

Construction set to start on Phase 2 of Unity Campus in Cambridge providing 90,000 sq ft of new lab space

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Howard Group has appointed a sole contractor to deliver Phase 2 of Unity Campus in Cambridge, which is set to provide 90,000 sq ft of wet laboratory and office space due for completion in 2023. [Savills](#) and JLL are jointly marketing the scheme.

Phase 1 of Unity Campus, a new urban innovation district eight miles south of Cambridge, saw the construction of 60,000 sq ft of office and lab accommodation at The Works building in 2020, which has provided accommodation for firms including Cuttsy+Cuttsy, Get Busy, Phoremest, Iontas and Summit Therapeutics.

Following its success, Phase 2 of the development will see three new wet lab buildings of 32,500, 31,000 and 24,500 sq ft available for occupation. Offered as a whole or in part, each one will provide a 60/40 lab/office split with provision for four ducted fume hoods and dedicated plant facilities. The office space will be delivered to a CAT A specification with toilet and shower facilities on each floor.

William Clarke, director in the business space team at Savills Cambridge, comments: "Situated in the heart of Cambridge's life science cluster, Unity Campus is well placed to provide much needed laboratory space. At present, supply remains at virtually zero, so it is fantastic that the construction is moving forward at pace with a clear deadline for delivery. This will provide the first lab accommodation of scale since 2021."