

MILL * YARD

MILLYARDCAMBRIDGE.COM

MY * RESTAURANT

155 DEVONSHIRE ROAD
CAMBRIDGE
CB1 2AG

YOUR INVITATION TO BE AT THE ENTRANCE OF
CAMBRIDGE'S NEW EXCITING NEIGHBOURHOOD ,
COMPRISING **1748 SQ FT, PLUS OUTDOOR SEATING**

A SPACE TO UNWIND

Make the first impression at the pedestrian entrance to Cambridge's newest neighbourhood, Mill Yard.





HISTORICAL CAMBRIDGE

MILL * YARD

BOTANIC PLACE

CAMBRIDGE STATION

MILL ROAD

10 MINS CYCLE

5 MINS WALK



CAMBRIDGE

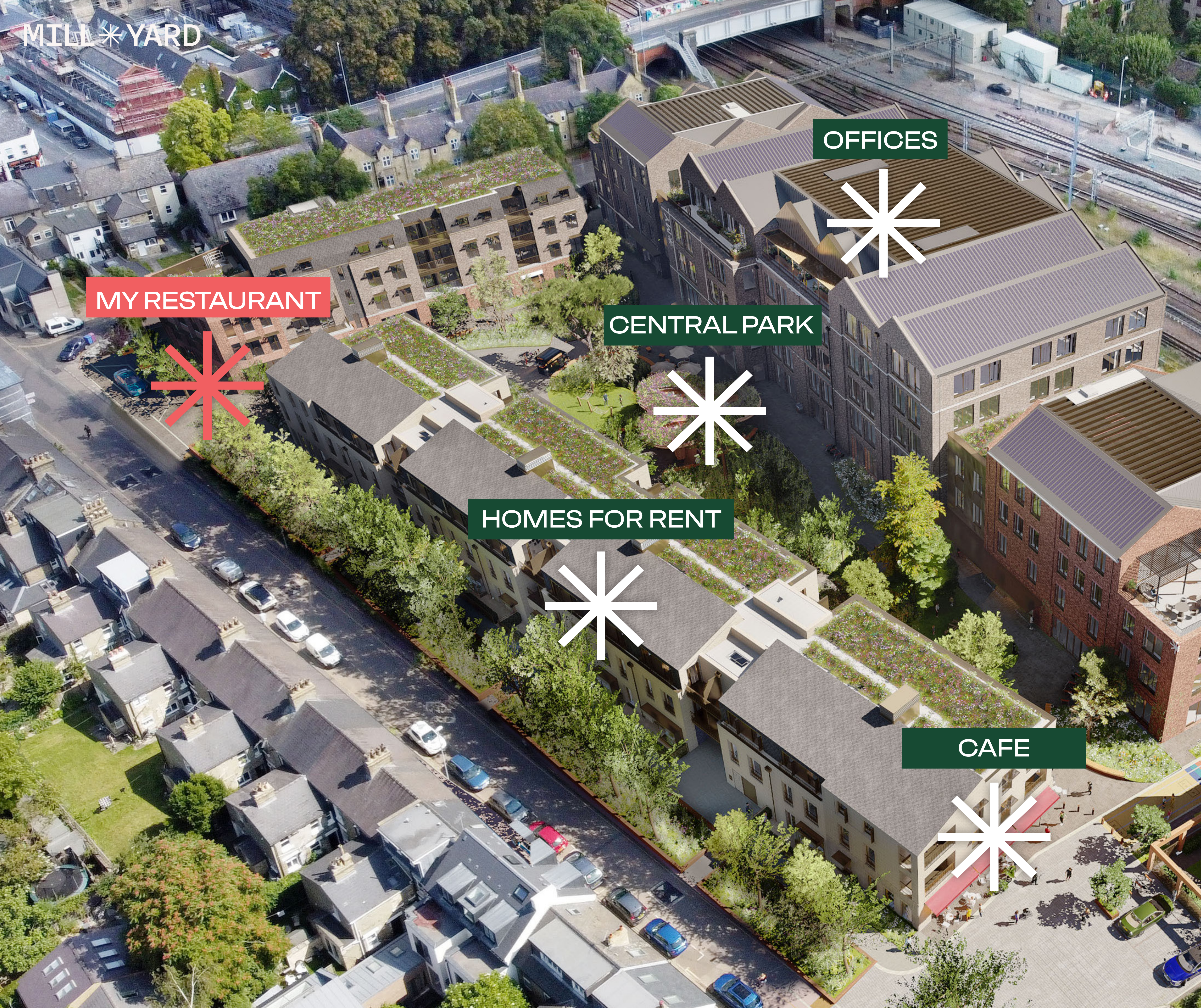
FOOTFALL



An analysis of local gathering points

- 1 Devonshire Road (North & South)
Heavily utilised cycle path
- 2 Guided Busway and Rail Line
Additional access points for commuters and visitors
- 3 Mill Road
A key connection for pedestrians and cyclists.

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- 1 High Pedestrian Traffic
The site is well-connected to Cambridge Railway Station (600m away, an 5-minute walk), major cycle routes, and nearby residential and commercial areas.
 - 2 Cycling as a Primary Mode of Transport
The development is designed to encourage cycling, with 545 cycle parking spaces and connectivity to major cycling routes.
 - 3 Anticipated Trip Generation
Devonshire road acts as a main link between the residential, F&B and retail on Mill Road, the Cambridge Station and the CB1 offices and beyond.



MILL * YARD

OFFICES

MY RESTAURANT

CENTRAL PARK

HOMES FOR RENT

CAFE

NURSERY

PART OF A THRIVING NEW NEIGHBOURHOOD



Located at the pedestrian entrance to the neighbourhood, close to nearby Offices, Central Park and homes, Mill Yard is the perfect place for your Bar to become a local destination.

WHERE PEOPLE WANT TO BE.



ONSITE
NURSERY



OVER 150
RESIDENTS



CENTRAL
PARK



OVER 1000+ OFFICE
WORKERS



RUNNING
TRACK



MIXED USE
COMMUNITY

RAILPEN

Landlord

Collaborator

Investor

Partner



Railpen is one of the largest real asset investors in Cambridge, with 11 commercial assets either occupied or under development. It is creating an 'innovation cluster' in the city, contributing significantly to one of the most important and fastest growing economic areas in Europe. This cluster will provide 1.9 million sq ft of high-quality space, and includes best-in-class workspaces, laboratories, research facilities, build-to-rent homes and amenity facilities.

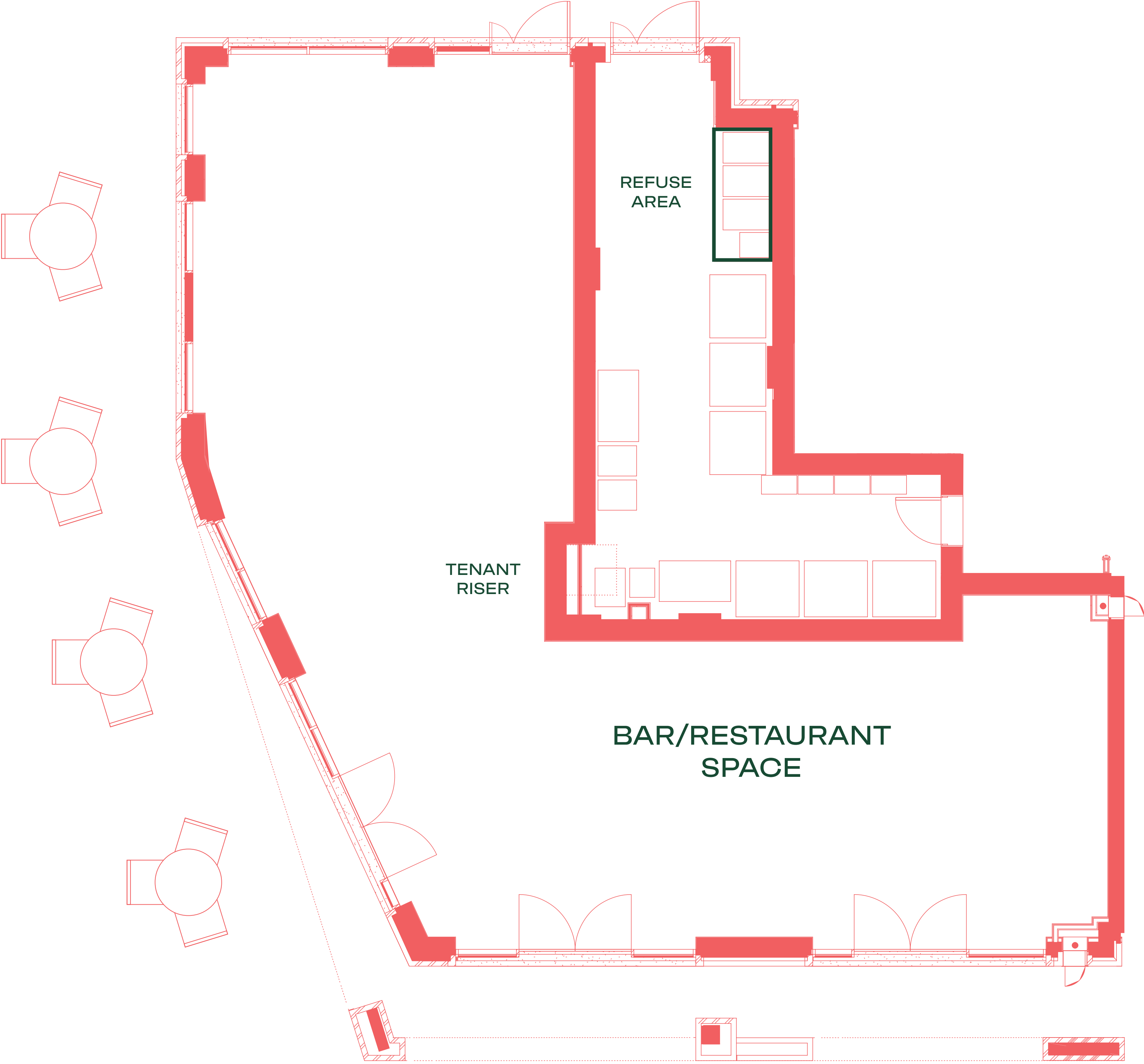
This opportunity sits within Mill Yard, scheduled to complete in Spring 2027, providing offices and workplaces, health and fitness and residential accommodation, supported by a blend of amenity offers.

Railpen has designed Mill Yard to be built to the very highest environment, ecological, wellbeing, operational and experiential standards. The ambition is to provide a range of spaces and places for a cross section of occupiers, visitors and residents; places that attract talent and retain their employees. The vibrancy of the mix and style of amenities within Mill Yard will support this ambition, enabling the development to become integral to the Mill Road community and attractive to those travelling to and from Cambridge Station.

GROUND

- * Delivered to standard shell specification, including capped services
- * Shop fronts installed
- * Dedicated secure bin store
- * Dedicated Roof plant area
- * Dedicated kitchen extract riser to roof level

NIA SQ M	NIA SQ FT
162.4sq m	1748sq ft



*Plans not to scale, indicative only.
*All figures IMPS

TASTE TOMORROW

A possible look into what your
bespoke bar or restaurant
could look like.



CGI, indicative only



NOW, IT'S YOUR TURN...

You deserve to be part of an exciting new community where lifestyle and growth are the top priority. Get in contact with us to see what new heights **Mill Yard** can take your business to.

MILL * YARD

Anticipated Completion Q4 2026

For more information including quoting terms and conditions contact....



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A DEVELOPMENT BY



MY * RESTAURANT

155 DEVONSHIRE ROAD
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SEPTEMBER 2025

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