

# Space to make and grow your business.

- Research and Development
- Offices
- Production
- Hybrid and Bespoke space  
from 2,000 sq m (21,528 sq ft)  
to 50,000 sq m (500,000 sq ft)

**Alconbury**  
Enterprise  
Campus

[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:

- Mid-Tech buildings of 2-6,000 sq m (21,528-60,000 sq ft)
- Bespoke designs and builds up to 50,000 sq m (500,000 sq ft)
- A business centre with gym, restaurant, meeting and event space
- A skills centre delivering manufacturing, engineering, and leadership skills for businesses
- A jobs brokerage to help you recruit talented people
- On-site business support service
- 28 hectares (70 acres) of quality landscaping
- A dynamic and growing business community.

**Alconbury  
Weald  
Make|Grow**

## 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 – with the build out underway of 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. All we need now is you.



The Incubator and The Club

# The big picture.



● HCV ENTRANCE

The first phase of Alconbury Enterprise Campus will provide resident businesses with access to a range of supporting services:

- Easy connections to the many transport links including rail, road and Guided Busway
- Unlimited space to expand your business
- Comprehensive facilities and services
- A genuine community, encouraging collaboration between innovators
- A skills centre and jobs brokerage to support businesses' training and recruitment needs
- A rich, beautiful landscape to work in.

So far, we've invested over £20 million transforming this former airfield site. We have created two new entrances, removed old buildings, roads and services and installed future-proofed power, water and digital infrastructure. We've built high quality new roads and have developed a stunning setting. A vibrant business incubator building is at the heart of our Campus community and we are currently constructing a new centre with gym, restaurant, meeting and event facilities.

● MAIN ENTRANCE

- A THE INCUBATOR
- B THE CLUB
- C WWII WATCHTOWER/WATCH TOWER GREEN
- D CRICKET PITCH
- E PRIMARY SCHOOL (OPENING SEPTEMBER 2016)

PHASE 2

FIRST PHASE OF HOUSING INCLUDES 880 FAMILY HOMES, PLAY SPACE, SPORTS FACILITIES AND EARLY YEARS PROVISION

BESPOKE BUILDINGS  
UPTO 47,000 SQ M  
(500,000 SQ FT)

THE MID-TECH  
CAMPUS

OFFICE  
ZONE

# Building on your needs.

We have a range of buildings of all shapes and sizes ready to go, but you can also choose a bespoke building solution of your own.

## Building types Mid-Tech/Production

The Mid-Tech cluster is currently in development and will provide 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 a high degree of landscaping.



Indicative CGIs

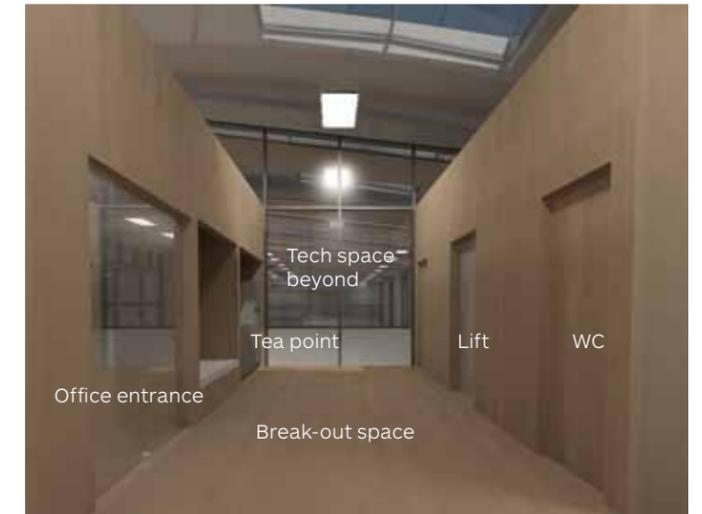
The Mid-Tech design allows bespoke and hybrid space at good value for money: with companies able to decide the amount of office and production space needed, alongside bespoke R&D facilities, as well as achieving high quality space for corporate reception and communal services. The design and setting of the cluster enables strong branding opportunities and building presence, with options for impressive VIP entrances via the Campus' Watch Tower Green. At the same time the layout offers generous options for deliveries and staff parking to the rear of the buildings.



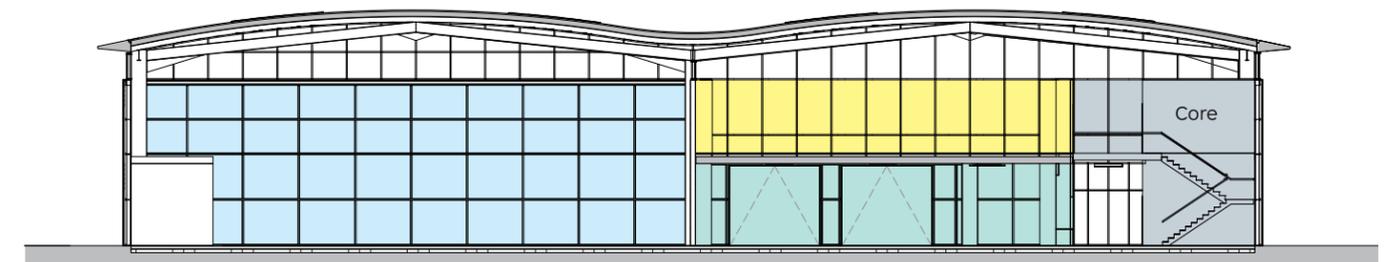
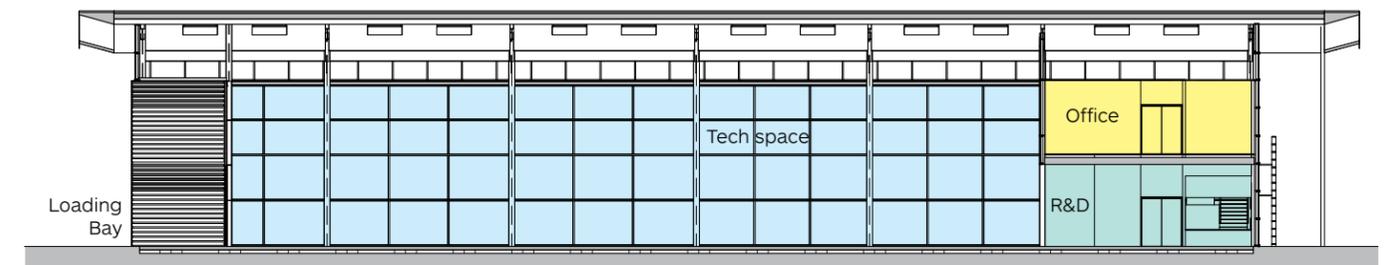
Indicative CGIs



## Mid-Tech/Production



SECTION AA



SECTION BB  
Flexible design for different proportions of office, R&D and production space

## 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 gym, restaurant, 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.



## Hybrid/Bespoke

A key benefit of the Campus is the availability of fully-serviced plots, suitable for bespoke buildings with a variety of uses. The buildings in this area will mostly be in excess of 4,650 sq m (50,000 sq ft) and will be designed to meet specific occupier requirements.

Alconbury Enterprise Campus has a design team ready to develop your designs, or work with your own teams, to build a lasting base from which your business can grow. The Campus offers options for grow-on space and significant outdoor areas and setting to meet your needs.



Indicative CGI image

## 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 equipment needed for your bespoke build will already be in place.

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.                         |

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

## On campus

### The Club

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

- Meeting rooms
- Event and conference space
- Café and restaurant
- Gym.

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

The office suite includes the EDGE: sharper skills for enterprise team, enabling businesses to access a range of support for their skills and business growth needs.



## On campus

### iMET

iMET is a new £10million centre for skills and training excellence. 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 research and frequent consultation with regional employers, industrial sector leaders and the LEP. We are at the forefront nationally of approaches to ensure that the technical skills needs required by business for high value manufacturing, advanced engineering, IT and cleantech technologies are met. The Centre will also support leadership and management courses for business.

From Summer 2017, iMET will help analyse your training and growth needs, deliver a wide range of recognised qualifications, and consider bespoke courses for your business. As a part of EDGE it can also help develop your existing staff and support you to recruit people with the skills you need. The offer will continue to develop as we work with businesses to make sure they get exactly what they need.

INNOVATION | MANUFACTURING | ENGINEERING | TECHNOLOGY



## On campus

### The Community

Being part of the Campus will embed you in a supportive community of potential partnerships as well as business-friendly local authorities. You'll get invaluable support from industry-leading partners, including the Institute of Manufacturing, Growth Accelerator, Innovate UK, UKTI and the LEP.

Collaboration is a key feature of the Campus. You can join innovation lunches with other companies on site to share good practice, discuss challenges, and collaborate on supply chain and skills development. From charity coffee mornings and 10k runs, to working on curriculum projects with local schools or volunteering at the on-site tree nursery, this is an active and engaged community.

## What tenants say

"This has been an excellent move for Quest and the springboard for our next stage of growth, expanding our talent pool into Huntingdon and Cambridge. The Incubator and its use of advanced building technology is a real reflection of our brand values – high-tech, eco-friendly, modern, and functional."

Jonathan Gaillard, Director, Quest



## Meet the neighbours

### The Incubator

The Incubator is a thriving hub of small businesses, meeting spaces and innovation. Here, we also host business growth seminars and surgeries, offering support and advice on funding, export and digital technology. There are also plenty of opportunities for networking in the versatile break-out space.

Neighbours already in the building include the Greater Cambridge Greater Peterborough Local Enterprise Partnership; IT companies Quest Cloud Solutions and VIP Computers; creatives like Waterland Architects and C1 Photography; and R&D innovators such as Mole Solutions.



## 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.”

Neil Darwin, Interim Chief Executive, the LEP



# The benefits of Enterprise Zone status.

## What tenants say

“Enval is delighted to be locating our first commercial scale plant at the Enterprise Zone at Alconbury Weald. We know that many companies within the resource recycling sector find the planning process difficult to navigate. Thanks to the support and expertise of our local authority partners and the Greater Cambridge Greater Peterborough Enterprise Partnership (GCGP), Enval’s experience has been an extremely positive one.”

Dr Carlos Ludlow-Palafox, Director and CTO, Enval →

“The site is an ideal location for us because of the flexible space available and the excellent transport links in all directions. As well as the demonstration area, we’ll be using the Incubator’s meeting spaces for discussions with potential investors and clients. We’re very grateful for Urban&Civic’s support with planning and site preparation, and now can’t wait to show the concept to potential clients and partners.”

Roger Miles, Managing Director, Mole Solutions

The Campus is part of our government-backed Enterprise Zone, supported by a team of local, regional, national, and international partners. This gives tenants a number of benefits:

- A 100% business rates discount, worth up to £275,000 over five years
- Radically simplified planning approaches: to date, permission for new buildings has been granted in as little as 36 days, with construction completed in nine months
- Super-fast broadband delivery, supported by government.

The developers, Urban&Civic, also offer a range of opportunities including:

- A team of internationally renowned architects, 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 in the offers of 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.





The Campus has already coordinated four events reaching over 100 businesses, 70 training providers and 700 students

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

In partnership with the Local Enterprise Partnership, Huntingdonshire Regional College and the Institute for Manufacturing, we're developing our own technical and vocational skills centre to deliver manufacturing, engineering, and associated IT skills, as well as leadership and business management support.

The building, running and curriculum of the Centre is being designed specifically to meet the needs of Campus businesses, and to support the active manufacturing and engineering businesses and networks across the local area.

Alconbury Weald also offers business support through EDGE, its skills partnership, that includes:

- Huntingdonshire Regional College
- Huntingdonshire District Council
- Urban&Civic
- Cambridgeshire County Council
- DWP Jobcentre plus
- Local Enterprise Partnership (Greater Cambridge Greater Peterborough)
- Skills Funding Agency
- 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.



Alex Snooks from Stretham was the first of Alconbury Weald's apprentices, helping to create the Incubator building

Supporting skills.  
Providing EDGE.

# 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.

### It's good to be green

Ours 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.



Indicative CGI image of the primary school



# 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 and St Ives
- 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

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

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, starting in 2016.

The Campus will also have its own on-site travel coordinator, to help companies develop travel plans for their employees.



# One of the best-connected business locations in the UK.



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

# Development, design and delivery in one strong team.

Developers Urban&Civic are freehold owners 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



Paddington Basin

## 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 EU, 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 24 Enterprise Zones, the Alconbury Enterprise Campus is supported by a cross-government team from the DCLG, the Department of Business, and UKTI. 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, mean that planning has never been an issue for us.

### 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 [www.alconbury-campus.co.uk](http://www.alconbury-campus.co.uk) or contact:

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