

# accelerator park

PHASE 2 ■ SOUTH CAMBRIDGE ■ CB22 3FG



TRISTAN  
CAPITAL PARTNERS

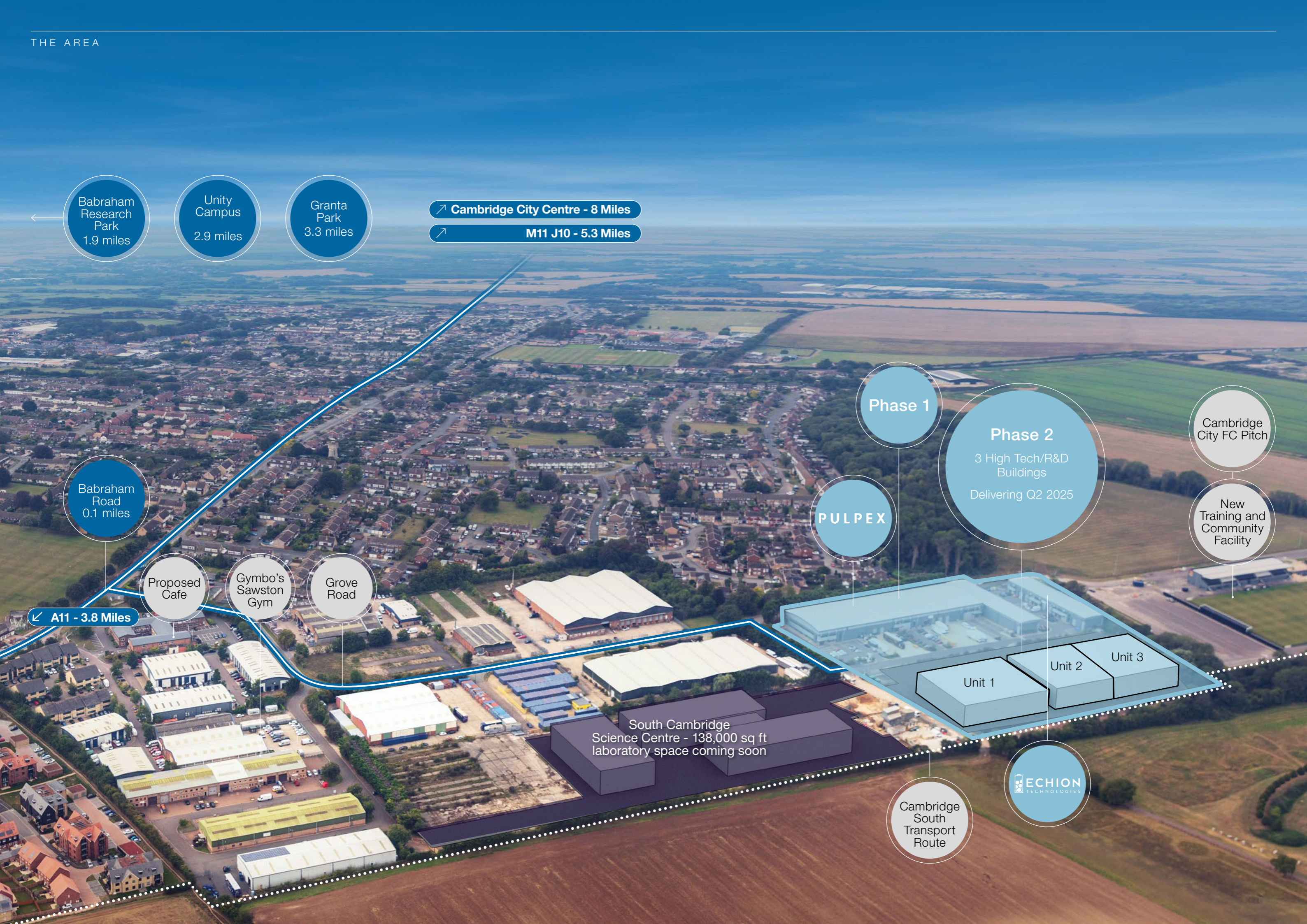
CANMOOR

Available  
Q2 2025

3 High Tech R&D /  
Life Science Buildings  
20,000 - 86,300 Sq Ft  
Coming Soon

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

Babraham Road  
0.1 miles

Proposed Cafe

Gymbo's Sawston Gym

Grove Road

↙ A11 - 3.8 Miles

Phase 1

Phase 2

3 High Tech/R&D Buildings  
Delivering Q2 2025

Cambridge City FC Pitch

New Training and Community Facility

PULPEX

Unit 1

Unit 2

Unit 3

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

Cambridge South Transport Route

ECHION TECHNOLOGIES

# 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

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



Pulpex is delighted to have an engaged Landlord who wants to collaborate with occupiers to enhance and redevelop Accelerator Park, Sawston into an up-and-coming premier business location. As we continue to grow and develop its technology, Pulpex looks forward to continuing its fruitful collaboration for many years to come.

Scott Winston, CEO  
Pulpex



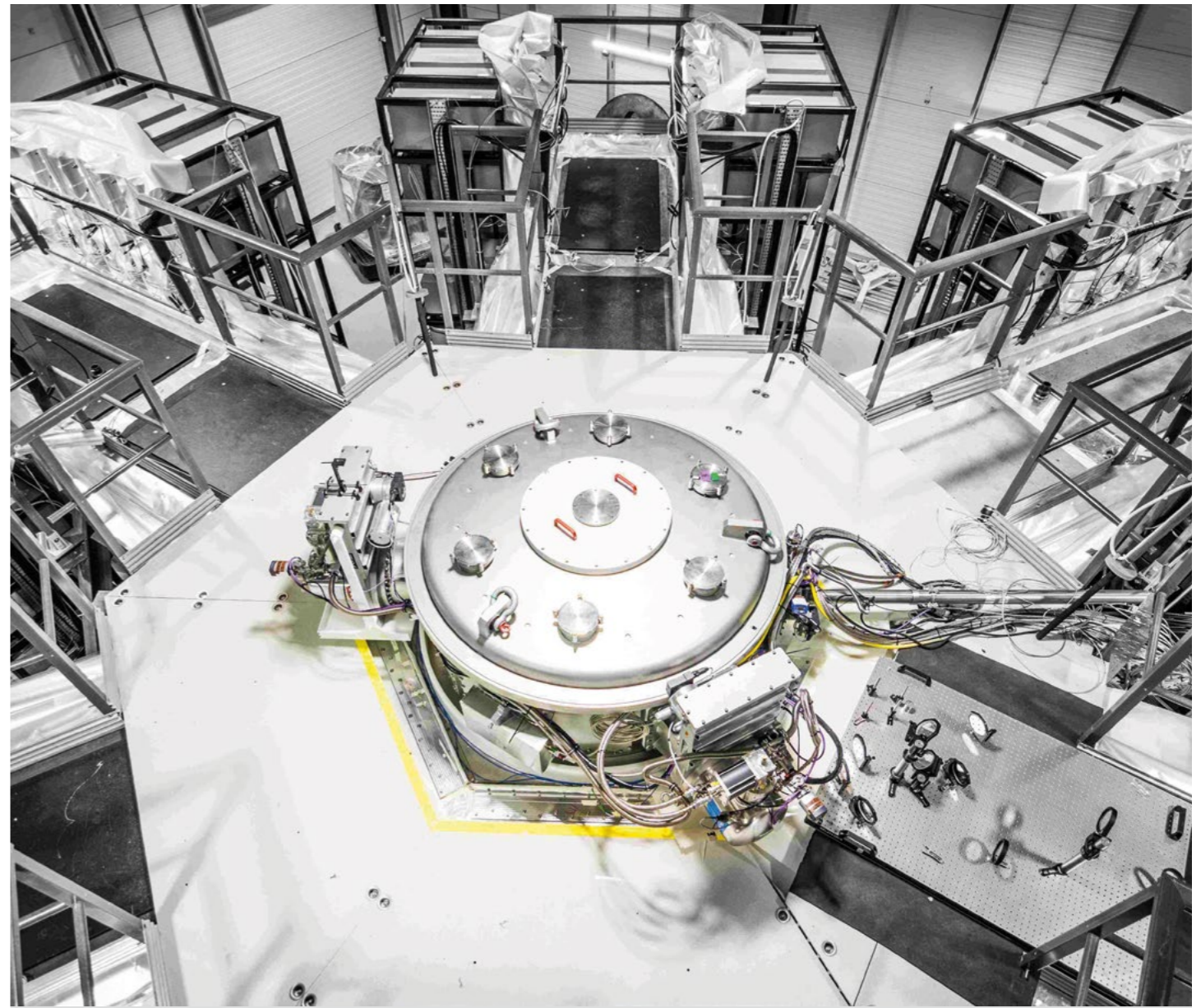
Being part of the Accelerator Park has enabled Echion Technologies to develop our business and establish impressive headquarters for our ongoing R&D and commercial activities. Canmoor have been a very responsive landlord, providing constructive advice and assistance. They are committed to enhancing and redeveloping the Accelerator Park, and we look forward to seeing the further development of this premier business location and continued productive relationship with Canmoor for years to come.

Sarah Stevenson, COO  
Echion technologies



Cambridge FC proudly acknowledges the generous sponsorship from Accelerator Park/Canmoor, to support the Club as it transitions to its new ground and training facilities at Sawston, as well as with its community engagement efforts. Accelerator Park serves as a dynamic center for innovation and collaboration, reflecting shared values of teamwork, dedication and community spirit.

Alice Dewey  
General Manager  
Cambridge City FC



# 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  
ENVIRONMENT**



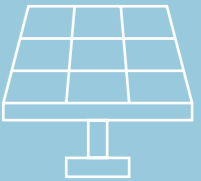
**CYCLE, TRAILS &  
RUNNING ROUTES**




**ENHANCED  
SITEWIDE  
BIODIVERSITY**



**ZERO WASTE GOES  
TO LANDFILL**



**PV PANELS**



**EV CHARGING**

# Accommodation

The site comprises a modern end of terrace business units

## Unit 1

	SQ FT (GIA)	SQ M (GIA)
Warehouse	20,160	1,873
GF Office	4,910	456
FF Office	9,493	882
<b>TOTAL</b>	<b>34,563</b>	<b>3,211</b>

## Unit 2 & Unit 3

	SQ FT (GIA)	SQ M (GIA)	SQ FT (GIA)	SQ M (GIA)
Warehouse	12,506	1,162	15,966	1,483
GF Office	3,809	354	5,075	471
FF Office	6,591	612	7,796	724
<b>TOTAL</b>	<b>22,906</b>	<b>2,128</b>	<b>28,837</b>	<b>2,679</b>



CAT A OFFICE SPECIFICATION



2 LEVEL ACCESS LOADING DOORS



10M EAVES HEIGHT



POWER 280 KVA



50KN/M2 FLOOR LOADING



55 CAR PARKING SPACES



CAPPED GAS, ELECTRICITY & WATER SUPPLIES



10 EV CHARGING



EPC A



40 CYCLE SPACES



CAT A OFFICE SPECIFICATION



10M EAVES HEIGHT



50 KN/M2 FLOOR LOADING



CAPPED GAS, ELECTRICITY & WATER SUPPLIES



EPC A



UNIT 2 - 1 LEVEL LOADING  
UNIT 3 - 1 LEVEL LOADING



UNIT 2 - POWER 188 KVA  
UNIT 3 - POWER 253 KVA



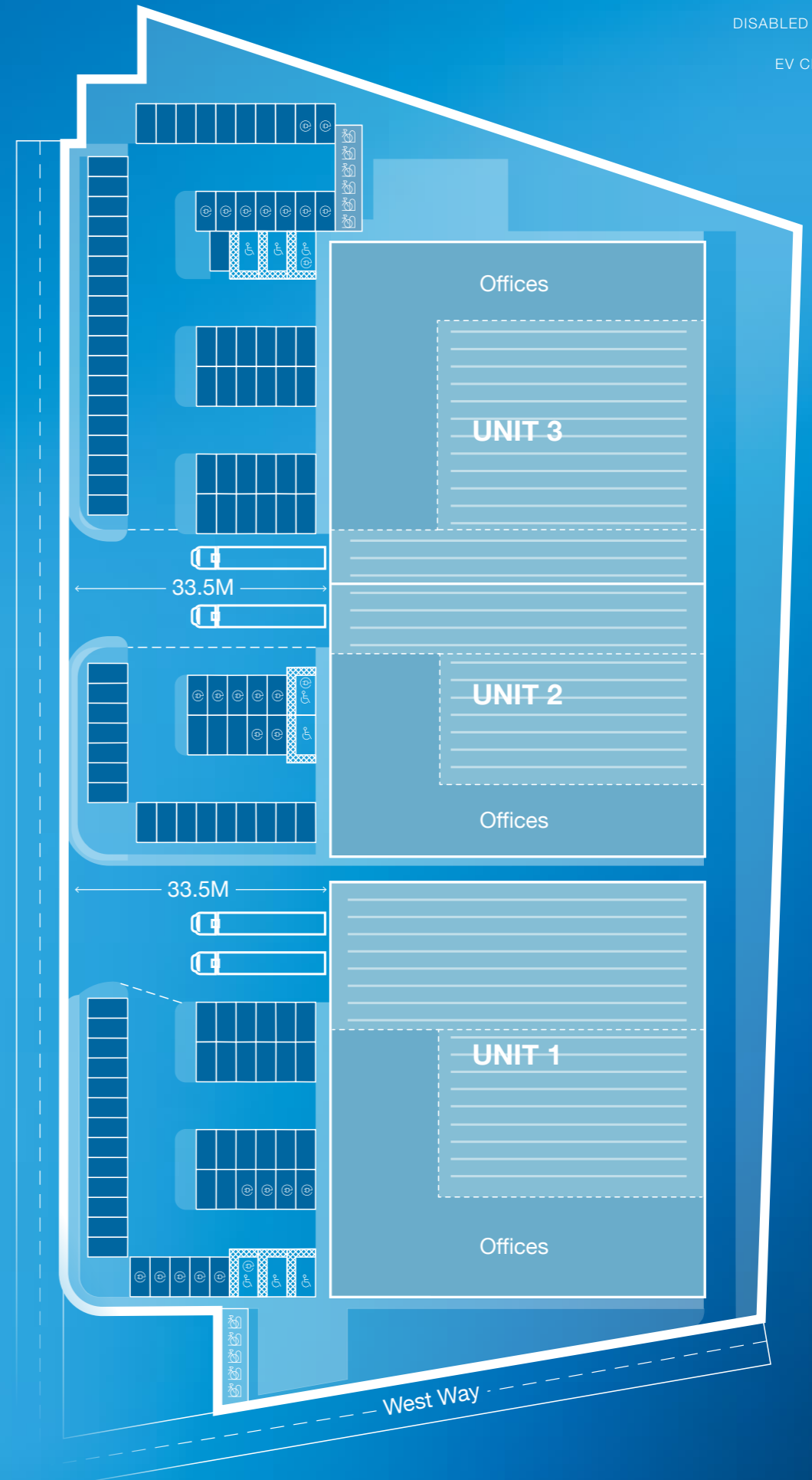
UNIT 2 - 36 CAR PARKING  
UNIT 3 - 45 CAR PARKING



UNIT 2 - 8 EV CHARGING  
UNIT 3 - 10 EV CHARGING



UNIT 2 - 20 CYCLE SPACES  
UNIT 3 - 20 CYCLE SPACES



\*Opportunity to expand with additional first-floor office space

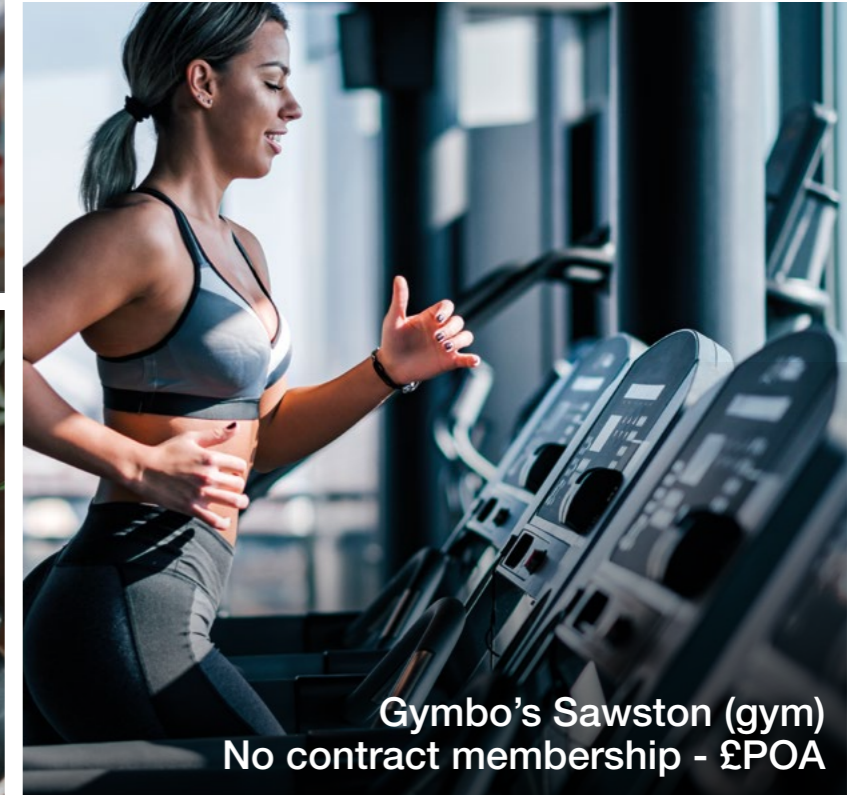
# Time well spent at Accelerator Park



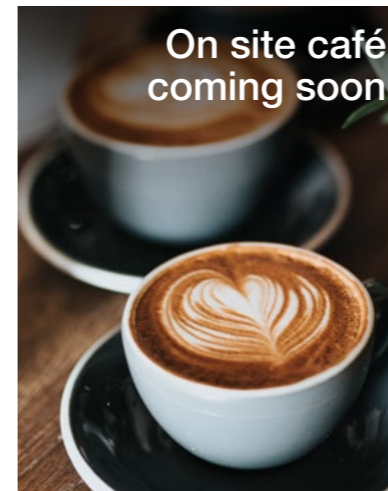
Sawston Town Centre only 15 minute walk away



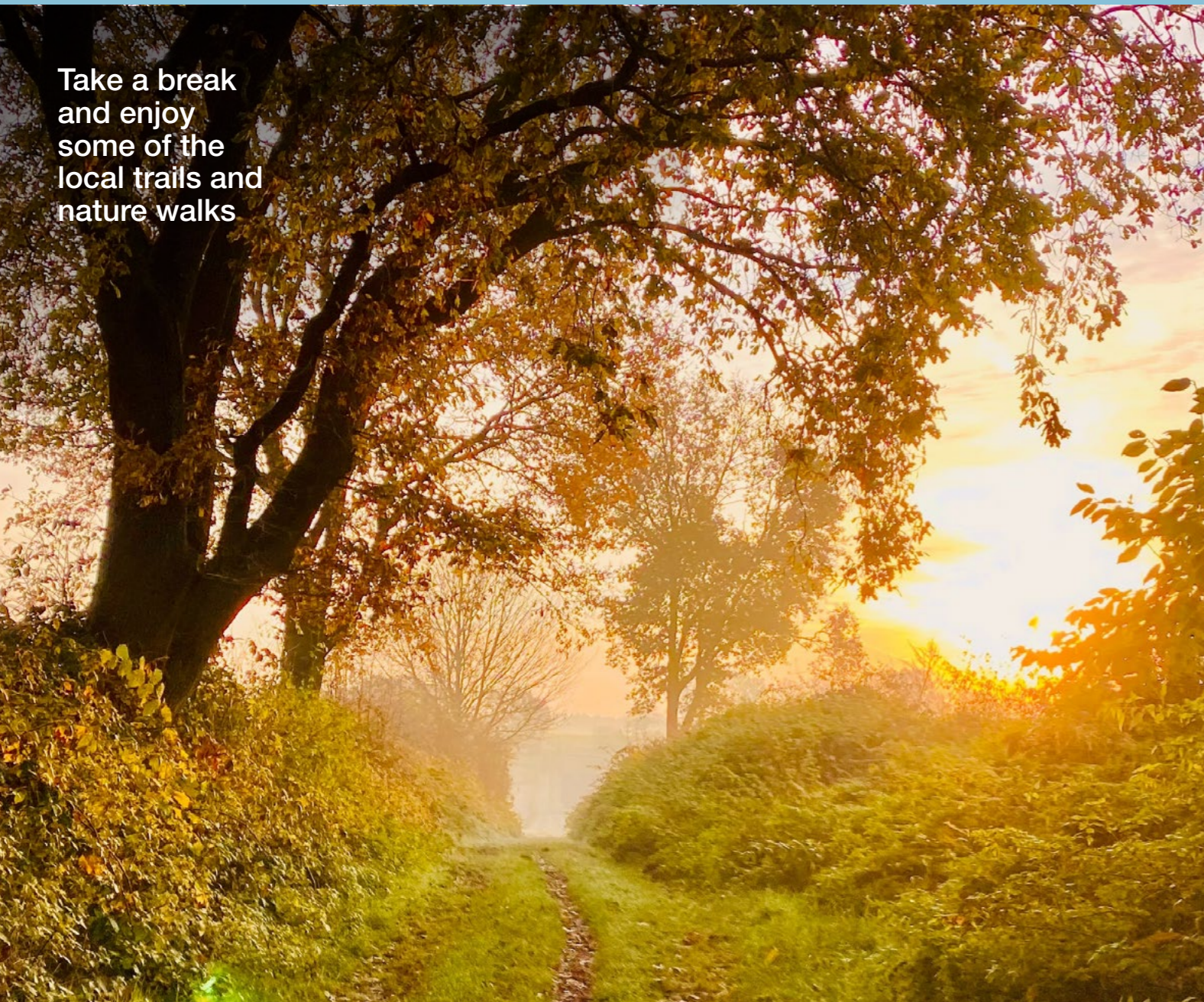
Regular on-site food trucks



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



On site café coming soon



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



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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