

Alconbury  
Weald  
Make|Grow

# Space to make and grow your business.

Alconbury Enterprise Campus

- Offices
- Research and Development
- Production
- Hybrid and bespoke space  
from 2,000 sq m (21,500 sq ft)  
to 50,000 sq m (538,200 sq ft)

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

Welcome to Alconbury Enterprise Campus.

The first phase of the 150 hectare Government-backed Enterprise Zone includes prime plots surrounded by stunning landscapes, in one of the country's best-connected locations for businesses. This is your chance to be part of it.

We are offering:

- Office space for small and medium-sized businesses in the existing Incubator buildings and bespoke new builds in the Office Zone.
- Flexible Mid-Tech buildings for office, production and R&D uses, with space for expansion.
- Large bespoke buildings designed to meet your existing and future needs.
- Close to main transport connections to all corners of the country.
- A skills centre delivering manufacturing, engineering and leadership skills for businesses.
- A jobs brokerage service to help you recruit talented people.
- Regular business support seminars and tailored support from Invest Hunts.
- Set within 28 hectares (70 acres) of quality landscaping.
- A dynamic and growing business community.

**Alconbury**  
Enterprise  
Campus

## Everything you need in one place.

Alconbury Weald's Enterprise Campus is located in the middle of three significant business and technology hubs: the global innovation centre of Cambridge; the industrial heartland of Peterborough and the Midlands; and the nexus of high-tech material technology and niche manufacturing in Huntingdonshire.

The Campus sits right on the transport spine of the country. The A1 and East Coast Mainline run north-south on either side of the site, with the A14 – part of the Trans-European Network – travelling east-west. In short, this is one of the best-connected places to do business in the UK.

The site's combination of scale – 150 hectares – and flexibility is unique in southern England. We are offering everything from supported Incubator space for start-ups and small businesses, to half a million square feet for larger companies looking to grow.

And there's far more here than business space. The Campus is at the heart of the Alconbury Weald community – which will include 5,000 quality homes as well as schools, a health centre, leisure and retail facilities and nearly 300 hectares of landscaping and green space. This is a place where all the foundations for growth are already in place. Join us!



The Incubator and The Club



# Meet the neighbours.



**A**  
**Offices**  
Flexible office space for growing businesses (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**  
**John Adams Leisure**  
Toy/game manufacturer and distributor (Winter 2017)



**F**  
**MMUK**  
Leading fruit and flower specialist



**G**  
**IKO**  
Insulation manufacturer. UK HQ (December 2017)



**H**  
**Cricket pitch & Watch Office**  
Sports and community space connecting the Campus and residential community





# Building on your needs.



OFFICE ZONE

MID-TECH CAMPUS

BESPOKE BUILDINGS

One of the unique strengths of the Alconbury Enterprise Campus is the flexibility and scale it can deliver. Urban&Civic specialise in buildings that bring together smart office space and high-tech production space, all set within attractive settings. Good design and setting is vital to everything we do. To deliver both appropriate setting and scale of buildings, and to support the growing sense of cluster and collaboration among business on the site, we have developed three distinct but connected zones within Phase 1.

These are:

- **Office Zone:** this beautifully landscaped area is defined by the handsome Boulevard entrance, along which more than 60 mature lime trees frame the stunning architecture. The Zone is served by The Club – a key amenity building providing a gym, café, meeting rooms and event space.
- **Mid-Tech Campus:** we know modern businesses are flexible and need appropriate space to deliver all their activities under one roof. The Mid-Tech buildings offer smart office space, with options for prototyping, R&D, manufacture and storage of materials. Lying next to the iMET Skills Centre, this area will become a hub of innovation and collaboration.
- **Larger, bespoke buildings:** carefully located to gradually scale up from the other zones, the bigger footprint buildings sit at the north west of the site, with easy access to the HCV entrance, a solid infrastructure of future-proofed utility connections and views across the open fields.

If you know the type of building you need for your business, we can help you find the best location and design, that supports your current and future needs. With an in house masterplanning and commercial design team, as well as a network of commercial agents, we can work through your requirements to draw up detailed proposals. We also have buildings ready to go – with flexible design and planning consent – which can be ready in 9-12 months.

## Flexible design and build options

As site owners and managers, Urban&Civic offer a range of opportunities including:

- A team of internationally renowned architects and consultants.
- Planning, delivery and project managers at your service.
- Support for recruiting local people and up-skilling all your staff.
- Advice on sustainable travel planning for your workforce.
- On-site business support and services.

As freehold site owners, Urban&Civic can also offer innovative options for land sales, design and build, and lease options. The focus is primarily on design and build, and on long-term leases, as these help ensure high-quality design, and proactive, long-term management of the entire Campus.

## High quality, delivered fast

Thanks to our team of experienced consultants, our in-depth knowledge of the site and our Enterprise Zone status, we can move quickly through design and planning. With work already progressing across the Campus site, all you need for your bespoke build will already be in place.

Indicative programme timeline from agreement to handover:

|            |  |
|------------|--|
| Week 01    | Agree Heads of Terms – solicitors instructed |
| Week 01–12 | Detailed design work                         |
| Week 6     | Submit planning application                  |
| Week 10    | Agree legal documentation                    |
| Week 14    | Obtain planning consent                      |
| Week 18    | Start on site                                |
| Week 50    | Building completion.                         |





Indicative CGI



## Offices

The Office Zone focusses on the area around the award-winning Incubator building and the facilities on offer in our new Club building, including a gym, café, jobs brokerage and business support. Intelligent, high quality, low carbon design features with ample parking and good access, all located within an attractive setting and direct access out onto the A14 and A1M.

Office choices include shared building options from 325 sq m (3,500 sq ft) to bespoke headquarters of up to 4,650 sq m (50,000 sq ft).

For more information on our latest office offering, see our *New office space* brochure at [alconbury-campus.co.uk](http://alconbury-campus.co.uk) or call 01480 413141.



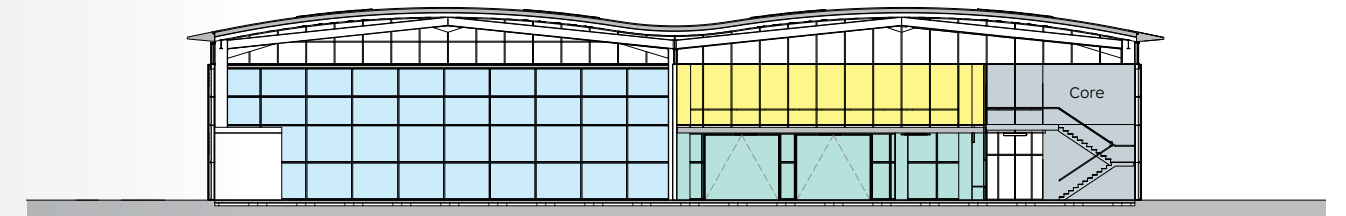
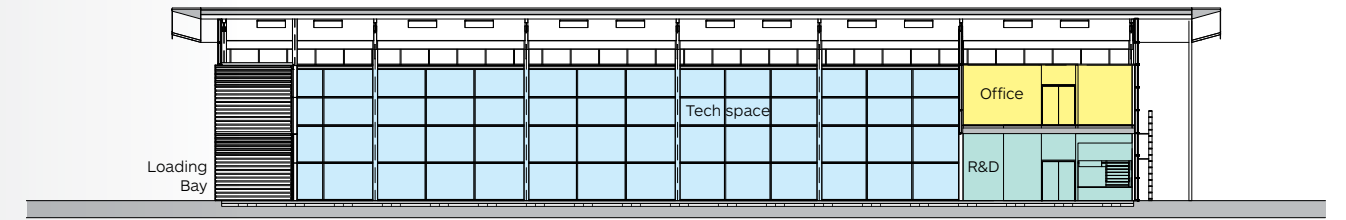


## Mid-Tech/Production

The Mid-Tech cluster provides a range of high quality buildings from 2,000 sq m (21,500 sq ft) suitable for production and R&D use. Buildings will be of flexible design to enable occupiers to fit additional offices and specialised production fit-out as required. This area will provide segregated car parking and commercial vehicle access together with attractive landscaping.

For more information on our Mid-Tech offering, see our *Mid-Tech cluster* brochure at [alconbury-campus.co.uk](http://alconbury-campus.co.uk) or call 01480 413141.

SECTION AA



SECTION BB

Cross section showing flexible design for different proportions of office, R&D and production space



Indicative CGI





MMUK and MM Flowers purpose built facility at the Alconbury Enterprise Campus is one of the largest fresh produce facilities in the UK and will enable the company to bring together its grape and flower teams to grow and develop its offering to customers, which include some of the UK's leading supermarkets.

## Hybrid/Bespoke

Alconbury Enterprise Campus has the scale to deliver bespoke, large footprint buildings from 50,000 to 500,000 sq ft (4,650 to 46,500 sq m), designed to meet the specific requirements of your business. With options of grow-on space, and with access and loading bays, outdoor areas and setting, all supported by investment in future-proofed power, water and digital infrastructure.

The Campus has a design team ready to develop your designs, or work with your team to build a lasting base from which your business can grow.

## What tenants say

“Alconbury Weald was an obvious place to look for a new UK manufacturing plant, as the road and future rail connections, proximity for both supply chain and markets make it unbeatable. Our facility here is a large one, and the Campus is not only able to provide the space and power we need, but chemical storage licences and planning permission have all been straightforward, as the partnership behind the Enterprise Zone is hugely supportive.

We're already committing to being an active member of the jobs and skills community here: recruiting our workforce through EDGE, starting discussions with iMET about future training requirements and getting involved with local schools to bring on the next generation.”

Andy Williamson  
IKO UK Group Managing Director



IKO's new manufacturing centre will be completed Winter 2017



# A hub for creativity, collaboration, advice and coffee.

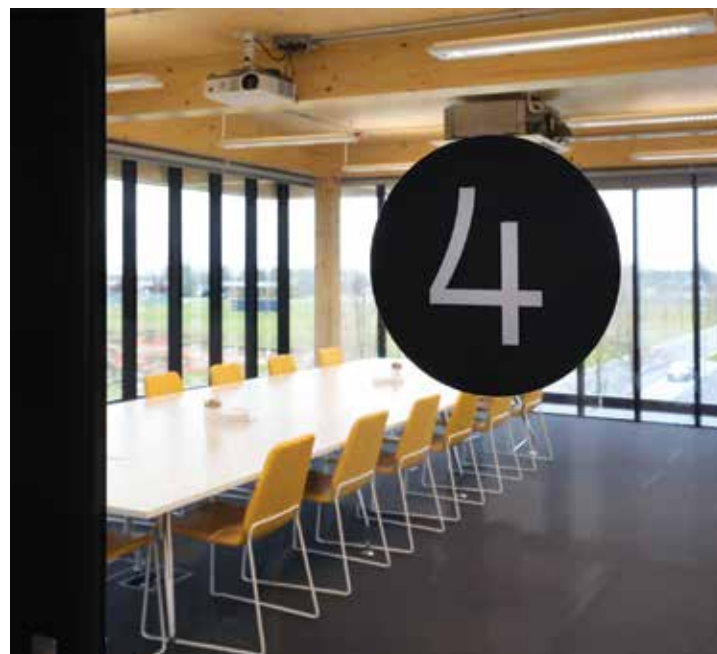
## On campus

Sitting at the heart of the first phase of the Campus, The Club provides a range of networking events and services for companies on site, including:

- Meeting rooms with tele/video conferencing
- 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.

The building is home to the Campus management and project team and the regional headquarters of site owners and developers Urban&Civic.

The team also includes the EDGE partnership, which offers a free service to support businesses to recruit locally, and access the skills and training they need. For more information see pages 14—15 or visit the website: [sharperskills.co.uk](http://sharperskills.co.uk).





Within just an hour's drive of Alconbury Enterprise Campus is a workforce of one million people, with skills levels up to 20% above the national average.

Businesses need people, just as much as they need space to grow their companies. Alongside the iMET Skills Centre, Urban&Civic lead the jobs and skills brokerage service EDGE.

EDGE works with all companies on site – free of charge – to support the recruitment of local people into jobs and apprenticeships at Alconbury Weald.

The partnership includes:

- Cambridge Regional College (including both Cambridge and Huntingdon campuses)
- Peterborough Regional College
- Huntingdonshire District Council
- Urban&Civic
- National Careers Service
- DWP Jobcentre plus
- Local Enterprise Partnership (Greater Cambridge Greater Peterborough)
- Huntingdonshire's seven secondary schools
- Groundwork, the environment charity.

EDGE also informs its offer by engaging with:

- The Institute of Manufacturing
- The Chamber of Commerce
- Anglia Ruskin University
- West Anglia Training Association
- Various business networks and a range of local training and recruitment providers.

EDGE provides a wide range of business services, including:

- Jobs brokerage and apprentice matching service
- Assessing training needs and identifying useful courses
- On-site business support services including access to funding, themed information events and business development surgeries
- Working with schools on aspiration, employability skills and work experience
- Careers advice and support for all ages
- Providing work placements between local people and businesses
- Supporting summer placements for school leavers and graduates
- Organising events around skills and growth.

With an active website, a jobs hub in the middle of Huntingdon Town Centre, and a series of events for businesses, schools and local people throughout the year, EDGE is currently delivering recruitment campaigns for MMUK and IKO, and supporting a number of small companies on site and across the area to address staffing needs.

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

**EDGE**  
Sharper skills for business and people





**iMET**  
iNNOVATION | MANUFACTURING |  
ENGINEERING | TECHNOLOGY

iMET is a new £10.5million centre for skills and training excellence, opening Summer 2018. Funded by the Local Enterprise Partnership (LEP) Growth Fund, with the support and input of a range of business, industry and academic partners as well as local authorities. iMET will provide a range of flexible, professional and technical courses for businesses and their current and future employees focused around advanced and higher level future apprenticeship standards.

Programmes are designed in response to the technical skill needs required by business for high value manufacturing, advanced engineering, IT and cleantech technologies. The Centre will also support leadership and management courses for business.

Linking with EDGE and local colleges, iMET offers a joined-up approach to finding and training new people for your business, and developing existing staff at all levels of your company

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



Indicative CGI

**Business Community**

The Campus is part of a government-backed Enterprise Zone, supported by a team of local, regional, national and international partners.

Being part of the Campus will embed you in a supportive community of potential partnerships and provide an array of support networks to help your business develop and thrive.

You'll get invaluable support from the local authority and industry-leading partners including the Institute for Manufacturing, Innovate UK, the Department for International Trade, and the Greater Cambridge Greater Peterborough Local Enterprise Partnership (LEP). The LEP's business support service *Signpost 2 Grow* connects local businesses to the support, guidance and funding they need – from Government grants and loans through to local networking events and training opportunities.

Huntingdonshire District Council (HDC) and Urban&Civic host an exclusive regular Business Surgery meeting for companies on the site and other key local businesses, hosted by the local Economic Development Team, with an agenda of speakers and support tailored to meet the needs of members, and opportunities for one-to-one discussions with expert support. The HDC also has a website which helps local businesses to access funding opportunities, link with other businesses and supply chains in the area and attend local events.

[gcgp.co.uk](http://gcgp.co.uk)  
[signpost2grow.co.uk](http://signpost2grow.co.uk)  
[investhuntingdonshire.co.uk](http://investhuntingdonshire.co.uk)



bio-bean

**What tenants say**

“We are very proud to have built the world's first coffee recycling factory at Alconbury Weald – a great place for companies like us to build a new home.”

Tom Bage, Head of Communications and Marketing, bio-bean



## Meet the neighbours

### The Incubator

The award-winning Incubator is a thriving hub of small businesses, meeting spaces and innovation. There are plenty of opportunities for networking in the versatile break-out space.

Companies in the building include:

- C1 Photography
- DHL Inside Track
- Heaven Media
- Greater Cambridge Greater Peterborough Enterprise Partnership (LEP)
- REC Ltd
- Roythornes Solicitors
- Vindis.

### What tenants say

“Being at the Incubator means that the LEP has high-quality meeting space available to run business events, hold high-level meetings, welcome international visitors, and even host ministerial visits. This additional space is crucial to enable us to engage effectively with businesses and other key players to help our economy grow.”

Laura Welham-Halstead, Head of Communications & Connectivity, LEP





# One of the best-connected business locations.

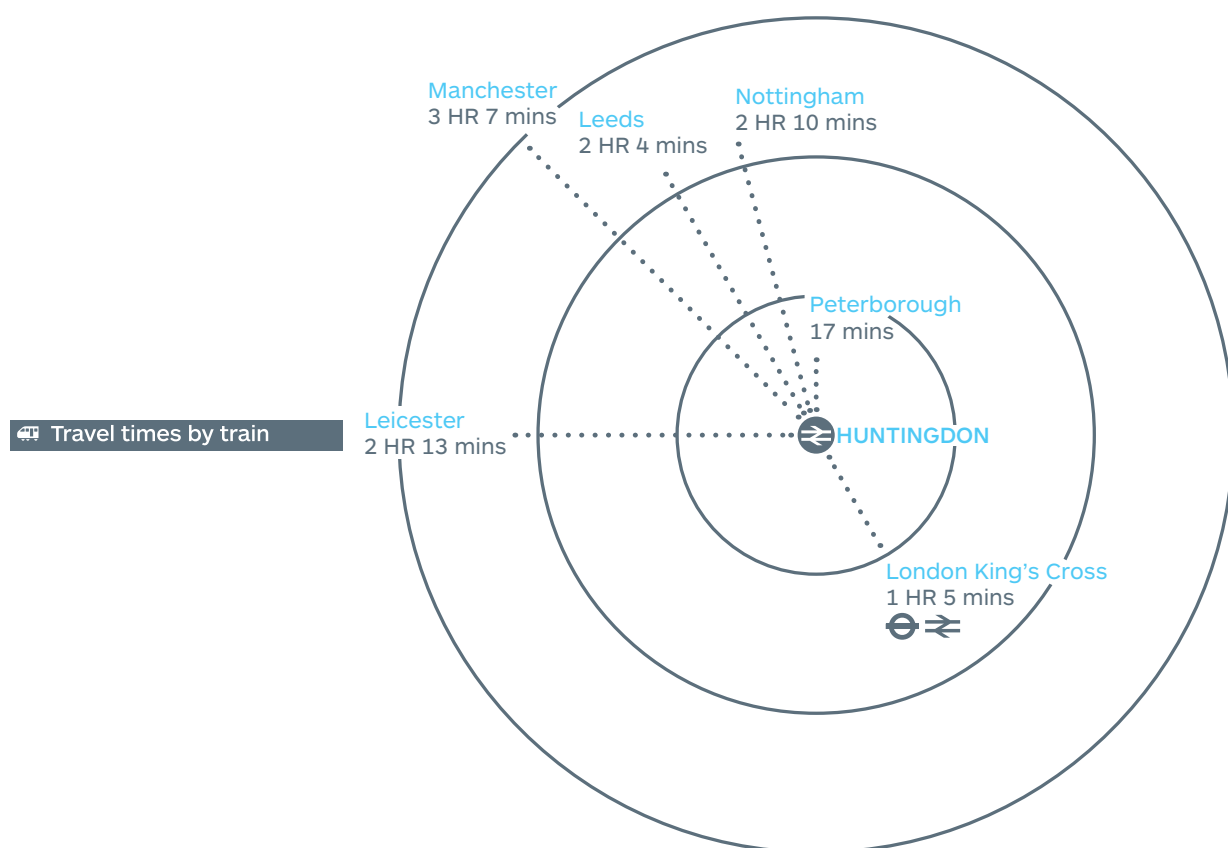


Alconbury Enterprise Campus has its own on-site travel coordinator to help companies develop travel plans for their employees, and a dedicated travel website: [travelalconburyweald.co.uk](http://travelalconburyweald.co.uk).

Access is essential in the success of any growing business – for employees, clients and suppliers alike. Located right by the East Coast Mainline (ECML) and at the intersection of the A1(M) and the A14 – with Stansted Airport less than an hour's drive away – our Campus is one of the most well connected locations for business in the country.

The Campus will also see millions of pounds of investment in transport infrastructure over the next few years:

- A bespoke transport hub linking the Campus to multiple connections.
- Our own prioritised bus link through the Cambridgeshire Guided Busway.
- Miles of cycle routes linking into the National Cycle Network.
- £4.6 million investment in road, cycle, and bus links to connect the site directly to Huntingdon.
- A new Alconbury rail station, as part of a £22 billion investment in ECML, Crossrail, and Thameslink across the south east.
- £1.5 billion investment in the A14, due for completion in 2020.



Independent HCV access with 24 hr security to support your logistics needs



| Travel times by car  |         |
|----------------------|---------|
| Cambridge            | 30      |
| Peterborough         | 30      |
| Bedford              | 35      |
| ✈ Cambridge Airport  | 36      |
| ✈ London Stansted    | 50      |
| Bury St Edmunds      | 1HR     |
| Milton Keynes        | 1HR     |
| Northampton          | 1HR     |
| King's Lynn          | 1HR 15  |
| Leicester            | 1HR 15  |
| Birmingham           | 1HR 30  |
| ✈ Birmingham Airport | 1HR 30  |
| London               | 1HR 30  |
| Nottingham           | 1HR 35  |
| Felixstowe           | 1 HR 45 |
| Norwich              | 1 HR 45 |
| Oxford               | 2 HR    |
| Sheffield            | 2 HR 15 |
| Leeds                | 2 HR 30 |
| Manchester           | 3 HR    |
| Travel times by bus  |         |
| Peterborough         | 44      |
| Cambridge            | 1 HR 5  |



# A place to grow together.

The Enterprise Campus is a central part of a larger community. The site brings businesses and people together, including a manufacturing, engineering and R&D cluster sharing experiences and ideas.

The wider, 20-year development of Alconbury Weald will see the growth of a range of community facilities, including:

- 5,000 new homes.
- Three primary schools and a secondary school.
- Health centre and dental services.
- Library, community facilities and faith space.
- Local shops.
- Formal and informal sports provision – local teams are already looking to be based on-site.
- Nurseries and crèches.
- Gym and healthy living activities.
- Restaurants, bars and café.
- Bike and car hire.
- Sports pitches.
- 700 acres of green space, including half a million trees and an on-site tree nursery.

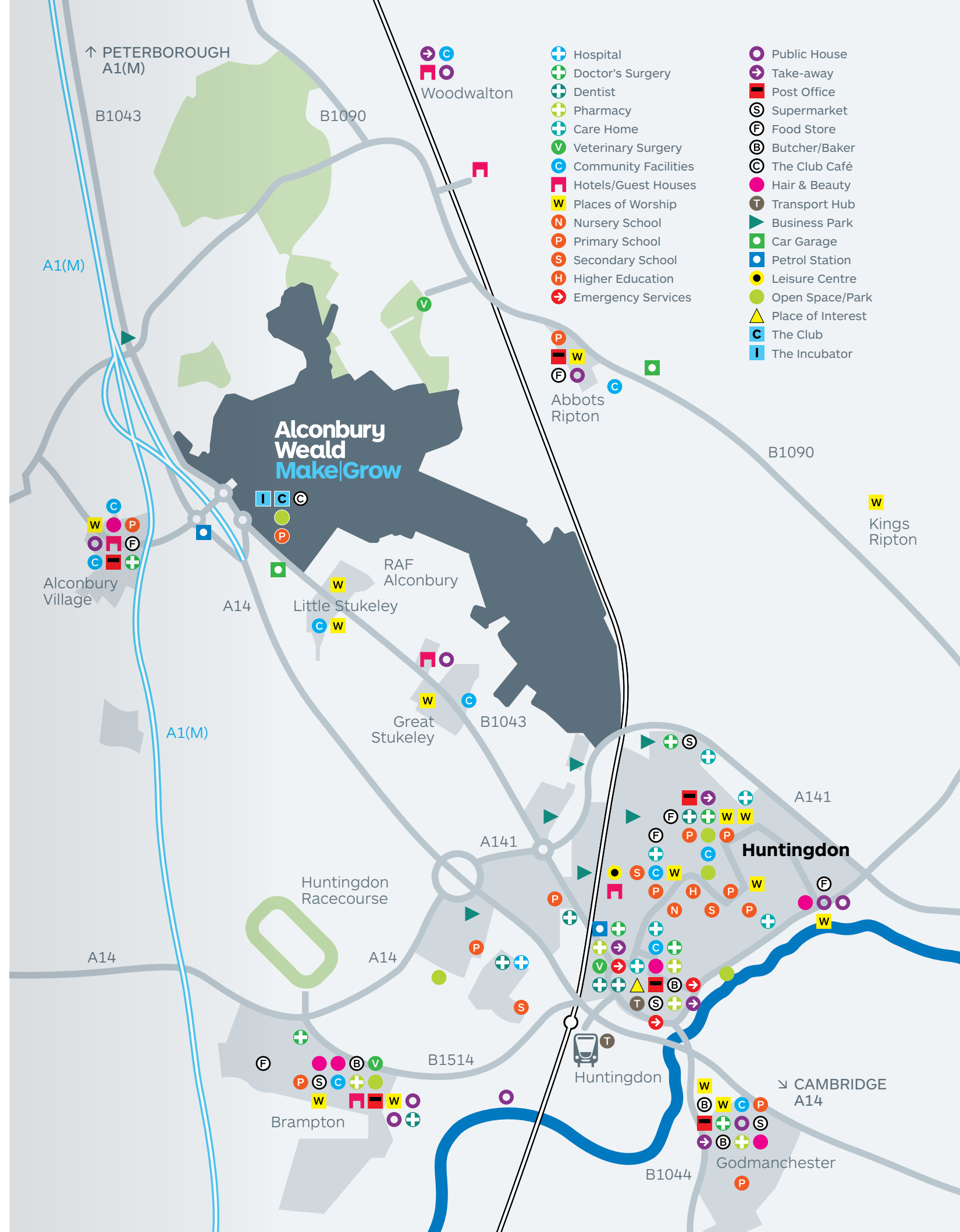
Alongside the facilities at Alconbury Weald the development is well connected to neighbouring attractive villages and the town of Huntingdon.

Alconbury Weald is a low-carbon platform for working and living, from transport to building design, to energy efficiency and water management. Our green investment translates into a big cut in running costs and on-going savings for your business.

True to our passion for cutting-edge technology, we plan to implement 100% green energy production on the site over the course of its development, using new technologies from across the area – and the world.



Ermine Street Church Academy





# A rich area of culture and leisure.

Alconbury Weald nestles into the heart of surroundings rich in cultural and leisure opportunities, including:

- The birthplace of Oliver Cromwell in Huntingdon.
- The historic market towns of Huntingdon, St Ives and St Neots .
- A good selection of local supermarkets, as well as two large shopping centres in Cambridge and Peterborough.
- The Great Fen project and Grafham Water Centre.
- A planned trail exploring the site's heritage. This would include its history as a Cold War reconnaissance base for U2 spy planes, as well as historic features like the 13th century Scheduled Ancient Monument at Prestley Wood.
- A strong heritage offer across the county, from Cambridge's historic colleges, to the Imperial War Museum at Duxford, to the stately homes of Wimpole Hall and Audley End.
- Just a short hop away, the vibrant nightlife, theatres and museums of Cambridge, and its science and literary festivals – all national cultural highlights.



Cambridge



Imperial War Museum Duxford



↑↑ The historic market town of Huntingdon  
↑ Holme Fen, part of the Cambridgeshire Fens



# Development, design and delivery in one strong team.

Developer Urban&Civic is freehold owner of the entire site, with an experienced design and project management team to ensure quality, efficient and timely delivery. Despite its scale, the site sits within a single planning authority boundary, and is supported by both the District and County Councils.

## The owner developers

Founded in 2009 by Nigel Hugill and Robin Butler, Urban&Civic creates integrated, sustainable, mixed-use developments with vibrant green landscapes. Their developments are recognised internationally, respected nationally and cherished locally.

The team has collaborated for 25 years on large, complex sites, and directed some of Europe's largest regeneration projects, including Stratford City (London 2012 Olympic site), Greenwich Peninsula and Paddington Basin.

Urban&Civic ensures quality and high environmental standards throughout the process. They identify strategic sites, structure complex financing, overcome infrastructure challenges and deliver major transport interchanges: working with local partners and communities, and negotiating planning at every level.

In April 2014, the Company went public, raising £170m of investment and bringing in a delivery arm through experienced partners, Terrace Hill. Their financial strength means there's no reliance on third-party funding for development – and no delay.



Nigel Hugill



Robin Butler



## The partners

The development of the Campus has been a collaborative process, supported by partners across the public and private sectors.

### Greater Cambridge Greater Peterborough Local Enterprise Partnership (LEP)

Closely linked to national and local government, and to all business sectors in the area, the LEP drives sustainable economic growth. It focuses on skills and employment, economic vision and development, infrastructure, housing and planning, as well as support for high-growth business. It also secures Government, regional growth, and private sector funding.

### Huntingdonshire District Council

A founding sponsor and advocate of the Enterprise Zone as central to an ambitious growth strategy for the district. The Council facilitates local, regional and national public and private sector partnerships focused on supporting the development of a vibrant and diverse local economy in which to nurture your business growth.

### Cambridgeshire County Council

The strategic authority for the area, with statutory responsibility for education, highways, minerals and waste. Alongside Urban&Civic and Huntingdonshire District Council, the County Council worked on the Masterplan, and played a pivotal role in the application for Enterprise Zone status.

### Department for Communities and Local Government (DCLG)

As one of the Government's Enterprise Zones, the Alconbury Enterprise Campus is supported by a cross-government team from the DCLG, the Department of Business, and the Department for International Trade. That gives us direct access to Government advice and support.

## The design team

Urban&Civic works with leading design and technical consultants, with deep understandings of the site, design, delivery, and management of space and setting.

### David Lock Associates (DLA), Planning

DLA pioneers new settlement planning and masterplanning in the UK and overseas. The firm's forensic knowledge of the site, industry-leading expertise, and positive connections with planning authorities and statutory partners, ensure a robust and smooth planning framework is in place with the Local Authorities.

### Peter Brett Associates (PBA), transport and engineering

A leading development and infrastructure consultancy with over 620 staff in 18 offices in the UK and overseas, PBA provide strategic infrastructure for each building and for the overall development. This ensures that whenever tenants join the Campus their water, power, digital, energy and transport needs will be met from day one.

### Bradley Murphy Design, landscape architecture and green infrastructure

Ryan Murphy has been working with the design team since 2011. He makes sure the development is ecologically friendly, for both commercial and residential use. It will feature 700 acres of stunning green space, rich in wildlife, creating a delightful place to work.



To find out more about Alconbury Enterprise Campus and Alconbury Weald visit [alconbury-campus.co.uk](http://alconbury-campus.co.uk) or contact:

#### Urban&Civic

The Club, The Boulevard  
Alconbury Enterprise Campus  
Alconbury Weald, Huntingdon  
Cambridgeshire PE28 4XA  
T: 01480 413 141

To find out about potential business space on the site, please contact our agents:

#### Savills

01223 347000 / 01733 344414

William Rose  
wrose@savills.com

Rob Sadler  
rsadler@savills.com

#### Barker Storey Matthews

01480 451578

Alan Matthews  
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**Alconbury  
Enterprise  
Campus**



Urban&Civic



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[alconbury-campus.co.uk](http://alconbury-campus.co.uk)  
01480 413 141

Urban&Civic

**Alconbury**  
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