Generator

Generator is a flexible workplace designed for ambitious Cambridge businesses.

It provides immediate occupation, city centre connectivity, collaborative amenity and access to a wider innovation community.

42 Newmarket Road, Cambridge, CB5 8EP

journey

journeyre.io

Generator helps growing companies:

— Attract talent

— Conserve capital

— Scale with confidence

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

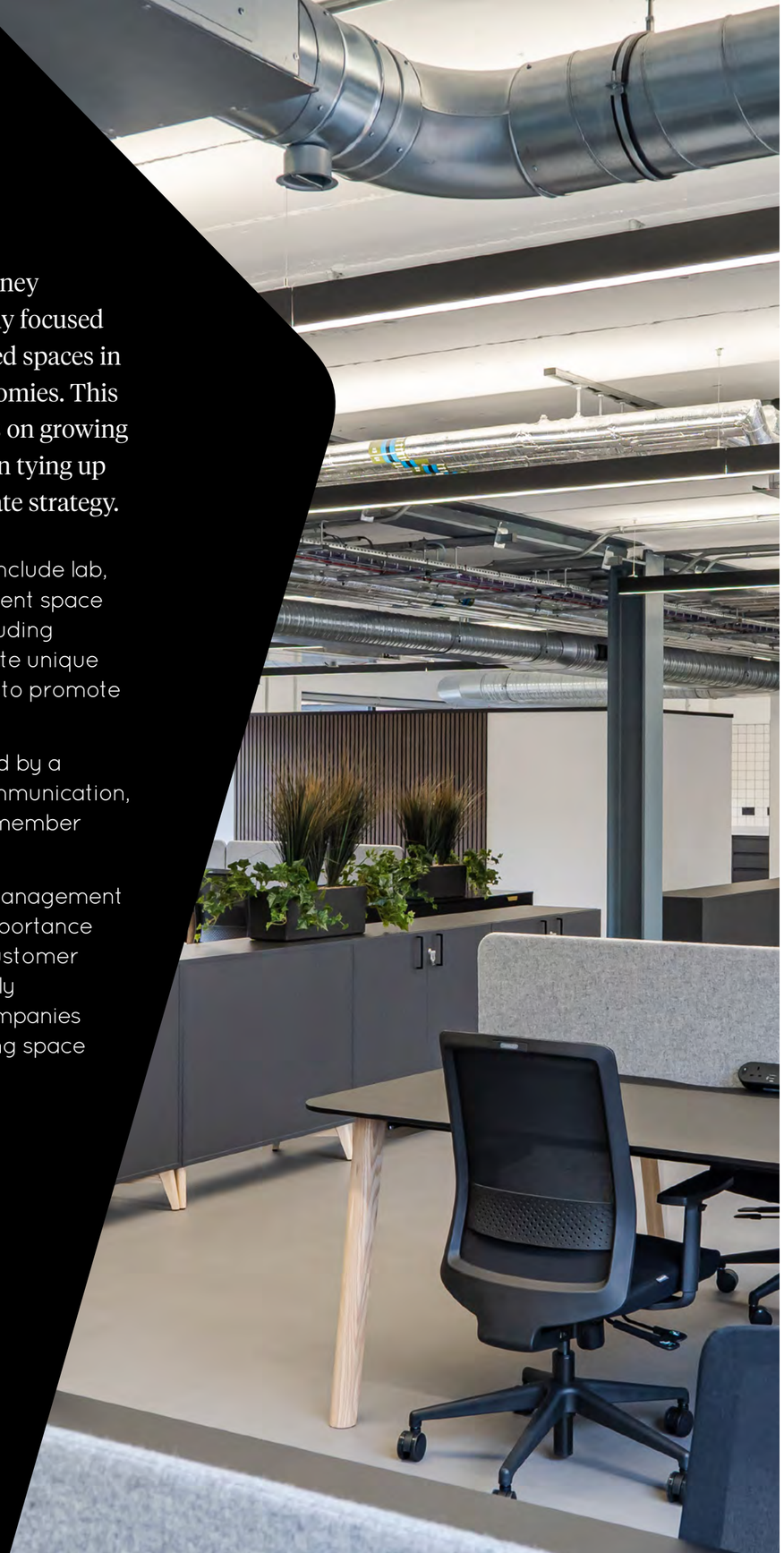
THE CAMBRIDGE Building Society

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.

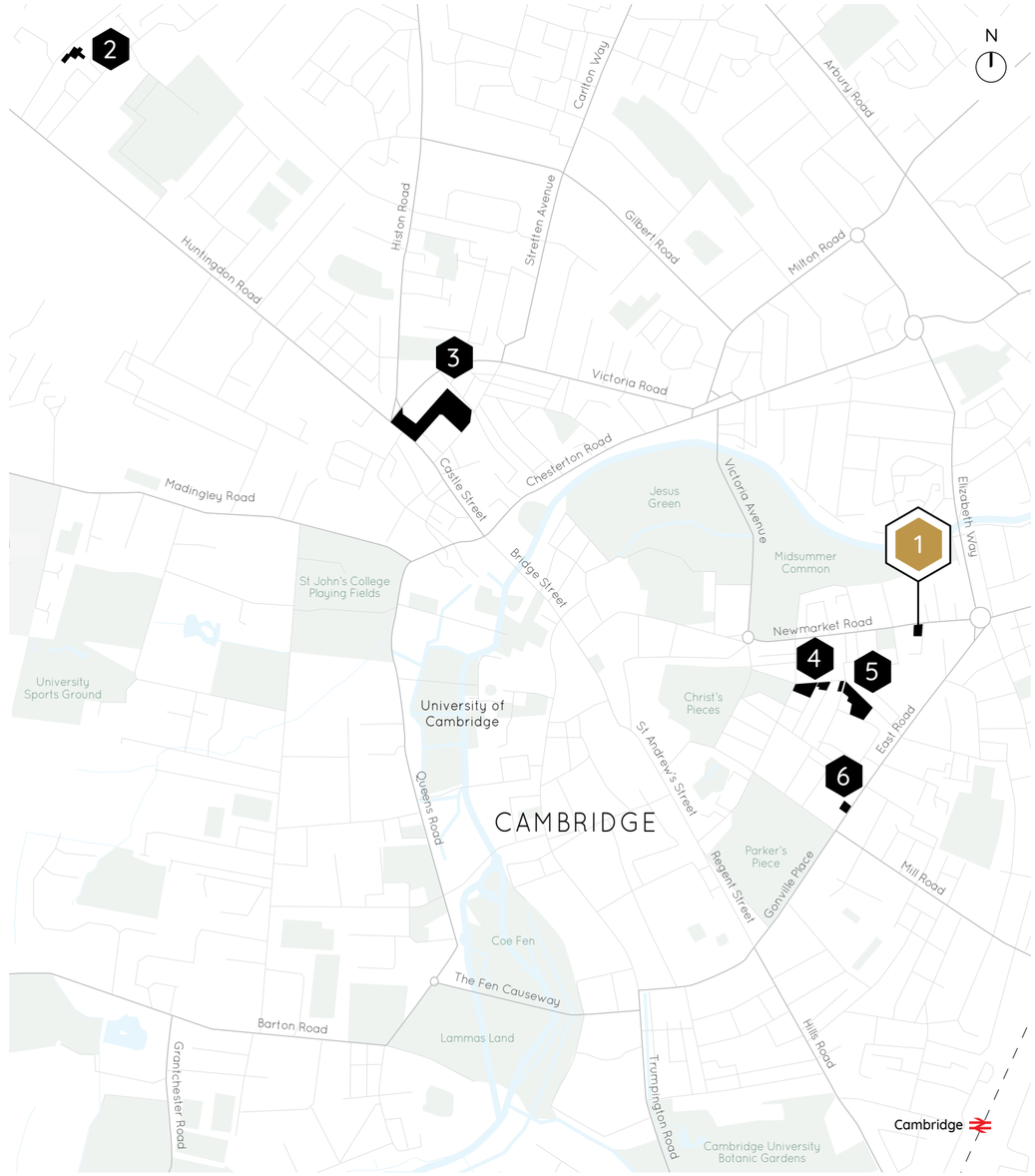
The operational portfolio will include lab, incubator, R&D, workspace, event space and supporting amenities including residences. The goal is to create unique spaces for our customers and to promote well-being and ESG.

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

journeyre.io



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

Occupy quickly

Grow without the friction

Preserve capital for growth

Avoid expensive fit-out projects

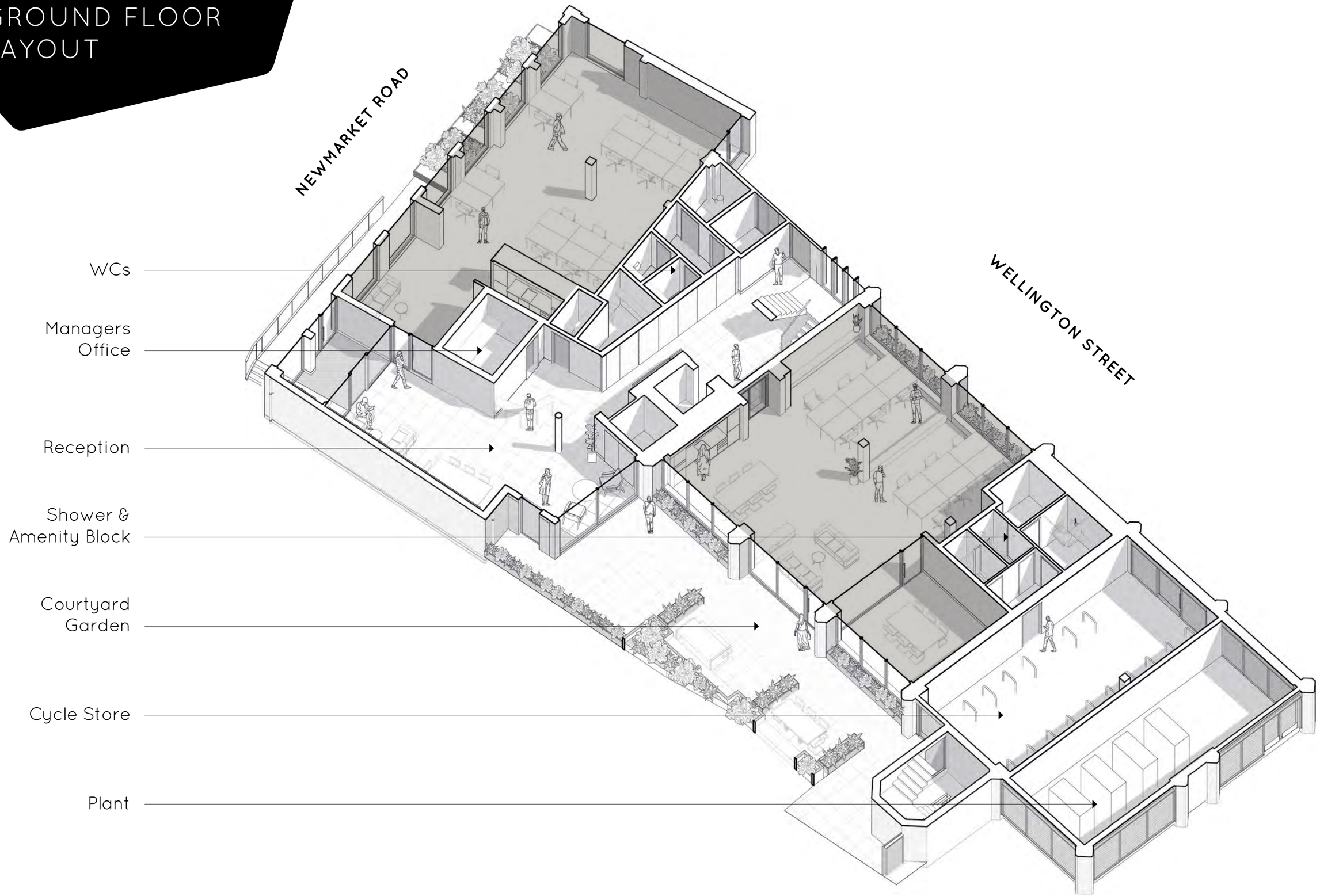
Increase headcount without relocating every 12 months

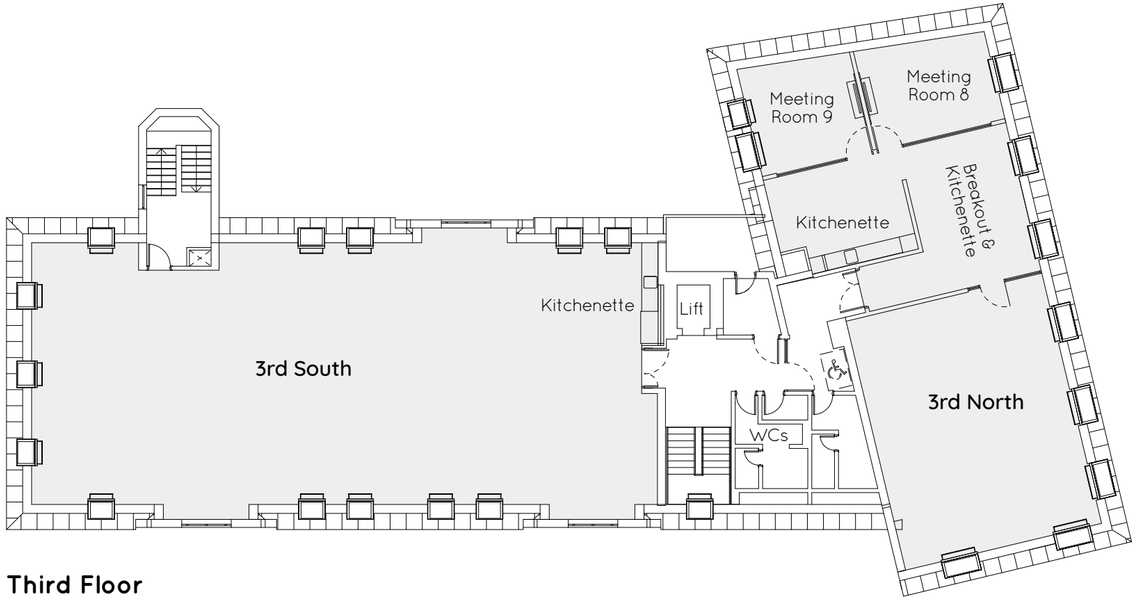
Flexible space strategies that align with business growth

Shared reception and courtyard spaces encourage interaction

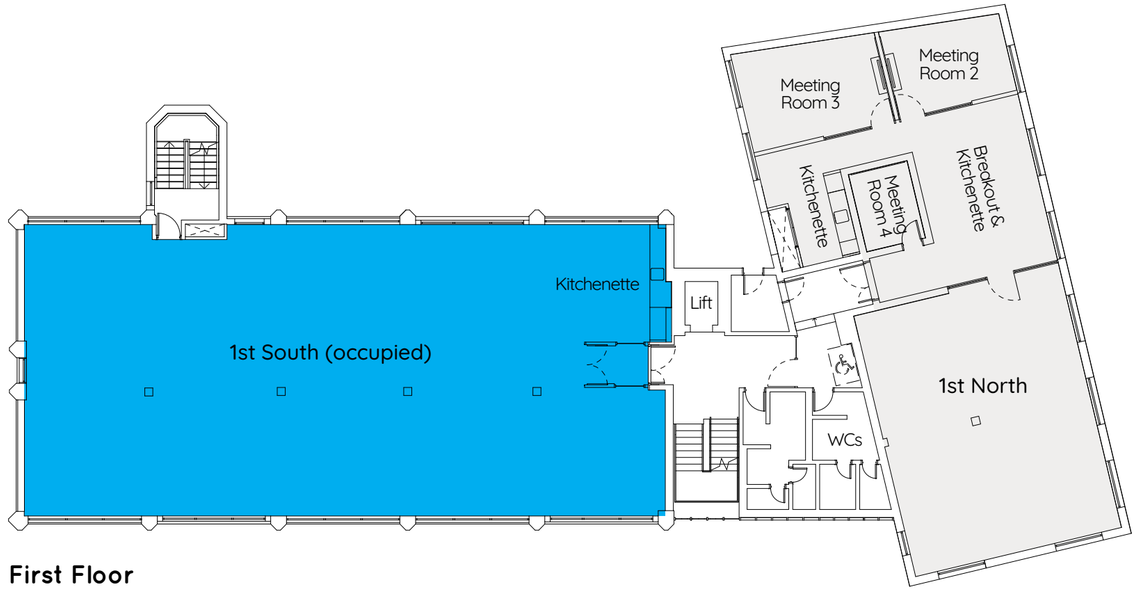
Opportunities to connect with founders, technology businesses and investors

GROUND FLOOR LAYOUT

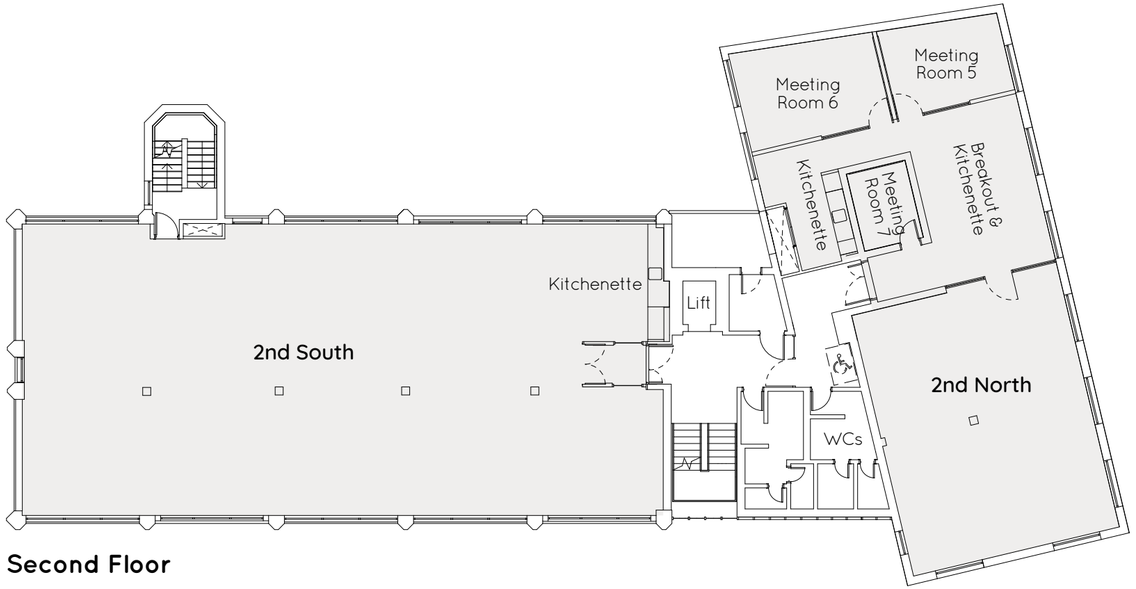




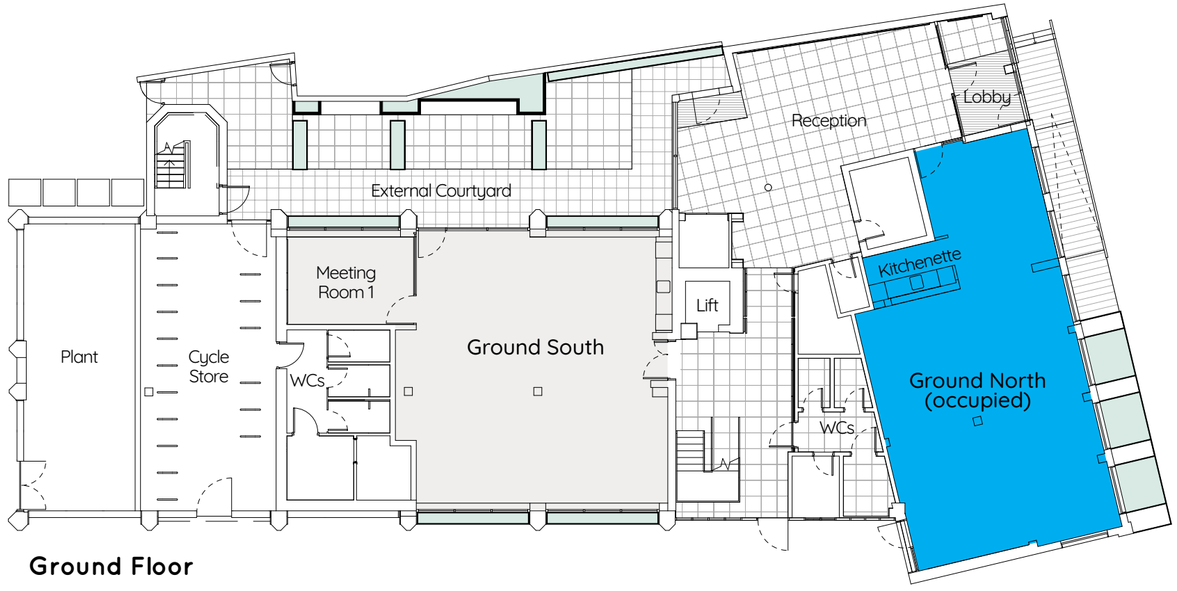
Third Floor



First Floor



Second Floor



Ground Floor

Floor	Status	Areas	NIA (Sq ft)	Occupational Ratio (Sq ft)	Desks
3rd North	Available	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 (November 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.

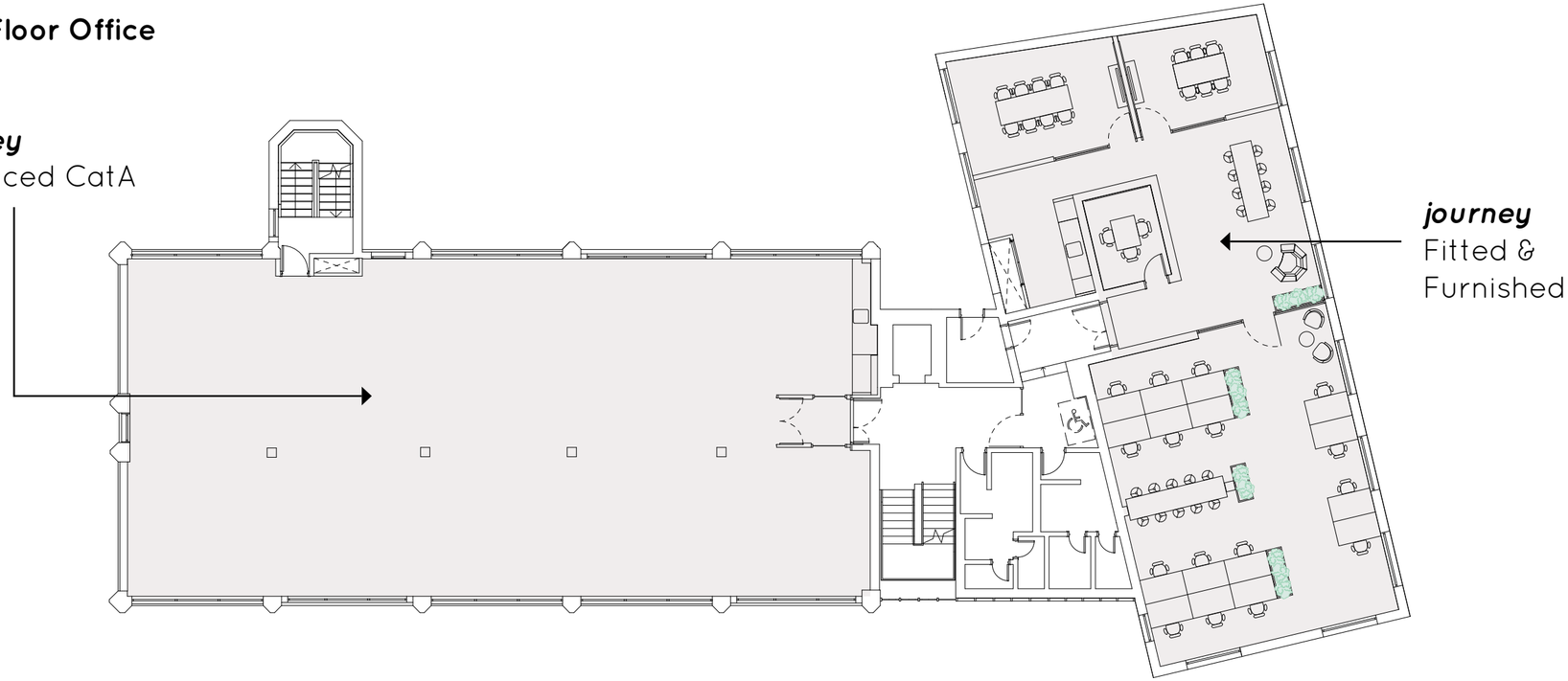
— Mechanical Ventilation and Air Conditioned.

— Full Fibre Internet, WiFi and AV Enabled.

— Internal Meeting Rooms.

— Kitchen and Breakout Area.

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.

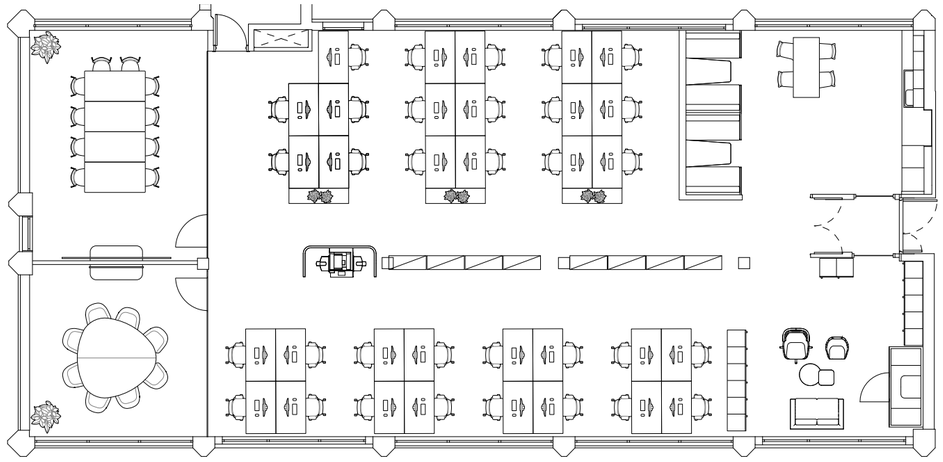
Reduced Capex /
Fit out delivered and funded by journey, facilitating occupation more quickly.

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

Access to BARCLAYS | Eagle Labs

Beyond Workspace - Access to one of the UK's most established business support networks.

Through Eagle Labs and Journey's network, occupiers benefit from:

— Founder connections

— Growth programmes

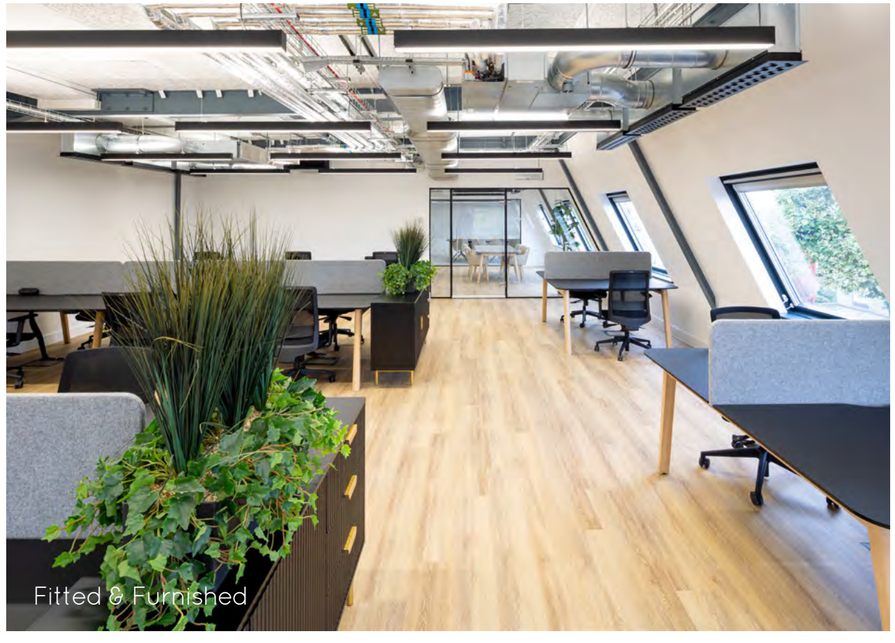
— Networking opportunities

— Mentoring support

— Visibility within the innovation economy



Reception



Fitted & Furnished



Enhanced CatA

ACCOMMODATION

Join a workplace intentionally designed to connect Cambridge innovators.

— Shared reception and courtyard spaces encourage interaction.

— Access to the wider ***journey*** network.

— Opportunities to connect with founders, technology businesses and investors.

— A workplace that helps businesses become more visible within the Cambridge ecosystem.



Courtyard Garden

CAMBRIDGE

Help your people spend less time travelling and more time innovating.

— Walkable access to cafés, retail, gyms, and amenities.

— Easy cycle connection to Cambridge stations – North (10 min) and Main (8 min)

— A workplace that supports recruitment and retention in one of the UK's most competitive talent markets.

Local Amenity

Dining/Pubs	walking time
1 Navadhanya	1 min
2 The Burleigh Arms	2 mins
3 Soleá Cafe	7 mins
4 The Tram Depot	7 mins
5 The Elm Tree Pub	9 mins
6 The Free Press Pub	9 mins
7 Clarendon Arms	11 mins

Retail	
1 Halfords	2 mins
2 Boots	5 mins
3 Primark	5 mins
4 Decathlon	5 mins
5 Little Waitrose	6 mins
6 Tescos express	7 mins

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

Leisure	
1 PureGym	2 mins
2 WT's Sports Bar	7 mins



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journeyre.io

Or contact our retained leasing agents

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