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 View from Newmarket Road

LOCATION

CAMBRIDGE STATION

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

CAMBRIDGE NORTH

Car	10 mins
Cycle	10 mins
E-Scooter	13 mins
Bus	24 mins

N

CAMBRIDGE CHRONICLES

REES

journey Generator

bcr·infinitearchitects

Kirontech

WORLD MAKERS

savills

Acteon

NINJA THEORY

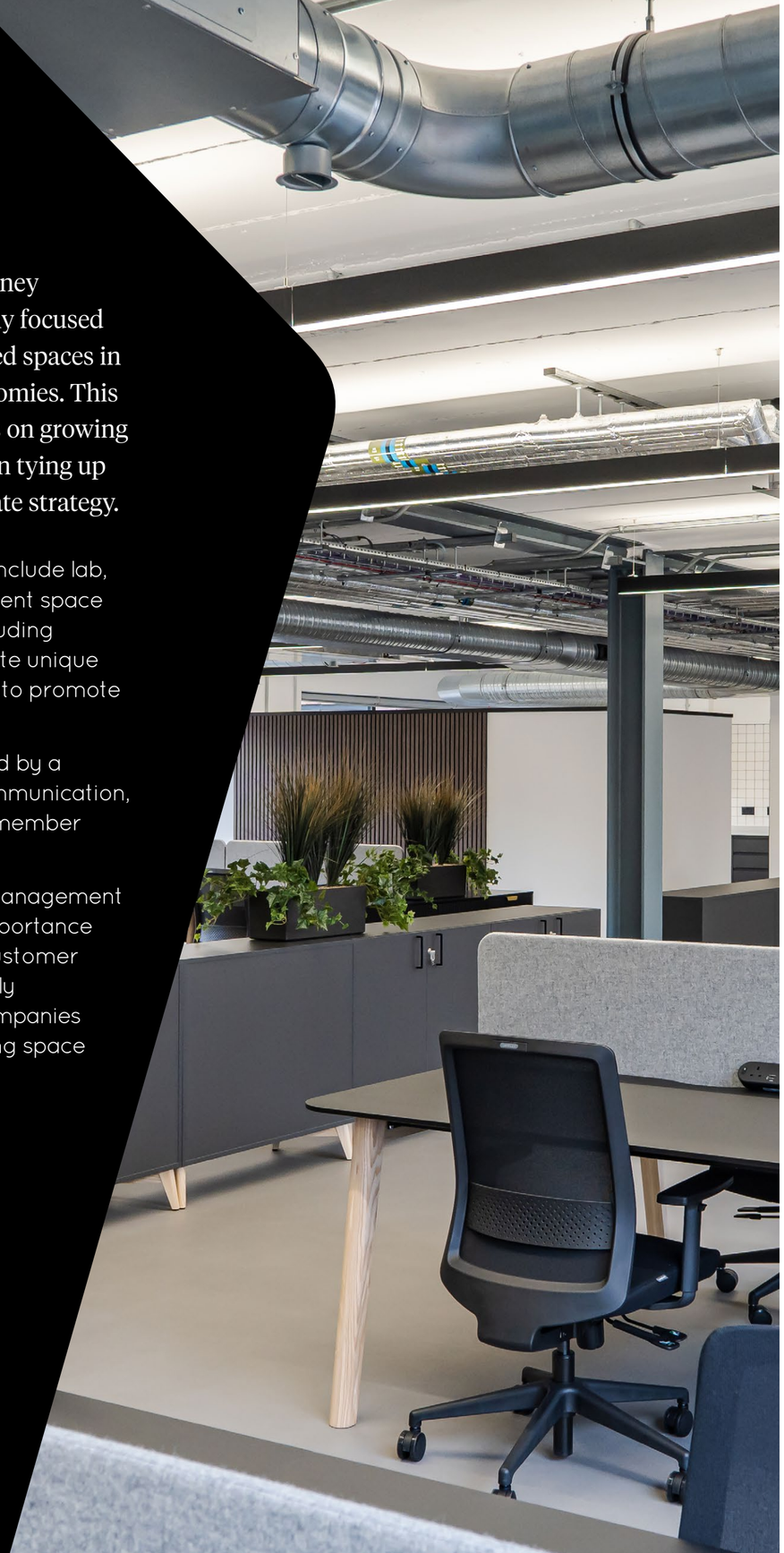
THE CAMBRIDGE Building Society

Saunders Boston Architects

Ashtons LEGAL

M11/A14 JUNCTION BY CAR

Cambridge Road	11 mins
Milton Road	11 mins
Huntington Road	13 mins



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.

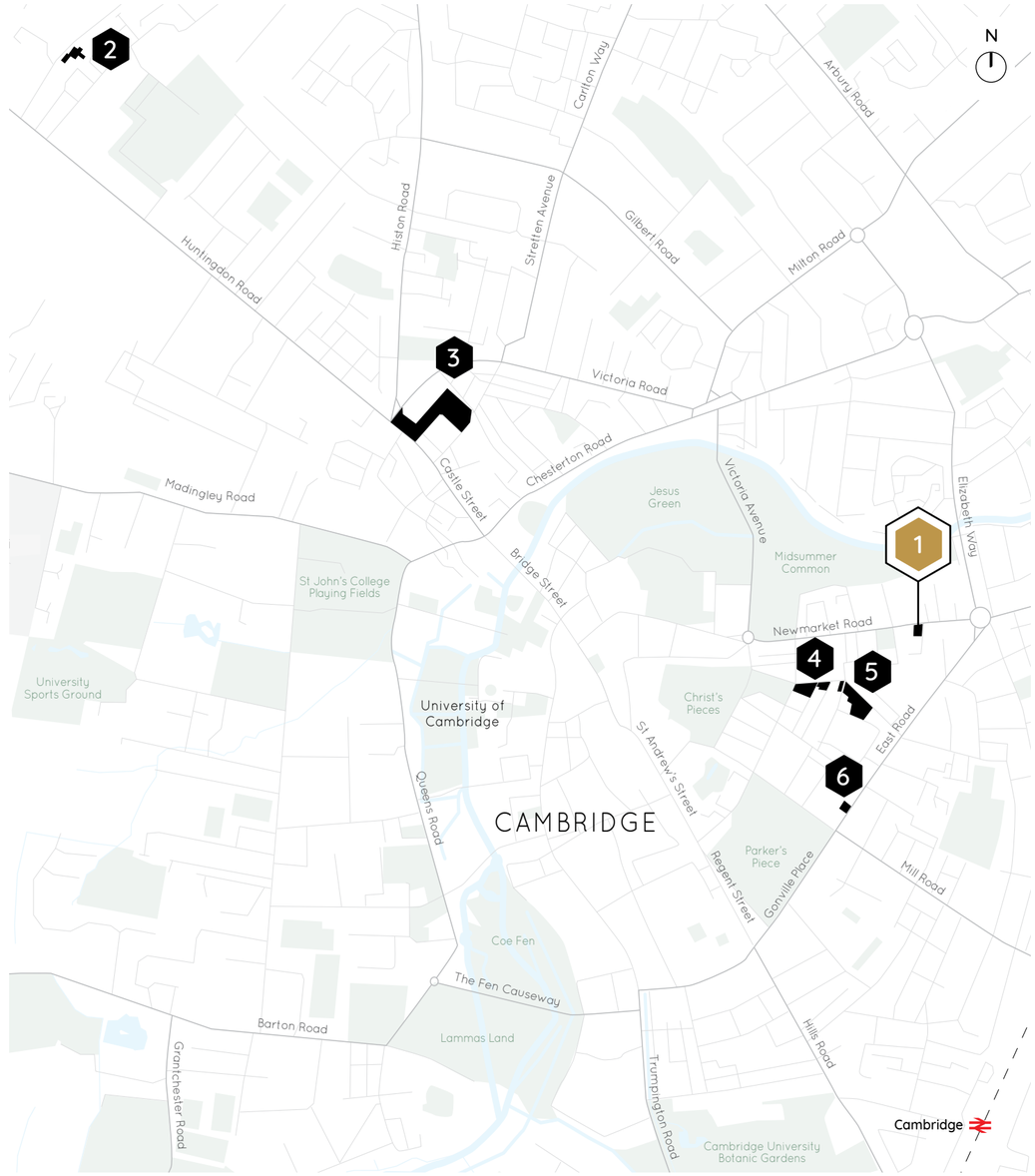
The operational portfolio will include lab, incubator, R&D, workspace, event space and supporting amenities including residences. The goal is to create unique spaces for our customers and to promote well-being and ESG.

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.

journey

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1 Generator 2 Co-Labs 3 Journey Campus 4 The Fitzroy 5 Burleigh Campus 6 Wellington House

42 Newmarket Road, Cambridge, CB5 8EP

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.

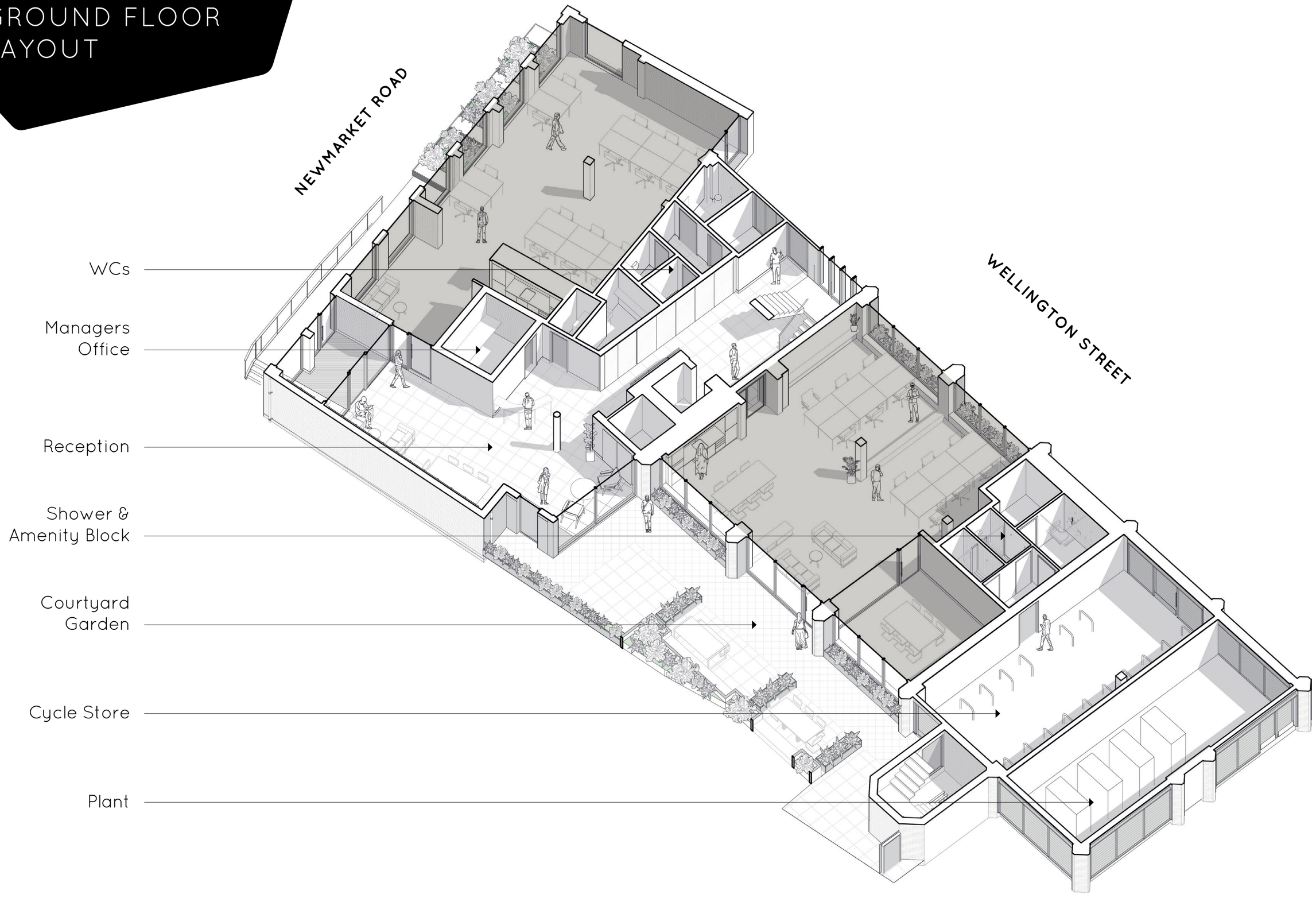
Video Entry Phone System with Access Control.

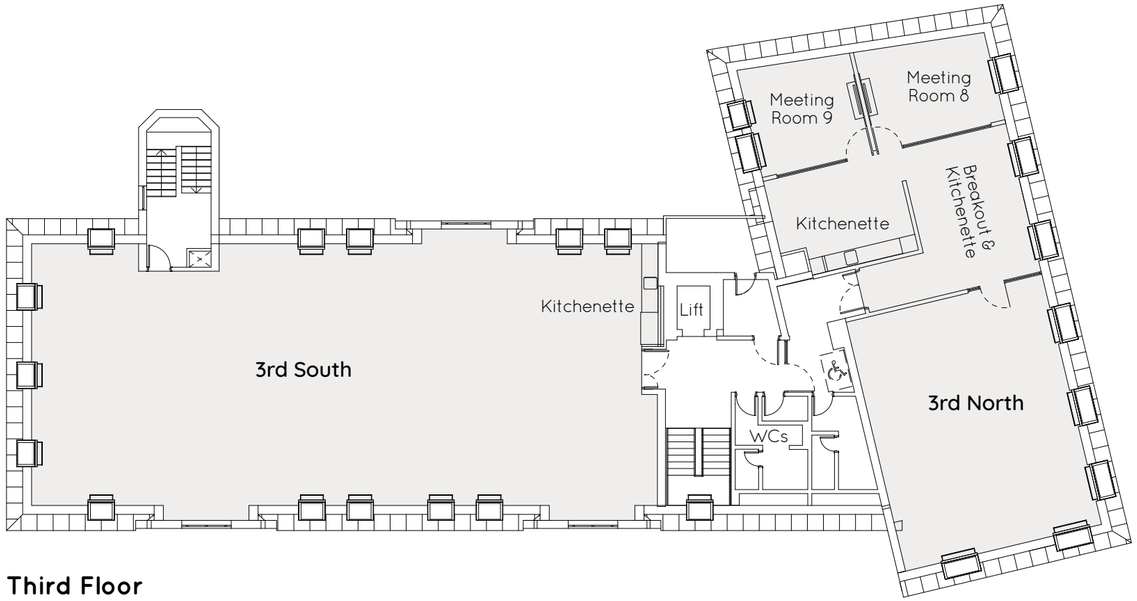
Courtyard Garden.

Secure Cycle Parking.

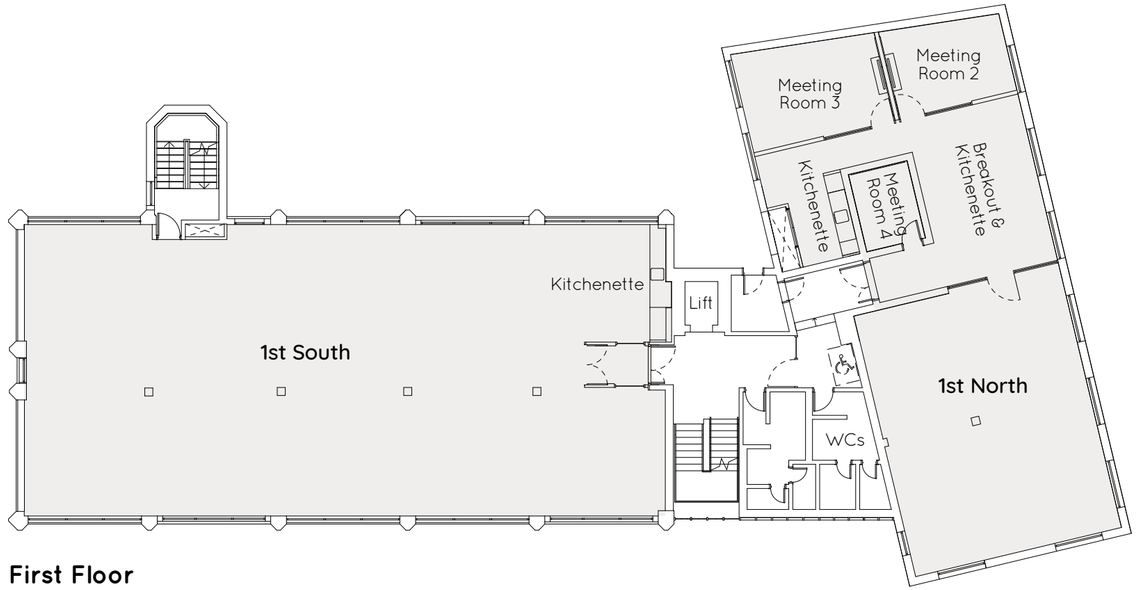
Onsite Shower Amenity Block.

GROUND FLOOR LAYOUT

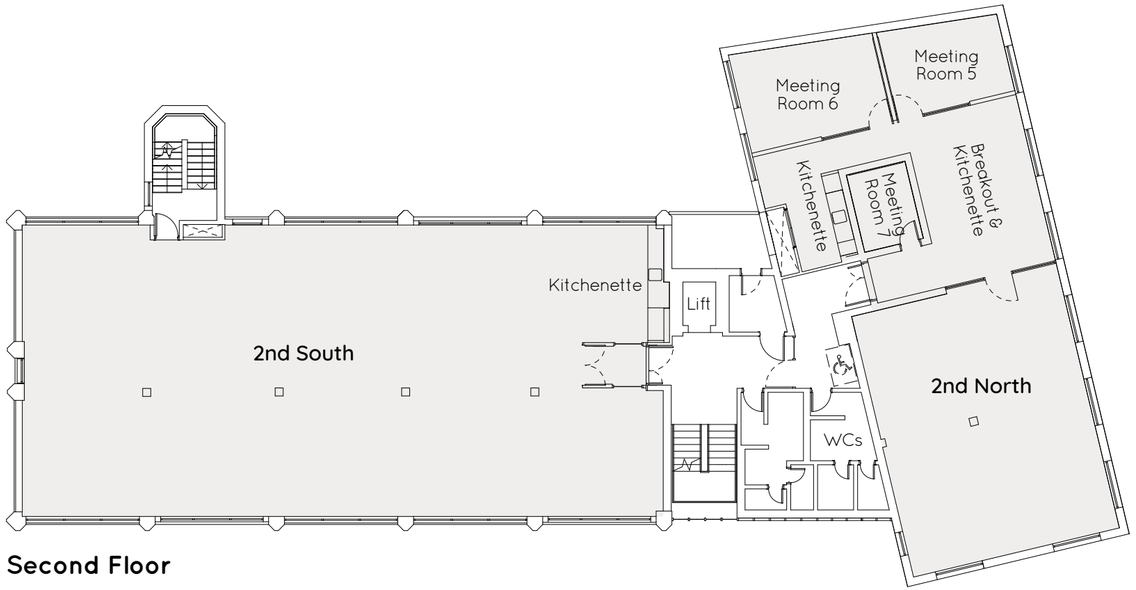




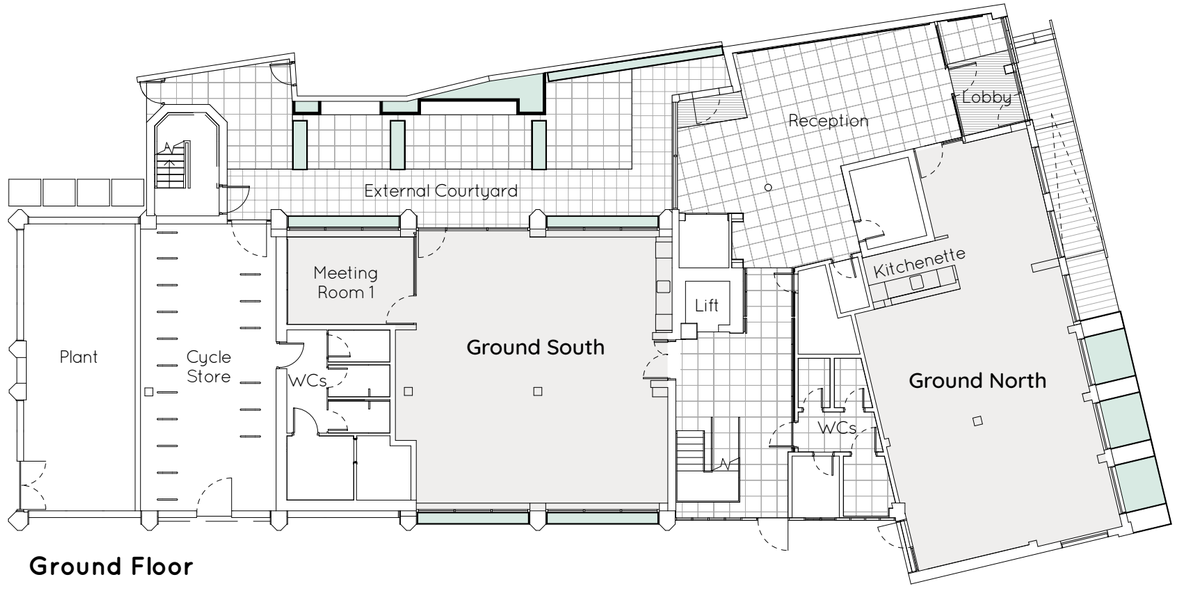
Third Floor



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		
Total			**16,733**		

Suite status correct at time of publishing (January 2026).

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.

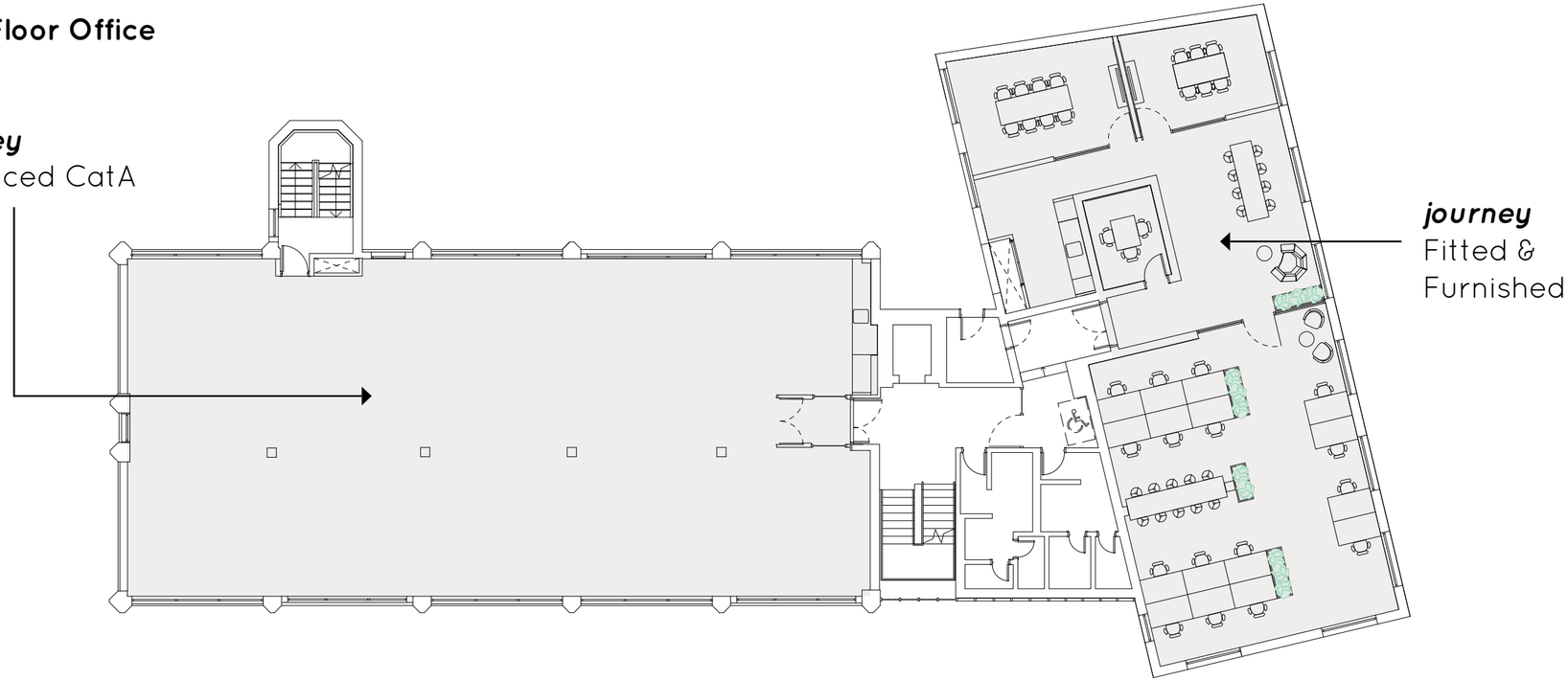
— Internal Meeting Rooms.

— 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





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.

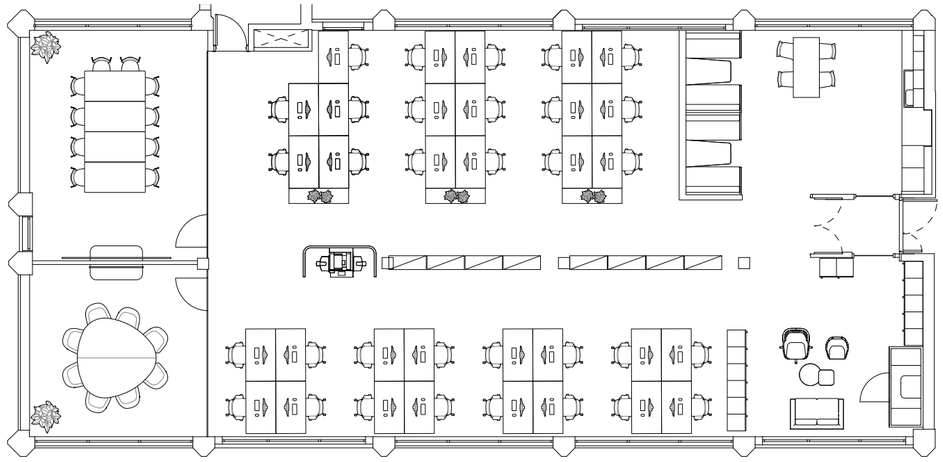
Reduced Capex /
Fit out delivered and funded by journey, facilitating occupation more quickly.

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

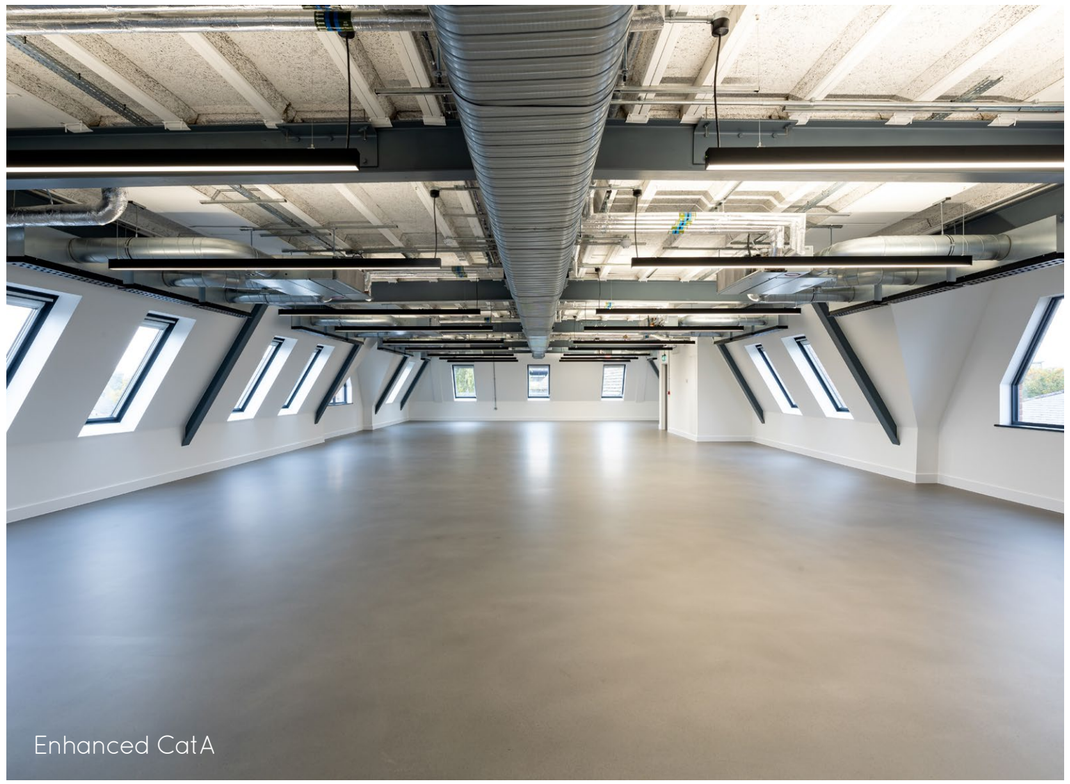


— Pre-Installed Kitchenettes.

— Mechanical Ventilation and Air Conditioned.

— Full Fibre Internet Enabled.


Fitted & Furnished


Enhanced CatA


Reception


Fitted & Furnished


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.

Local Amenity

Dining	walking time
1 Navadhanya	1 min
2 The Burleigh Arms	2 mins
3 Amélie Flam-kuche	4 mins
4 Soleá Cafe	7 mins
5 The Tram Depot	7 mins

Retail	
1 The Grafton Centre	3 mins
2 Primark	5 mins
3 Little Waitrose	6 mins
4 Tescos express	7 mins

Coffee	walking time
1 Gail's	5 mins
2 Starbucks	5 mins
3 Patisserie Valerie	5 mins
4 Aromi	5 mins
5 Caffé Nero	5 mins
6 Deluna Café	6 mins

Leisure	
1 The Grafton Ping Pong Parlour	3 mins
2 Vue Cinema	4 mins
3 PureGym	2 mins
4 WT's Sports Bar	7 mins



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Or contact our retained leasing agents

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