

accelerator park
SAWSTON ■ CAMBRIDGE ■ CB22 3FG



Available
Now

3 High Tech R&D / Advanced
Manufacturing / Warehouse Buildings
20,062 - 86,868 Sq Ft
Available Now



ACCELERATOR PARK

An Exciting Campus For Innovative R&D, Tech & Production Uses



In Good Company



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



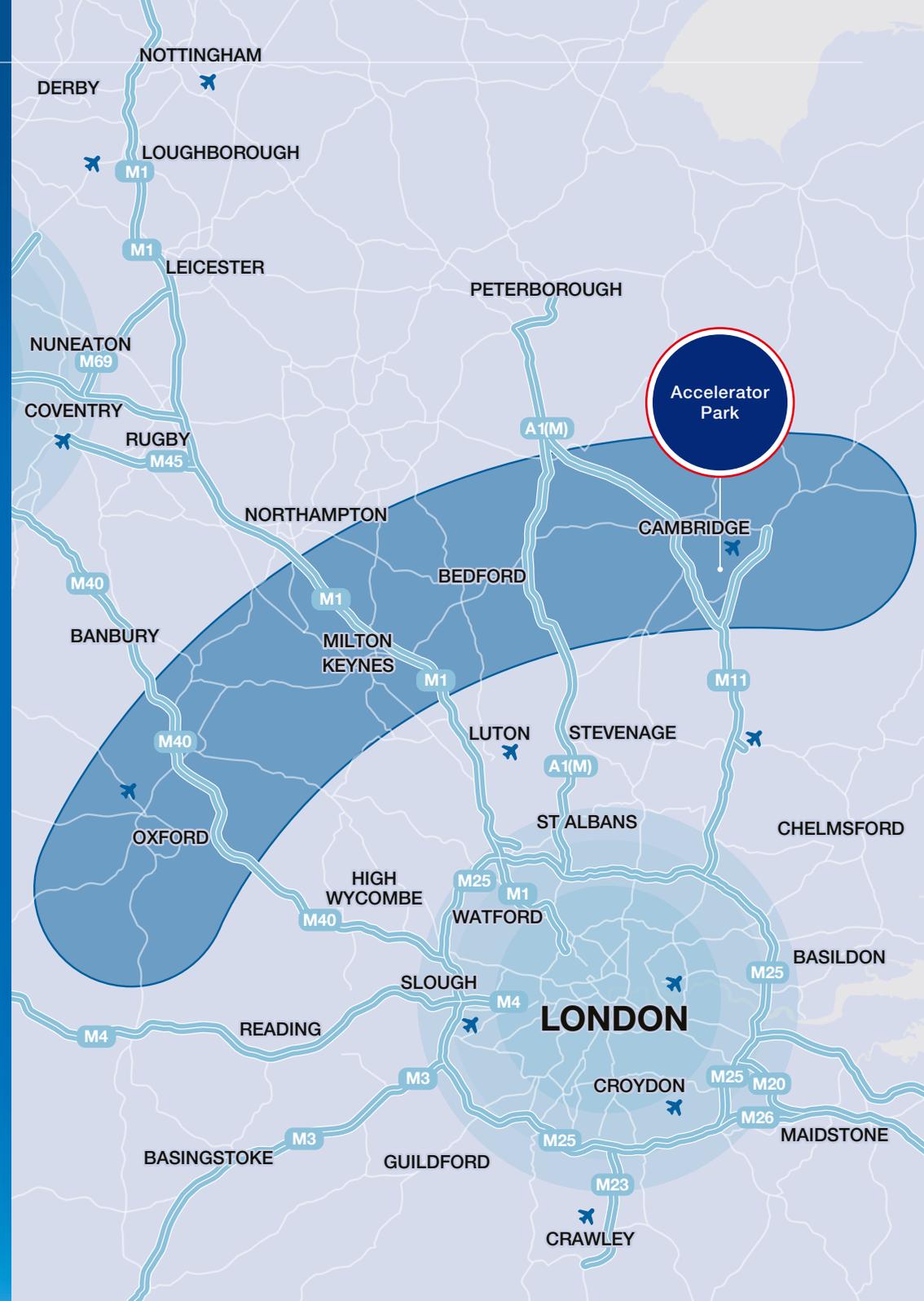
42,000 students attend the Oxford & Cambridge universities



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:



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 our technology, Pulpex looks forward to continuing its fruitful collaboration for many years to come.

Scott Winston, CEO
Pulpex



Being part of 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 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 benefits from the following
sustainability credentials:



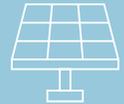
**BREEAM
"EXCELLENT"**



**RICH
LANDSCAPED
ENVIRONMENT**



**ENHANCED
SITEWIDE
BIODIVERSITY**



PV PANELS*
UNIT 1 - 52.8KWp
UNIT 2 - 31.68KWp
UNIT 3 - 37.4KWp



**EPC
A**



**CYCLE, TRAILS &
RUNNING ROUTES**

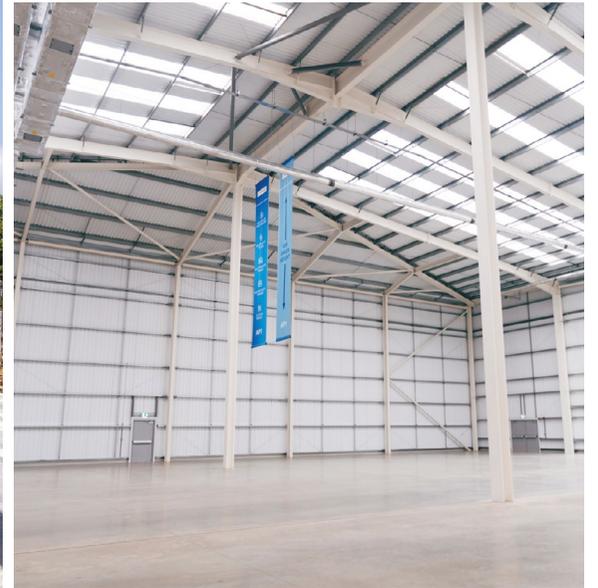


**ZERO WASTE GOES
TO LANDFILL**



**EV
CHARGING**

*Opportunity to extend PV capacity on the building.



Accommodation

Accelerator Park comprises 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
TOTAL	34,728	3,227



2 LEVEL ACCESS
LOADING DOORS



55 CAR PARKING
SPACES



40 CYCLE
SPACES



10 EV
CHARGING POINTS



POWER 280 KVA
(UP TO 1.5 MVA*)



10M
EAVES HEIGHT



CAT A OFFICE
SPECIFICATION



50KN/M2
FLOOR LOADING



CAPPED GAS, ELECTRICITY
& WATER SUPPLIES



804 SQ FT
PLANT DECK

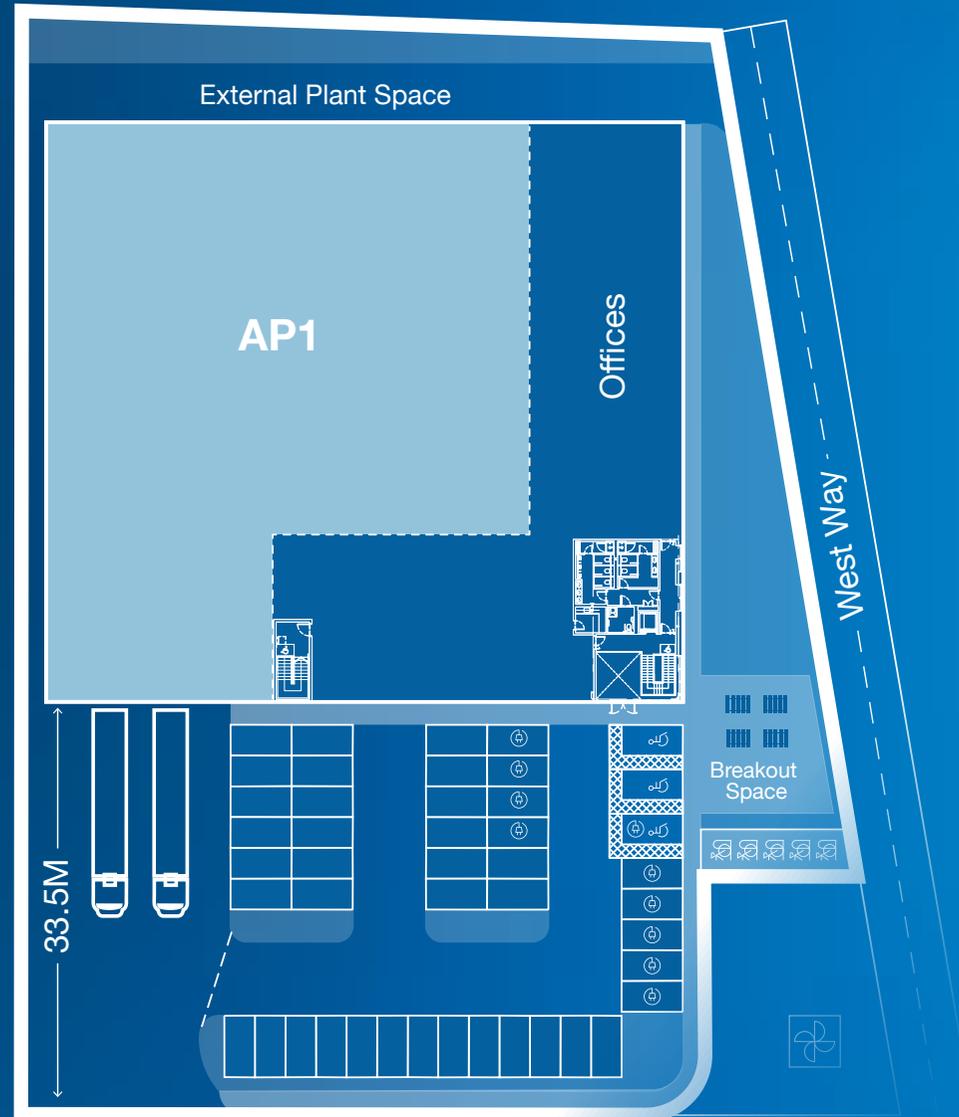
SITE PLAN KEY:

CYCLE SPACES

DISABLED PARKING

EV CHARGING

WIND TURBINE



*Power can be upgraded to up to 1.5 MVA across the units, subject to requirements.

AP3

	SQ FT (GIA)	SQ M (GIA)
Warehouse	19,555	1,817
GF Office	1,707	156
FF Office	4,841	450
TOTAL	26,103	2,423
**Potential mezzanine	3,017	280

 1 LEVEL ACCESS LOADING DOORS

 45 CAR PARKING SPACES

 20 CYCLE SPACES

 10 EV CHARGING POINTS

 POWER 253 KVA (UP TO 1.5 MVA*)

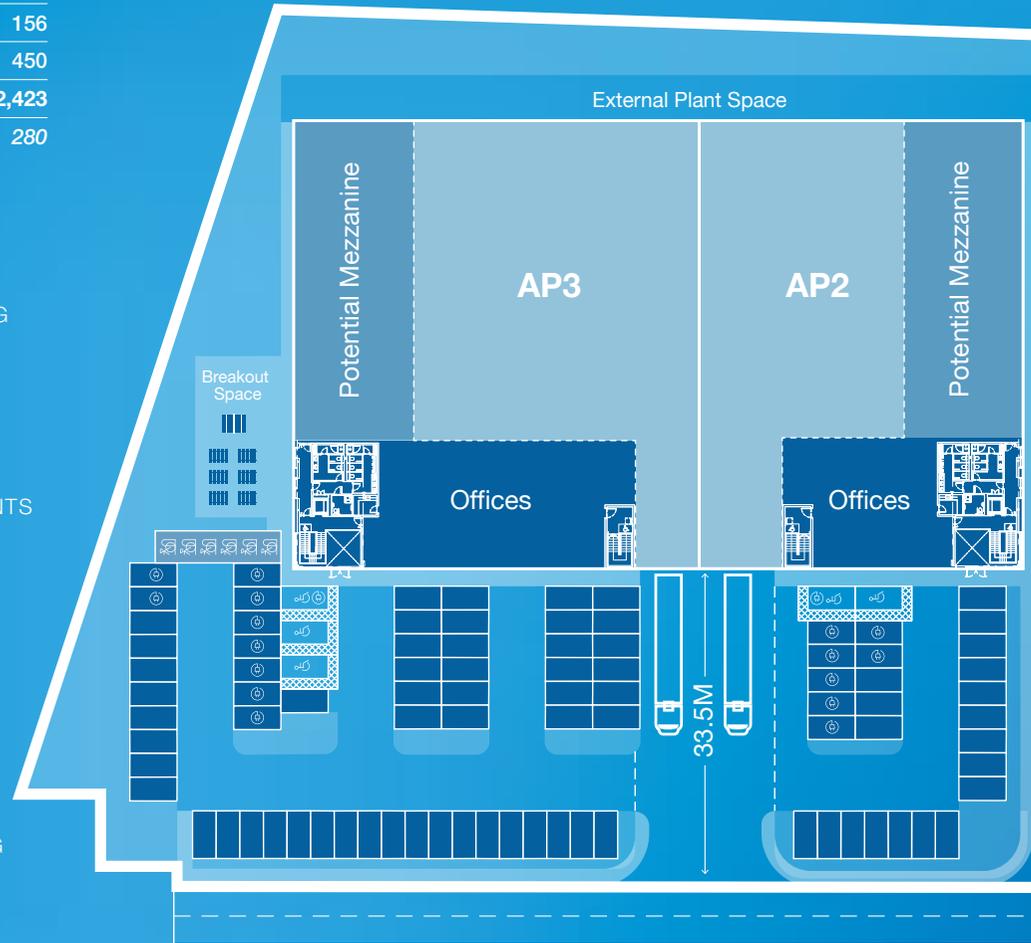
 10M EAVES HEIGHT

 CAT A OFFICE SPECIFICATION

 50KN/M2 FLOOR LOADING

 CAPPED GAS, ELECTRICITY & WATER SUPPLIES

 913 SQ FT PLANT DECK



AP2

	SQ FT (GIA)	SQ M (GIA)
Warehouse	14,902	1,384
GF Office	1,603	149
FF Office	3,557	330
TOTAL	20,062	1,863
**Potential mezzanine	2,958	275

 1 LEVEL ACCESS LOADING DOORS

 36 CAR PARKING SPACES

 20 CYCLE SPACES

 8 EV CHARGING POINTS

 POWER 188 KVA (UP TO 1.5 MVA*)

 10M EAVES HEIGHT

 CAT A OFFICE SPECIFICATION

 50KN/M2 FLOOR LOADING

 CAPPED GAS, ELECTRICITY & WATER SUPPLIES

 913 SQ FT PLANT DECK

*Power can be upgraded to up to 1.5 MVA across the units, subject to requirements.

**Planning consent to expand first floor mezzanine

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.



On site café*



The Gog Farm Shop



Sawston Town Centre 15 minute walk away



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

*Exclusive catering services, meeting rooms and discounts available at Small Town Cafe located on site

ROAD

Location	Miles
A11	3.8
M11 J10	4.3
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)
Whittlesford Parkway	8
Cambridge North	20
Royston	22
Stevenage	41
Kings Cross	48



ADDENBROOKE'S

Accelerator Park

BABRAHAM RESEARCH CAMPUS

GRANTA PARK

UNITY CAMPUS

LION WORKS

WELLCOME GENOME CAMPUS

M11

A1301

A1307

A11

SHELFORD STATION

A10

LITTLE SHELFORD

M11

A1301

BABRAHAM ROAD

SAWSTON

WHITTLESFORD PARKWAY STATION

J10

A11

A1307

Sat Nav: CB22 3FG

///sake.wells.truffles

A505

DUXFORD

J9A

accelerator park

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