

The Incubator

Flexible space from 615–3,772 sq ft (57.1–350.4 sq m) for small and start-up businesses in this award-winning building at the heart of Alconbury Enterprise Campus

- Offices
- Research + Development

**Alconbury
Weald
Make|Grow**

The Incubator is the flagship building of Alconbury Enterprise Campus. Designed by internationally renowned architects AHMM, and the winner of three architecture awards, it provides flexible, inspiring space for small and start-up businesses at the heart of the Alconbury Weald development.



The Incubator provides flexible space for research and development and office accommodation. It has been designed with a range of sustainable features to reflect the low carbon aspirations for the whole development. Networking space – including a glazed atrium, shared kitchen/coffee area and meeting rooms – ensures the building is a hub for sharing and developing ideas. The Incubator is also a popular and regular venue for local business events and meetings.

Features include:

- flexible leases on all-inclusive terms
- high speed broadband and telephony
- business advice and support
- flexible meeting rooms
- kitchen/tea point facilities
- WCs and showers
- networking space
- car and cycle parking.

The Incubator is next to the Club building, which provides The Gym, The Café, meeting rooms and event space.

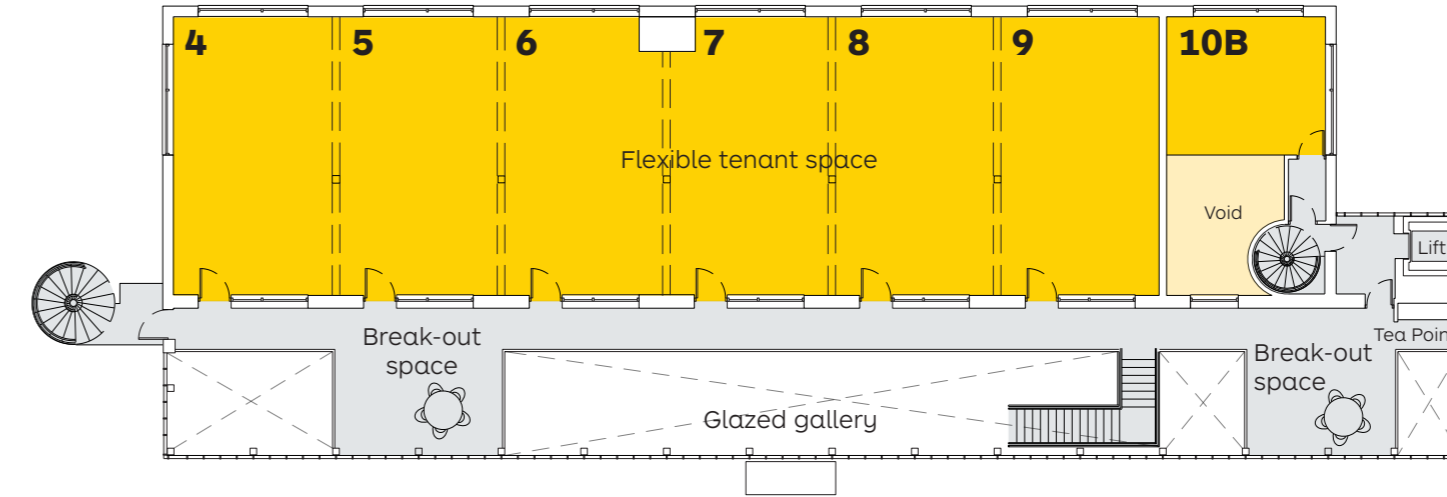
The building lies within a designated Enterprise Zone. Backed by local and national Government, and sponsored by the Greater Cambridge Greater Peterborough Local Enterprise Partnership, business benefits available within the Campus include:

- business rate discount worth up to £275,000 over five years
- superfast broadband
- streamlined planning process.

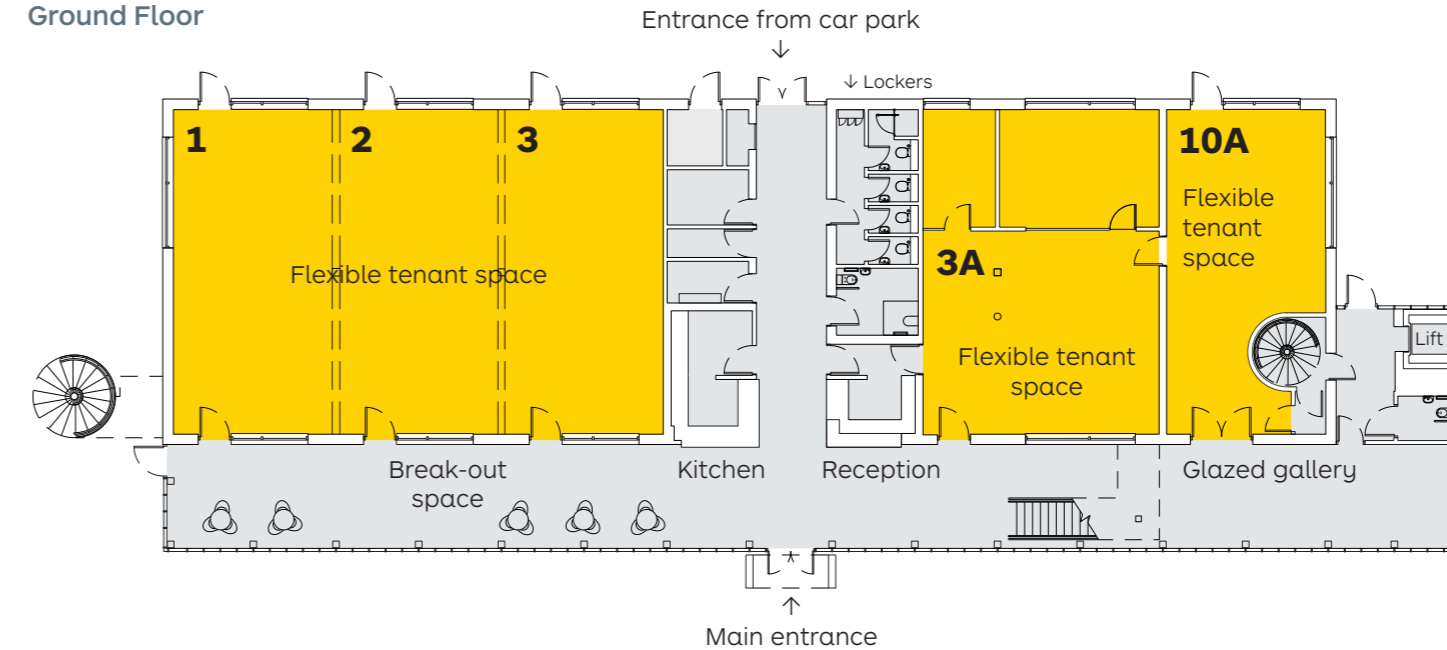
Please contact **Andy Brading** on 01480 413141 or by email: andy.brading@urbanandcivic.com.



First Floor



Ground Floor

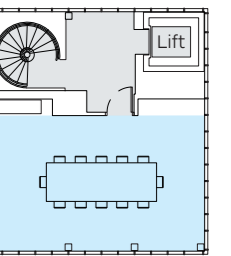


Floor schedule

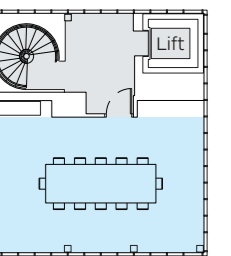
Floor	Space	sq ft	sq m
First	4	631	58.6
	5	638	59.2
	6	615	57.1
	7	615	57.1
	8	638	59.2
	9	635	59.0
Ground	1	737	68.5
	2	743	69.0
	3	740	68.7
	3A	1,082	100.6
	10A+10B	1,001	93.0
Total		8,075	750.0

Net internal area (subject to final measurements)

Third Floor Meeting



Second Floor Meeting



The Incubator is the flagship building of Alconbury Enterprise Campus, which lies at the heart of the high quality, low carbon development of Alconbury Weald. The Campus is developing an extensive area for offices around the Incubator, as well as working across the 150 hectare Campus to create bespoke and landscaped space for high value manufacturing and advanced engineering companies, alongside collaborative cluster communities for R&D and the prototyping of new technologies.

Sitting in a prime location on the spine of the country, with connections via rail and road routes to all points of the compass, Alconbury Weald has further plans to link with the Cambridge Guided Busway and have a station on the East Coast Mainline as part of a major new on-site transport hub. The development of Alconbury Weald (1,420 acres) will deliver 8,000 jobs, 5,000 homes, 700 acres (283 hectares) of green space – including planting over half a million trees – and investment in high quality community, transport and educational facilities.

www.alconbury-campus.co.uk

 SatNav PE28 4XA



To find out more about The Incubator and other opportunities within the Alconbury Enterprise Campus, contact Andy Brading: andy.brading@urbanandcivic.com | 01480 413141



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March 2017 | urbanandcivic.com

Alconbury
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Campus

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