

Iconix One Unity Campus

3,599 sq ft (334 sq m)

READY FOR IMMEDIATE
OCCUPATION

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

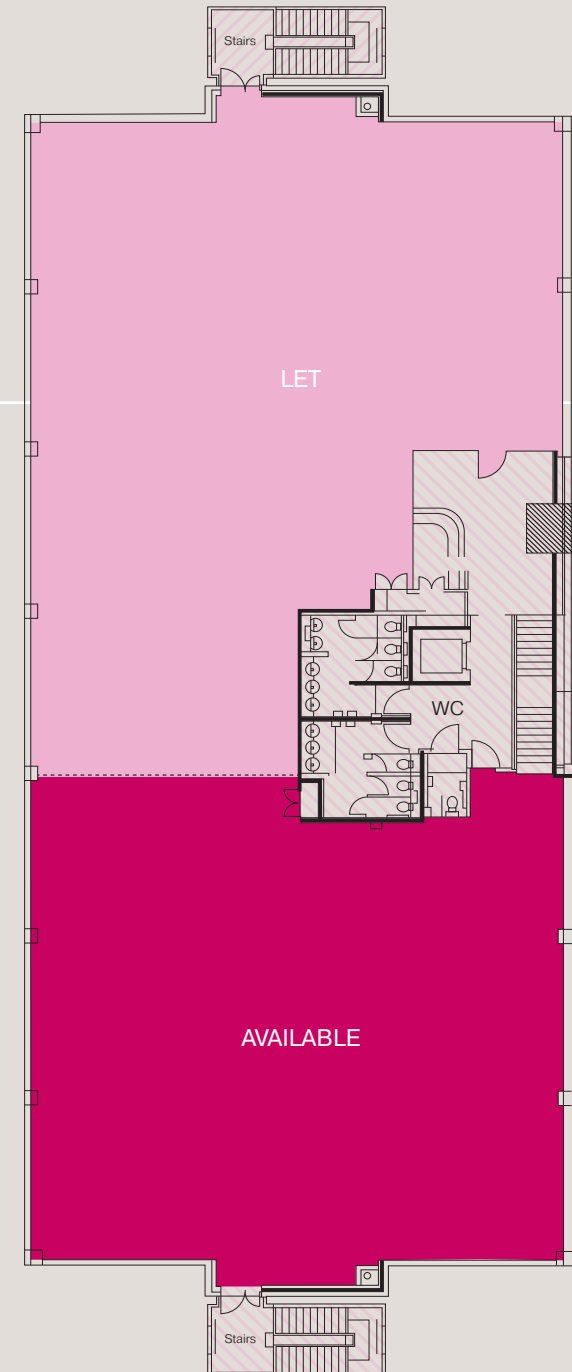
South suite - 3,599 sq ft (334 sq m)

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



G $\equiv$ T BUSY



GRANTA Medical Practices



maxion therapeutics



©signify



Sareum

WelbeckHealth
PARTNERS



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

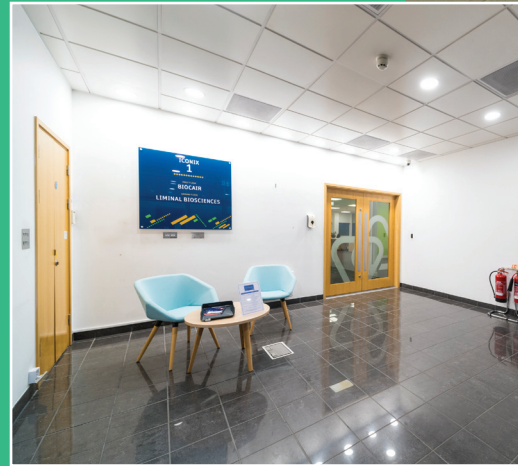
- Cycle paths all the way to Central Cambridge:
- 7 mins from Whittlesford Parkway
- 12 mins from Great Shelford
- 25 mins from Cambridge

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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