

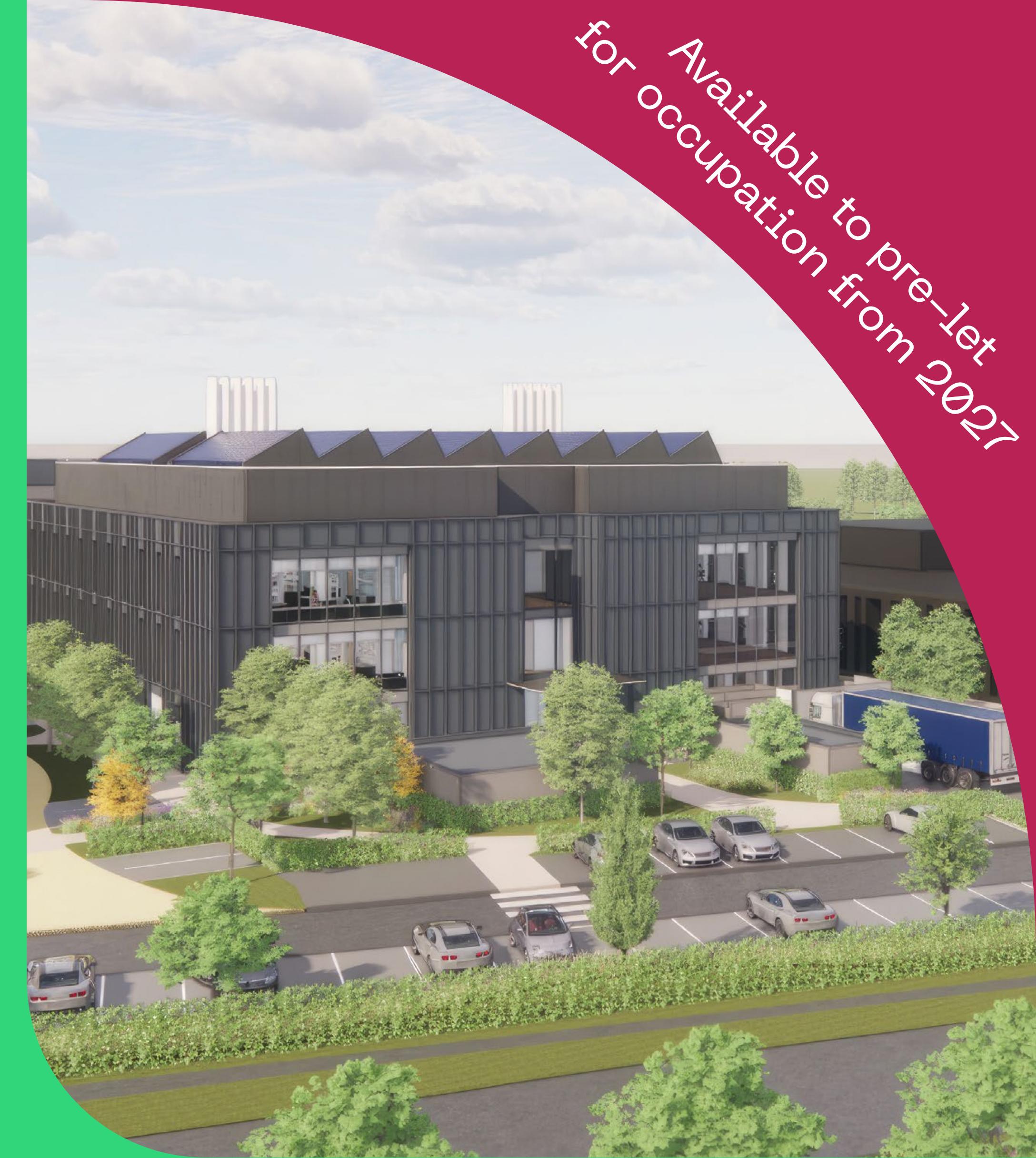


unity campus

Unity Campus Artemis

58,071 sq ft of laboratory
& office space available

progress: together



Available to pre-let
for occupation from 2027

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.

Onwards and upwards

Introducing a cutting-edge opportunity for the scientific community: a brand new, purpose-built 58,071 square foot lab-enabled building.

Designed with chemistry and biology users in mind, this state-of-the-art facility offers unparalleled flexibility and functionality.

Its striking architectural design features a spectacular full-height atrium and an inviting reception area, making a lasting impression on visitors and occupants alike.

Unlock the future of scientific exploration with this extraordinary space, available for occupancy from 2027, pre-leasing options are available now.



Illustrative CGI of Artemis



Illustrative CGI view of The Clubhouse



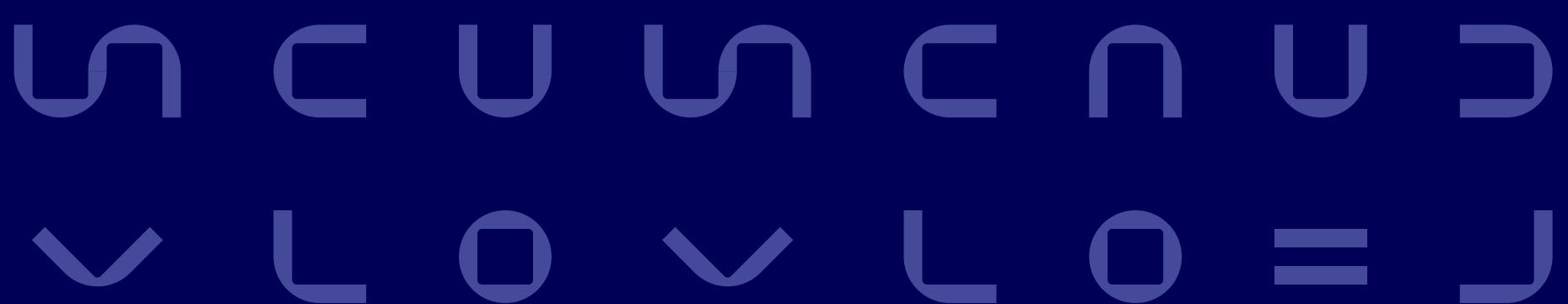
The Clubhouse

A growing network

The new clubhouse, a vibrant hub of connection and collaboration within our exquisite facility. Offering a café with indoor/outdoor seating as well as flexible meeting spaces.

Situated at the heart of the campus within a beautifully landscaped car-free square that serves to enhance the sense of community and fosters a multitude of opportunities for socializing and networking.

Step outside the confines of your workspace and discover ample areas to connect, share ideas, and build lasting professional relationships. Join us in creating a dynamic and inspired community where innovation thrives and connections flourish.





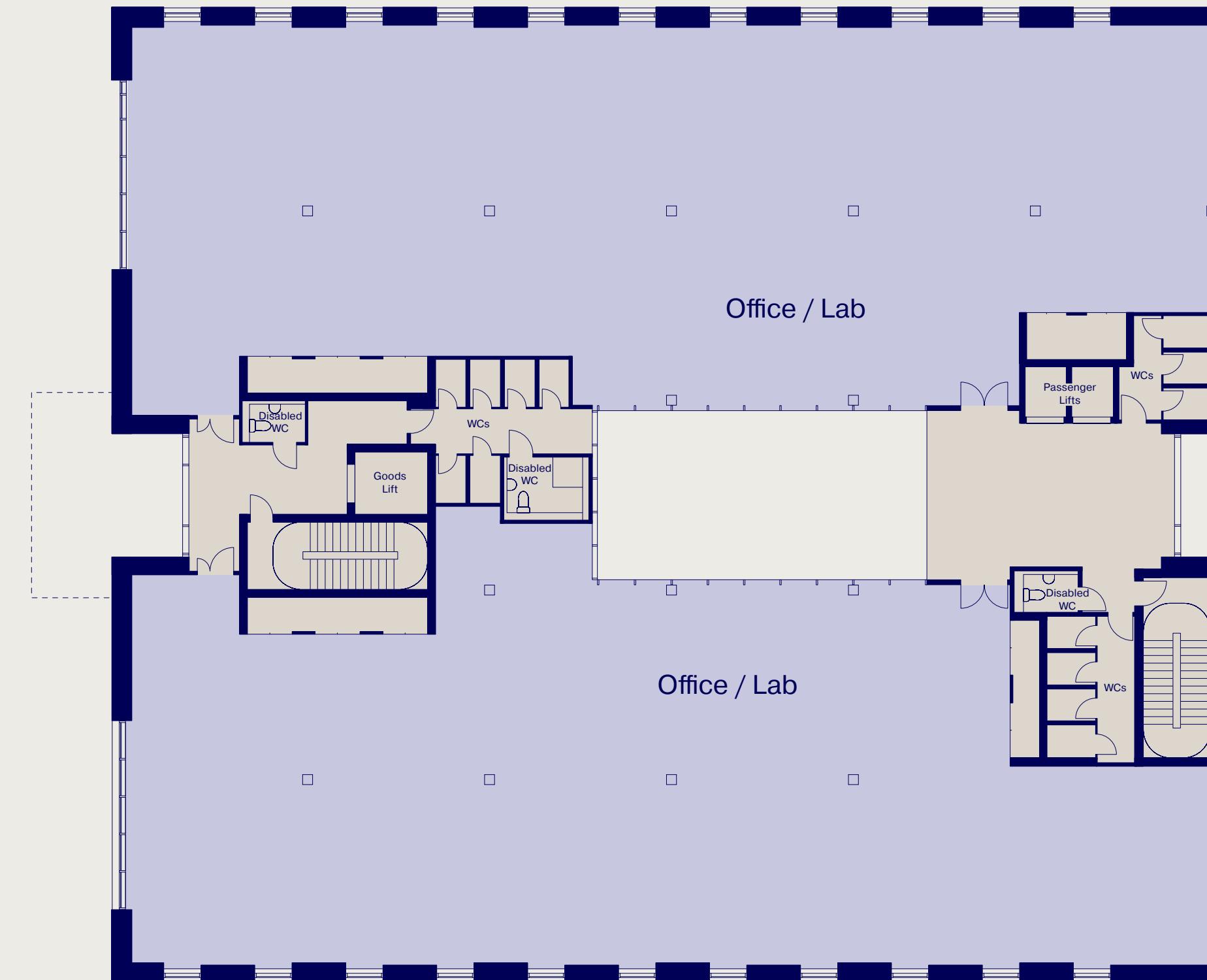
Illustrative CGI view of laboratory space



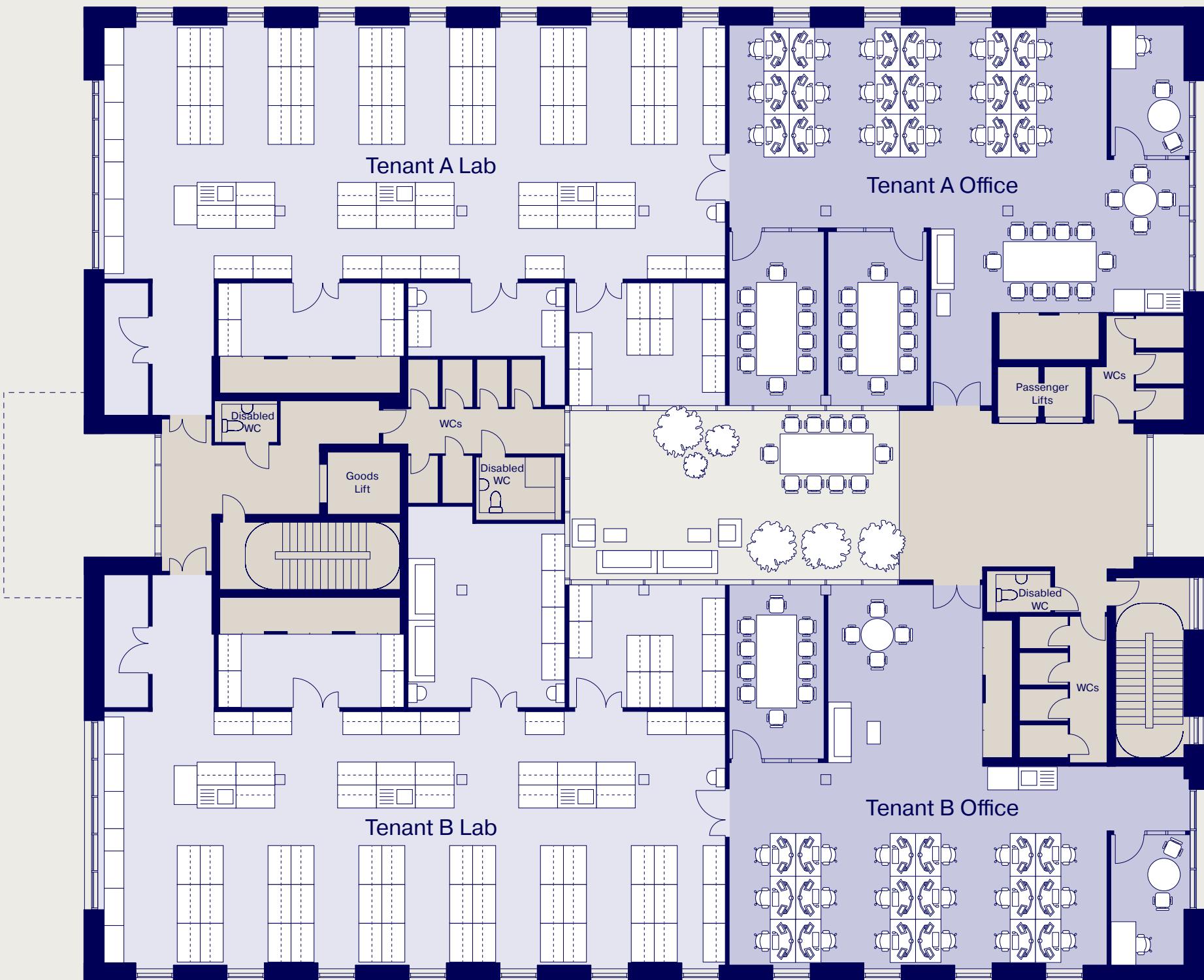
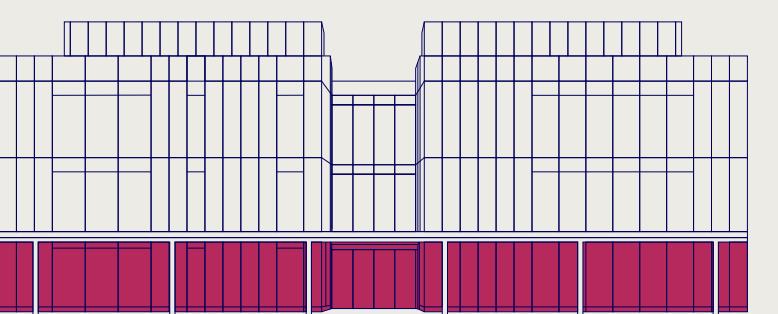
Illustrative CGI view of The Clubhouse and surrounding landscaping

Ground floor

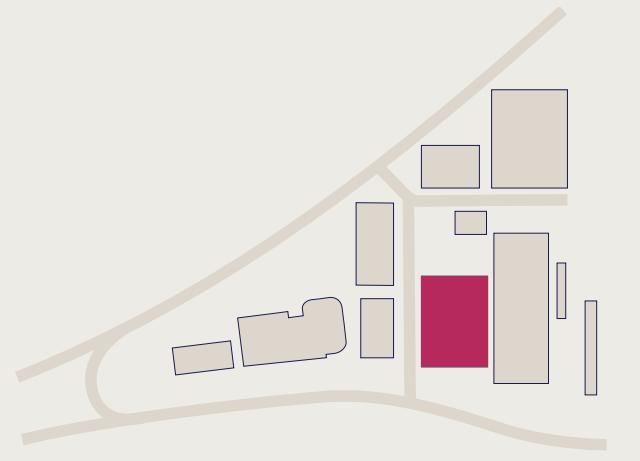
1,837 sq m / 19,773 sq ft



Floor plan



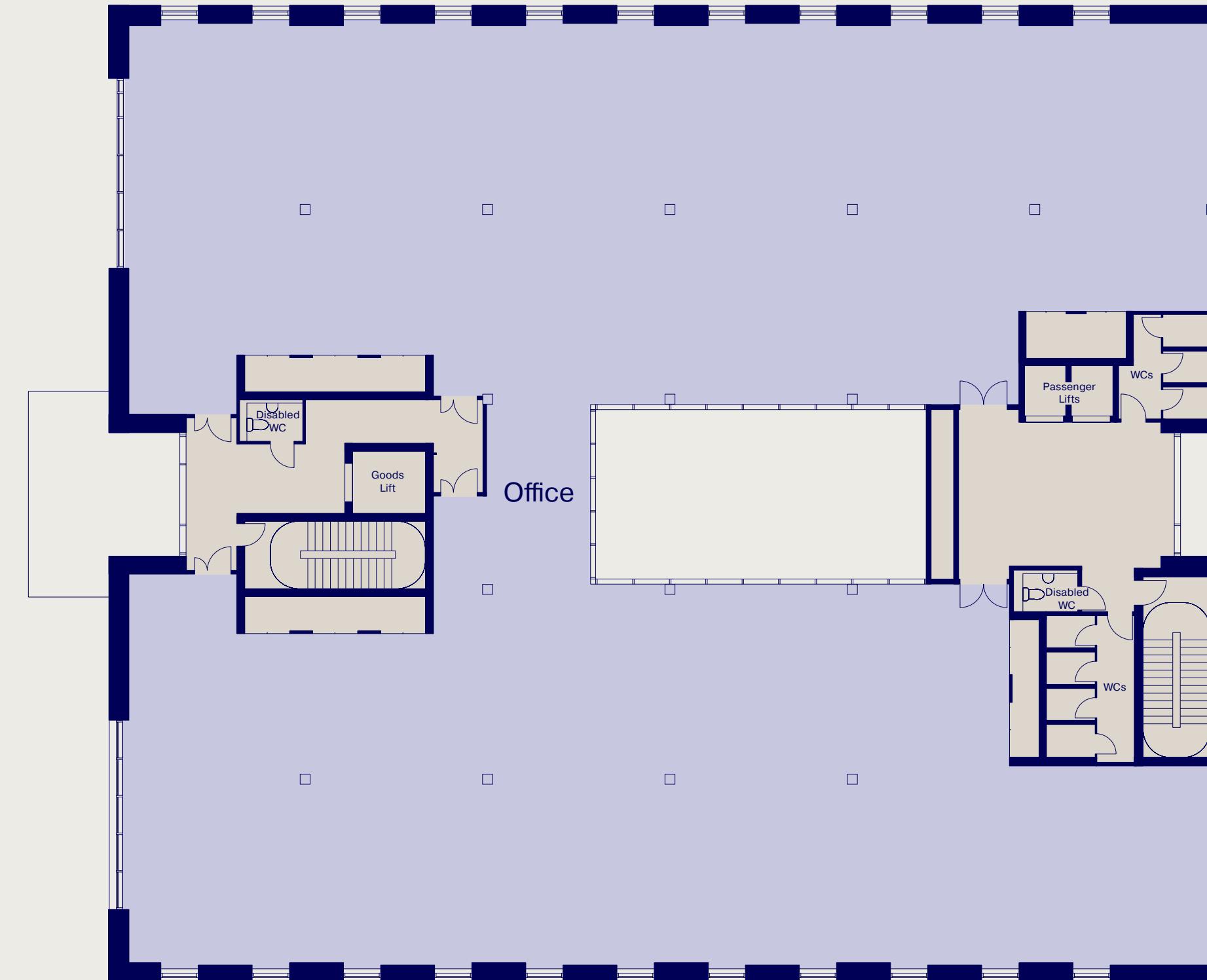
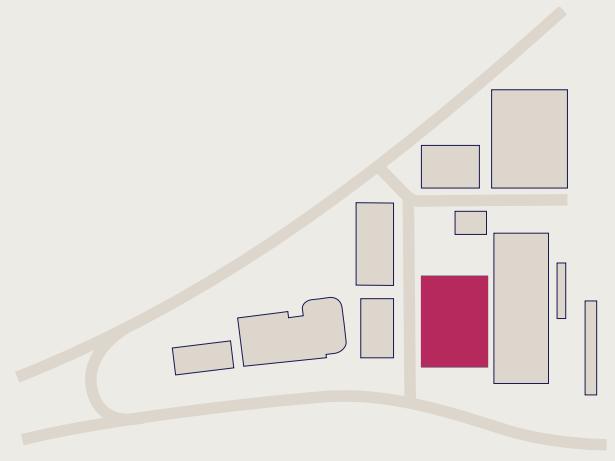
Space plan



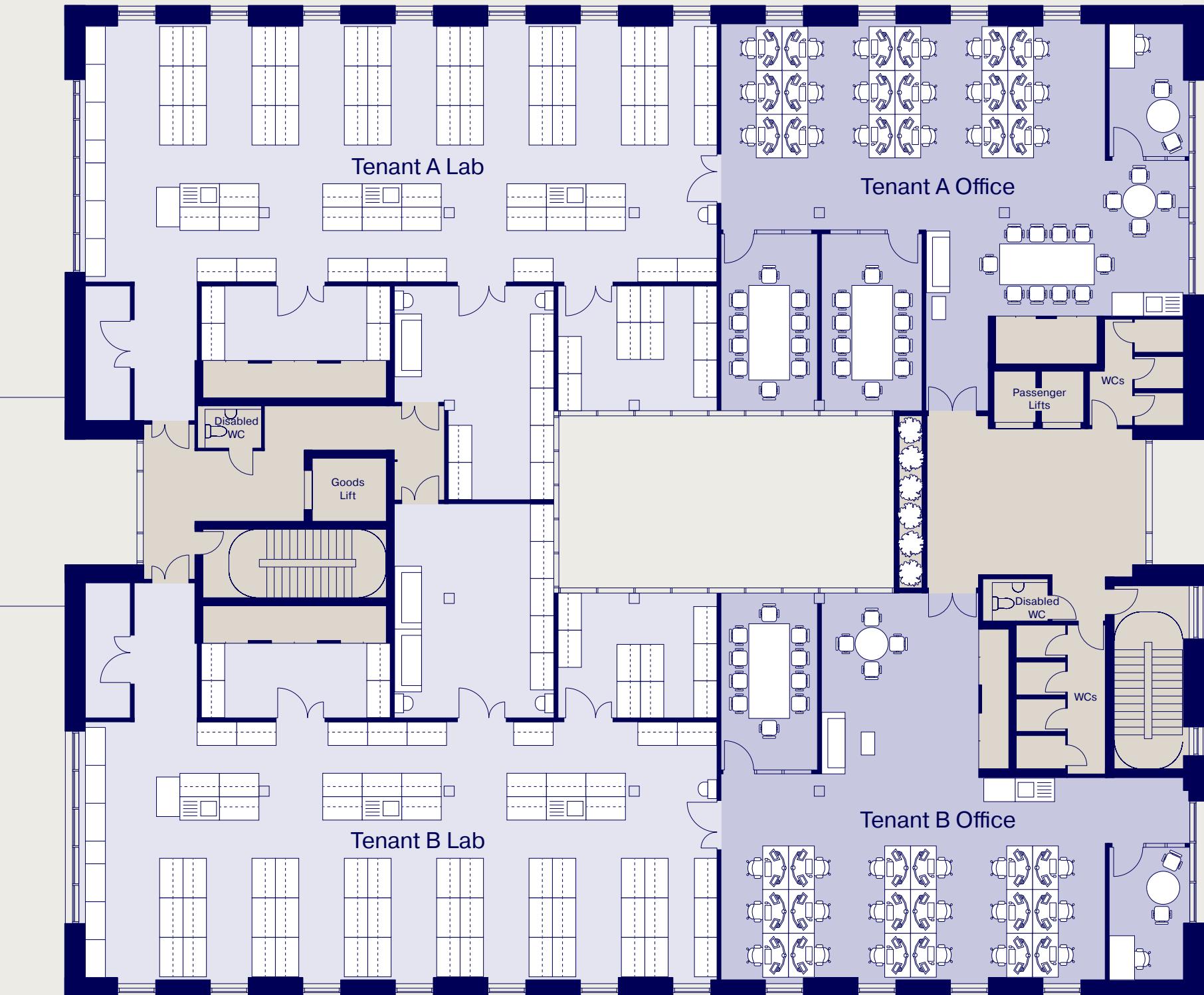
Level 1 & 2



1,753 sq m / 18,869 sq ft



Floor plan



Space plan

Already well established

Unity Campus is already a hive of activity. Set within 11.5 acres, the campus is home to a burgeoning community of life science and innovation companies that are thriving.



Telensa

PHOREMOST

Welbeck Health
PARTNERS

GRANTA Medical Practices
Outstanding People Outstanding Healthcare

Cuttsty & Cuttsty®

maxion therapeutics

ViaNautis
TARGETED NANOMEDICINES

Domainex
Enrich your medicines pipeline

GETBUSY

CHIMERIS

Partition Bio

Papworth Trust

IONTAS

Sareum

GENE WEAVER



Building specification

Schedule of areas

Floor	GIA	
	sq m	sq ft
Roof area	52	560
L2	1,753	18,869
L1	1,753	18,869
G	1,837	19,773
Total	5,395	58,071

The base specification includes:

- ◆ 58,071 sq ft lab-enabled building
- ◆ Flexible design able to accommodate 10k sq ft (half floorplates), 20k sq ft (floorplates) and 58k sq ft (whole building) requirements
- ◆ Designed to accommodate CL2 standard laboratories with dedicated fumehood risers
- ◆ High quality architectural design with striking full height atrium and reception area
- ◆ Able to accommodate one or two tenants on each floor or operate as an HQ for a single tenant
- ◆ 2nr passenger lifts and a large goods lift capable of remote call & receive function
- ◆ Communal atrium and break out on each floor
- ◆ Exceptional arrival experience and end of journey facilities including shower, changing and locker rooms on the ground floor
- ◆ Vulcathene drainage throughout with capacity for individual effluent testing for each tenant (6)
- ◆ High efficient HVAC with 6ACH for labs and 14 litres/second/person to offices
- ◆ 8nr fume cupboards per floor can be ducted to atmosphere
- ◆ “Gold” WiredScore IT facilities with “meet me” box served by BT and two others
- ◆ Efficient 7.2m x 7.5m grid spacing (which can accommodate both labs and offices)
- ◆ 170 standard car parking spaces plus 8 accessible parking spaces
- ◆ Secure and covered cycle parking
- ◆ Exceptional service yard facilities with bins, cryogenic and gas bottle storage included
- ◆ Burglar proof envelope and high quality security system fully integrated with the campus FM
- ◆ Intelligent Building Management System to support data collection, as well as efficient and sustainable building management

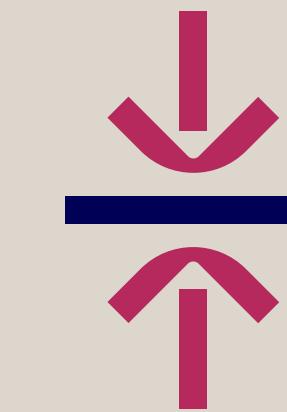
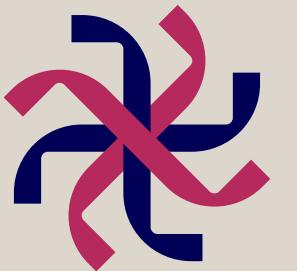
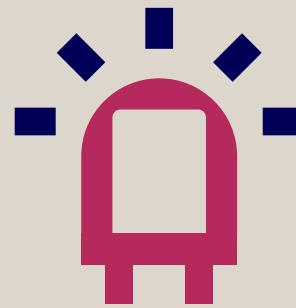
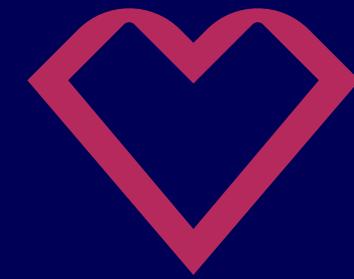
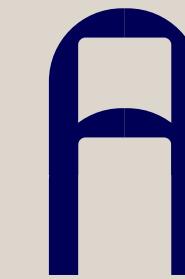
Prioritising the planet

Our sustainability approach

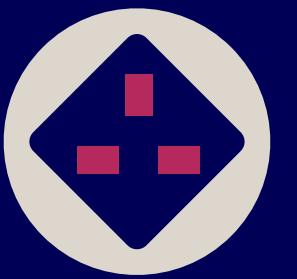
ESG is integrated across every level at Unity Campus. Phase 3 aims to meet the best-in-class credentials, from embodied net carbon targets to rainwater harvesting and urban farming.

130%

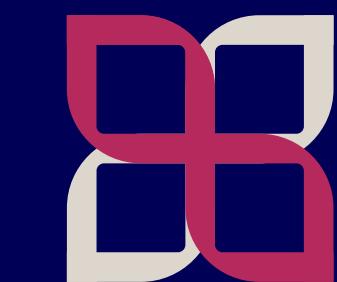
Significant BNG improvement through green design

BREEAM®Targeting BREEAM
'Excellent'High-performance Structural
Insulated Panels (SIPs)Carbon conscious design
and material selectionNatural ventilation
in office areasSupporting FutureIn construction
apprenticeshipsSupporting construction
placements and local charities

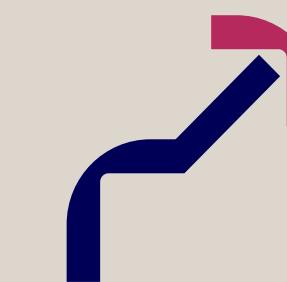
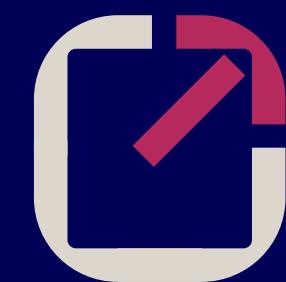
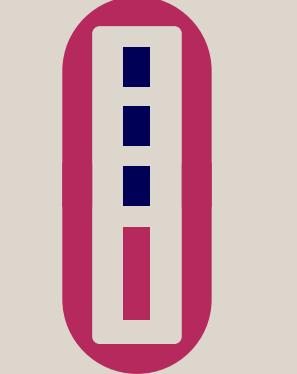
Targeting EPC 'A'



All electric buildings



Green leases

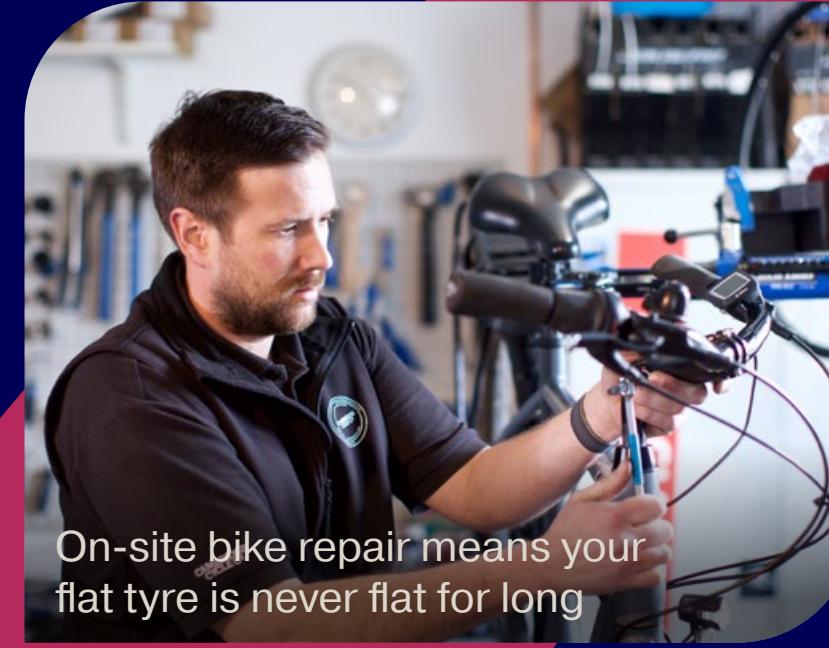
Phase 3 will provide best-
in-class space with market-
leading ESG credentialsIntelligent building
management systemEnergy and utility
metering

A connected community

Connect with a community that looks forward and gives back. A community engagement team is always on-site to facilitate events and activities, both internally and with the wider Cambridge Cluster. The team is continually building relationships with schools, organisations and charities so that Unity Campus is not just a place to work.



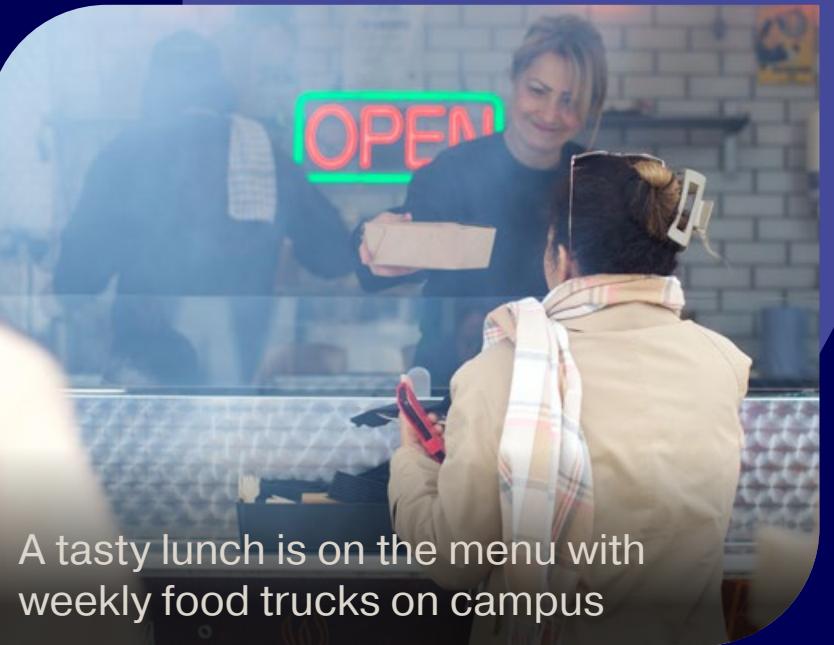
There's always something to do and people to meet



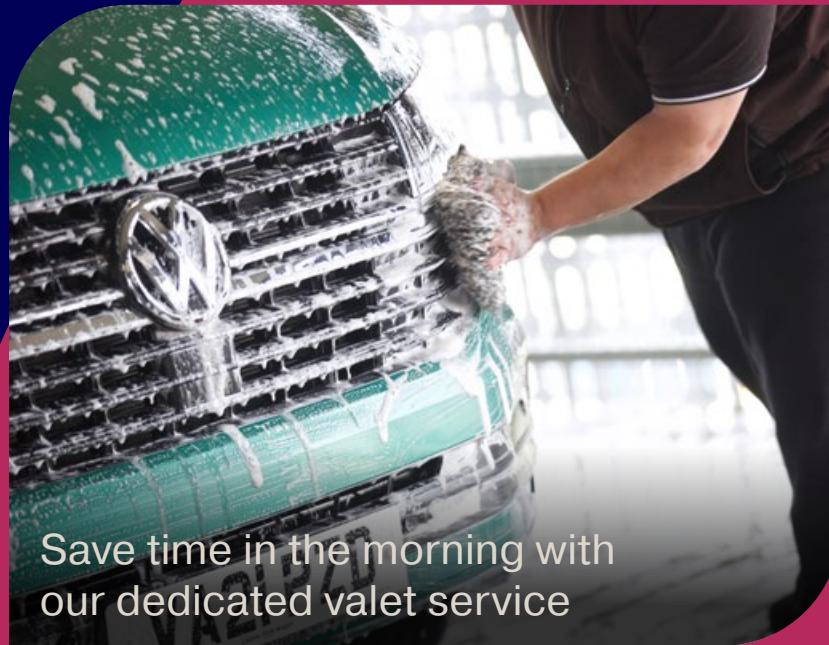
On-site bike repair means your flat tyre is never flat for long



Get those endorphins rushing at our very own gym



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



Save time in the morning with our dedicated valet service



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



On-site EVCPs

Quality downtime

Productivity needs more than a desk or a lab. Unity Campus provides amenities that inspire, green spaces to relax and tasty lunch options from either food trucks or the on-site café, a perfect place to unwind and catch up with colleagues. Enjoy your free time in the on-site gym, yoga studio or 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



Part of the Golden Triangle

The accelerating Cambridge Cluster

5,300

Knowledge-
intensive
businesses

72,000+

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%

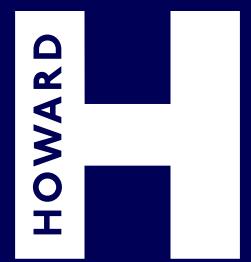
Life science
turnover in the
last 3 years

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.

Find out more

Phase 3 available in 2027

Unity Campus offers a very flexible leasing strategy. Artemis can be leased either as an HQ or alternatively, as split floorplates to suit business needs, if required. If you're interested in discussing any pre-let or future occupancy requirements please contact:



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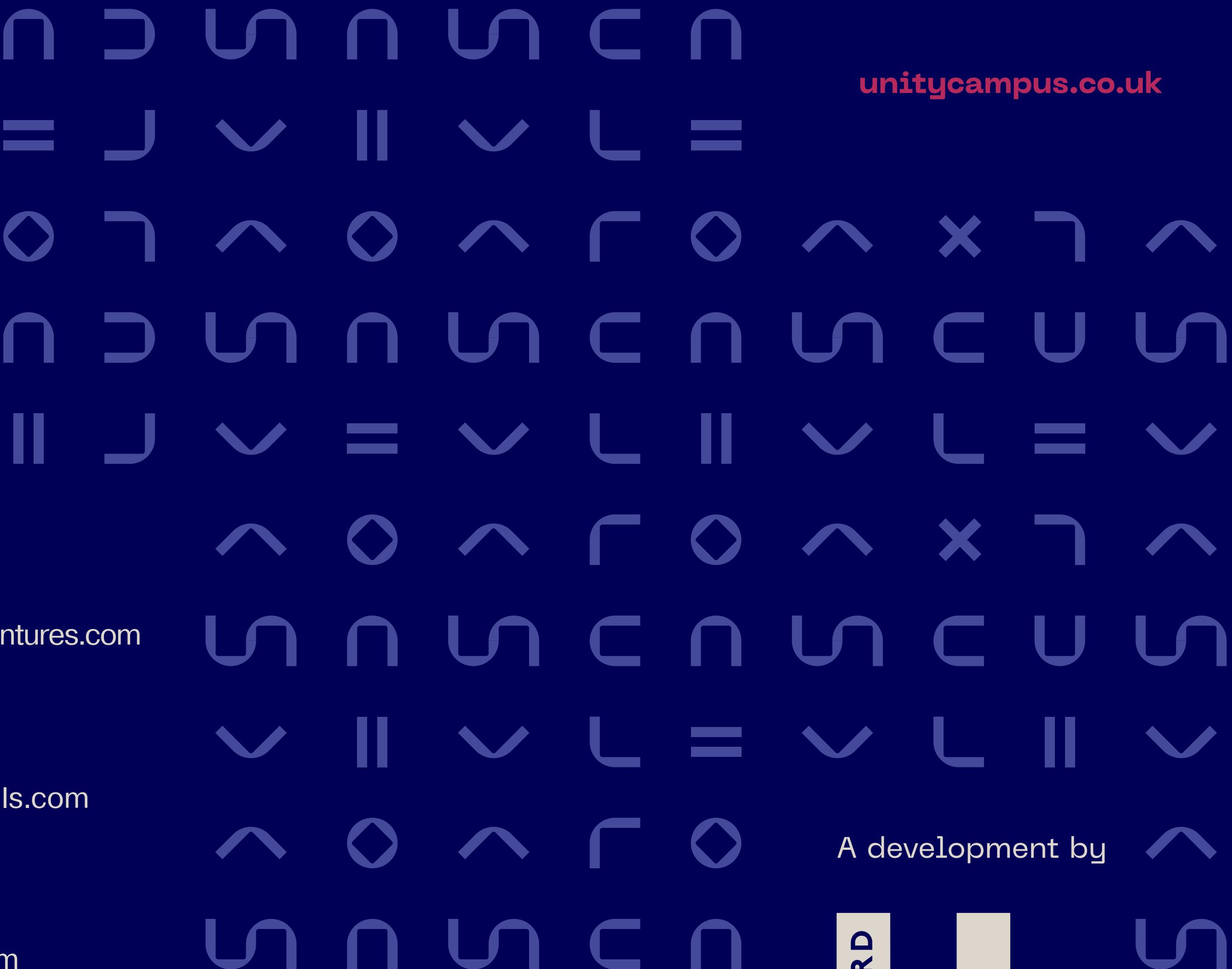
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A development by

