

21  
STATION  
ROAD

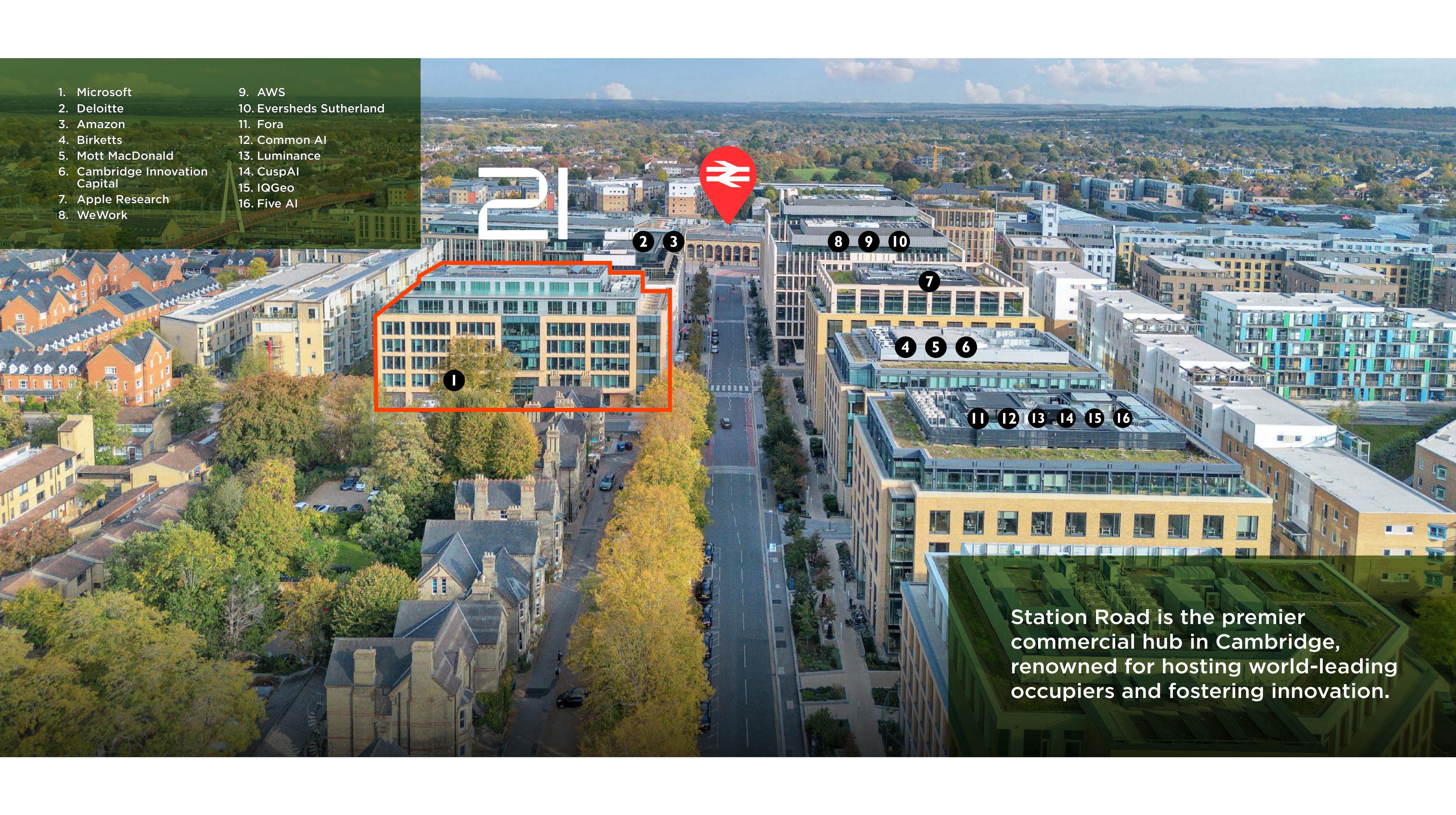
HAPPIER  
BOLDER  
FASTER  
SMARTER

CAMBIDGE

13,650 SQ FT OF GRADE A OFFICE SPACE



- Available April 2026
- Fifth floor fully let
- 13,650 sq ft of fully refurbished Grade A office space on the fourth floor.
- A redefined reception.



1. Microsoft  
2. Deloitte  
3. Amazon  
4. Birketts  
5. Mott MacDonald  
6. Cambridge Innovation Capital  
7. Apple Research  
8. WeWork  
9. AWS  
10. Eversheds Sutherland  
11. Fora  
12. Common AI  
13. Luminance  
14. CuspAI  
15. IQGeo  
16. Five AI

21



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Station Road is the premier commercial hub in Cambridge, renowned for hosting world-leading occupiers and fostering innovation.



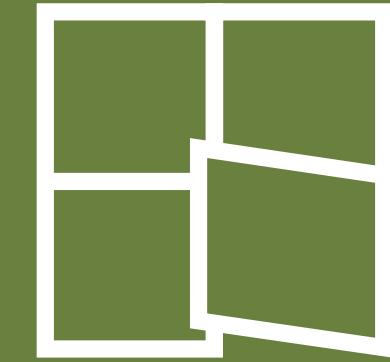
Newly created  
reception entrance



New LED Lighting



Fan coil air  
conditioning



Refurbished Cat A  
office space



EPC B (target)



5 car parking spaces  
(One is disabled)



Remodelled end of trip  
shower/change facilities

13,650 sq ft/1,268 sq m

All areas are NIA.



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

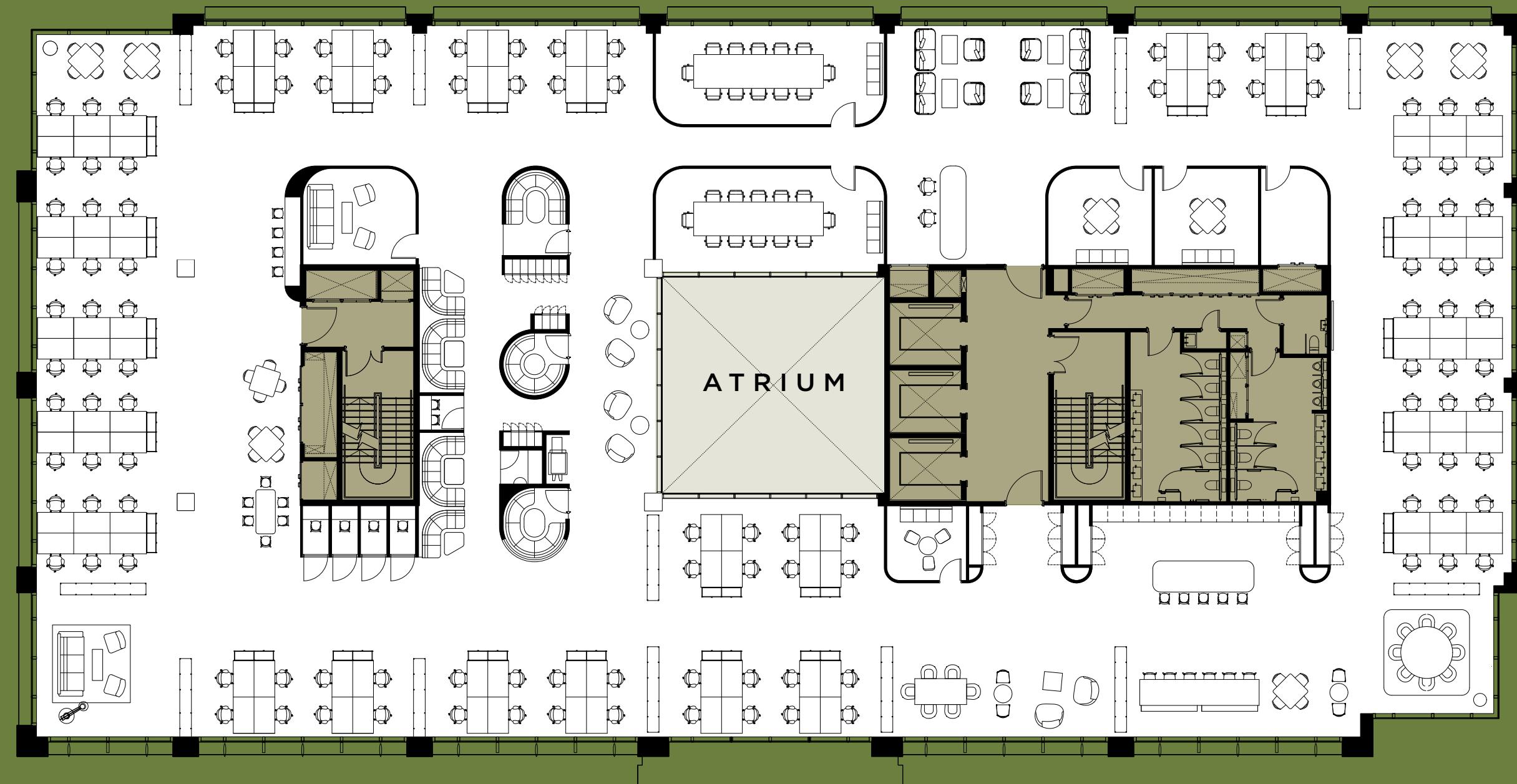
Workstations 116

Reception 2

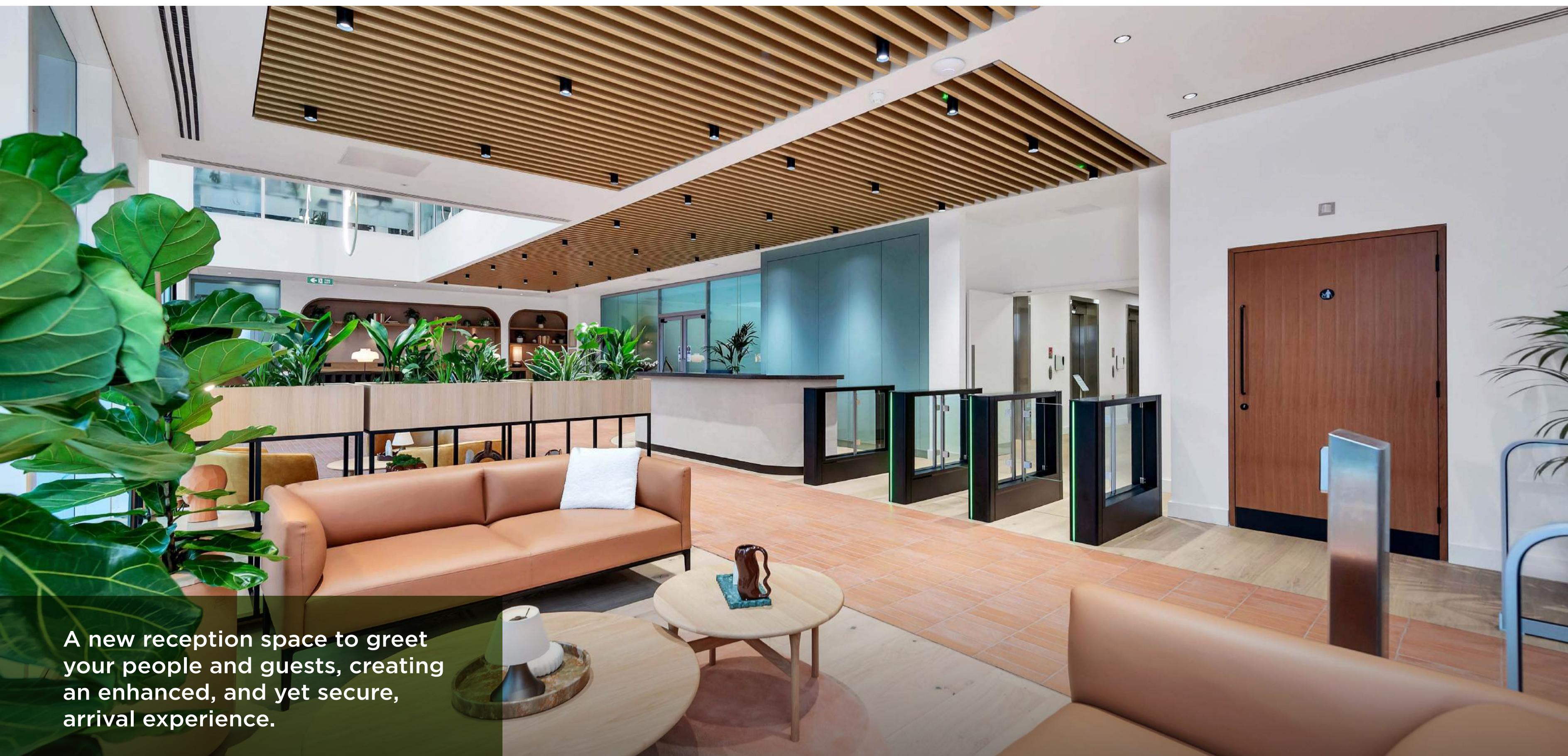
Total headcount 118

Occupancy ratio

1:10.7 sq m

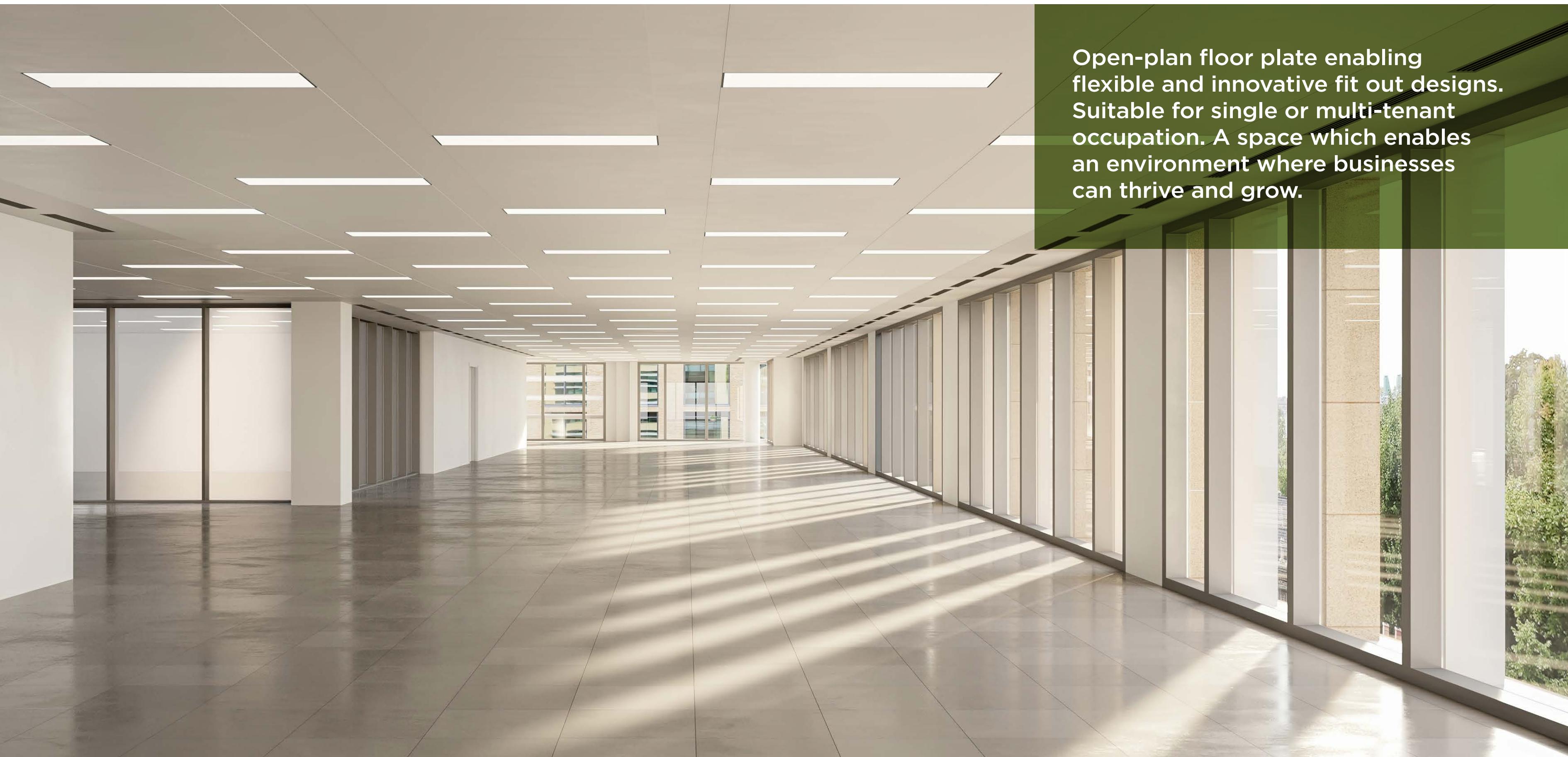


Not to scale. For identification purposes only.



A new reception space to greet  
your people and guests, creating  
an enhanced, and yet secure,  
arrival experience.





Open-plan floor plate enabling flexible and innovative fit out designs. Suitable for single or multi-tenant occupation. A space which enables an environment where businesses can thrive and grow.

Shopping, dining and leisure options couldn't be more convenient. Within a short walk you'll find a wealth of choice including GAIL's, Pret, M&S Food and Tesco, along with nearby hotels including The Clayton and Ibis.

**HOTEL**

- 1 The Varsity
- 2 The Clayton Hotel
- 3 University Arms Hotel
- 4 Ibis
- 5 Gonville Hotel
- 6 Travel Lodge
- 7 Premier Inn
- 8 F45 Training
- 9 David Loyd
- 10 Pure Gym
- 11 The Glassworks
- 12 Hotel Du Vin

**RETAIL**

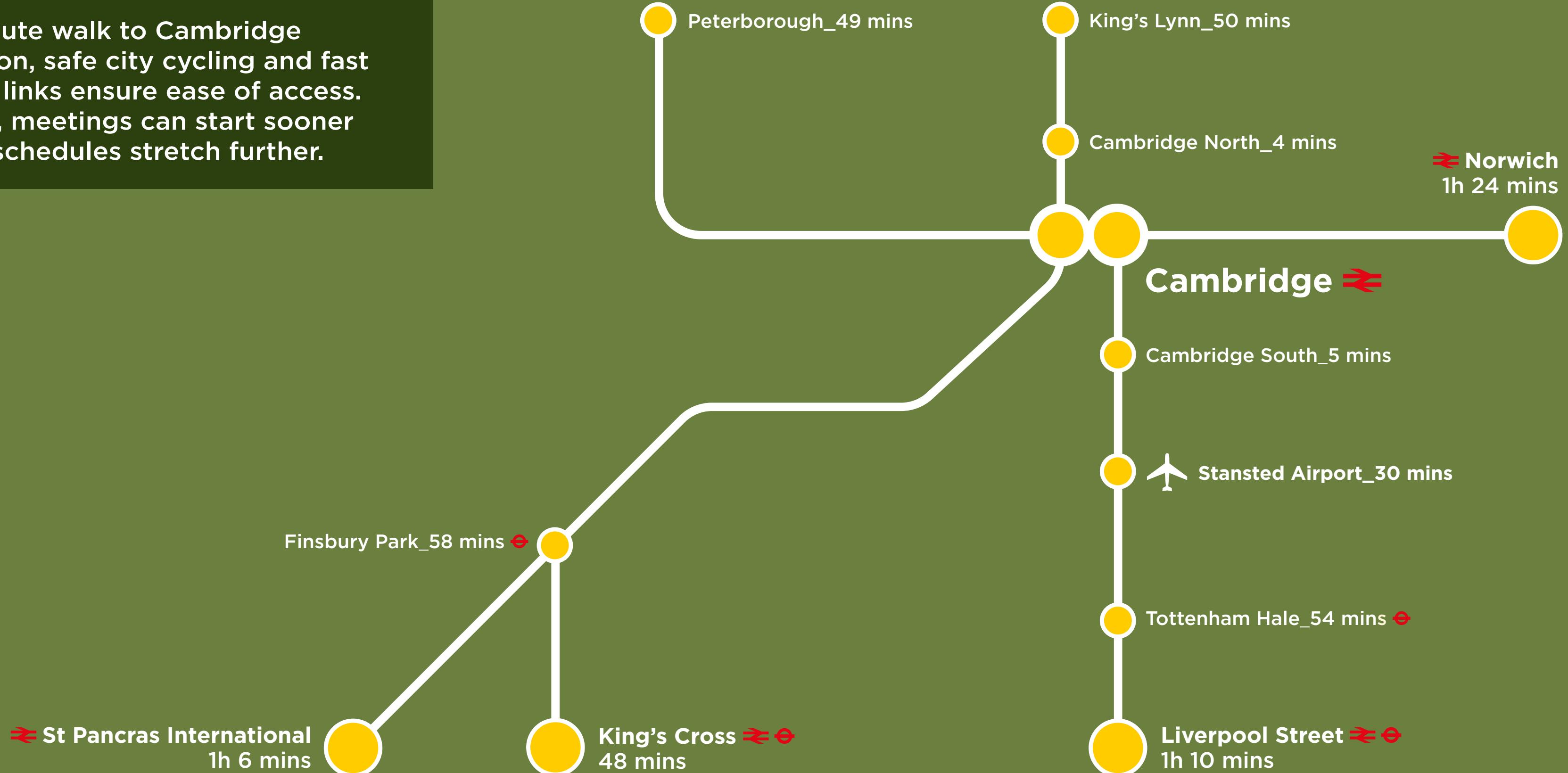
- 1 The Grand Arcade
- 2 Grafton Centre
- 3 John Lewis & Partners
- 4 The Bike Shed
- 5 Cambridge Upholsterer
- 6 Cam Cycles
- 7 Culinaris
- 8 The Hive
- 9 The Flower Project
- 10 Greg's Cycles
- 11 The Old Chemist Shop
- 12 life on a bike
- 13 Hilary's
- 14 Mill Road Butchers

**FOOD & BEVERAGE**

- 1 Tesco
- 2 M&S
- 3 Sainsburys
- 4 Wasabi
- 5 Pret
- 6 Gails
- 7 Juic' it up
- 8 Greggs
- 9 Bould Brothers
- 10 Norfolk Street Bakery
- 11 Slingers
- 12 Station Tavern
- 13 The Wine Rooms Cambridge
- 14 Cambridge Oven
- 15 Costa Coffee
- 16 Fin Boys
- 17 Tu Casa Tapas
- 18 Vanderlyle
- 19 Maurizio Dining & Co
- 20 Salisbury Arms
- 21 Samaan Restaurant
- 22 Dom's Coffee
- 23 Bedouin
- 24 Old Ticket Office
- 25 Fancett's
- 26 Devonshire Arms
- 27 White Swan
- 28 The Cambridge Blue
- 29 The Petersfield
- 30 Botany Foodie
- 31 Urban Larder
- 32 196 cocktail bar
- 33 Limoncello
- 34 La Maison du Steak
- 35 Hot numbers coffee
- 36 Buren
- 37 Tawa Kitchen
- 38 The Garden Kitchen
- 39 Mercado Central
- 40 Flat Iron
- 41 Dishoom
- 42 Browns
- 43 The Ivy
- 44 Smashburger
- 45 Six



1 minute walk to Cambridge Station, safe city cycling and fast road links ensure ease of access. Here, meetings can start sooner and schedules stretch further.



# TEAM

For further information,  
please contact:



**Iain Keys**  
+44 (0) 7890 942 687  
[iain.keys@knightfrank.com](mailto:iain.keys@knightfrank.com)

**Tom Slater**  
+44 (0)7870 803 314  
[tom.slater@knightfrank.com](mailto:tom.slater@knightfrank.com)

**Harriet Willmott**  
+44 (0)7974 398 308  
[harriet.willmott@knightfrank.com](mailto:harriet.willmott@knightfrank.com)



**Jamie Green**  
+44 (0)77 7616 1534  
[jamie.green@dtre.com](mailto:jamie.green@dtre.com)

**Sam Cooper**  
+44 (0)78 8058 5950  
[sam.cooper@dtre.com](mailto:sam.cooper@dtre.com)

A DEVELOPMENT BY

**RAILPEN**

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