

# SWITCHED ON

7,452 - 43,382 SQ FT PRIME GRADE A OFFICES



**RADIO HOUSE**  
**CB4 1GS**

plugged into Cambridge

## RADIO HOUSE



RADIO HOUSE IS A FLEXIBLE, TWO-STOREY BUILDING SITUATED ALONGSIDE THE “DREAMING SPIRES” OF THE WORLD-RENOWNED CITY OF CAMBRIDGE.

GRADE A OFFICE SPACE FOR THE MODERN OCCUPIER.





# SWITCHED ON FOR BUSINESS

Because of its close proximity to the academic hothouse of Cambridge University, Radio House has been designed to the highest standards, allowing forward-thinking companies to thrive.

# ON YOUR WAVELENGTH

The Radio House offices have been designed for today's workforce revolutionaries who want the kind of employee environment that enhances and rewards their working day. Light-filled, contemporary interiors, where you can break out into relaxing spaces to re-charge and re-focus your mind.

# RADIOHOUSE



## THE NO.1 SPOT

Cambridge is synonymous with science and technology research; the pioneering industries which include companies such as AstraZeneca, Napp Pharmaceuticals, Samsung, Hewlett Packard, Toshiba, Microsoft, Amgen, Citrix, Huawei, Qualcomm, Apple and Amazon.

With more patents per head of population, Cambridge is arguably the most innovative city in the UK. Radio House is perfect logistically for the life-science, research and technology based industries, as well as being designed for finance and business services, media, retail and more traditional office occupiers.

Radio House is well placed for the type of businesses that want to plug in to the brightest minds.



# PUMP UP THE

FLEXIBLE OPEN PLAN SPACES TO EXPAND AND GROW

# VOLUME

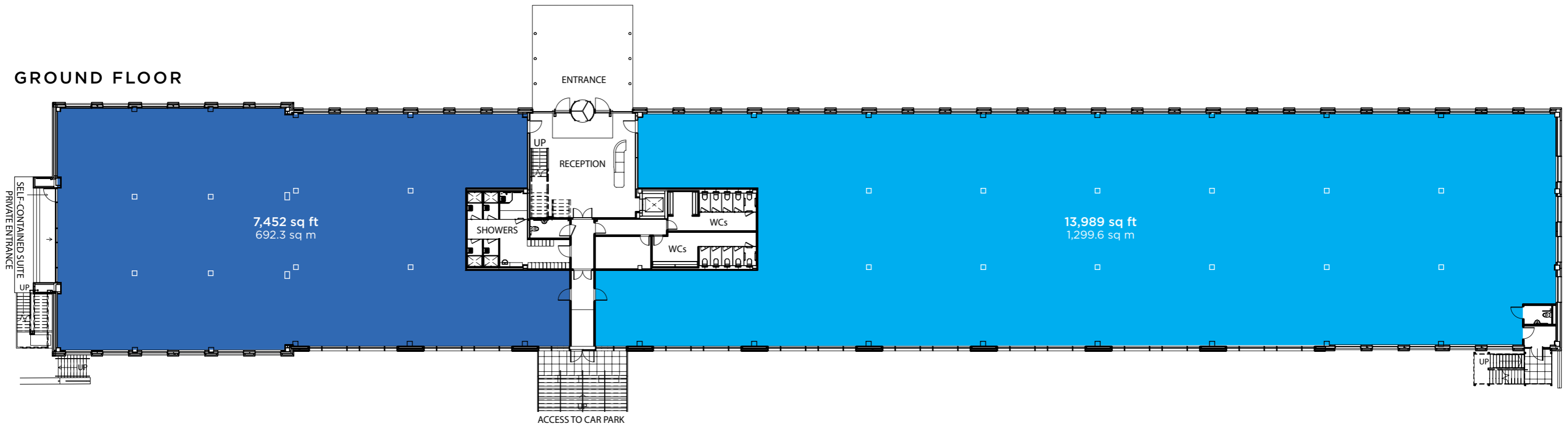
Radio House comprises 2 floors of open-plan, light-filled office space overlooking the River Cam.

Vertical and horizontal split building options allow range and choice for small, medium and growing companies.

Radio House is the perfect office space to support your ambitious business growth.



GROUND FLOOR



FLOOR	SQ FT	SQ M
Ground	21,441	1,992
Ground Split	7,452 / 13,989	692 / 1,300
1st	21,941	2,038
1st Split - Option 1	8,826 / 13,110	820 / 1,218
<b>TOTAL</b>	<b>43,382</b>	<b>4,030</b>

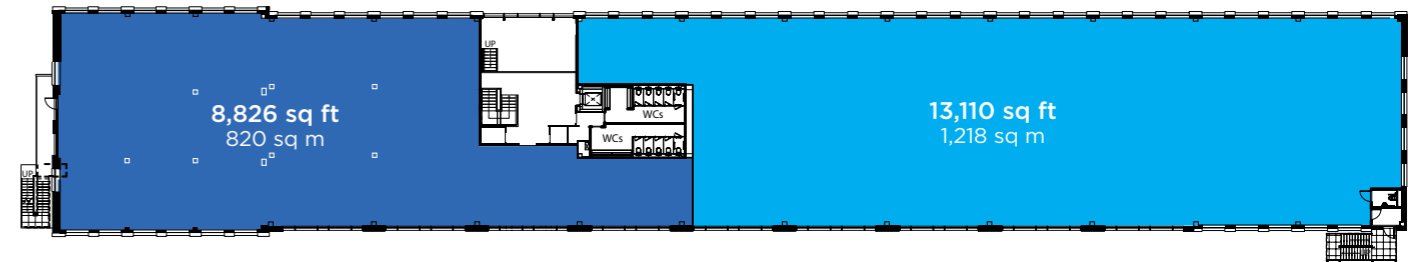
Approximate Net Internal Area

SPECIFICATION

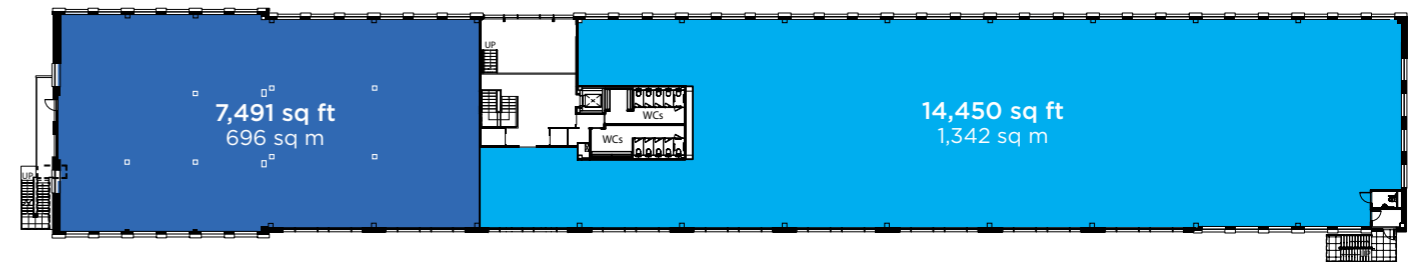
Radio House has undergone a comprehensive refurbishment to provide the following:

- New main entrance with double height reception
- New WCs, 5 showers and locker facilities
- Passenger lift
- LED lighting
- 4 pipe fan coil air conditioning providing heating and cooling
- Full access raised floor
- Suspended ceilings on ground floor with a floor to ceiling height of 2.7m
- Feature 'wave' roof on first floor with a floor to ceiling height of 2.95 - 4.75m
- 114 car parking spaces (1:380 sq ft)
- 56 covered bicycle spaces
- BREEAM - Excellent

FIRST FLOOR - OPTION 1



FIRST FLOOR - OPTION 2

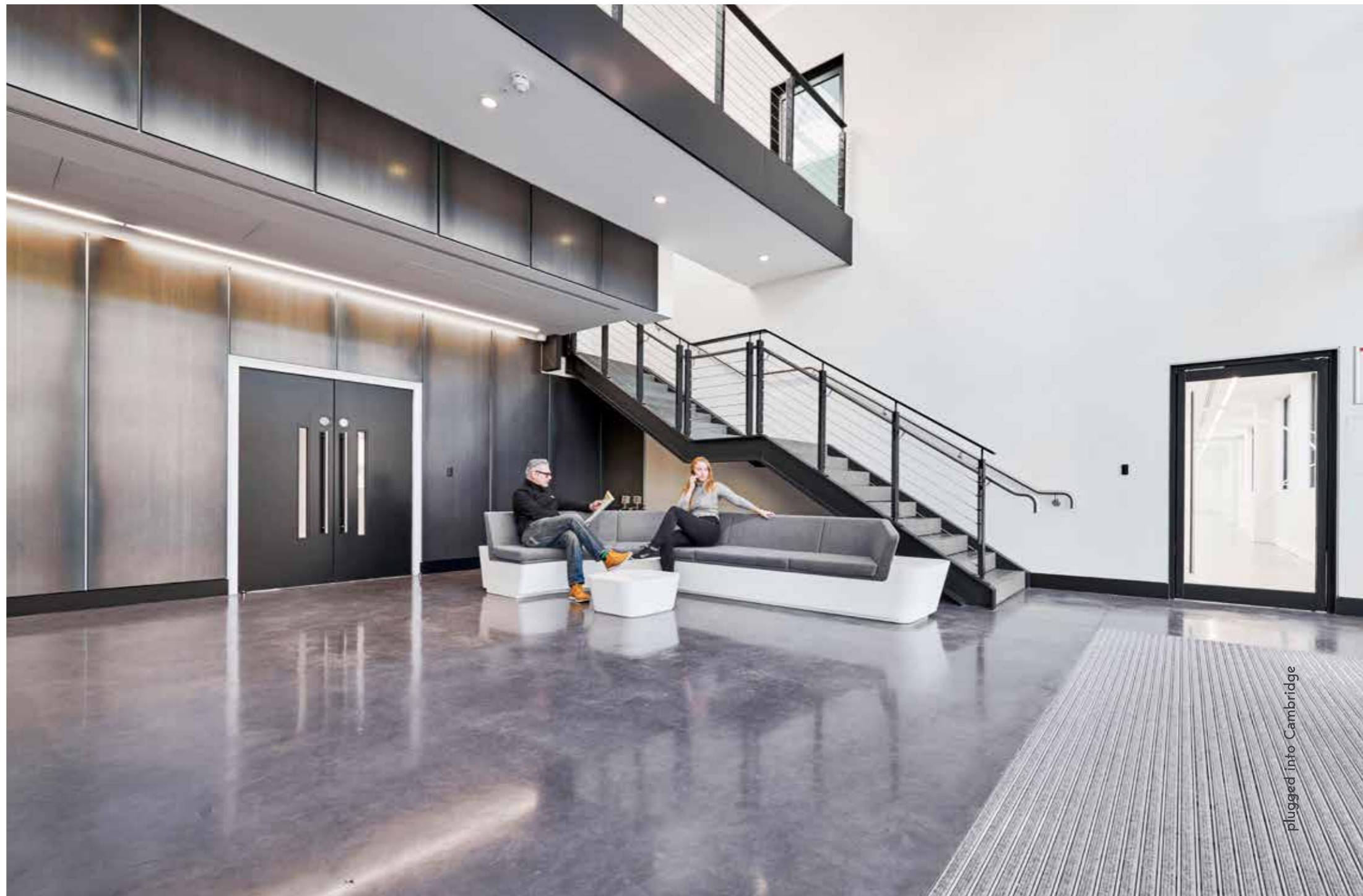


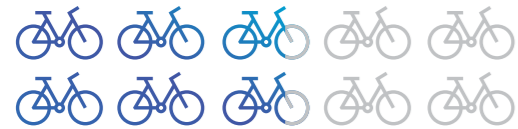
Vertical and horizontal split building options provide scope and choice and self-contained solutions.

RADIO HOUSE



RADIO HOUSE





**54%**

Cambridge residents regularly cycle.



**66%**

People who live & work in Cambridge either walk or cycle to work.



**32.6%**

People work in the highest paid managerial/professional jobs (versus the national average of 23.5%)



**41%**

The population has a high level education qualification, which is double the national average.

**£4.08 BILLION**

Total amount Cambridge businesses generated in 2018 (total Cambridge turnover 2018, Grant Thornton).

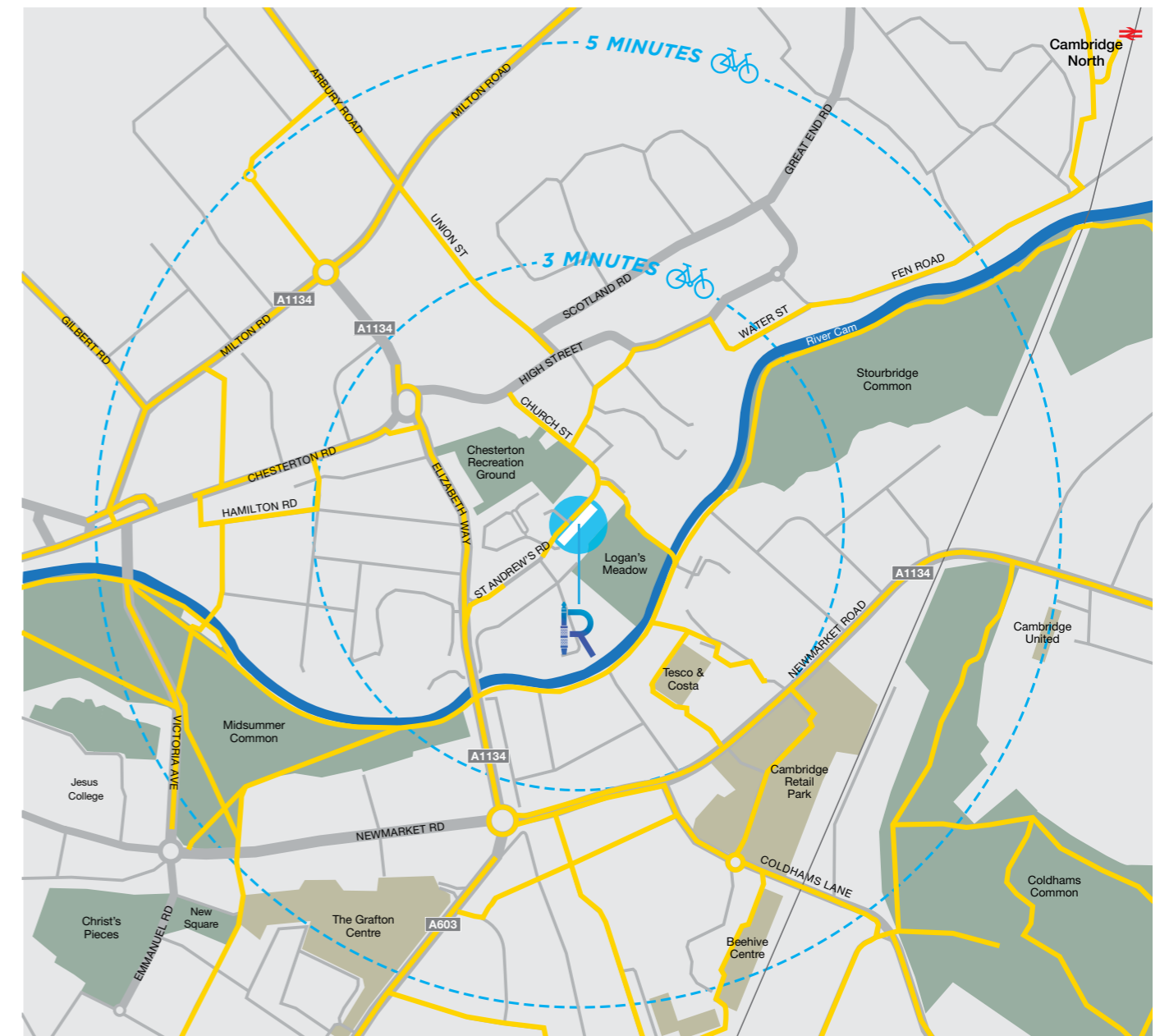
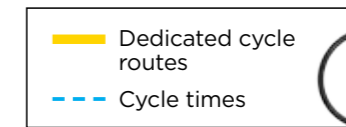
**HIGHEST**

Graduate employment rate in the UK (ORR 2014).

**PLUG INTO CAMBRIDGE**

Cambridge is at the heart of the high-tech Silicon Fen spurred by the talent pool born out of Cambridge University and honed by business.

Home to over 35,000 businesses in Cambridgeshire. These include Amazon, Apple, Ubisense, NAPP Pharmaceutical, AstraZeneca, GSK, Microsoft and ARM.



# RADIO HOUSE



## CONNECTIVITY

Radio House is well connected to Cambridge and is a short bike ride to both Cambridge and Cambridge North Stations.

There are direct train services to London Stansted, Kings Cross, Liverpool Street as well as Thameslink services to London Gatwick.

Both Stansted and Luton Airports can be easily reached by road and rail.

There are 114 car park spaces and covered bicycle spaces for 156 bikes - plenty of provision for a City centre office.

## DRIVE-TIMES MINUTES

Cambridge North Station	6
Cambridge Station	8
A14	12
M11 Junction 13	13
Central London	116



## CYCLE-TIMES MINUTES

The Grafton Centre	5
Cambridge North Station	7
Cambridge City Centre	8
The Grand Arcade	8
Cambridge Station	10



## AIRPORTS MINUTES BY CAR

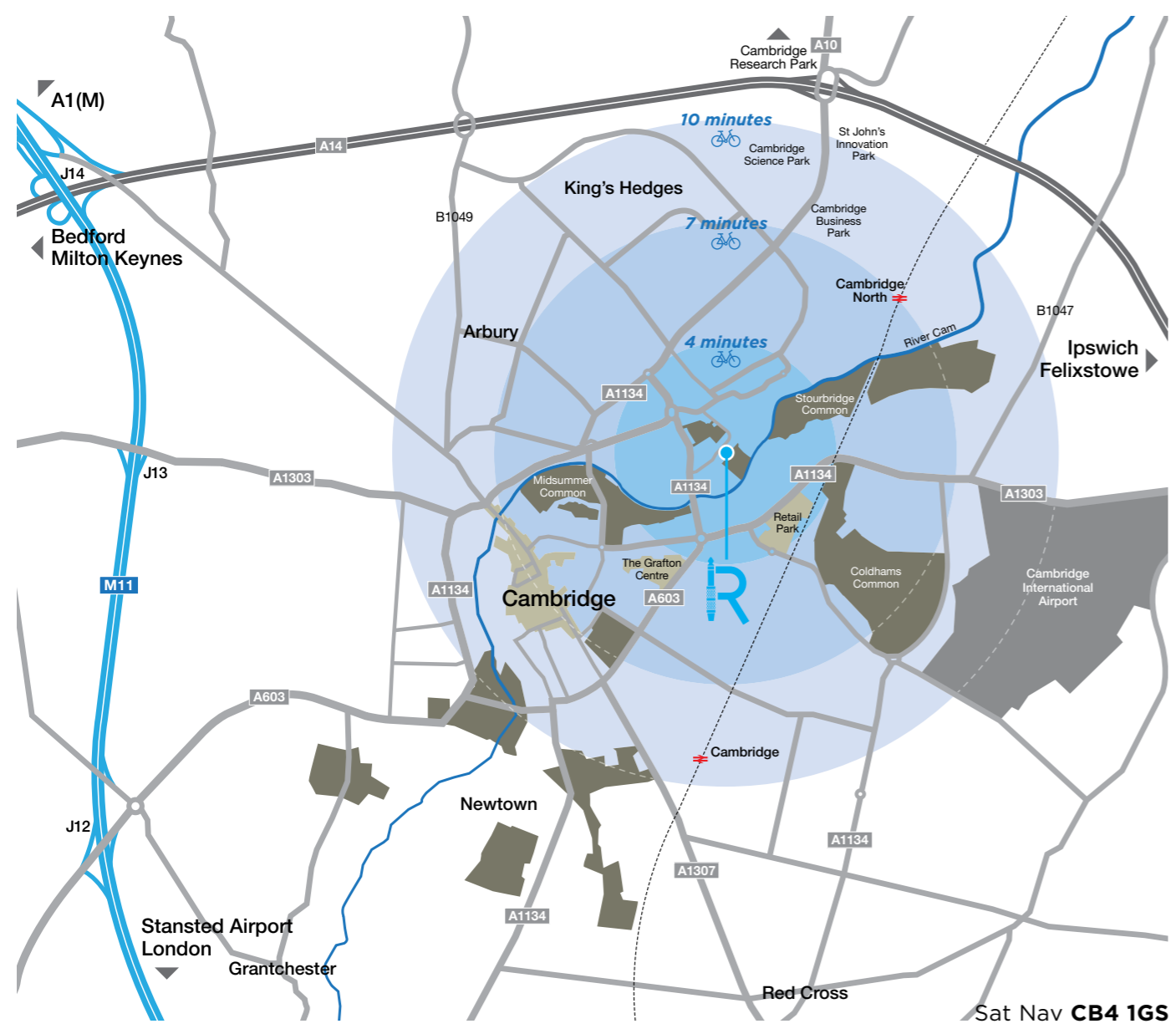
Cambridge International	5
Stansted Airport	52
Luton Airport	76
Heathrow Airport	108
Gatwick Airport	112



## TRAIN-TIMES MINUTES

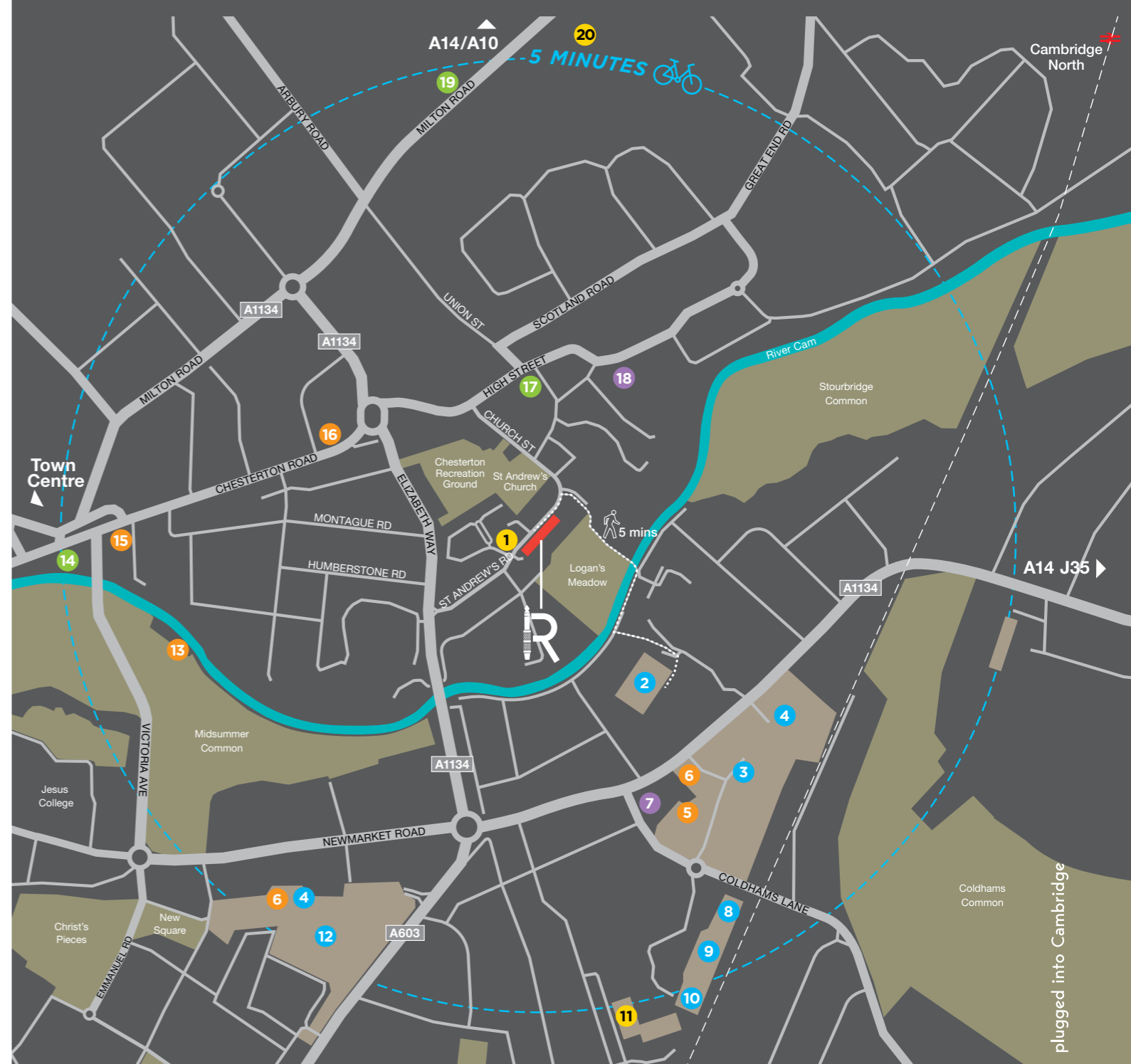
Newmarket	21
Stansted Airport	24
Kings Cross St. Pancras	47

Times are from Cambridge Station. Trains run to London at a frequency of 6 an hour.



## AMENITIES

- |   |  |   |  |  |
|---|--|---|--|--|
| <b>RETAIL</b>   | <b>SPORT &amp; FITNESS</b>   | <b>PUBLIC HOUSES</b>  | <b>CAFÉS/RESTAURANTS</b>   | <b>HOTELS</b>  |
| <ul style="list-style-type: none"> <li>2 Tesco Superstore/ Costa Coffee</li> <li>3 Cambridge Retail Park</li> <li>4 Boots</li> <li>8 TK Maxx</li> <li>9 Asda Superstore</li> <li>10 M&amp;S Simply Food</li> <li>12 The Grafton Centre</li> </ul> | <ul style="list-style-type: none"> <li>1 Ananda Bliss Yoga</li> <li>11 DW Sports and Fitness</li> <li>20 Martial Fit &amp; Combat Kempo</li> </ul> | <ul style="list-style-type: none"> <li>14 The Waterman</li> <li>17 Haymakers Pub</li> <li>19 Milton Arms</li> </ul> | <ul style="list-style-type: none"> <li>5 Nandos</li> <li>6 Starbucks</li> <li>13 Midsummer House</li> <li>15 Thirsty</li> <li>16 Stir</li> </ul> | <ul style="list-style-type: none"> <li>7 Premier Inn</li> <li>18 Citystay</li> </ul> |



Sat Nav CB4 1GS

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## RADIO HOUSE

### LIFE AND STYLE

Cambridgeshire is the perfect base for business and employees, with an enviable lifestyle, rich history and culture, and excellent transport links.

An internationally-renowned city where there is plenty to do, from punting the River Cam, to visiting the iconic colleges or grabbing some theatre or live music.

There are many dining options in the city, including two Michelin-starred restaurants; café society thrives here and the city over-flows with great pubs, from the traditional to the stylishly trendy, from riverside location to a cosy country inn.

It is an easy place to stay healthy and active – the city is known for cycling, and has a substantial rowing community on the Cam as well as the many health and fitness clubs to join.

The centre of Cambridge offers a number of great nightclubs and bars situated just off Market Square and a stylish selection of bars found along Market Passage, Market Hill, Trinity Street and Rose Crescent – live music is never far away.

The city is home to many museums, including the Fitzwilliam, with over half a million works of art, and the Scott Polar Research Institute Museum & Library.

In the summer months Cambridge is sizzling with al fresco performances of music in the parks and green spaces, with Cambridge Folk Festival the biggest draw. It is one of the premier music events in Europe, one of the longest running and most famous folk festivals in the world, attracting over ten thousand people year-on-year.



CAMBRIDGE



# SWITCH ON TO RADIO HOUSE. TUNE IN TO THE JOINT AGENTS.



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