



Building the future  
**TOGETHER**

Pre-let opportunities for lab-enabled spaces from **10,000 sq ft** to **95,000 sq ft**  
**Available Q1 2023**



**UNITY  
CAMPUS**

**PHASE 2**



# Pre-let opportunities

Available in **Q1, 2023**, Unity Campus Phase 2 offers up the next **95,000 sq ft** of lab-enabled space in the Cambridge Cluster. Units from **10,000 sq ft** are available for pre-let. A key benefit for potential occupiers, at this stage, is the ability to input into the design process and create a truly fit for purpose environment.

Phase 2 will consist of three buildings, available in Q1, 2023.

## Overview

Having completed The Works in 2020, the second phase of Howard Group's re-development of Unity Campus is now being brought forward. In response to market demand for agile, flexible science space, Phase 2 will consist of three buildings each specifically designed to provide high quality accommodation for life science occupiers.

Each building will consist of ground, first and second floor office and laboratory accommodation, with landlord plant provision above.

Current life sciences occupiers on the campus include Aqdot, Iontas, Liminal Bioscience and Sareum.

## Specification at a glance

- 60% lab / 40% office split.
- Lab-standard 6.6m floor-grid with in-column drainage providing flexibility in bench locations.
- Vibration-resistant concrete construction.
- 6 WC's and 2 showers per floor (with the ability for occupiers to increase this provision within their own demise if required).
- Goods lift with direct access to rear of building and service yard.
- Access controlled passenger lift within the stair lobbies.
- Phase 2 will also bring forward an additional 256 parking spaces and 14 accessible parking spaces on site.

[www.unitycampus.co.uk](http://www.unitycampus.co.uk)



## Landlord fit out

Each building will be fully fitted to a high standard, including entrance lobbies, goods lifts, separate passenger lifts, wc facilities and showers on each floor.

Tenant spaces will be ready for lab and office occupation with pre-installed air handling (6 air changes per hour minimum), HVAC systems, in-column drainage, lighting and raised access floors.

Externally, consideration has been given to delivery vehicles, gas bottle storage, clinical waste stores and generator access points.

## Design aesthetic


Each of the three buildings will enjoy a unique external aesthetic achieved via a mixed palette of external façade materials. The overall feel will take inspiration from a modern industrial look.

The building entrances will provide a welcoming threshold, where occupiers and visitors can meet and relax. The contemporary aesthetic successfully incorporated throughout The Works central communal Street area will act as the inspiration for these new communal spaces.

A landscape focal point at the heart of the site will create a sense of place for occupiers of the campus at the outset of the phased development.







## Sustainability

Sustainability is a key driver for this next phase at Unity Campus. A BREEAM 'Excellent' rating is being targeted, as is a minimum EPC rating of 'B' across each building.

Carbon calculators will also be used as all aspects of the buildings are developed to facilitate the monitoring of the embodied carbon levels of each design decision, particularly within the frame, superstructure and substructure of each building.



## Delivery timelines

**Ready for occupier fit-out, Q1 2023.**

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Unity Campus is one of the best connected business parks in the region, with access to excellent rail, road and cycling infrastructure.



[www.unitycampus.co.uk](http://www.unitycampus.co.uk)