

Alconbury
Weald
Make|Grow

Mid-Tech cluster

Alconbury Enterprise Campus



To Let/For Sale 2,622 sq m (28,223 sq ft)
Flexible manufacturing, R&D and office
solutions for businesses
PE28 4XA

alconbury-campus.co.uk

The Mid-Tech cluster at Alconbury Weald is an exciting development designed to provide flexible manufacturing, R&D and office solutions for a wide variety of businesses. The units are being constructed to a high standard with attractive elevations, segregated car and goods access in a highly landscaped setting.



Indicative CGIs



Mid-Tech cluster



Enterprise Zone benefits

As a government-backed Enterprise Zone, businesses enjoy a range of benefits including super-fast broadband, business support surgeries and events hosted by Invest Hunts, and jobs and skills support from the EDGE partnership.



Location

The Campus is one of the most well-connected locations in the country. It is central to the significant business, technology and manufacturing hubs of Cambridge, Peterborough and the Midlands, and niche manufacturing in Huntingdonshire.

- Adjacent to A14 and A1
- 50 mins from London by train
- Easy access to Stansted, Luton and Heathrow
- New railway station planned.



Community

The Mid-Tech development is situated at the heart of the Campus and the developing cluster of R&D and manufacturing communities.

- Gym and café next to Mid-Tech cluster
- Meeting and conference space available
- iMET skills centre opening Summer 2018 – providing skills, support and training for local businesses.



Scale

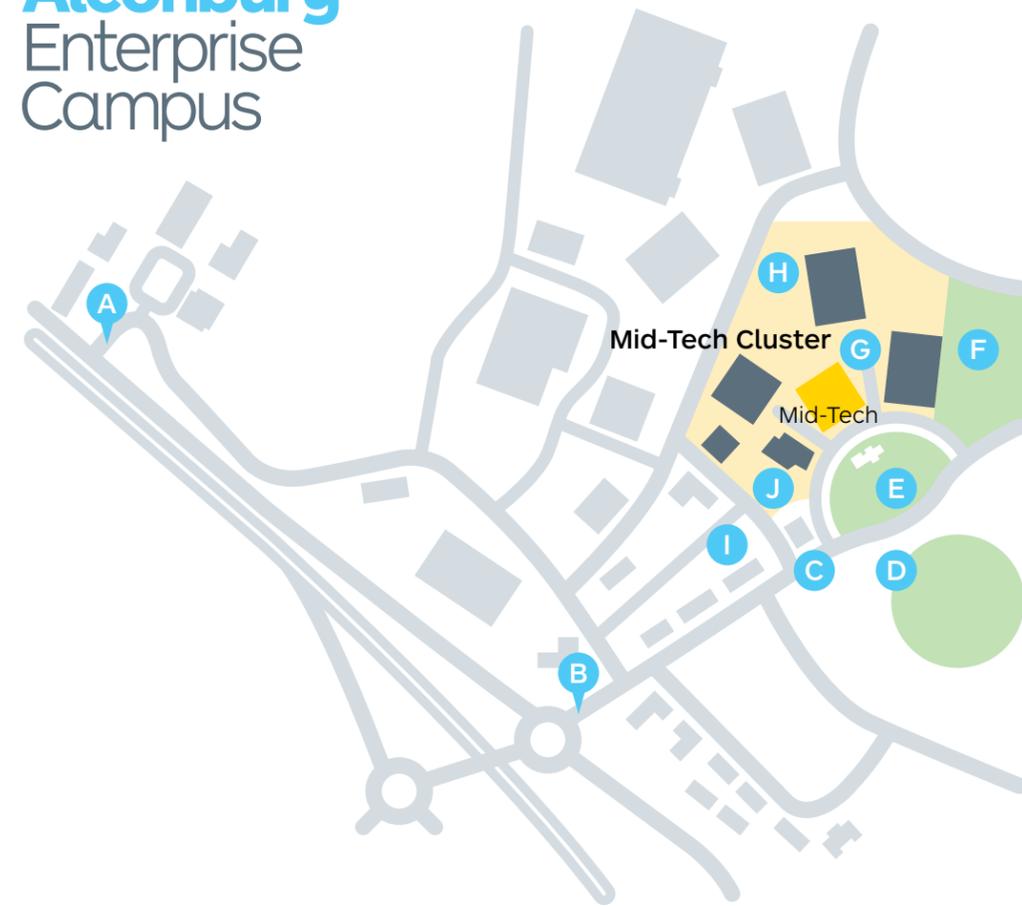
The scale of the site means we can work with occupiers to ensure their access, delivery and parking requirements are met. Our Green Travel Plan encourages sustainable travel for your workforce and business.



Planning

Detailed planning consent for the first building is in place and with infrastructure already established construction work can start as soon as the legal formalities are concluded. From start on site, it will take approximately 7-8 months to complete.

Alconbury Enterprise Campus



- A HCV site entrance
- B Main entrance and Boulevard
- C The Club
- D Cricket pitch
- E Watchtower and Green
- F Poplar Park
- G Car parking
- H Service yards
- I The Incubator
- J iMET



The Mid-Techs have been designed to have a flexible design and layout of space across the cluster, with options including:

- First floor office space from 221 sq m to 442sq m (2,379 sq ft to 4,758 sq ft)
- Ground floor production space from 1,948 sq m to 3,388 sq m (20,968 sq ft to 36,468 sq ft)
- Optional Ground floor R&D or additional office space from 2201 sq m to 442 sq m (2,379 to 4,758 sq ft).



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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