

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 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



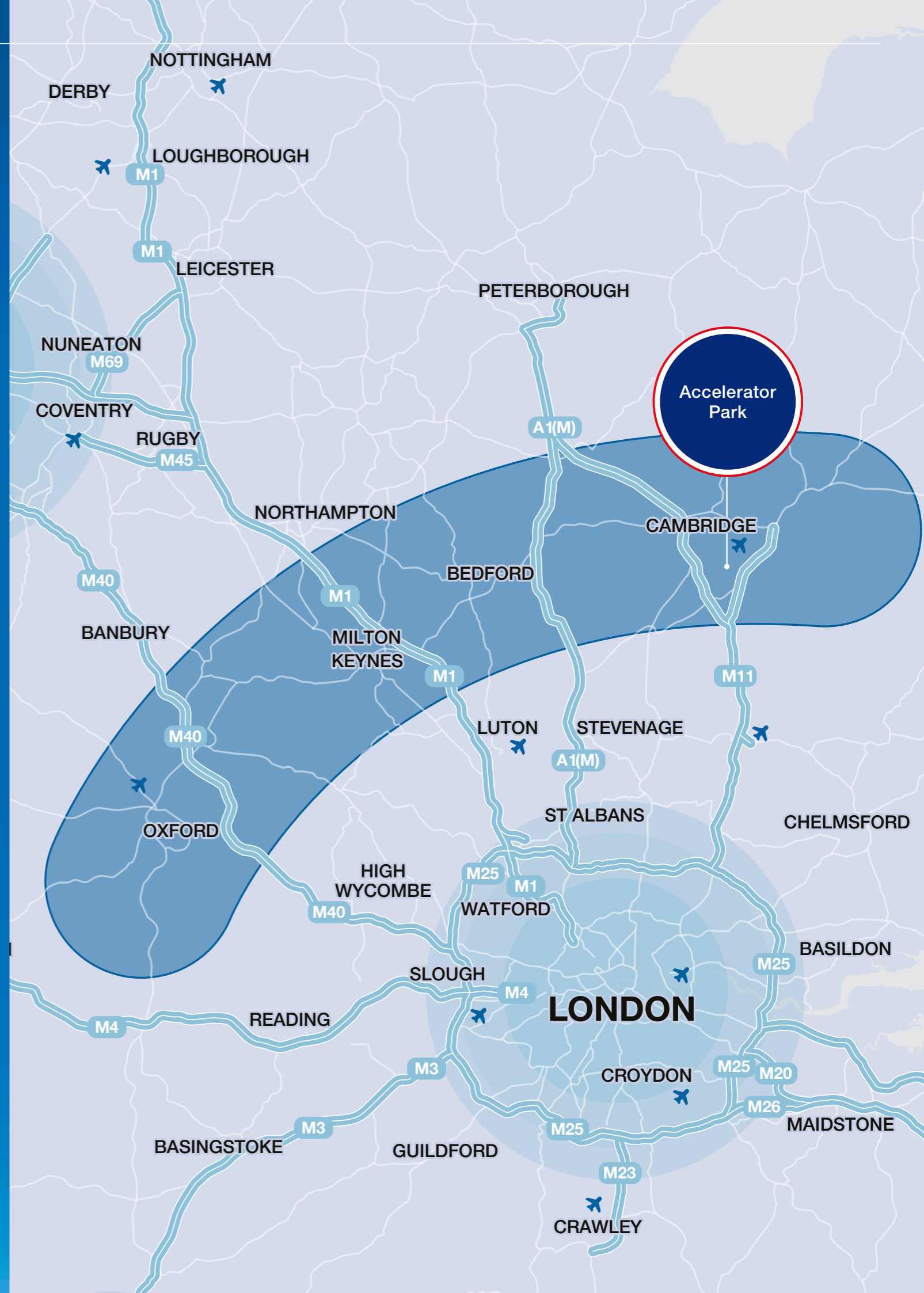
42,000 students attend the Oxford & Cambridge universities



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:



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 is to benefit from the following sustainability credentials:



**ENHANCED
SITEWIDE
BIODIVERSITY**



**RICH
LANDSCAPED
ENVIRONMENT**



**EPC
B**



**CYCLE, TRAILS &
RUNNING ROUTES**



**BREEAM
"EXCELLENT"**

Accommodation

Built in 2019, the site comprises modern business units providing flexibility for a range of uses.

UNIT 4	2,148	199.6
UNIT 6	1,625	151.0
UNIT 8	3,556	330.4

Units 4, 6 & 8



CAT A OFFICE SPECIFICATION



LEVEL ACCESS LOADING DOORS



50 KN/M2 FLOOR LOADING



GENEROUS CAR PARKING



6.5M EAVES HEIGHT



EPC B



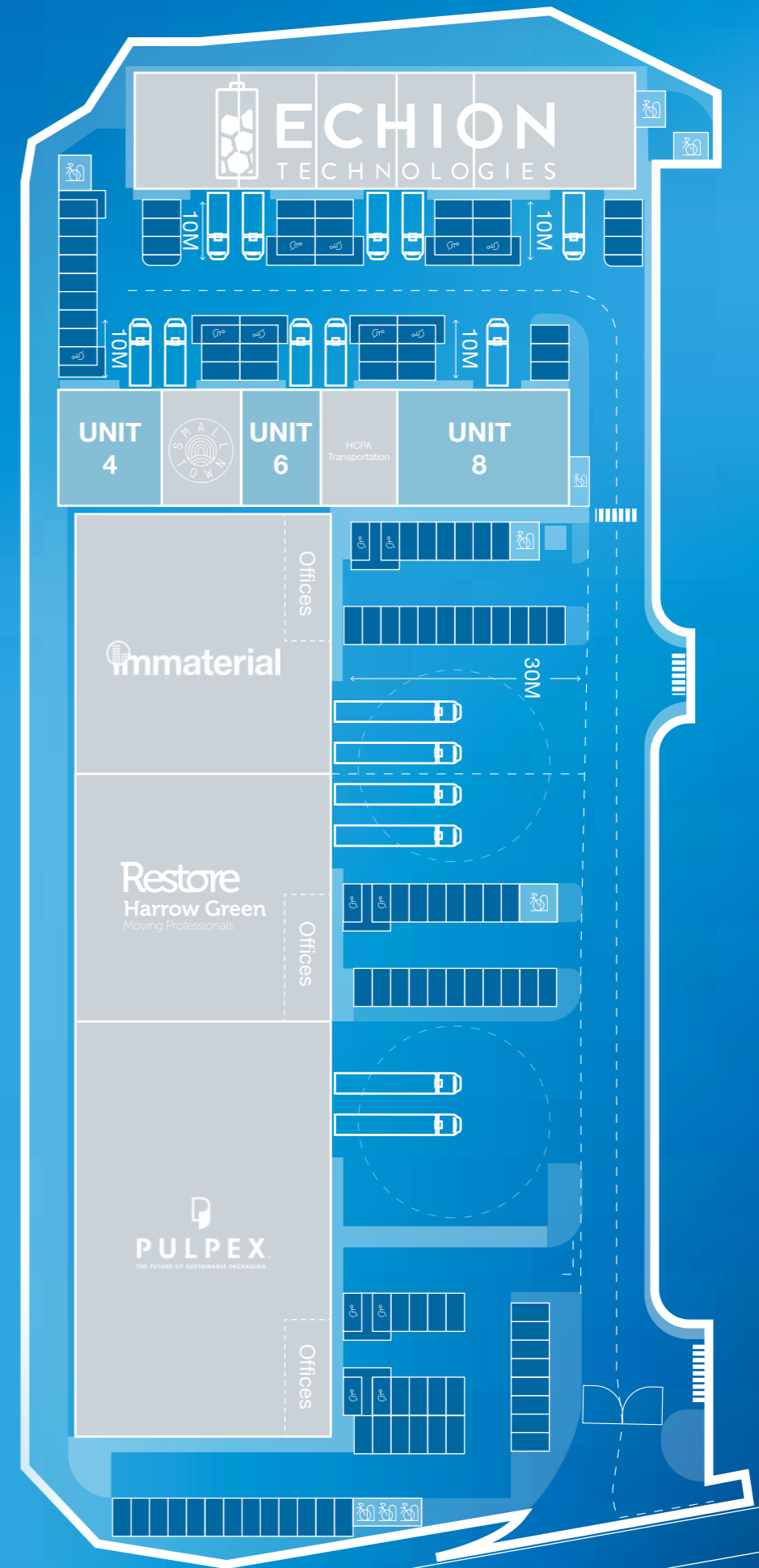
CAPPED GAS, ELECTRICITY & WATER SUPPLIES

SITE PLAN KEY:

CYCLE SPACES

DISABLED PARKING

EV CHARGING





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	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



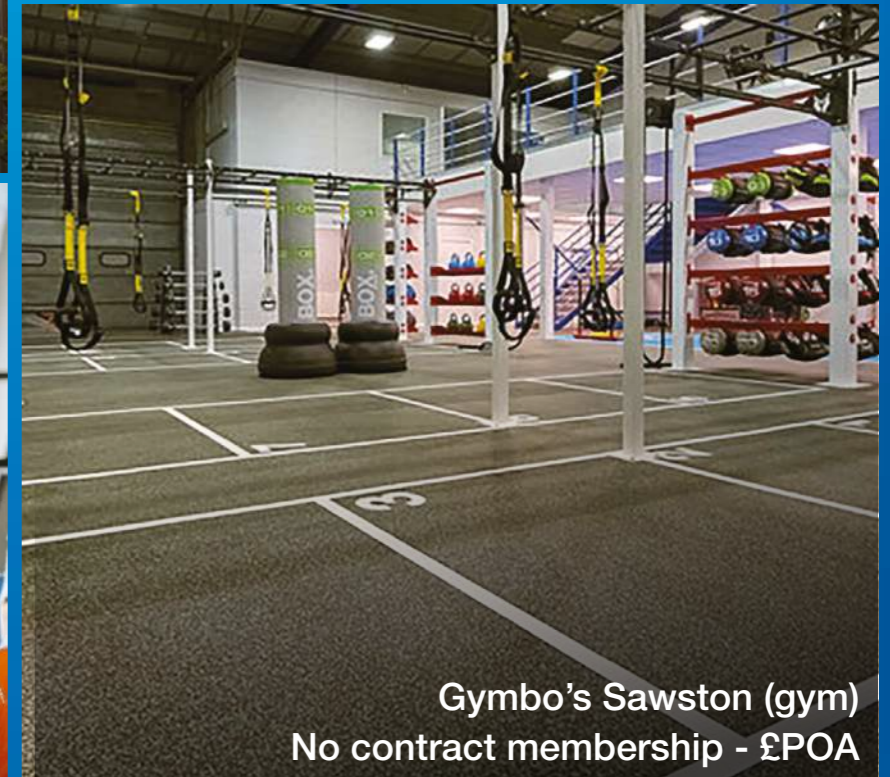
On site café*



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

Accelerator Park

ADDENBROOKE'S

SHELFORD STATION

A1301

A1307

A11

A10

LITTLE SHELFORD

M11

A1301

BABRAHAM RESEARCH CAMPUS

BABRAHAM ROAD

GRANTA PARK

SAWSTON

UNITY CAMPUS

LION WORKS

WHITTLESFORD PARKWAY STATION

A11

A1307

WELLCOME GENOME CAMPUS

Sat Nav: CB22 3FG

///sake.wells.truffles

J10

A505

DUXFORD

J9A

accelerator park

PHASE 1 ■ SOUTH CAMBRIDGE ■ CB22 3FG



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CANMOOR

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