

ABACUS HOUSE

A fitted office building situated in
Journey Campus on the edge of
Cambridge city centre



journeyre.io



ABACUS HOUSE

Abacus House 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.

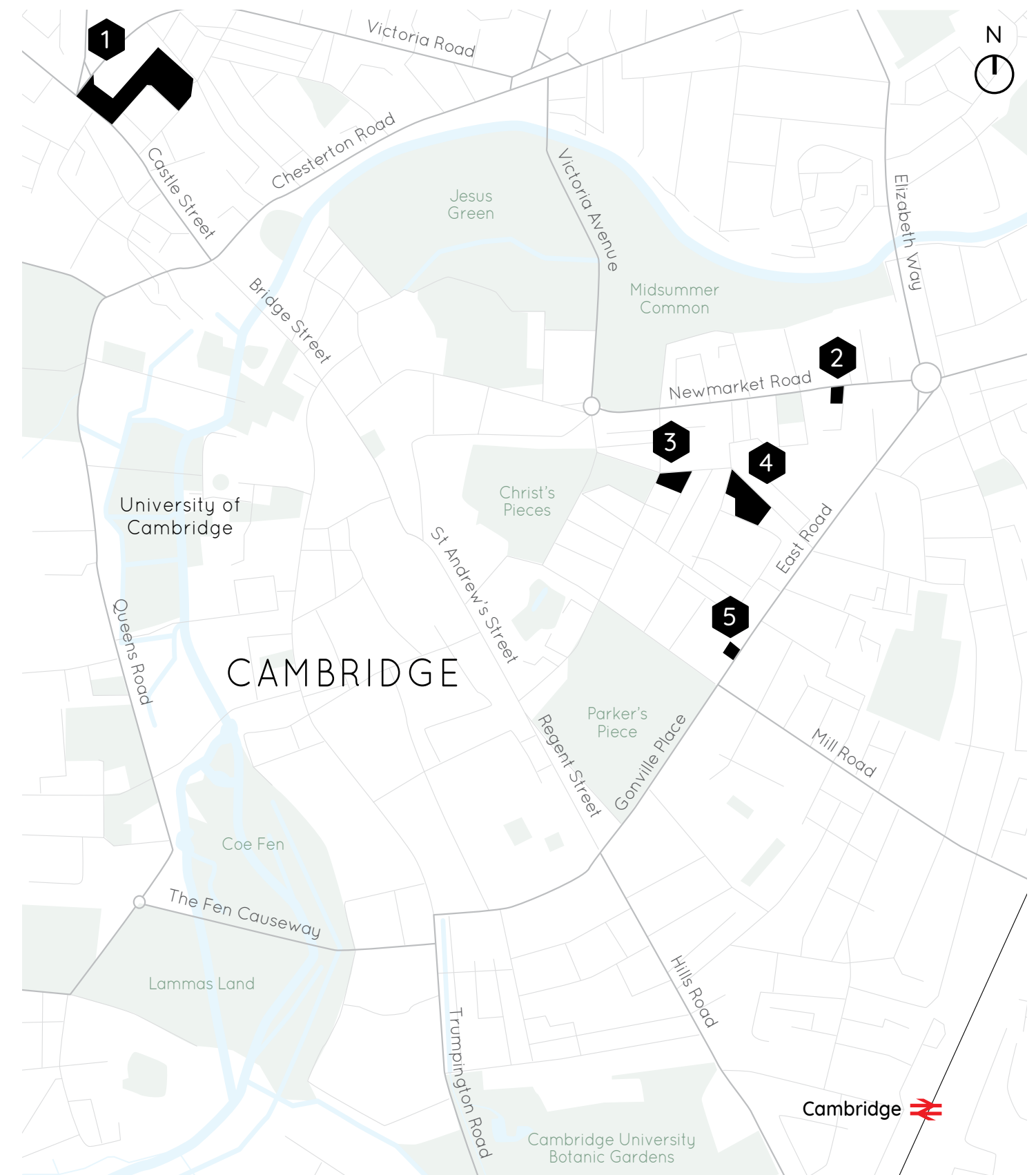
The operational portfolio will include lab, incubator, R&D, workspace, event space and supporting amenities including residences. The goal is to create unique spaces for our customers and to promote well-being and ESG.

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.

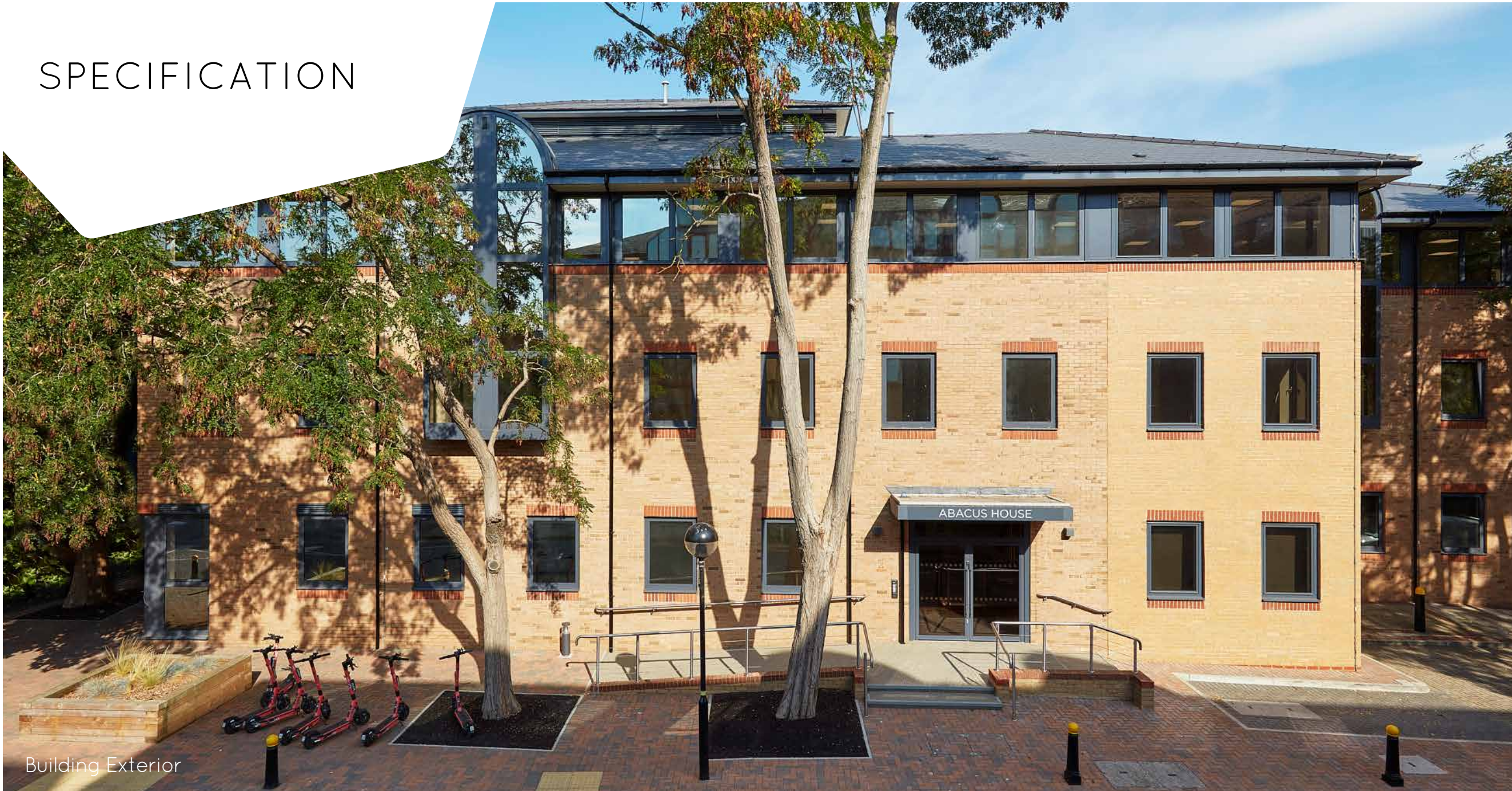


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1 Journey Campus 2 Shakespeare House 3 Fitzroy St 4 Burleigh Campus 5 Wellington House

SPECIFICATION



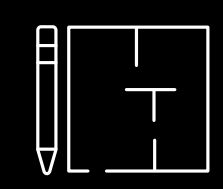
Building Exterior



Entrance



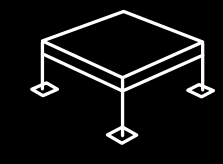
Office Space



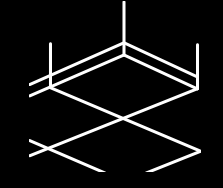
Flexible floor plates



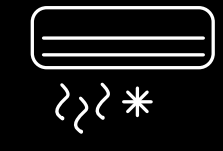
Fitted space available



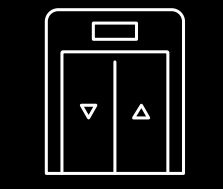
Full access raised floors



Suspended ceilings



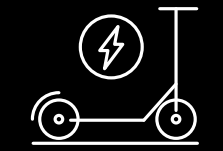
New VRF air-conditioning



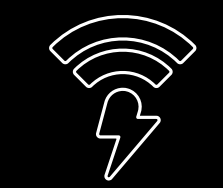
New lift



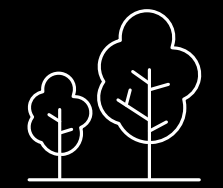
Video entryphone system



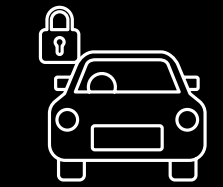
E-scooters available on site



High-speed internet



Courtyard garden at rear

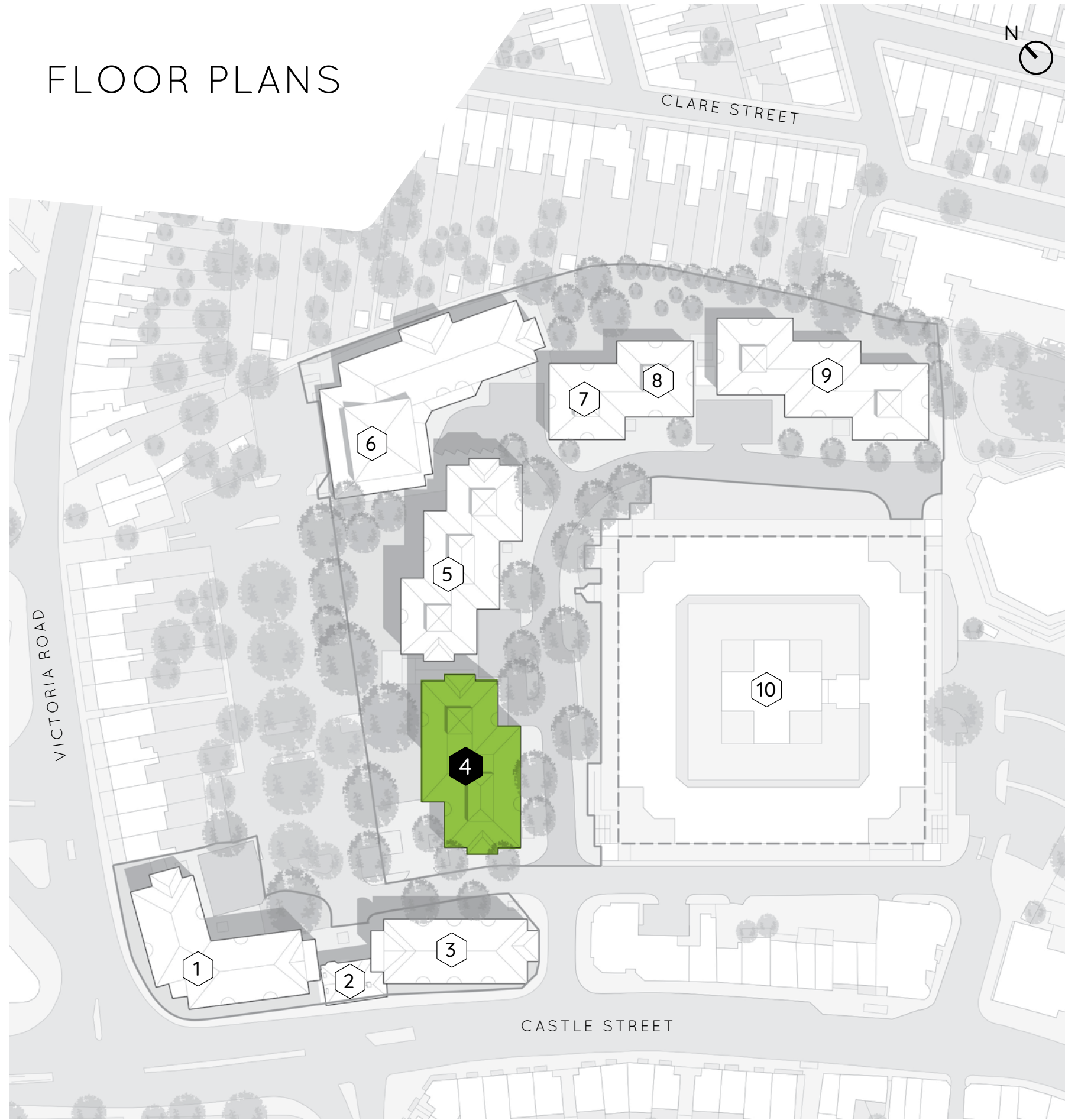


Secure car parking



Secure bike parking

FLOOR PLANS

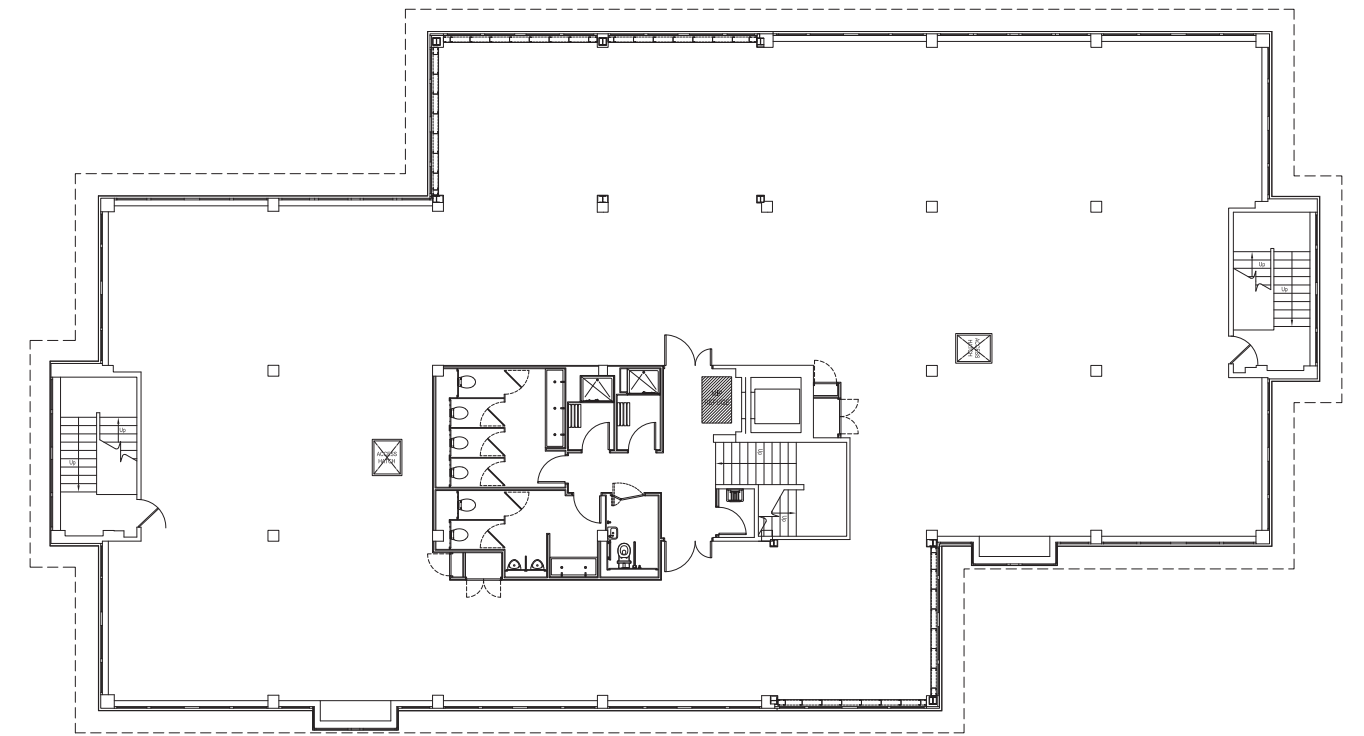


- 1 Babbage House
- 2 Allways House
- 3 Titan House
- 4 Abacus House**
- 5 Poseidon House
- 6 Park House
- 7 Godwin House
- 8 Autodesk House
- 9 Sheraton House
- 10 Castle Court

Second floor

Let

5,782 sqft



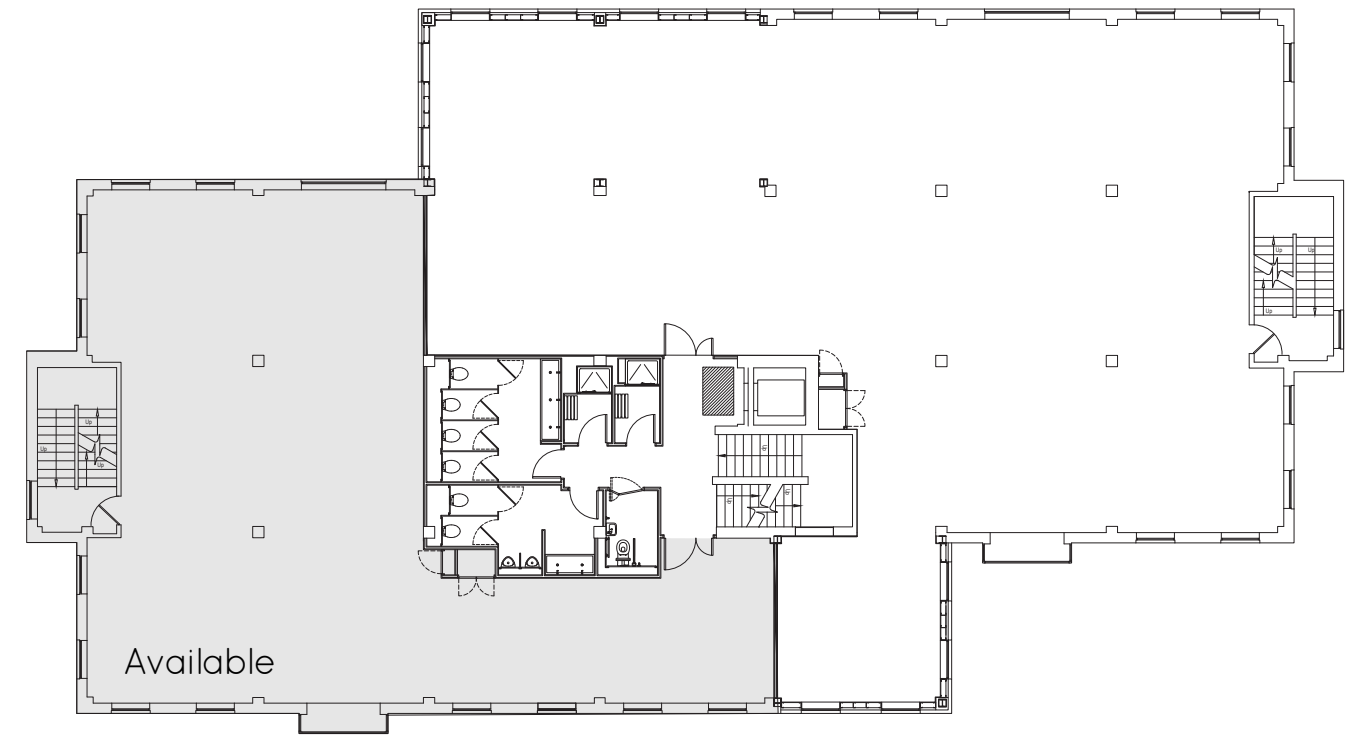
First floor

Available

2,146 sqft

Let

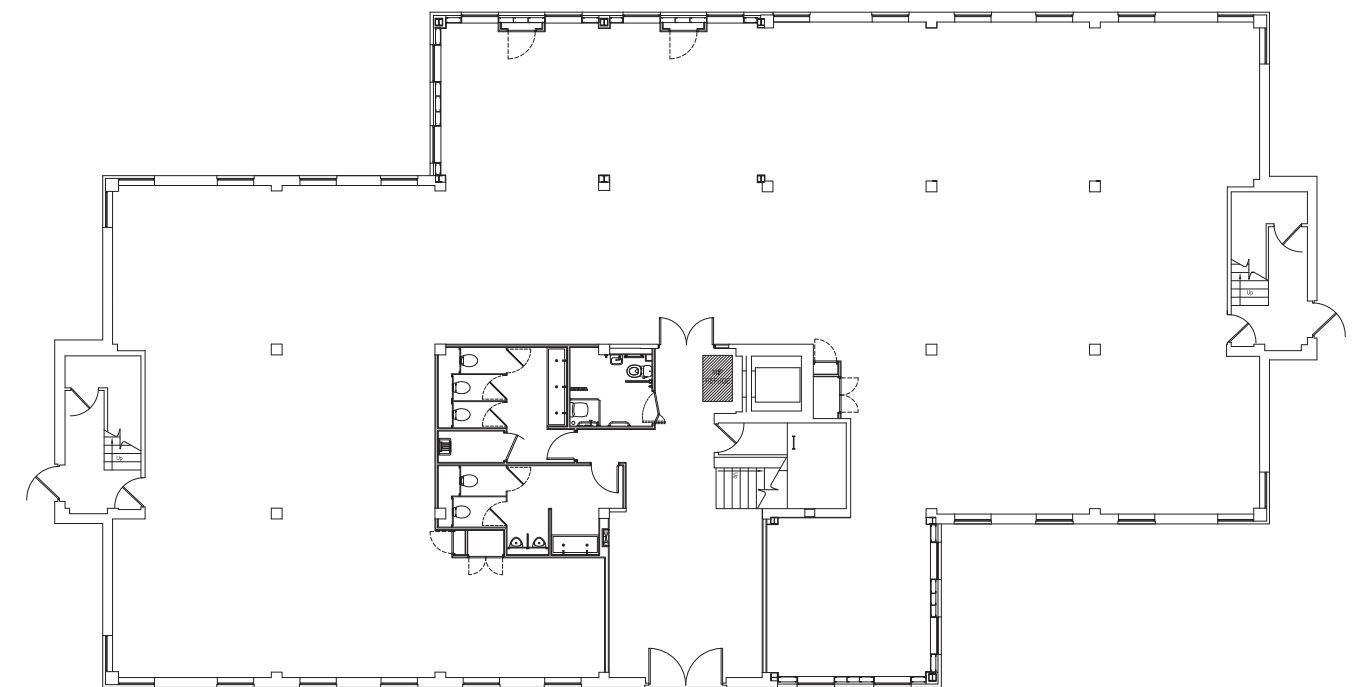
3,503 sqft



Ground floor

Let

5,267 sqft



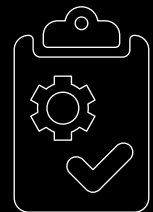
*The above approximate IPMS3 floor areas are subject to measurement.

FULLY FITTED WORKSPACE SOLUTIONS

Why Choose *journey* Fitted

- 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.

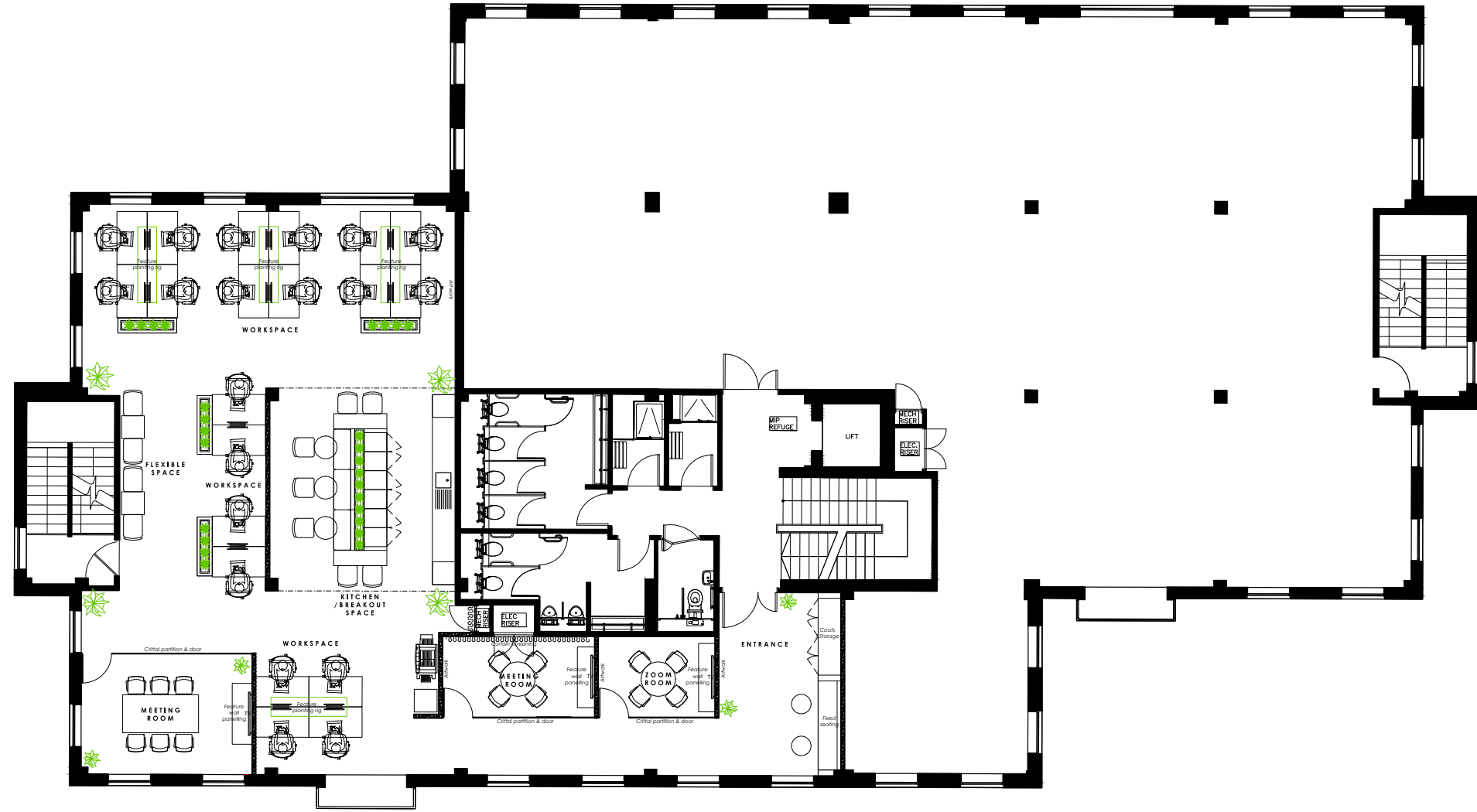
Specification



- Fully fitted and dressed office space.
- Full fibre internet, Wifi & AV enabled.
- Cabled throughout.
- Internal meeting rooms.
- Boardroom.
- Kitchen and breakout area.

First Floor Fitted Office

2,146 sqft Available





ACCOMMODATION

Abacus House has undergone a major refurbishment and provides three floors of impressive and adaptable office space.

The refurbishment includes a redesigned central service core with new lift, new showers and WC provision, new mechanical and electrical services including air conditioning and a new roof. The redesigned entrance and reception area create a welcoming space for staff and visitors alike.

Abacus House benefits from glazing on all four aspects maximising natural daylight and clear open plan office floors which allow for sub-division.

Externally, the building is surrounded by a mature avenue of trees and features covered cycle parking and a newly landscaped courtyard garden.



Air conditioned offices



LED lighting



Secure bike spaces

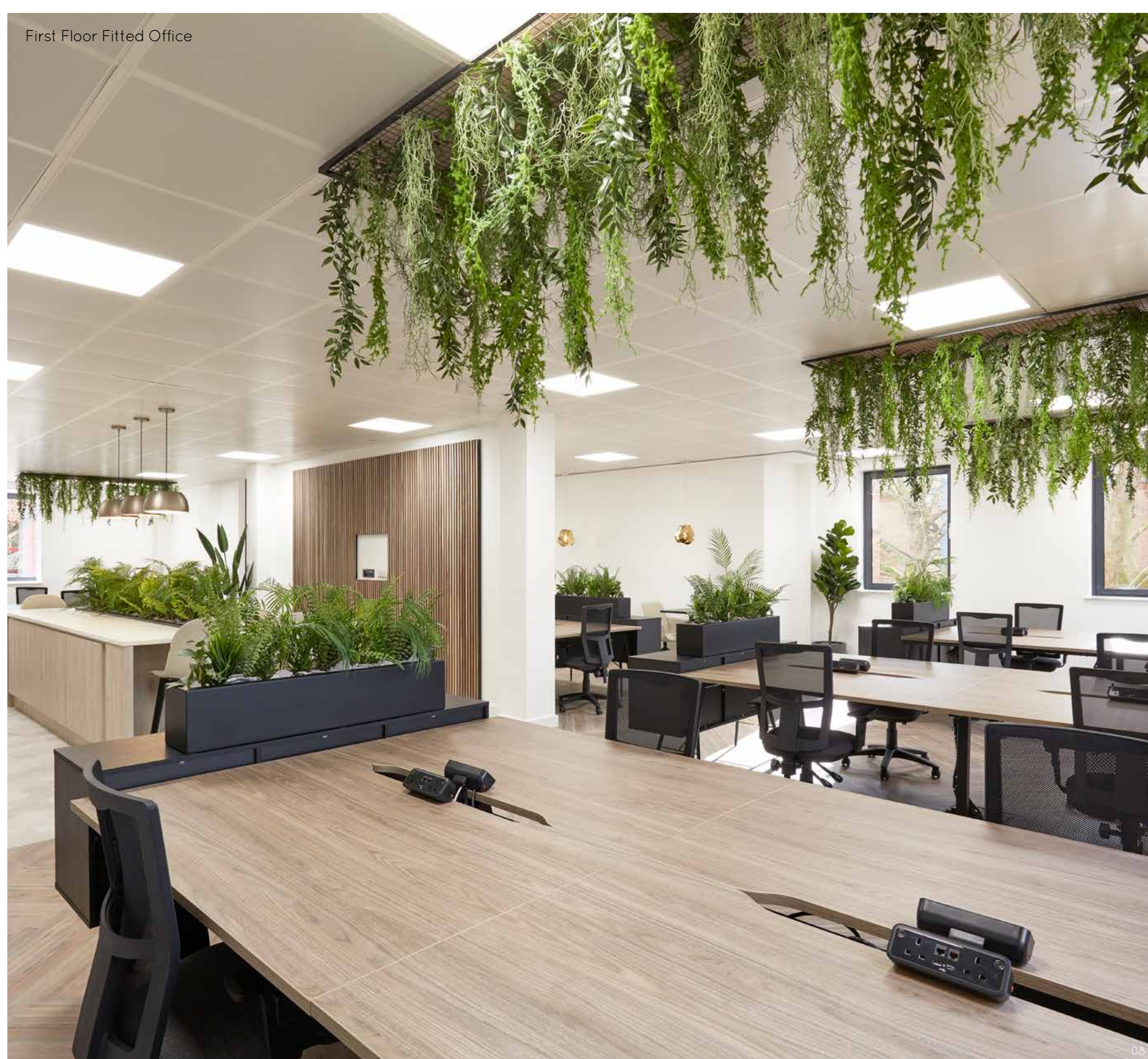


New entrance with feature wall



5 showers

First Floor Fitted Office

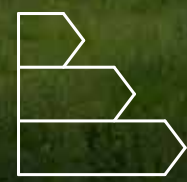


SUSTAINABILITY & WELLBEING

Abacus House has been renewed with sustainability in mind by considering carbon and crafting an environment that caters to the wellbeing of its occupiers.

We have retained and refurbished the existing building and thus stored its embodied carbon. There is an abundance of natural daylight in the suite. The green and leafy nature of the campus also provides natural amenity for our occupiers.

Finally, with our city centre location, we have an abundance of public transport. This alongside cycle parking and showers ensure that you can travel to Castle Park sustainably.



Achieved
EPC B



Retaining and
Refurbishing



Mature Trees &
Garden Amenity



Enabling Sustainable
Travel



Onsite Shower
Amenity Block.



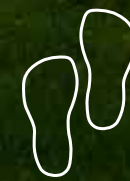
Maximising
Natural Light



Sustainable Heating
& Cooling Systems



All Electric
Building



Walking Distance to
Historic City Centre



Indoor & Outdoor
Planting

CAMBRIDGE



1



3



- | | |
|-----------------|---------|
| 1 The Architect | 3 mins |
| 2 Fitzbillies | 7 mins |
| 3 The Tivoli | 11 mins |
| 4 The River Bar | 8 mins |
| 5 Punting Tours | 8 mins |
| 6 Kettle's Yard | 4 mins |
| 7 Quayside | 8 mins |



Cambridge is a vibrant city with a plethora of shops, eateries and green spaces. It is also a key location for businesses wanting to benefit from proximity to the University colleges.

Journey Campus is well positioned to service the needs of tech, life science and professional service occupiers alike with access to excellent amenity on the doorstep.



5



7

CAMBRIDGE

Journey Campus is situated on the edge of the City centre at the southern end of the main arterial roads of Huntingdon Road, Histon Road and Maddingley Road, which ensures easy access to the A14, M11, A428 and the inner ring road.

County Hall and the historic Castle Mound are situated adjacent to the park. There are frequent bus services, including the Cambridge Guided Bus, to and from the city centre as well as Cambridge North and Cambridge Station.

Within walking distance are a wide variety of restaurants, bars and coffee shops, along with a number of retail options on Bridge Street leading into Market Square.

Travel times

Cambridge Station

Car	13 mins
Cycle	12 mins
Bus	17 mins
E-Scooter	19 mins

Cambridge North Station

Car	14 mins
Cycle	16 mins
E-Scooter	24 mins
Bus	34 mins

M11/A14 Junction by Car

Huntingdon Road	9 mins
Cambridge Road	9 mins
Milton Road	12 mins

Bars & Restaurants

	walking time
1 Pakka	2 mins
2 Namaste Village	3 mins
3 The Architect	3 mins
4 Castle Inn	3 mins
5 The Punter	5 mins
6 La Margherita	5 mins
7 Galleria	7 mins
8 The Topsy Vegan	8 mins
9 The River Bar	8 mins
10 Six	9 mins
11 The Orator	10 mins
12 The Ivy	10 mins

Coffee

1 Kettle's Yard Cafe	1 mins
2 Frédéric's	7 mins
3 Fitzbillies	7 mins
4 Bould Brothers Coffee	10 mins
5 Michaelhouse Cafe	13 mins
6 Cafe at Abantu	14 mins
7 Market Square Coffee	15 mins

University Colleges

1 St John's College	8 mins
2 Jesus College	13 mins
3 Trinity College	15 mins
4 Christ's College	15 mins
5 Emmanuel College	17 mins

Retail

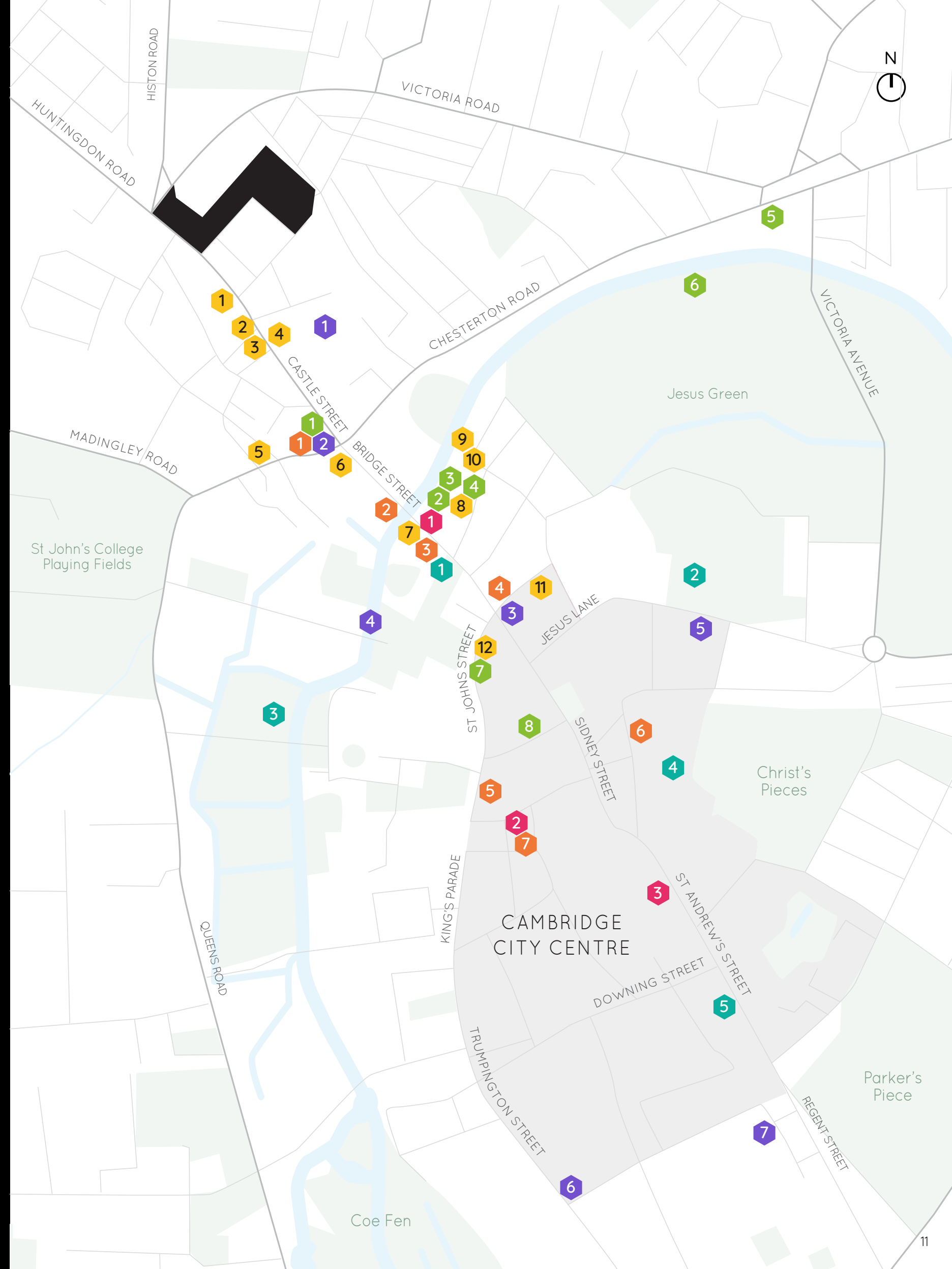
	walking time
1 Cambridge Wine Merchants	7 mins
2 Cambridge Market Square	14 mins
3 Grand Arcade	15 mins

Leisure

1 Kettle's Yard	4 mins
2 Punting Tours Cambridge	8 mins
3 Quayside	8 mins
4 The Varsity Hotel & Spa	9 mins
5 The Tivoli	11 mins
6 Jesus Green Lido	11 mins
7 All Saints Garden Art & Craft Market	11 mins
8 Cambridge Gin Laboratory	12 mins

Culture

1 Castle Mound	3 mins
2 The Museum of Cambridge	5 mins
3 The Round Church	10 mins
4 Bridge of Sighs	13 mins
5 All Saints Church	14 mins
6 The Fitzwilliam Museum	21 mins
7 Heong Gallery	21 mins





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