

Alconbury  
Weald  
Make|Grow

# New office space

Alconbury Enterprise Campus



## To Let

Flexible office space from 350 sq m  
(3,770 sq ft) up to 1,500 sq m (16,145 sq ft)

PE28 4XA

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

A new office building is coming to Alconbury Enterprise Campus, offering flexible space from 350 sq m (3,770 sq ft) at the heart of Alconbury Weald.

- Dynamic, open spaces.
- Intimate working hubs.
- Range of shared facilities.



### Sustainability

The building has been designed with a strong sustainability focus and the efficient use of resources such as water and energy will be ensured through a variety of methods including natural ventilation, a solar shading canopy and photovoltaic panels.

In addition, links to pedestrian and cycle routes, a covered cycle store, investment in public transport and a Green Travel Plan will provide a variety of sustainable transport options for your business and workforce.

[travelalconburyweald.co.uk](http://travelalconburyweald.co.uk)



The building will sit beside and complement the award-winning Incubator and The Club as a suite of striking buildings along the Boulevard entrance to Alconbury Enterprise Campus.

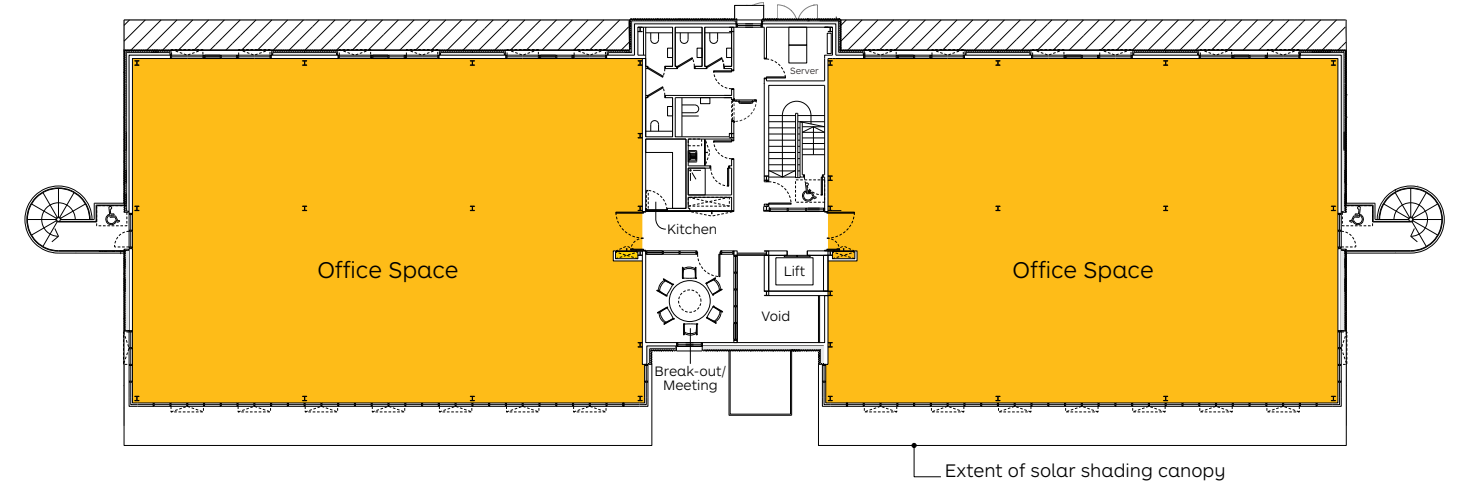
Designed by internationally renowned architects Allford Hall Monaghan Morris, and due for completion in Summer 2018, the building will provide inspiring and flexible office space around well-connected communal areas.

Features include:

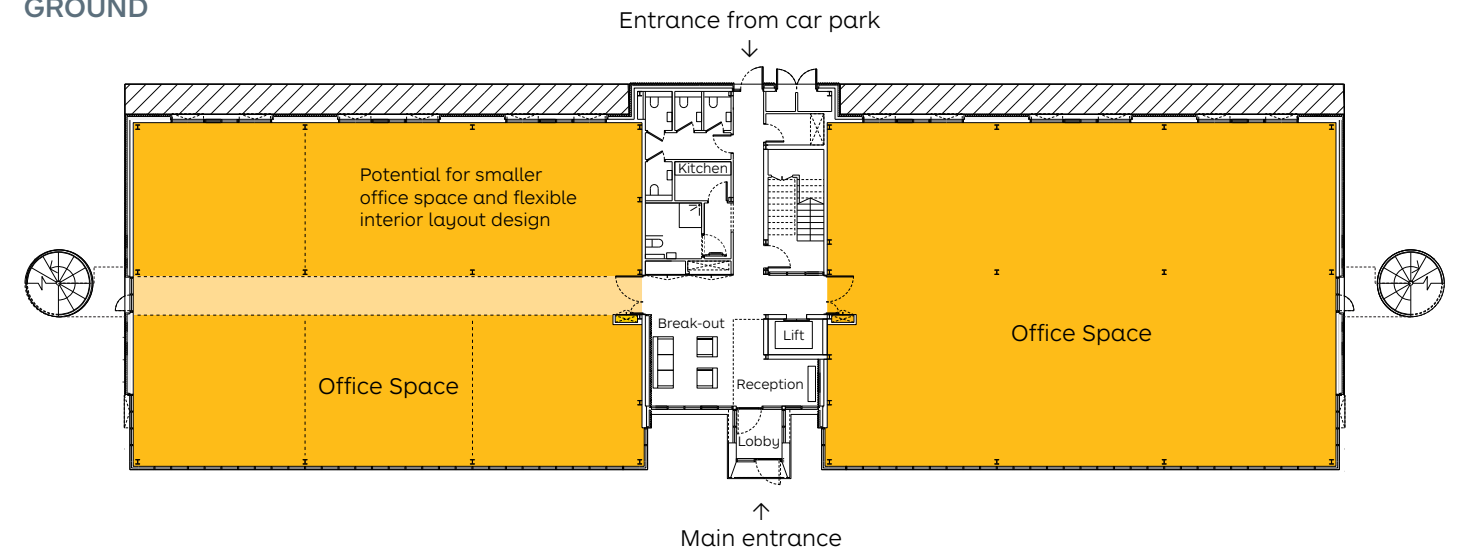
- Flexible office space catering to a variety of business uses and future expansion.
- Large glazed frontages that maximise views and natural light.
- Comfort cooling and heating system, with opening windows.
- Break-out space with tea/coffee making facilities.
- WCs and showers.
- Recycling facility points.
- Car park and covered cycle storage.

Located within the landscaped setting of the tree-lined Boulevard, the building is just a short walk to The Club which provides meeting rooms and event space, a café and gym. Beyond this will lie the centrepiece of the first phase of Alconbury Weald – the refurbished, listed Second World War Watch Office, sitting opposite the cricket pitch.

### FIRST



### GROUND



**Alconbury**  
Enterprise  
Campus



### Design

With its flexible design, the building can accommodate a range of floor space requirements and has access to shared facilities. Each unit has extensive parking and the building is just a short walk from the Campus' stop on the Busway Route B.







### Collaboration

Companies will benefit from business support, seminars and workshops held regularly at the Campus, and direct support from the Invest Hunts Economic Development team.



### Jobs and skills

Your company can benefit from the range of skills partnerships and projects in place, including:

- Bespoke training courses at the £10.5m iMET Skills Centre (due to open Summer 2018).
- Free jobs brokerage and recruitment through the EDGE partnership.
- Working with local schools to develop the next generation of employees.

### Meet the neighbours



**A**  
New office building  
Flexible office space (Summer 2018)



**B**  
The Incubator  
Flexible, inspiring space for small or start-up businesses



**C**  
The Club  
Home to The Gym and The Café



**D**  
iMET  
Advanced technology skills centre (Summer 2018)



**E**  
New HQ building  
Toy/game manufacturer and distributor (Winter 2017)



**F**  
MMUK  
Leading fruit and flower specialist



**G**  
IKO  
Insulation manufacturer. UK headquarters (Dec 2017)



**H**  
Cricket pitch & Watch Office  
Sports and community space around listed WWII building



**I**  
Link road  
Linking the Campus with the first phase of new homes



**J**  
Shops and services  
A mixed-use parcel of homes, started May 2017




**K**  
Community shop/park  
Shop, play area and community allotments



**L**  
Primary School  
Primary school and early years provision

### Everything you need in one place



 New homes: connected to the new community, with the first 500 of the total 5,000 homes underway.





### Shared facilities

Businesses will have access to the facilities of neighbouring buildings, including:

- Meeting rooms with tele/video conferencing facilities.
- Event and conference space.
- The Café serving savoury and sweet dishes made from fresh, seasonal ingredients.
- The Gym operated by One Leisure, with state-of-the-art equipment and a range of fitness and wellbeing classes.



### Alconbury Weald

The wider development of Alconbury Weald will grow around you to include:

- 5,000 homes.
- Three primary schools and a secondary school.
- A health centre, sports and community facilities.
- Extensive investment in transport infrastructure including prioritised bus services, a new rail station and miles of cycleways and footpaths.

We've already rolled out our first school and nursery, community shop, play parks and woodland walks. All of which are on the doorstep of Alconbury Weald's homes and offices.







## Location

Alconbury Enterprise Campus lies at the heart of the growing regional economy, in one of the most well connected locations in the country:

- Adjacent to A14 and A1.
- 50 minutes from London by train.
- Easy access to Stansted, Luton and Heathrow airports.
- New railway station and planned link with Cambridgeshire Busway.

SatNav PE28 4XA



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