







LANGFORD ARCH

Office Suites from 635 - 4811 sq ft, available immediately

Flexible workspace at Unity Campus

Located within Unity Campus, South Cambridge, Langford Arch offers bright, self contained and newly refurbished office suites designed to offer flexible space.

Whether you're a start-up, a growing company or an established organisation, you'll have access to flexible, ready to occupy workspace within a thriving community of life sciences, technology and healthcare businesses.

Originally part of Sawston's historic tannery, Langford Arch combines its unique character with excellent transport links, on-site amenities and dedicated campus management.

KEY FEATURES

- Flexible open-plan office suites, ready for immediate occupation and tailored to a range of business needs.
- All suites across units 5 and 6 are newly refurbished.
- Close to Whittlesford Parkway Railway Station, with the #7 bus from Cambridge stopping just outside the Campus.
- Onsite parking and EV charging available.
- Join an established campus community, home to 14 other member companies.
- Onsite gym, valet service and café facilities, with a new café and conference space opening in April 2027.
- Inclusive events for campus members, from networking and personal development to CSR and social activities.
- Range of amenities in Sawston village including; post office, bakery, hairdressers, barbers, Co-Op and restaurants.

LOCATION



7 Mins
By train from Whittlesford Parkway to Cambridge

63 Mins
By train from Whittlesford Parkway to London Liverpool Street

1 Mile
From junction 10 of the M11, with immediate access onto the A505

www.unitycampus.co.uk

unity campus

HOWARD

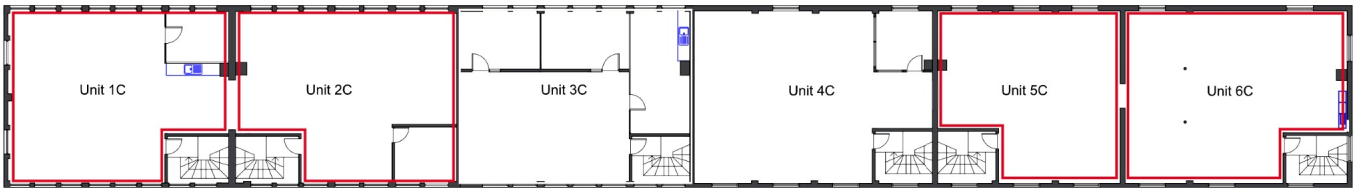
AVAILABLE SPACE

Suites can be taken individually or combined and on flexible leasing terms.

NAME	FLOOR	SQ FT	SQ M	PARKING	EPC	AVAILABILITY
Unit – 1C	Second	947	87.98	3 spaces	D	Available
Unit – 2C	Second	947	87.98	3 spaces	D	Available
Unit – 5A	Ground	635	58.99	3 spaces	TBC	Available
Unit – 5B	First	753	69.96	3 spaces	TBC	Available
Unit – 5C	Second	764	70.98	3 spaces	TBC	Available
Unit – 6A	Ground	786	73.02	3 spaces	TBC	Available
Unit – 6B	First	926	86.03	3 spaces	TBC	Available
Unit – 6C	Second	947	87.98	3 spaces	TBC	Available

SUITE LAYOUT

Ground: 5A, 6A · First: 5B, 6B · Second: 1C, 2C, 5C, 6C



Second Floor



First Floor



Ground Floor

Plans are indicative only and not to scale. All measurements to be checked on site. Drawing: Rapleys LLP, EX-002, June 2026. Langford Arch, London Road, Pampisford, Cambridge CB22 3FX.

Contact

If you are interested in discussing future occupancy requirements at Unity Campus please contact:

Izzy Vyvyan
Savills
M: +44 (0) 7977 757 382
E: izzy.vyvyan@savills.com

Anisha Stimson
Savills
M: + 44 (0) 7790 922 922
E: anisha.stimson@savills.com

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

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