

# COREP

AN **NAIUK** COMPANY

## TO LET

**PART 2ND FLOOR AVAILABLE  
VIA SUBLEASE- 4,842 SQ FT**

# SIGMA, UNITY CAMPUS

CAMBRIDGE, CB22 3FW

## SPECIFICATION AND FACILITIES

- Brand new, fully fitted laboratory with office space.
- Labs designed to CL2 standard with brand new benching.
- Nitrogen and CO2 gas supply lines within Lab 1 and Lab 2.
- External waste disposal and gas storage.
- Full access control to all dedicated areas.
- Goods lift and passenger lift.
- Full access to large, shared breakout area and boardroom.
- On-site gym and café.
- Car and cycle parking available.
- Highly sustainable building with low running costs.
- Brand new, fully fitted laboratory space available on flexible terms in the heart of South Cambridge's leading science & innovation cluster.
- Available on flexible terms.

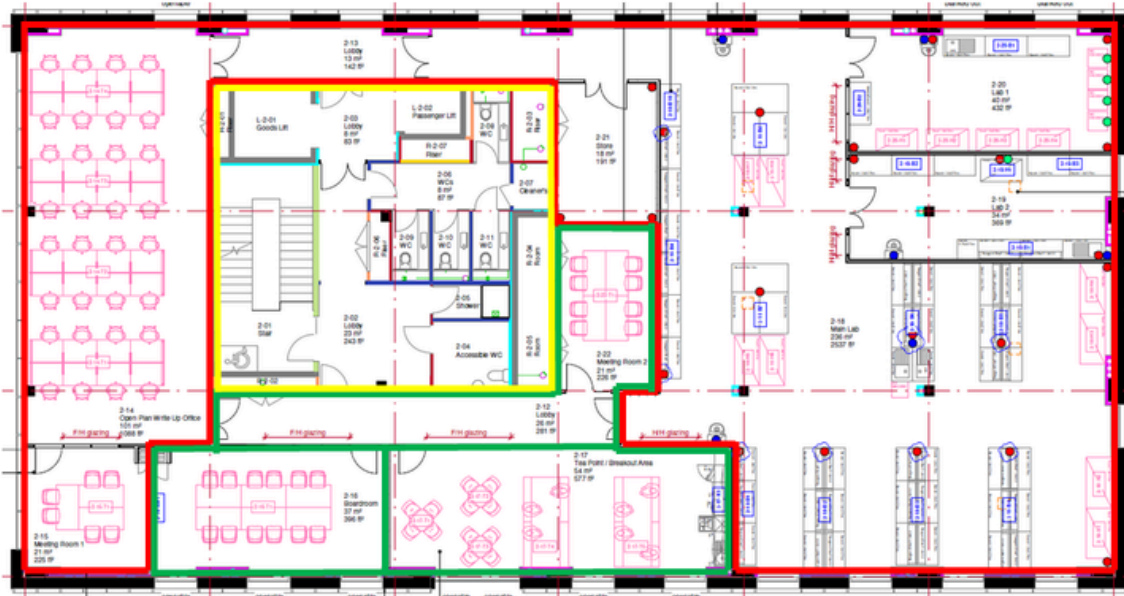
- Located in the heart of the South Cambridge Cluster, Unity Campus is part of the 260,000 sq ft business park, Unity Park.
- Designed to meet the UK's highest business standards, the development combines innovative building design, modern amenities, and shared public spaces that foster collaboration and connection.
- Unity Campus is ideally situated near Whittlesford Parkway train station, providing swift rail access to Cambridge and London.
- The campus benefits from excellent road connections, with the M11 just a short drive away, ensuring convenient access to the wider UK motorway network.
- Surrounded by some of the world's most prestigious organisations, Unity Campus offers an exceptional opportunity to work alongside leading-edge, dynamic companies in an environment that promotes growth and innovation.





# SIGMA, UNITY CAMPUS

4,842 SQ FT AVAILABLE VIA SUBLEASE



**KEY:**

- Exclusive Subtenant space
- Shared space with existing tenant
- Shared store/ toilets

## FLOORPLAN SPLIT

- Open plan office + private meeting room = 1,313 sq ft.
- Main lab = 2,537 sq ft.
- Lab 1 = 432 sq ft.
- Lab 2 = 369 sq ft.
- Private store = 191 sq ft.
- Shared access to a large Boardroom, meeting room and the large Tea Point / Breakout Area.

### TERMS

Available to sublease until the end of 2028.

### RENT

Quoting £62.50 per sq ft, per annum.

Service Charge approx £6.30 per sq ft, per annum.

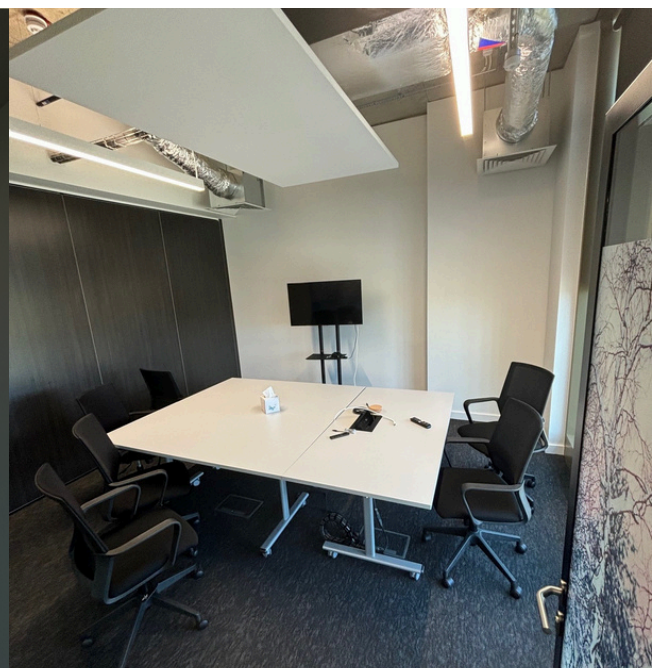
VOA assessing rates. Tenants must rely on their own enquiries.

### ENERGY PERFORMANCE RATING

EPC Rating - A

### LEGAL COSTS

Each party to bear their own legal costs.



**CONTACT US TO ARRANGE A VIEWING**

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Disclaimer:

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