

**Alconbury
Weald
Enterprise
Campus**

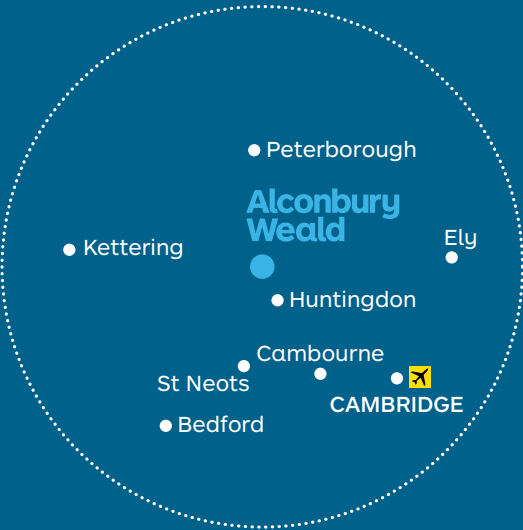
**Space for your
business to grow**



Alconbury Weald is a major new business area for Cambridgeshire, being brought forward by master developer Urban&Civic.

Located on the site of the former RAF Alconbury, the 1,425-acre site will provide three million sq ft of space for businesses, alongside 6,500 new homes with green corridors to several large parks and green spaces, schools, shops and other facilities.

Over 1.5 million sq ft of employment space has already been constructed and occupied.



A place to grow



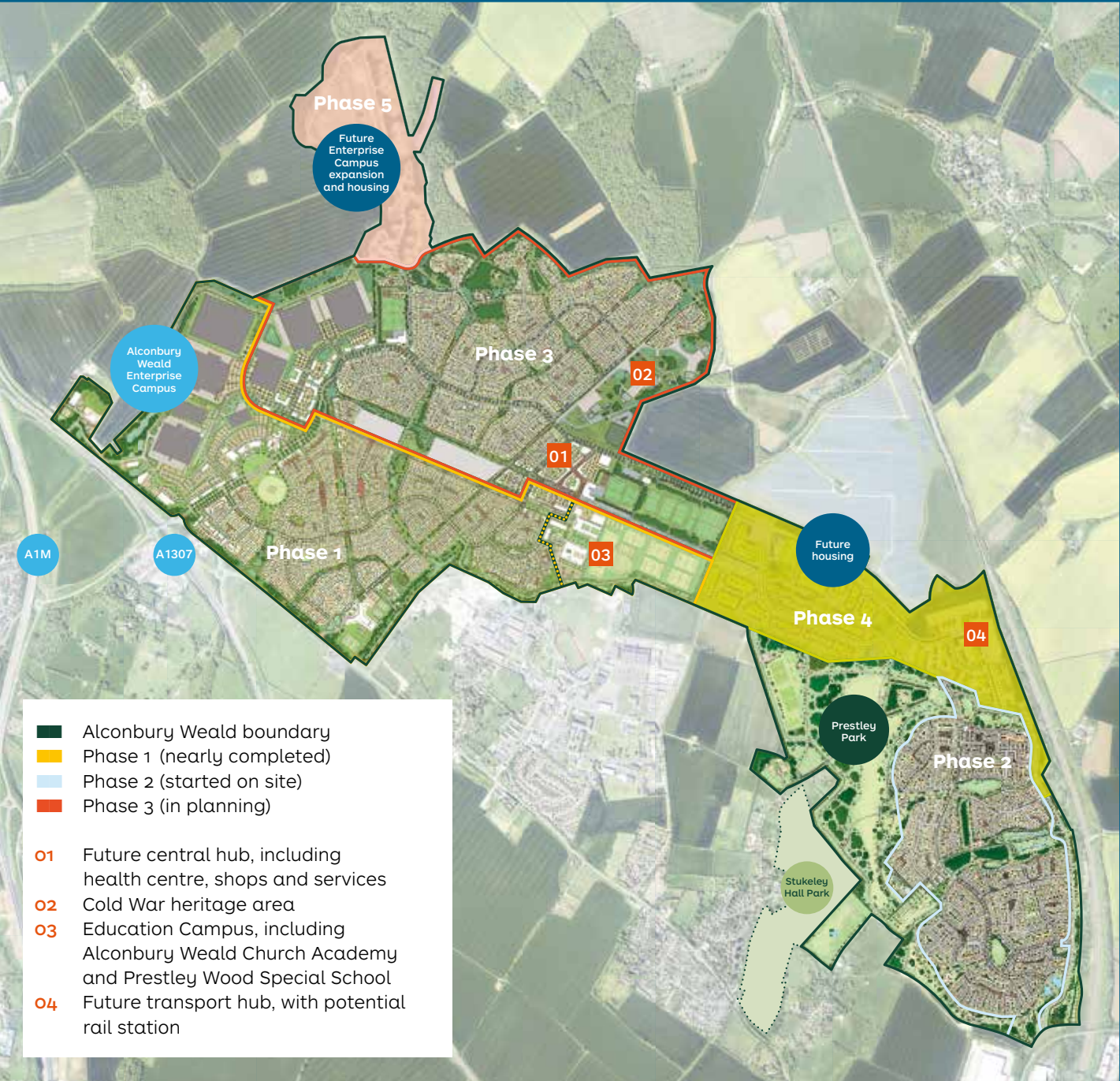
Alconbury Weald Enterprise Campus is more than just a business park. It's been thoughtfully designed to meet the needs of both employers and employees — offering not just a place to work, but a vibrant community where people can live, collaborate and thrive.

For those already working and living at Alconbury Weald, an abundance of amenities and activities — ranging from cycling and walking routes to shops and cafés — support a healthy, dynamic and enjoyable lifestyle.

By making Alconbury Weald Enterprise Campus your home, you'll join a thriving professional community of over 2,000 employees representing businesses of all sizes.

Companies already based here include Ambu plc, Roythornes Solicitors, Cambridgeshire County Council, MM Flowers Ltd, Encocam, John Adams Leisure Ltd, AM Fresh and IKO Insulations UK Ltd.

Alconbury Weald is a location where the foundations for growth are not just planned — they're already in place.



Come and join us

Several development plots remain available in the first phase of Alconbury Weald Enterprise Campus and more are coming forward in the next phase.

Plots can be sold as serviced land parcels or delivered through a full design-and-build service, tailored to your needs.

We would be delighted to discuss your business requirements and offer a range of occupier solutions to meet them.



The first phase of Alconbury Weald Enterprise Campus has delivered over 1 million sq ft of commercial space through a range of bespoke buildings.

Phase 1

ENTERPRISE CAMPUS

- 01 Magpas Air Ambulance
- 02 AMFresh
- 03 John Adams Leisure Ltd
- 04 MM Flowers Ltd
- 05 IKO Insulations UK Ltd
- 06 Encocam
- 07 Cambridgeshire County Council HQ
- 08 Incubator 2
- 09 Incubator
- FB Future business space

AMENITIES

- 10 Gym, library and meeting rooms in The Club
- 11 The Glade, including Co-op, future shops and nursery, and bike hub
- 12 The Pavilion (community centre)
- 13 Cricket pitch
- 14 The Watch Office Bar & Kitchen



Supporting enterprise and innovation

Alconbury Weald Enterprise Campus supports enterprise and innovation, providing opportunities for larger bespoke buildings and headquarters to drive inward investment in Huntingdonshire and the wider area.

Bespoke builds

If your business requires a distinctive building — whether to make a bold statement or to support growth and innovation — Alconbury Weald Enterprise Campus is the place for you.

The Campus can provide fully serviced plots that enable co-location of offices, R&D, manufacturing and customer support within modern, bespoke facilities in a setting that supports a healthy and sustainable environment for your workforce.

The development team can also provide specialist design, technical support, build options and planning advice, as well as flexible financial deals that meet your business requirements.

CGIs showing potential distinctive buildings tailored to your business.



Heritage Park proposals

Alongside the bespoke new-build spaces in Phase 3 of the development, Heritage Park offers large, convertible Cold War-era hangars — providing a distinctive and unique setting for businesses.



Indicative images.

Meet the neighbours MM Flowers

In 2017, MM Flowers opened a new facility at Alconbury Weald Enterprise Campus. Originally processing both flowers and fruit, the site was expanded in 2022, and the fruit operation was relocated to a new building nearby within the Campus.

Richard Brannam, Director of Group Capital Projects at MM Flowers, explained why Alconbury Weald Enterprise Campus was the perfect choice for their new state-of-the-art facility — combining best-in-class storage, handling and production capabilities with dedicated spaces for training, research and development.



LOGISTICS: Alconbury Weald is located close to the A1 and A14. With over 80% of the produce coming into the UK passing the development, and its central position within our retail customers' depot networks, it was a logical choice.

FREEHOLD: We wanted to build a flagship facility and own the freehold for the building. Alconbury Weald Enterprise Campus gave us the opportunity to do that as the anchor tenant.

BESPOKE BUILD: We were able to create a purpose-built facility with state-of-the-art refrigeration and bespoke machinery to drive innovation and bring stringent standards to the flower industry.

ENTERPRISE ZONE BENEFITS: The Enterprise Zone has a range of benefits and one of the most important for us was the streamlined planning process. The landscaped setting and parking also provide a positive customer and staff experience.

EXPANSION: We initially bought a 13 acre site with an option to buy a further three acres, which we exercised, and expanded the building by 86,000sqft in 2022. MM Flowers now has a 336,000sqft facility at Alconbury Weald Enterprise Campus.

WORKFORCE: We need to be able to attract a pool of talent — across all levels and functions within the business — and Alconbury Weald is both accessible and appealing to attract and retain staff.

GROWING COMMUNITY: Before moving to the Campus, we had a relatively temporary presence and weren't fully integrated in the community. As Alconbury Weald has grown, we've had an opportunity to become part of the growing community — both the business community and wider residential community.

Richard Brannam concluded: "Alconbury Weald Enterprise Campus was a very appealing package and provides ongoing opportunities for the company to flourish. It is a great place to set down roots and grow."

www.mm-flowers.com

Driving economic growth in Huntingdonshire

Alconbury Weald Enterprise Campus is strategically positioned in the heart of Huntingdonshire, at the crossroads of the thriving Greater Cambridge and Greater Peterborough economies. It offers exceptional connectivity and a vibrant business environment, providing everything a growing enterprise requires. Located within one of the UK's most dynamic growth regions, the Campus benefits from direct access to major transport routes and close proximity to key cities such as Cambridge and Peterborough.



Local economy



Huntingdonshire boasts a thriving economy, home to over 21,000 businesses, a £5.7 billion GDP, and a growing workforce that drives innovation and job creation. The Alconbury Weald Enterprise Campus plays a key role in the Huntingdonshire Place Strategy, which focuses on fostering economic development, creating new job opportunities and enhancing the region's attractiveness for investment.

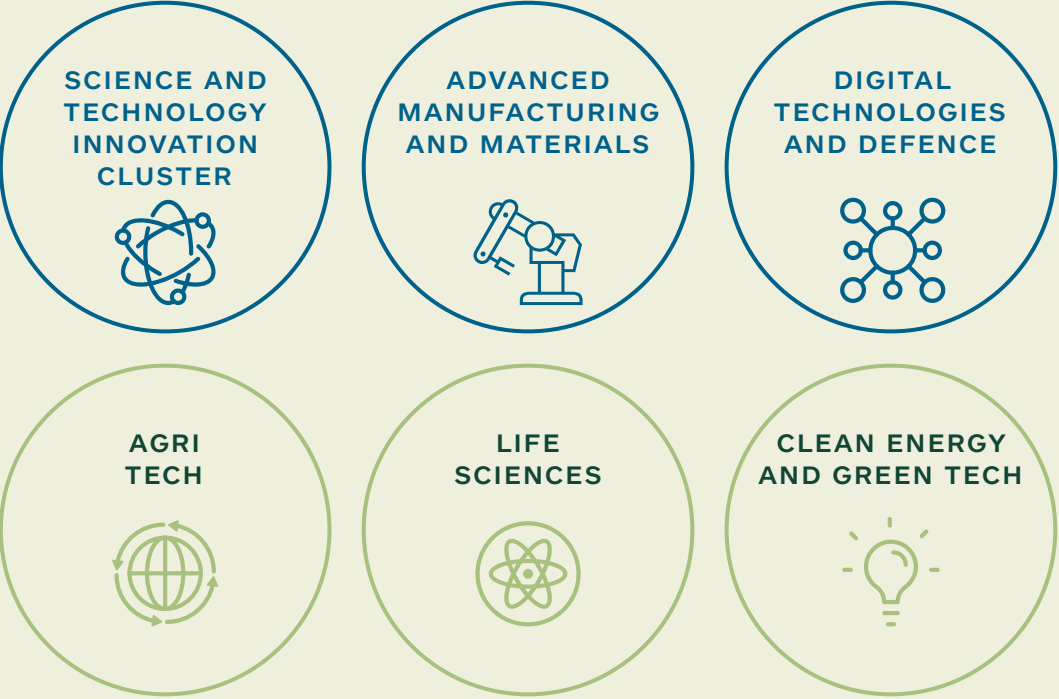
Mike Gildersleeves, Corporate Director of Place for Huntingdonshire District Council, said: "Alconbury Weald Enterprise Campus plays a central role in the region's economic vision, contributing to the creation of high-value jobs, promoting sustainable growth, and supporting a diverse range of industries — from technology to manufacturing."

“With continued investment in infrastructure and a focus on sustainable development, the Campus is poised to become a cornerstone of Huntingdonshire's economic future.”

Mike Gildersleeves Huntingdonshire District Council

Local growth plan

PRIORITY SECTORS



Strengths and opportunities

Employment across Peterborough and Cambridge is higher now than March 2020

Employment and economic activity have recovered faster than in the UK overall. There are 6,600 more people employed now* compared to March 2020 — a 1.6% increase in total employment — despite some declines in self-employment.

*November 2021, latest figures

High-value sectors driving global impact and supporting the UK’s success

Around 20% of employment and approximately 35% of GVA are concentrated in four priority sectors:

- Digital / AI
- Life Sciences
- Agri-Food
- Advanced Manufacturing

Strong demand for skilled workers in growing foundation sectors

Foundation sectors account for 80% of regional employment, including:

- Education
- Health and Social Care
- Construction
- Hospitality

Cambridge is an internationally renowned centre of excellence

Employment in Cambridge’s knowledge-intensive sectors grew by 8% in 2021, including an 11.9% increase in Life Sciences and Healthcare.

Peterborough is one of the UK’s fastest-growing cities

It ranks among the UK’s top 15 cities for business start-ups and patents, with 20% of local turnover in high-tech manufacturing, compared to just 9% nationally.

Post-COVID opportunities to reshape our places

Creating new growth centres across the region and attracting businesses to town centres — generating quality local jobs and improving residents’ quality of life.

Source
Cambridgeshire and Peterborough Economic Growth Strategy, June 2022
Cambridge & Peterborough Combined Authority

District economy

Sitting within the OxCam Arc — home to 2 million jobs and £111 Billion of economic output

An economy worth £10 Billion p.a

Completion of the A14 upgrade in 2020. A £1.5 Billion infrastructure investment further improving connectivity

20% increase of knowledge intensive businesses since 2013

86,000 employees — second-highest district in the Cambridgeshire and Peterborough area

A cluster of 150 advanced manufacturing businesses

A manufacturing sector with an economic output of £2.7 Billion p.a

Sizable representation in Construction, Utilities and Wholesale sectors

Source
Ready to Recover, Economic Growth Strategy for Huntingdonshire District 2020–2025
Huntingdonshire District Council

Sector support

- DIGITAL
- MID AND LOW-TECH MANUFACTURING
- AGRI-TECH
- LOGISTICS AND DISTRIBUTION
- CONSTRUCTION AND UTILITIES
- LIFE SCIENCES
- HEALTH, CARE AND LIFESCIENCES
- CREATIVE
- PUBLIC SECTOR
- ADVANCED MANUFACTURING

Invest in Huntingdonshire

Huntingdonshire District Council’s dedicated Economic Development team provides a free service offering high-quality regional data and insights, along with tailored support to ensure your relocation to — or expansion within — the district is as effortless and seamless as possible.

- Support includes:
- Access to funding and financial assistance.
 - Connection to a well-established network of partners.
 - Ongoing aftercare to support your transition.

www.investhuntingdonshire.co.uk

Manufacturing is a key strength and major contributor to Cambridgeshire’s economy. The area also benefits from a vibrant mix of small businesses, leading corporations and public sector employers.

Alconbury Weald is more than just a place to do business — it's a vibrant community where people collaborate, make lasting friendships and find daily inspiration. With the development well into its first phase, plans are underway to deliver 6,500 homes, four schools, a café, library, health centre, shops, a gym, and 700 acres of woodland, parks and sports pitches. For those who work here, it offers far more than a prestigious business address — it's a place to thrive.

Community



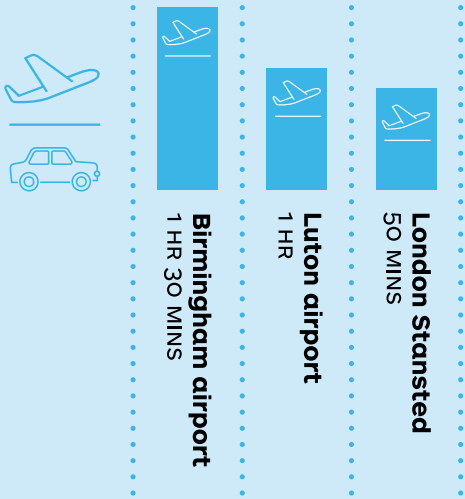
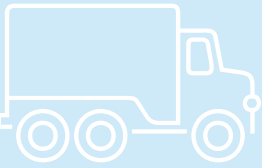
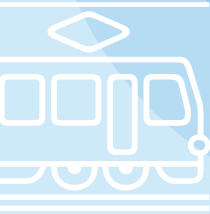
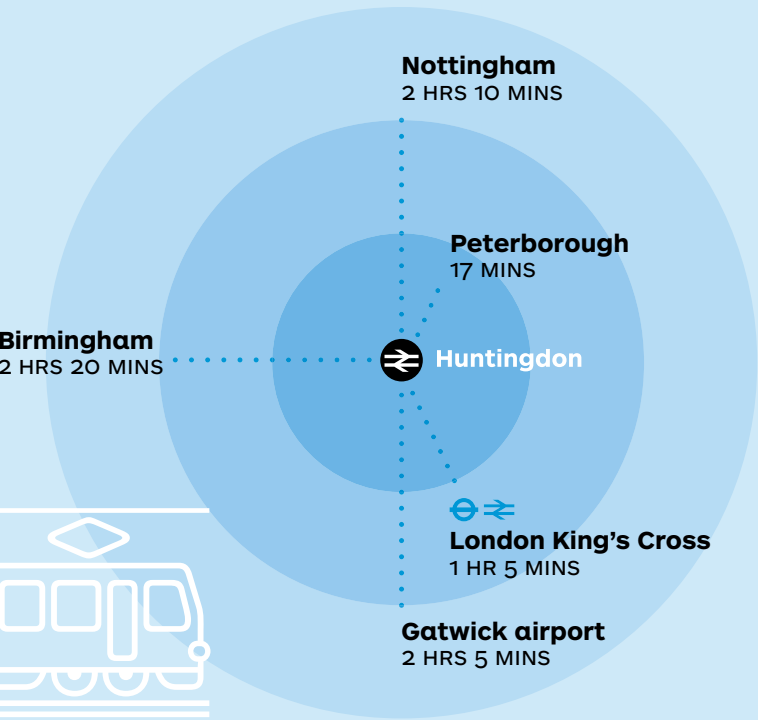
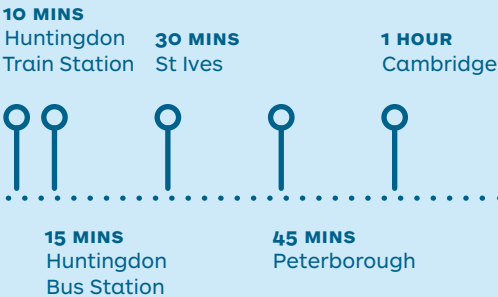
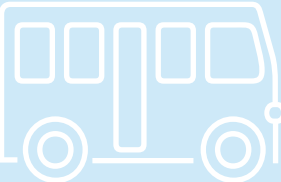
Stylish new homes in safe, walkable neighbourhoods — set within beautifully landscaped surroundings — make Alconbury Weald a natural choice for a diverse and active lifestyle.



Located near Huntingdon, Alconbury Weald boasts a strategic position with exceptional connectivity across the UK. It sits close to the country’s major north-south (A1M) and east-west (A14) transport corridors.

Huntingdon train station is just 10 minutes away, while London Stansted and Luton airports are both less than an hour’s drive. Alconbury Weald is not only well connected locally and regionally, but also nationally and internationally. Positioned between the global innovation hub of Cambridge and the industrial powerhouse of Peterborough, it offers the best of both worlds.

Connected



Making sustainable travel an easy choice

Alconbury Weald is located just a few miles northwest of Huntingdon, with convenient train and bus connections to destinations further afield.

WALKING AND CYCLING: An extensive network of footpaths and cycleways runs throughout the development and links to the wider area, making active travel a sustainable, healthy, and accessible option.

BY BUS: The AW1/AW1X and 904 bus services operate every 30 minutes from 6:30am to 7:30pm on weekdays, with weekend services also available.

LIFT SHARING: Alconbury Weald's car sharing scheme helps commuters save money, reduce congestion, and cut CO₂ emissions.

BY TRAIN: Huntingdon railway station is approximately five miles away, and plans are in place for a new East Coast Mainline station at Alconbury Weald, further enhancing connectivity.



Alconbury Weald Enterprise Campus

For more information or to discuss how Alconbury Weald could be the setting for the next chapter of your business, please contact:

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**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY



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¹ These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

² Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Urban&Civic have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition | July 2025