

The Incubator

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

- Offices
- Manufacturing
- R+D

**Alconbury
Weald
Make|Grow**



The Incubator is the flagship building of Alconbury Enterprise Campus. Designed by internationally renowned architects Allford Hall Monaghan Morris, it provides flexible, inspiring space for small and start-up businesses at the heart of the Alconbury Weald development.



The Incubator provides flexible space from 615–3,772 sq ft (57.1–350.4 sq m), for research and development, manufacturing 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 sandwich bar and roof terrace, ensures the building is a hub for sharing and developing ideas.

Features include:

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

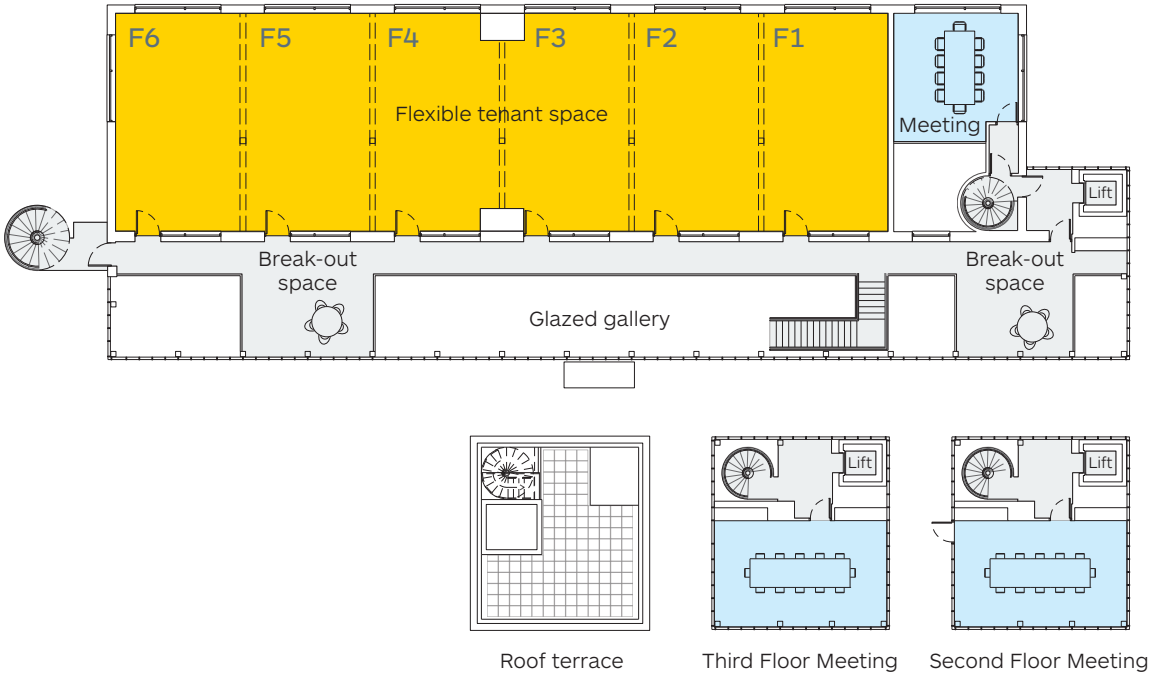
Suites are available individually or combined.

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:

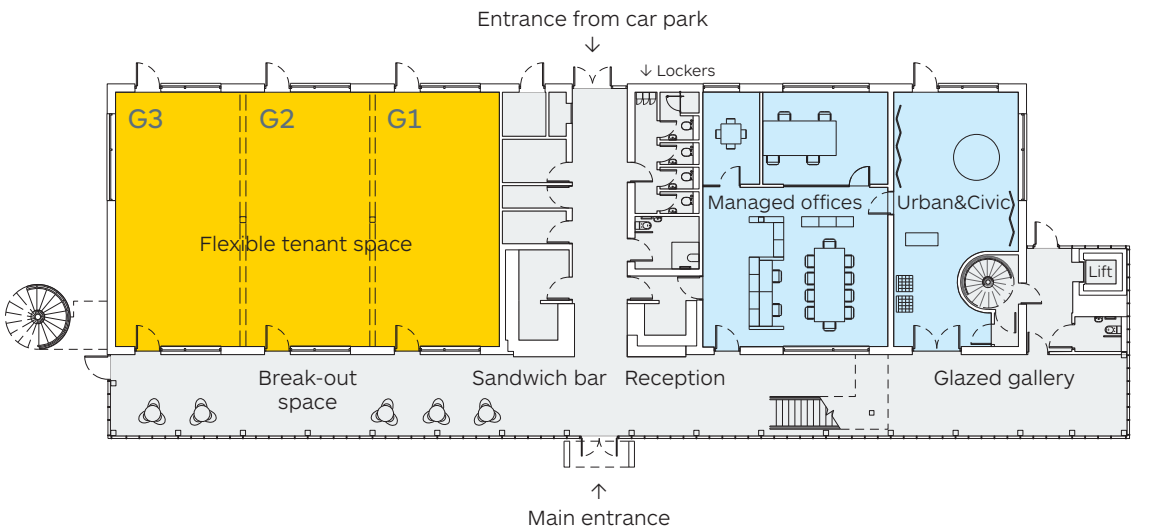
- business rate discount worth up to £275,000 over five years
- superfast broadband
- streamlined planning process.

Please contact the agents for more information and current availability.

First Floor



Ground Floor

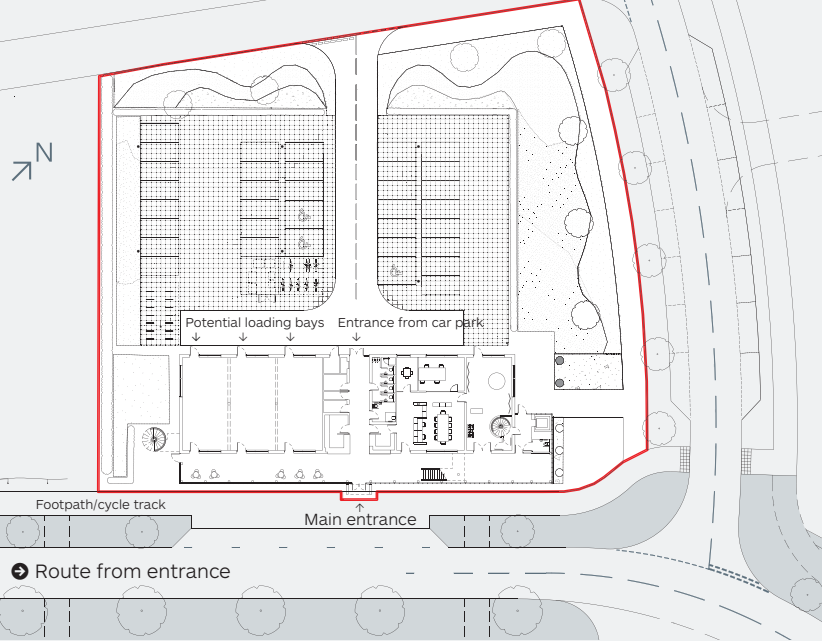


Floor schedule

Floor	Space	sq ft	sq m
First	F6	631	58.6
	F5	638	59.2
	F4	615	57.1
	F3	615	57.1
	F2	638	59.2
	F1	635	59.0
Ground	G3	737	68.5
	G2	743	69.0
	G1	740	68.7
Total		5,992	556.4

Net internal area (subject to final measurements)

Site plan



The Incubator lies at the heart of the high quality, low carbon development of Alconbury Weald. 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

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To find out more about The Incubator and other opportunities within the Alconbury Enterprise Campus, please contact the Agents:

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Alconbury
Enterprise
Campus



ENTERPRISE PARTNERSHIP

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DISTRICT COUNCIL

Cambridgeshire
County Council

Urban&Civic

Enterprise
Zones

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