

accelerator park

PHASE 1 ■ CAMBRIDGE ■ CB22 3FG



TRISTAN
CAPITAL PARTNERS

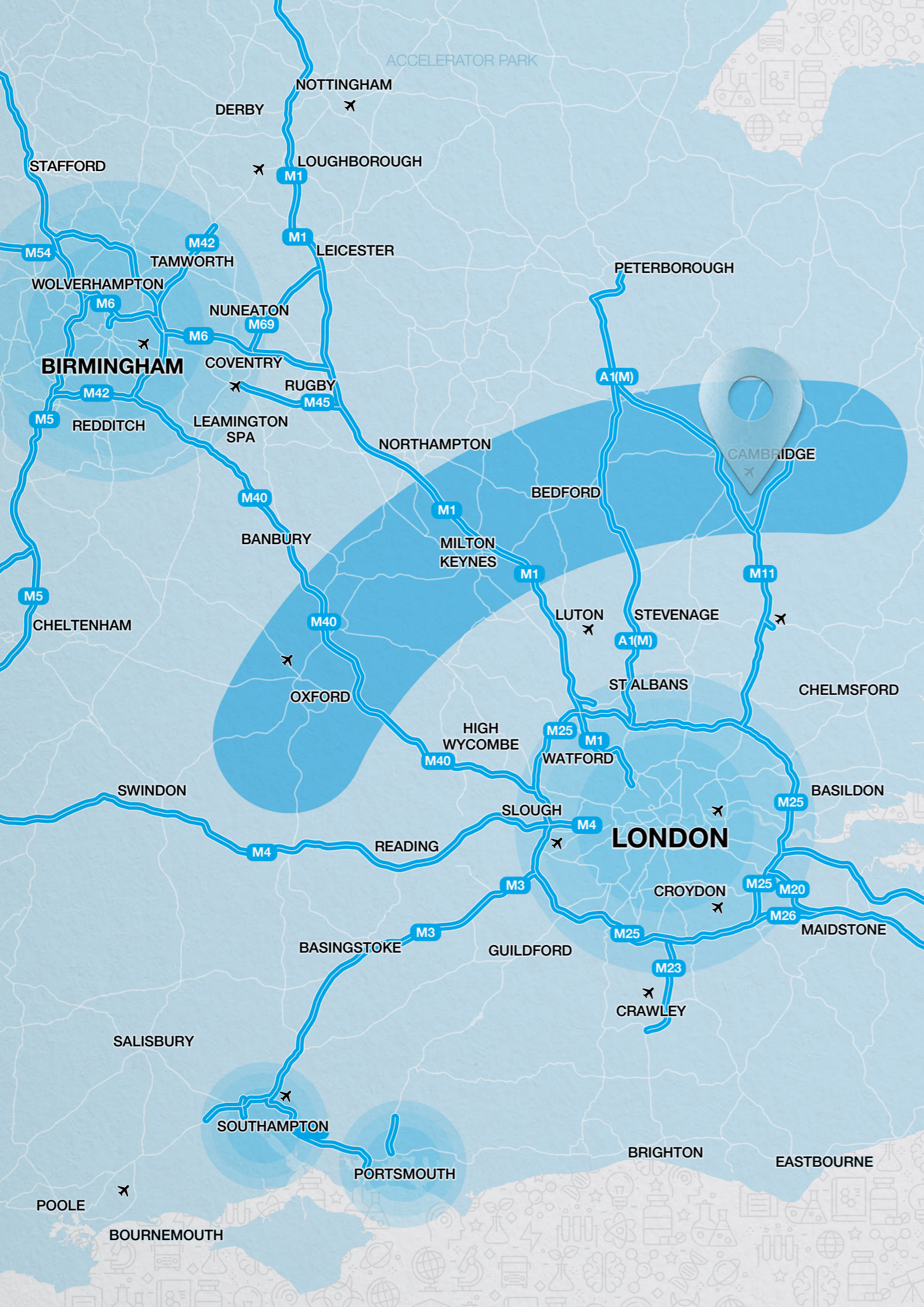
CANMOOR



Modern R&D /
Production Buildings
Only 4 Units Remaining
1,625 - 19,333 Sq Ft
TO LET

AN EXCITING CAMPUS FOR INNOVATIVE R&D, TECH & PRODUCTION USES





OXFORD & CAMBRIDGE ARC

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



42,000 students attend the Oxford & Cambridge universities



An additional 1.1 million new jobs by 2050



4,500 businesses currently trading



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



Innovation and talent to develop ground-breaking new technologies

ACCELERATOR PARK

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:

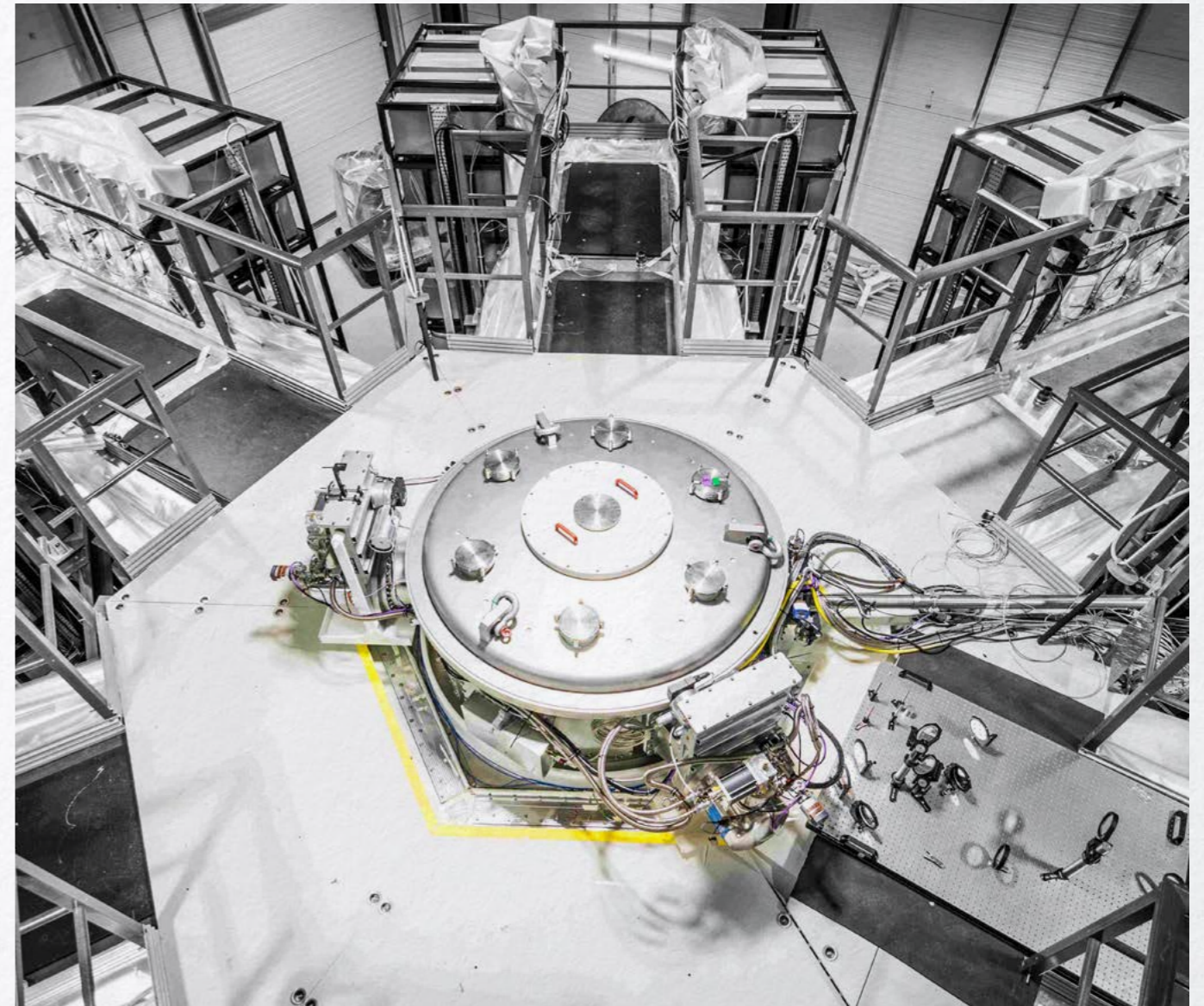
Telensa

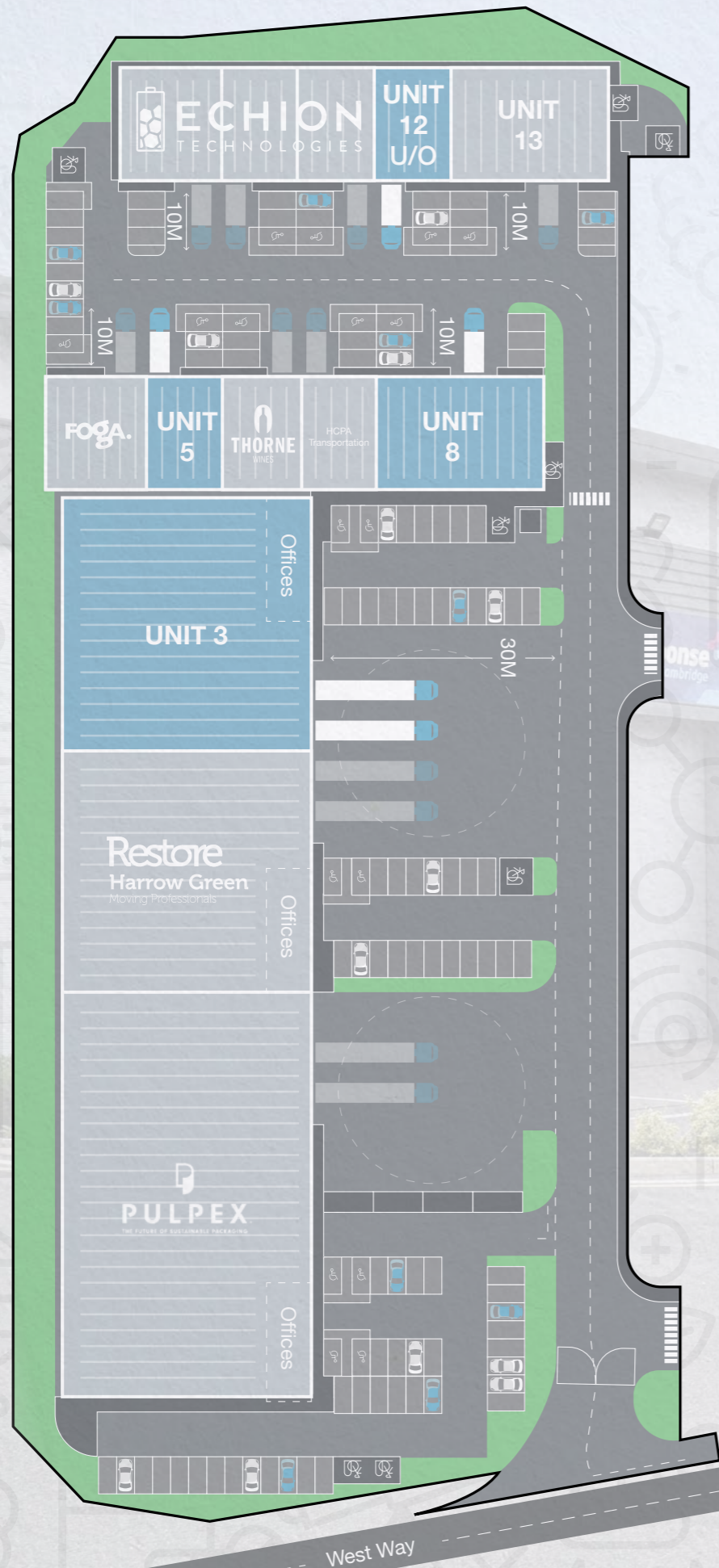
PULPEX

UNIVERSITY OF
CAMBRIDGE



LOCAL OCCUPIERS





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	11,444	1,063.2
Offices	1,084	100.8
TOTAL	12,528	1,163.9

UNIT 5	1,625	150.9
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UNIT 8	3,556	330.3
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UNIT 12	1,624	UNDER OFFER
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TOTAL	19,333	1,795.9
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UNIT 3

- 8.2M EAVES HEIGHT
- CAT A OFFICE SPECIFICATION
- 50KN/M2 FLOOR LOADING
- CAPPED GAS, ELECTRICITY & WATER SUPPLIES
- 2 LEVEL ACCESS LOADING DOORS
- EPC 'B'
- 20 CAR PARKING SPACES
- 2 EV CHARGING POINTS

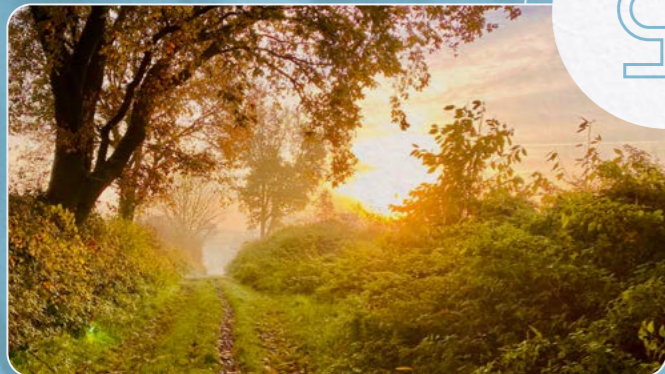
UNIT 5, 8 & 12

- 6.2M EAVES HEIGHT
- CAPPED GAS, ELECTRICITY & WATER SUPPLIES
- EPC 'B'
- GENEROUS CAR PARKING
- LEVEL ACCESS LOADING DOORS
- FLOOR LOADING 37.5 KN/M2

Time well spent at...



Sawston Town Centre only
15 minute walk away



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



Regular on-site
food trucks

Accelerator Park



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



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



Proposals for an on site
café coming soon

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**



**ENHANCED
SITEWIDE
BIODIVERSITY**



**CYCLE, TRAILS &
RUNNING ROUTES**



**ZERO WASTE GOES
TO LANDFILL**

ACCELERATOR PARK



THE UNITS



Accelerator Park Phase II
3 high tech / R&D
buildings coming soon



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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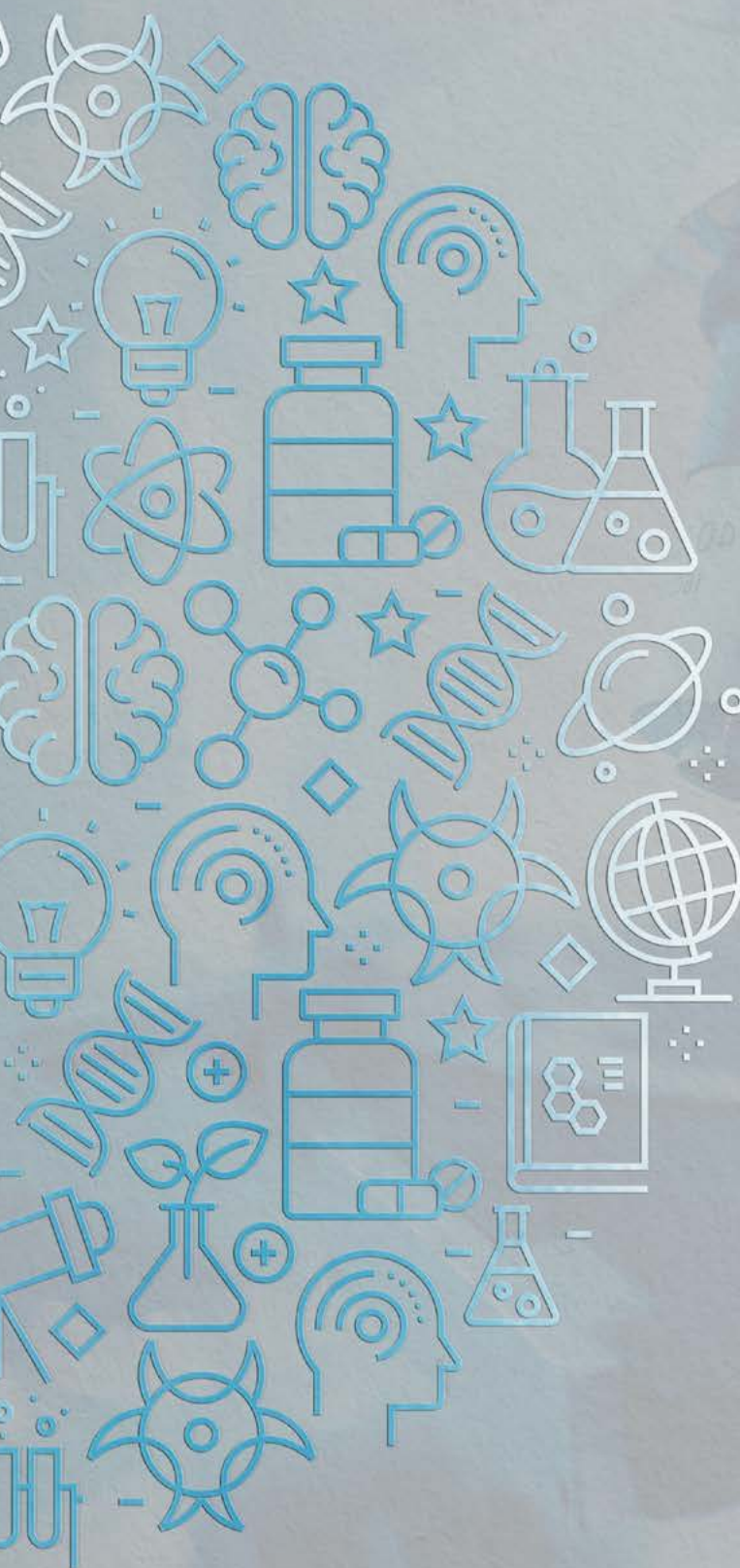
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