



Iconix Two Unity Campus

5,736 - 12,905 sq ft ground floor fitted
laboratory and write-up space

www.unitycampus.co.uk



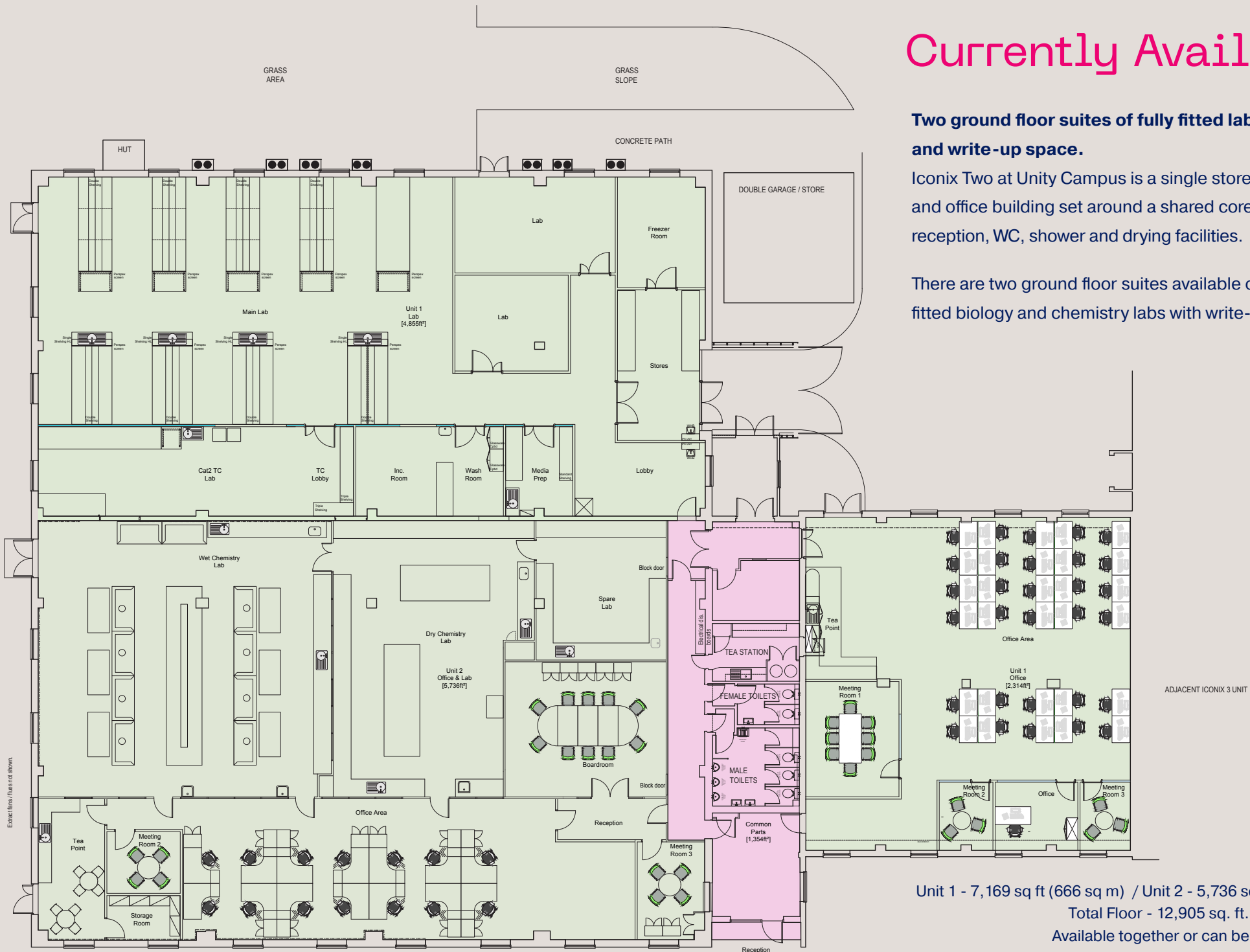
unity campus

Currently Available

Two ground floor suites of fully fitted laboratories and 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.

There are two ground floor suites available offering fully fitted biology and chemistry labs with write-up space.



Unit 1 - 7,169 sq ft (666 sq m) / Unit 2 - 5,736 sq ft (534 sq m)
Total Floor - 12,905 sq. ft. (1,199 sq. m.)
Available together or can be let separately.

Unit 1

7,169 sq ft

Lab specification

- Ducted fume cupboard installed.
- Vinyl Floors.
- Sealed LED lighting units within a lab specification suspended ceiling.
- Gas lines and external gas cage.
- Heating and comfort cooling throughout.
- Six partitioned clean rooms and one rapid extraction nitrogen storage room.
- 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.



Unit 2

5,736 sq ft

Lab specification

- CL2 standard lab.
- Chemistry lab with 12 ducted fumehoods.
- Separate equipment and wash room.
- Vinyl floors.
- Sealed LED lighting units within a lab specification suspended ceiling.
- Biology lab with piped gas.
- Emergency shower.
- Benching and shelving.
- External gas cage.

Office Specification

- Open plan offices.
- Boardroom with two small meeting rooms.
- Kitchenette.
- Air conditioning and heating throughout.
- Shared shower facilities, locker rooms and drying areas.
- Secure cycle storage.
- Parking for up to 16 cars.



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



GETBUSY

IONTAS

GRANTA Medical Practices



maxion therapeutics



Domainex

Telensa

PHOREMOST



Sareum

Welbeck Health
PARTNERS

Papworth Trust

Partition
Bio™

Campus Location

Unity Campus is a high-specification technology and innovation park being developed by 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:



Katherine Friend

Howard Group, Director
Investment & Asset Management
M: +44 (0) 1223 312 910
E: K.friend@howard-ventures.com



Thomas Bewes

Howard Group
Asset Manager
M: +44 (0) 1223 312 910
E: T.bewes@howard-ventures.com



Ross Hemmings

M: +44 (0) 7890 423 803
E: Ross.hemmings@savills.com

Liv Thomas

M: +44 (0) 7815 032 086
E: Olivia.thomas@savills.com



Bridget Partridge

M: +44 (0) 7921 309 816
E: bridget.partridge@eu.jll.com

Will Heigham

M: +44 (0) 7860 666 355
E: will.heigham@jll.com

MISREPRESENTATION ACT 1967: Savills and JLL for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) and lessor(s) do not make or give and neither Savills and JLL nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. As a responsible landlord, Howard Group has regard to the recommendations of the voluntary code for Leasing Business Premises in England & Wales 2007. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.leasingbusinesspremises.co.uk. Brochure updated May 2025.