

# accelerator park

PHASE 2 ■ SOUTH CAMBRIDGE ■ CB22 3FG



TRISTAN  
CAPITAL PARTNERS

CANMOOR

Available  
Now

3 High Tech R&D /  
Life Science Buildings  
20,062 - 80,893 Sq Ft  
Available Now



An exciting campus for  
innovative R&D,  
tech & production uses.







Babraham Research Park  
1.8 miles

Unity Campus  
2.9 miles

Granta Park  
3.3 miles

↗ Cambridge City Centre - 8 Miles

↗ M11 J10 - 5.3 Miles

Phase 2  
3 High Tech/R&D Buildings  
Available Now

Phase 1

PULPEX

Immaterial

ECHION  
TECHNOLOGIES

Cambridge City FC Pitch

New Training and Community Facility

Cambridge South Transport Route

Babraham Road  
0.1 miles

Small Town bakery and Cafe

Cambridge University Hospital NHS

Meeting Room Facilities

Gymbo's Sawston Gym

Ashwell Point

↙ A11 - 3.8 Miles

Biocare

Dales Manor Business Park

Unit N

Unit P2

South Cambridge Science Centre - 138,000 sq ft

Accelerator Park



# Oxford & Cambridge Arc

Accelerator Park is located in Sawston at the heart of the established biotech cluster approximately 7 miles south of Cambridge city centre. The research establishments at Babraham Campus, Wellcome Genome Campus and Cambridge Biomedical Campus are all close by and the area is home to numerous life science and technology companies.




Generates £110bn to the UK economy each year



An additional 1.1 million new jobs by 2050



4,500 businesses currently trading



42,000 students attend the Oxford & Cambridge universities



The arc has undergone economic growth of 25% over the last decade



Innovation and talent to develop ground-breaking new technologies





# Local Occupiers

Accelerator Park recognises the diverse occupational needs of businesses in Cambridge and the surrounding region. This prime location boasts a vibrant blend of both global brands and local technology-based companies. The park has been designed to foster collaboration among like-minded businesses and individuals. Presently, our local occupiers include:

Telensa

PULP EX

UNIVERSITY OF  
CAMBRIDGE



Pulpex is delighted to have an engaged Landlord who wants to collaborate with occupiers to enhance and redevelop Accelerator Park, Sawston into an up-and-coming premier business location.

As we continue to grow and develop its technology, Pulpex looks forward to continuing its fruitful collaboration for many years to come.

Scott Winston, CEO  
Pulpex



Being part of the Accelerator Park has enabled Echion Technologies to develop our business and establish impressive headquarters for our ongoing R&D and commercial activities. Canmoor have been a very responsive landlord, providing constructive advice and assistance.

They are committed to enhancing and redeveloping the Accelerator Park, and we look forward to seeing the further development of this premier business location and a continued productive relationship with Canmoor for years to come.

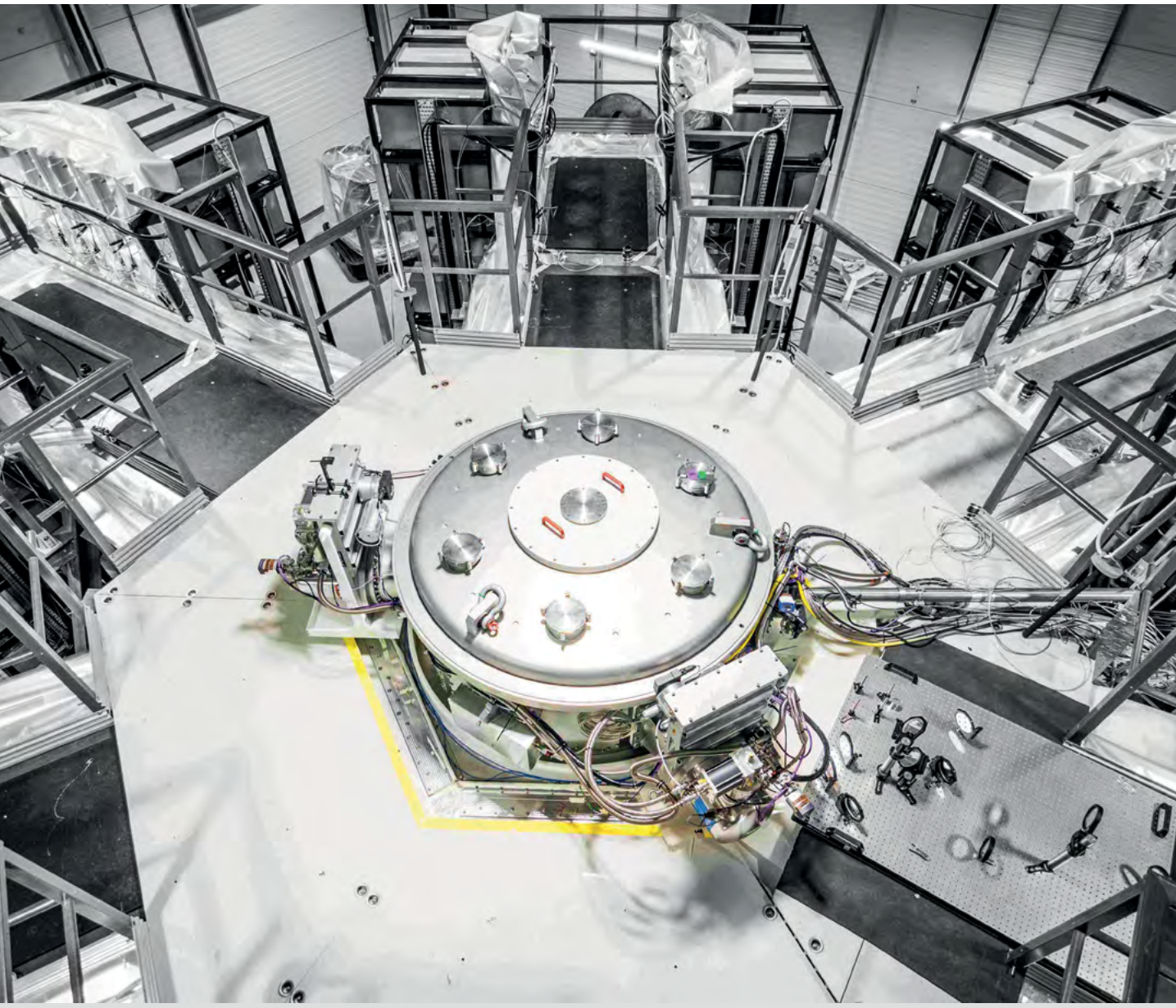
Sarah Stevenson, COO  
Echion technologies



Cambridge FC proudly acknowledges the generous sponsorship from Accelerator Park/Canmoor, to support the Club as it transitions to its new ground and training facilities at Sawston, as well as with its community engagement efforts.

Accelerator Park serves as a dynamic centre for innovation and collaboration, reflecting shared values of teamwork, dedication and community spirit.

Alice Dewey  
General Manager  
Cambridge City FC





# Sustainability at the heart of everything we do

The development is to benefit from the following sustainability credentials:



**BREEAM  
'EXCELLENT'**



**EPC  
A**



**RICH  
LANDSCAPED  
ENVIRONMENT**



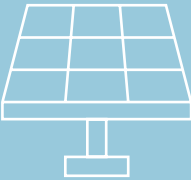
**CYCLE, TRAILS &  
RUNNING ROUTES**




**ENHANCED  
SITEWIDE  
BIODIVERSITY**



**ZERO WASTE GOES  
TO LANDFILL**



**PV PANELS**



**EV CHARGING**



CYCLE SPACES 

DISABLED PARKING 

EV CHARGING 

# AP2 & AP3

SQ FT (GIA)	SQ M (GIA)
14,902	1,384
1,603	149
3,557	330
20,062	1,863
3,017	280
23,079	2,143

SQ FT (GIA)	SQ M (GIA)
19,555	1,817
1,707	156
4,841	450
26,103	2,423
2,958	275
29,061	2,698



AP2 - 1 LEVEL LOADING  
AP3 - 1 LEVEL LOADING



AP2 - POWER 188 KVA  
AP3 - POWER 253 KVA



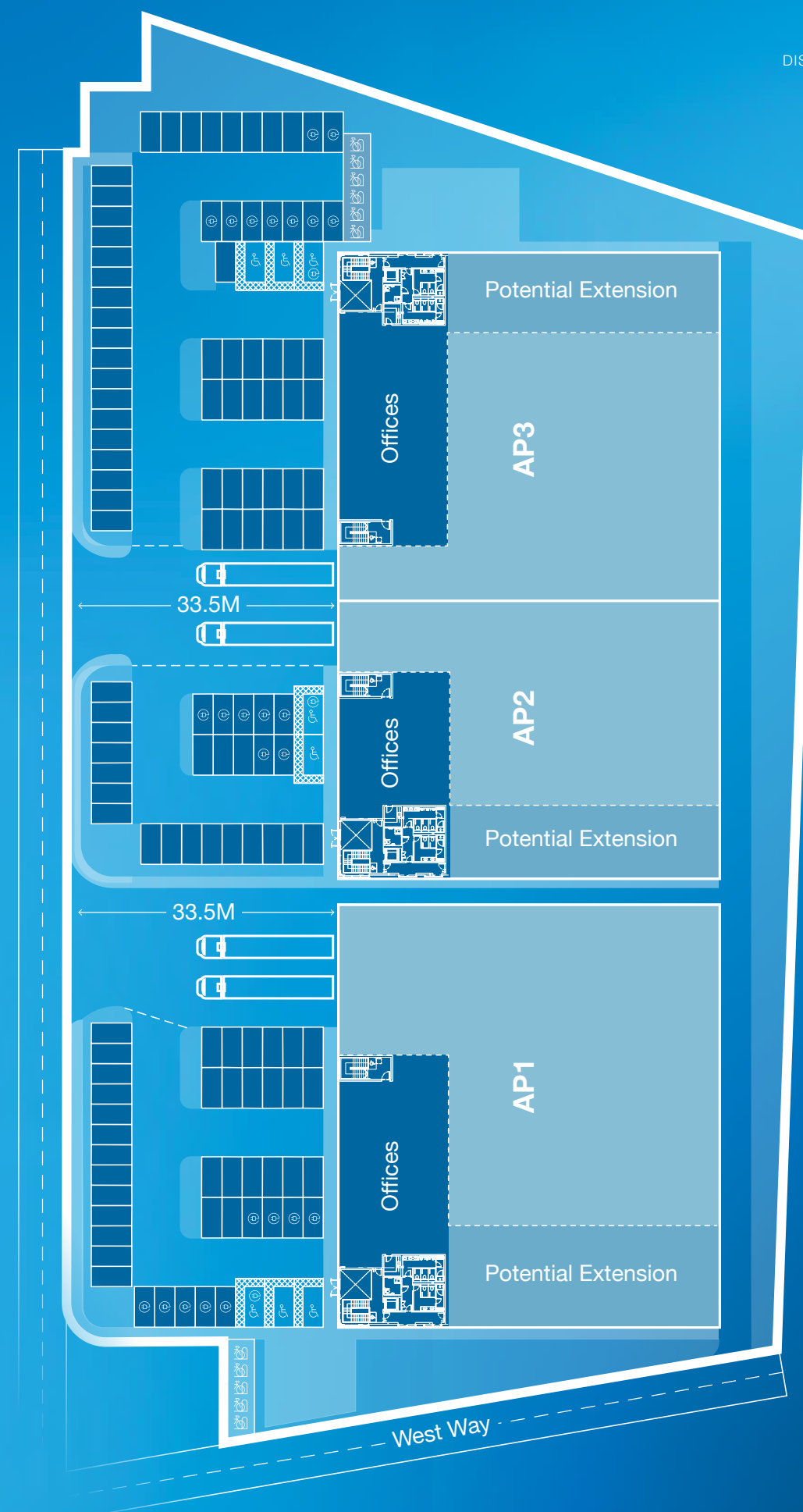
AP2 - 36 CAR PARKING  
AP3 - 45 CAR PARKING



AP2 - 8 EV CHARGING  
AP3 - 10 EV CHARGING



AP2 - 20 CYCLE SPACES  
AP3 - 20 CYCLE SPACES



\*Opportunity to expand with additional first-floor office space







# Time well spent at Accelerator Park

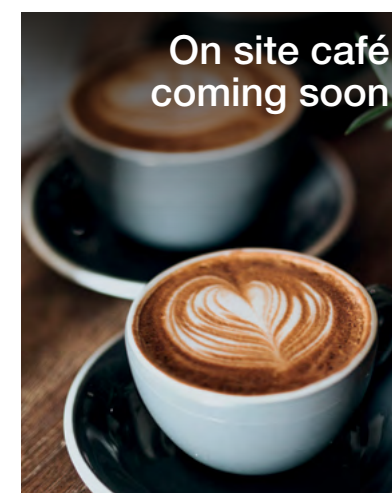
Take a break and enjoy some of the local trails and nature walks



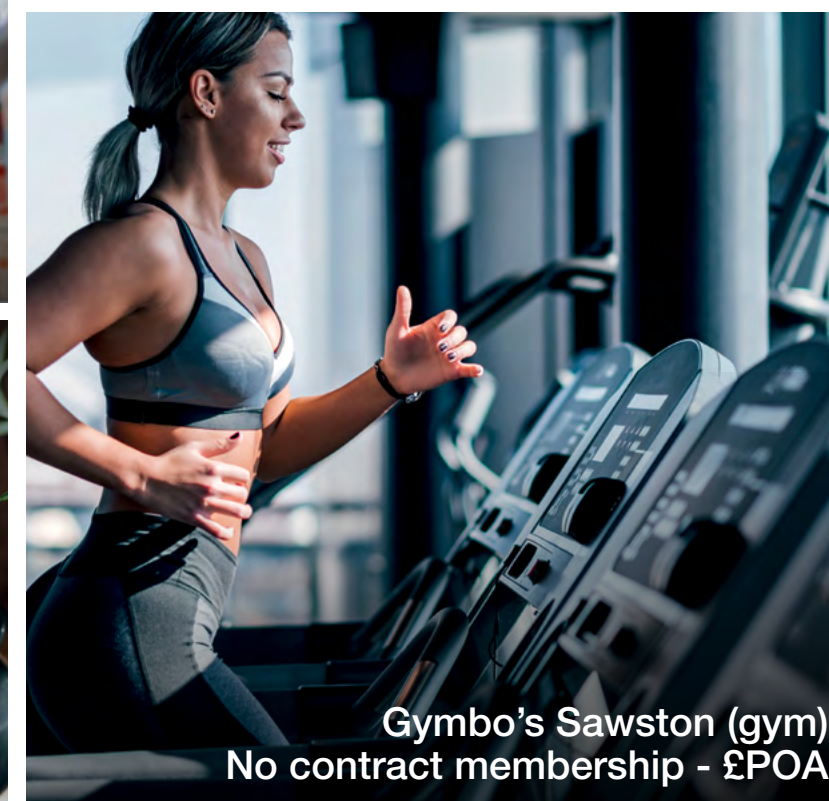
Sawston Town Centre only 15 minute walk away



Regular on-site food trucks



On site café coming soon



Gymbo's Sawston (gym)  
No contract membership - £POA



Cambridge City FC's brand new training complex – pitches, meeting space, cafes







**GREATER  
CAMBRIDGE  
PARTNERSHIP**

ROAD 



AIRPORTS

# RAILWAY

The map displays the Cambridge region, highlighting the location of Accelerator Park (a large blue circle) and several research campuses. A dashed blue line indicates a route from Accelerator Park, through Sawston, to the Wellcome Genome Campus. Key locations and roads are labeled:

- Cities/Towns:** Cambridge, Fulbourn, Little Shelford, Sawston, Duxford.
- Stations:** Shelford Station, Whittlesford Parkway Station.
- Research Campuses and Sites:** Addenbrookes, Babraham Research Campus, Granta Park, Unity Campus, Lions Work, Wellcome Genome Campus.
- Roads:** A420, A503, A1301, A1307, A11, A10, A505, J10, J9A.
- Other Labels:** Accelerator Park, Babraham Road.

**Navigation Information:**

- Sat Nav: CB22 3FG
- ///sake.wells.truffles



# accelerator park

PHASE 2 ■ SOUTH CAMBRIDGE ■ CB22 3FG



TRISTAN  
CAPITAL PARTNERS

CANMOOR

Joint agents:



**BIDWELLS**

**Max Bryan**

max.bryan@bidwells.co.uk

07793 808 114

**Walter Scott**

walter.scott@bidwells.co.uk

07918 081 533

**DTRE**

**Jamie Green**

jamie.green@dtre.com

07776 161 534

**Sam Cooper**

sam.cooper@dtre.com

07880 585 950

Landlord:

CANMOOR

**Sam Walker**

swalker@canmoor.com

07770 857 960

**Fergus Haig**

fhaig@canmoor.com

07562 946 290

[acceleratorpark.com](http://acceleratorpark.com)

Misrepresentation Act: Whilst all the information in these particulars is believed to be correct, neither the agent nor their clients guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2025.  
Designed by [cormackadvertising.com](http://cormackadvertising.com)