



unity campus

Unity Campus Cadence

CB22 3FT

from 4,120 sq ft / 383 sq m to
19,257 / 1,789 sq m of fully fitted
laboratory & office space available

progress:together

www.unitycampus.co.uk



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 Cadence

Three floors of innovation space

Cadence provides 30,082 sq ft / 2,795 sq m of fitted and ready to occupy laboratory space, designed to foster innovation of all kinds. Three suites are available Ground Floor East (4,120 sq ft / 383 sq m), Ground Floor West (4,312 sq ft / 400 sq m) and Level 2 (10,825 / 1,006 sq m). The ground floor suites can be let separately or together.



Level 2 main lab: CL2 standard lab space

Ground Floor and level 2 lab/ office space



Ground floor CL2 standard lab space



Level 2 office space and kitchen area



Reception area



Level 2 meeting rooms

Current

Phase 3

A thriving campus

Today, Unity Campus is a hive of activity.

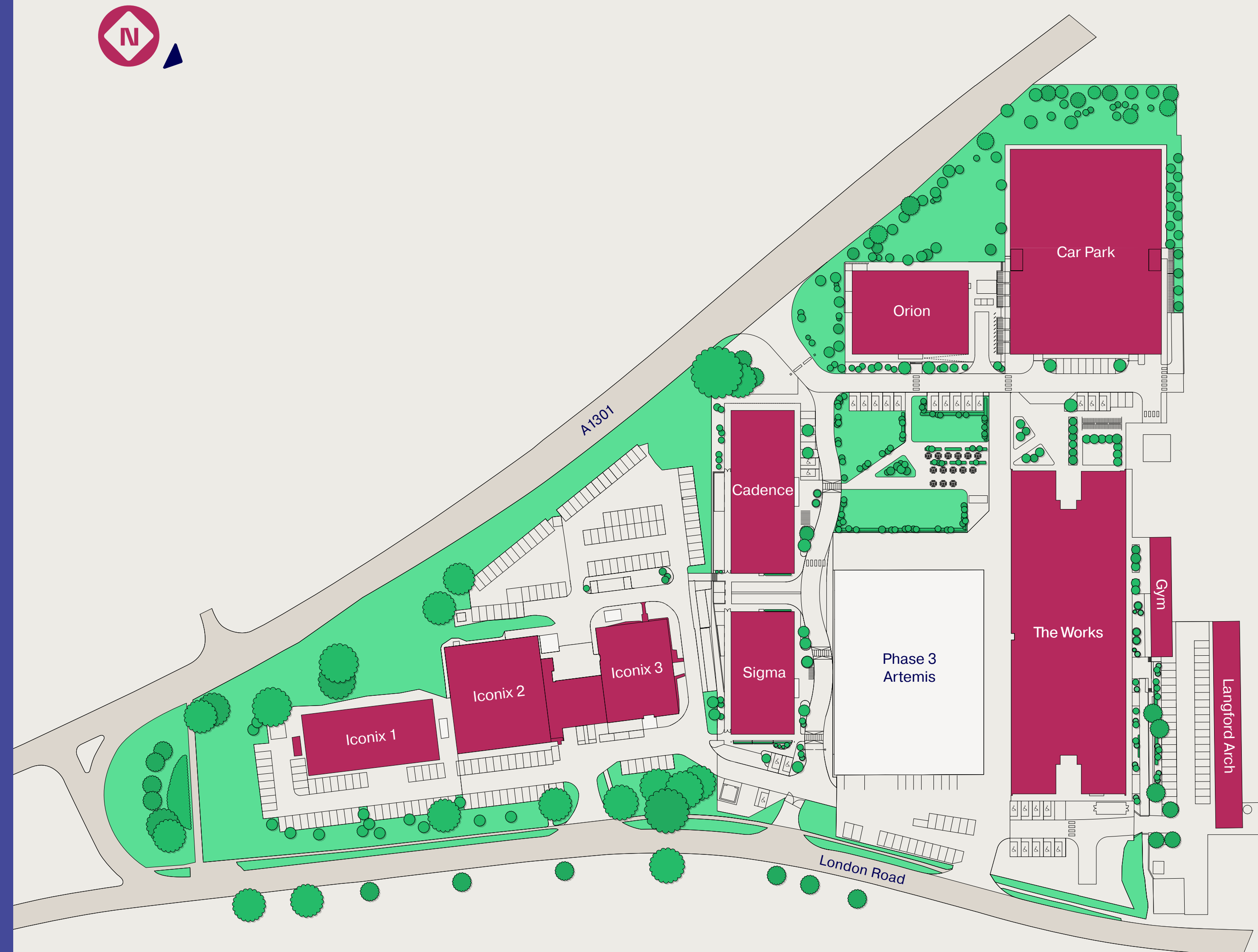
Set within an 11.5 acre campus, Cadence, Orion and Sigma were added in 2023 to Unity Campus, all providing high-spec and functional workspace with plenty of car parking and generous communal areas everyone can enjoy.

The Works, a purpose-built lab-enabled building, was Phase 1 Unity Campus and 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.

Cadence

Two remaining floors available
First floor let to ViaNautis



[Current](#)
[Phase 3](#)

Planning future growth

Phase 3 is the final phase under the outline consent for Unity Campus.

It will bring 'Artemis', a 58,071 sq ft / 5,395 sq m laboratory building, as well as a 3,283 sq ft / 305 sq m café, and a central square will enrich the campus's dynamic mix, with completion planned for 2027.

Artemis has been designed flexibly to accommodate both chemistry and biology science users. The space can be split to suit single or multiple tenants by floor, or a single tenant in the building.



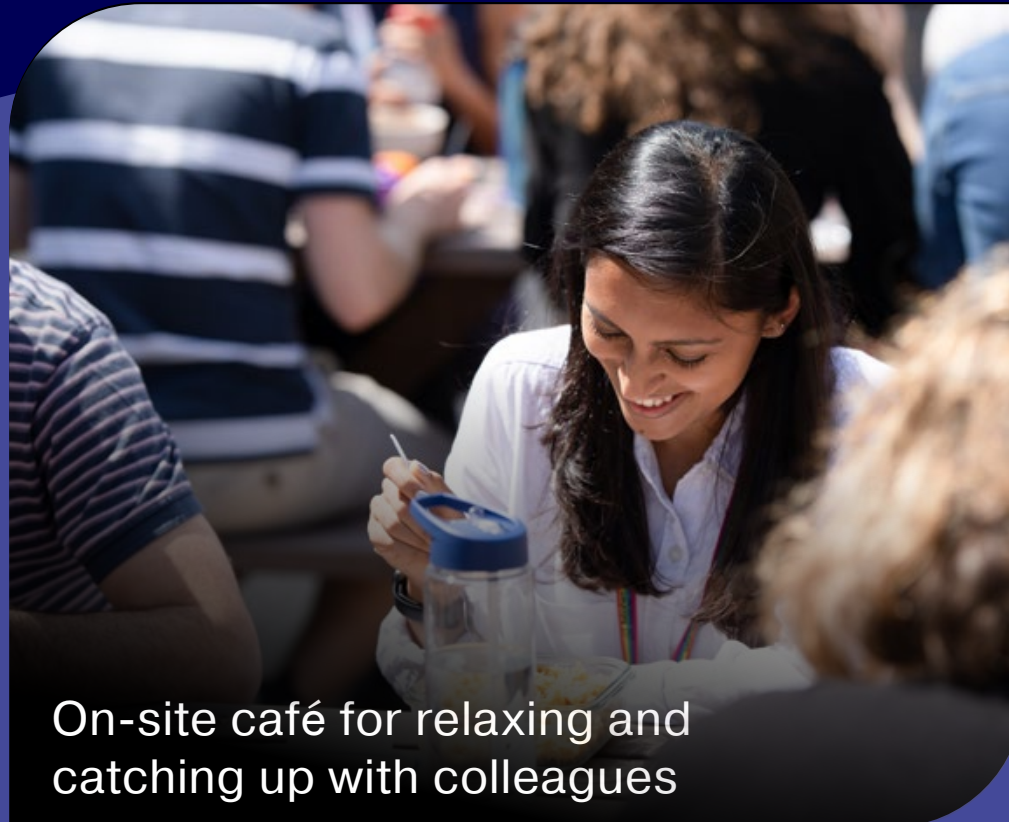
Industry-leading neighbours

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





On-site café for relaxing and catching up with colleagues



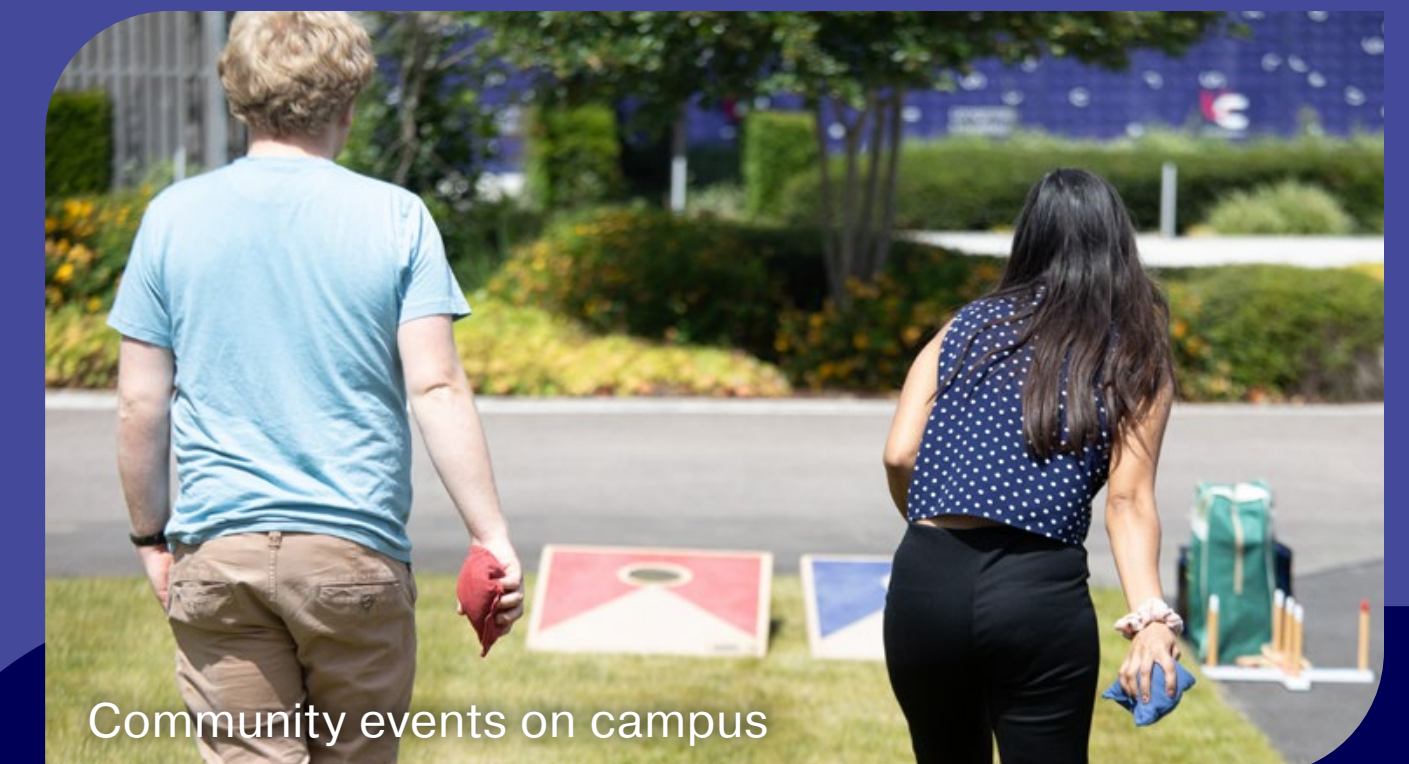
On-site yoga studio



On-site food and drink



Networking events

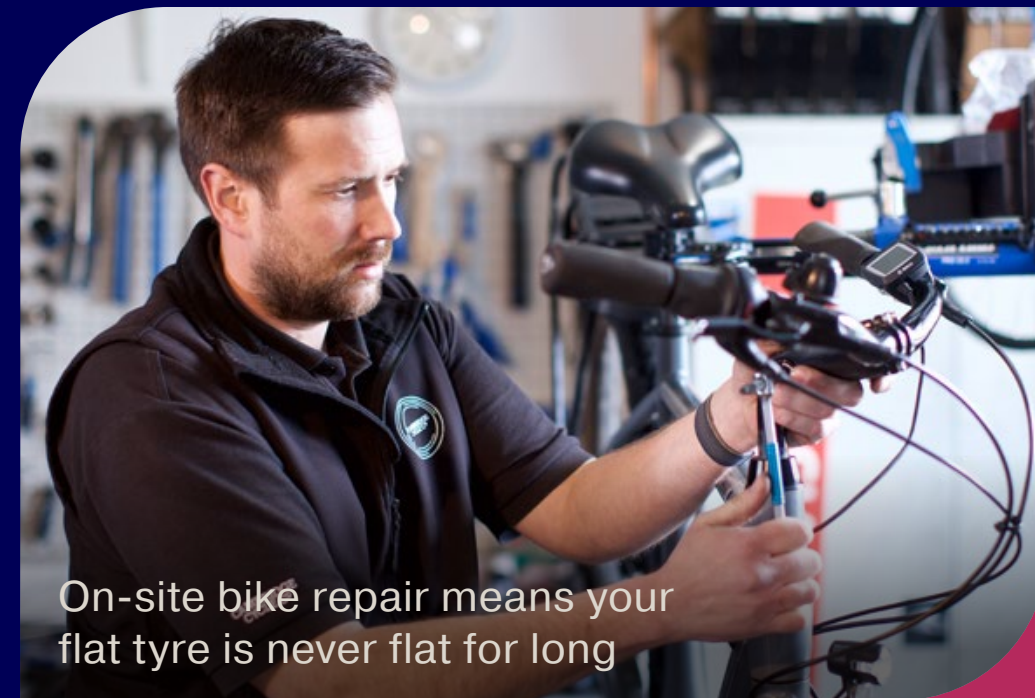


Community events on campus

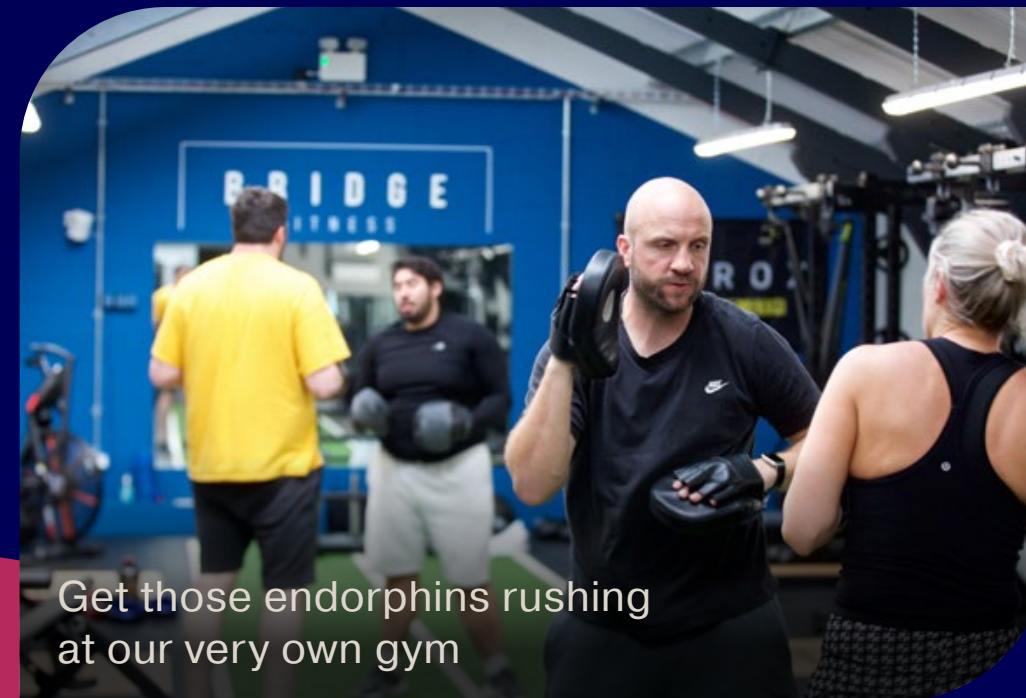
Events and activations

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.



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



Get those endorphins rushing at our very own gym



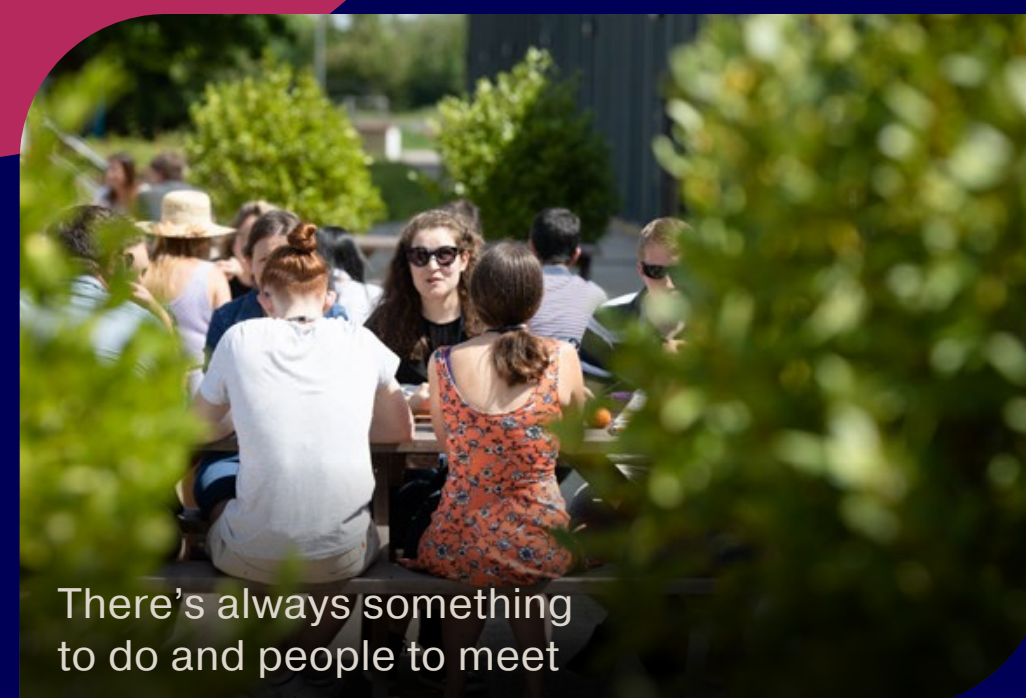
A tasty lunch is on the menu with weekly food trucks on campus



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. Take a break at the on-site café or enjoy your free time at the on-site gym, yoga studio and orchard, and leave the bike repairing, car valeting and postal services to us.

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 with a new Cambridge South station opening in 2025. An area dense with research, clinical activity, innovation and life science businesses and home to one of the world's best universities. The region 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 minutes 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

📍 Unity Campus, Cambridge, CB22 3FT [what3words](#) [steadier.nuns.hogs](#)



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

12,000+

People employed
at Cambridge's
knowledge-intensive
businesses

2

Universities, with
more than 60,000
students combined

18

Science and
business parks

6.5%

Year on year increase in
knowledge-intensive jobs
over the last six years

3

Of the world's largest
pharma companies
based in Cambridge

£21

bn

In annual turnover
generated by knowledge-
intensive firms

19%

Life science
turnover in the
last 3 years

Building specification

Schedule of areas

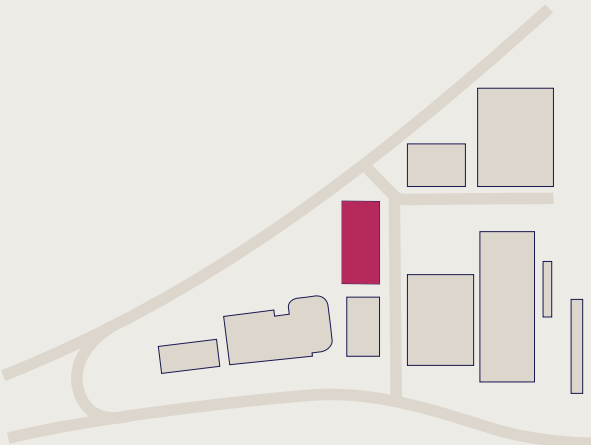
Floor	GIA		Heights (mm)	
	sq m	sq ft		
			Floor to floor	3,900
L2	1,006	10,825	Finished floor to underside of slab	3,500
G (East)	383	4,120	Ceiling void service zone	800
G (West)	400	4,312	Finished floor to underside of ceiling	2,700
Total	1,789	19,257	Raised access floor zone	150

The base specification includes:

- ◆ Labs finished to a CL2 standard and ready to occupy
- ◆ Office space finished to a Cat A+ spec with kitchenette and meeting rooms
- ◆ 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
- ◆ 66 car parking spaces (30 spaces allocated to level 2 and 36 spaces allocated to the entire ground floor) 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 throughout
- ◆ Open plan and fully fitted options by negotiation

Ground floor

G (East) 383 sq m / 4,120 sq ft
G (West) 400 sq m / 4,312 sq ft



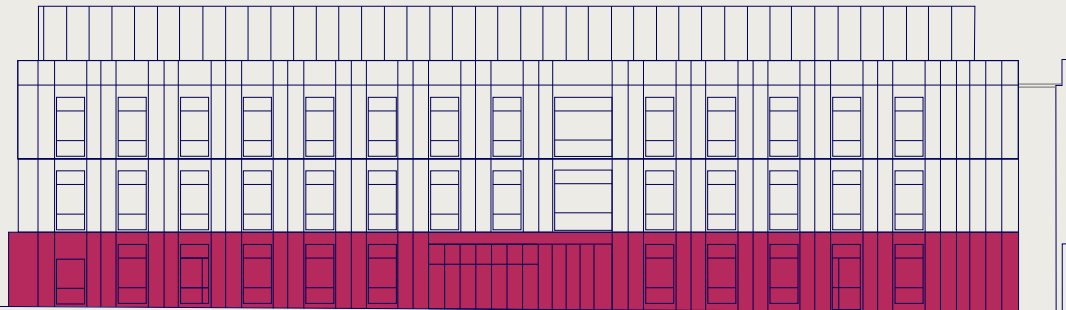
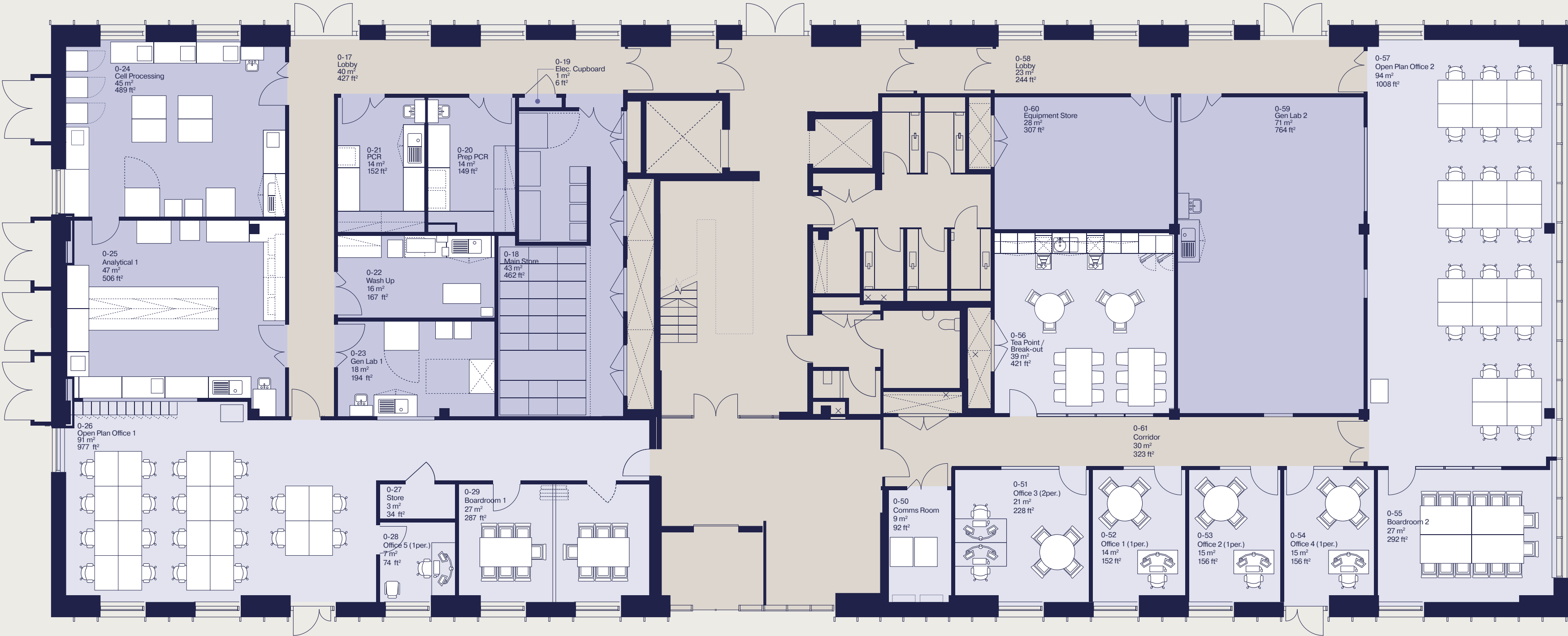
Tenant A (East Side)

Labstations	37*
Workstations	26
Total	63

Tenant B (West Side)

Labstations	33*
Workstations	26
Total	59

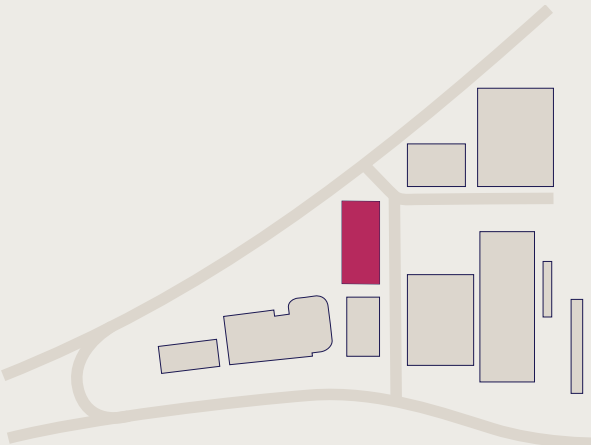
*Greater than 1500mm long



Floor plan

Level 2

1,006 sq m / 10,825 sq ft



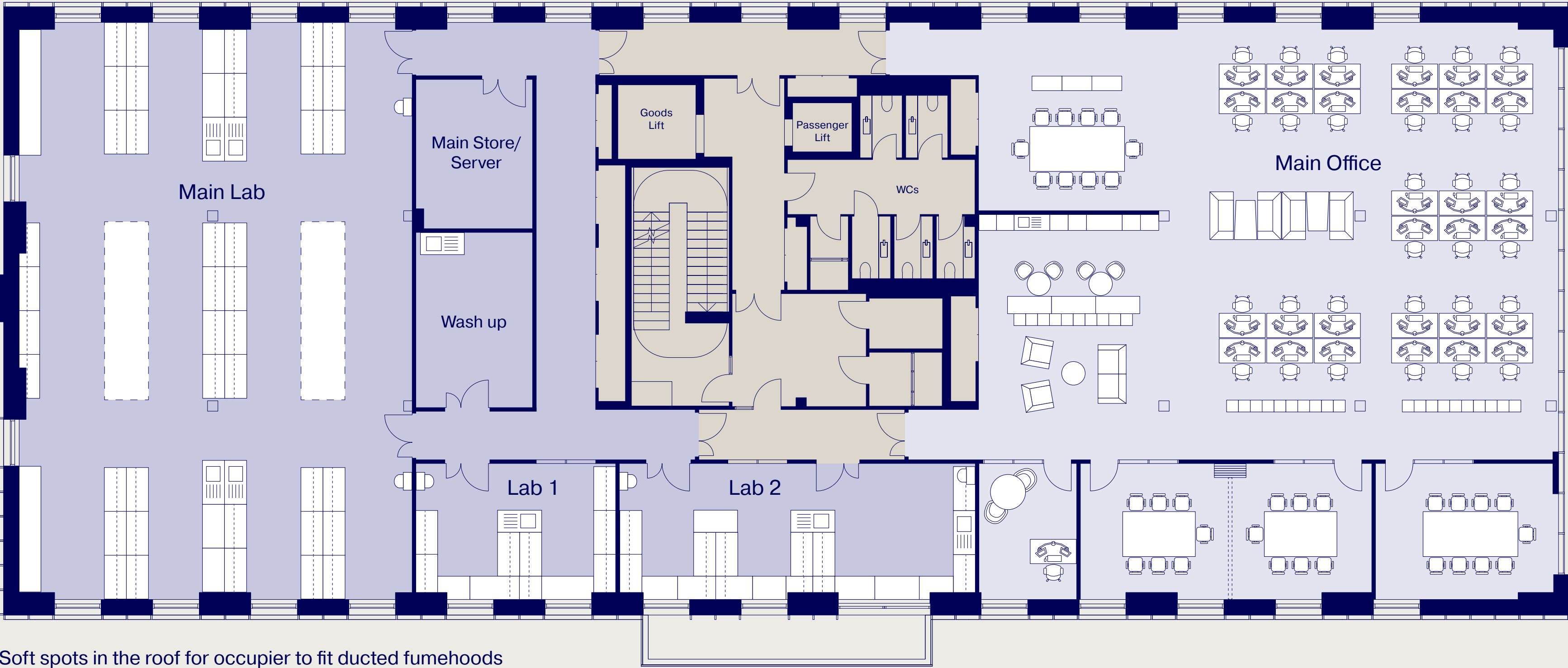
Headcount summary

Labstations	61*
Workstations	38
Total	99

Meeting summary

Conference room	7 + 7 + 9
Open collaboration seat	18
Total	41

*Greater than 1500mm long



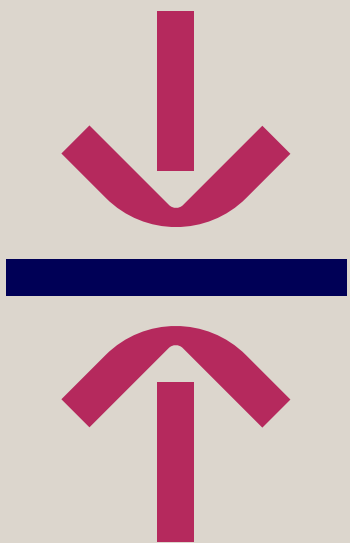
Prioritising the planet

Our sustainability approach

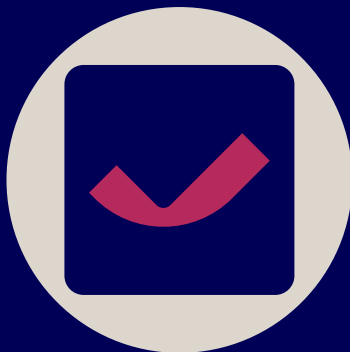
ESG is integrated across every level at Unity Campus. The Works and Phase 2 buildings employed carbon conscious design practices, with robust material selection to drive energy and building performance. We also want to have the biggest social impact we can. Our community engagement manager is continually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

BREEAM®

BREEAM ‘Excellent’ achieved



High-performance Structural Insulated Panels (SIPs)



Carbon conscious design and material selection

99%

Of construction waste diverted from landfill

3

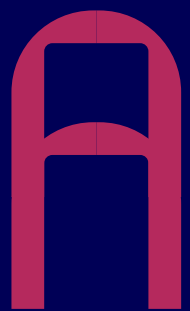
FutureIn construction apprenticeships + 5 additional apprenticeships

18

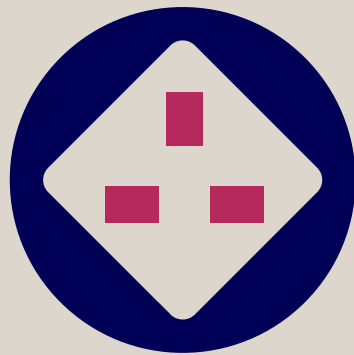
Construction work experience placements from Sawston Village College

over 253

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



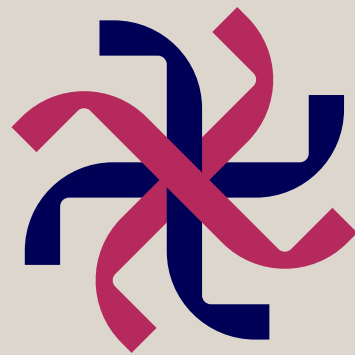
EPC 'A' achieved



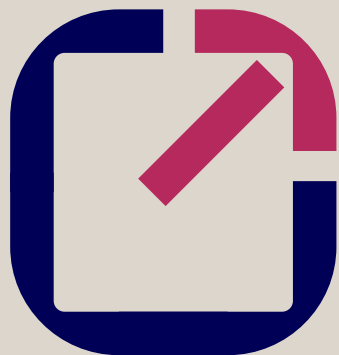
All electric buildings

130%

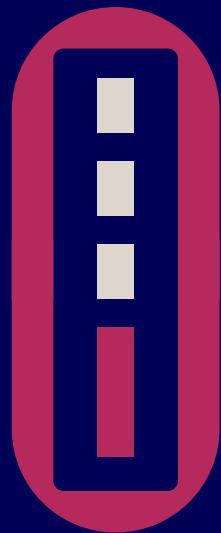
130% biodiversity net gain



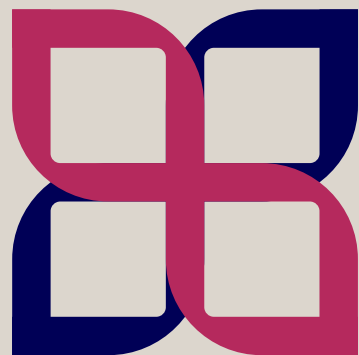
Natural ventilation in office areas



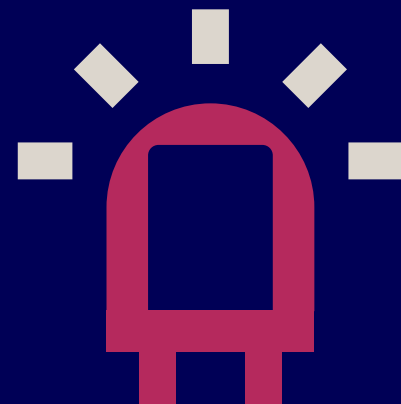
Intelligent building management system



Energy and utility metering



Green leases



LED lighting

Meet the team

Unlock potential at Unity Campus

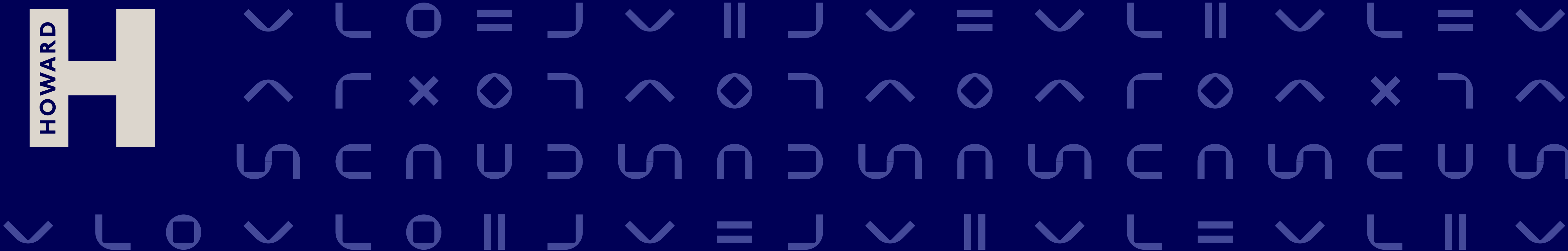
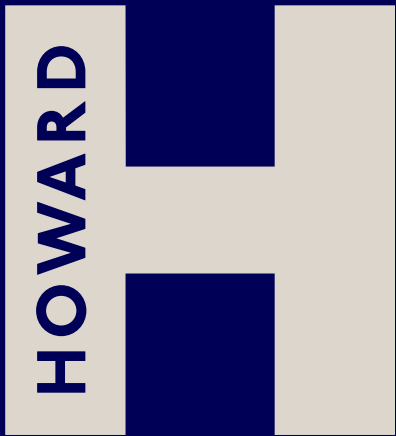
The evolution of Unity Campus is stewarded by the Howard Group, a family-owned business with more than half a century of successful commercial property development.

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.



Jess Harvey–Bowman
Community Engagement Manager

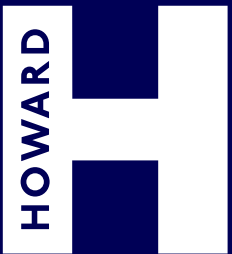
As Community Engagement Manager Jess is responsible for the development of campus-wide relationships by organising personal development programmes, networking events, seminars, and social events. Jess also manages the campus outreach programme working with local primary schools, colleges, and charitable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



Contact

If you're interested in discussing any current or future occupancy requirements please contact:

unitycampus.co.uk



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A development by

