

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

Babraham Road
0.1 miles

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

Phase 1

PULPEX

Immaterial

ECHION
TECHNOLOGIES

Cambridge City FC Pitch

New Training and Community Facility

Cambridge South Transport Route

↙ A11 - 3.8 Miles

Cambridge University Hospital NHS

Small Town bakery and Cafe

Meeting Room Facilities

Gymbo's Sawston Gym

Ashwell Point

Biocare

Dales Manor Business Park

Accelerator Park

Unit N

Unit P2

South Cambridge Science Centre - 138,000 sq ft

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

BIOCAIR®

Summit
therapeutics

Domainex
Enrich your medicines pipeline

UNIVERSITY OF
CAMBRIDGE

ECHION
TECHNOLOGIES



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.

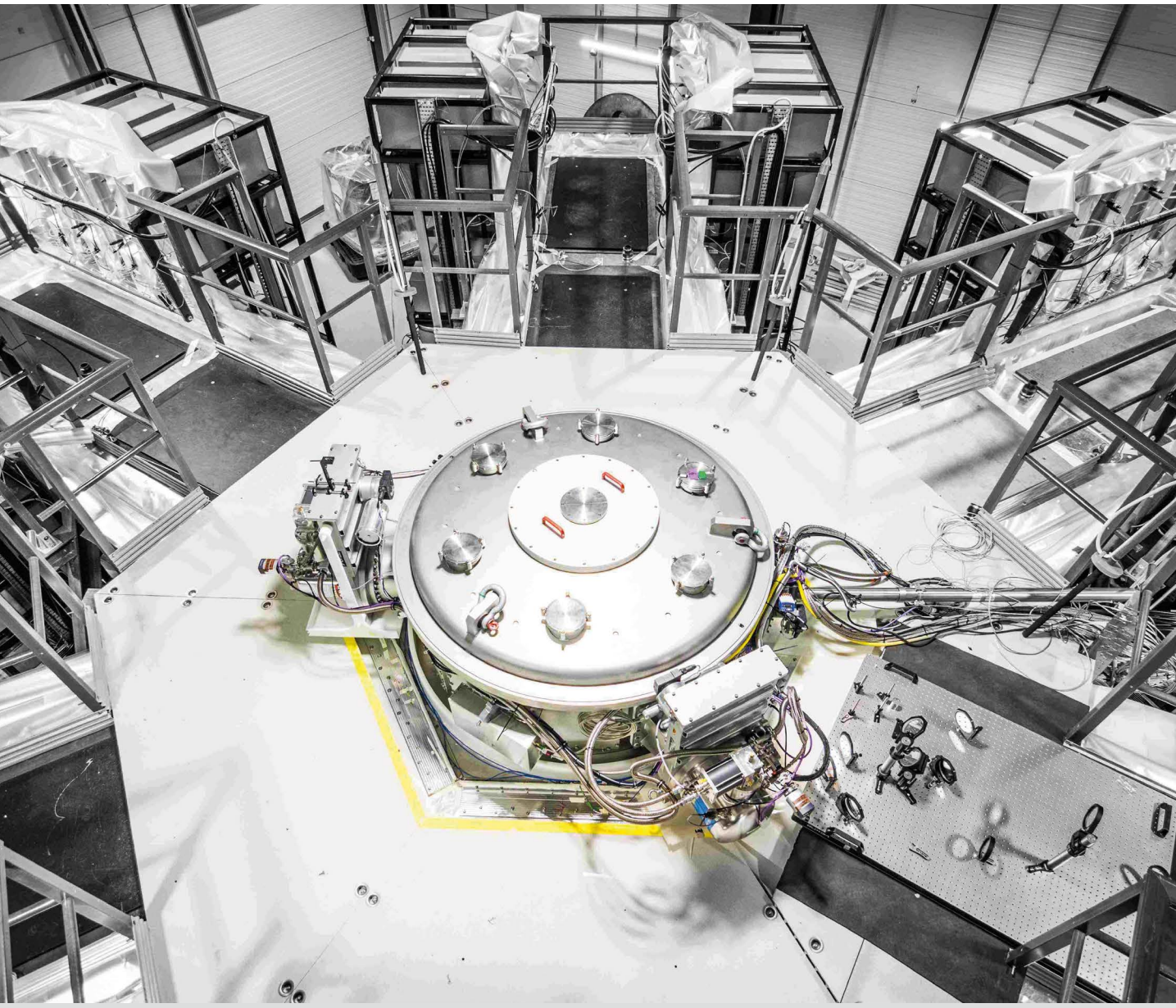
Sarah Stevenson, COO
Echion technologies



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**



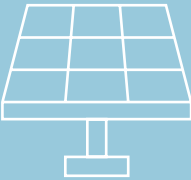
**CYCLE, TRAILS &
RUNNING ROUTES**




**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
SUB-TOTAL	34,728	3,227
FF Extension	-	-
TOTAL	34,728	3,227



CAT A OFFICE SPECIFICATION



2 LEVEL ACCESS LOADING DOORS



10M EAVES HEIGHT



50KN/M2 FLOOR LOADING



CAPPED GAS, ELECTRICITY & WATER SUPPLIES



EPC A



40 CYCLE SPACES

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
SUB-TOTAL	20,062	1,863	SUB-TOTAL	26,103	2,423
FF Extension	3,017	280	FF Extension	2,958	275
TOTAL	23,079	2,143	TOTAL	29,061	2,698



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



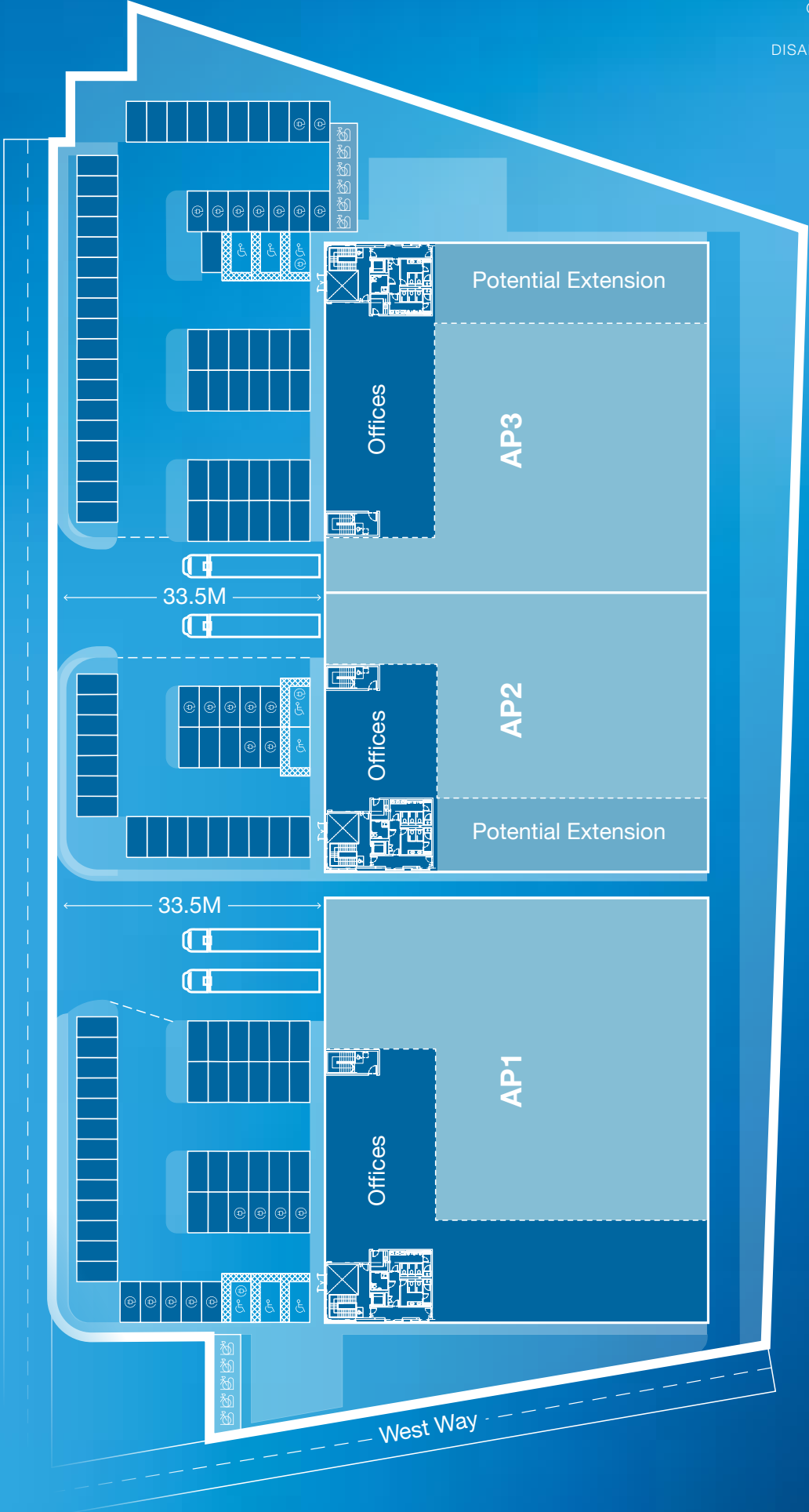
AP2 - 20 CYCLE SPACES
AP3 - 20 CYCLE SPACES

SITE PLAN KEY:

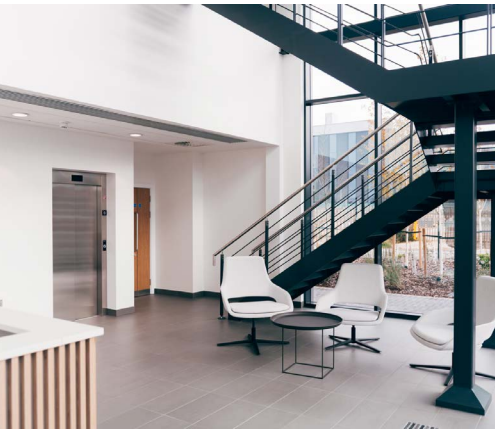
CYCLE SPACES

DISABLED PARKING

EV CHARGING



*Opportunity to expand with additional first-floor office space



Time well spent at Accelerator Park

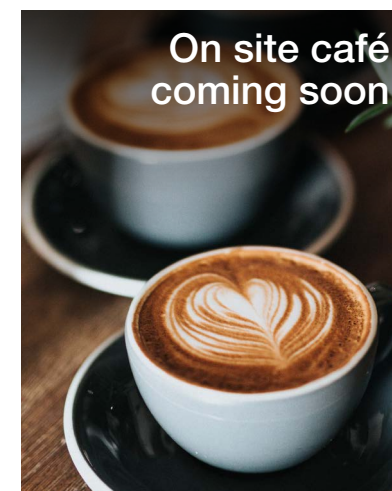
Take a break and enjoy some of the local trails and nature walks



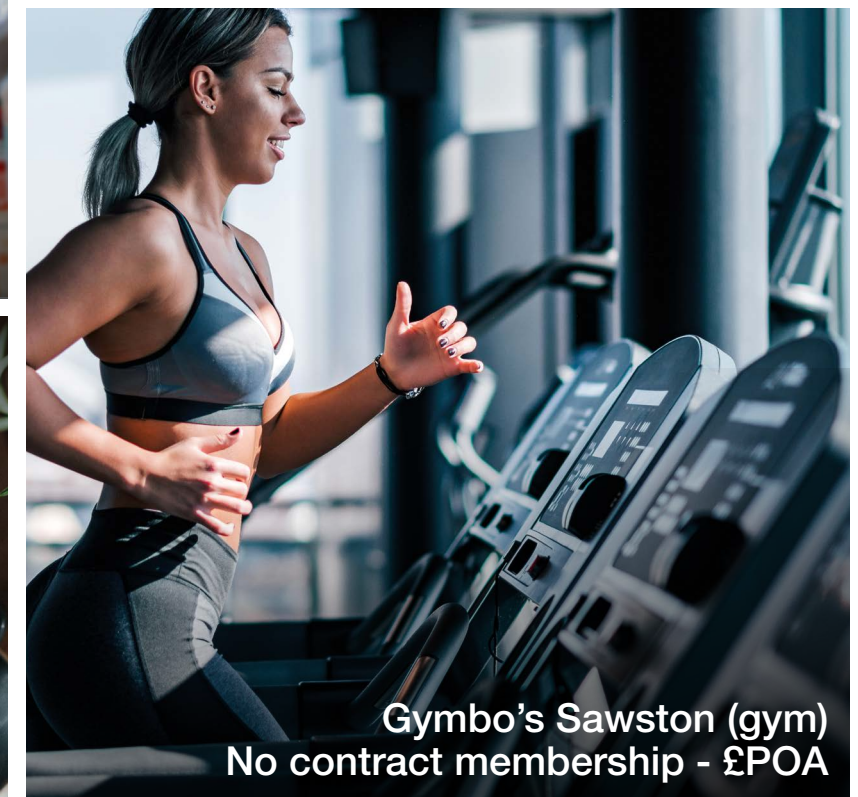
Sawston Town Centre only 15 minute walk away



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)
Whittlesford Parkway	8
Cambridge North	20
Royston	22
Stevenage	41
Kings Cross	58



accelerator park

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CAPITAL PARTNERS

CANMOOR

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Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate, November 2025.
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