

old.
swiss

The old inspires the new:
50,000 sq ft of reimagined,
sophisticated tech and
office space in CB1

www.old-swiss.com



**TO LET: High spec office spaces
from 1,750 sq ft to 10,600 sq ft**

old SWISS

The Swiss Laundry was a South Cambridge landmark for over a century. We have lovingly and sustainably repurposed this industrial site, with its classic red brickwork fusing it with the best contemporary materials.

The resulting high spec, modern business spaces are flooded with natural light and retain a unique retro-industrial feel in the heart of CB1 – the ideal place to be for knowledge-intensive businesses in Cambridge – the city of innovation.





Cambridge was a very different city back in 1887. Old Swiss was once a tannery beside a cattle market. In 1904, that tannery became a laundry which endured for 115 years. Messrs Chapman and Goundry, founders of Old Swiss Laundry, must have known they were laying the groundwork for the future. The Swiss Laundry business is still going from strength to strength, just outside Cambridge in Papworth Everard.

As custodians of the Old Swiss site now, we're also building for tomorrow.



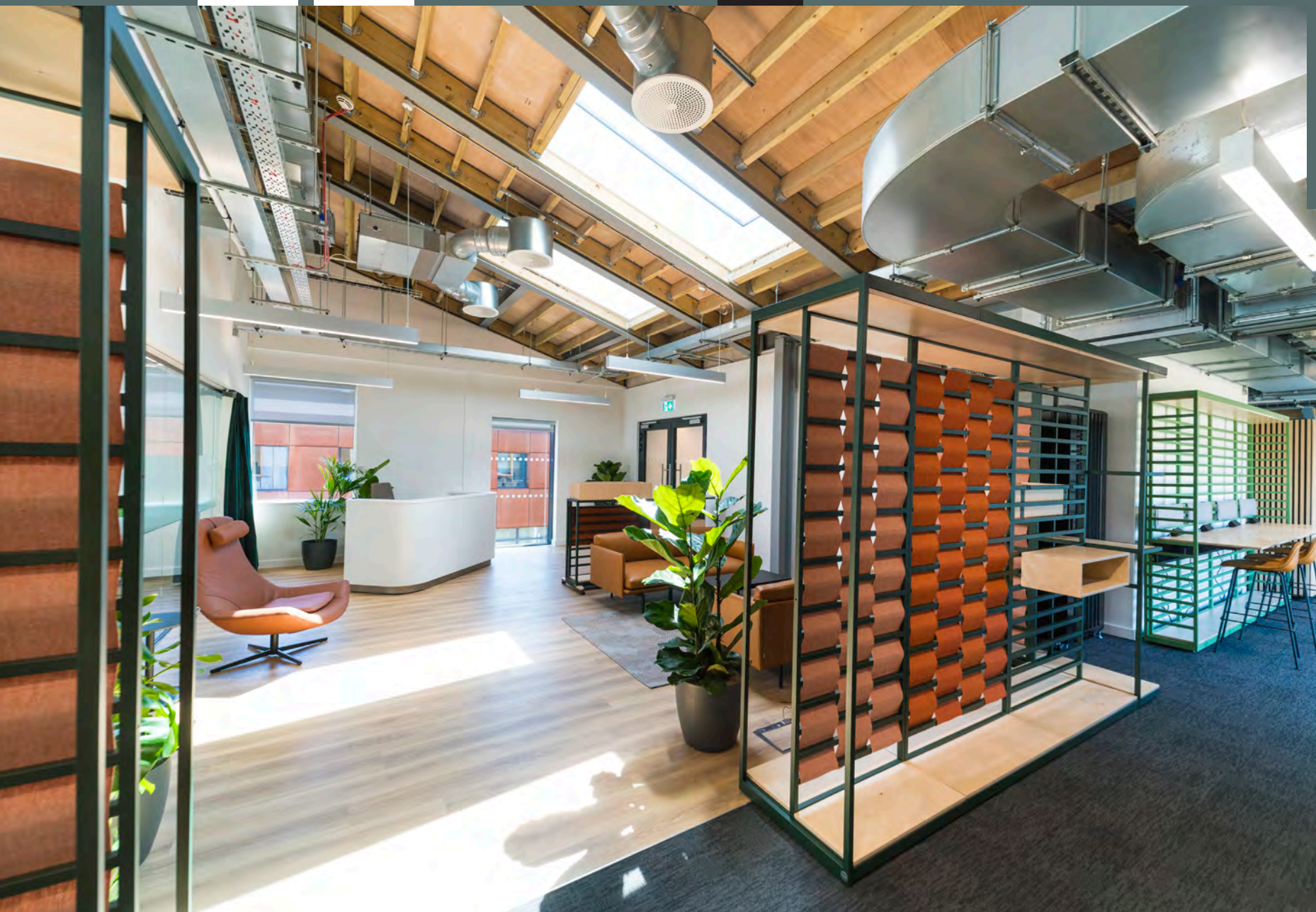
from old...

You'll like what we've done with the place. The traditional chimney, time-honoured layout and Cambridge Gault brickwork are now accentuated by higher ceilings and mezzanines flooded with natural light. Outside, the beautiful landscaping creates ideal spots and hideaways to sit and chat.

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to new





With high-spec desk space, meeting areas and breakout zones, we have designed a setting where everyone wants to work.

You can still see the original brickwork and exposed piping, Old Swiss gives you light, space, character.



space & amenities

- + New onsite café – Shoreditch meets Cambridge
- + Improved energy efficiency throughout
- + Onsite parking

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sustainable

The emphasis for this development is on sustainability. Rather than demolishing the old and starting afresh, we take our responsibilities in the face of the climate emergency seriously. We have created 50,000 sq ft of hi-spec tech and office workspaces by retrofitting and repurposing wherever we can to save on embodied carbon.

- + By retaining the existing buildings, significant reductions in carbon emissions are achieved in the construction process versus demolition and new build
- + The design uses materials that are as sustainable as possible, while at the same time maximising the energy efficiency of the buildings
- + Designed to BREEAM 'Excellent'
- + EPC A



Postcode
CB1 7BX

location

Old Swiss is located off Cherry Hinton Road, just 10 minutes walk from Cambridge Central station and 25 minutes walk to the historic town centre.

Market Square (central Cambridge)

25 minutes walk
10 minutes cycle

Cambridge Central Station

10 minutes walk
4 minutes cycle

M11 junction 11

3 miles

Stanstead Airport

28 miles
32 minutes by train

London

48 minutes by train
(from Cambridge Central to Kings Cross)



Life at Old Swiss

Balzano's Deli



Cherry Hinton Road in Cambridge is a bustling and vibrant area of the city. On the doorstep of the Old Swiss are an eclectic and multicultural mix of cafés, deli's, restaurants, bars, gyms, sports and entertainment venues – providing the ideal antidote to a busy day at work. The renowned Junction venue, which hosts a huge variety of theatre, music and comedy, is just round the corner, as is a multiplex cinema and bowling alley. For a lunchtime dose of fresh air, the beautiful Botanic Gardens and Cherry Hinton Park are only a 15 minute walk away.



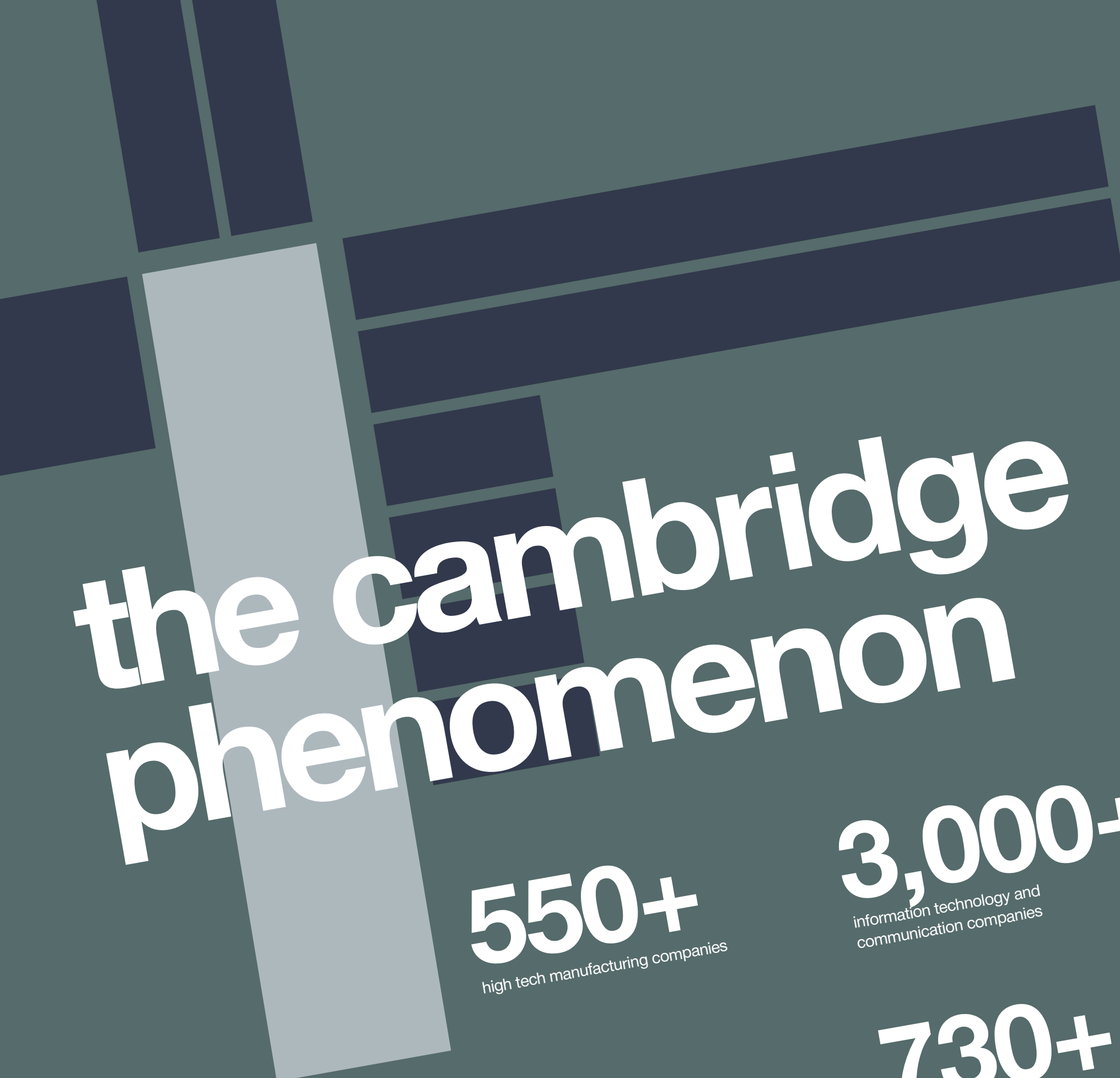
Cherry Hinton
Hall Park



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Cambridge Leisure:
Cinema, Bowling,
Restaurants, Cafes, Bars



the cambridge phenomenon

550+
high tech manufacturing companies

3,000+
information technology and communication companies

730+
knowledge-intensive services companies

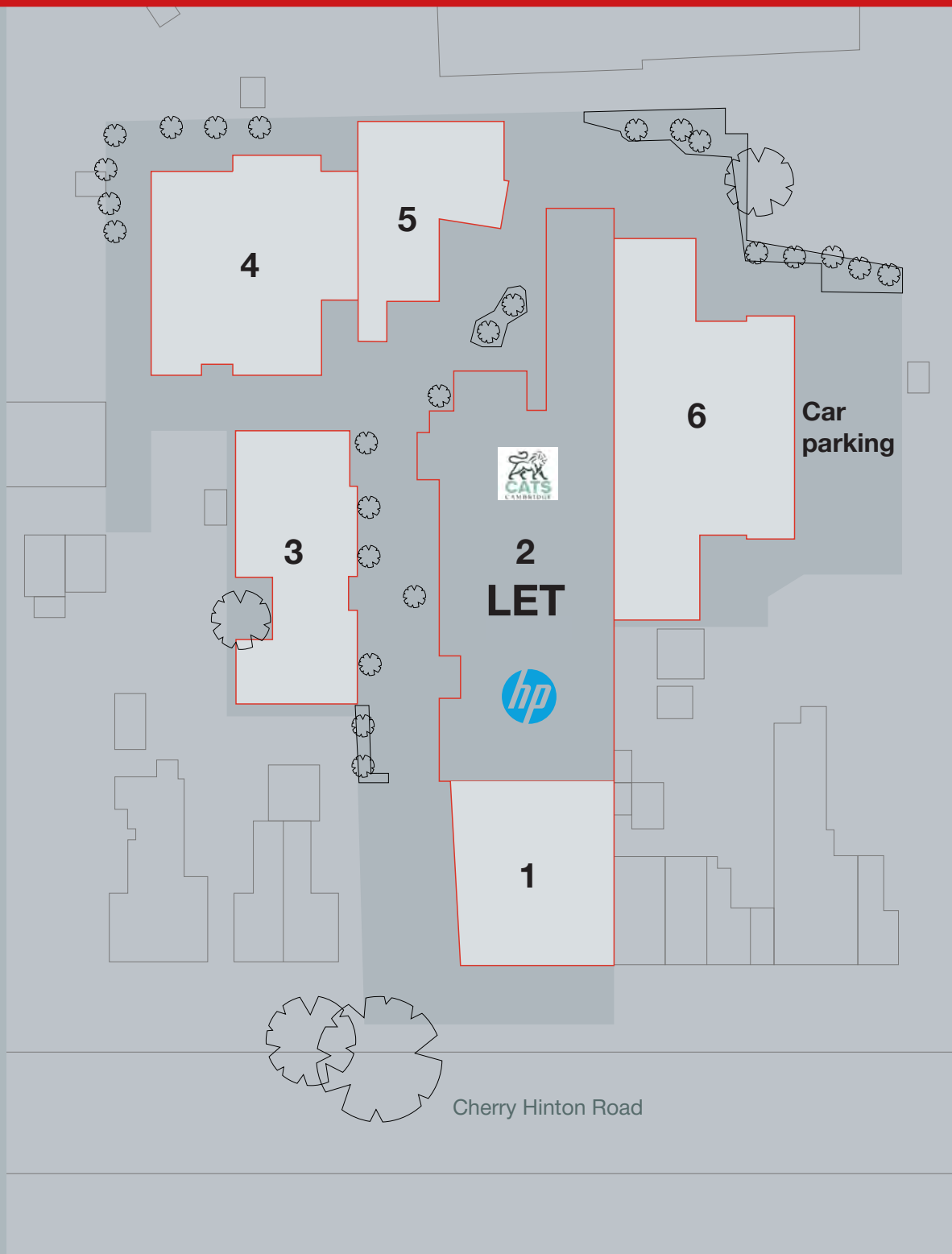
60,000+
people are employed by knowledge-intensive firms

440+
life science and healthcare companies

Cambridge is the UK's most exciting place to live and work. Silicon Valley has come to Silicon Fen. The tech giants are doing research here in the city and global pharma companies have clustered around the University of Cambridge and Addenbrookes – our world-class teaching hospital.

AstraZeneca, GSK, Samsung, Huawei, Microsoft, Apple, Amazon to name a few. In fact, Cambridge packs over 5,000 knowledge-intensive companies into less than 41km².

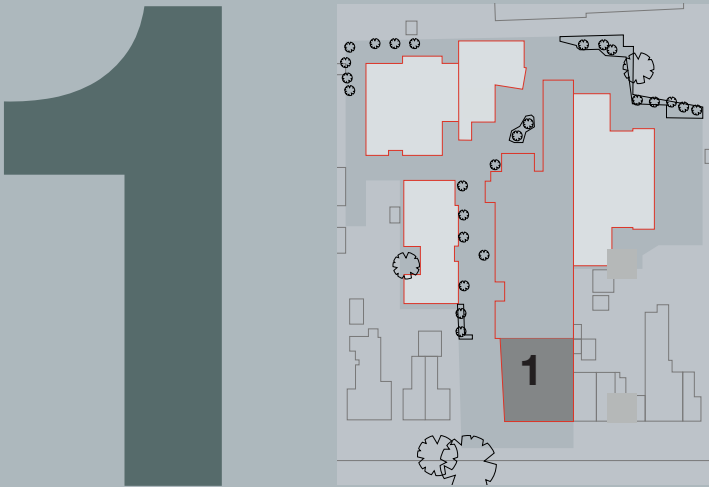
site plan



Key specifications

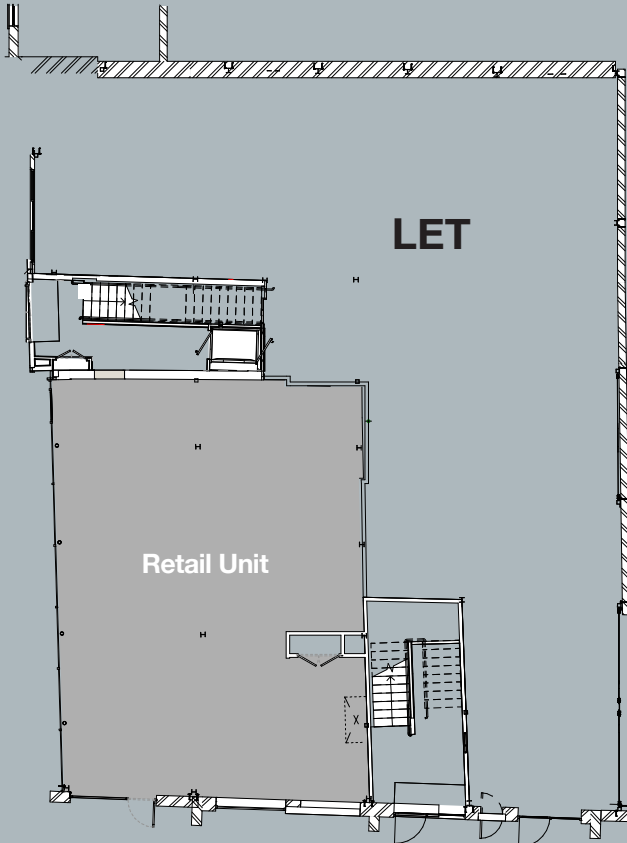
- Onsite café.
- High quality landscaping.
- New Cat A office meeting BCO standards.
- Each building office has a disabled WC cubicle and platform lift to the first floor.
- Clear slab to slab heights of minimum 3495mm.
- Ceiling service zone 400mm.
- Floor service zone 150mm.
- Access control to each unit.
- Each office has dedicated incoming power, data, mains water and below ground drainage.
- Electric supplies are 400v, 50Hz, 3 phase supplies.
- Separate metering is installed to each property.
- All high level services are exposed.
- VRF fan coil units provide heating and cooling to the open plan space.
- Solar assisted heat pump serving the domestic hot water.
- High efficiency LG7 lighting is used with LED light sources & PIR.
- DALI dimmable lighting control system.
- 28 onsite car parking spaces.
- Cycling storage.
- Shower and high quality WC superloos for each suite.
- BREEAM 'Excellent' rating.
- EPC A.

building 1

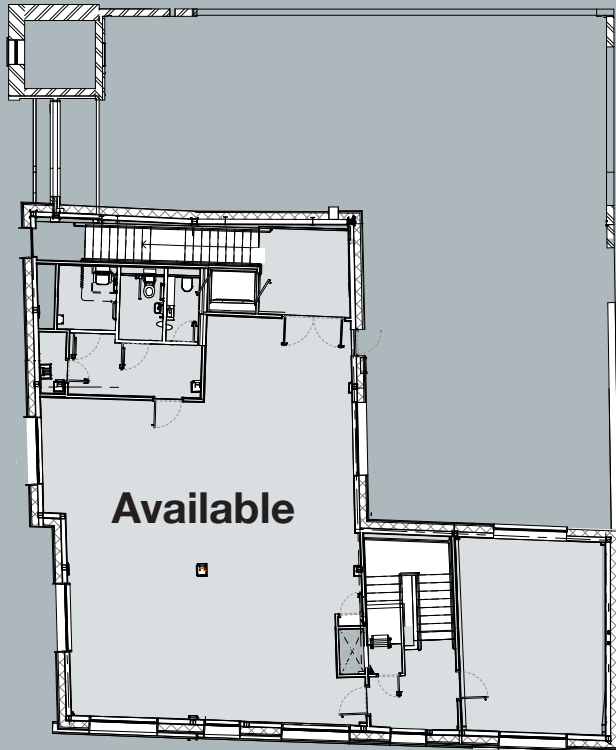


+ **First Floor:**
1,725 sq ft

The first thing that strikes you when you approach Old Swiss from Cherry Hinton Road is the bright retro 1950s red brickwork of building. This has been carefully restored and topped with a distinctive sawtooth profile in zinc. Inside, the contemporary façade gives way to big round windows and original timber roof of a classic Victorian warehouse. We've revived the original trusses and brackets, and replaced the ridge roof lights to allow waves of natural light in.



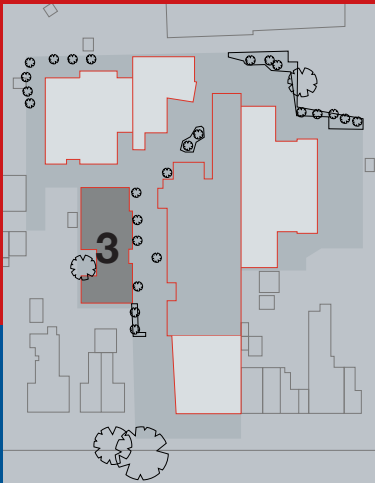
Ground floor



First floor

building 3

This entirely new building replaced a 1970s warehouse. It stands at the entrance of Old Swiss. Reconfigured and expanded in zinc cladding and large, generous windows. Its chic glass entrance gives way to the west-facing private courtyard garden.



3

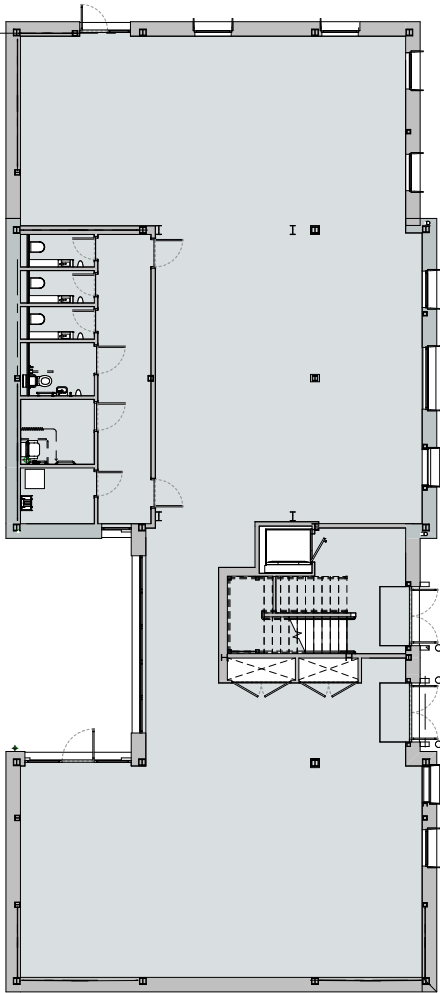


+ Ground floor: 3,410 sq ft

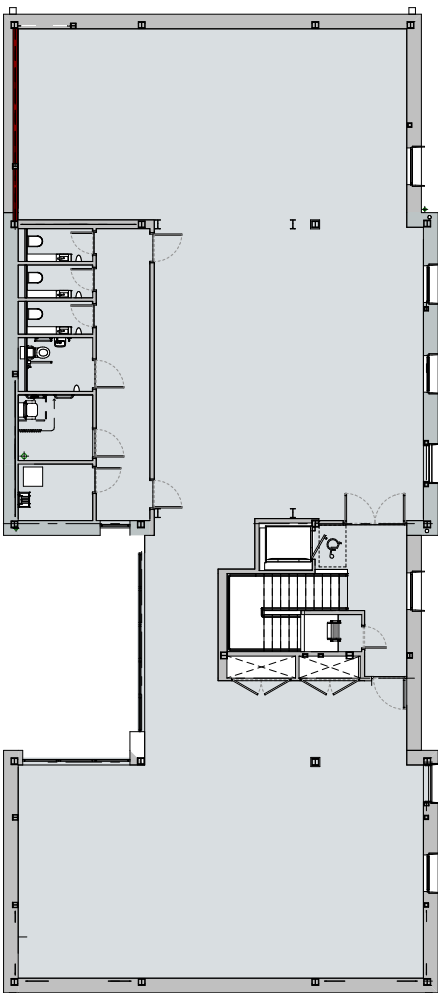
+ First floor: 3,399 sq ft

+ Total: 6,809 sq ft

Note: Floors can be let separately or combined depending on requirements.



Ground Floor



First Floor

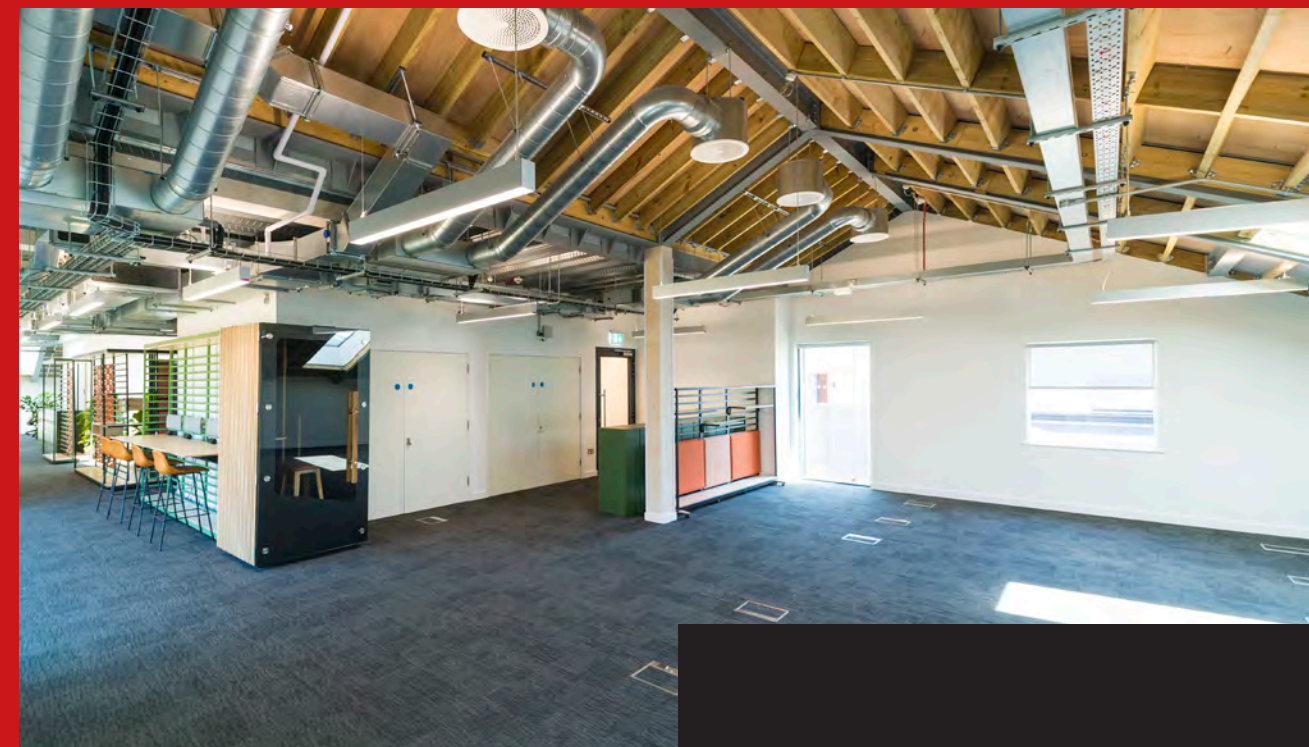
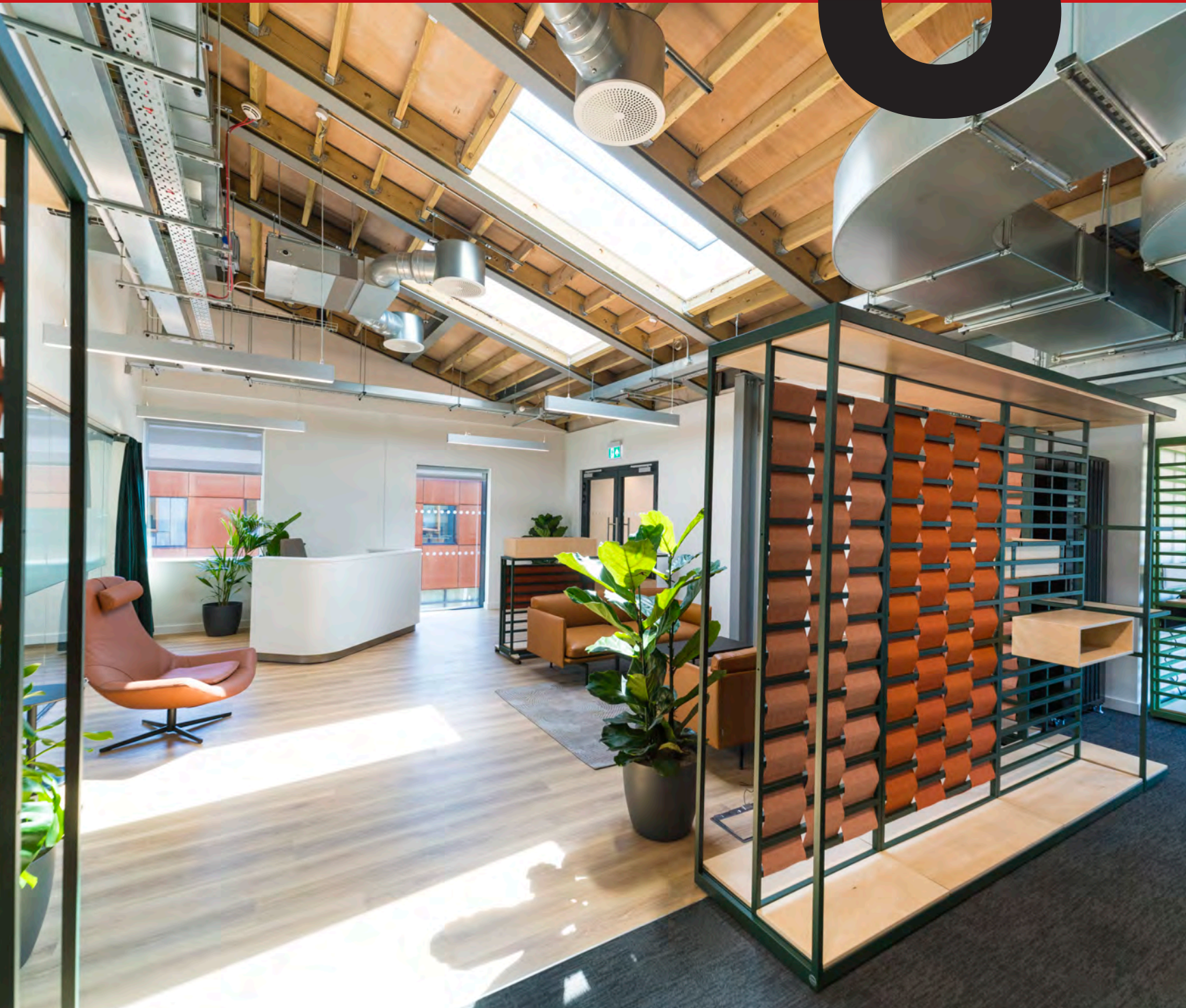
building 3

Thoughtfully designed, fully-fitted office spaces that complement the Old Swiss' rich heritage and architectural style.

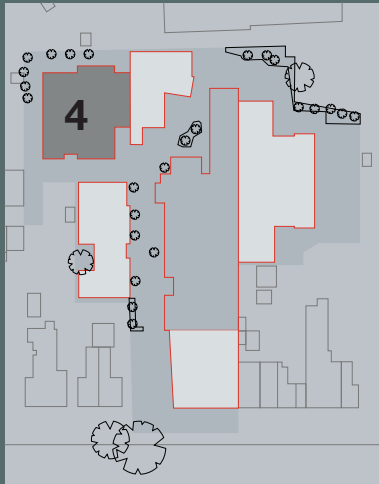
3

3

old:swiss



building 4

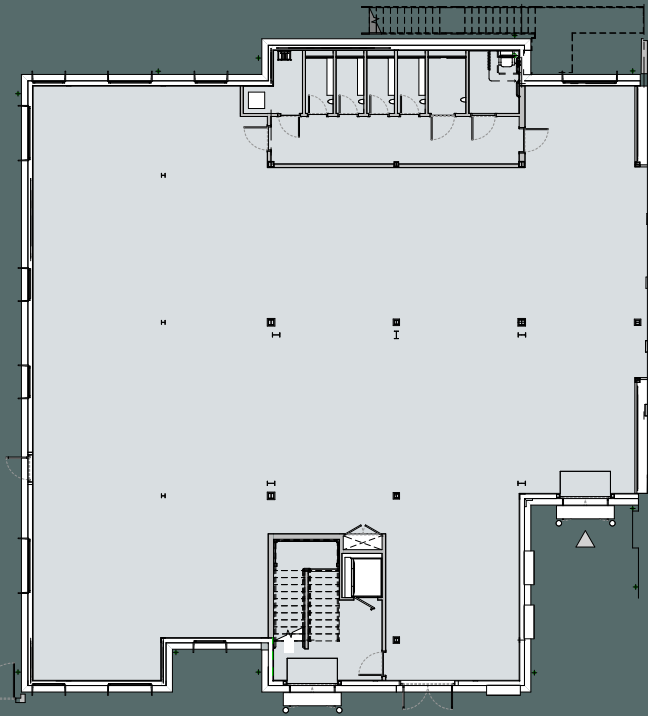


4

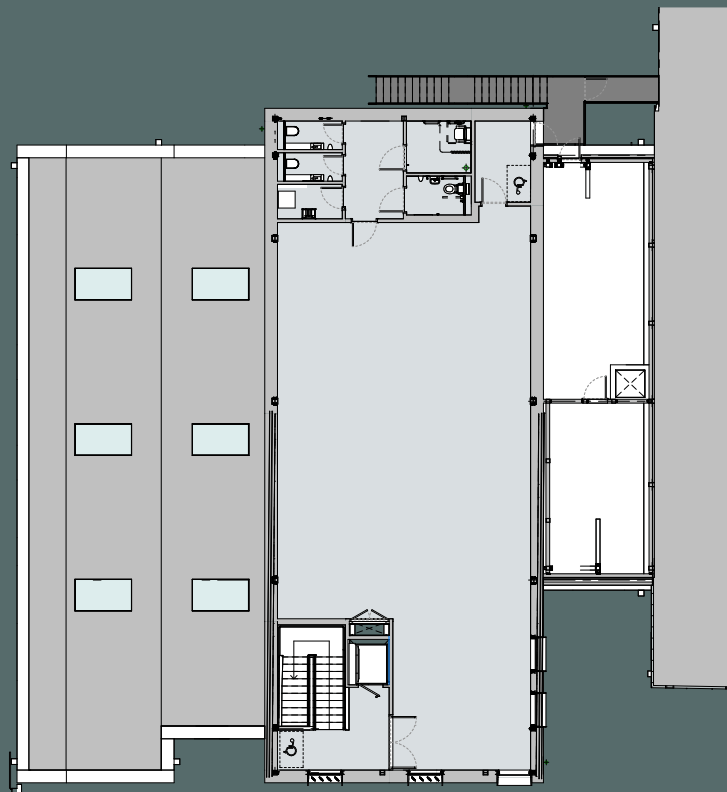
- + Ground floor:
5,057 sq ft
- + First floor:
1,969 sq ft
- + Total: 7,026 sq ft

Note: Floors can be let separately or combined depending on requirements.

Building 4, found at the rear of the site, is a two storey property characterised by its exterior metal cladding and large glass doorways. The building is well positioned to offer direct access into the courtyard at the heart of the site which benefits from outdoor amenity space and seating.



Ground Floor

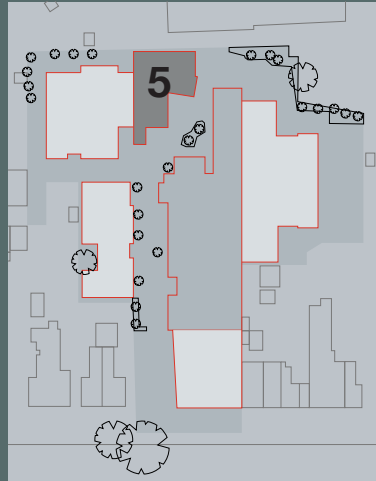


First Floor

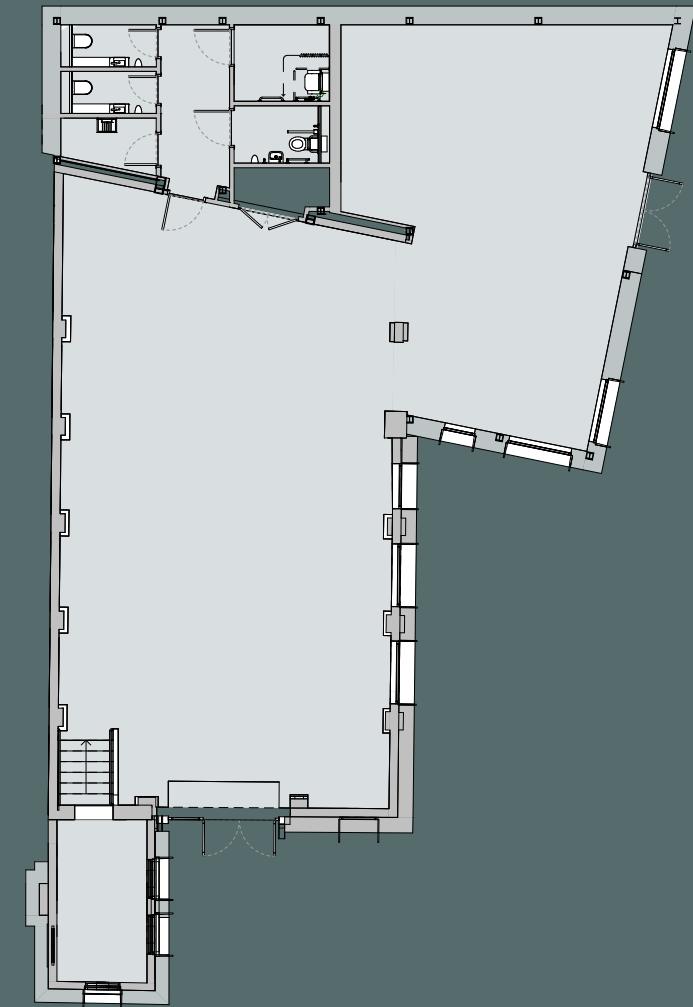


building 5

5



+ Ground floor: 2,305 sq ft



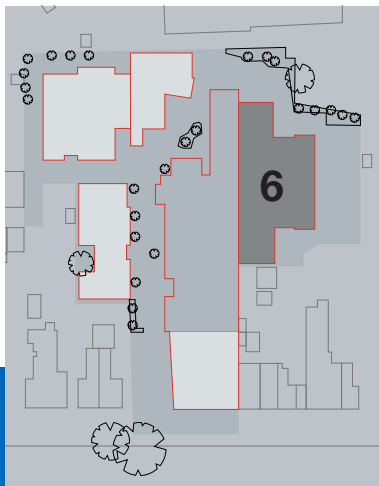
Ground Floor

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Building 5 is part of the old tannery buildings standing proudly clad in hand-made Petersen clay tiles and zinc projections. Its enormous windows illuminate the original double-height timber trusses which still line the roof. It's that meeting of classic and contemporary which defines the site. The traditional wooden supports now blend into a glass entrance which further enhances the bright welcoming feel of the building.

building 6

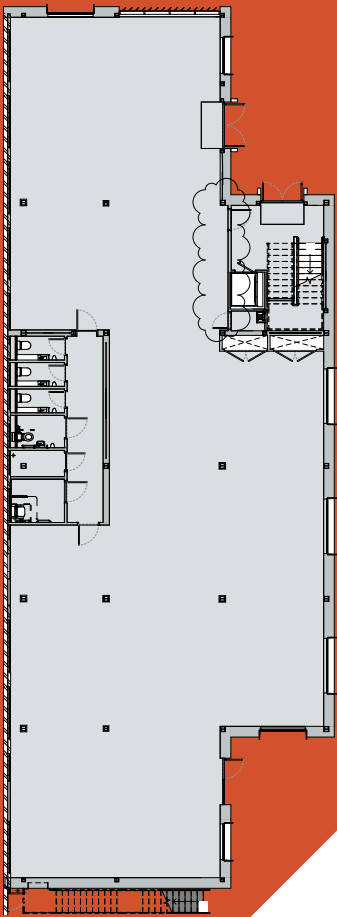


- + Ground floor: 4,684 sq ft
- + First floor: 5,916 sq ft
- + Total: 10,600 sq ft

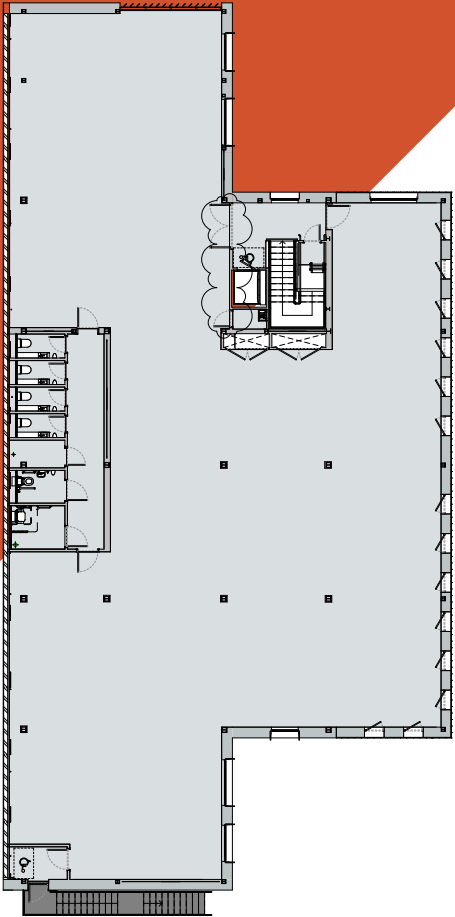
Note: Floors can be let separately or combined depending on requirements.

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Ground Floor



First Floor



This was the old press and has allowed our designers to really flex their creative clout and produce a truly stimulating and sustainable environment. Corten steel cladding around a cantilevered first-floor projection creates a truly unique and contemporary office space, full of natural light. The whole building rests on stilts, perched neatly above parking space which includes electric vehicle charging stations.

6



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