



Iconix Two Unity Campus

7,071 sq ft ground floor fitted
laboratory and write-up space

www.unitycampus.co.uk



unity campus



The building is shared with one other life sciences occupier and will be available with a generic, open plan laboratory layout with air-handling and benching throughout.

Aqdot, Biocair, Liminal Biosciences, Telensa, Chimeris, Maxion, Get Busy, Iontas, Sareum, Domainex, Phoremest and Cuttsy+Cuttsy are also located on campus.

Fitted Laboratory Space: 4,836 sq ft (449 sq m)

Office/Write up Space: 2,235 sq ft (208 sq m) including two meeting rooms and a kitchenette facility

Combined total: 7,071 sq ft (657 sq m)

Currently Available

Ground Floor Fitted Labs and Office/Write-Up Space

Iconix Two at Unity Campus is a single storey laboratory and office building set around a shared core with reception, WC, shower and drying facilities.

Iconix Two:

Specification

Lab specification

- Ducted Fume Cupboard in situ.
- Vinyl Floors.
- Sealed LED lighting units within a lab specification suspended ceiling.
- Heating and comfort cooling throughout.
- Six partitioned clean rooms and one rapid extraction nitrogen storage room.
- Emergency shower.
- Benching and shelving with ducted power and data points.

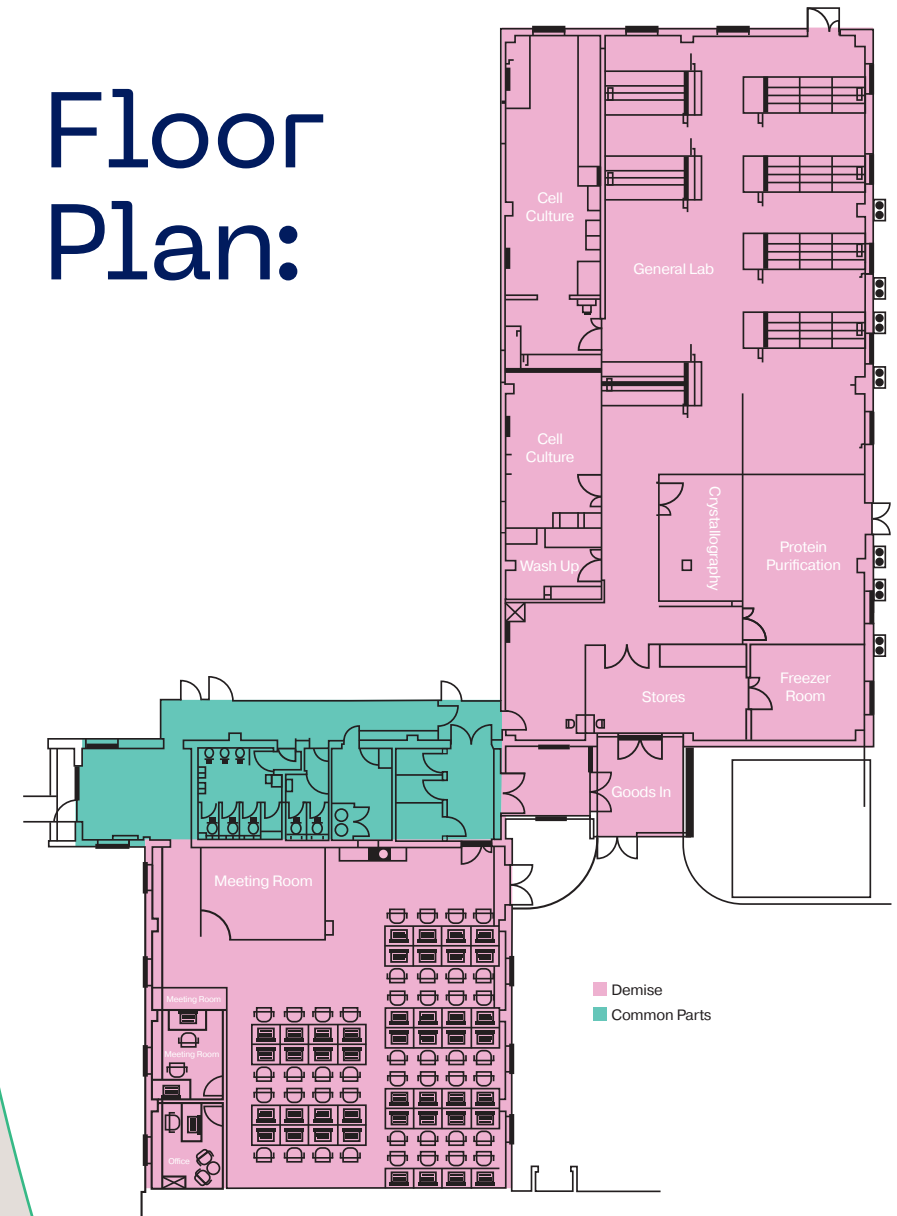
Office Specification

- Predominantly open plan offices.
- Two meeting rooms/partitioned offices.
- LED lighting.
- Air conditioning and heating throughout.
- Kitchenette facility and tea point.
- Proximity access system throughout.
- Shared shower facilities locker rooms and drying areas.
- Secure cycle storage.
- Car parking for up to 20 cars.

Lease Terms

The suite is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Floor Plan:



Location

The best location in Cambridgeshire, a new 260,000 sq ft (24,155 sq m) high-specification technology & innovation park being developed by Howard Group.

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.



By Rail

- A short walk to Whittlesford Parkway Station:
- 7 mins from Whittlesford Parkway to Cambridge, around 4 trains per hour
- 1 hr 3 mins from Whittlesford Parkway to London (Liverpool Street) around 4 trains per hour

By Bus

- A short bus ride via local bus services:
- 5 mins from Whittlesford Parkway to Sawston
- 7 mins from Great Shelford to Sawston

By Bike

- Cycle paths all the way to Central Cambridge:
- 7 mins from Whittlesford Parkway
- 12 mins from Great Shelford
- 25 mins from Cambridge

By Road

- Immediate access onto A505 and just 1 mile from junction 10 of the M11:
- 25 mins from Cambridge to Sawston (via 1307)
- 1 hr 20 mins from central London to Sawston (via M11)



7 Mins
By Train from
Whittlesford Parkway
to Cambridge
Central station

63 Mins
By Train from
Whittlesford Parkway
to London Liverpool
Street

HISTON

A10

MILTON

A14

A14

A14

MADINGLEY

M11

**CAMBRIDGE
CITY CENTRE**

Cambridge
North

Cambridge
Airport

Cambridge

FULBOURN

TRUMPINGTON

Shelford

A10

M11

A1307

SAWSTON



unity campus

A505

A505

Whittlesford
Parkway

A11

A1307



Contact

If you are interested in discussing future occupancy requirements at Unity Campus please contact:

A development by



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