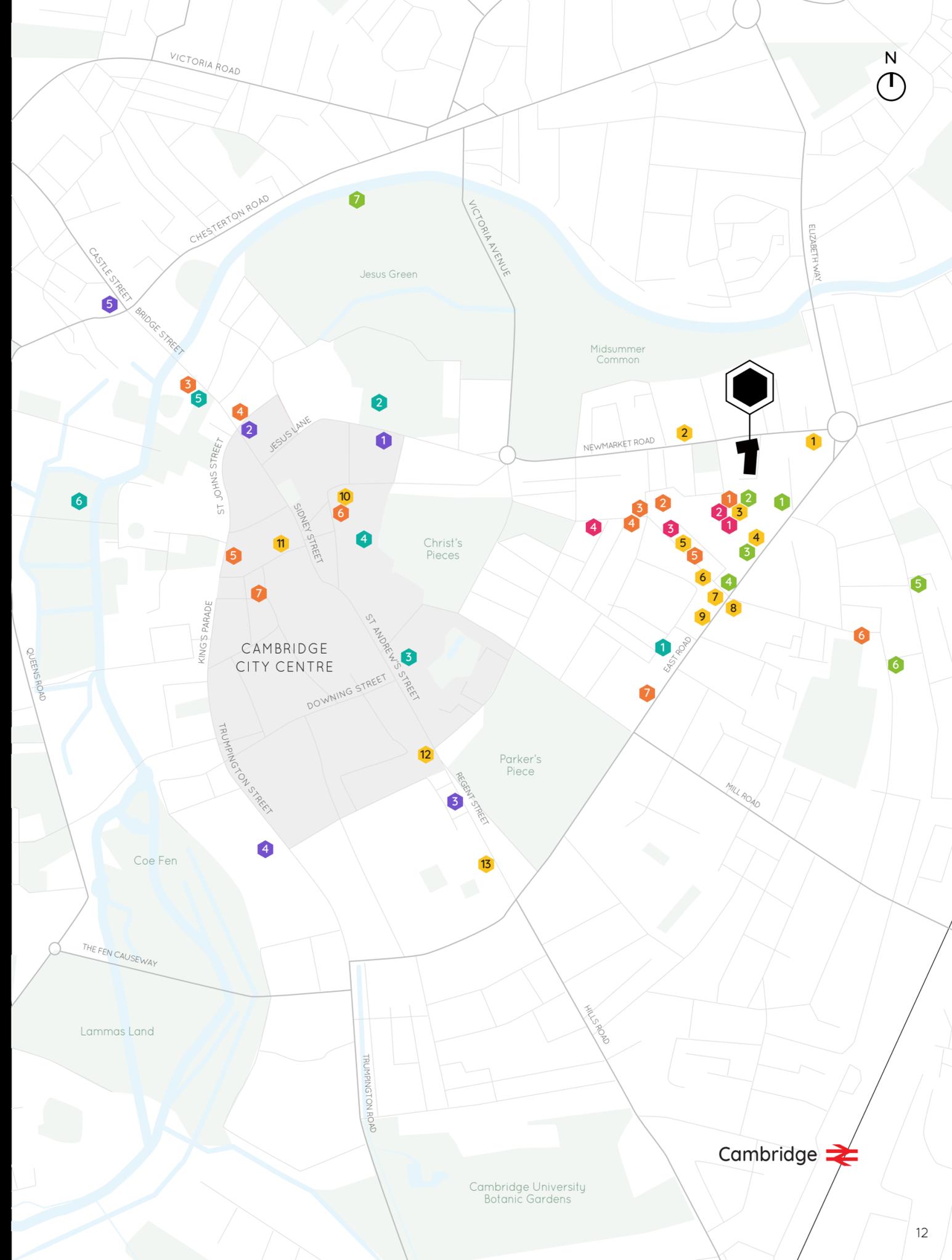
University Colleges	walking time
1 St John's College	8 mins
2 Jesus College	13 mins
3 Trinity College	15 mins
4 Christ's College	15 mins
5 Emmanuel College	17 mins

Coffee	walking time
1 Costa Coffee	3 mins
2 Starbucks	5 mins
3 Patisserie Valerie	5 mins
4 Aromi	5 mins
5 Deluna Café	6 mins
6 Norfolk Street Bakery	7 mins
7 Espresso Library	9 mins

Leisure	walking time
1 PureGym	2 mins
2 The Grafton Ping Pong Parlour	3 mins
3 Vue Cinema	4 mins
4 The Tram Depot	7 mins
5 The Dobblers Inn	7 mins
6 The Alexandra Arms	9 mins
7 Jesus Green Lido	16 mins

Culture	walking time
1 All Saints Church	11 mins
2 The Round Church	16 mins
3 Heong Gallery	16 mins
4 The Fitzwilliam Museum	20 mins
5 Museum of Cambridge	21 mins





journey

**Nico Riley**

07828 556 313

journeyre.io

Or contact our retained leasing agents



**George Craig**

07779 770 902

George.Craig@bidwells.co.uk

**Max Bryan**

07793 808 114

Max.Bryan@bidwells.co.uk

**DTRE**

**Jamie Green**

07776 161 534

Jamie.Green@dtre.com

**Guy Nicholas**

07711 948 922

Guy.Nicholas@dtre.com



**Mark Taylor**

07721 892 966

Mark.Taylor@savills.com

**Ross Hemmings**

07890 423 803

Ross.Hemmings@savills.com



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