

# Alconbury Enterprise Campus

Cambridgeshire

[www.alconbury-campus.co.uk](http://www.alconbury-campus.co.uk)

Flexible, high quality, low carbon  
Enterprise Zone space

250 sq ft to over 500,000 sq ft  
(23 sq m to over 46,451 sq m)

- Offices
  - Research and Development
  - Production
- 

Alconbury Enterprise Campus lies at the heart of the high quality, low carbon development of Alconbury Weald and offers flexible, bespoke space for businesses from 250 sq ft to 500,000 sq ft (23 sq m to 46,451 sq m). The Government-backed Enterprise Zone offers a range of benefits including business rates relief, superfast broadband and simplified planning.

Sitting in a prime location on the transport spine of the country with road and rail links to all points of the compass, the Campus enjoys close links to the global innovation centre of Cambridge and the environmental cluster of Peterborough. It is an ideal location for businesses to make their future.

### A place to make

The scale of the Campus enables tailored solutions for a range of business types and sizes. It also offers a variety of locations, from being at the hub of the development next to shops and services, to being part of an inspirational streetscape with imposing entrances and dramatic landscaping, or being set apart in the landscape with space to grow. The Campus provides space for Offices, Research & Development and Production.

- 615–3,772 sq ft (57.1–350.4 sq m) in The Incubator
- 5,000–500,000+ sq ft (464.5–46,451+ sq m) bespoke new builds
- Ready to go: a range of existing buildings at all scales which offer space on flexible terms.

Indicative CGI image



Alconbury Enterprise Campus is an Enterprise Zone, supported by HM Government, and promoted by:

## A place to do business

Cambridgeshire is a great place to do business and is one of the most vibrant economies in the country. Producing goods and services worth over £23 billion, the county is home to:

- One of the leading Universities in the world
- No. 2 Micro European City of the Future (FDI Intelligence, *Financial Times*, 2012)
- 2 x \$10 billion companies; 10 x \$1 billion companies and 1,500 high-tech businesses ranging from ARM and Autonomy to Microsoft and Solocup
- Over 25 centres of excellence and a range of vibrant business networks
- In Huntingdonshire alone manufacturing supports over 11,000 jobs and produces £445 million GVA.

Alconbury Weald has a workforce of 1 million people living within 60 minutes' drive, with skill levels up to 20% above the national average. Urban&Civic are working with a partnership of local training providers and colleges specifically set up to deliver skills and training for new or existing employees of companies relocating to the Campus.



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## A place to grow

As a Government-backed Enterprise Zone, the Campus is supported by a team of partners locally, regionally, nationally and internationally, and is being developed by site owners Urban&Civic.

The Campus offers a host of benefits:

- A 100% business rate discount, worth up to £275,000 over a five-year period
- Government and local authority help to develop radically simplified planning approaches in the Campus, and
- Government support to deliver superfast broadband across the Campus.

The Incubator building



Alconbury Weald is a great location for living, working, learning and leisure and will provide:

- 5,000 eco-friendly homes
- 700 acres (283 hectares) of green space
- Transport infrastructure including a rail station and link to the Guided Busway
- Primary schools and nurseries
- Medical and dental facilities
- Sports facilities, both indoor and outdoor
- A network of paths for walking, running and cycling
- Community facilities: from libraries to allotments
- Shops and banks
- Cafés and bars
- Gym.

The site will also offer quick links by rail, bus and car to major shopping destinations in Cambridge, Peterborough, Milton Keynes and London.

Urban&Civic are also offering a range of other opportunities, including:

- A team of internationally renowned architects, consultants and project managers at your service
- Support in recruiting local people and up-skilling new and existing staff
- Support and advice on green travel planning
- A range of local banks, businesses and services
- Flexible terms and options, and
- Help, in conjunction with our partners, to access additional support and funding.

With links to the A1(M), A14 and the East Coast Mainline, Alconbury Enterprise Campus lies at the heart of the growing economy of the Greater Cambridge Greater Peterborough Enterprise Partnership.

With future plans for its own East Coast Mainline Station – as part of a major transport interchange with the innovative Cambridge Guided Busway – the Campus will benefit from the £22 billion rail investment of Crossrail and Thameslink which will bring easy access to rail services across the south east of England.

Current transport times from Alconbury Weald:

				
Cambridge	30 mins	1 hour	—	—
Peterborough	30 mins	—	45 mins	17 mins
London	1 hour 30	—	—	50 mins

# Alconbury Weald Make|Grow

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To find out more about opportunities within the Alconbury Enterprise Campus, please contact the Agents:

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