

# accelerator park

PHASE 2 ■ SOUTH CAMBRIDGE ■ CB22 3FG



TRISTAN  
CAPITAL PARTNERS

CANMOOR

Available  
Now

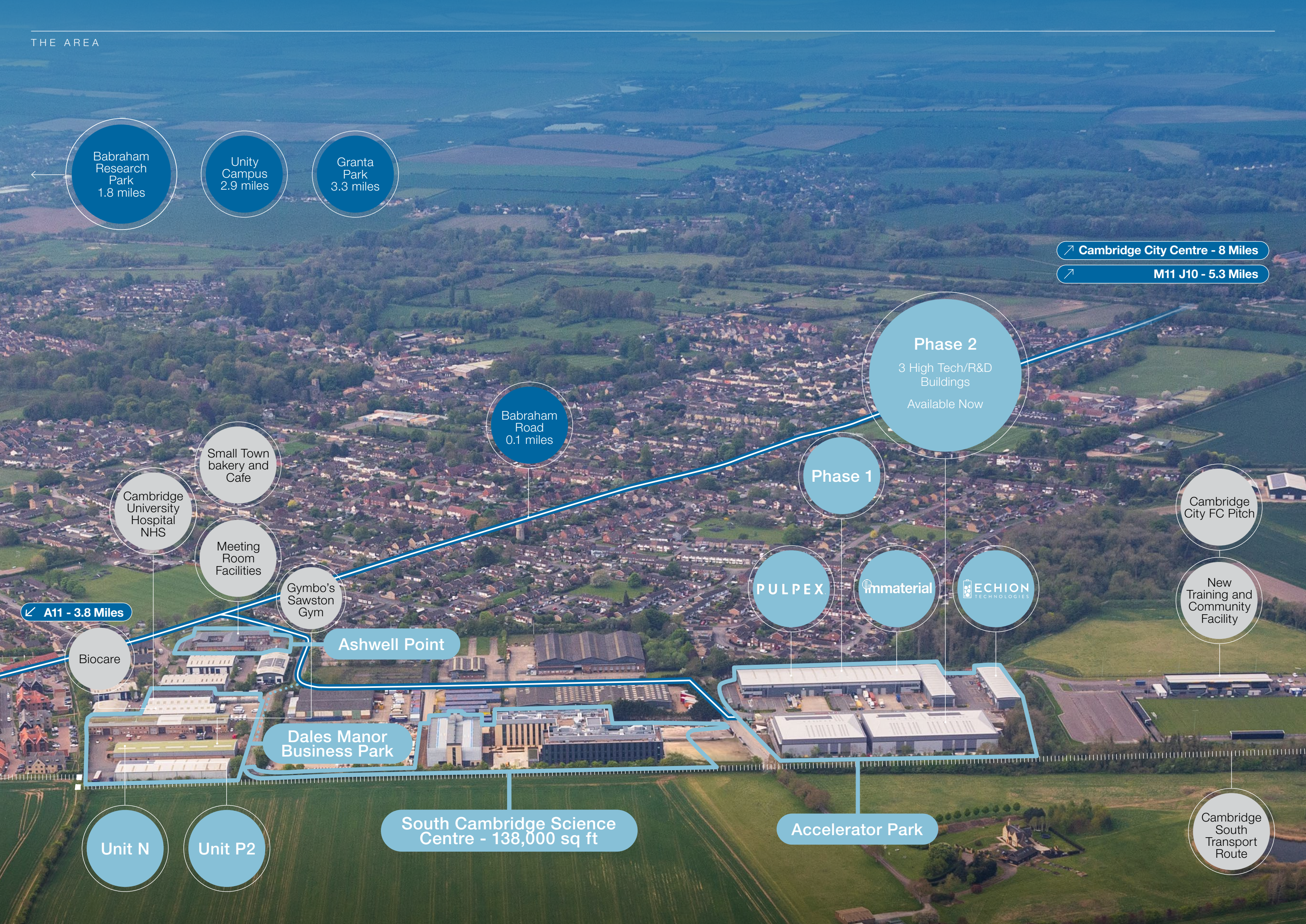
3 High Tech R&D /  
Life Science Buildings  
20,062 - 80,893 Sq Ft  
Available Now



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







Babraham Research Park  
1.8 miles

Unity Campus  
2.9 miles

Granta Park  
3.3 miles

↗ Cambridge City Centre - 8 Miles

↗ M11 J10 - 5.3 Miles

Phase 2  
3 High Tech/R&D Buildings  
Available Now

Phase 1

Babraham Road  
0.1 miles

Small Town bakery and Cafe

Cambridge University Hospital NHS

Meeting Room Facilities

Gymbo's Sawston Gym

↙ A11 - 3.8 Miles

Biocare

Ashwell Point

Dales Manor Business Park

PULPEX

Immaterial

ECHION TECHNOLOGIES

Cambridge City FC Pitch

New Training and Community Facility

Cambridge South Transport Route

Unit N

Unit P2

South Cambridge Science Centre - 138,000 sq ft

Accelerator Park



# Oxford & Cambridge Arc

Accelerator Park is located in Sawston at the heart of the established biotech cluster approximately 7 miles south of 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

PULP EX

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 a continued productive relationship with Canmoor for years to come.

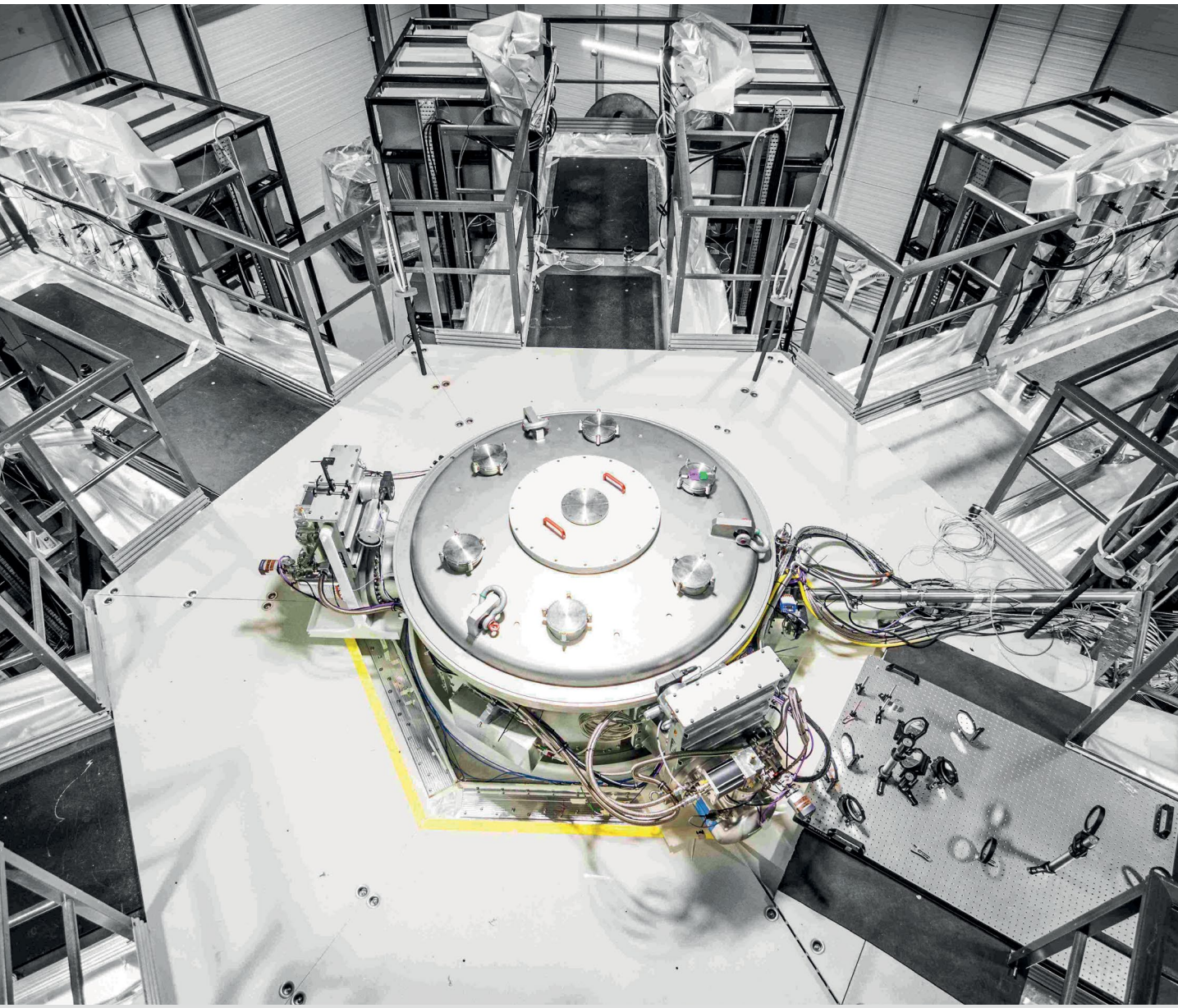
Sarah Stevenson, COO  
Echion technologies



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 centre 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  
'EXCELLENT'**



**EPC  
A**



**RICH  
LANDSCAPED  
ENVIRONMENT**



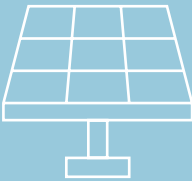
**CYCLE, TRAILS &  
RUNNING ROUTES**




**ENHANCED  
SITEWIDE  
BIODIVERSITY**



**ZERO WASTE GOES  
TO LANDFILL**



**PV PANELS**



**EV CHARGING**



# Accommodation


The site comprises a modern end of terrace business units

## AP1


	SQ FT (GIA)	SQ M (GIA)
Warehouse	20,074	1,865
GF Office	5,205	484
FF Office	9,449	878
<b>SUB-TOTAL</b>	<b>34,728</b>	<b>3,227</b>
FF Extension	-	-
<b>TOTAL</b>	<b>34,728</b>	<b>3,227</b>

## AP2 & AP3


	SQ FT (GIA)	SQ M (GIA)		SQ FT (GIA)	SQ M (GIA)
Warehouse	14,902	1,384	Warehouse	19,555	1,817
GF Office	1,603	149	GF Office	1,707	156
FF Office	3,557	330	FF Office	4,841	450
<b>SUB-TOTAL</b>	<b>20,062</b>	<b>1,863</b>	<b>SUB-TOTAL</b>	<b>26,103</b>	<b>2,423</b>
FF Extension	3,017	280	FF Extension	2,958	275
<b>TOTAL</b>	<b>23,079</b>	<b>2,143</b>	<b>TOTAL</b>	<b>29,061</b>	<b>2,698</b>




CAT A OFFICE SPECIFICATION




10M EAVES HEIGHT




50KN/M2 FLOOR LOADING




CAPPED GAS, ELECTRICITY & WATER SUPPLIES



EPC A




2 LEVEL ACCESS LOADING DOORS



POWER 280 KVA




55 CAR PARKING SPACES




10 EV CHARGING




40 CYCLE SPACES




CAT A OFFICE SPECIFICATION




10M EAVES HEIGHT




50 KN/M2 FLOOR LOADING




CAPPED GAS, ELECTRICITY & WATER SUPPLIES




EPC A




AP2 - 1 LEVEL LOADING  
AP3 - 1 LEVEL LOADING



AP2 - POWER 188 KVA  
AP3 - POWER 253 KVA



AP2 - 36 CAR PARKING  
AP3 - 45 CAR PARKING






AP2 - 8 EV CHARGING  
AP3 - 10 EV CHARGING



AP2 - 20 CYCLE SPACES  
AP3 - 20 CYCLE SPACES

SITE PLAN KEY:

- CYCLE SPACES 
- DISABLED PARKING 
- EV CHARGING 

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







# Time well spent at Accelerator Park

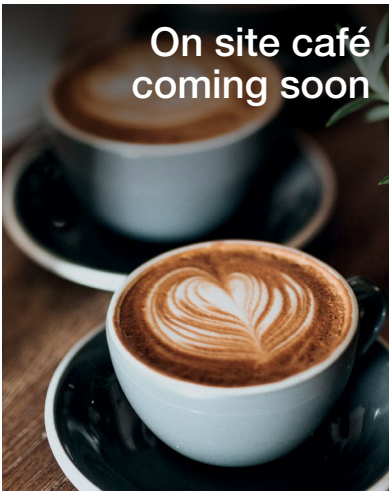
Take a break and enjoy some of the local trails and nature walks



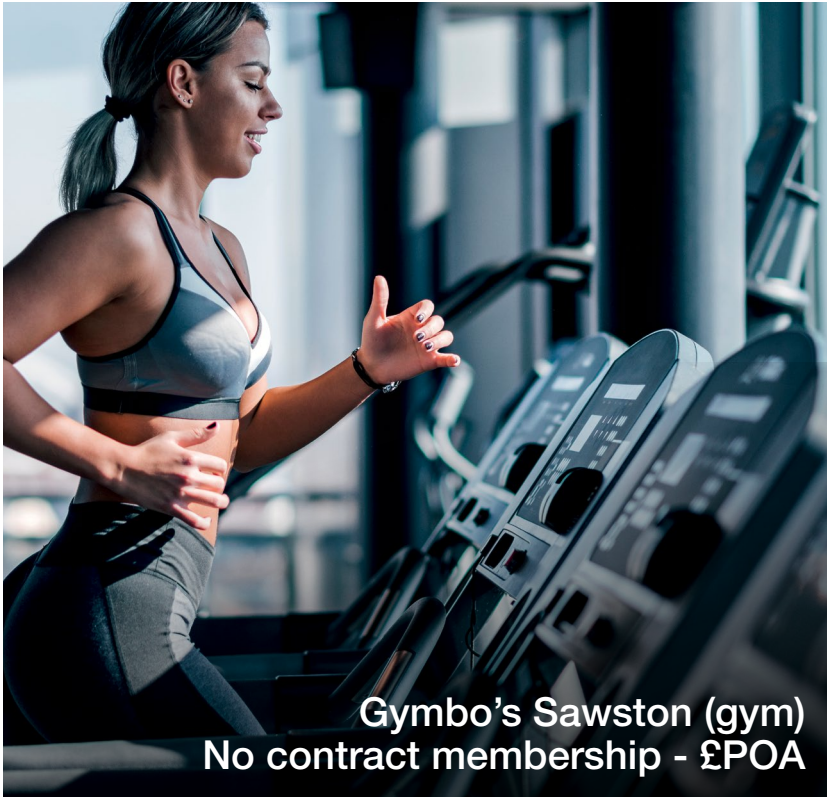
Sawston Town Centre only 15 minute walk away



Regular on-site food trucks



On site café coming soon



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



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





# Surrounded By Excellence

Accelerator Park, just 7 miles south of Cambridge city centre 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.



A major infrastructure initiative, the CSET scheme is set to transform travel in and around Cambridge. By introducing a dedicated busway, modern travel hubs, and enhanced walking/cycling routes, CSET aims to:

- **Improve Accessibility:** Easier commutes to and from Accelerator Park for staff, visitors, and clients.
- **Cut Congestion & Emissions:** Reduced reliance on cars means cleaner air and smoother journeys.
- **Future-Proof Growth:** Stronger transport links help attract and retain innovative businesses in the region.

## 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 Shalford	5
Cambridge North	8
Royston	20
Stevenage	41
Kings Cross	48





# accelerator park

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CAPITAL PARTNERS

CANMOOR

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