

Welcome to Unity Campus

A fast-growing campus, for fast-growing businesses



Unity Campus is a flourishing hub of life science and innovation businesses working side-by-side in purpose-built laboratory and office spaces. It's part of an ambitious vision to bring together pioneering individuals in the Cambridgeshire countryside, one of the most exciting clusters in the country.



Introducing Orion

Three floors of innovation space

Orion provides 31,002 sq ft of purpose-built lab-enabled workspace, designed to foster innovation of all kinds. The building will be ready for occupation as a whole, or floor by floor, from December 2023.



Entrance lobby CGI



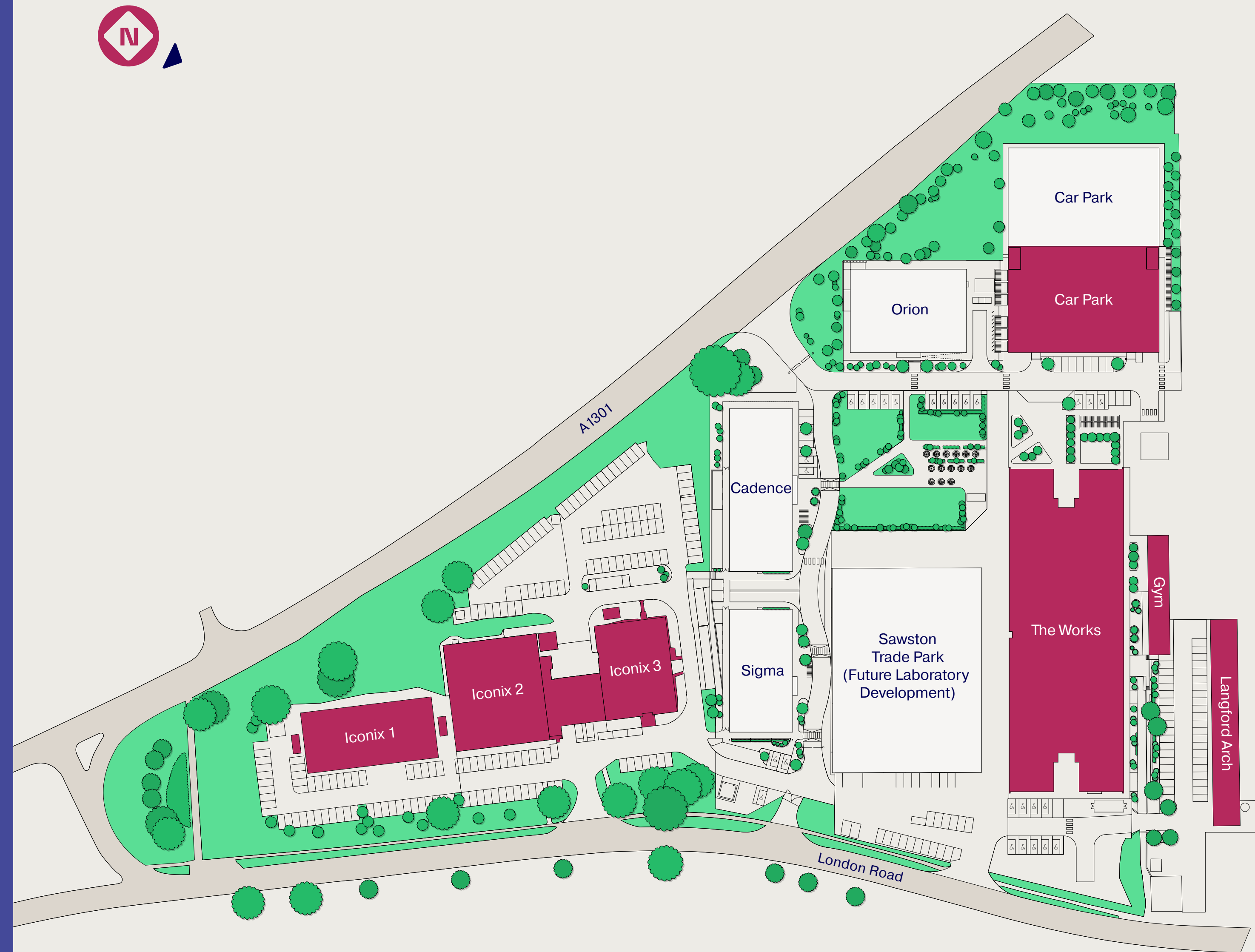
Current

Already well established

Today, Unity Campus is a hive of activity. Set within an 11.5 acre, three new buildings are being added to Unity Campus providing high-spec and functional workspace with generous communal areas everyone can enjoy.

The campus is anchored by The Works, a purpose-built, lab-enabled building completed in 2020. The building is a destination for scientific breakthroughs, home to industry-leading drug discovery and research companies, as well as a communal space for the campus members.

Other buildings on campus include Langford Arch, a heritage building providing flexible workspace; and Iconix 1, 2 and 3, which provide laboratory and open-plan office space.



Phase 2

Maintaining momentum

Unity Campus is at the heart of the South Cambridge Life Science cluster. Space is in short supply, so we are expanding Unity Campus to provide a further 88,000 sq ft of space to support demand and the valuable work being developed by some of the world's leading innovators. The new buildings – Cadence, Sigma and Orion – will each accommodate high quality lab space as well as excellent amenities. As part of this phase of works, new landscaping will provide outdoor community space as well as doubling the number of car parking spaces available.

Cadence Available September 2023

Sigma Let to Domainex

Orion Available December 2023



Phase 3

Planning future growth

Phase 3 is the final phase under the outline consent for Unity Campus. It will bring another 60,000 sq ft of lab and workspace, all within a single headquarters building. A clubhouse, event space and café, as well as a central square will enrich the campus's dynamic mix, with completion planned for 2026.



Industry-leading neighbours

In good company

Whether it's breakthroughs, discoveries or everyday innovation, Unity Campus is where life science and pioneering businesses are set up to thrive. Here, pharmaceutical companies, university spinouts, R&D labs and many others work together to help solve urgent health challenges facing our world today.

Our current occupiers





Events and activations

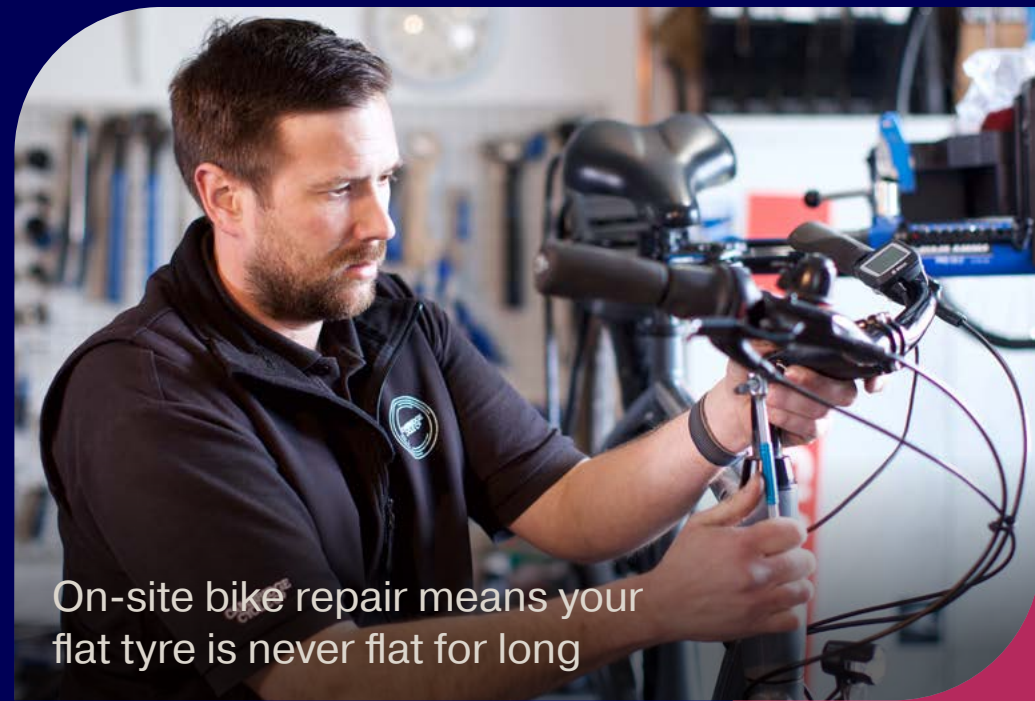
A connected community

Connect with a community that looks forward and gives back. Unity Campus enhances collaboration and wellbeing with an exciting programme of events. A community engagement team is always on-site to facilitate events and community engagement, both internally and with the wider Cambridge cluster.

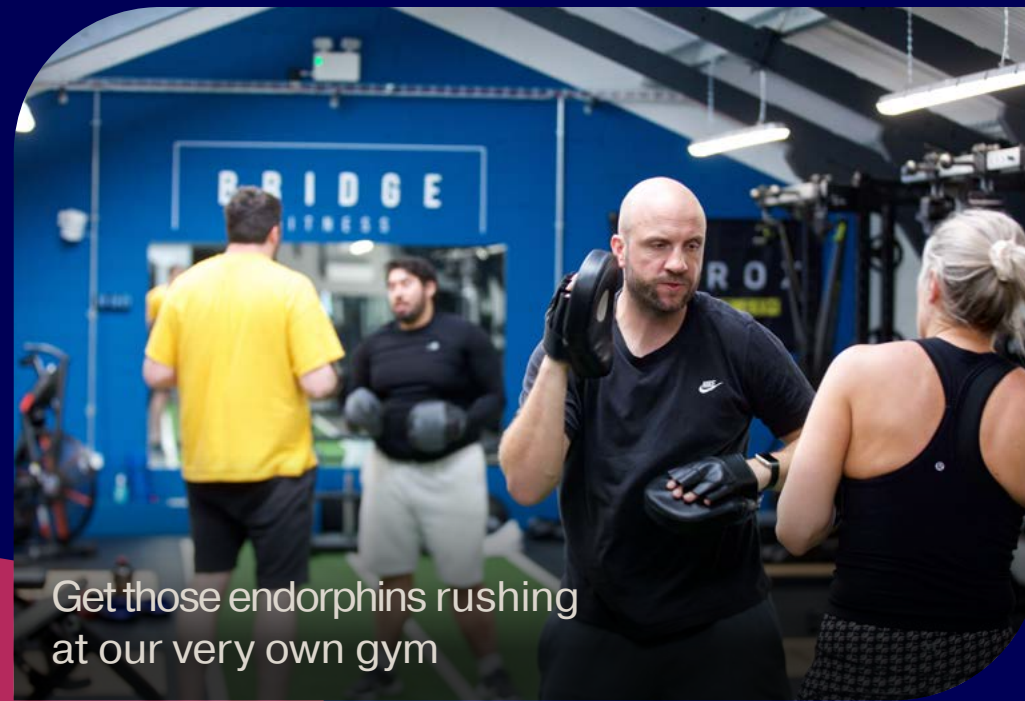


"Unity Campus is the ideal location for a growing life science company. The burgeoning campus is becoming a vibrant community and is ideally located with quick access to transport links into Cambridge and London."

Jon Green
Campus Director and former COO of Iontas



On-site bike repair means your flat tyre is never flat for long



Get those endorphins rushing at our very own gym



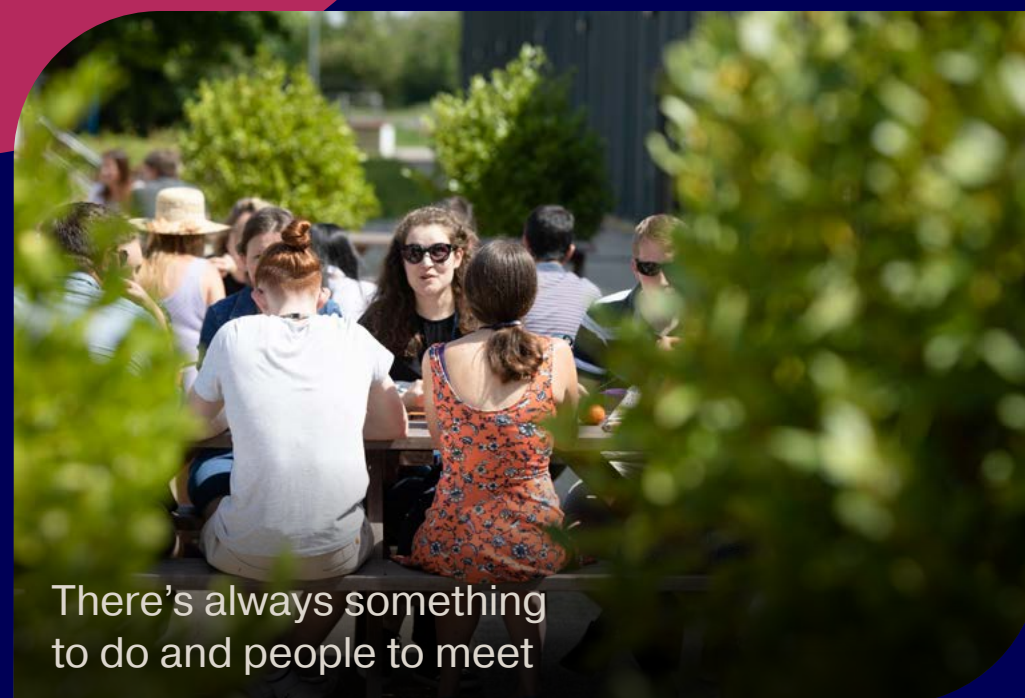
A tasty lunch is on the menu with weekly food trucks on campus



Our buzzing campus is a hive of activity in more ways than one



Save time in the morning with our dedicated valet service



There's always something to do and people to meet

Enriching amenities

Quality downtime

Productivity needs more than a desk or a lab. Unity Campus provides amenities that inspire, green spaces to relax, training opportunities and community events. Enjoy your free time with an on-site gym, yoga studio and orchard, and leave the bike repairing, car valeting and postal services to us.

Location

Transport links

The best location in Cambridgeshire

For ambitious life science businesses, this is the place to be. Unity Campus is in a highly accessible location on the south side of Cambridge, an area dense with research, clinical activity, innovation and life science businesses. The region is home to one of the world's best universities and is rapidly evolving as more and more knowledge-driven organisations join this thriving ecosystem.

To Cambridge city centre:

18

minutes by car

Just 7 miles via A1301 to Cambridge and 1 mile to the M11, a major UK transport route

10

minutes by train

A 5 min cycle to Whittlesford Parkway station and then direct to Cambridge

35

minutes by bus

The #7 from Cambridge stops just outside the campus

37

minutes by bike

With cycle paths all the way to Central Cambridge



Part of the Golden Triangle

The accelerating Cambridge Cluster

Cambridge is the UK's leading destination for life science companies, and the focal point of the 'Golden Triangle'; a concentration of life science and innovation clusters between the key university cities of London, Oxford and Cambridge. The city is one of the most inventive places on earth, with the UK's highest number of patent applications per 100,000 people.

5,300

Knowledge-intensive
businesses

67,000

People employed
at Cambridge's
knowledge-intensive
businesses

2

Universities, with
more than 60,000
students combined

15

Science and
business parks

91%

Employment growth
in life science
2015-2022

3

Of the world's largest
pharma companies
based in Cambridge

£18

bn

In turnover generated
by the knowledge-
intensive businesses

27%

Life science turnover
growth 2021-2022

Building specification

Schedule of areas

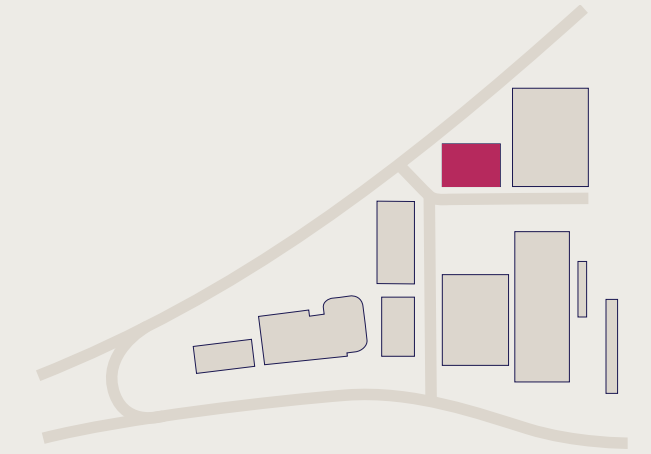
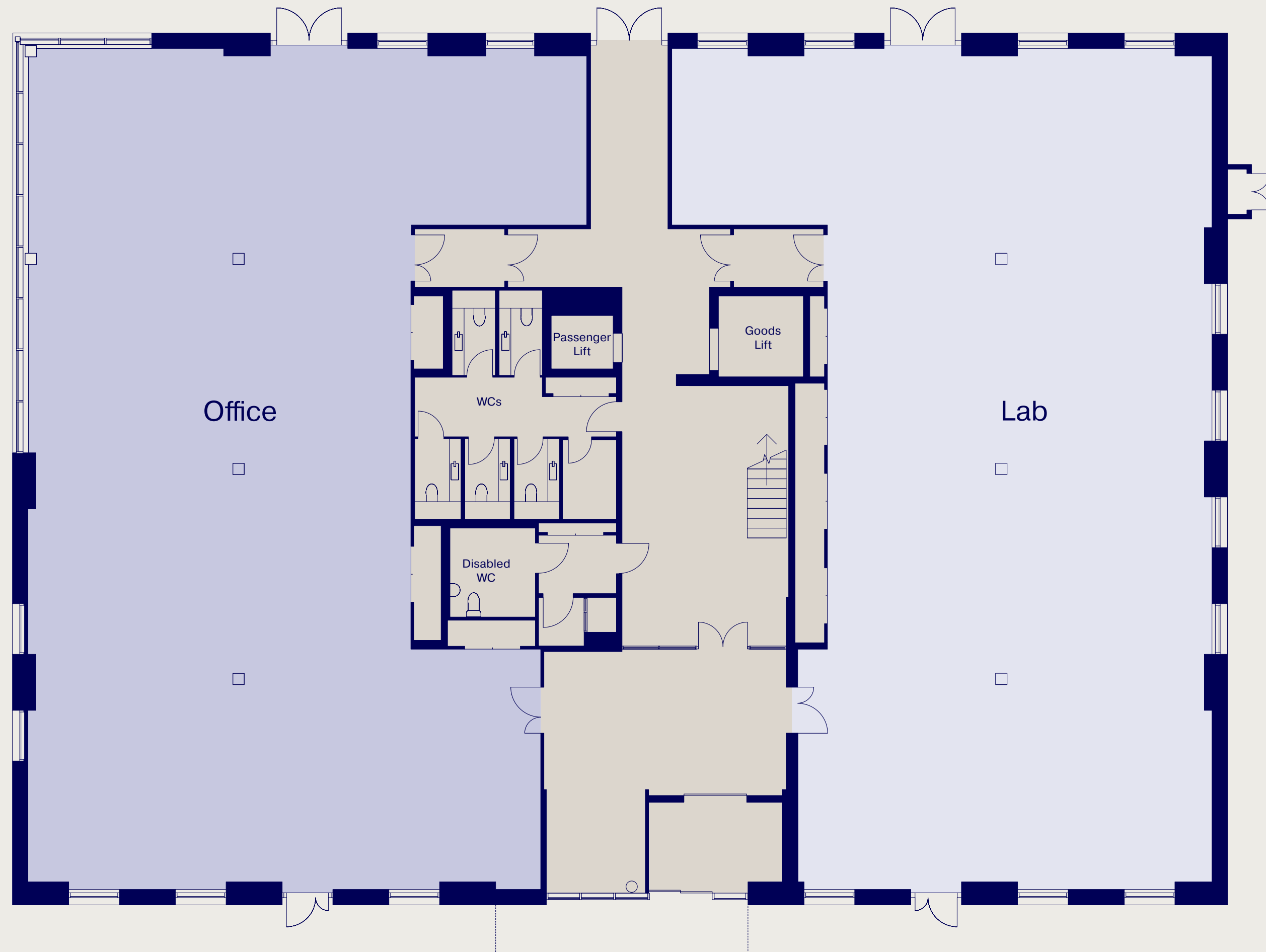
Floor	GIA		Heights (mm)	
	sq m	sq ft		
			Floor to floor	3,900
Roof area	40	431	Finished floor to underside of slab	3,500
G	946	10,183	Ceiling void service zone	800
L1	947	10,194	Finished floor to underside of ceiling	2,700
L2	947	10,194	Raised access floor zone	150
Total	2,880	31,002		

The base specification includes:

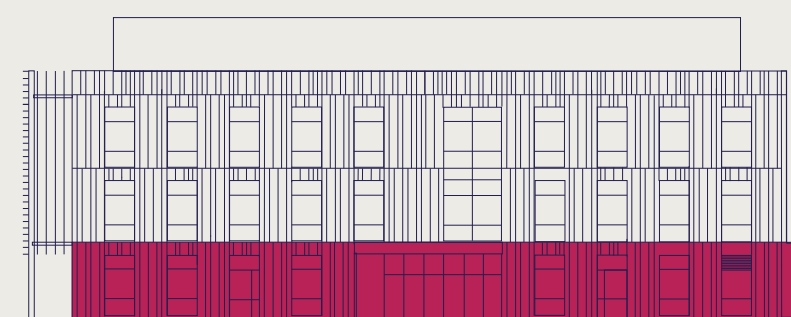
- ◆ Office space finish to Cat A with raised access floors
- ◆ Labs finished to shell and core
- ◆ 60:40 lab:office split
- ◆ 6.6m × 6.6m structural grid (3kN/m² + 1)
- ◆ Architecturally designed reception area and communal spaces
- ◆ Shower and changing facilities on each floor
- ◆ 15 × superloos and 3 × accessible WCs
- ◆ 1 × passenger lift
- ◆ 1 × goods lift (1600 kg capacity)
- ◆ External waste storage
- ◆ Dedicated service yard
- ◆ 91 car parking spaces allocated to Building B with EV charging and accessible parking available
- ◆ Bottled gas cages
- ◆ 1 × AHU per floor providing 6 air changes per hour
- ◆ No air recirculation between floors
- ◆ VRF Air Source Heat Pump for heating and cooling
- ◆ All electric buildings, no fossil fuels
- ◆ LED lighting throughout
- ◆ Cycle parking provision
- ◆ Open plan and fully fitted options by negotiation

Ground floor

946 sq m / 10,183 sq ft



Floor plans and space plans are for illustrative use



Building B

Floor plan

Ground floor

946 sq m / 10,183 sq ft



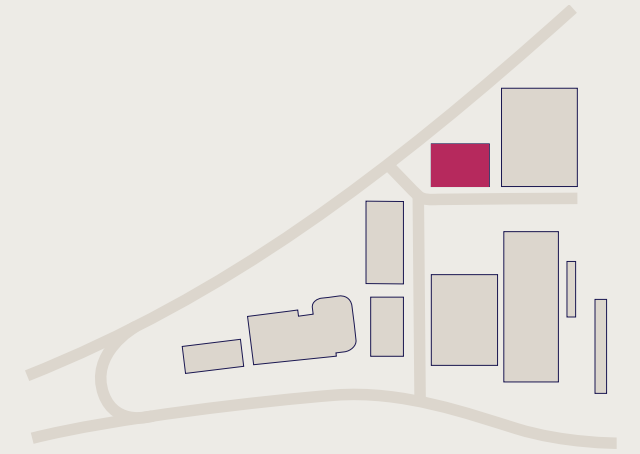
Tenant A (North Side)

Labstations	35*
Workstations	28
Conference room	10
Open collaboration seat	4
Total	77

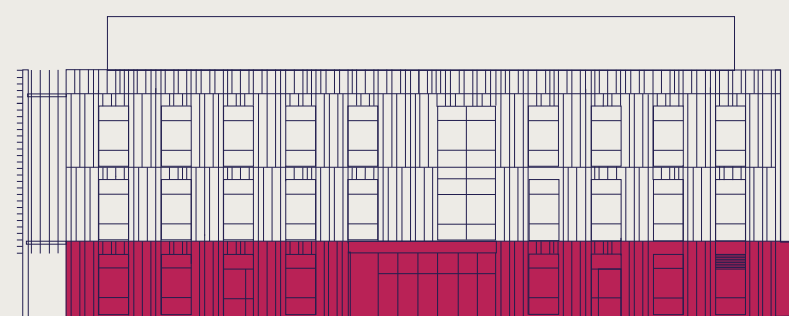
Tenant B (South Side)

Labstations	27
Workstations	25
Conference room	10
Open collaboration seat	8
Total	70

*Greater than 1500mm long



Floor plans and space plans are for illustrative use

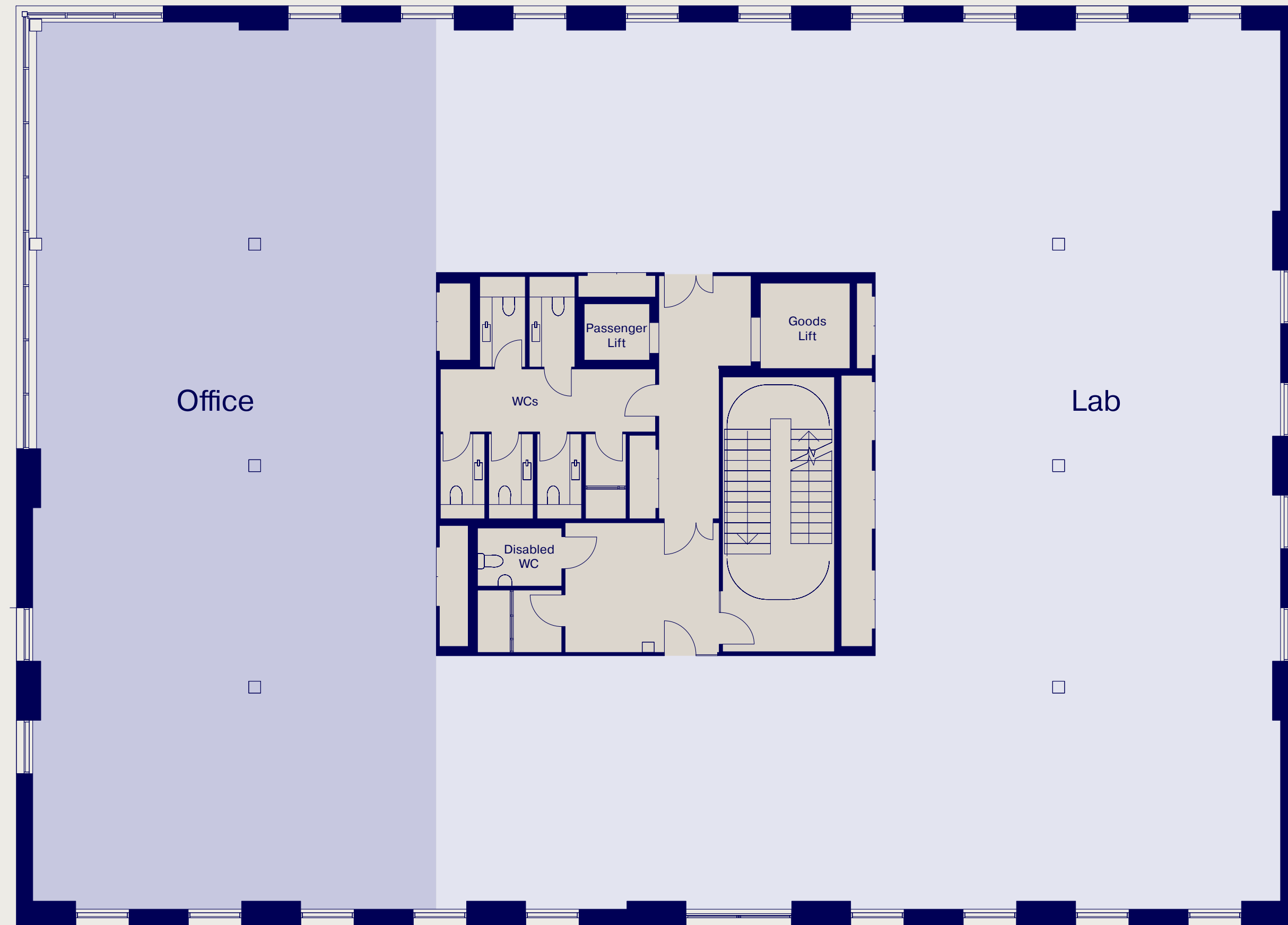
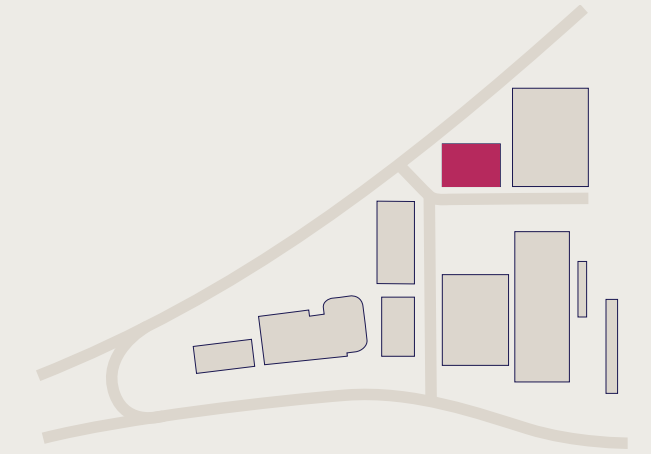


Building B

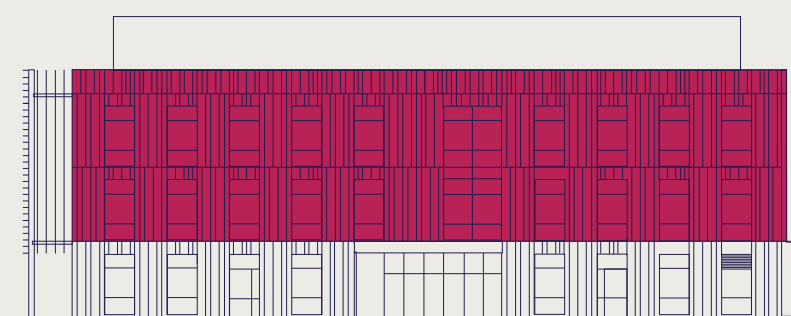
Space plan

Level 1 & 2

947 sq m / 10,194 sq ft



Floor plans and space plans are for illustrative use



Building B

Floor plan

Level 1 & 2

947 sq m / 10,194 sq ft



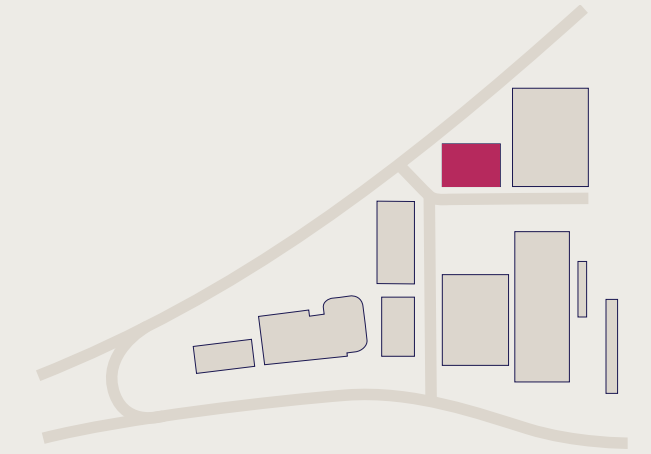
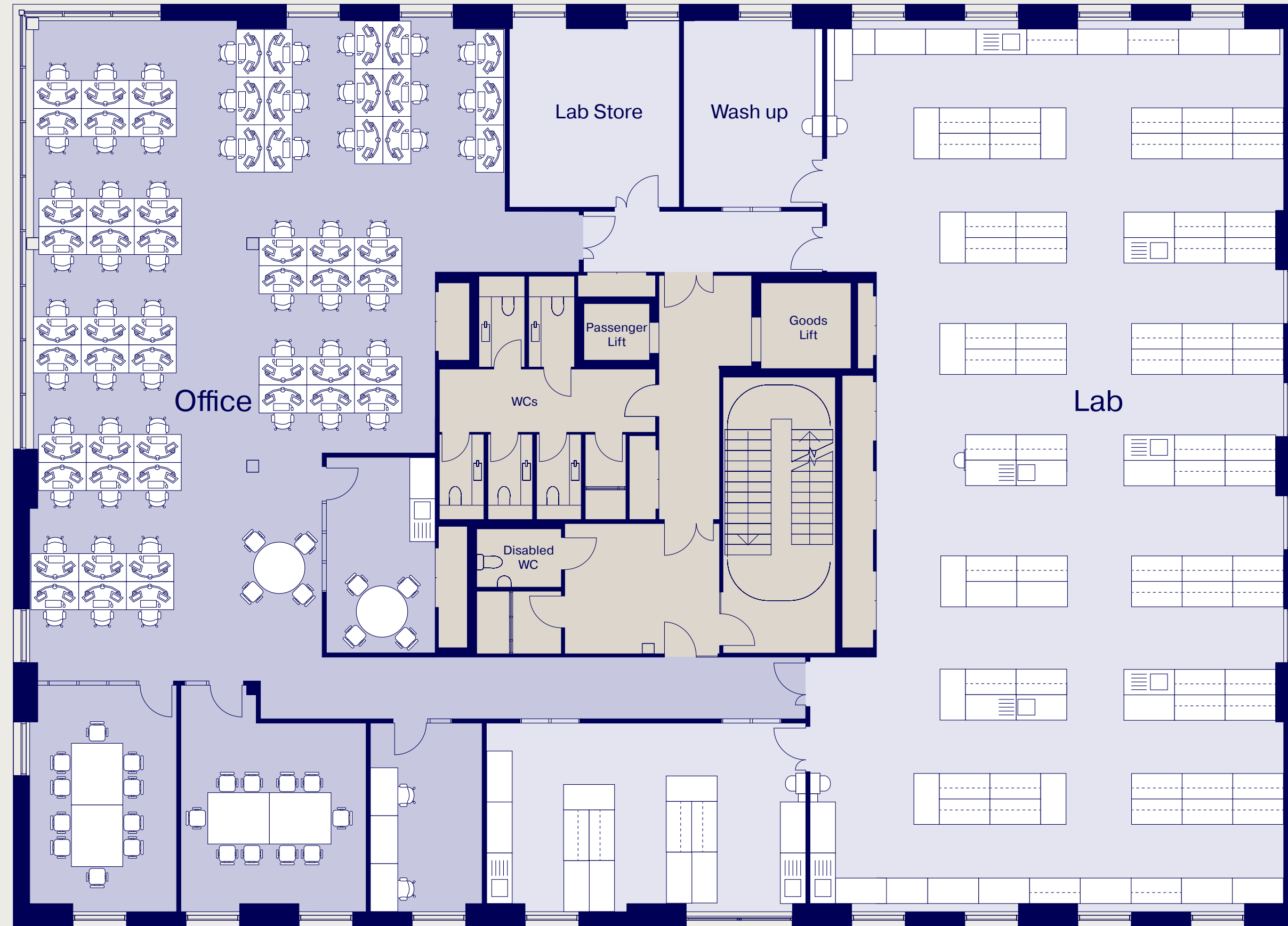
Headcount summary

Labstations	89*
Workstations	59
Total	148

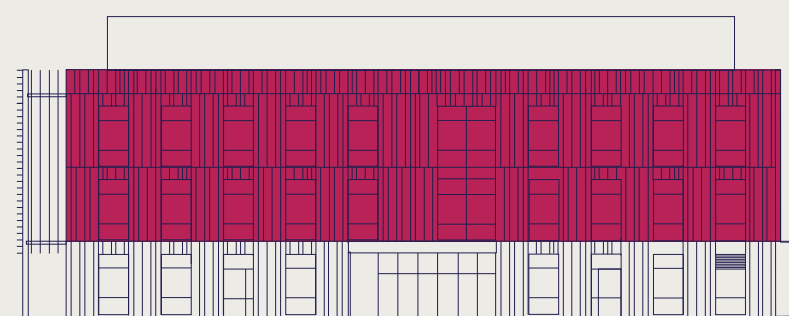
Meeting summary

Conference room	20
Open collaboration seat	8
Total	28

*Greater than 1500mm long



Floor plans and space plans are for illustrative use



Building B

Space plan



Prioritising the planet

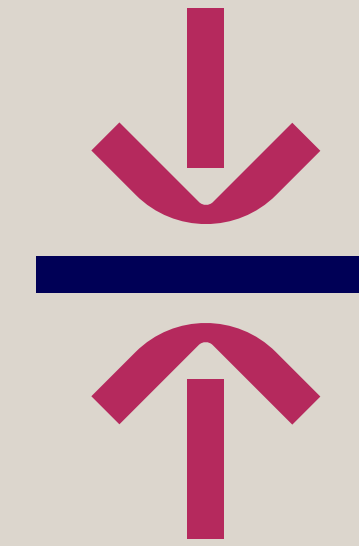
Our sustainability approach

ESG is integrated across every level at Unity Campus. The Works and Phase 2 Buildings employed carbon conscious design practices, with robust material selection to drive energy and building performance. We also want to have the biggest social impact we can. Our community engagement manager is continually building relationships with schools, organisations and charities so that Unity Campus is not just a place to work.

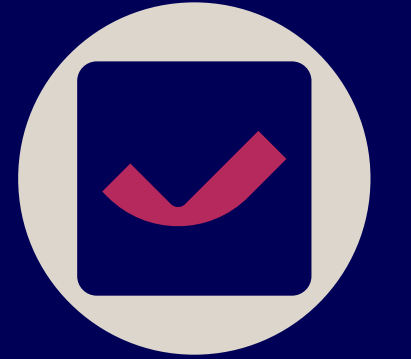


BREEAM®

Targeting BREEAM 'Excellent'



High-performance Structural Insulated Panels (SIPs)



Carbon conscious design and material selection

99%

Of construction waste diverted from landfill

3

FutureIn construction apprenticeships + 5 additional apprenticeships

18

Construction work experience placements from Sawston Village College

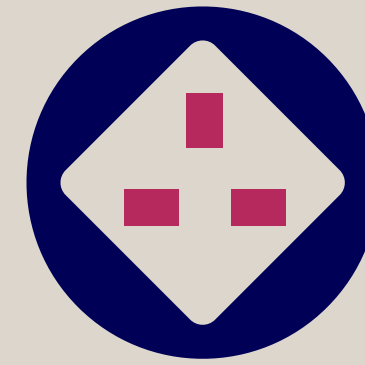
over

253

tonnes of carbon saved to date through material selection. This is the equivalent to heating 93 family homes a year.



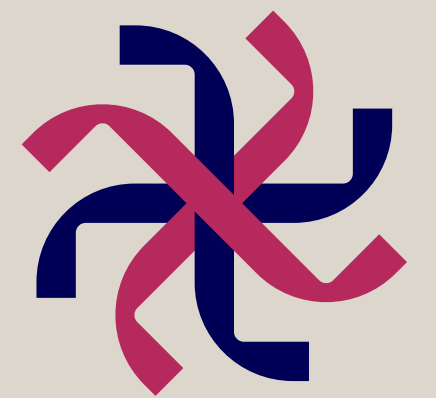
Targeting EPC 'B'



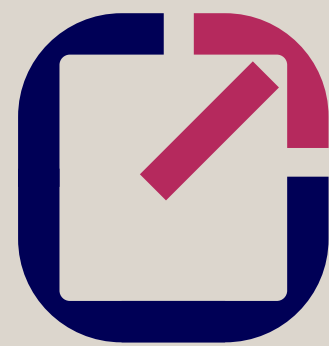
All electric buildings

130%

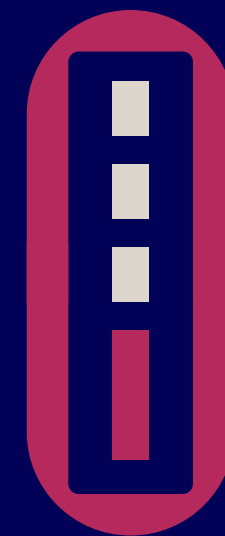
biodiversity net gain



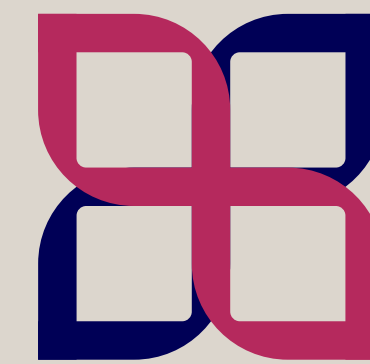
Natural ventilation in office areas



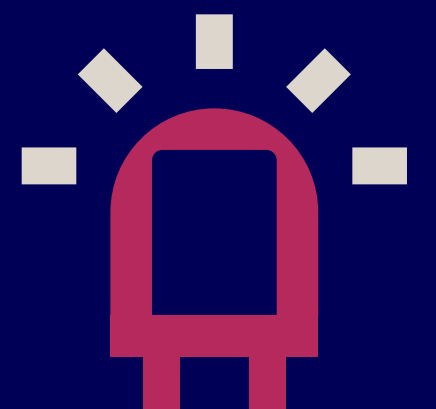
Intelligent building management system



Energy and utility metering



Green leases



LED lighting

Meet the team

Unlock potential at Unity Campus

The evolution of Unity Campus is stewarded by the Howard Group, a family-owned business with more than half a century of successful commercial property development.

At Unity Campus, we are creating a contemporary ecosystem that's based on the sharing of ideas and innovation. We employ an on-site team to support, manage and simplify the daily life of every occupier.



Jon Green
Campus Director

Jon oversees the smooth operation of the campus as well as maintaining a safe and sustainable environment. He is responsible for developing and executing the strategic vision of the campus and fostering an environment that encourages innovation and collaboration with member companies, industry leaders, academic institutions, and government agencies.



Jess Harvey-Bowman
Community Engagement Manager

As Community Engagement Manager Jess is responsible for the development of campus-wide relationships by organising personal development programmes, networking events, seminars, and social events. Jess also manages the Campus outreach programme working with local primary schools, colleges, and charitable organisations.



Contact

If you're interested in discussing any pre-let or future occupancy requirements please contact:



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A development by

