

TO LET - OFFICE

INCUBATOR 1

Alconbury Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4XA



Key Highlights

- 615 to 1,001 sq ft
- Comfort cooling, break out space with tea & coffee making facilities
- Close to The Club which provides meeting rooms, event space, cafe and gym
- High specification office suites
- Car parking and covered cycle storage
- Rent inclusive of service charge but exclusive of business rates

SAVILLS Peterborough
Stuart House
Peterborough PE1 5DD
01733 344414
savills.co.uk



Location

Alconbury Weald is extremely well connected by road and public transport. Road access is excellent being on the interchange of the A1M and A14. Travel times to Cambridge are just 30 minutes with the A14 upgrade. There is a regular bus service connecting Alconbury Weald with Cambridge, Huntingdon and St Ives. Huntingdon rail station is a short bus ride or cycle, with fast, regular train services to London, St Neots and Peterborough.

The Glade, Alconbury Weald's first local centre, provides a Co-op and office space. A day nursery is planned and will be located adjacent to The Glade.

Commercial occupiers at Alconbury Weald include the Cambridgeshire County Council HQ, IKO, MMUK and Encocam Limited. 1.5 million sq ft of employment space has been completed and more than 2,500 people employed. Over 3,000 residents already live in the 800 new homes constructed at Alconbury to date with a further 900 homes currently under construction.

Description

Incubator 1 is the flagship office building located at the heart of Alconbury Weald and includes comfort cooling and heating system with opening windows, large glazed frontages, break out spaces with tea & coffee making facilities, WC's and showers and recycling facility points. Externally Incubator 1 has parking, covered cycle storage and is a short walk to The Club which provides meeting rooms, event space, cafe and gym.

Accommodation

Name	sq ft	sq m	Availability
Unit - 3	740	68.75	Available
Unit - 6	615	57.14	Available
Unit - 10/11	1,001	93	Coming Soon

Terms

The suites will be available on a 3 year lease with landlord and tenant breaks offering 12 month certainty. The quoting rent of £30.00 per sq ft is inclusive of service charge but exclusive of Business Rates.

Viewings

Strictly by appointment with the agents:- William Rose or Ben Green of Eddisons - 01223 467155

Contact

Edward Gee BSc (Hons) MRICS

+44 (0) 1733 209 906

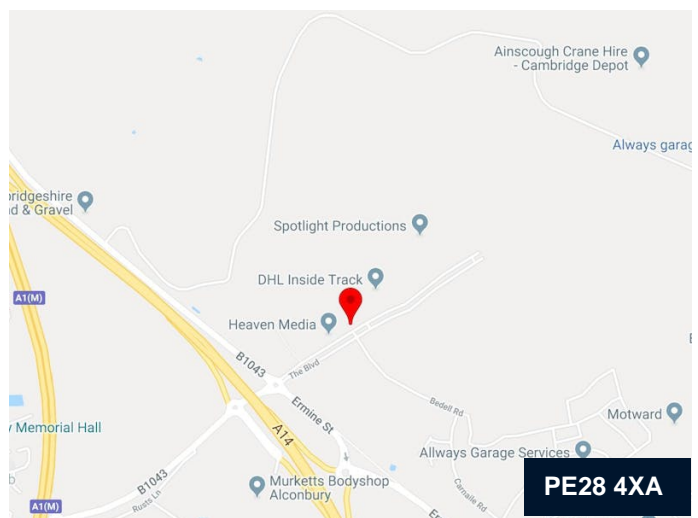
+44 (0) 7807 999 211

egee@savills.com

Lex Souza

07483705176

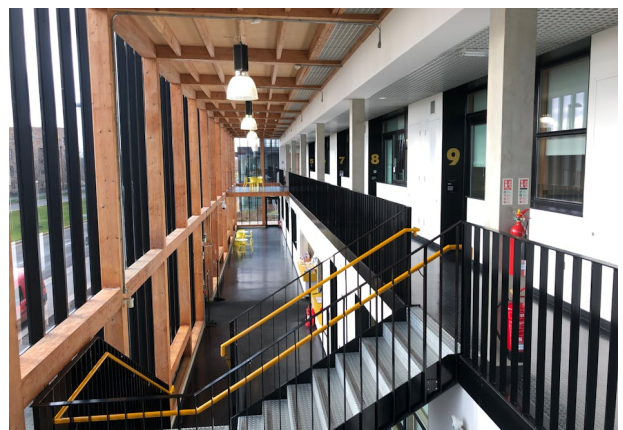
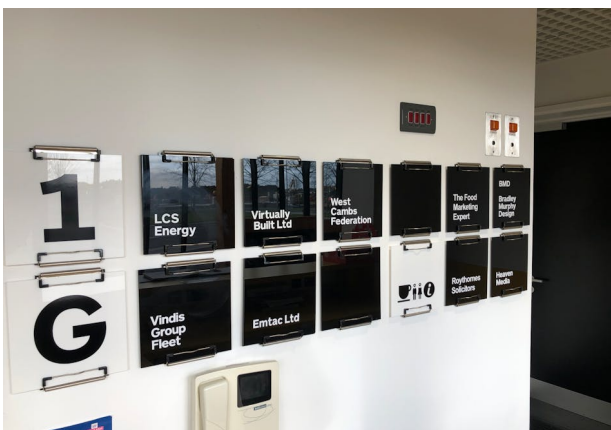
lex.souza@savills.com

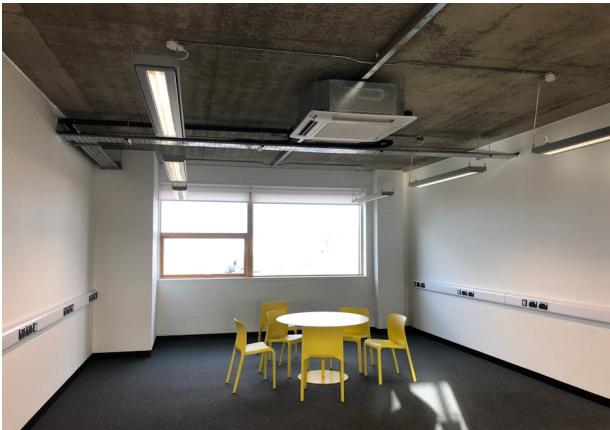


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Energy performance certificate (EPC)

The Incubator Building Alconbury Enterprise Campus Alconbury Weald, Alconbury HUNTINGDON PE28 4WX	Energy rating B	Valid until: 20 March 2034
		Certificate number: 0375-4011-3664-3132-6204

Property type	Offices and Workshop Businesses
Total floor area	1,362 square metres

Rules on letting this property

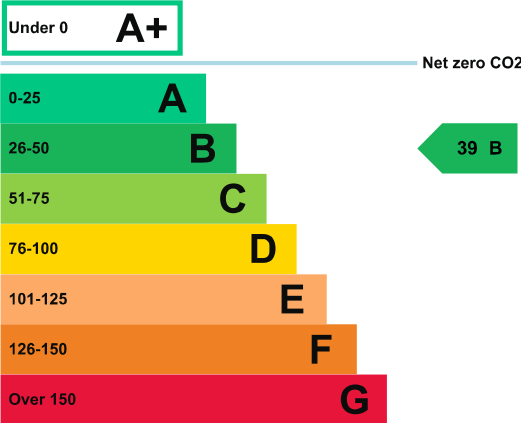
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	12 A
If typical of the existing stock	50 B

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	4
Building emission rate (kgCO ₂ /m ² per year)	12.7
Primary energy use (kWh/m ² per year)	138

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1497-0692-3943-3090-9959\)](/energy-certificate/1497-0692-3943-3090-9959).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joe Lund
Telephone	01865865403
Email	info@carbonprofile.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024073
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Carbon Profile Ltd
Employer address	Exchange House 314 Midsummer Blvd Milton Keynes MK9 2UB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 October 2023
Date of certificate	21 March 2024