

# accelerator park

PHASE 1 ■ SOUTH CAMBRIDGE ■ CB22 3FG



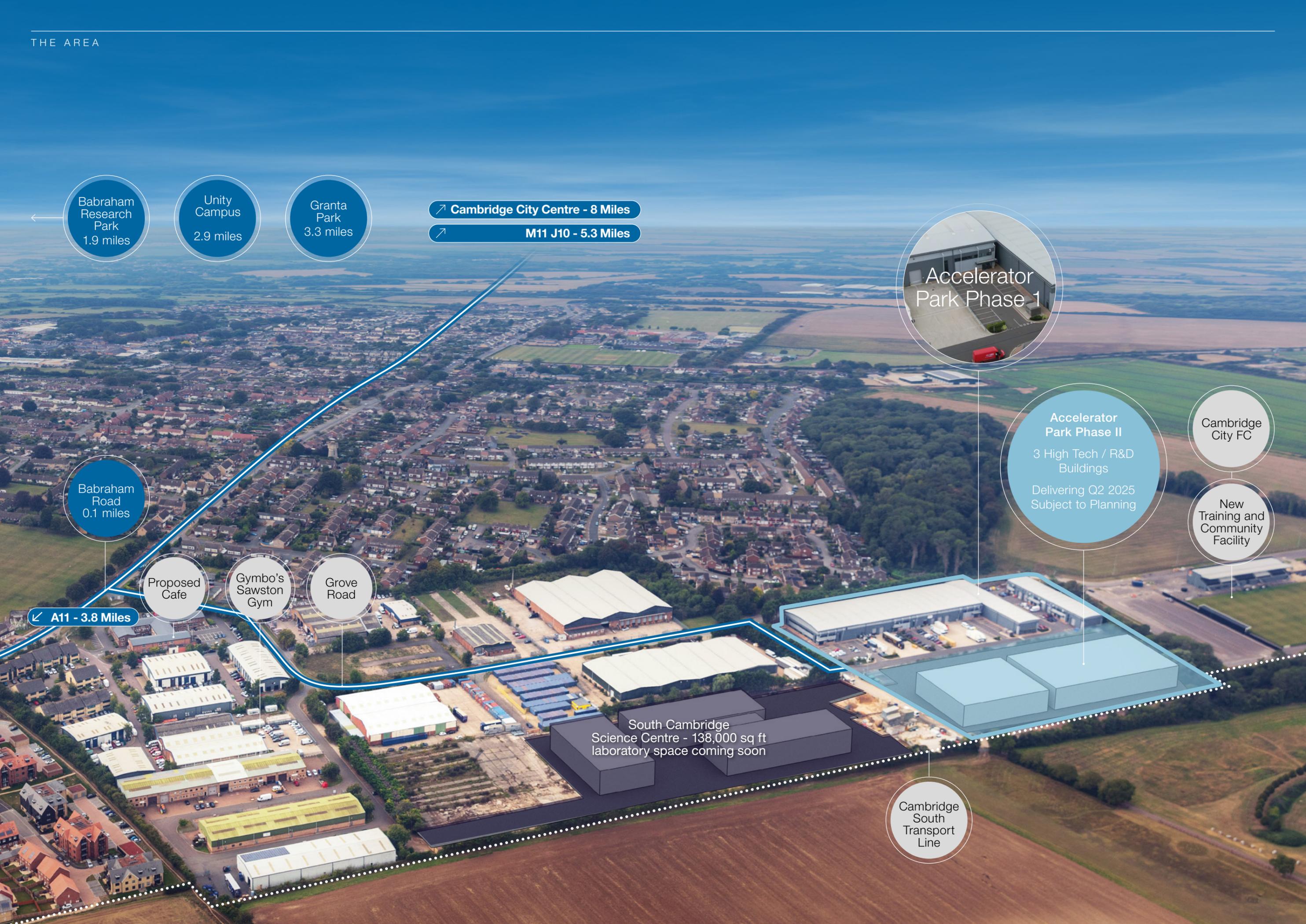
TRISTAN  
CAPITAL PARTNERS

CANMOOR

Modern R&D /  
Production Buildings  
2,148 - 18,232 Sq Ft  
TO LET

An exciting campus for  
innovative R&D, tech &  
production uses.





Babraham Research Park  
1.9 miles

Unity Campus  
2.9 miles

Granta Park  
3.3 miles

↗ Cambridge City Centre - 8 Miles

↗ M11 J10 - 5.3 Miles



Accelerator Park Phase II  
3 High Tech / R&D Buildings  
Delivering Q2 2025  
Subject to Planning

Cambridge City FC

New Training and Community Facility

Babraham Road  
0.1 miles

Proposed Cafe

Gymbo's Sawston Gym

Grove Road

↙ A11 - 3.8 Miles

South Cambridge Science Centre - 138,000 sq ft laboratory space coming soon

Cambridge South Transport Line

# Oxford & Cambridge Arc

Accelerator Park is located in Sawston at the heart of the established biotech cluster approximately 7 miles south from Cambridge city centre. The research establishments at Babraham Campus, Wellcome Genome Campus and Cambridge Biomedical Campus are all close by and the area is home to numerous life science and technology companies.



Generates £110bn to the UK economy each year



An additional 1.1 million new jobs by 2050



4,500 businesses currently trading



42,000 students attend the Oxford & Cambridge universities



The arc has undergone economic growth of 25% over the last decade



Innovation and talent to develop ground-breaking new technologies



LOCAL OCCUPIERS

# Local Occupiers

Accelerator Park recognises the diverse occupational needs of businesses in Cambridge and the surrounding region. This prime location boasts a vibrant blend of both global brands and local technology-based companies. The park has been designed to foster collaboration among like-minded businesses and individuals. Presently, our local occupiers include:

Telensa

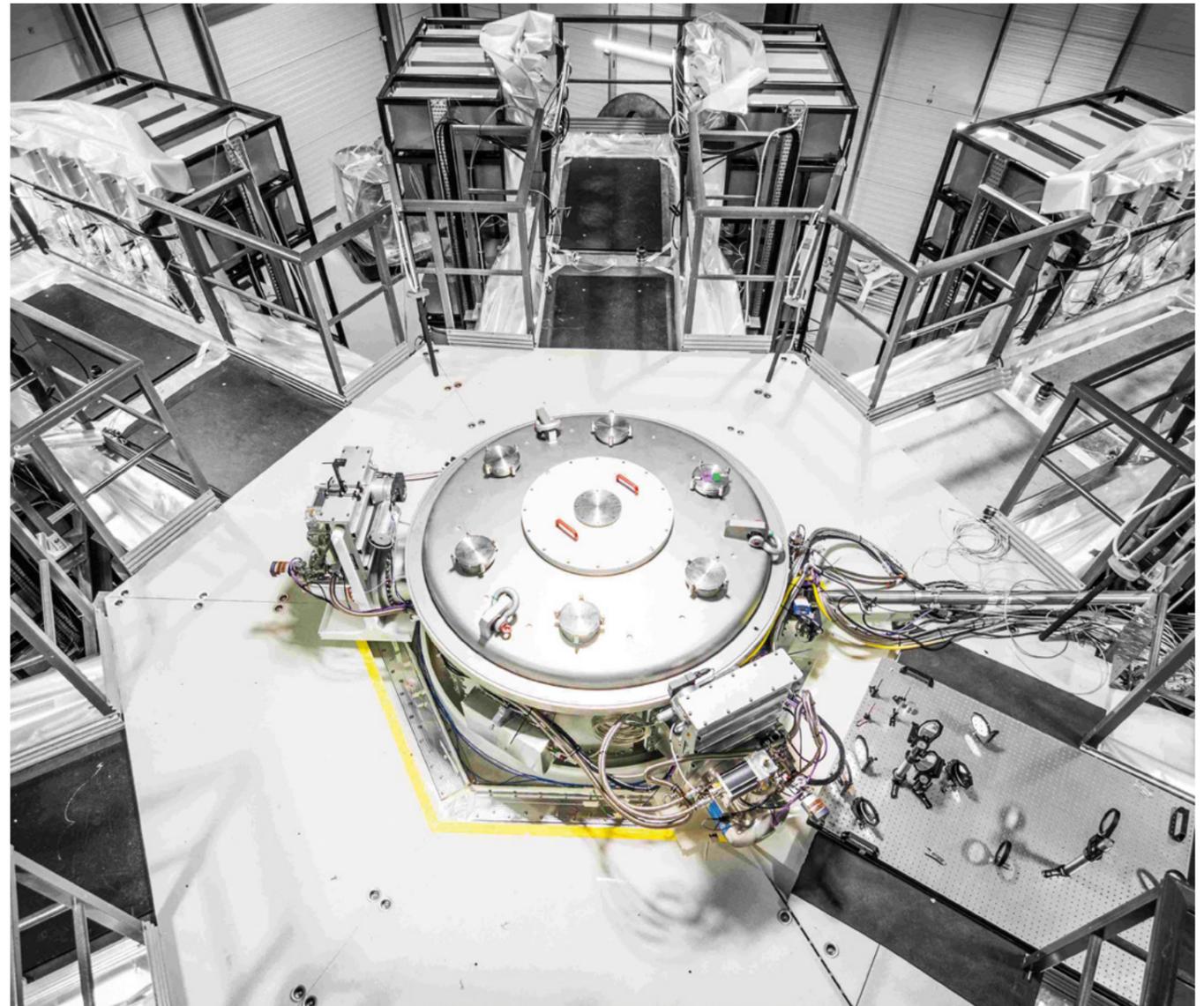
PULPEX

ECHION  
TECHNOLOGIES

BIOCAIR

Summit  
therapeutics

Domainex  
Enrich your medicines pipeline



# Sustainability at the heart of everything we do

The development is to benefit from the following sustainability credentials:



**BREEAM TARGET  
'EXCELLENT'**



**TARGET  
EPC A**



**RICH  
LANDSCAPED  
ENVIROMENT**



**CYCLE, TRAILS &  
RUNNING ROUTES**



**ENHANCED  
SITEWIDE  
BIODIVERSITY**



**ZERO WASTE GOES  
TO LANDFILL**



**PV PANELS**



**EV CHARGING**

# Accommodation

Built in 2019, the site comprises modern business units providing flexibility for a range of uses.

UNIT 3	SQ FT (GEA)	SQ M (GEA)
Warehouse	11,445	1,063.2
Offices	1,084	100.8
<b>TOTAL</b>	<b>12,529</b>	<b>1,163.9</b>
UNIT 4	SQ FT (GEA)	SQ M (GEA)
	2,148	199.6
UNIT 8	SQ FT (GEA)	SQ M (GEA)
	3,556	330.4
<b>TOTAL</b>	<b>18,232</b>	<b>1,693.9</b>

## Unit 3



CAT A OFFICE SPECIFICATION



2 LEVEL ACCESS LOADING DOORS



50KN/M2 FLOOR LOADING



20 CAR PARKING SPACES



EPC B



8.2 EAVES HEIGHT



POWER 756 KVA



CAPPED GAS, ELECTRICITY & WATER SUPPLIES



2 EV CHARGING POINTS

## Unit 4 & 8



CAT A OFFICE SPECIFICATION



LEVEL ACCESS LOADING DOORS



37.5 KN/M2 FLOOR LOADING



GENEROUS CAR PARKING



EPC B



6.2M EAVES HEIGHT



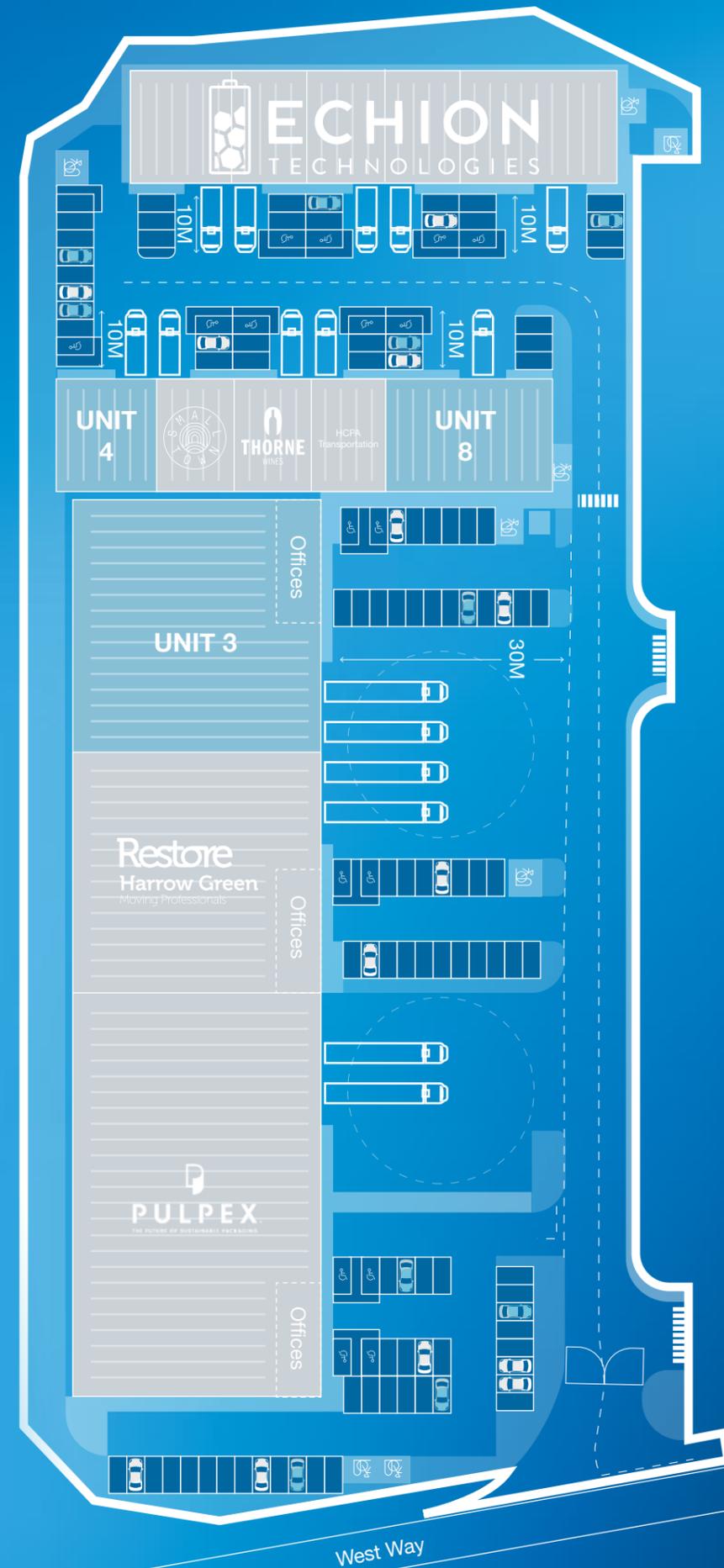
POWER 756 KVA



CAPPED GAS, ELECTRICITY & WATER SUPPLIES



EV CHARGING POINTS





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buildings coming soon  
Delivering Q2 2025  
Subject to Planning



Accelerator Park Phase II – CGI

# Time well spent at Accelerator Park

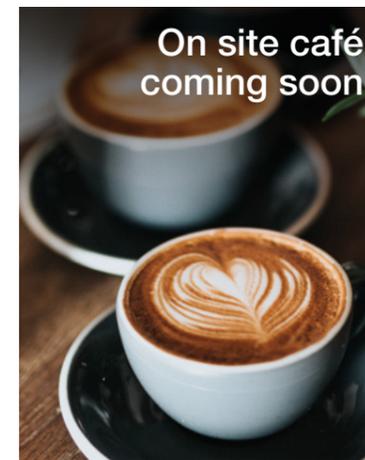
Take a break and enjoy some of the local trails and nature walks



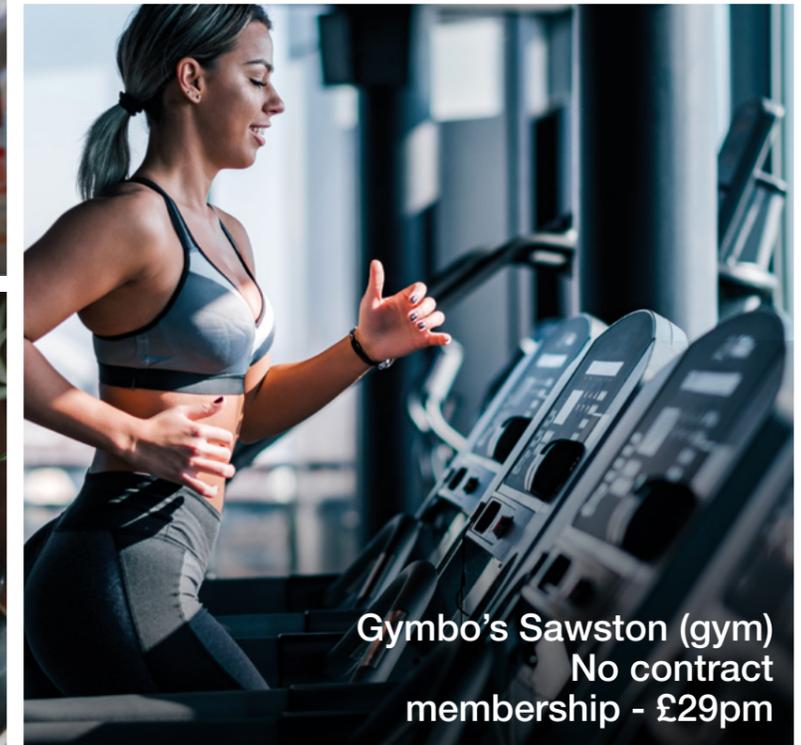
Sawston Town Centre only 15 minute walk away



Regular on-site food trucks



On site café coming soon



Gymbo's Sawston (gym)  
No contract membership - £29pm



Cambridge City FC's brand new training complex – pitches, meeting space, cafes

# Surrounded By Excellence

Accelerator Park, just 7 miles south of Cambridge city center in Sawston, benefits from excellent road connections via the A505, providing access to major routes like the M11, A11, A1(M), and A14. Nearby, Great Shelford and Whittlesford Parkway villages offer convenient mainline rail connections to Cambridge/London Liverpool Street line. Frequent services from Cambridge City railway station connect to London's Kings Cross Station.

The upcoming Cambridge South East Transport (CSET) link, running adjacent to the park, will further improve connectivity, creating additional connections between the A11 and central Cambridge. The surrounding area is also undergoing rejuvenation with the construction of the new Cambridge City Football stadium, promising additional opportunities for conferences and cafes.

## ROAD

Location	Miles
A11	3.8
M11 J10	5.3
A1(M)	23.5
Cambridge	8
Stevenage	29.5
Central London	57

## AIRPORTS

Location	Miles
Cambridge	9.9
Stansted	23.6
Luton	38.8
London City	50.7
Heathrow	70.1

## RAILWAY

Location	Mins (From Cambridge)
Great Shelford	5
Cambridge North	8
Royston	20
Stevenage	41
Kings Cross	48



Sat Nav: CB22 3FG

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