



# Iconix One Unity Campus

3,599 sq ft (334 sq m)

READY FOR IMMEDIATE  
OCCUPATION

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

# Last Office Suite Remaining

Iconix One at Unity Campus is a two-storey modern office building with a double height glazed reception entrance and communal WC.

There is surface parking to the front and rear of the building, providing a total of 13 spaces.

The suite is open plan and benefits from air conditioning, raised floors and suspended ceilings. The suite can be available on a fully fitted basis.

## Ground Floor

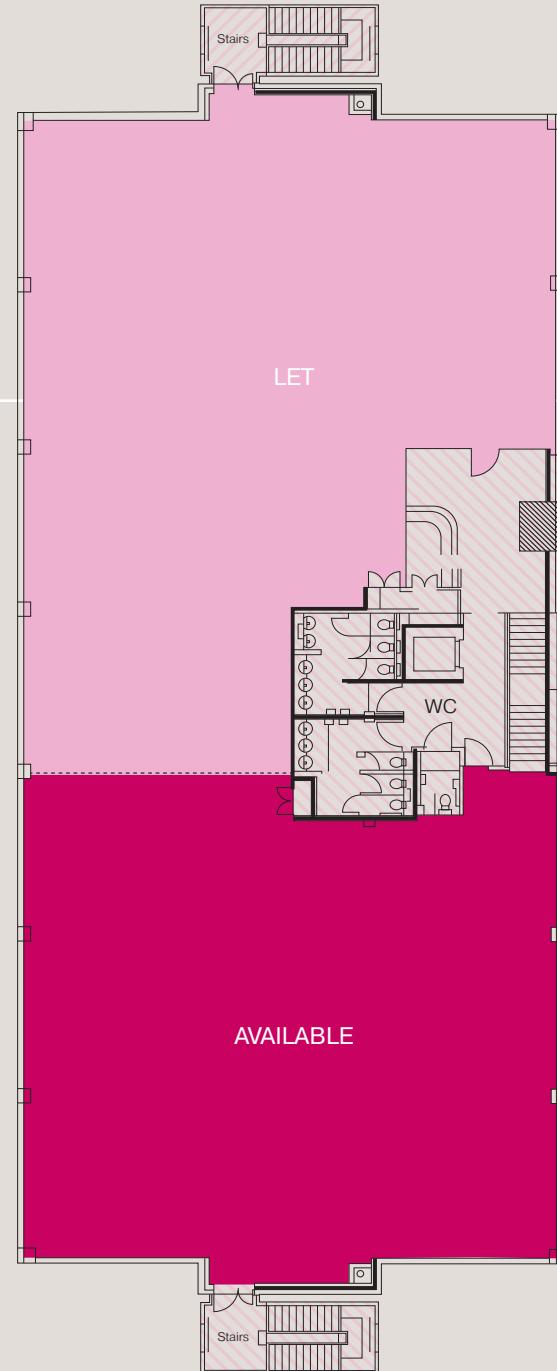
South suite - 3,599 sq ft (334 sq m)

## Floor Plan:

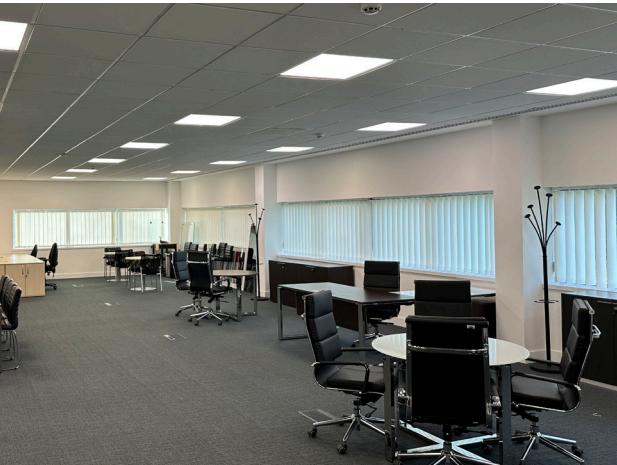
### Reception Area

#### Ground Floor Plan

- North suite
- South suite
- Communal



Comprising 3,599 sq ft (334.4 sq m)



# South Suite

## Recently Refurbished Offices

- Recently refurbished to Cat A condition
- LED lighting
- Air conditioning throughout
- Raised floors and suspended ceilings
- Secure cycle storage
- Furnished options available



# 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

Cuttsy  
&Cuttsy



**ViaNautis**  
TARGETED NANOMEDICINES

GET BUSY

IONTas

GRANTA Medical Practices



maxiontherapeutics

Domainex

Telensa

PHOREMOST



BIOCAIR

CHIMERIS

Sareum

Welbeck Health  
PARTNERS

Papworth  
Trust

Partition  
Bio

# 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:



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