

**Alconbury
Weald**

Commercial Opportunities at Alconbury Weald's Enterprise Campus

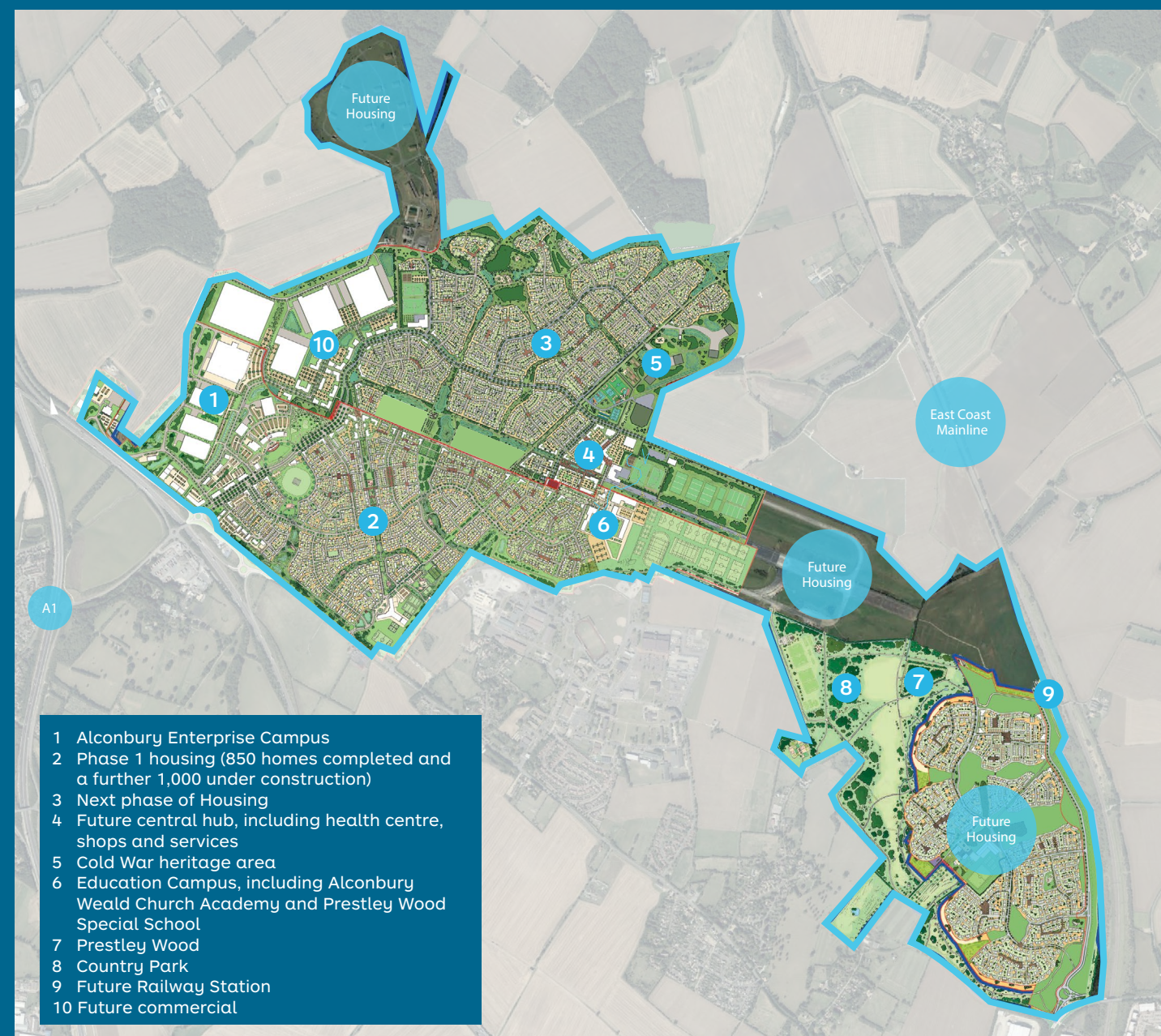
Design & build sites
(or consented employment land)
from 0.5 acres up to 50+ acres.



Alconbury Weald is a major new business area for Cambridgeshire, being bought forward by master developer Urban&Civic.

Located on the site of the former RAF Alconbury, the 1,425-acre site will provide three million sq ft of space for businesses, alongside 6,500 new homes with green corridors to a number of large parks and spaces, schools, shops and other facilities.

Over 1.5 million sq ft of employment space has already been constructed and occupied.



- 1 Alconbury Enterprise Campus
- 2 Phase 1 housing (850 homes completed and a further 1,000 under construction)
- 3 Next phase of Housing
- 4 Future central hub, including health centre, shops and services
- 5 Cold War heritage area
- 6 Education Campus, including Alconbury Weald Church Academy and Prestley Wood Special School
- 7 Prestley Wood
- 8 Country Park
- 9 Future Railway Station
- 10 Future commercial



A place to grow

Alconbury Weald Enterprise Campus is more than a business park. It has been designed to respond to the desire of both employers and employees to provide more than a place of work, but a working, living and leisure community in which businesses can thrive.

For those already working and living at Alconbury Weald, there is an abundance of amenities and activities, from cycle and walking routes to shops and cafés, to support a healthy, dynamic and enjoyable lifestyle.

By making Alconbury Weald's Enterprise Campus your next home, you are joining a working community of more than 2,000 employees from businesses of all scales.

Companies already calling Alconbury Weald home include; Ambu plc, Roythornes Solicitors, Cambridgeshire County Council, Encocam; MM Flowers Ltd, John Adams Leisure Ltd, AM Fresh and IKO Insulations UK Ltd. Alconbury Weald is a location where all the foundations for growth are already in place.



The Club, Urban & Civic's Alconbury Weald office also provides a gym, library, meeting and event space.

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There are a number of development plots still available within the first phase of Alconbury Weald Enterprise Campus.

Development plots can be sold either as a serviced land parcel, or alternatively a full design and build service can be provided.

We would be delighted to discuss your businesses requirements and are able to offer a range of occupier solutions to meet your needs.

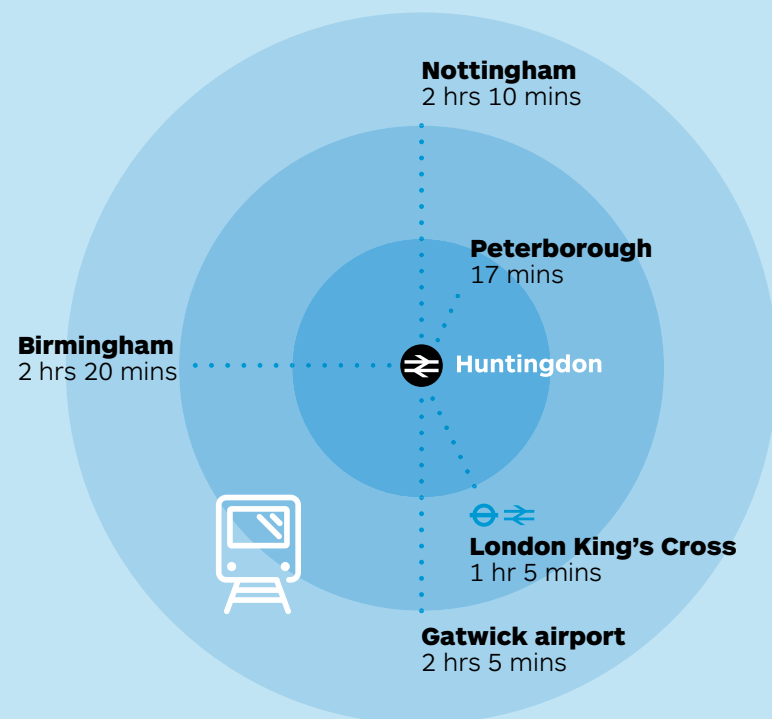
Come and join us

Connections

Based near Huntingdon, Alconbury Weald's strategic location provides unparalleled access across the UK, being situated close to the main north to south (A1M), and east to west (A14) transport spines of the country.

With Huntingdon train station 10 minutes away, and London's Stansted and Luton Airports less than an hour away, Alconbury Weald isn't just well connected locally and regionally, but also nationally and internationally. It's situated perfectly between the global innovation centre of Cambridge and the industrial heartland of Peterborough.

Alconbury Weald Enterprise Campus is served by 2 buses an hour - the AW1 Shuttle Service and the 904.



Peterborough

20 mins

Cambridge

30 mins

Milton Keynes

40 mins

London

1 hr 20 mins

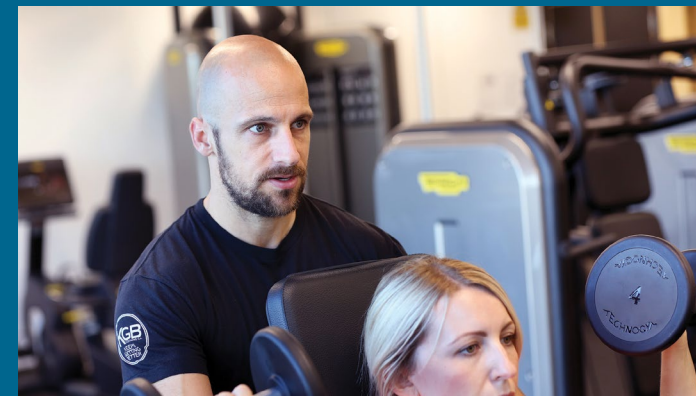


Bohemia Cafe and Bar provides a great menu in our listed wartime Watch Office

Alconbury Weald is not just a place to do business. It's a real community, a place to collaborate, a place to make friends, and a place to be inspired. With the development well into its first phase, and plans to deliver a total of 6,500 homes, four schools, a café, library, health centre, shops, gym, and 700 acres of woodland, parks and sports pitches, those who work here enjoy much more than just a first-rate business address.



With over 800 families moved in, and 12 show homes open, the community is growing every day.



The Unit Fitness run the gym and a range of fitness classes



Regular pop-up food events serve the community two evenings a week and for regular events



Inside Bohemia Cafe and Bar



The Pavilion and Cricket Pitch host a range of fitness and sports events, from regular cricket games, to interbusiness tournaments, as well as football events, yoga and t'ai chi.



Urban&Civic

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For more information or to discuss how Alconbury Weald could be the setting for the next chapter of your business, please contact:

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Urban&Civic

Important information

¹ These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

² Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Urban&Civic have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Figures quoted in these particulars may be subject to VAT in addition | December 2023