

old. SWISS

The old inspires the new:
50,000 sq ft of reimagined,
sophisticated tech and
office space in CB1



old SWISS

The Swiss Laundry was a South Cambridge landmark for over a century. We have lovingly and sustainably repurposed this industrial site, with its classic red brickwork fusing it with the best contemporary materials.

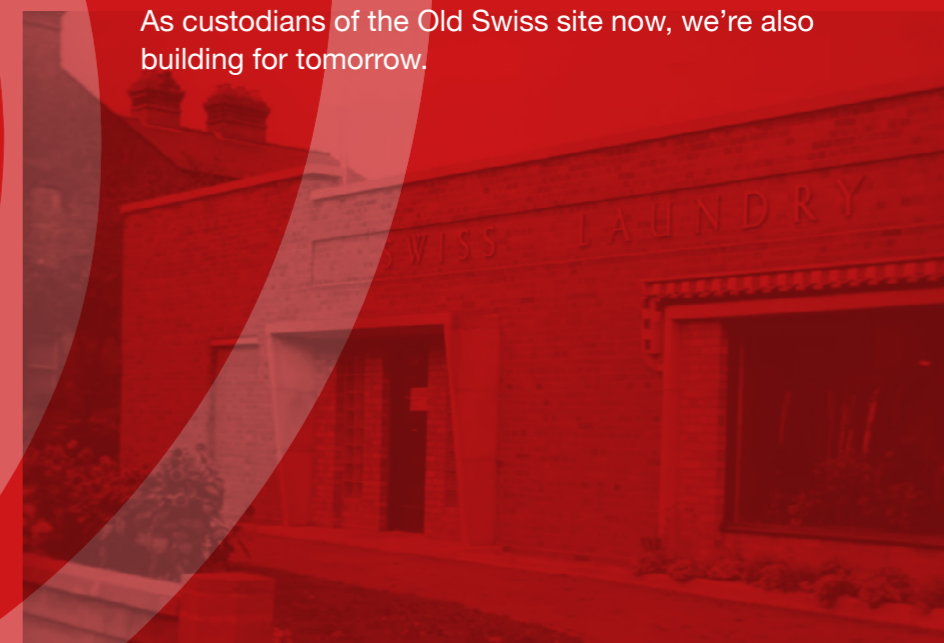
The resulting high spec, modern business spaces are flooded with natural light and retain a unique retro-industrial feel in the heart of CB1 – the ideal place to be for knowledge-intensive businesses in Cambridge – the city of innovation.





Cambridge was a very different city back in 1887. Old Swiss was once a tannery beside a cattle market. In 1904, that tannery became a laundry which endured for 115 years. Messrs Chapman and Goundry, founders of Old Swiss Laundry, must have known they were laying the groundwork for the future. The Swiss Laundry business is still going from strength to strength, just outside Cambridge in Papworth Everard.

As custodians of the Old Swiss site now, we're also building for tomorrow.



from old...

You'll like what we've done with the place. The traditional chimney, time-honoured layout and Cambridge Gault brickwork are now accentuated by higher ceilings and mezzanines flooded with natural light. Outside, the beautiful landscaping creates ideal spots and hideaways to sit and chat.

old+
swiss

to new





With high-spec desk space, meeting areas and breakout zones, we're designing a setting where everyone wants to work.

You can still see the original brickwork and exposed piping, Old Swiss gives you light, space, character.

space

- + Industrial aesthetic with exposed brickwork and piping
- + Lots of natural light with fully glazed full length lantern
- + Roof raised by 2m to incorporate a mezzanine
- + New onsite café – Shoreditch meets Cambridge
- + Improved energy efficiency through-out

The emphasis for this development is on sustainability. Rather than demolishing the old and starting afresh, we take our responsibilities in the face of the climate emergency seriously. We are creating 50,000 sq ft of hi-spec tech and office workspaces by retrofitting and repurposing wherever we can to save on embodied carbon.

sustainable

old+
swiss

- + By retaining the existing buildings, significant reductions in carbon emissions are achieved in the construction process versus demolition and new build
- + The design uses materials that are as sustainable as possible, while at the same time maximising the energy efficiency of the buildings

Location

Old Swiss is located off Cherry Hinton Road, just 10 minutes walk from Cambridge Central station and 25 minutes walk to the historic town centre.

Market Square (central Cambridge)

25 minutes walk
10 minutes cycle

Cambridge Central Station

10 minutes walk
4 minutes cycle

M11 junction 11

3 miles

Stanstead Airport

28 miles
32 minutes by train

London

48 minutes by train
(from Cambridge Central to Kings Cross)

Postcode

CB1 7BX



Life at Old Swiss

Balzano's Deli



Cherry Hinton Road in Cambridge is a bustling and vibrant area of the city. On the doorstep of the Old Swiss are an eclectic and multicultural mix of cafés, deli's, restaurants, bars, gyms, sports and entertainment venues – providing the ideal antidote to a busy day at work. The renowned Junction venue, which hosts a huge variety of theatre, music and comedy, is just round the corner, as is a multiplex cinema and bowling alley. For a lunchtime dose of fresh air, the beautiful Botanic Gardens and Cherry Hinton Park are only a 10 minute walk away.



Cherry Hinton Hall Park

15

minute walk away

Cambridge Station
Botanic Gardens
Cherry Hinton Hall Park
Mill Road

10

minute walk away

Balzano's Deli
Cambridge Wine Merchants
Napoleat Restaurant
Urban Chai Cafe
Harpur's Cafe

5

minute walk away

Al Pomodoro Restaurant
Pure Gym
Hills Road Sports and Tennis Centre
The Junction
Cambridge Leisure



Cambridge Leisure:
Cinema, Bowling,
Restaurants, Cafes, Bars

old swiss

the cambridge phenomenon

550+

high tech manufacturing companies

3,000+

information technology and communication companies

730+

knowledge-intensive services companies

60,000+

people are employed by knowledge-intensive firms

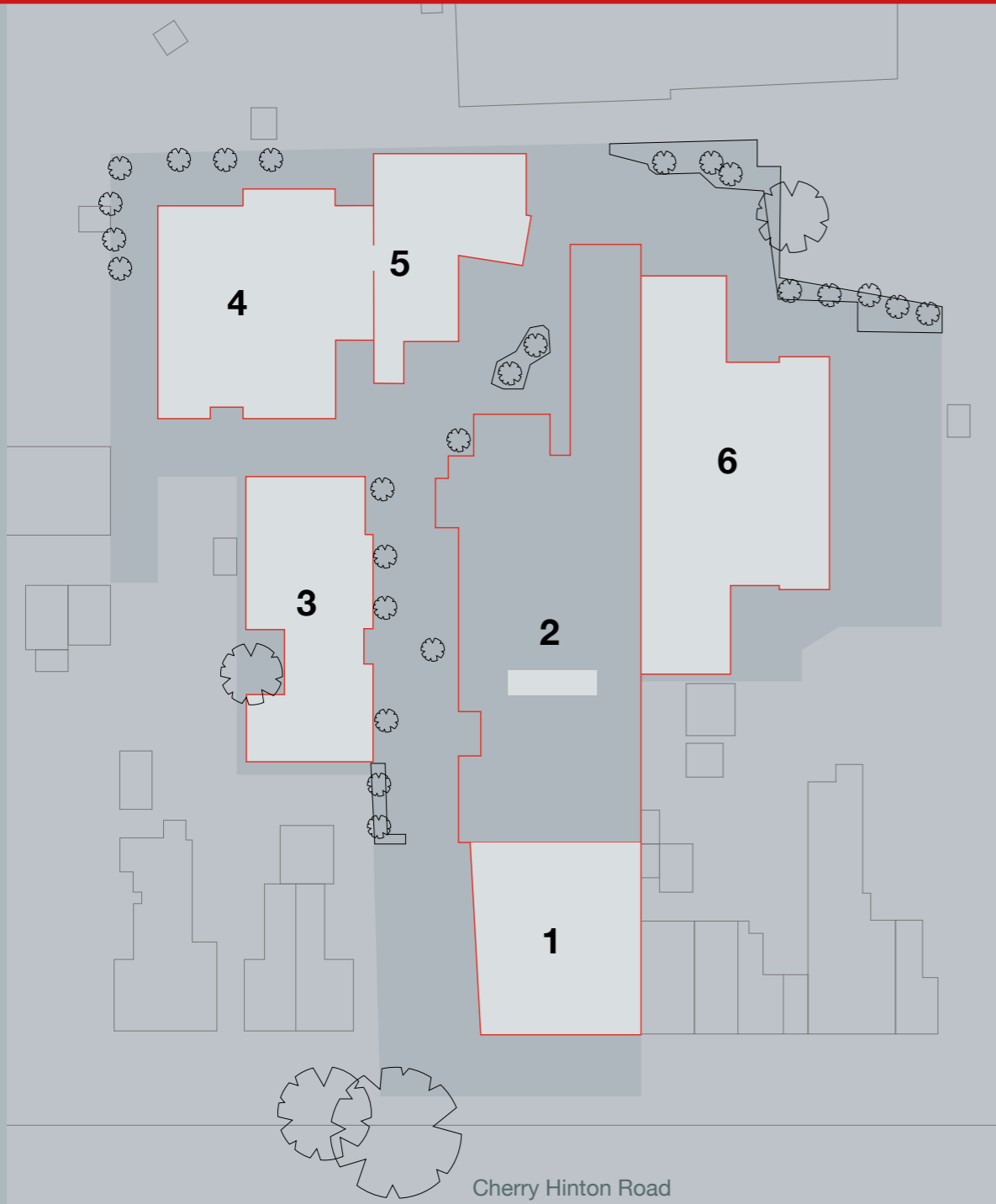
440+

life science and healthcare companies

Cambridge is the UK's most exciting place to live and work. Silicon Valley has come to Silicon Fen. The tech giants are doing research here in the city and global pharma companies have clustered around the University of Cambridge and Addenbrookes – our world-class teaching hospital.

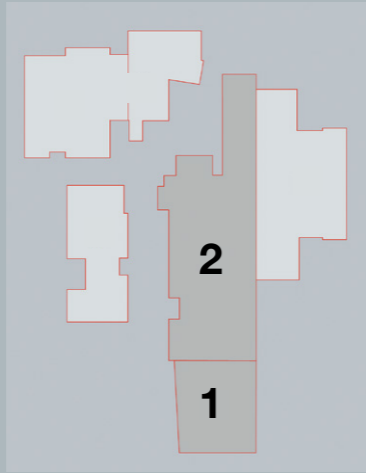
AstraZeneca, GSK, Samsung, Huawei, Microsoft, Apple, Amazon to name a few. In fact, Cambridge packs over 5,000 knowledge-intensive companies into less than 41km².

site plan



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the buildings:

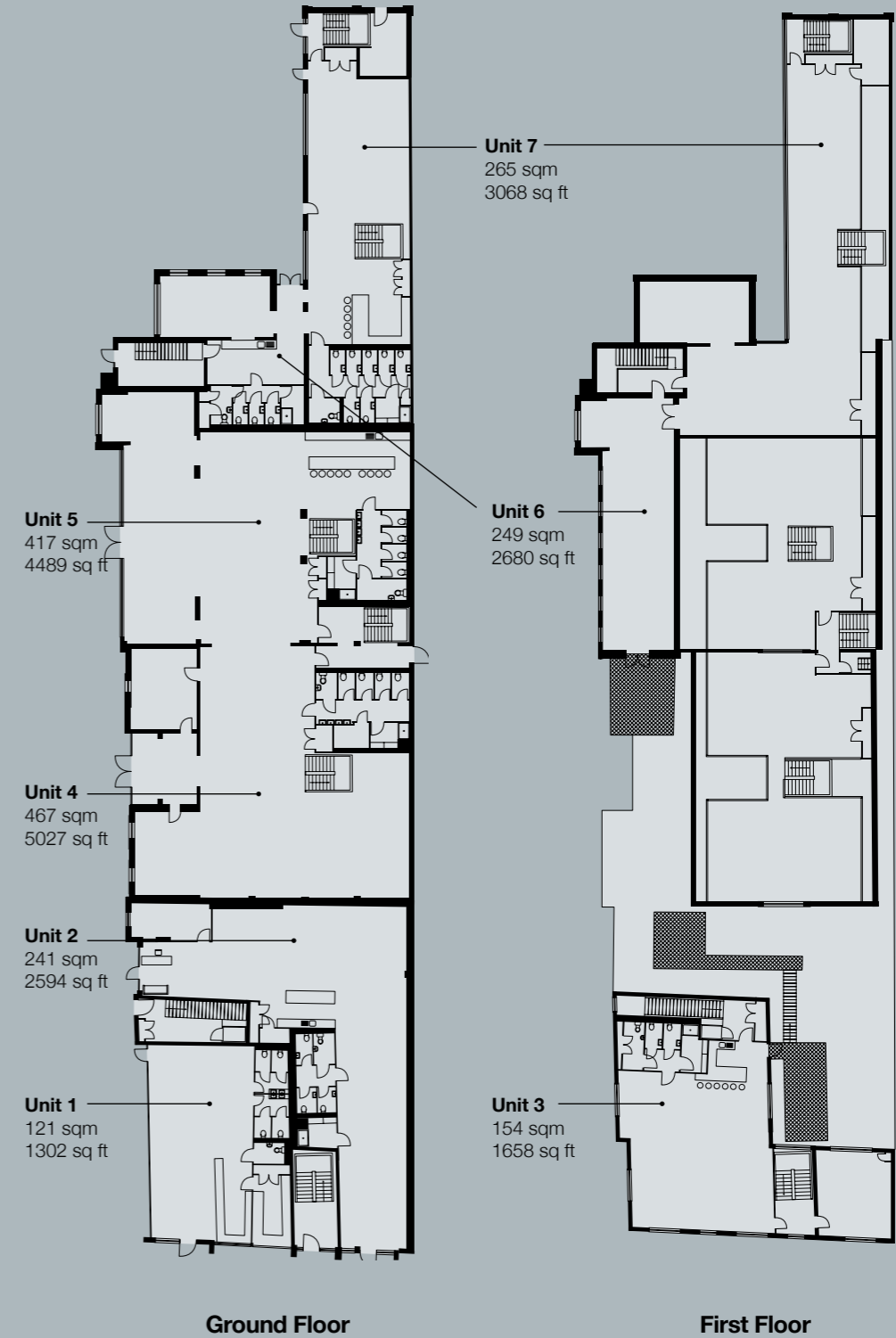


1/2

+ 7 units available

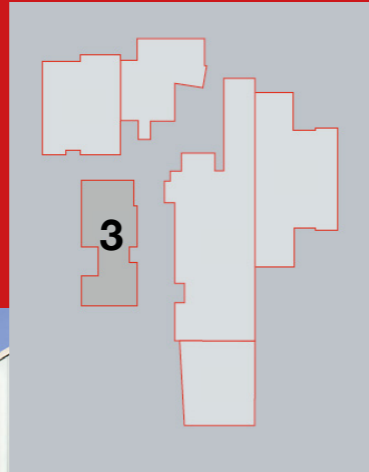
+ From 1302 sq ft to 5,027 sq ft

The first thing that strikes you when you approach Old Swiss from Cherry Hinton Road is the bright retro 1950s red brickwork of Buildings 1 and 2. This has been carefully restored and topped with a distinctive sawtooth profile in zinc. Inside, the contemporary façade gives way to big round windows and original timber roof of a classic Victorian warehouse. We've revived the original trusses and brackets, and replaced the ridge roof lights to allow waves of natural light in.



the buildings:

This 1970s warehouse stands apart from the rest of Old Swiss, reconfigured and expanded in zinc cladding and large, generous windows. Its chic glass entrance gives way to the west-facing private courtyard garden.



3



+ 2 units available

+ Unit 8 is 3,122 sq ft over two floors

+ Unit 9 is 2,551 sq ft over two floors

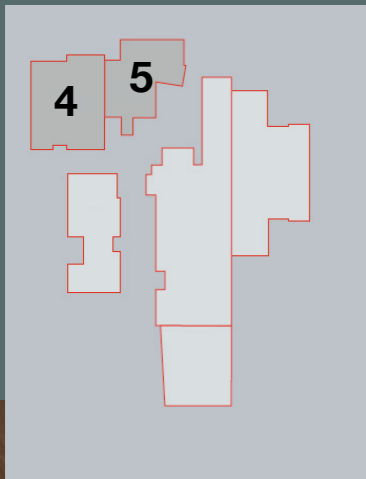


Ground Floor

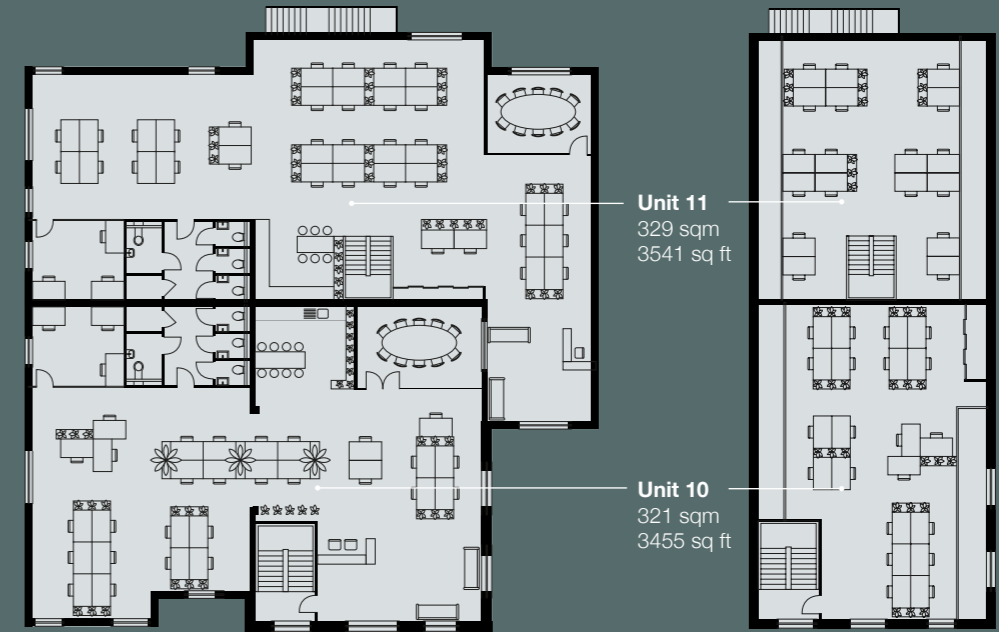
First Floor

the buildings:

4/5



Building 4 & 5 are the old tannery buildings standing proudly clad in hand-made Petersen clay tiles and zinc projections. Its enormous windows illuminate the original double-height timber trusses which still line the roof. It's that meeting of classic and contemporary which defines the site. The traditional wooden supports now blend into a glass entrance which further enhances the bright welcoming feel of the building.



4 | Ground Floor

4 | First Floor

Unit 11
329 sqm
3541 sq ft

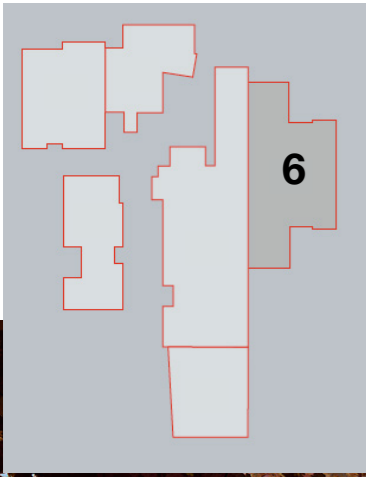
Unit 10
321 sqm
3455 sq ft



5 | Ground Floor

Unit 12
257 sqm
2766 sq ft

- + 3 units available
- + Unit 10 is 3,455 sq ft
- + Unit 11 is 3,541 sq ft
- + Unit 12 is 2,766 sq ft



This was the old press and has allowed our designers to really flex their creative clout and produce a truly stimulating and sustainable environment. Corten steel cladding around a cantilevered first-floor projection creates a truly unique and contemporary office space, full of natural light. The whole building rests on stilts, perched neatly above parking space which includes electric vehicle charging stations.

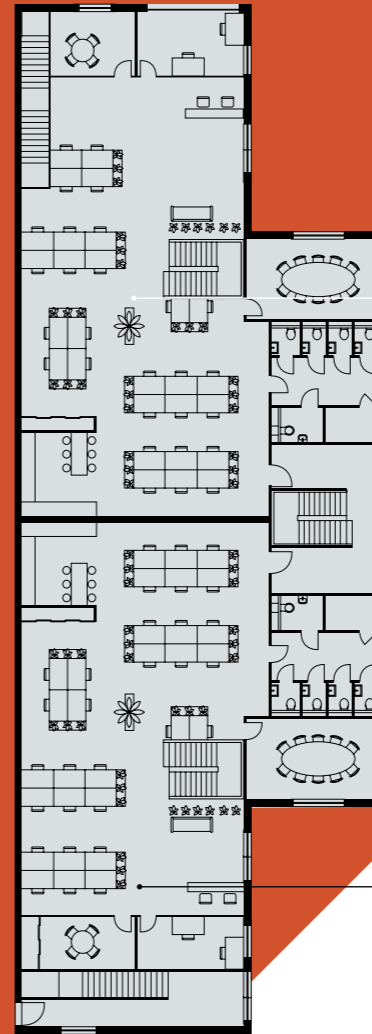
6

+ 2 units available

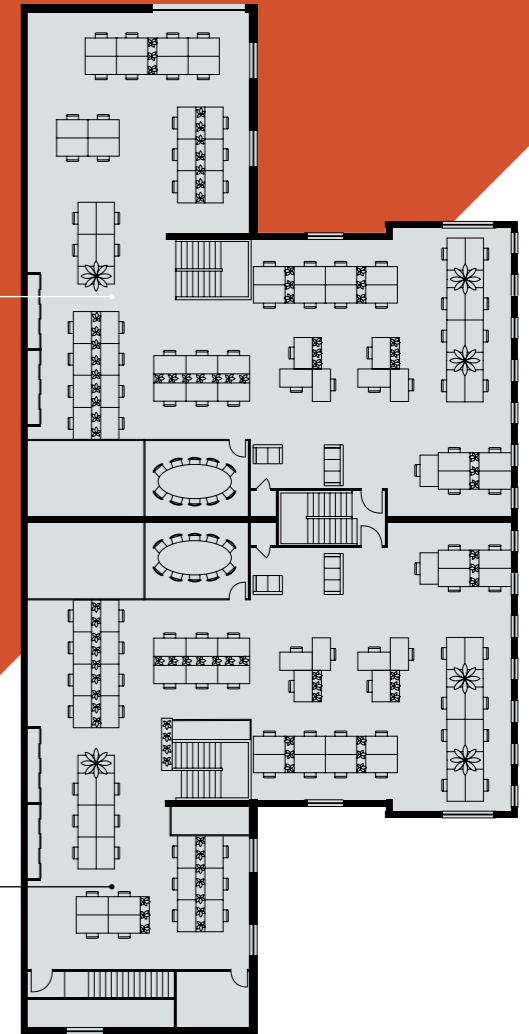
+ Unit 13 is 5,770 sq ft

+ Unit 14 is 5,554 sq ft

Ground Floor



First Floor



Unit 13
536 sqm
5770 sq ft

Unit 14
516 sqm
5554 sq ft

SWISS
LAUNDRY

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ScotchPartners

