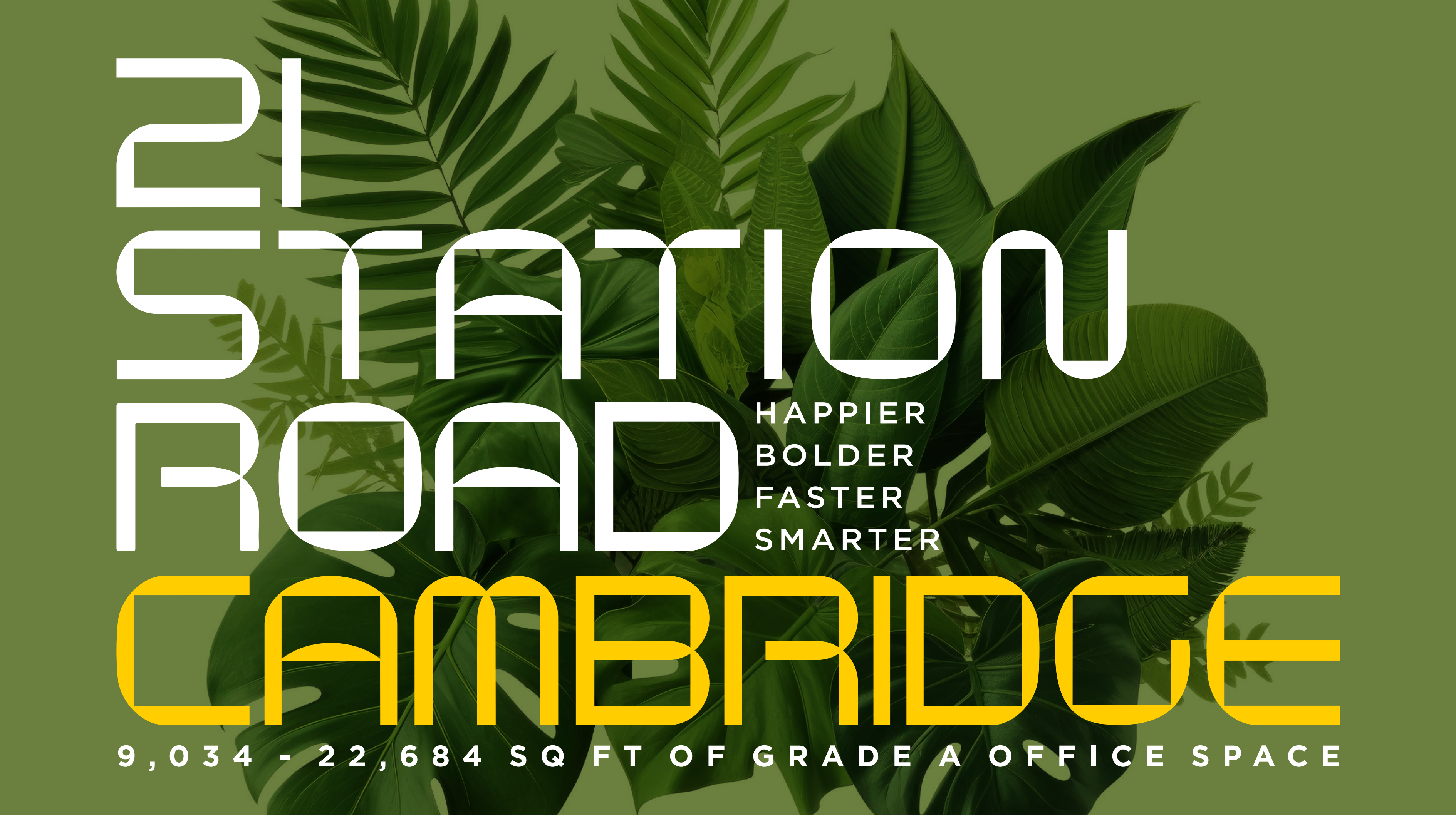


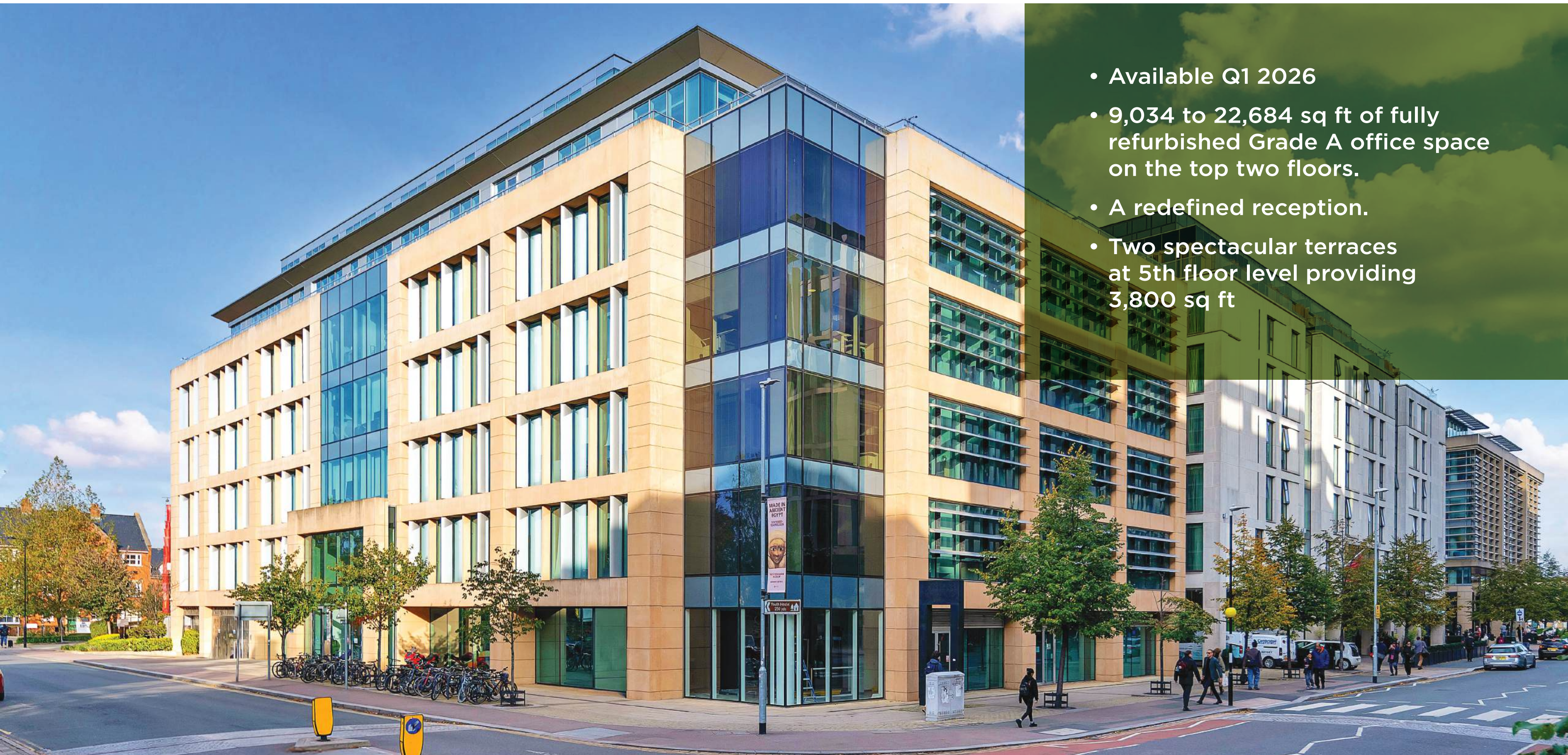


21 STATION ROAD

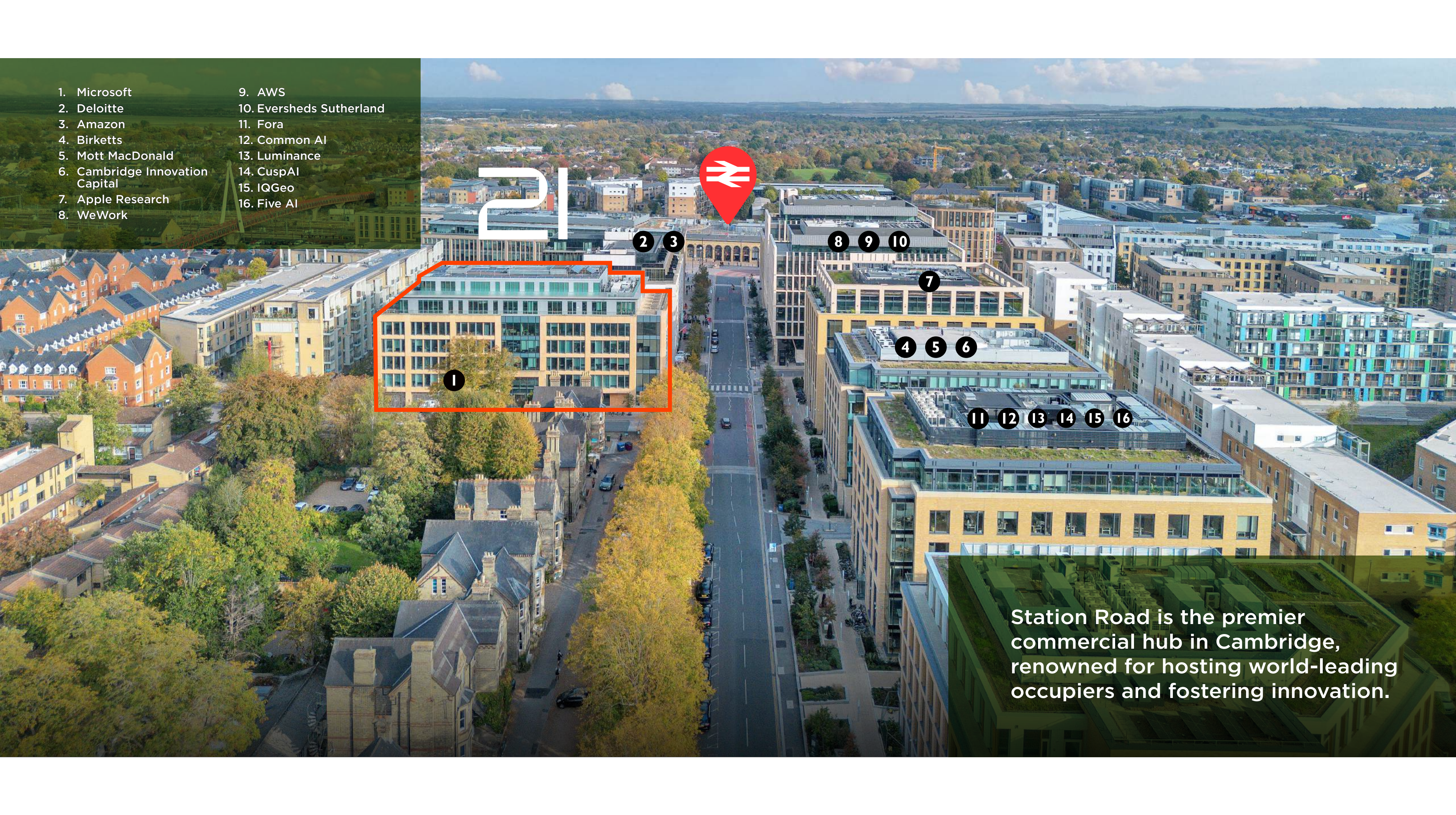
HAPPIER
BOLDER
FASTER
SMARTER

CAMBRIDGE

9,034 - 22,684 SQ FT OF GRADE A OFFICE SPACE



- Available Q1 2026
- 9,034 to 22,684 sq ft of fully refurbished Grade A office space on the top two floors.
- A redefined reception.
- Two spectacular terraces at 5th floor level providing 3,800 sq ft

- 
1. Microsoft
2. Deloitte
3. Amazon
4. Birkett's
5. Mott MacDonald
6. Cambridge Innovation Capital
7. Apple Research
8. WeWork
9. AWS
10. Eversheds Sutherland
11. Fora
12. Common AI
13. Luminance
14. CuspAI
15. IQGeo
16. Five AI
- The image is an aerial photograph of Station Road in Cambridge, showing a row of modern office buildings. A large white number '21' is overlaid on the left side of the road. A red location pin with a white double arrow symbol is placed on the road. The buildings are numbered 1 through 16, corresponding to the list on the left. Building 1 is highlighted with a red outline. The surrounding area includes older residential buildings and trees.

Station Road is the premier commercial hub in Cambridge, renowned for hosting world-leading occupiers and fostering innovation.



The best terraces in central Cambridge, for breakout and entertaining, with spectacular views across the city.



Newly created reception entrance



New LED Lighting



Fan coil air conditioning



Refurbished Cat A office space



EPC B (target)



8 car parking spaces (incl. 1 disabled space)



Remodelled end of trip shower/change facilities



Private terraces 5th floor

13,650 sq ft/1,268 sq m

All areas are NIA.

4



Not to scale. For identification purposes only.

Indicative Space Plan

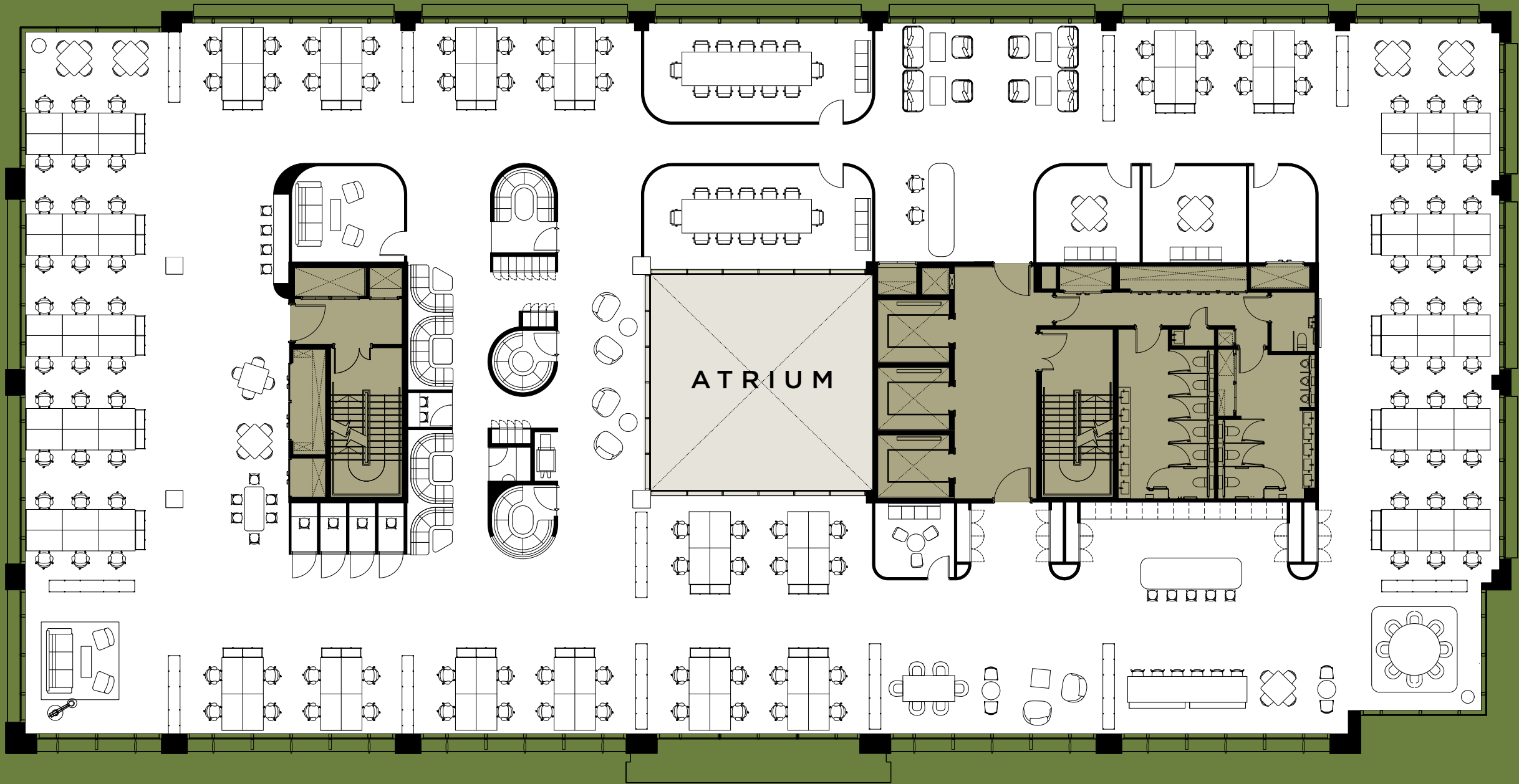
Efficient flexible space enables a range of space plans with views to the Botanic Garden and Cambridge skyline.



OCCUPANCY DATA

Workstations 116
Reception 2
Total headcount 118

Occupancy ratio
1:10.7 sq m

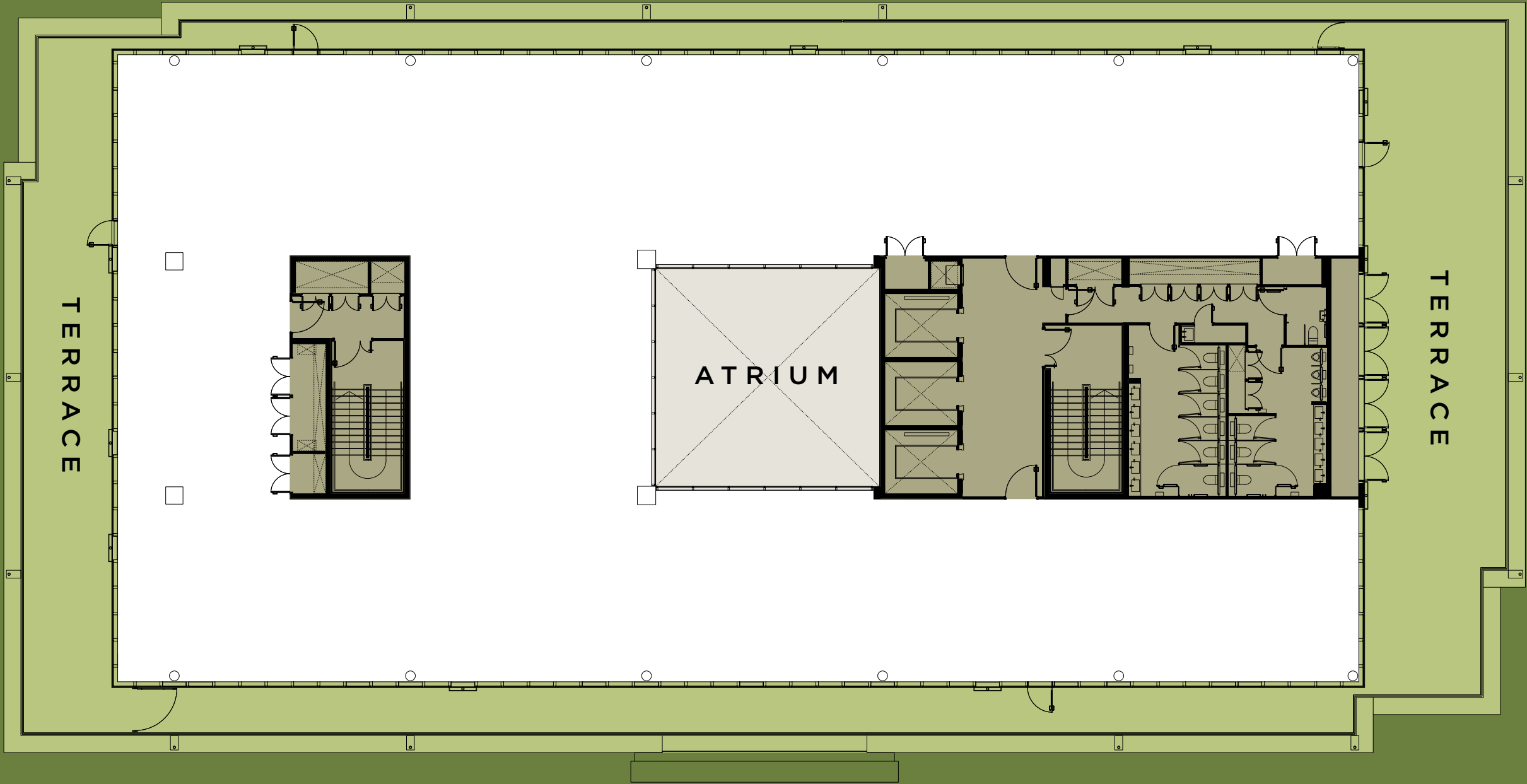


Not to scale. For identification purposes only.

9,034 sq ft/839 sq m
Terrace 3,785 sq ft/532 sq m

All areas are NIA.

5



Not to scale. For identification purposes only.

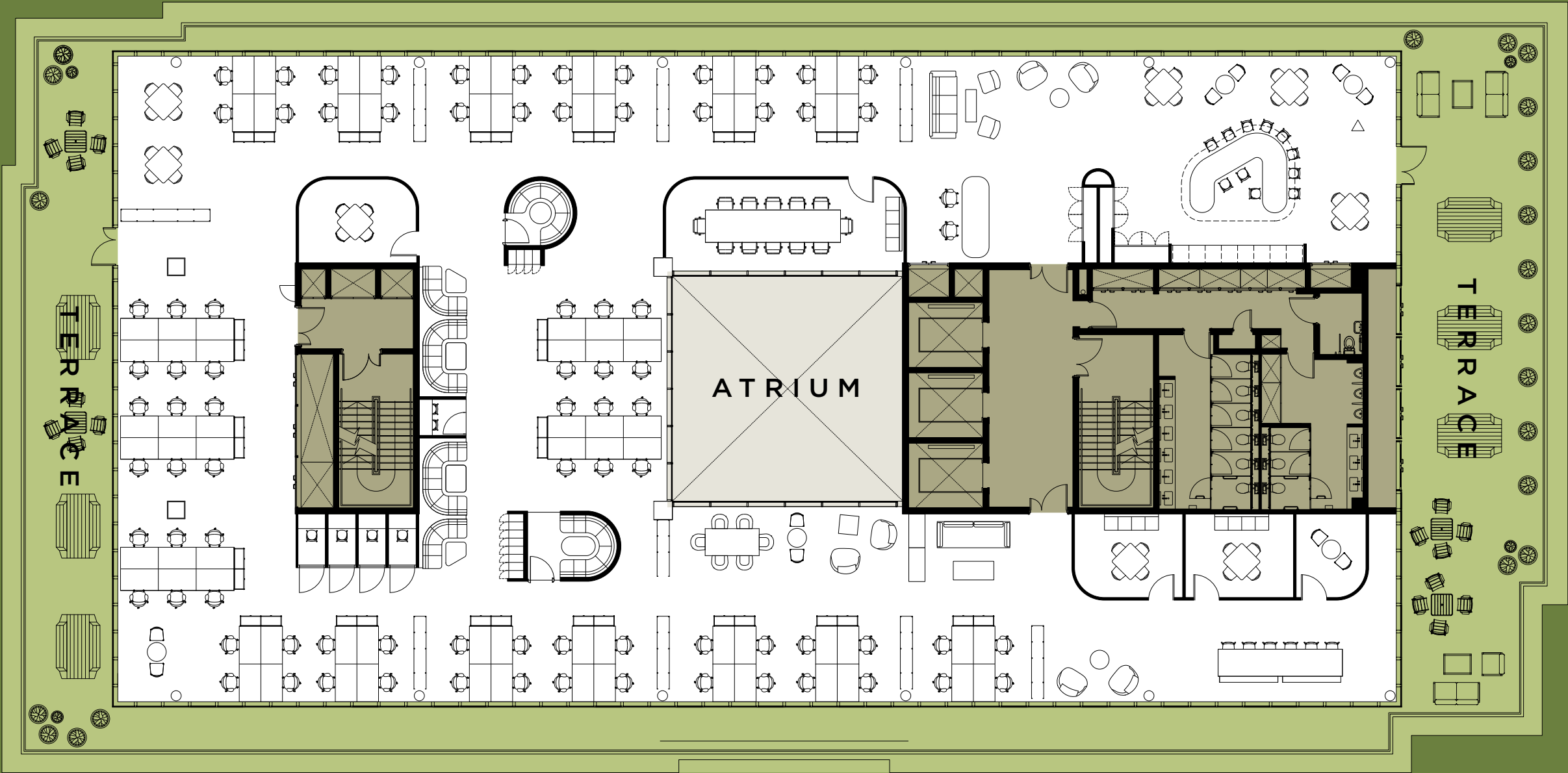
Indicative Space Plan

Efficient flexible space enable a range of space plans with views to the Botanic Garden and Cambridge skyline.

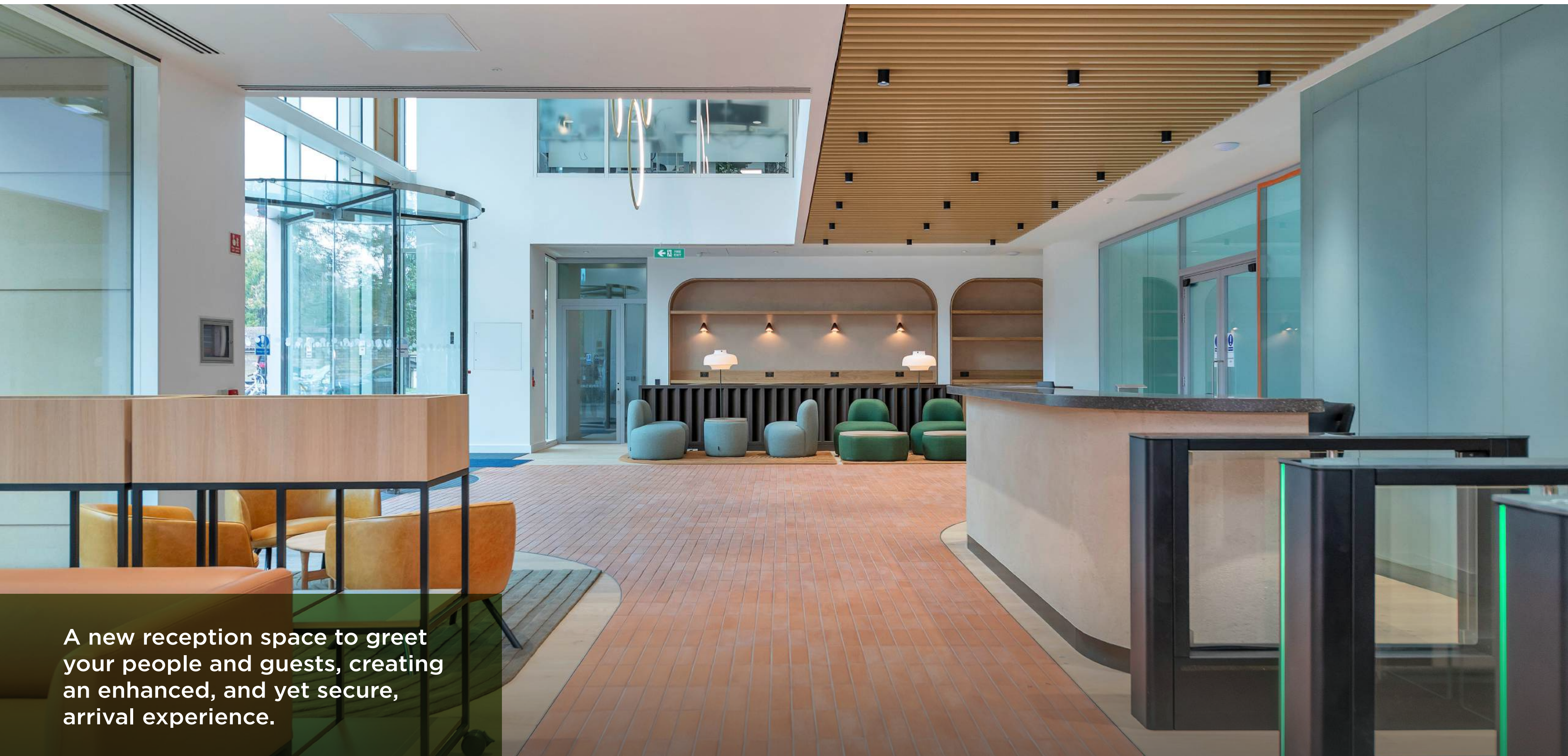
OCCUPANCY DATA

Workstations 82
Reception 2
Total headcount 84

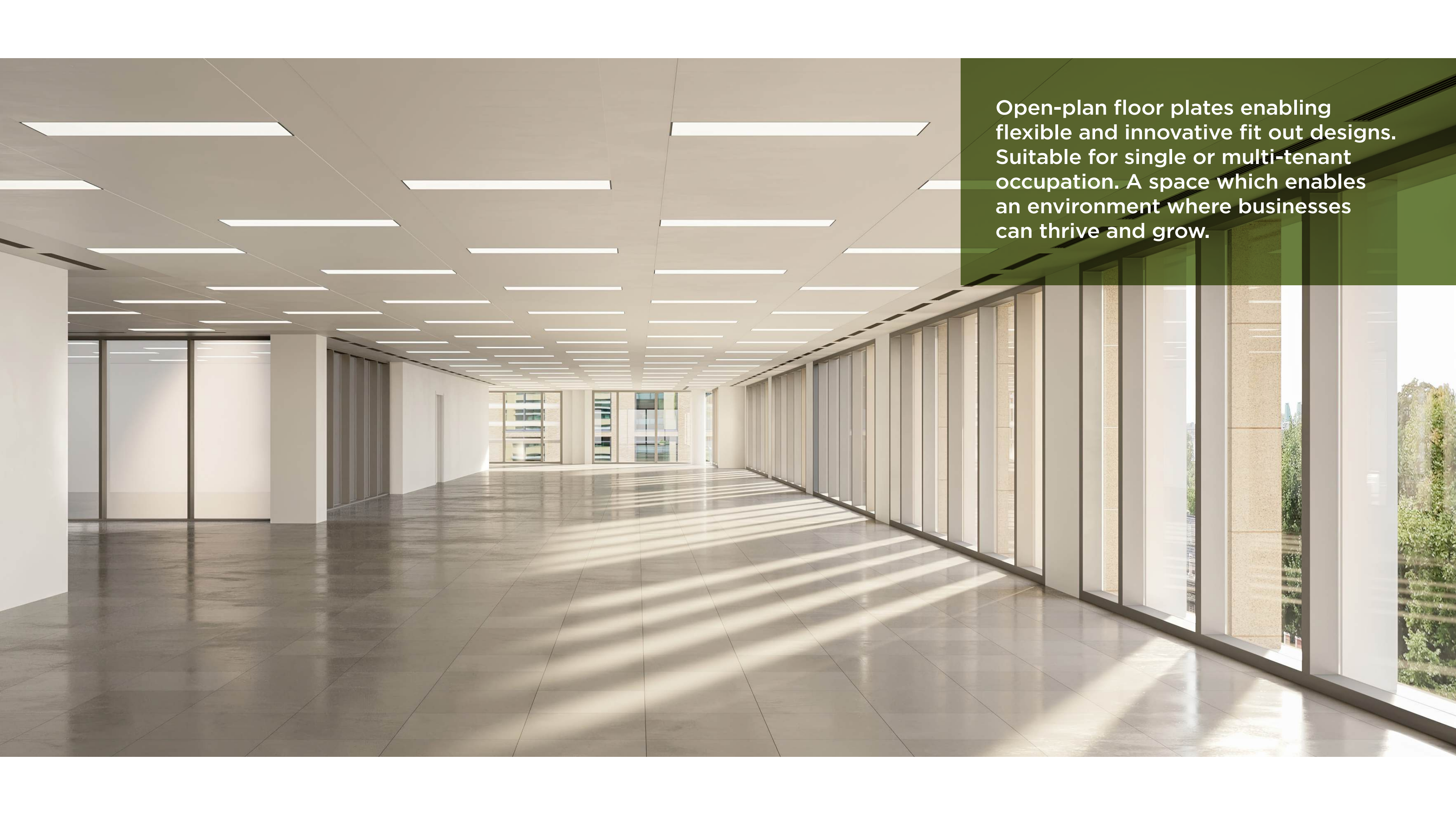
Occupancy ratio
1:10.2 sq m



Not to scale. For identification purposes only.



A new reception space to greet your people and guests, creating an enhanced, and yet secure, arrival experience.



Open-plan floor plates enabling flexible and innovative fit out designs. Suitable for single or multi-tenant occupation. A space which enables an environment where businesses can thrive and grow.

The fifth floor delivers efficient, effective and expressive space that also benefits from a wrap around terrace offering panoramic views.



Shopping, dining and leisure options couldn't be more convenient. Within a short walk you'll find a wealth of choice including GAIL's, Pret, M&S Food and Tesco, along with nearby hotels including The Clayton and Ibis.

HOTEL

- 1 The Varsity
- 2 The Clayton Hotel
- 3 University Arms Hotel
- 4 Ibis
- 5 Gonville Hotel
- 6 Travel Lodge
- 7 Premier Inn
- 8 F45 Training
- 9 David Loyd
- 10 Pure Gym
- 11 The Glassworks
- 12 Hotel Du Vin

RETAIL

- 1 The Grand Arcade
- 2 Grafton Centre
- 3 John Lewis & Partners
- 4 The Bike Shed
- 5 Cambridge Upholsterer
- 6 Cam Cycles
- 7 Culinaris
- 8 The Hive
- 9 The Flower Project
- 10 Greg's Cycles
- 11 The Old Chemist Shop
- 12 life on a bike
- 13 Hilary's
- 14 Mill Road Butchers

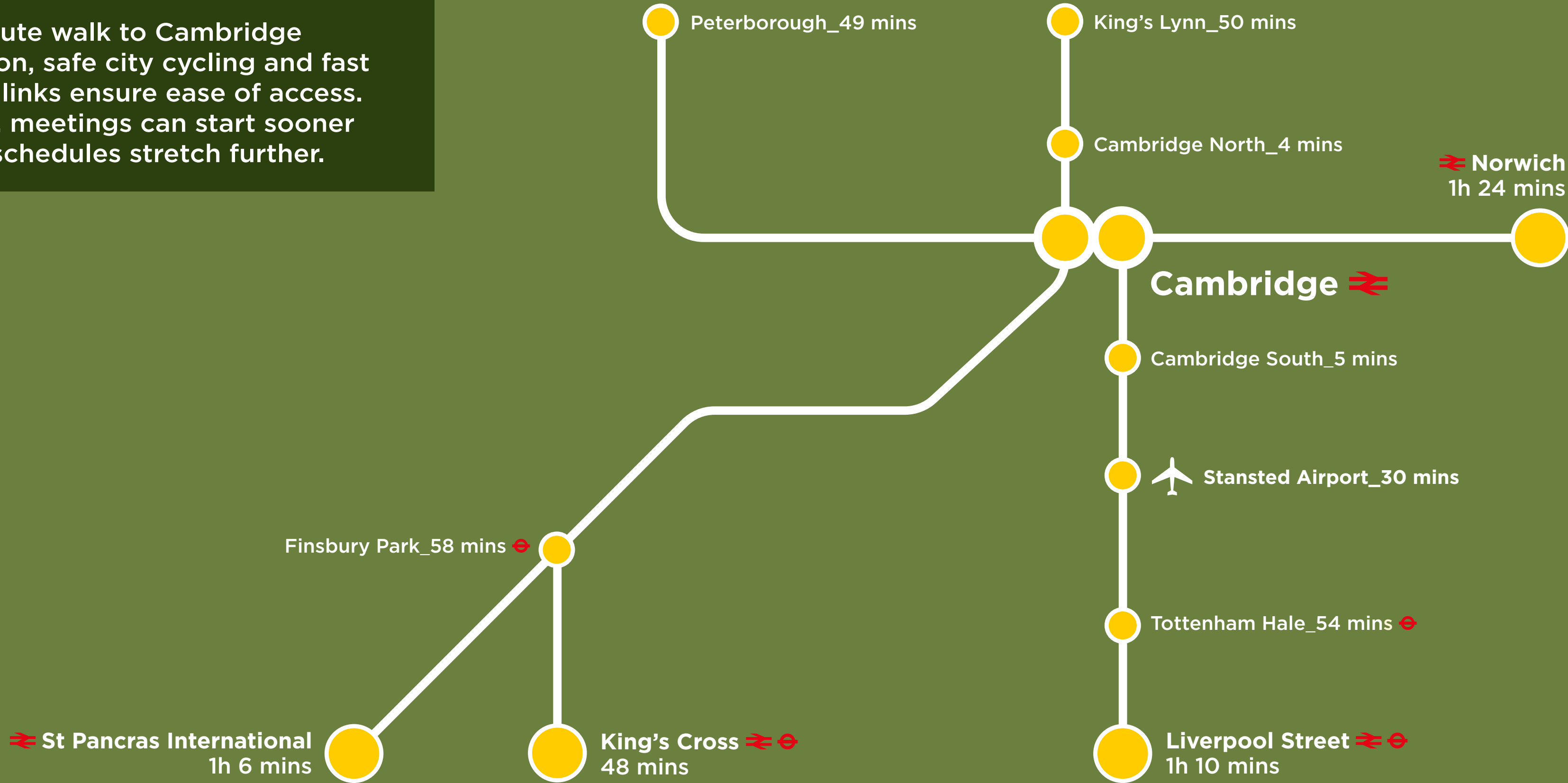
FOOD & BEVERAGE

- 1 Tesco
- 2 M&S
- 3 Sainsburys
- 4 Wasabi
- 5 Pret
- 6 Gails
- 7 Juic' it up
- 8 Greggs
- 9 Bould Brothers
- 10 Norfolk Street Bakery
- 11 Slingers
- 12 Station Tavern
- 13 The Wine Rooms Cambridge
- 14 Cambridge Oven
- 15 Costa Coffee
- 16 Fin Boys
- 17 Tu Casa Tapas
- 18 Vanderlyle
- 19 Maurizio Dining & Co
- 20 Salisbury Arms
- 21 Samaan Restaurant
- 22 Dom's Coffee
- 23 Bedouin
- 24 Old Ticket Office
- 25 Fancett's
- 26 Devonshire Arms

- 27 White Swan
- 28 The Cambridge Blue
- 29 The Petersfield
- 30 Botany Foodie
- 31 Urban Larder
- 32 196 cocktail bar
- 33 Limoncello
- 34 La Maison du Steak
- 35 Hot numbers coffee
- 36 Buren
- 37 Tawa Kitchen
- 38 The Garden Kitchen
- 39 Mercado Central
- 40 Flat Iron
- 41 Dishoom
- 42 Browns
- 43 The Ivy
- 44 Smashburger
- 45 Six



1 minute walk to Cambridge Station, safe city cycling and fast road links ensure ease of access. Here, meetings can start sooner and schedules stretch further.



TEAM

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A DEVELOPMENT BY
RAILPEN

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