

The background of the entire image is a dense, layered composition of various tropical plants. Large, dark green leaves with prominent veins, possibly from a Philodendron or similar species, are the most prominent, filling much of the frame. Interspersed among these are lighter green, feathery fronds, likely from a fern. The overall effect is a lush, organic texture that provides a naturalistic backdrop for the text.

21 STATION ROAD

HAPPIER
BOLDER
FASTER
SMARTER

CAMBRIDGE

13,650 SQ FT OF GRADE A OFFICE SPACE

13,650 sq ft/1,268 sq m

All areas are NIA.

4



Not to scale. For identification purposes only.

Indicative Space Plan

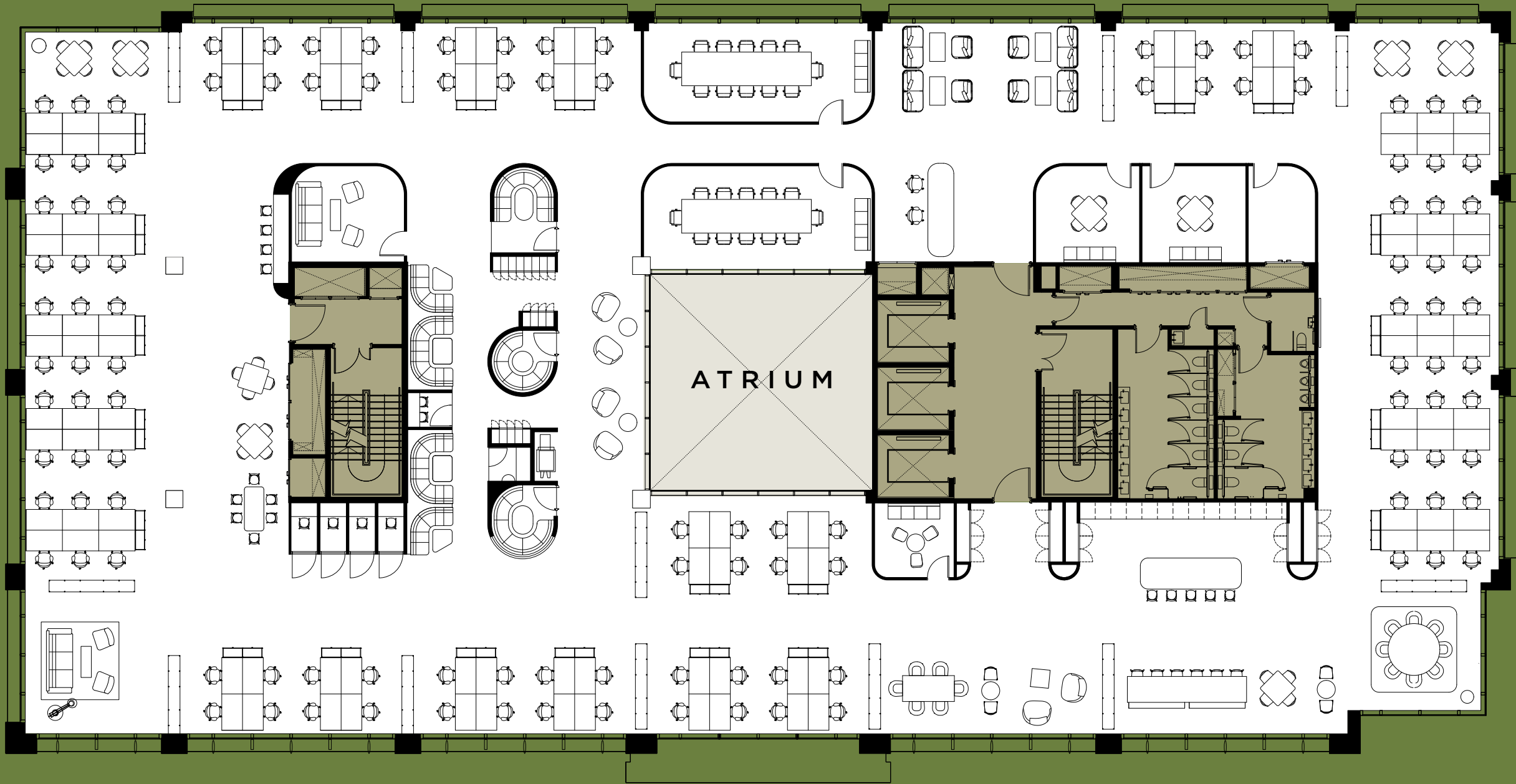
Efficient flexible space enables a range of space plans with views to the Botanic Garden and Cambridge skyline.



OCCUPANCY DATA

Workstations 116
Reception 2
Total headcount 118

Occupancy ratio
1:10.7 sq m



Not to scale. For identification purposes only.

TEAM

For further information,
please contact:



Iain Keys
+44 (0) 7890 942 687
iain.keys@knightfrank.com

Tom Slater
+44 (0)7870 803 314
tom.slater@knightfrank.com

Harriet Willmott
+44 (0)7974 398 308
harriet.willmott@knightfrank.com



Jamie Green
+44 (0)77 7616 1534
jamie.green@dtre.com

Sam Cooper
+44 (0)78 8058 5950
sam.cooper@dtre.com

A DEVELOPMENT BY
RAILPEN

Misrepresentation Act 1967 and declaration Knight Frank and DTRE for themselves and for the vendor/lessor as agent for the vendor/lessor gives notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection. January 2026.