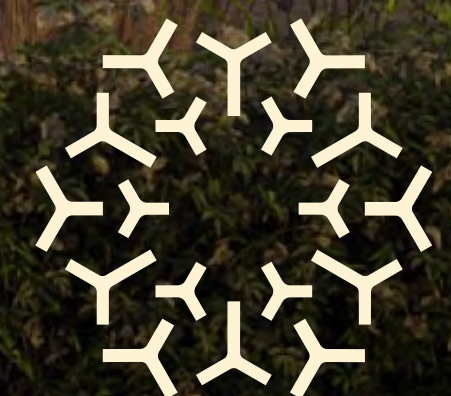


↯ 5,000 – 42,000 sq ft

↯ Exceptional On-site Car Parking

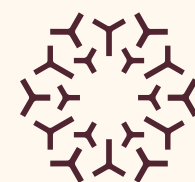


What will you discover here?

Origin Point Cambridge, St Andrew's Rd, Chesterton, CB4 1DL



Welcome to Origin Point Cambridge. A new hub of innovation in an historic city where great discoveries happen. Like gravity, DNA and the jet engine. And like all the things your team is working on.



Y Cambridge's innovation has a new origin



There are labs. Then there are ultra labs. Fitted out with discovery-grade technology and built to help your team do their life's best work and fuel performance.

Following a comprehensive refurbishment, you'll find technical R&D, wet labs and workspaces that adapt as your business grows – all within a single, future-ready platform.

But great discovery needs more than great labs. Set within a riverside Cambridge location, Origin Point combines the accessibility of the city centre with the practicality of a campus environment in glorious, natural surroundings.

This is a place where teams can move faster and collaborate more effectively, and where businesses can scale with confidence.





Flexible space built to perform

- Ultra-high-spec labs, R&D and workspaces
- Configurable layouts to suit evolving operational needs
- Rated BREEAM Excellent
- Riverside spot close to the city centre with ample communal spaces
- Part of a wider innovation campus with Radio House
- In the Cambridge innovation cluster





Infrastructure designed to support evolution

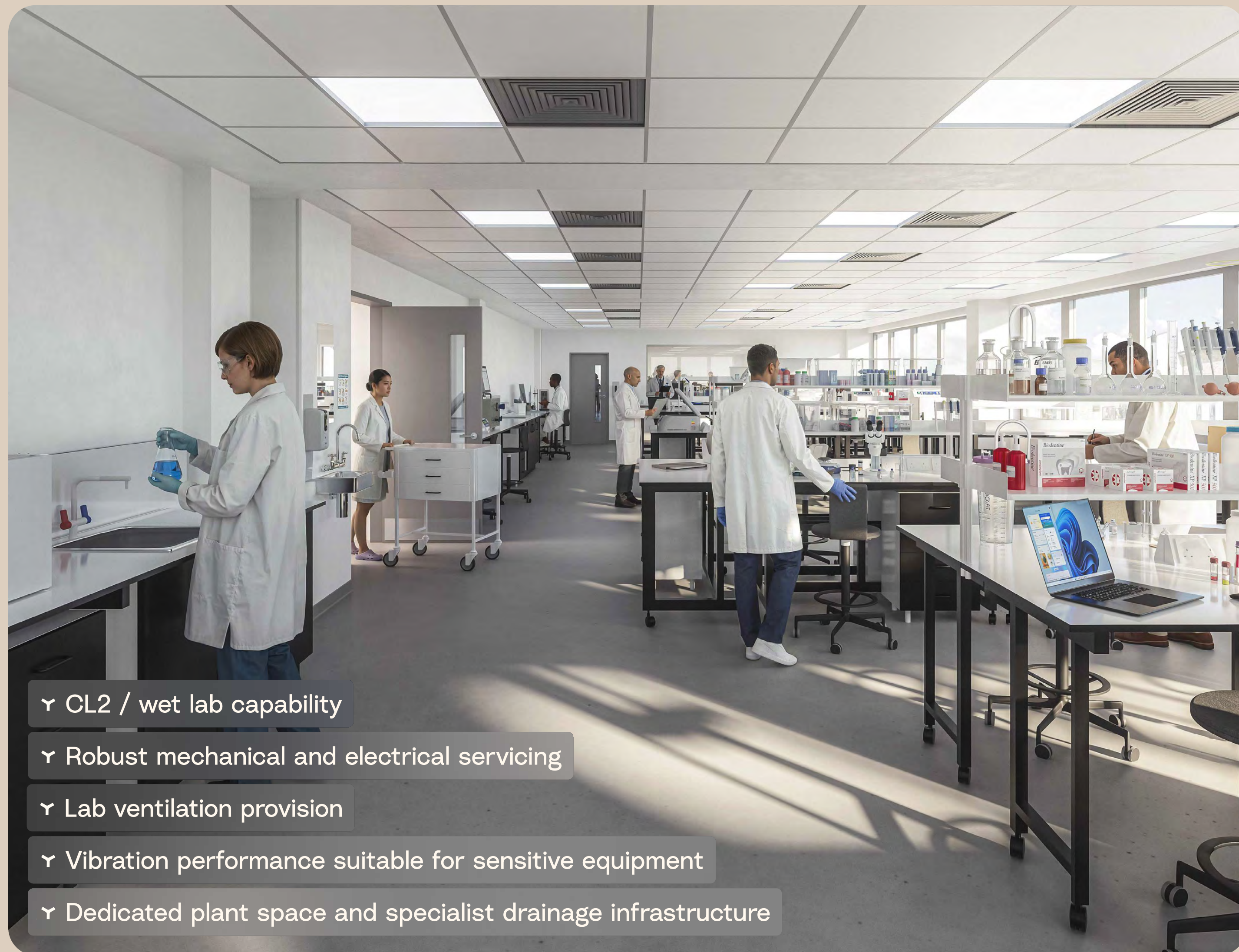


Origin Point delivers lab-enabled, technically capable space that can be tailored to meet the needs of modern R&D occupiers.

Whether for wet lab, dry lab, prototyping or technical development, the building provides the underlying infrastructure to support precision, performance and operational efficiency.

Rather than prescribing fixed layouts, Origin Point offers flexibility at its core – enabling occupiers to configure space around their workflow, and reconfigure as needs change.

The building is designed to support multiple occupation strategies – from single HQ spaces to multi-let configurations – with flexibility for lab, workspace and hybrid environments.



✓ CL2 / wet lab capability

✓ Robust mechanical and electrical servicing

✓ Lab ventilation provision

✓ Vibration performance suitable for sensitive equipment

✓ Dedicated plant space and specialist drainage infrastructure



Every detail designed to your needs



Key features

- ☰ Triple-height reception and strong arrival experience.
- 🔊 Multi-purpose reception atrium designed for integrated event use.
- ♿ Fully accessible raised floors.
- ↔ Flexible, part lab-enabled floorplates.
- 🌀 Air conditioning and LED lighting.
- 🏢 2 × 13-person passenger lifts + goods lift.
- ⚙ Dedicated tenant plant space.
- 💧 Lab-ready servicing (cooling, power, drainage).
- 🍃 Rated BREAM Excellent. EPC target B.

Designed for everyday ease

- 🚗 141 car parking spaces (excellent ratio of c. 1:350 sq ft).
- ⚡ EV charging provision.
- 🚲 47 covered cycle spaces + secure storage.
- 🚿 Shower and end-of-trip facilities including complementary towel service.
- 🍏 Fresh daily onsite mini-market.



An atrium that multitasks



The reception and atrium form a versatile, shared environment designed to evolve with the needs of its occupiers – from day-to-day workspace to curated event setting.

Configurable for presentations, launches and occupier events, the space supports both formal and informal use, enabling businesses to host, showcase and engage without leaving the building.

Anchored by a kitchen bar and integrated fresh, daily retail offer, the atrium becomes a lively social core, encouraging connection, creativity and community within a refined, flexible setting.





Y

Join a community of established innovators

Occupiers benefit from proximity to:

- 01 Cambridge City Centre
- 02 Cambridge Business Park
- 03 Cambridge Science Park
- 04 Cambridge Biomedical Campus
- 05 Peterhouse Technology Park

Cycle superhighways:

- Cambridge City Centre - 8 min
- Cambridge North Station - 9 min
- Cambridge Train Station - 10 min





Y

All within reach

- **Stays:**
- 01 Camstay Serviced Apts.

02 Travelodge Hotel

03 Worth House Hotel

04 5 Chapel St Hotel

05 Premier Inn Hotel
- **Retail & Leisure:**
- 06 Cambridge Retail Park

07 Tesco

08 Haymakers Pub

09 Green Dragon Pub

10 Chesterton Bowls Club

11 The Wrestlers Pub

12 InPost Locker

13 ALDI

14 Starbucks

15 Rayyans Butchers

16 BP Service Station

17 Halfords MOT Garage

18 The Engineers House

19 Boots Pharmacy

20 Pizza Hut

21 Tesco Express

22 Barbers

23 Dry Cleaners

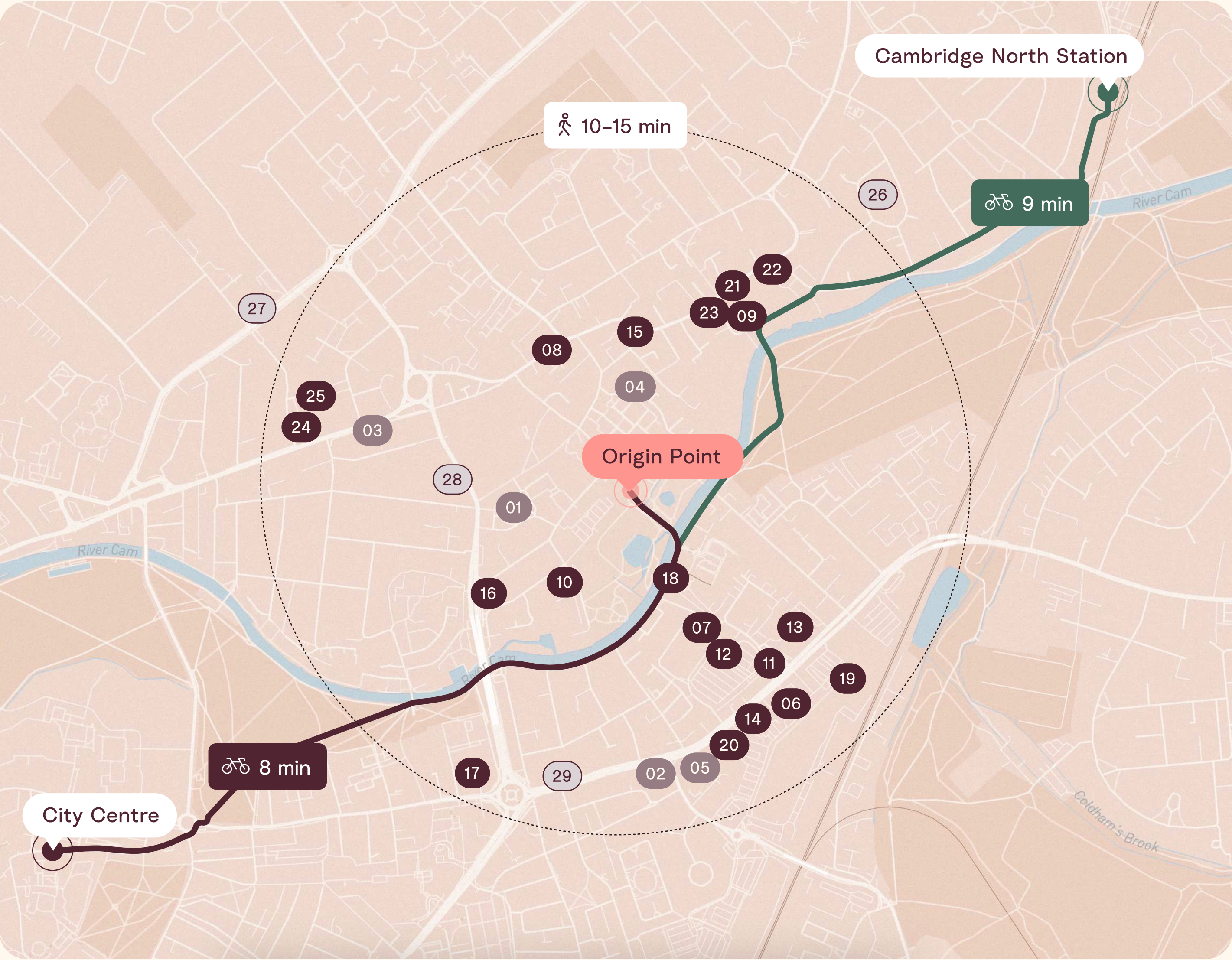
24 Post Office

25 Yoga Studio
- **Childcare:**
- 26 Tiny Tots

27 Bright Horizons

28 Butterfly Day

29 ACE Day



Effortless local and global access

Whatever the mode of transport, getting to Origin Point Cambridge is simple. We're well connected by rail, road and cycling routes, offering plenty of ways in and out for local talent, regional commuters and international business travellers.

Cambridge City Centre 8 min 

Cambridge Station 10 min 

Cambridge North Station 9 min 

Stansted Airport 35 min 

London King's Cross 48 min 



Y

Direct proximity to innovation, nature and history

Y

At Origin Point Cambridge, you get the best of the city. A central, accessible setting with direct links to the city’s most important academic, commercial and research nodes. Just minutes from the city centre and set alongside the River Cam and Logan’s Meadow, the building offers a rare combination of urban proximity and natural surroundings – supporting both productivity and wellbeing.

From pubs, cafés, childcare and everyday essentials to open green space and riverside walks, the surrounding area provides the amenity mix modern teams expect – all within a short cycle ride or walk. It’s the sort of balance that helps your people do their best work.





Y

Part of a wider innovation campus

Y

Origin Point sits alongside Radio House, creating a connected campus for ambitious science, technology and R&D businesses.

Together, the two buildings provide the scale, flexibility and long-term setting that growing teams need—with space to establish, expand and evolve in one location.





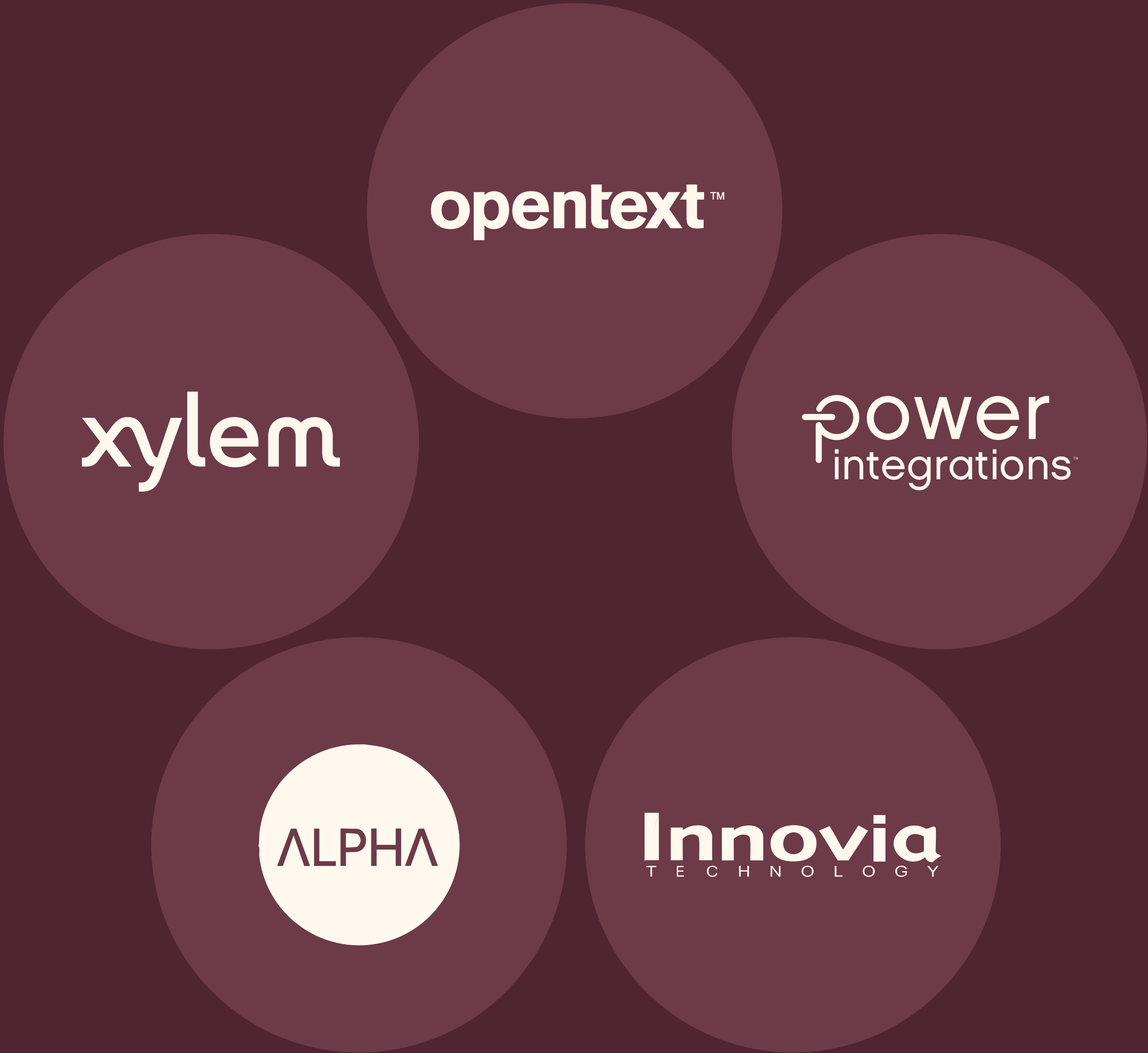
Y

More than a building. A whole ecosystem.

Y

Origin Point is already home to an established community of innovative international organisations, including Xylem, Power Integrations and OpenText.

For incoming occupiers, this means joining a proven business environment from day one – bringing opportunities to connect, collaborate and grow alongside other forward-thinking teams.



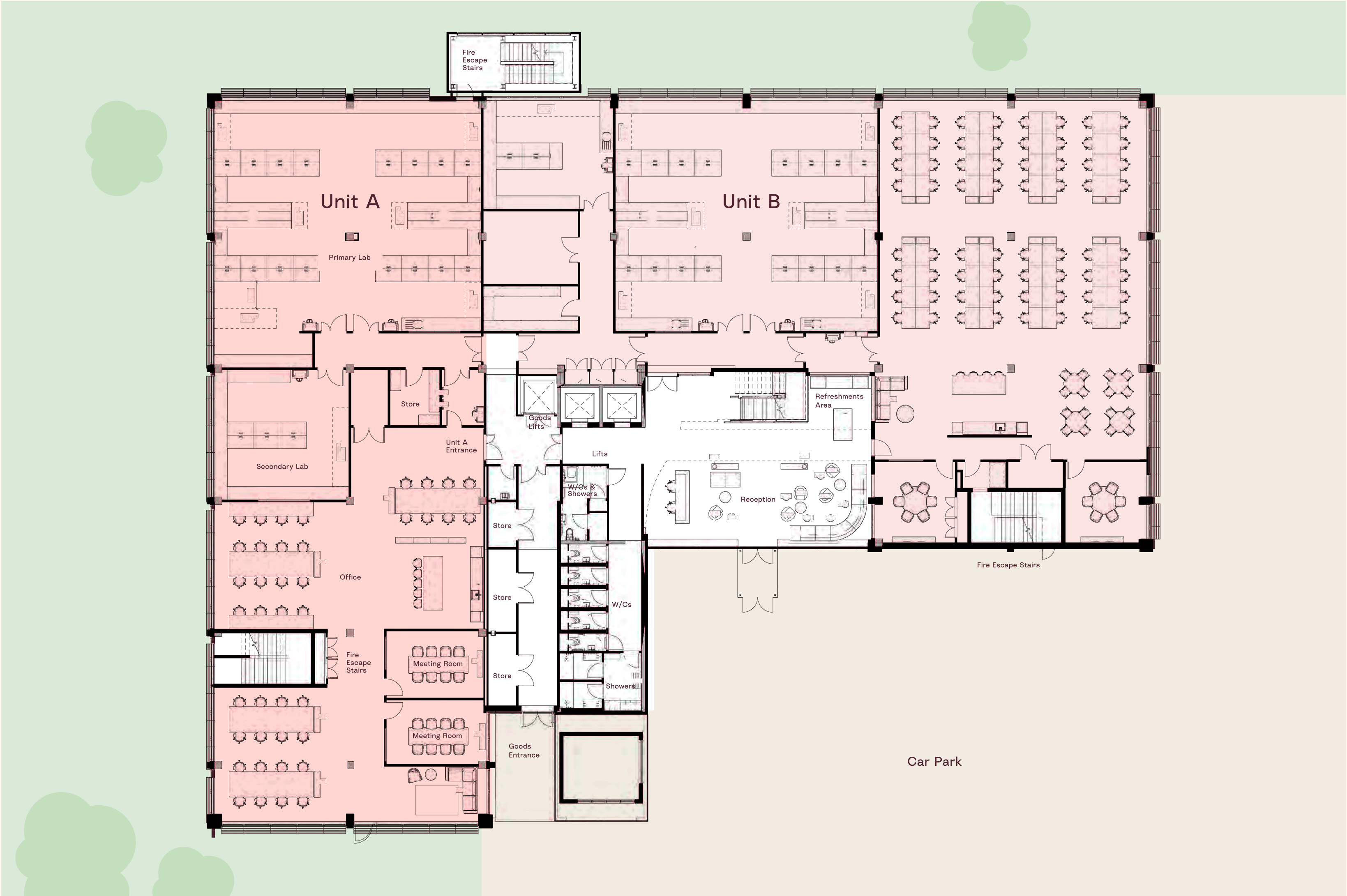


Y

Ground Floor



Whole Floor	
1,296 sq m	13,950 sq ft
Unit A	
600 sq m	6460 sq ft
Unit B	
696 sq m	7490 sq ft



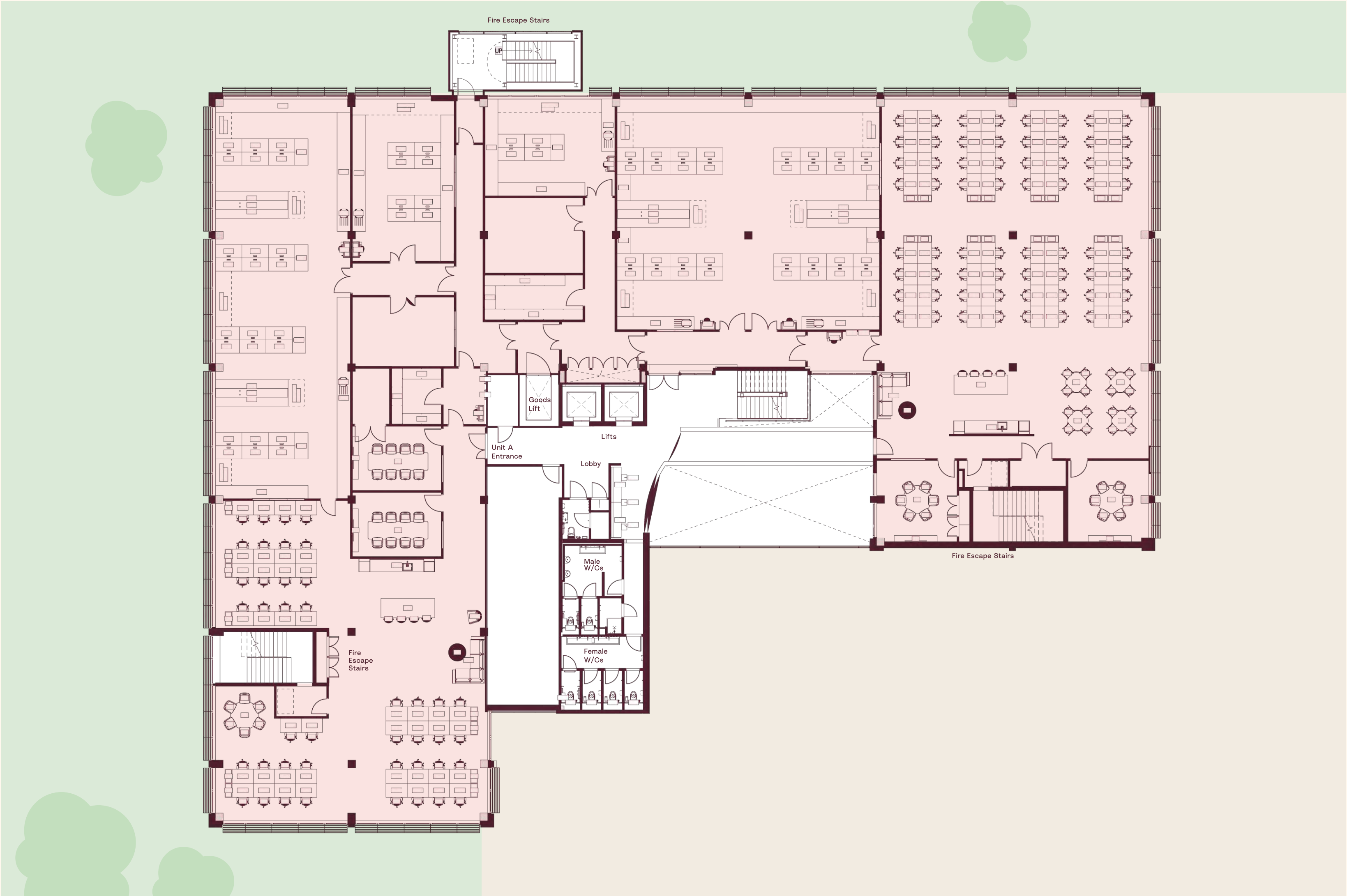


1st Floor



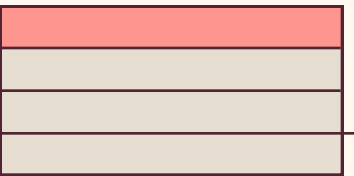
Whole Floor

1,287 sq m 13,850 sq ft



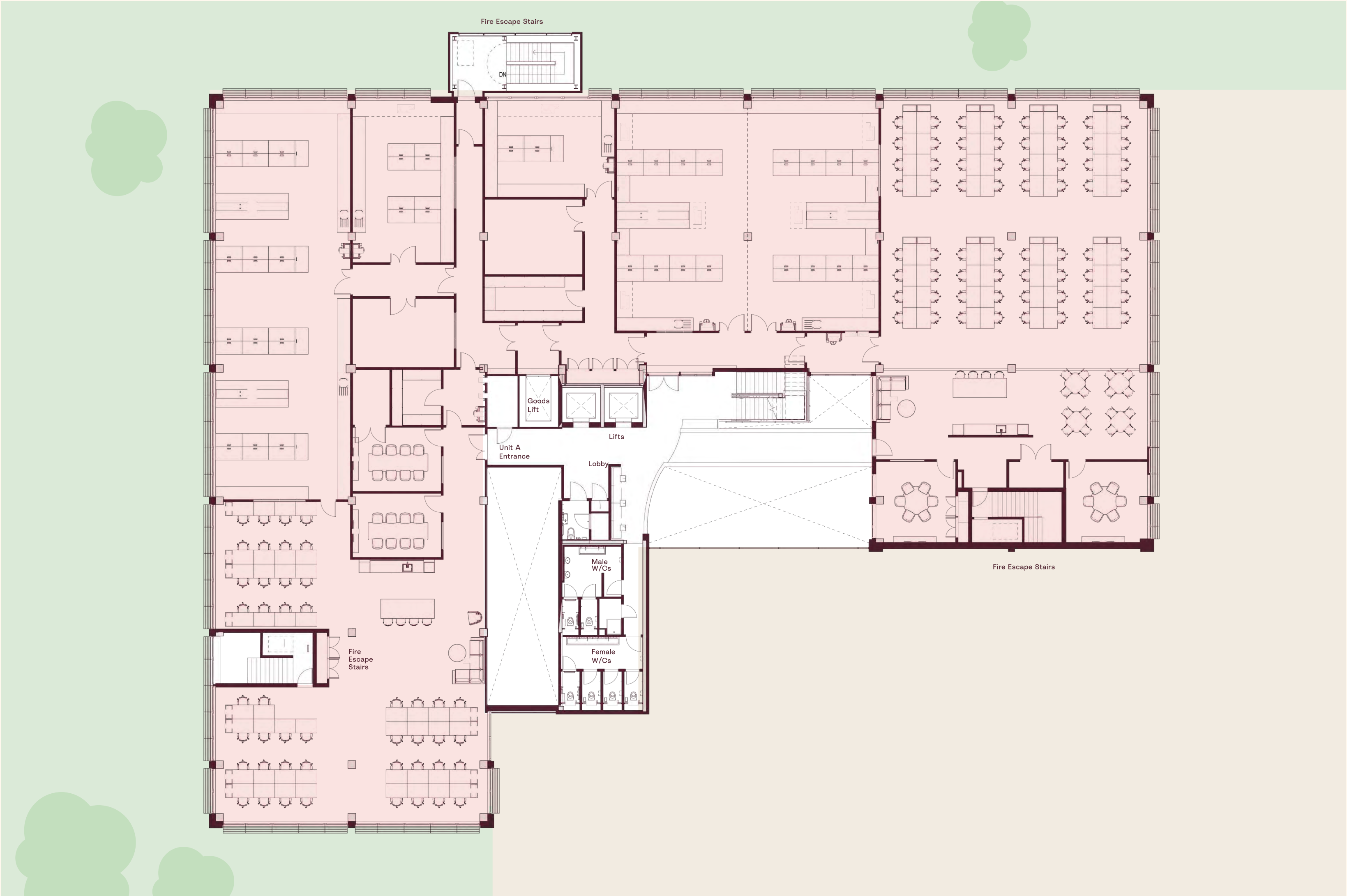


2nd Floor



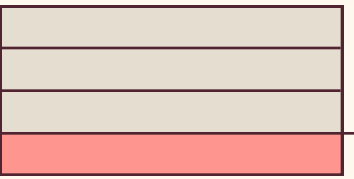
Whole Floor

1,297 sq m 13,970 sq ft





Lower Ground

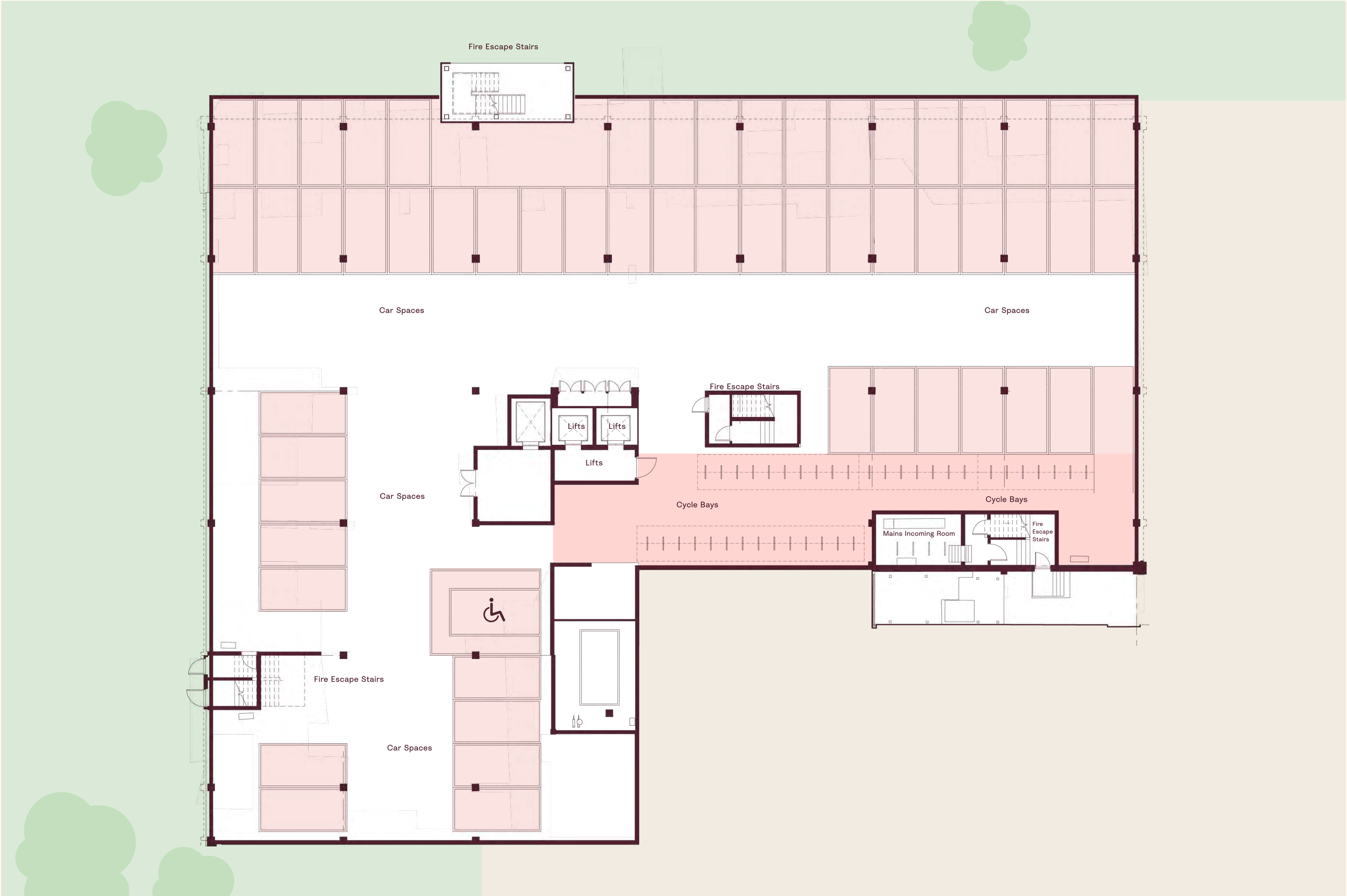


Car Parking

48 secure underground spaces
(+93 externally, total 141 spaces)

Bike Storage

84 secure bike bays
(including 76 undercover bays)

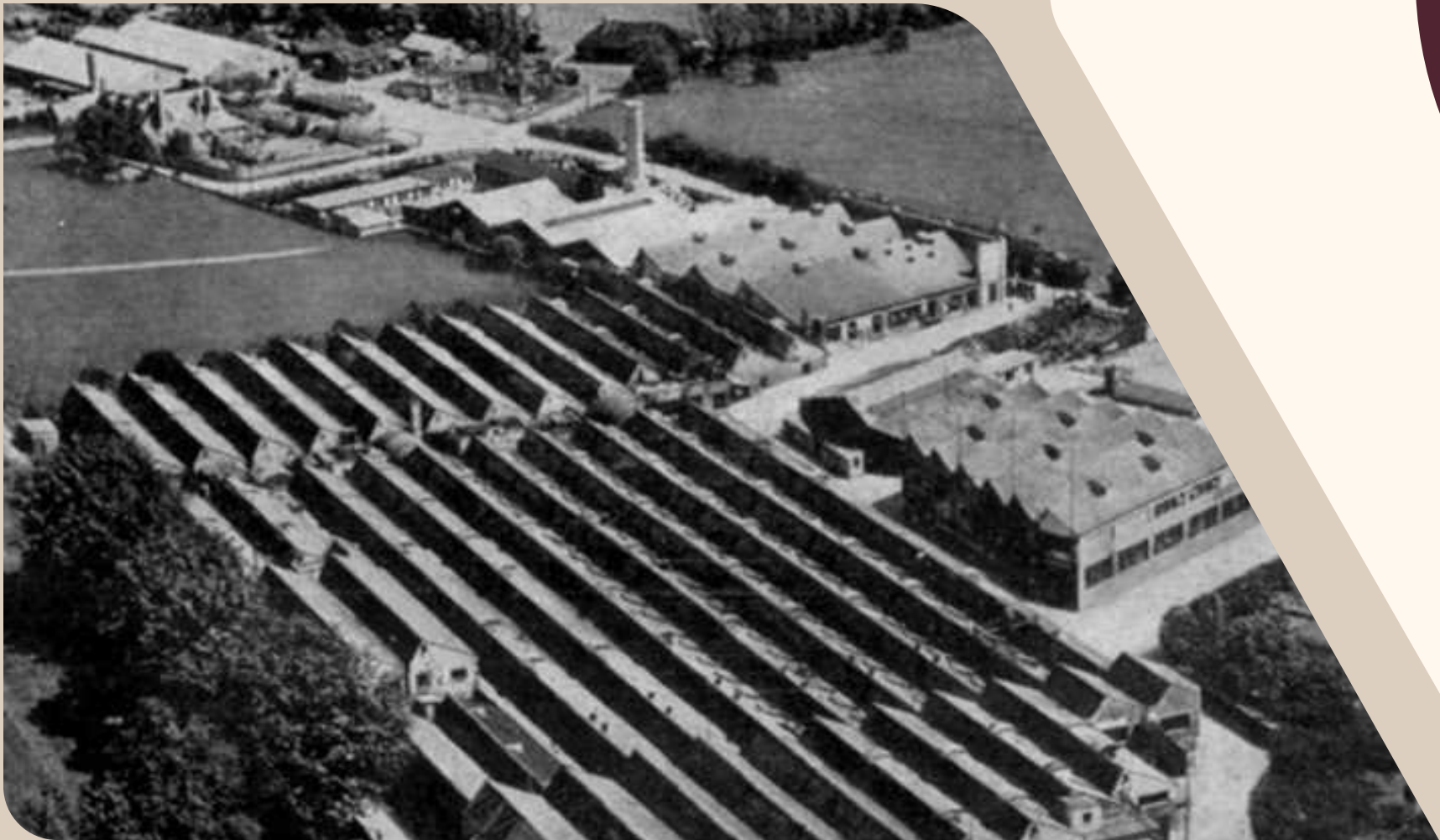




Our origin story

Back in 1922, this spot was home to Pye Radio Works, where some of the early wireless radios were built. A decade later, its workshops were developing the first TVs. The talent it attracted and the ideas it transmitted helped shape Cambridge into the tech cluster it has become.

Today, that legacy continues through a carefully considered refurbishment that blends architectural character with modern performance, creating a space ready for the next generation of innovation.



Come and make your life's best discoveries

NEWMARK

Paddy Shipp

07469 155 531

paddy.shipp@nmrk.com

Rupert Dando

07813 624 276

rupert.dando@nmrk.com

Owner/Operator



BIDWELLS

George Craig

07779 770 902

george.craig@bidwells.co.uk

Harry Blevins

07467 745 774

harry.blevins@bidwells.co.uk

LATERAL

Misrepresentation Act: The joint agents, for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: These particulars are produced in good faith, but are set out as a general guide only, and do not constitute any part of a contract; No person in the employment of the joint agents has any authority to make or give any representation or warranty whatever in relation to this property, Unless otherwise stated all rents or prices quoted are exclusive of VAT which may be payable in addition. June 2026.

