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Thursday 29 February 2024

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Howard Group welcomes development of a new private healthcare centre as the exclusive occupier of the Orion Building with a 30-year lease at Unity Campus, signalling leap towards integrated patient care and R&D in South Cambridge and long-term commitment to Cambridge ecosystem

Leading regional property investor and developer Howard Group, announces the latest addition to Unity Campus with the signing of Welbeck Health Partners as the sole occupier of the recently completed Orion Building – the second of three new lab-enabled buildings recently completed on Campus.

Welbeck Health Partners, a pioneering healthcare provider committed to delivering exceptional patient care, has secured a 30-year lease for the entire 32,000 sq ft Orion Building. The organisation, which operates their flagship OneWelbeck facility in London, and has a second facility coming on stream in Oxford in 2025, plans to invest over £25m in a bespoke fit-out to transform the Orion Building at Unity Campus into a state-of-the-art healthcare centre of excellence (subject to the necessary consents and approvals). This strategic investment will equip the centre with cutting-edge technology and modern, patient centric infrastructure.

Scheduled to open in mid 2025, the Unity Campus facility will follow the established model of Welbeck's London flagship, partnering with leading doctors in order to deliver the latest in minimally invasive same-day surgery and outpatient diagnostics. Embracing a comprehensive approach to health and well-being, the new Welbeck Cambridge will provide a comprehensive range of medical services across over 15 specialties and bespoke clinics.

The decision to locate at Unity Campus aligns with the growing trend of co-locating traditional R&D ventures alongside specialist healthcare facilities, a synergy that can provide mutual benefits for both sectors.

Welbeck Health Partners' unique offering adds a new dimension to Unity Campus,

enhancing its status as a centre for cutting-edge R&D, life sciences, and patient-centric healthcare solutions.

Nicholas Bewes, CEO, Howard Group, said: "Welcoming Welbeck Health Partners to Unity Campus is a testament to the growing appeal of our facilities beyond the traditional life science R&D sector. This letting not only expands our community but also reinforces our commitment to providing a diverse and collaborative environment for pioneering advancements across the spectrum of healthcare."

Katherine Friend, Director – Investment and Asset Management, Howard Group, added: "We're delighted to welcome Welbeck Health Partners to Unity Campus. The co-existence of high-quality healthcare provision and R&D activities on Campus is an exciting step forward. We believe this complementary approach will catalyse innovation and foster a vibrant ecosystem that benefits all who are based here."

Andrew Chadwick-Jones, CEO, Welbeck Health Partners, commented: "We are very excited to be bringing the Welbeck model to Cambridge. As one of the world's leading locations for academic healthcare, it is a natural fit for our model of partnering with the very best clinicians. The Unity Campus site is a fantastic location for us, allowing us to synergise with a wealth of R&D activities and is ideally located close to the Cambridge Biomedical campus."

Oliver Wiseman, Consultant, Welbeck Health Partners, commented: "I am thrilled that we will be opening a One Welbeck facility in Cambridge. Partnering with One Welbeck in Cambridge will allow us to build a centre of excellence, delivering exceptional patient centred care in a state-of-the art facility."

This latest letting follows Domainex's lease of the new Sigma Building earlier this year, solidifying Unity Campus' appeal as a preferred destination for ground-breaking organisations. Domainex has now completed its fit-out and is fully operational.

In addition, Howard Group is in advanced discussions for part of the third and final Phase 2 building, Cadence. The pace of leasing underscores the high demand for premium purpose-built laboratory and office space in Cambridge and particularly at Unity Campus, which is fast becoming one of the pre-eminent lifescience and R&D centres in Cambridge.

Accommodating a high-quality 60/40 lab-office split set across three floors with a BREEAM score of 'Excellent', Cadence is the largest (32,500 sq ft) of the new Phase 2 buildings. Two of the three floors – a total of 20,000 sq ft remain available.

Interested parties are encouraged to act swiftly to secure the remaining space within this pioneering environment. To discuss requirements in detail please contact Unity Campus' joint agents, Rupert Dando (07813 624 276) and Tom Mellows (07870 555 955) at Savills - Paddy Shipp (07469 155 531) and Bridget Partridge (07921 309 816) at JLL.

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