

unity campus

progress : together

www.unitycampus.co.uk

Unity Campus

THE WORKS

14,346 sq ft (1,333 sq m) of fully fitted Laboratory and office space available across ground and first floor suites

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.

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THE WORKS

















Housed within the pre-cast concrete frame of the original building, The Works now provides modern office and fully fitted laboratory accommodation.

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Rare opportunity to acquire fitted lab and office space across a ground floor and first floor suite of The Works, in a truly inspiring and engaging environment. In addition, high-quality internal circulation, breakout and amenity space within the glazed, double height central ‘Street’, which runs directly through the building, provides space flooded with natural light to meet, share ideas and relax with like-minded people and businesses.



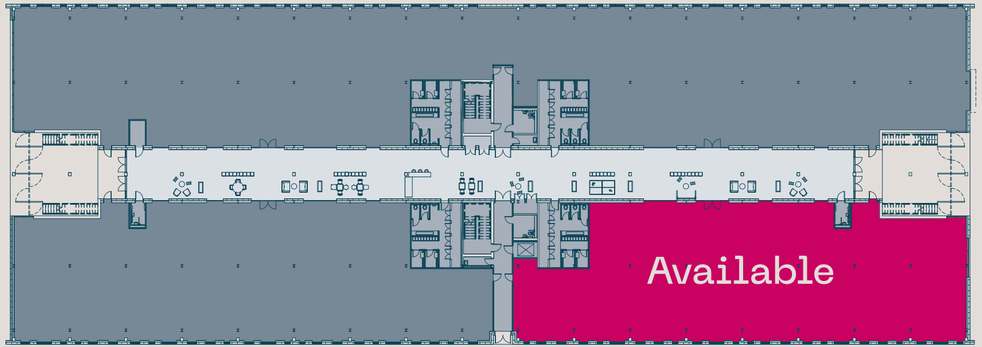


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THE WORKS

Ground Floor Lab Space Available (Suite 3)

Ground Floor – 7,235 sq ft (672 sq m)

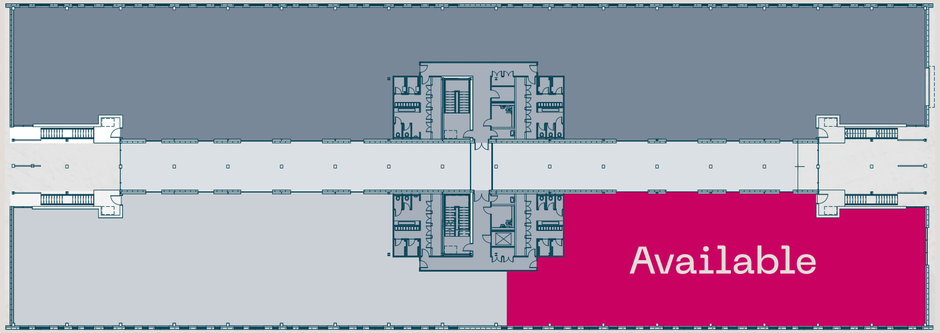


THE WORKS

First Floor Office Space Available (Suite 7)

The first floor of The Works has been fitted out to a CAT A office specification, with raised floors, floor boxes, heating/cooling systems and high standard office lighting. The north and south elevations benefit from 37% glazing as well as significant natural light from the large central atrium.

First Floor – 7,111 sq ft (661 sq m)





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THE WORKS

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Lab-Ready Space

for Science, Innovation and Growth

The Works at Unity Campus provides highly adaptable workspace tailored to the needs of science, technology, and innovation-led businesses, supporting collaboration, wellbeing, and future growth.

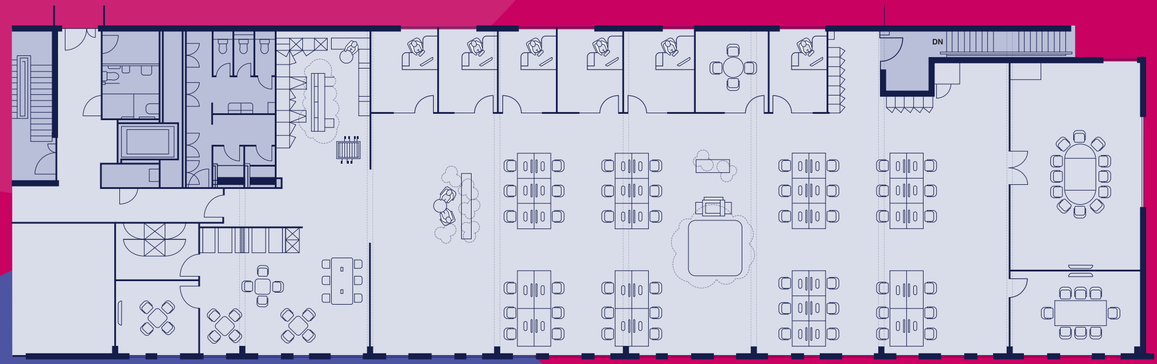
- Lab finished to a CL2 standard and ready to occupy
- Cat A + office spec with kitchenette, break out area, boardroom and 8 meeting rooms
- Architecturally designed reception area and communal spaces
- Communal showers and changing facilities on each floor
- 1 × AHU providing 6 air changes per hour to the lab
- 1 × passenger lift
- External waste storage
- Bottled gas cages
- All electric building
- LED lighting throughout
- 45 car parking spaces with EV charging and accessible parking available
- Cycle parking provision







First Floor Office Plan (Suite 7)

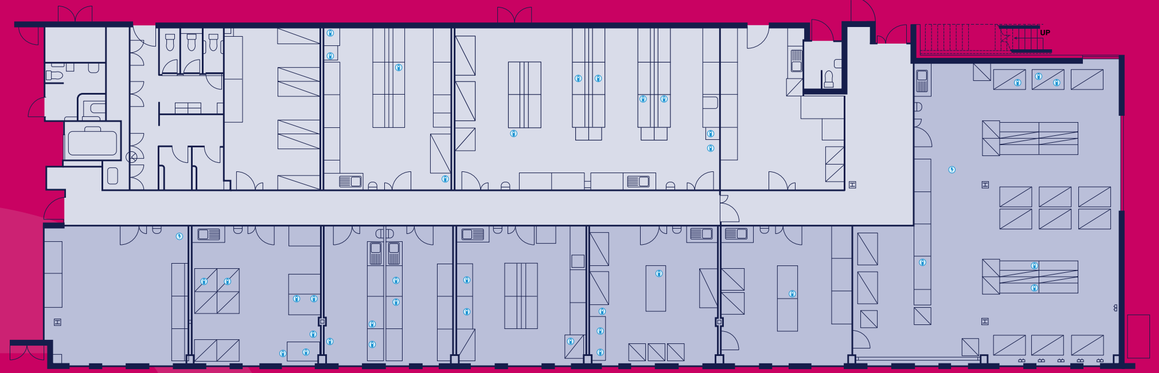


7,111 sq ft (661 sq m)





Ground Floor Laboratory Plan (Suite 3)



7,235 sq ft (672 sq m)

THE WORKS

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A thriving campus

Today, Unity Campus is a hive of activity.

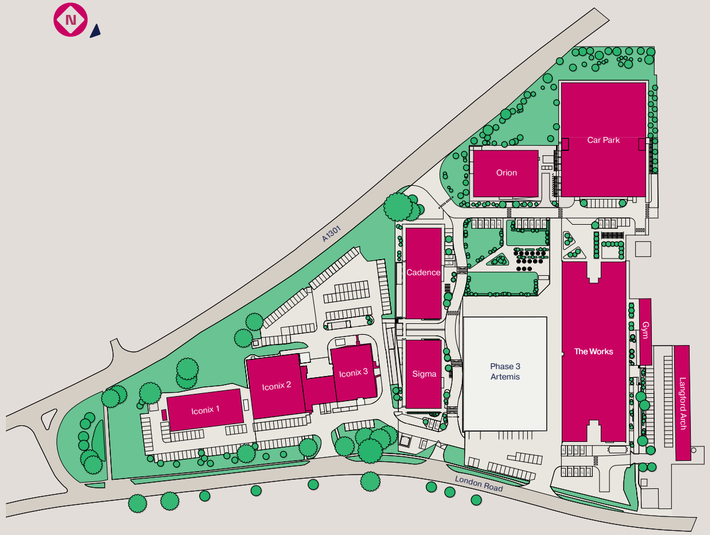
Set within an 11.5 acre campus, Cadence, Orion and Sigma were added in 2023 to Unity Campus, all providing highspec and functional workspace with plenty of car parking and generous communal areas everyone can enjoy.

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**



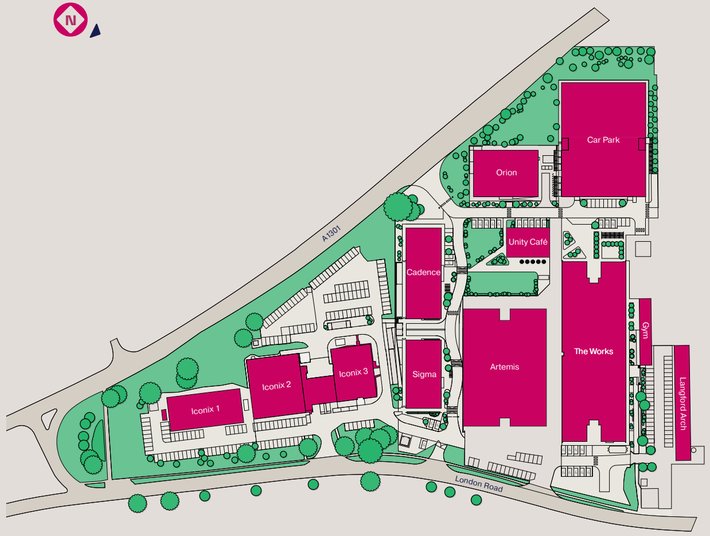
Planning future growth

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

It will bring ‘Artemis’, a 58,071 sq ft laboratory building, as well as a 3,283 sq ft café, and a central square will enrich the campus’s dynamic mix. The café is scheduled for completion in 2026, with Artemis set to follow in 2028.

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.

Current **Phase 3**



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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

BIOCAIR®

GRANTA Medical Practices
Outstanding People Outstanding Healthcare

Domainex
Enrich your medicines pipeline

Papworth Trust

Telensa

Cuttsy & Cuttsy®

GETBUSY

IONTAS

maxion therapeutics

CHIMERIS

Sareum

Welbeck Health PARTNERS

ViaNautis
TARGETED NANOMEDICINES

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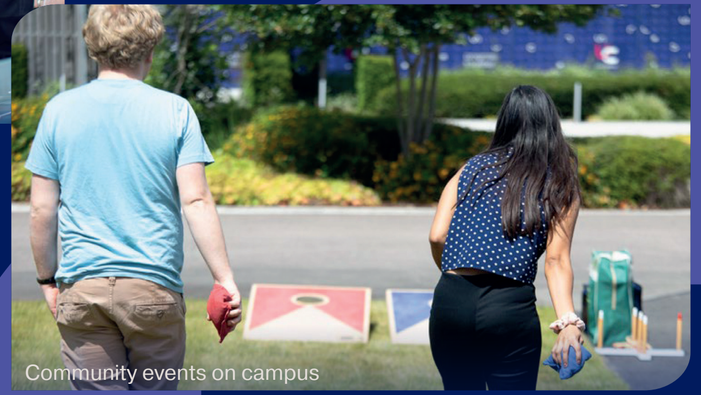
On-site café for relaxing and catching up with colleagues



On-site yoga studio



On-site food and drink



Community events on campus



Networking events

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.

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On-site bike repair means your 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 takes more than just a desk or a lab. At Unity Campus, we provide amenities designed to inspire - inviting green spaces to recharge, ongoing training opportunities, and vibrant community events that bring people together. Take a break in our on-site gym, grab a bite from visiting food trucks, or enjoy meeting friends for lunch at Unity Café. You can even leave your bike repairs and car valeting to us, so you can focus on what matters most.



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Transport link

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 wh@3words /// steadier.nuns.hogs

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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

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

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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



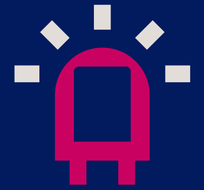
Intelligent building management system



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.



HOWARD

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Contact

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

www.unitycampus.co.uk

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A development by