

CAMBRIDGE



20 Station Road

FORA

ABOUT FORA

Workspaces to make your everyday extraordinary

Ready to experience the office like never before?
With over 60 uniquely designed workspaces
in sought-after locations across the UK and
Germany, we offer a home for teams of all sizes.
Join the likes of Peloton, Ocado, PANGAIA and
La Liga, and count on us to create an impactful
office that's tailored to fit your company culture.



BUILT AROUND YOU

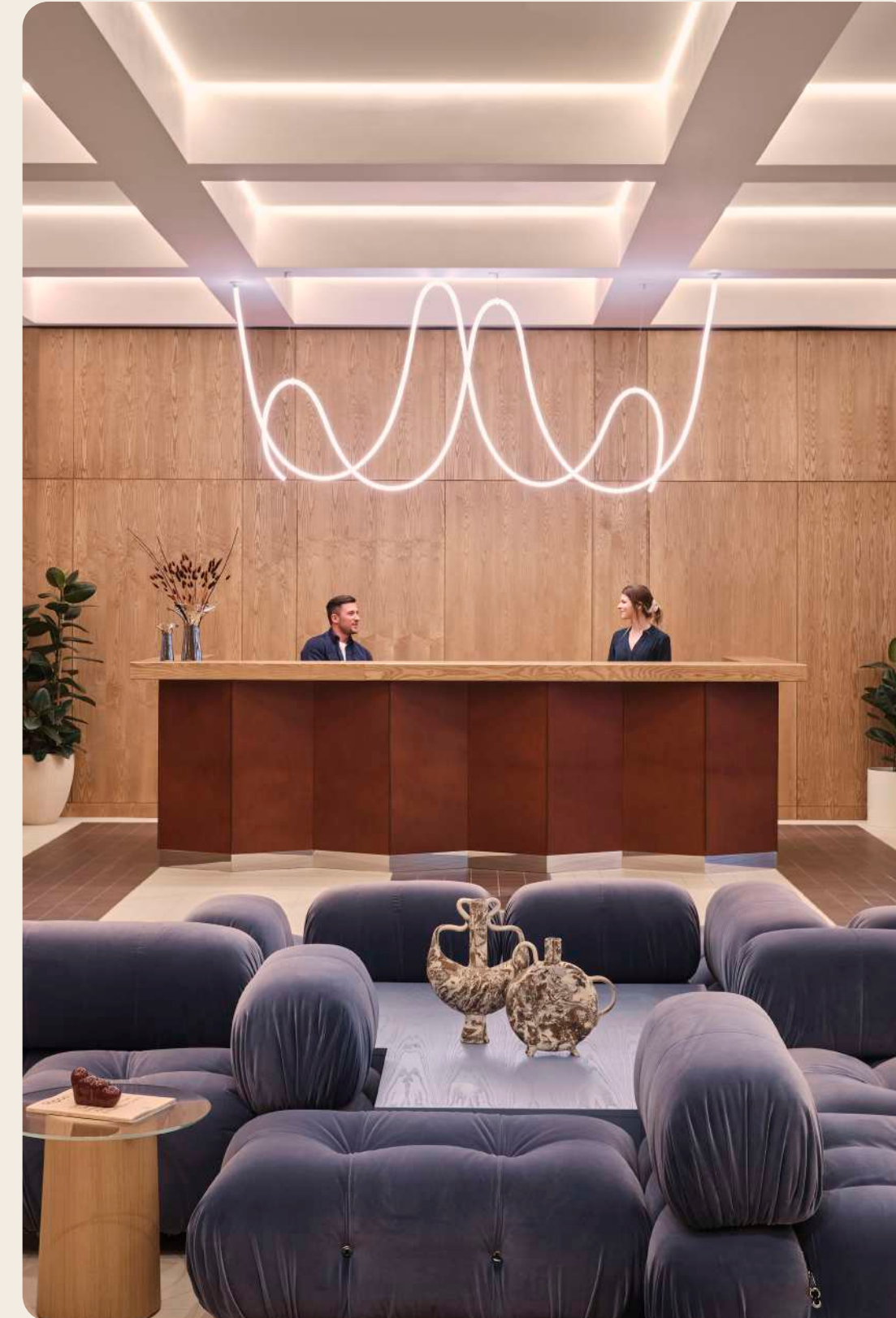
The Fora difference

We take the grind out of daily work-life, so teams can focus on what's important – working productively, healthily and happily.



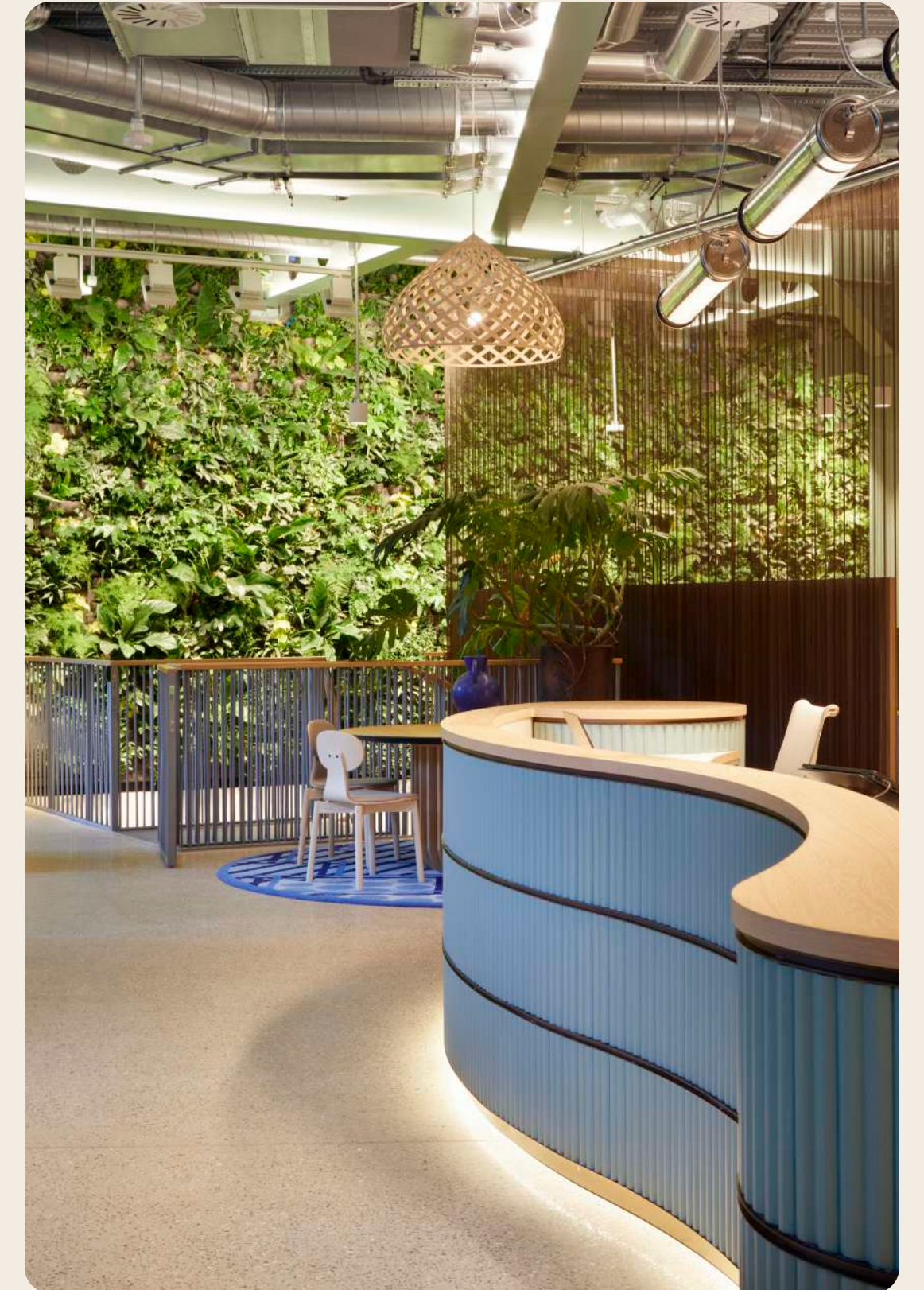
For every workstyle

Everyone has their own way of working. That's why a day at Fora is as individual as you. From buzzy breakout areas, quiet focus booths and energising fitness studios to calming roof terraces, inspiring meeting rooms and nourishing on-site cafés – it's all here for however you work best.



For extraordinary experiences

The Fora experience is all about ease, so you can focus on what matters most. With curated member events and wellness classes, you can effortlessly shape your own unique company culture, while being part of a wider like-minded Fora community. And our Member Experience team are always on hand to take care of the details.



For progressive thinkers

We're here for businesses of every size, from emerging ventures to global brands. And we're always innovating and exploring ways to progress the future of your workforce. Bring your team together in a consciously designed workspace that supports your company values and drives positive change every day.



OUR COLLECTION

Your building and beyond

Access over 60 distinctive workspaces across London, the UK and Germany and shape the experience around your workstyle at Fora.

KEY

- Your home building
- Other locations
- Upcoming locations



Your trusted partner

COUNT ON FORA

We're by your side through every stage of your business journey, with the option to scale up or down as your team evolves. We're backed by two top real estate investors, Blackstone and Brockton Capital, and are secure against external market challenges.

67

distinctive locations,
packed with amenities

500+

tech-enabled meeting
rooms available to book

24

on-site gyms and fitness studios
to train around your day

20+

statement event venues,
close to transport links

50+

comfy lounges with
a variety of settings

28k+

members moving their
businesses forwards

20+

years leading the way
with our workspaces

3.2m

square feet of
workspace in total



20 STATION ROAD

WELCOME TO

20 STATION ROAD, CAMBRIDGE CB1 2JD

Curiosity thrives at 20 Station Road, a building that brings botanical influences from the outside in to enrich your Monday to Friday. At every turn, keep on discovering its diverse range of tech-enabled spaces that come together to create a habitat fit for every workstyle.

Exterior





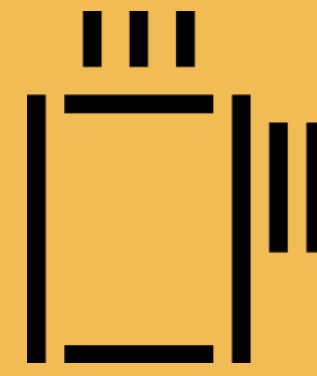
RESTORE GYM

Space to focus on fitness with a variety of equipment, classes and PT sessions available at selected locations.



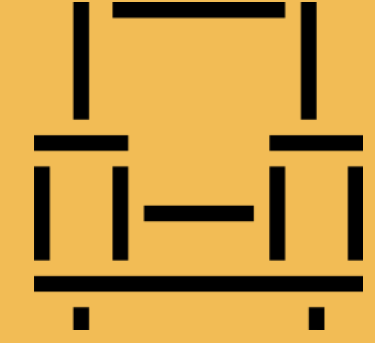
ROOF TERRACE

Outdoor space for meetings and lunches with stunning views.



CAFÉ

Fuel your day with light bites, snacks and drinks.



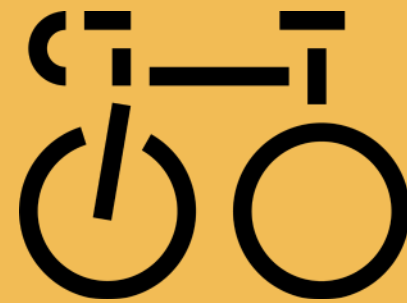
LOUNGE

Comfy and spacious communal area with plenty of power sockets.



KITCHEN

Equipped with everything you need, plus complimentary snacks, fresh coffee and a range of teas.



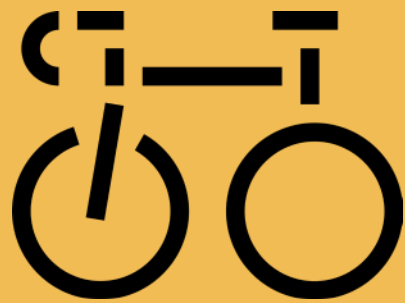
PHONE BOOTHS

Private, noise-cancelling booths for undisturbed phone calls.



SHOWERS

Freshen up post-work out or bike ride in our luxuriously designed, fully stocked showers.



BIKE STORAGE

Safe and secure storage for your wheels.



CAR PARK

Driving to work? Reserve a space on-site (or close by) to make your commute even smoother.

AMENITIES

At a glance



Pictured: Lounge

VISIONARY BY NATURE

Recognised with BREEAM 'Excellent' and targeting AirScore 'Gold', sustainability is prioritised in the design at 20 Station Road, putting you and the planet first. Eco-friendly interiors take inspiration from classic Cambridge sandstone buildings to make the space feel warm and welcoming, to fuel your productivity throughout the day.

SIMPLIFY THE EVERYDAY

Commute by train or by bicycle and take advantage of our on-site secure bike storage. For selected office sizes, there's also plenty of car parking, including ten electric charge points. Whether you're preparing to deliver a winning pitch or looking for ways to make your workshop more interactive, our tech-enabled meeting rooms ensure you're seamlessly connected with people beyond your workspace.

FEEL YOUR BEST

The interiors at 20 Station Road nurture productivity and positivity by bringing you closer to nature. Enjoy leafy views of the historic city from your alfresco terrace, the perfect spot to socialise, entertain or have some time away from the desk. Floor-to-ceiling windows flood the workspace with natural light, while lush plants and thoughtful furnishings connect people with the outside. There's also a Restore gym with access to a weekly schedule of classes, so you can recharge your body and mind.



Pictured: Terrace. Bottom left: Gym

Pictured: Lounge. Top right: Kitchen



PARTNERS IN PROGRESS

Inspired by the legendary academic institutes in the area, we pride ourselves on creating a collaborative space that transforms and connects us all in the Cambridge community. Together, we can strive for more, gain new skills and push the boundaries of what's possible. That's why we're thrilled to be sponsoring Cambridge United for the upcoming season, elevating the teamwork and determination that move us all forwards.

SHAPING A BETTER TOMORROW

Sustainably run workspaces

At Fora, we know that redefining the office experience means creating working environments that are fit for the future. That's why we're committed to driving positive change by running our workspaces in the most sustainable way possible. So, when you choose Fora as your new business home, every day you will be contributing to a healthier planet now and for generations to come.



RENEWABLE ELECTRICITY

Our workspaces are powered by 100% REGO-certified renewable electricity with continued monitoring and optimising of our energy usage



OPTIMISED AIR QUALITY

Air quality is carefully monitored through filtration, ventilation, and regular testing



CONSCIOUS CLEANING

We only use chemical and cruelty-free cleaning products, with no single-use plastic



ZERO WASTE TO LANDFILL

Six different streams separate waste and encourage effective recycling



100% ORGANIC

Every floor is stocked with organic tea, coffee and toiletries that are kinder to people and planet



PlanetMark

CARBON EMISSIONS REPORTING

Fora workspaces are certified by Planet Mark, plus get easy access to the estimated annual carbon footprint report for your office space



MEMBERS FOR CHANGE

Supporting you and your business as we move towards a low carbon future, with access to tools, events and guidance on best practices



The finer details



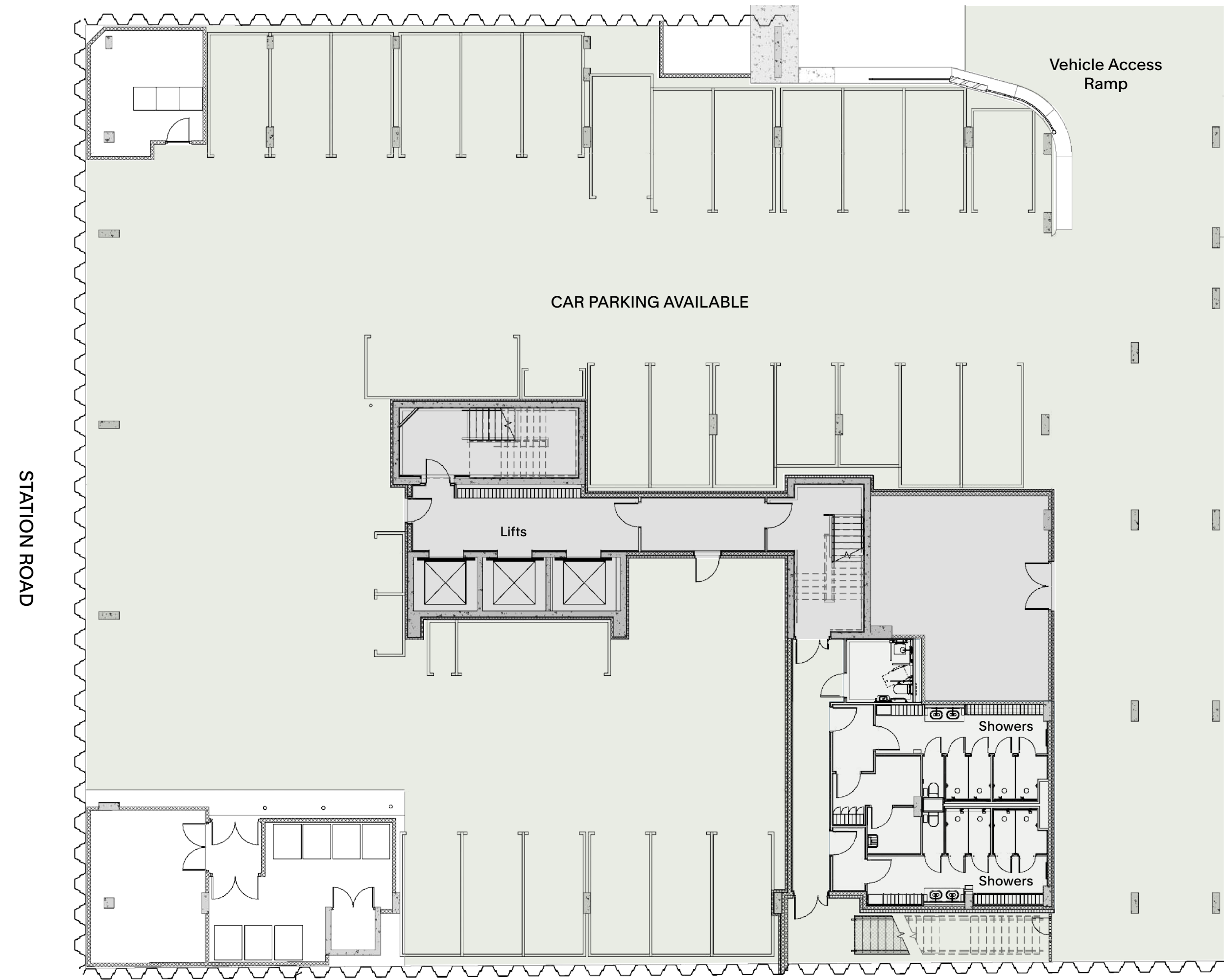


Floor by floor

FLOOR	SQ FT (NIA)	KEY AREAS
5	8,841	Garden Room, lounge, enterprise office, kitchen, terrace
4	11,446	Offices, meeting rooms, phone booths, kitchens, breakout space
3	11,442	2 large enterprise offices
2	11,427	Offices, meeting rooms, phone booths, kitchen, breakout space
1	11,431	Offices, meeting rooms, phone booths, kitchen, breakout space
G	10,612	Reception, lounge, offices, meeting rooms, phone booths, kitchen, café, Restore Gym, bike storage, Wellness Room
LG	614	Car parking, showers, changing rooms
TOTAL	65,813	

LG

- Car parking
- Showers
- Changing rooms

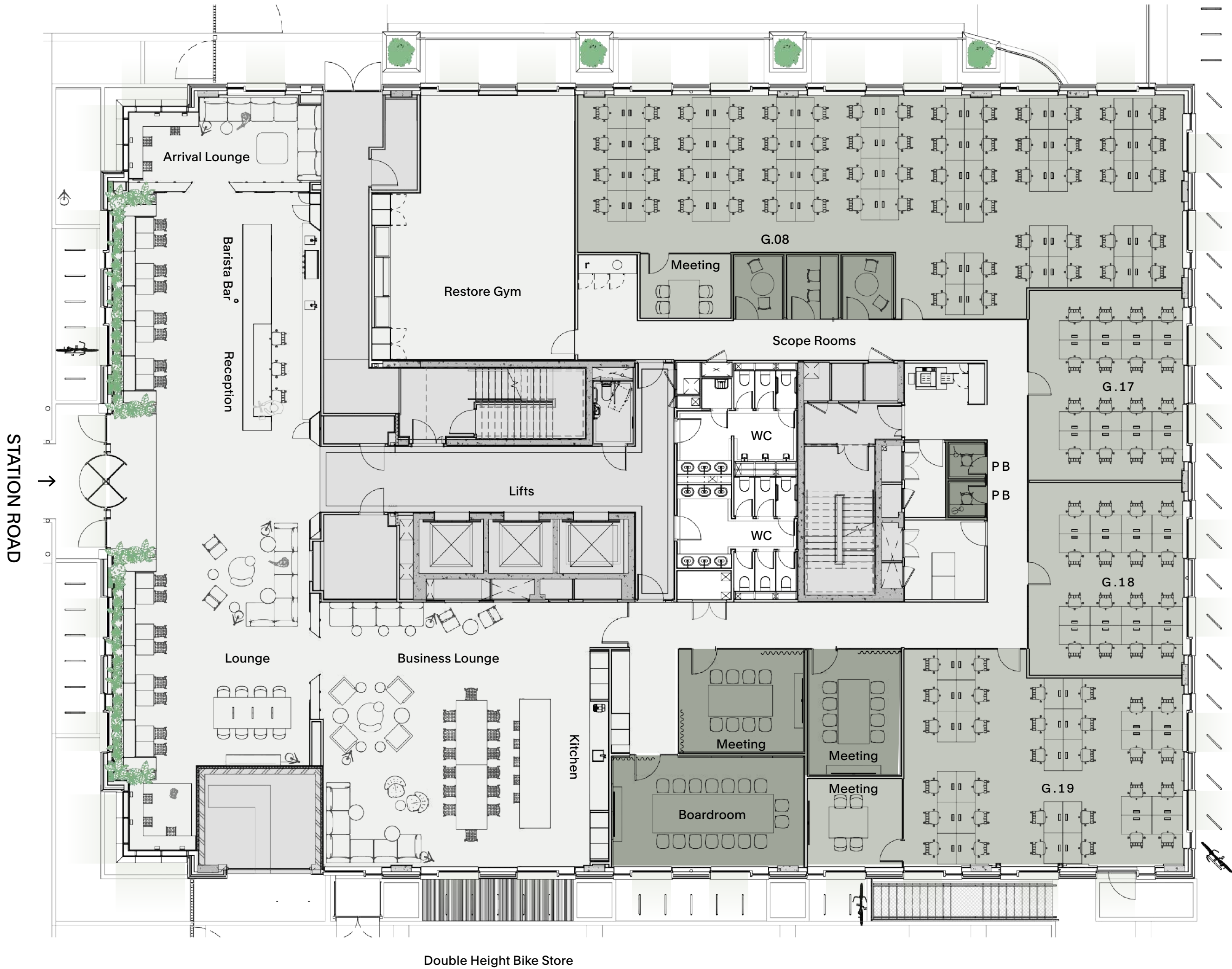


*Indicative floorplans only

G

AREA: 10,612 sq ft

- Reception
- Lounge
- Offices
- Meeting rooms
- Phone booths
- Kitchen
- Café
- Restore Gym
- Bike storage
- Wellness Room



*Indicative floorplans only

3

AREA: 5,562 sq ft

- Enterprise office (west) ●
- Kitchen
- Breakout space
- Meeting rooms
- Phone booths

AREA: 5,568 sq ft

- Enterprise office (east)
- Kitchen
- Breakout space
- Meeting rooms
- Phone booths



*Indicative floorplans only

4

AREA: 11,446 sq ft

- Offices
- Kitchens
- Breakout space
- Meeting rooms
- Phone booths



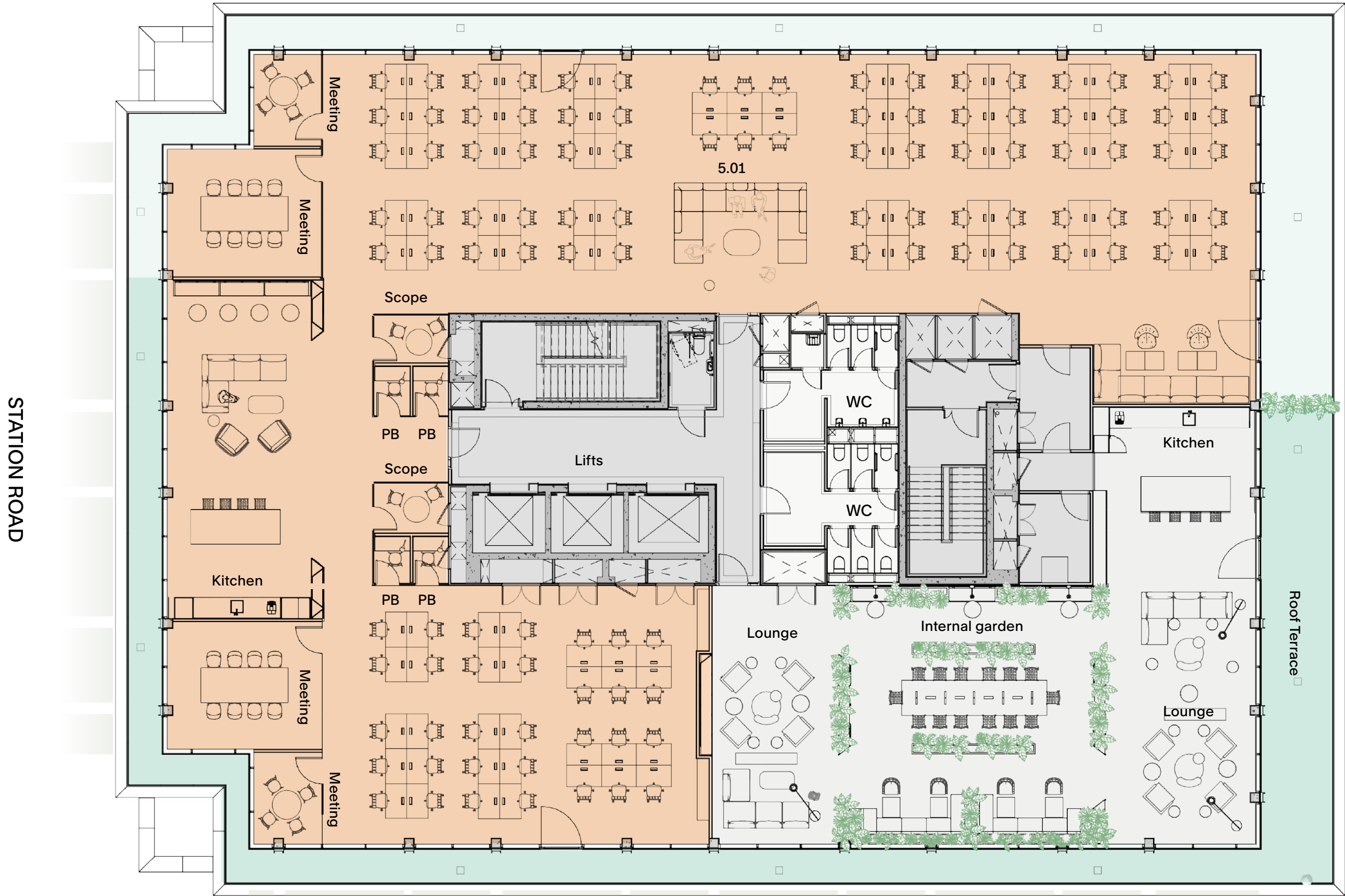
*Indicative floorplans only

5

AREA: 8,841 sq ft

- Garden Room
- Lounge
- Kitchen
- Terrace

- Enterprise office
- Kitchen
 - Breakout space
 - Meeting rooms
 - Phone booths
 - Private terrace



*Indicative floorplans only

5

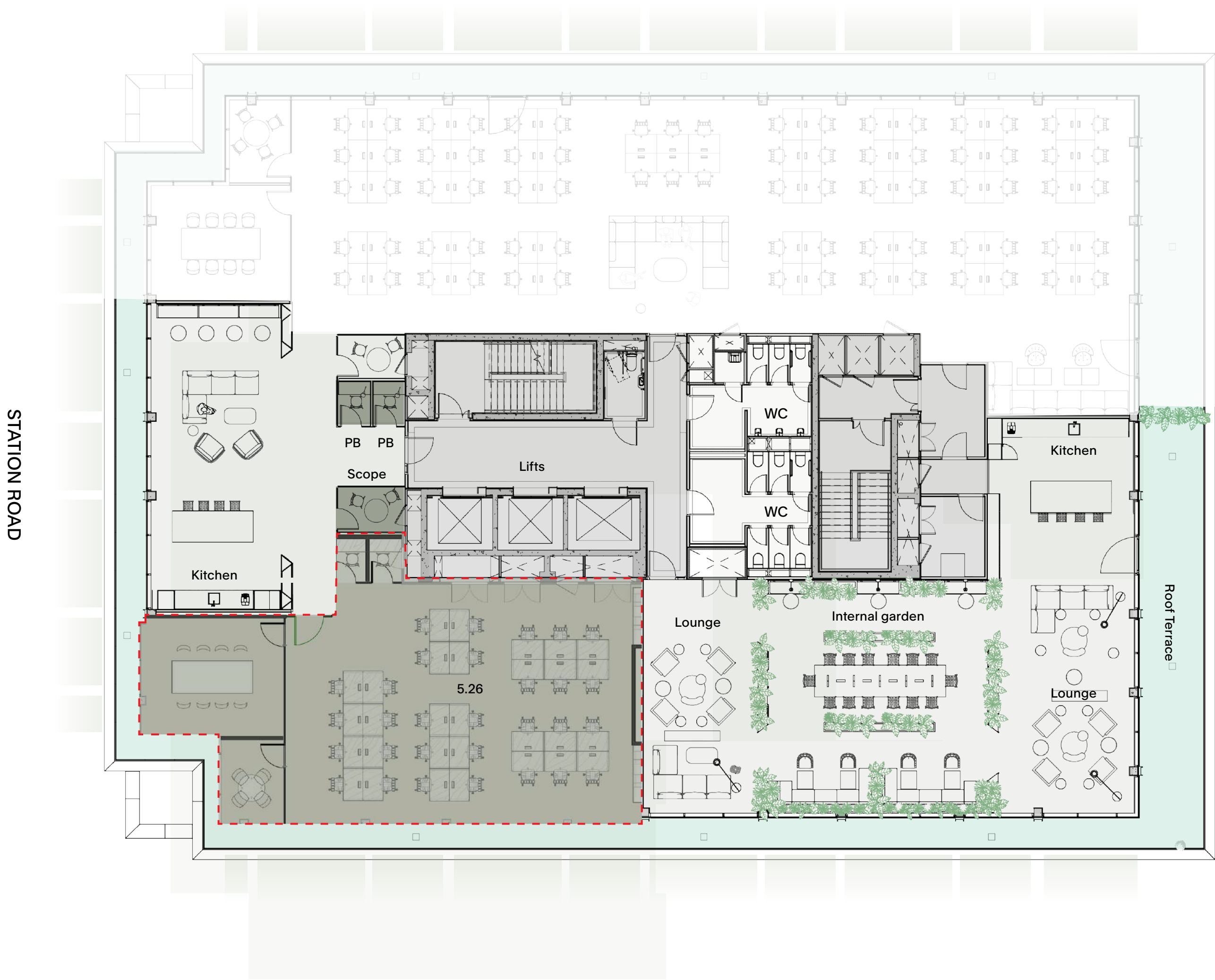
AREA: 8,841 sq ft

- Garden Room
- Lounge
- Kitchen
- Terrace

 POTENTIAL LAYOUT

Office 5.26
AREA: 1,650 sq ft
Desks: 30

- 2 meeting rooms
- 2 phone booths
- Private terrace 



*Indicative floorplans only

A connected location

JOURNEY TIME	STATION	TRANSPORT LINKS
3 mins*	Cambridge	
38 mins	Stanstead	 
52 mins	King's Cross St Pancras	       
63 mins	Euston	    
72 mins	Luton Airport	 
76 mins	Liverpool Street	       
77 mins	Waterloo	    
78 mins	Paddington	      
78 mins	City Airport	 

-  London Underground
-  National Rail Services
-  Airports
-  Central
-  Bakerloo
-  Victoria
-  Piccadilly
-  District
-  Circle
-  Northern
-  Metropolitan
-  Hammersmith and City
-  Jubilee
-  Waterloo and City
-  DLR
-  London Overground
-  Elizabeth

* Walking time



YOUR NEIGHBOURHOOD

Discover Cambridge



Located only three minutes from Cambridge mainline station and backing onto the city's Botanical Gardens, 20 Station Road puts you in the heart of the action.

Go beyond your home building to soak in the beautiful views of the River Cam, which runs through the heart of Cambridge and showcases the picturesque college 'backs'. Get a taste of the city's culture and immerse yourself in the arresting architecture of King's College Chapel or explore modern masterpieces in Kettle's Yard Gallery.





Your Fora membership

Shape your day at Fora

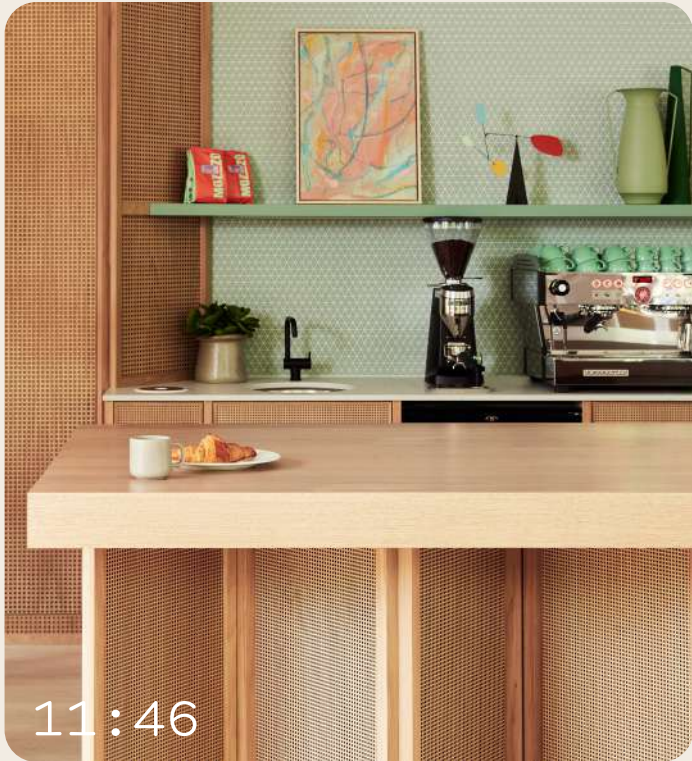
However you work best, we've got the setting to suit your workstyle at 20 Station Road.



FEEL REVIVED
If movement inspires you, unleash feel-good endorphins in our on-site gym to clear your mind for the day ahead.



TEAM UP
Fizzing with ideas and eager to share? Turn big ideas into team breakthroughs with a tech-enabled meeting room.



FUEL YOURSELF
Catch-up with colleagues over a round of crafted coffees in our relaxing café and grab a bite to eat.



SCREEN-FREE TIME
Social butterflies love our communal areas. Swap the screen for a setup in the lounge to feel part of the buzz.



STAY CONNECTED
For crunching the numbers or getting creative, our noise-cancelling phone booths will help you focus.



...AND BREATHE
Before you head home, wind down on the roof terrace and enjoy spectacular views of Cambridge.

You're in good company

Pinterest

300 PEOPLE, BESPOKE DESIGN

Occupying three floors in one of our buildings in the heart of London, Pinterest has access to flexible workspace for up to 300 people in Brock House. We updated the space to reflect Pinterest's unique branding, with a tailored fit out and bespoke design solutions.

PANGAIA

100 PEOPLE, UK HEADQUARTERS

PANGAIA are one of our first tenants at our largest and most ambitious space, Chancery House. With our shared values of wellness and sustainability, the building's 'Excellent' BREEAM rating and Platinum WELL certification were key to PANGAIA's decision to move to Chancery House.

Unmind

120 PEOPLE, UK HEADQUARTERS

We partnered with Unmind to provide a 2,500 sq ft headquarters at Borough High Street. Designed to enhance activity-based working, the workspace accommodates Unmind's 120-person strong workforce. Complete with with 38 set desks, plus carefully curated settings for focus and collaboration.



What’s included?



At Fora, everything is about ease. That’s why your business rates, service charges, building insurance, business-grade wifi, professional cleaning, maintenance and utilities are all included in your membership. From coffee spills and tech queries to fire drills and fresh towels, our Member Experience team has got the details covered, so your people can focus on the bigger picture.

Become a Fora member to enjoy the below as standard:

- Access to the entire Fora collection of over 60 workspaces, and 24/7 entry to your home building.
 - Craft a space that’s totally unique and tailored to your needs with our expert in-house design team.
 - Count on super-fast internet, with bandwidth upgrades available to suit your business.
 - Fully stocked kitchens with complimentary snacks, barista cafés, an exclusive coffee blend and catering.
 - Members’ discount on over 500 meeting rooms, all equipped with high-quality video conferencing.
 - On-site fitness studios with PT sessions available. Plus, our secure bike storage, showers and lockers.
 - A monthly schedule of exclusive member events, expert panel talks, courses, workshops and socials.
 - Access Wellness Rooms and Recharge Rooms across the collection for meditation, prayer, rest or looking after your little one.
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CONTACT US

We're here for you

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FORA

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