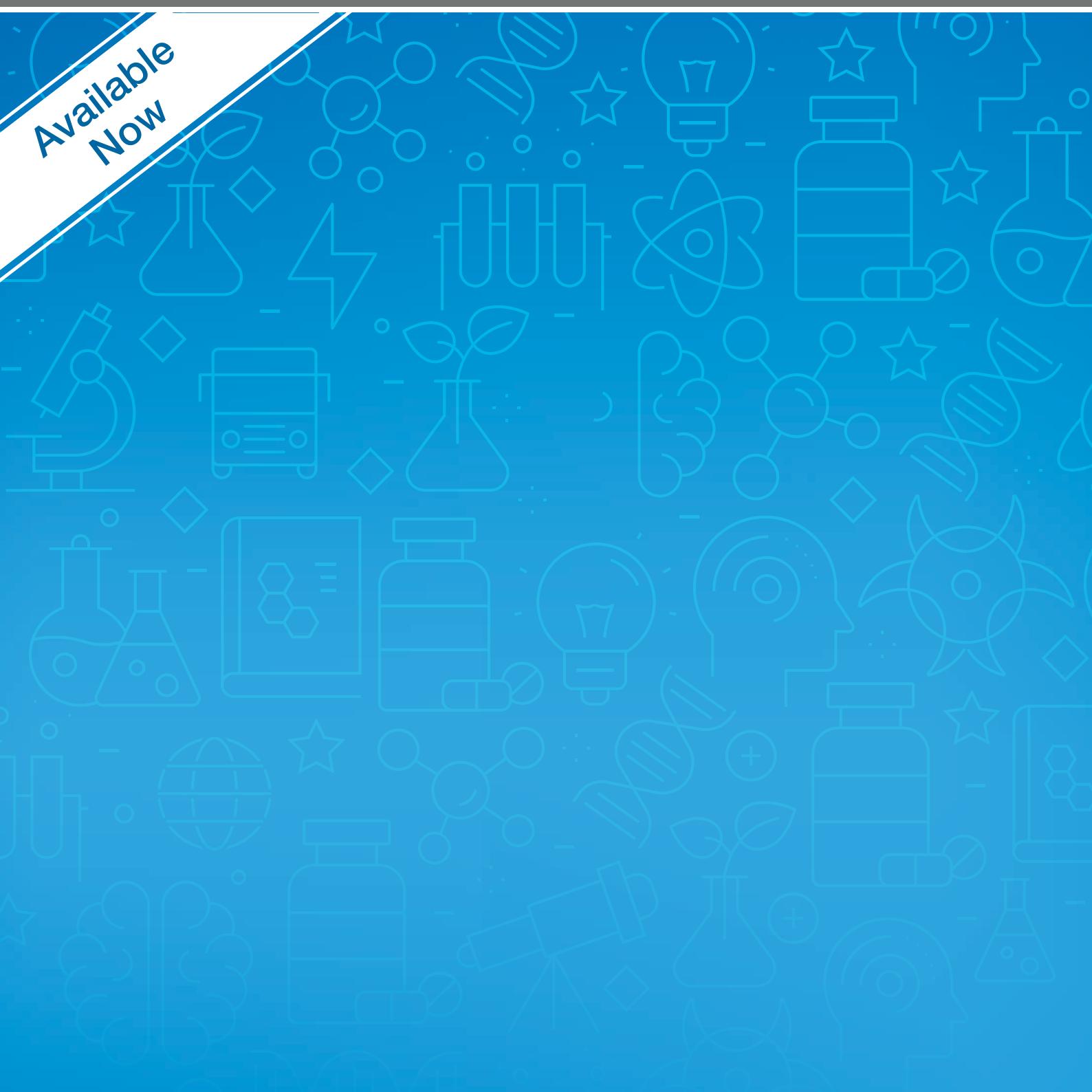


Available
Now



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.





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.



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 a continued productive relationship with Canmoor for years to come.

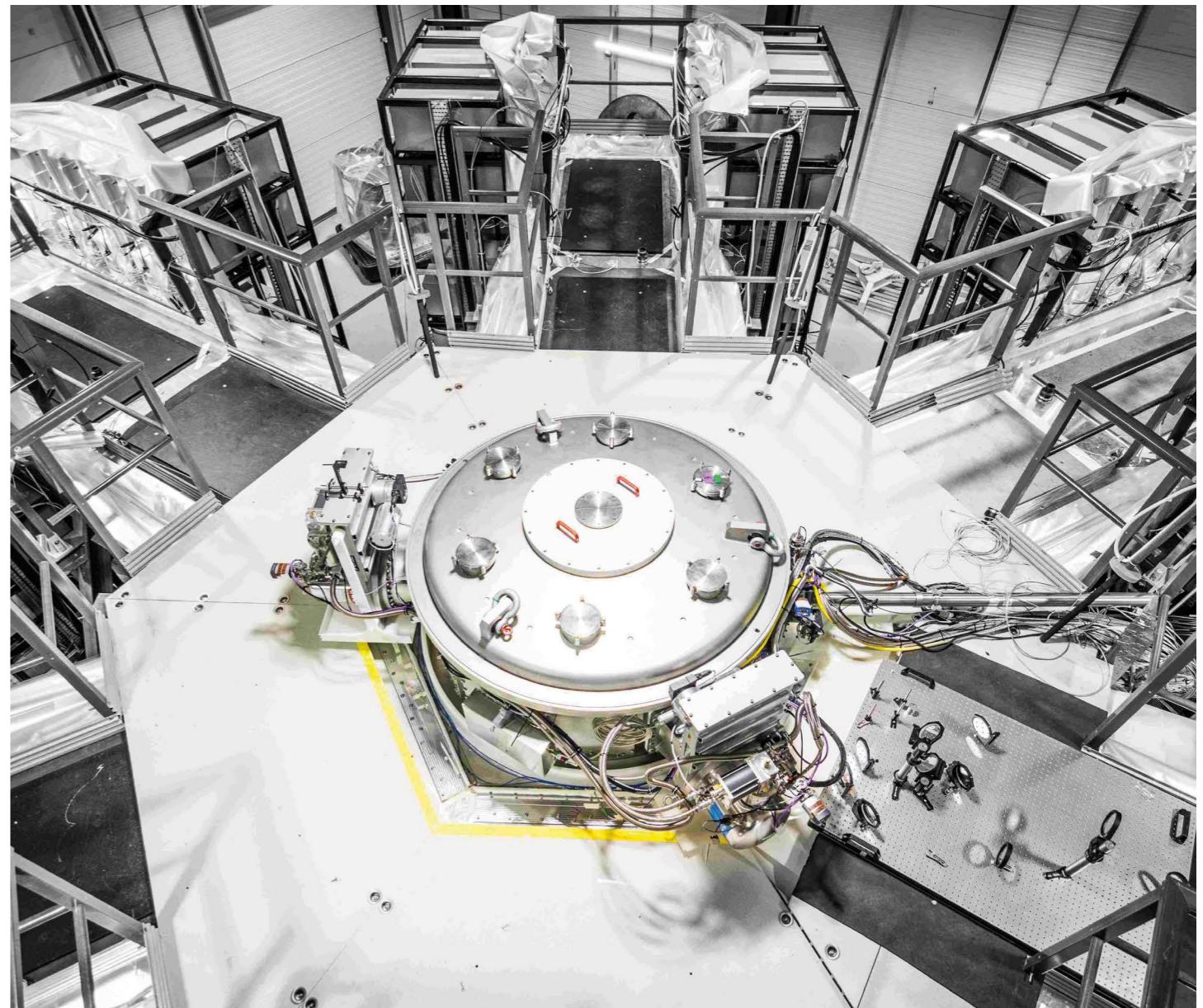
Sarah Stevenson, COO
Echion technologies



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

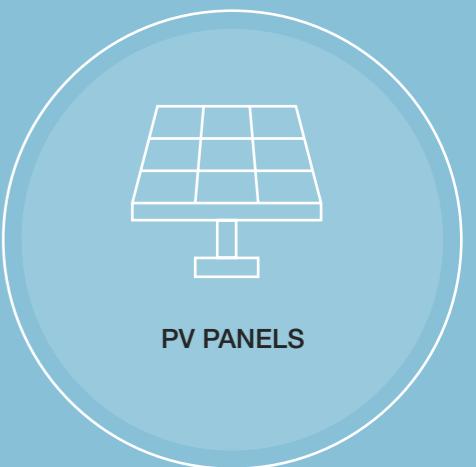
The development is to benefit from the following sustainability credentials:



RICH
LANDSCAPED
ENVIRONMENT



ENHANCED
SITEWIDE
BIODIVERSITY



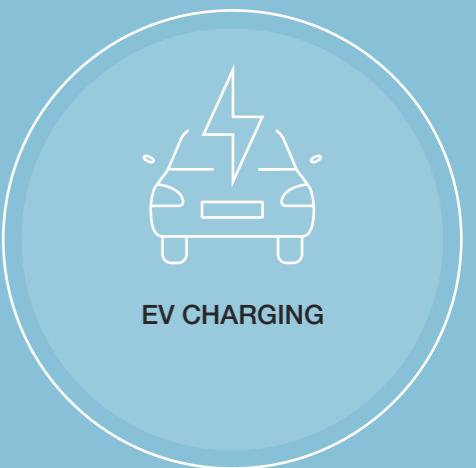
PV PANELS



CYCLE, TRAILS &
RUNNING ROUTES



ZERO WASTE GOES
TO LANDFILL



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



POWER 280 KVA



50KN/M2 FLOOR LOADING



CAPPED GAS, ELECTRICITY & WATER SUPPLIES



EPC A

AP2 & AP3

	SQ FT (GIA)	SQ M (GIA)
	14,902	1,384
	1,603	149
	3,557	330
SUB-TOTAL	20,062	1,863
FF Extension	-	-
TOTAL	23,079	2,143

	SQ FT (GIA)	SQ M (GIA)
	19,555	1,817
	1,707	156
	4,841	450
SUB-TOTAL	26,103	2,423
FF Extension	-	-
TOTAL	29,061	2,698



CAT A OFFICE SPECIFICATION



AP2 - 1 LEVEL LOADING
AP3 - 1 LEVEL LOADING



10M EAVES HEIGHT



AP2 - POWER 188 KVA
AP3 - POWER 253 KVA



50 KN/M2 FLOOR LOADING



AP2 - 36 CAR PARKING
AP3 - 45 CAR PARKING



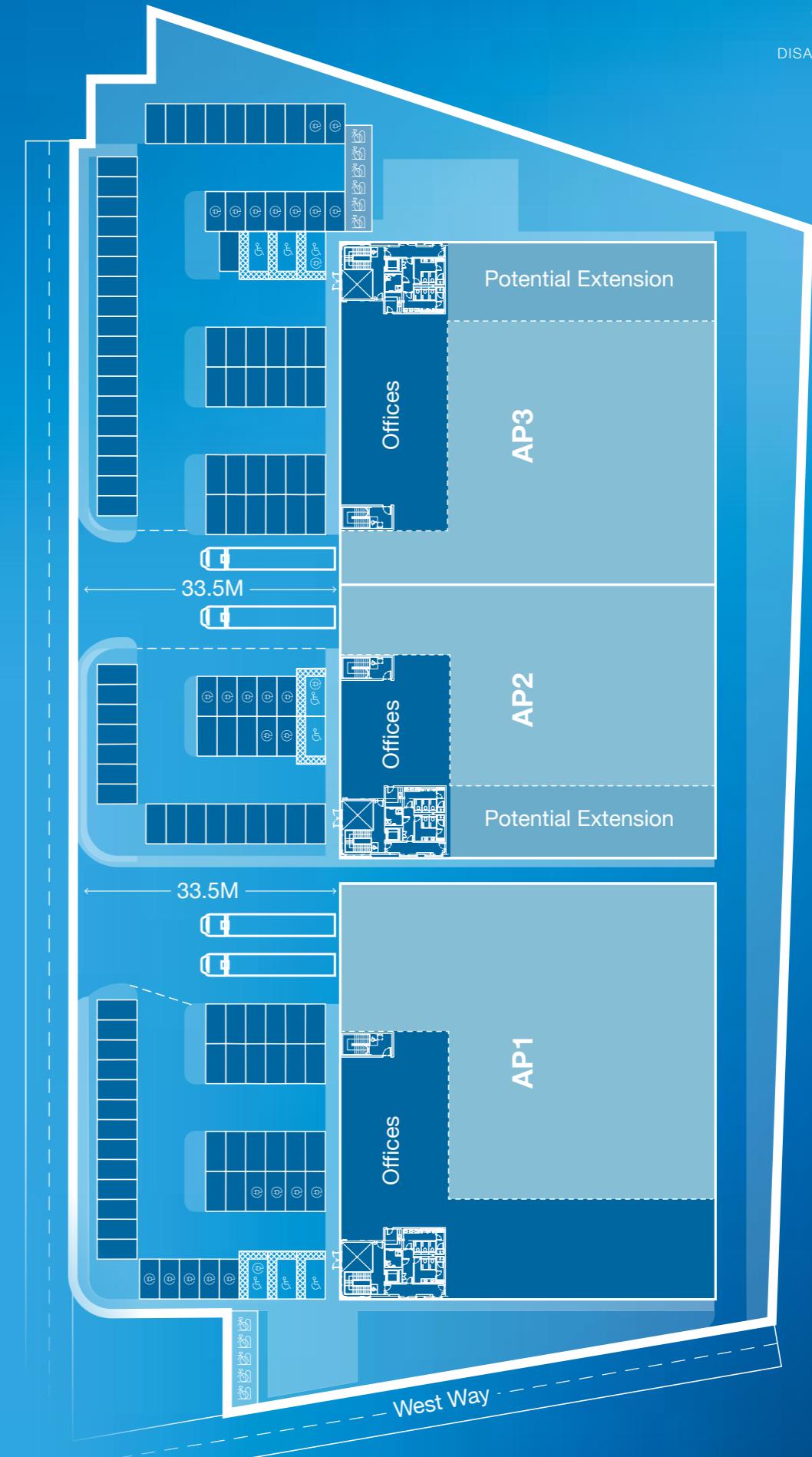
CAPPED GAS, ELECTRICITY & WATER SUPPLIES



AP2 - 8 EV CHARGING
AP3 - 10 EV CHARGING



AP2 - 20 CYCLE SPACES
AP3 - 20 CYCLE SPACES



*Opportunity to expand with additional first-floor office space

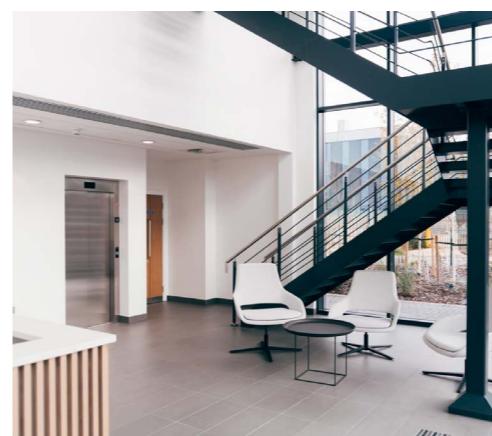
SITE PLAN KEY:

CYCLE SPACES 

DISABLED PARKING 

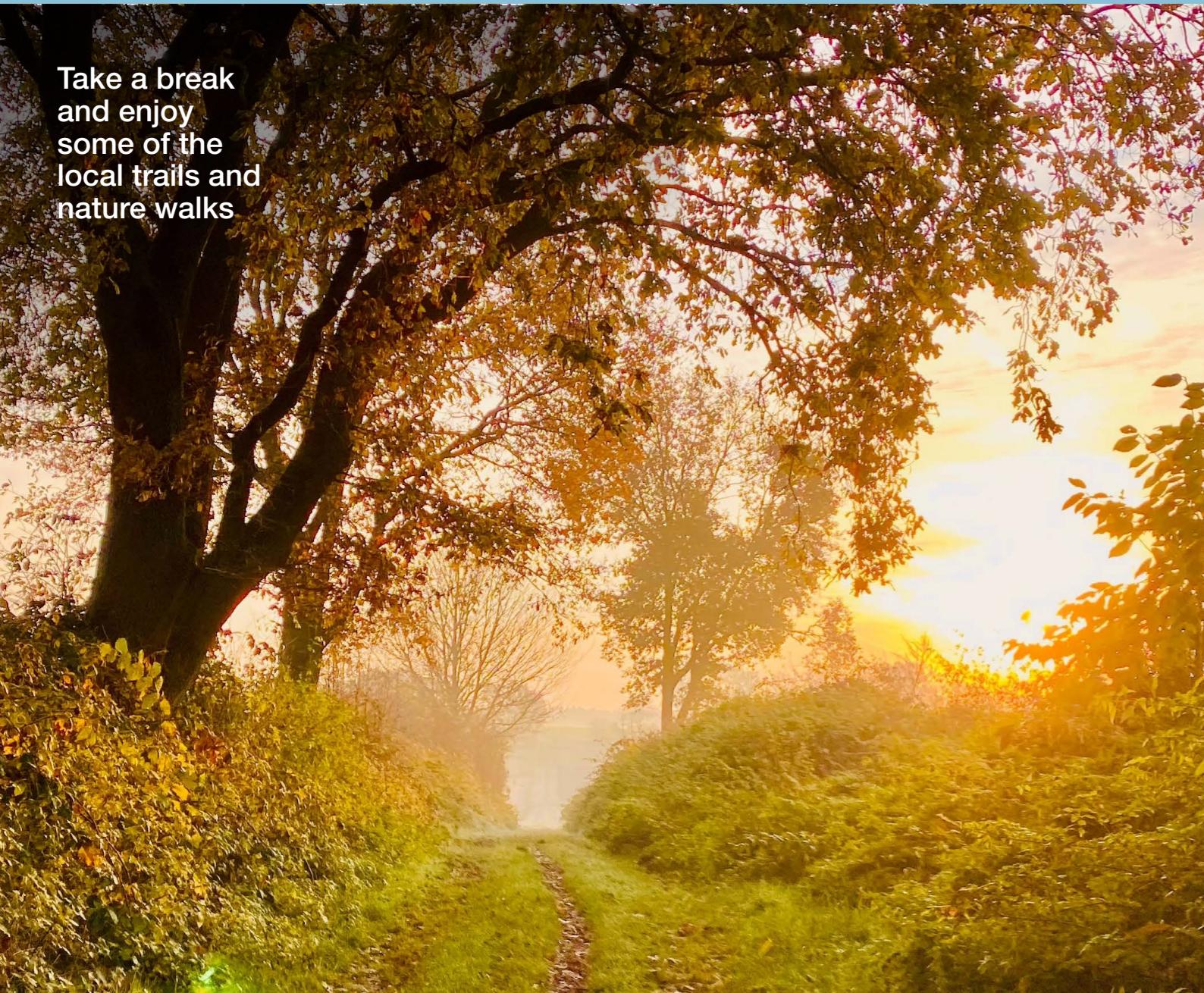
EV CHARGING 

GALLERY

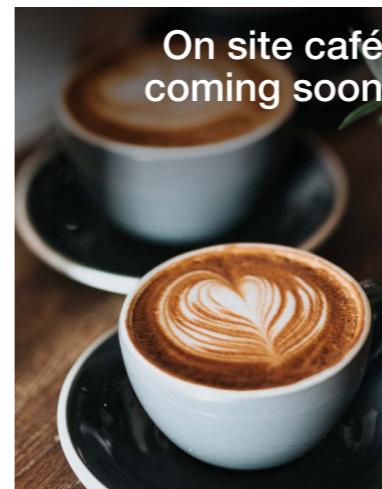


Time well spent at Accelerator Park

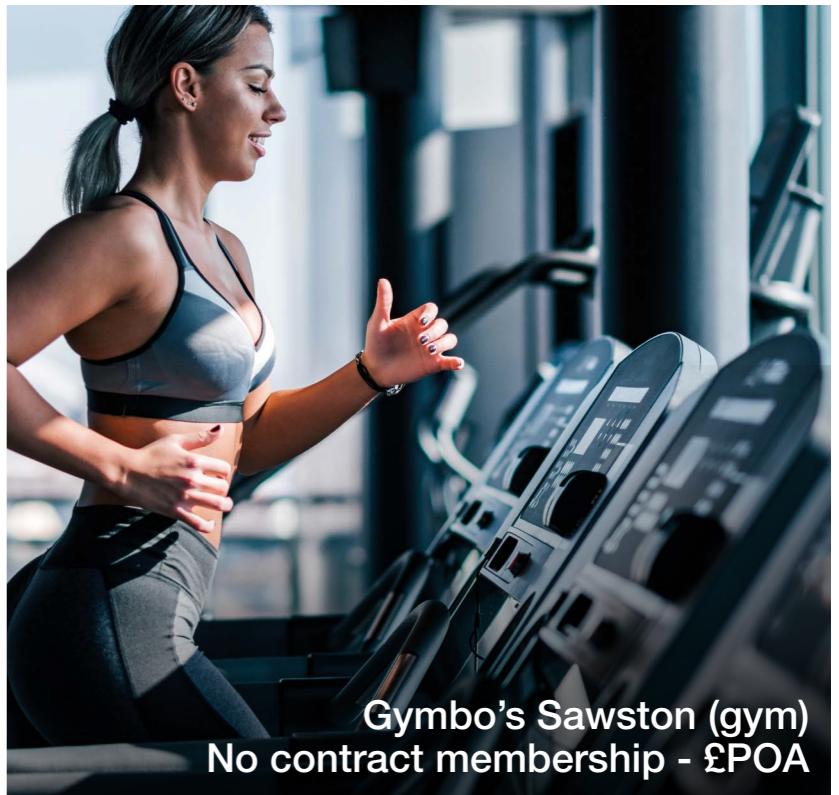
Take a break and enjoy some of the local trails and nature walks



Sawston Town Centre only 15 minute walk away



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



Regular on-site food trucks



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.



GREATER CAMBRIDGE PARTNERSHIP

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





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