



Iconix Two Unity Campus

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

www.unitycampus.co.uk



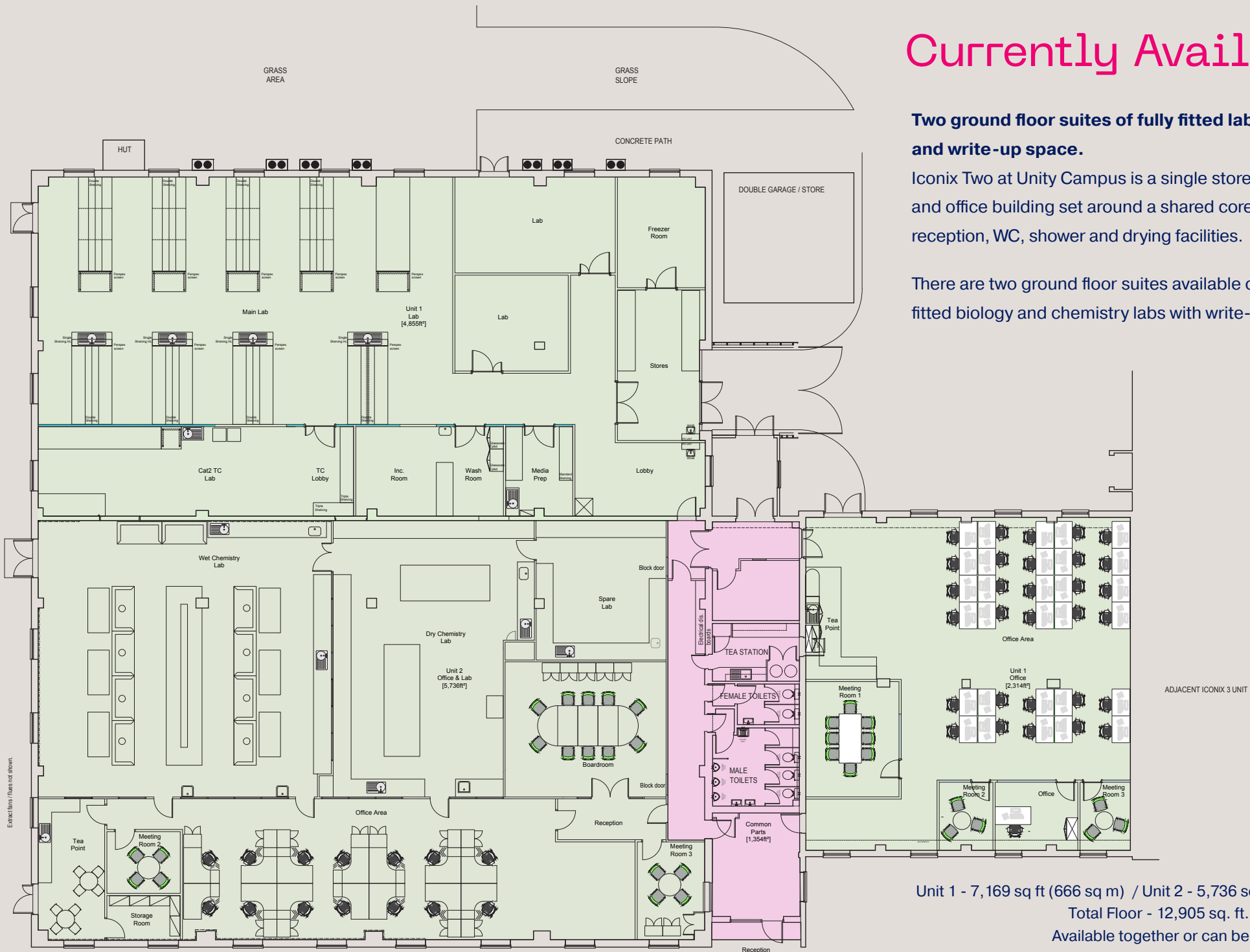
unity campus

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



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 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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