



unity campus

# Iconix One Unity Campus

3,559 – 7,589 sq ft

READY FOR IMMEDIATE  
OCCUPATION

[www.unitycampus.co.uk](http://www.unitycampus.co.uk)

BIOCAIR  
moving science forward



Liminal  
BioSciences



unity campus

BIOCAIR  
LIMINAL BIOSCIENCES

ICONIX 1

# Two ground floor office suites available either separately or together

Iconix One at Unity Campus is a two-storey modern office building with double height glazed reception entrance and communal toilet/shower facilities. There is surface parking to the front and rear of the building, providing a total of 30 spaces.

The suites are largely open plan and benefit from air conditioning, raised floors and suspended ceilings.

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

**Ground Floor (South)** = 3,599 sq ft NIA  
(13 CP spaces) – Available September 2024

**Ground Floor (North)** = 3,990 sq ft NIA  
(17 CP spaces) – Available November 2024

## Iconix One:

### Office specification

- Two separate suites that can be combined into one
- Predominantly open plan offices
- Air conditioning throughout
- Raised floors and suspended ceilings
- Shared shower facilities, locker room and drying area
- Secure cycle storage
- Parking for up to 30 cars

Specification

## Floor Plan:

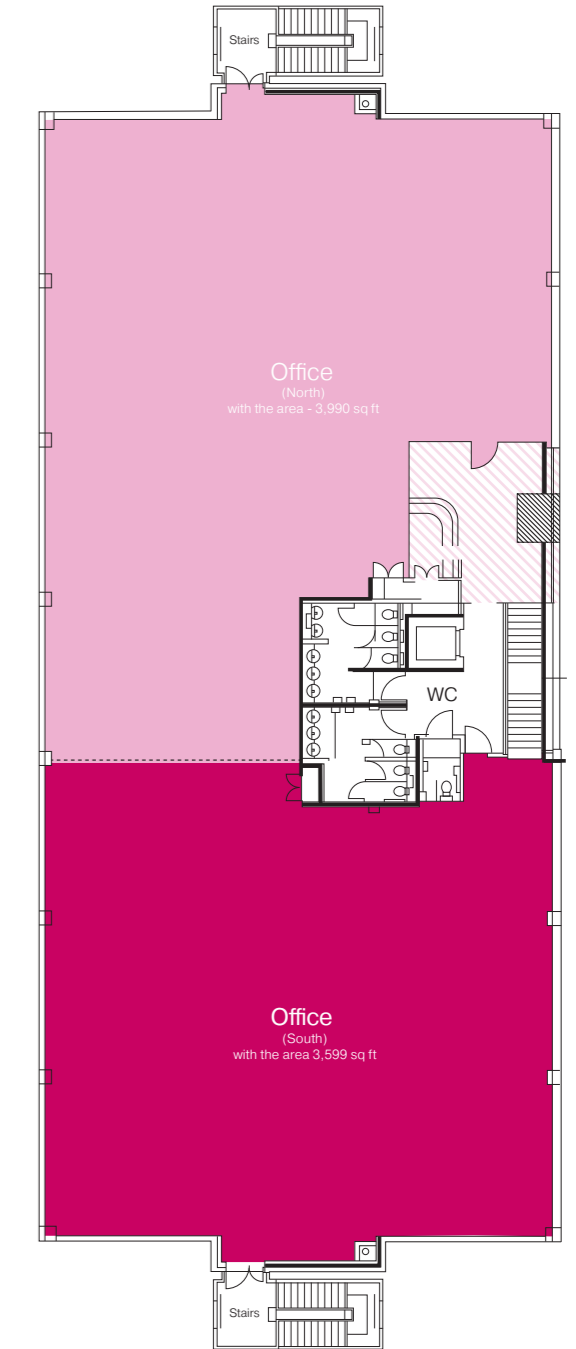
### Reception Area

Ground Floor Plan

- Ground (North)
- Ground (South)

### Lease Terms

The suites can be leased separately or together available by way of a new effectively repairing and insuring lease(s) for a term to be agreed.



# Campus Location

Unity Campus is a high-specification technology and innovation park being developed by the Howard Group.

The park 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 leading universities and is rapidly evolving as more knowledge-driven organisations join this thriving ecosystem.



Productivity needs more than a desk or a lab. Unity Campus provides amenities that inspire, green spaces to relax and tasty lunch options. Enjoy your free time in the café, on-site gym, yoga studio or orchard. Leave the bike repairing, car valeting and postal services to us.



**7 Mins**  
By Train from Whittlesford Parkway to Cambridge Central station

**63 Mins**  
By Train from Whittlesford Parkway to London Liverpool Street

## 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

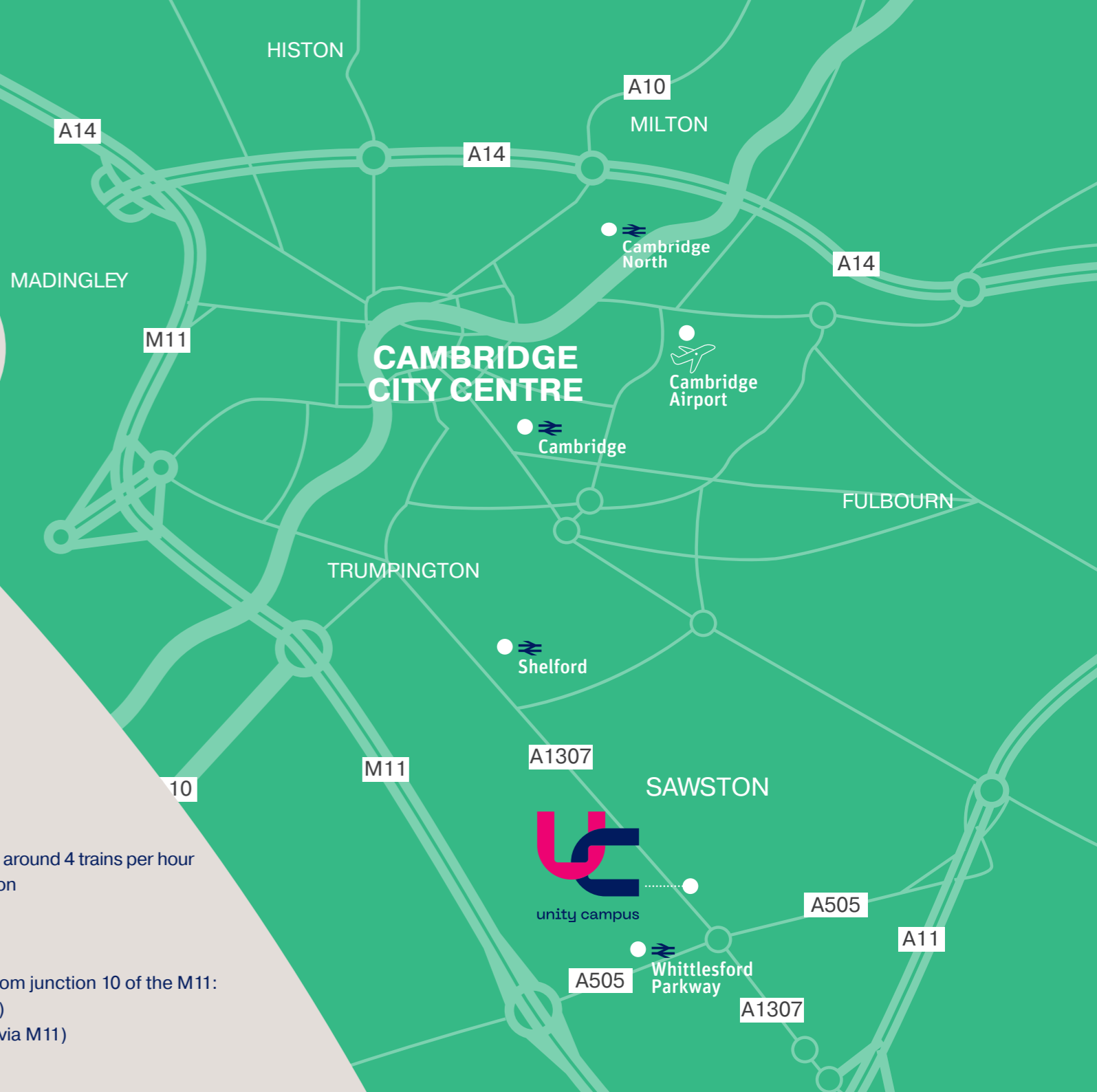
- Cycle paths all the way to Central Cambridge:
- 7 mins from Whittlesford Parkway
- 12 mins from Great Shelford
- 25 mins from Cambridge

## By 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 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)





# Contact

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

A development by



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