



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

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.

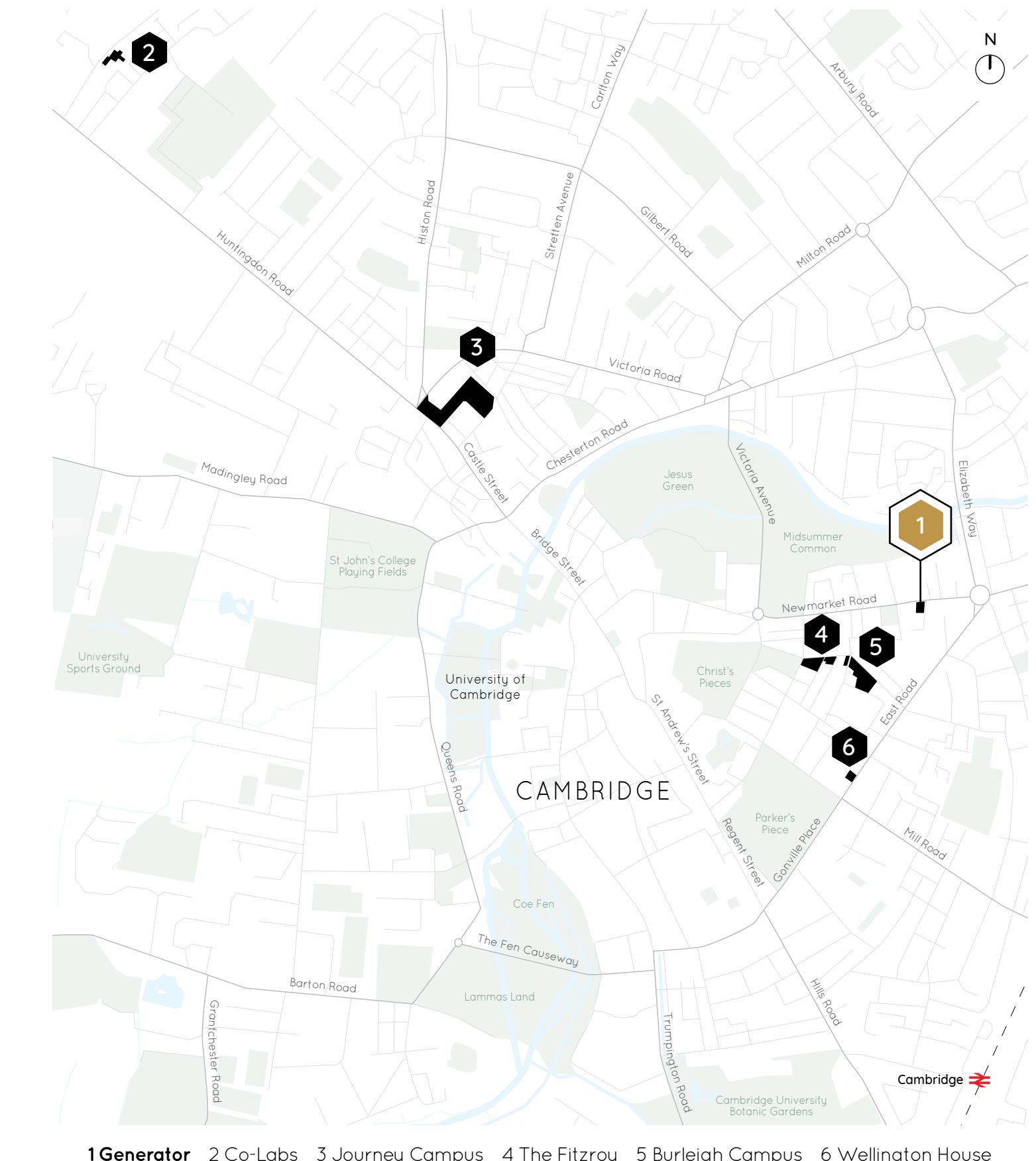
The operational portfolio will include lab, incubator, R&D, workspace, event space and supporting amenities including residences. The goal is to create unique spaces for our customers and to promote well-being and ESG.

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.

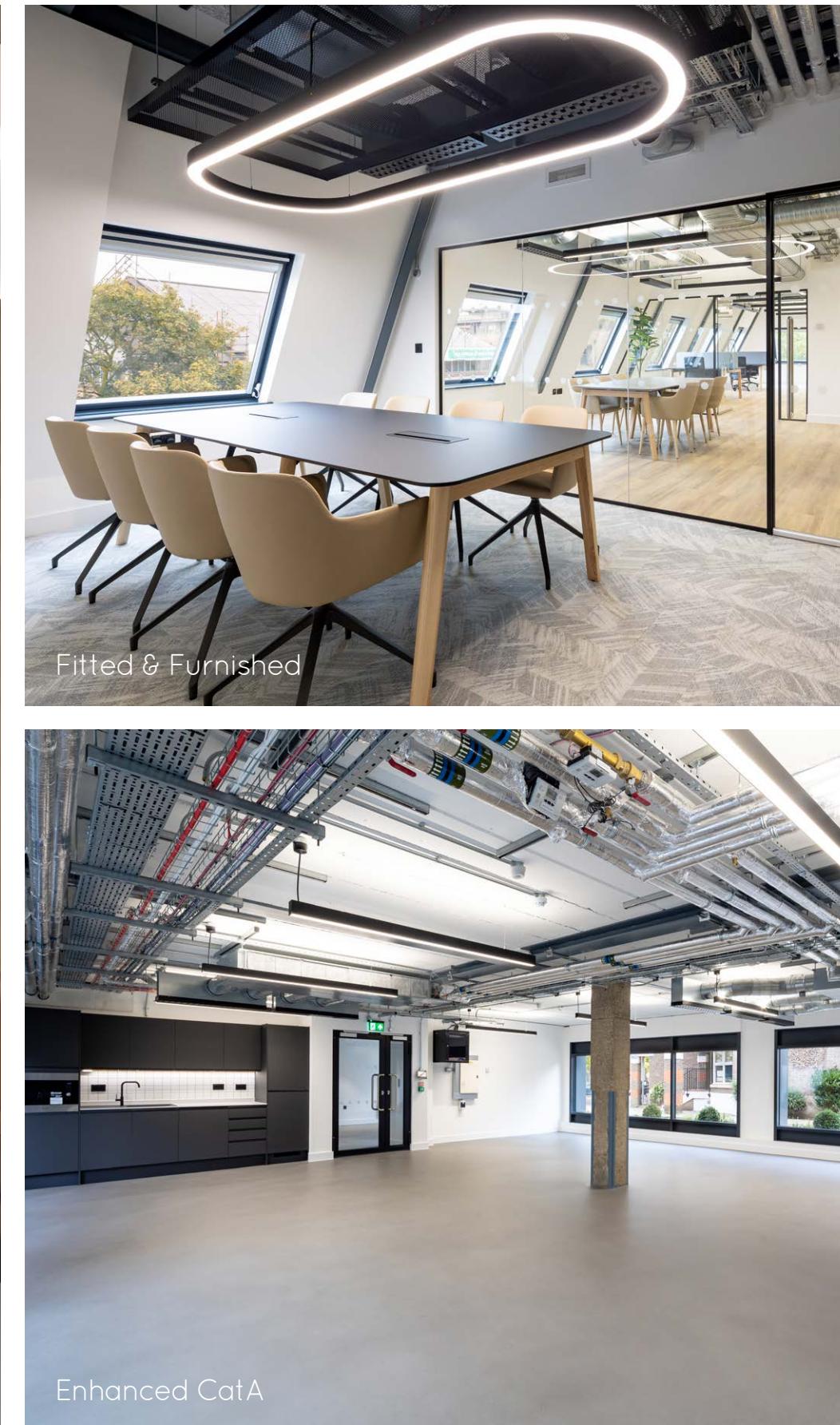
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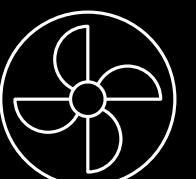


1 Generator 2 Co-Labs 3 Journey Campus 4 The Fitzroy 5 Burleigh Campus 6 Wellington House

SPECIFICATION



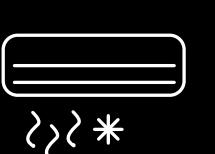
Fully refurbished
Fitted & Furnished
/ Enhanced CatA
office suites.



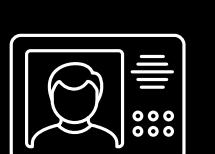
Exposed Services.



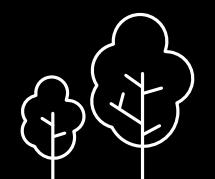
High Speed
Internet Enabled.



New Air Source
Heat Pump A/C
System.



Video Entry
Phone System with
Access Control.



Courtyard Garden.

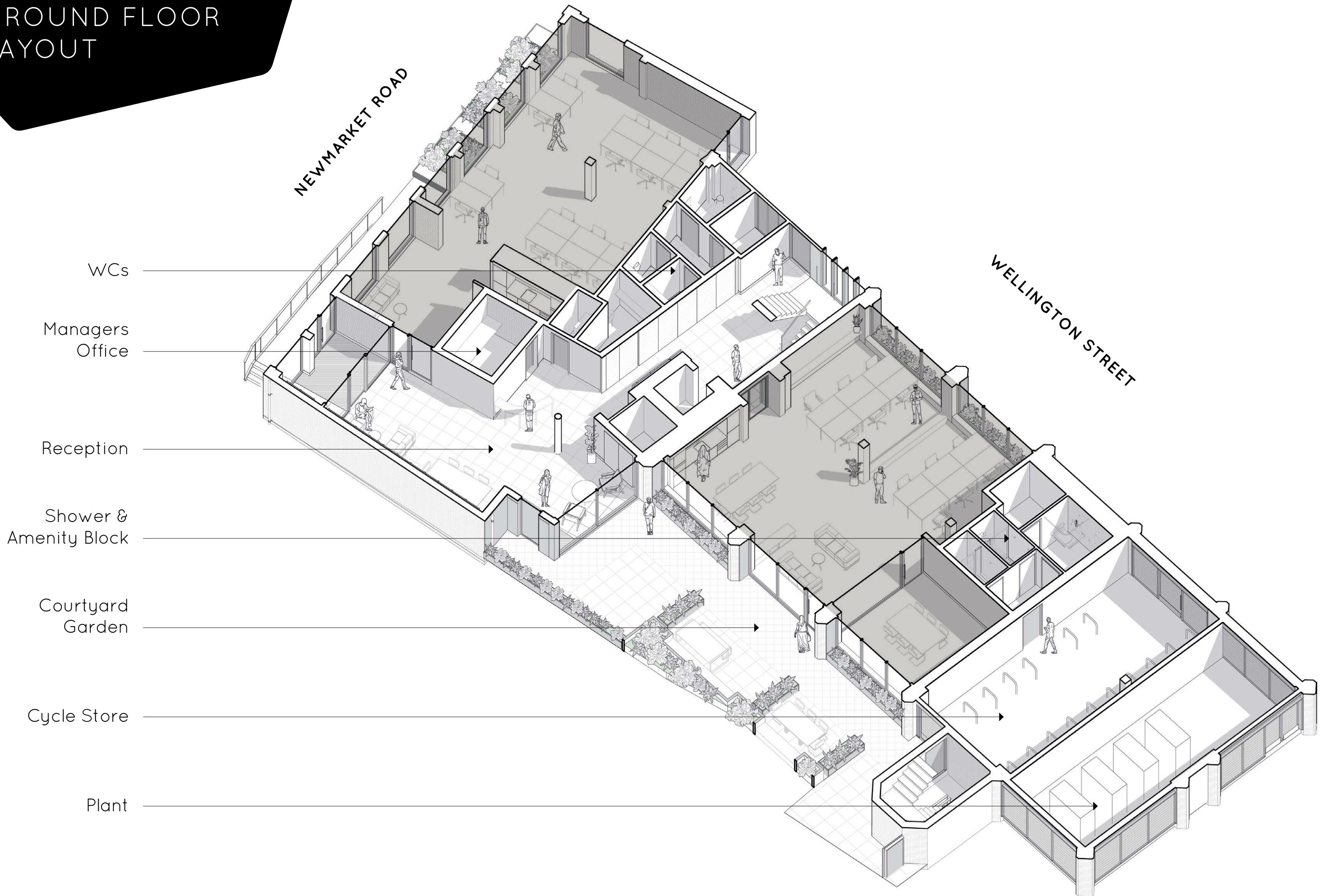


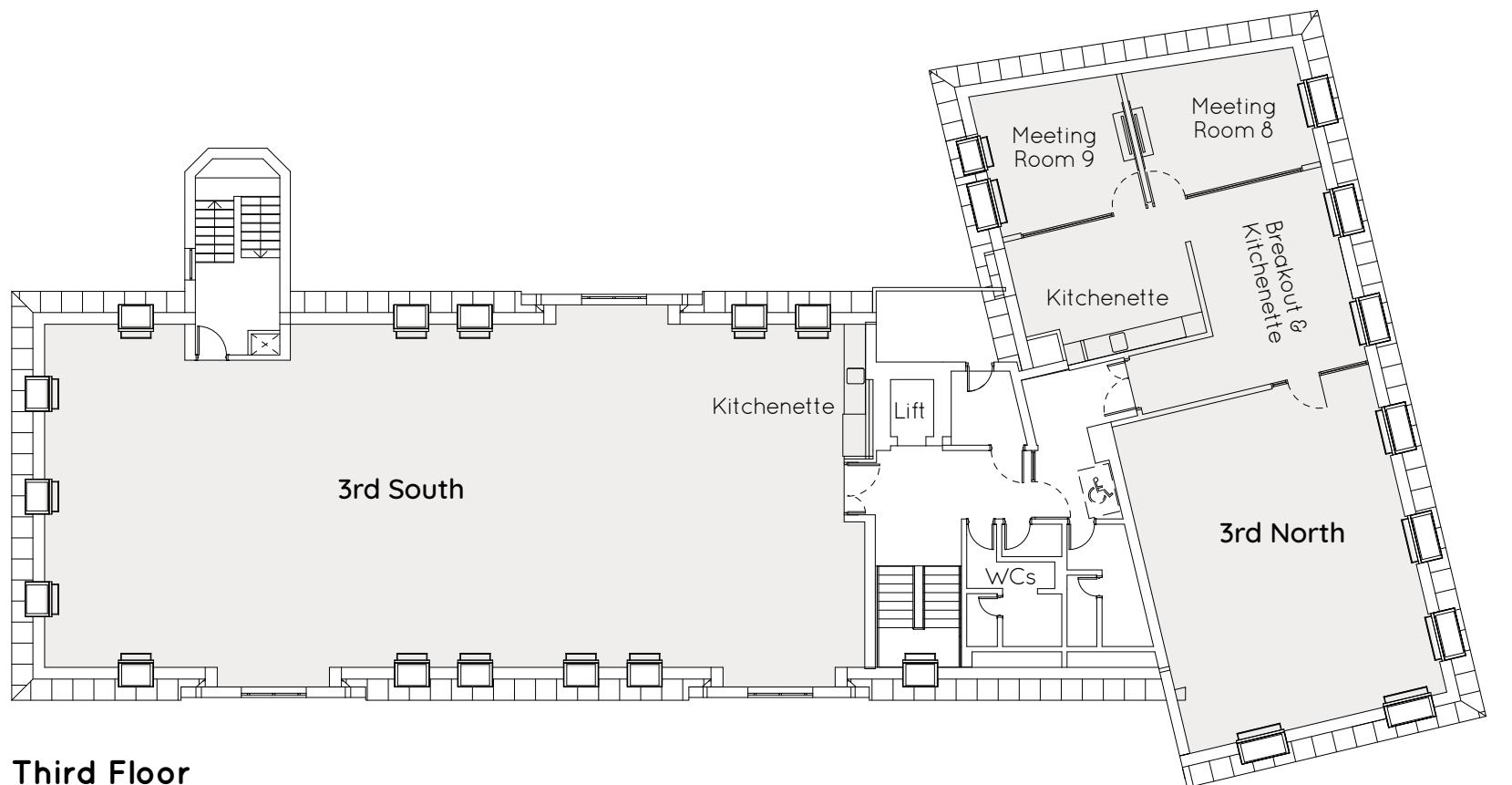
Secure Cycle
Parking.



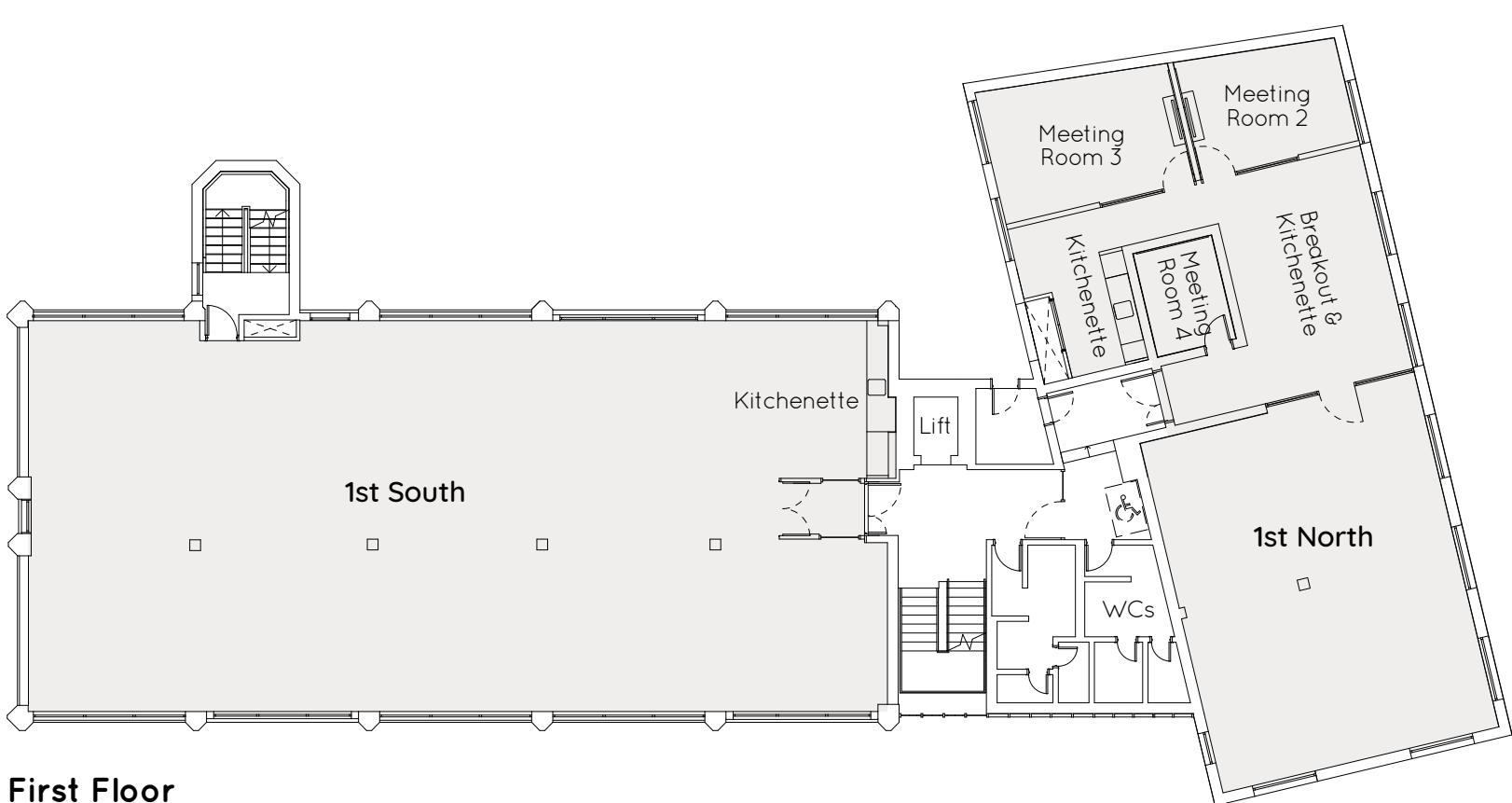
Onsite Shower
Amenity Block.

GROUND FLOOR LAYOUT

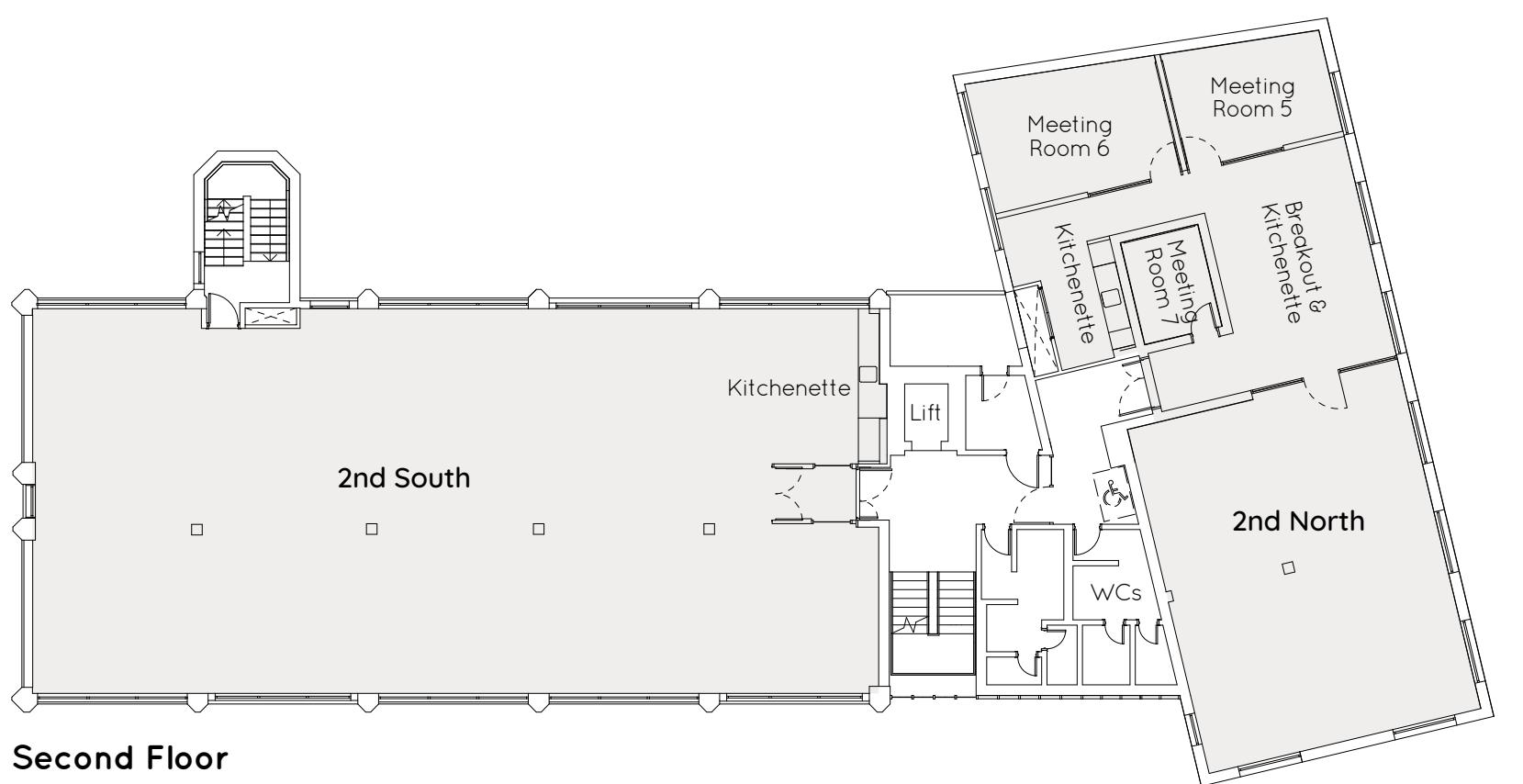




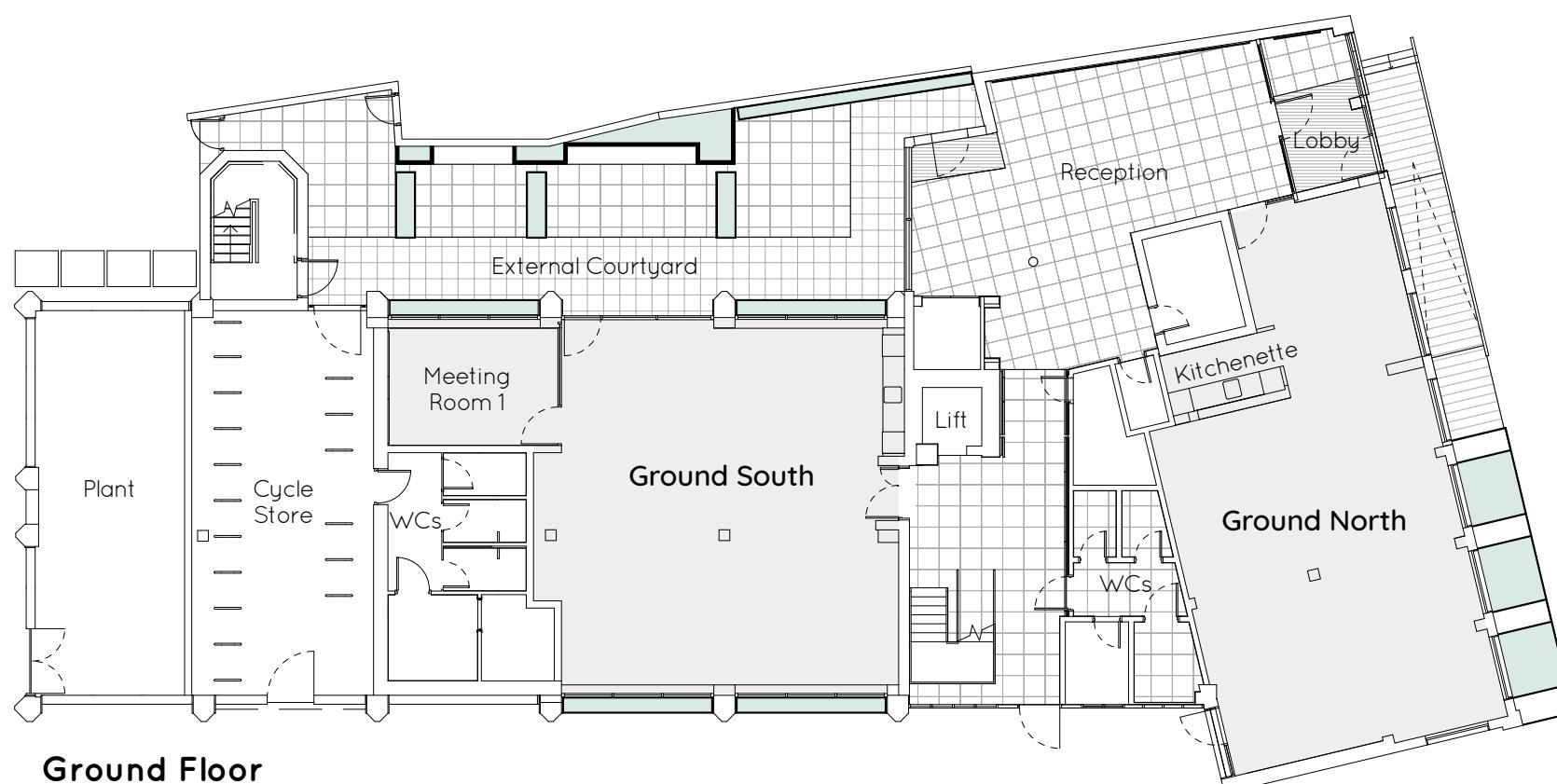
Third Floor



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

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



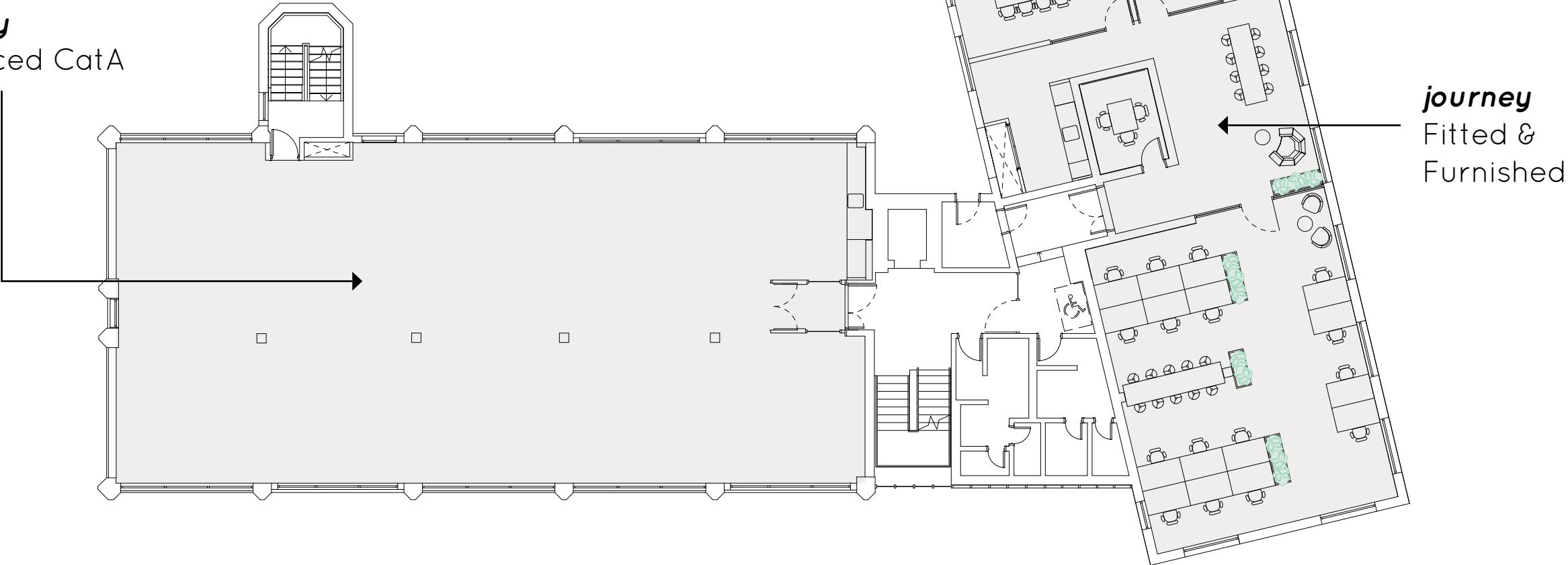
- Fully Fitted & Furnished Office Suites.
- Mechanical Ventilation and Air Conditioned.
- Full Fibre Internet, WiFi and AV Enabled.
- Internal Meeting Rooms.
- Kitchen and Breakout Area.

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
Fitted & Furnished

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.

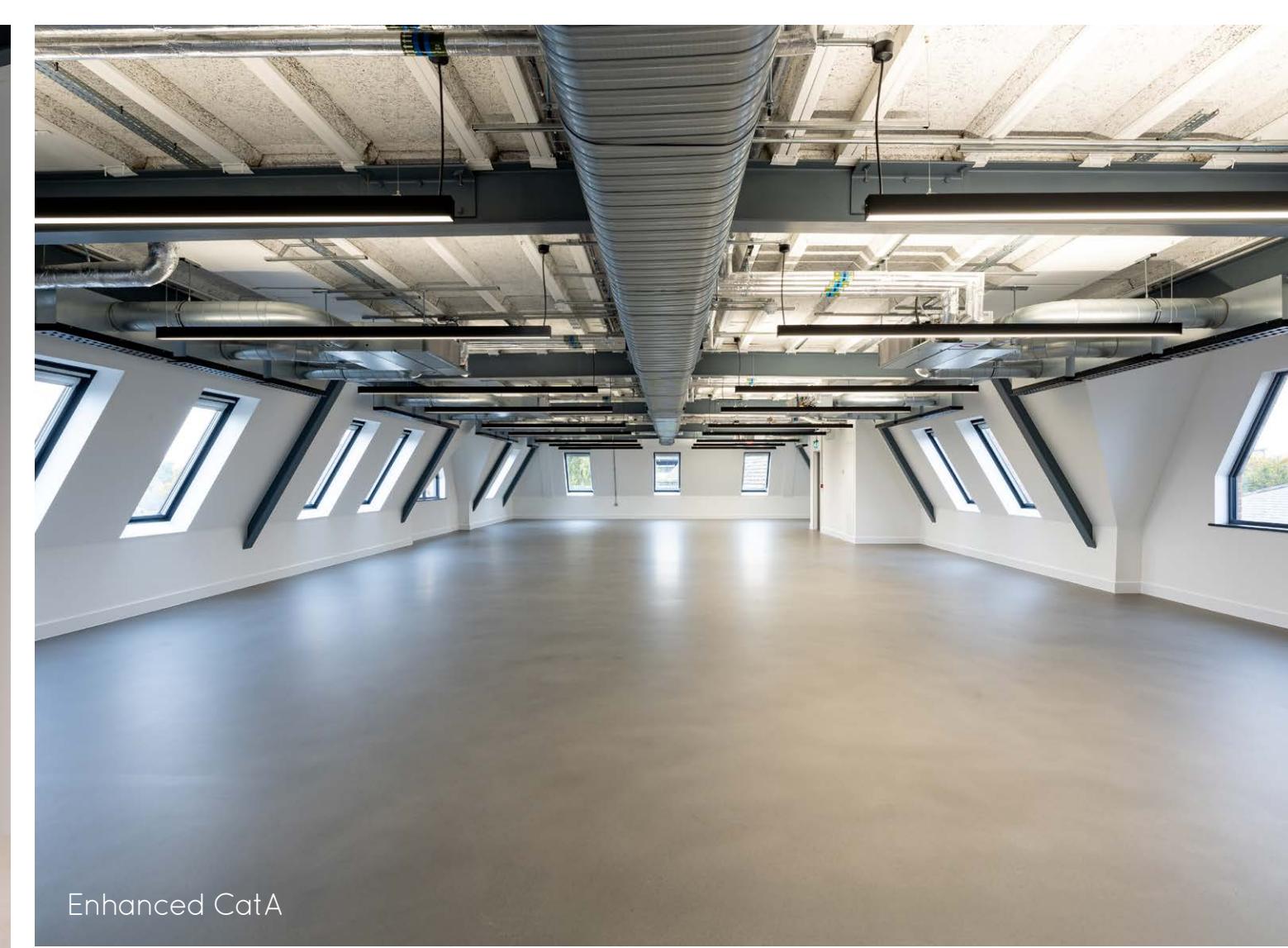
Specification



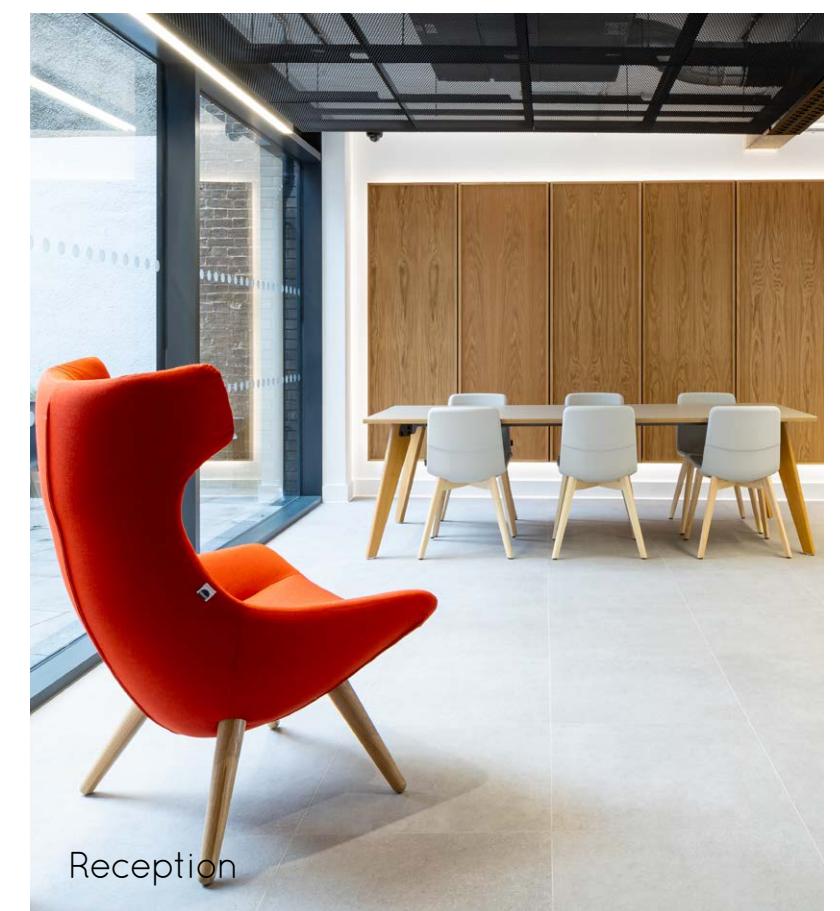
- Pre-Installed Kitchenettes.
- Mechanical Ventilation and Air Conditioned.
- Full Fibre Internet Enabled.



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.



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.

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

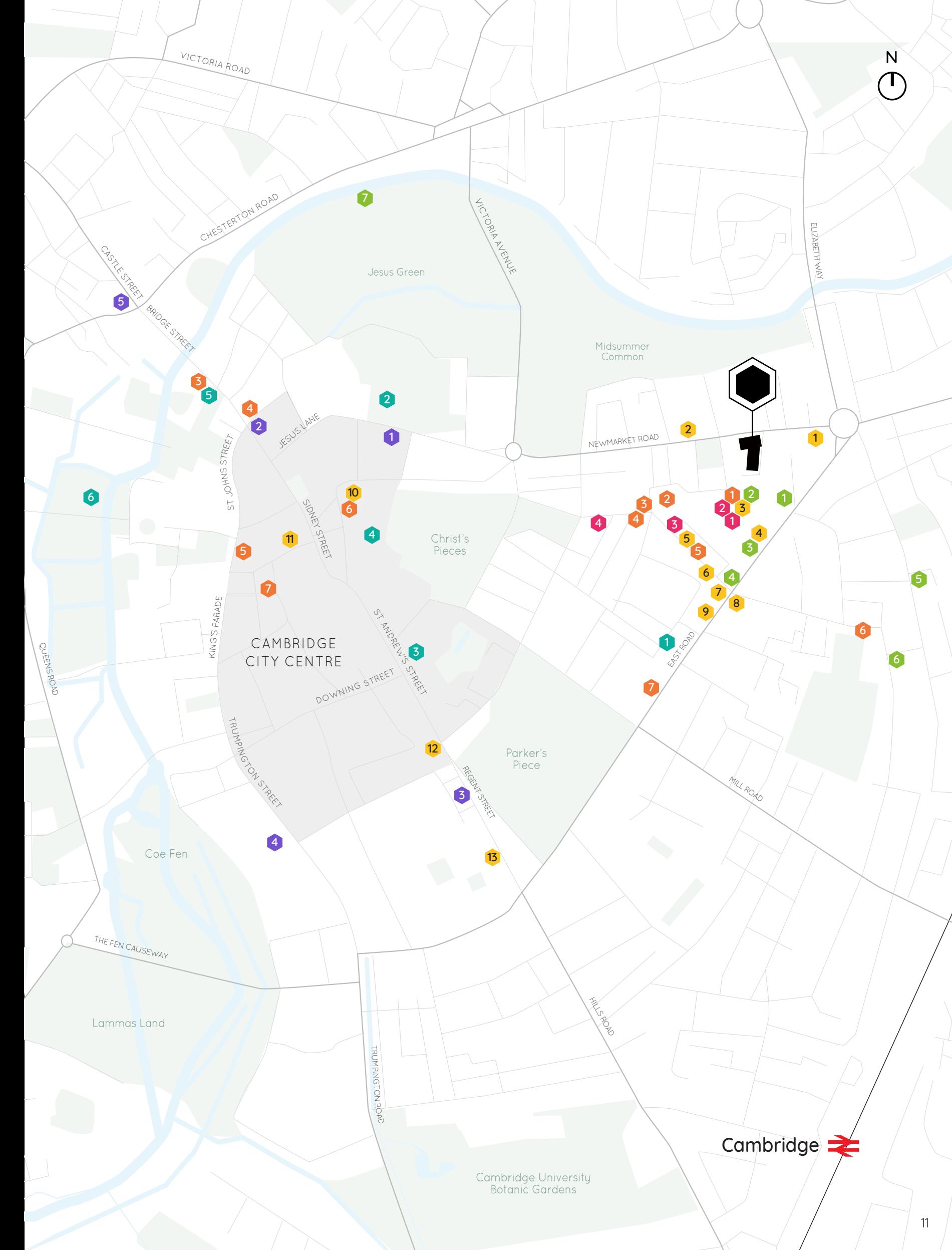
1	Il Mercato by Signorelli's	2 mins
2	The Grafton Centre	3 mins
3	Jemporium Vintage	4 mins
4	Little Waitrose	6 mins

University Colleges

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

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.





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



Jamie Green
07776 161 534
Jamie.Green@dtre.com

Sam Cooper
07880 585 950
Sam.Cooper@dtre.com



Mark Taylor
07721 892 966
Mark.Taylor@savills.com

Ross Hemmings
07890 423 803
Ross.Hemmings@savills.com



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