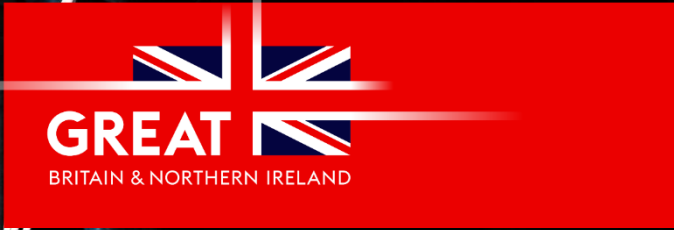


This is the Oxford to Cambridge Growth Corridor

Invest in a world-leading innovation hub



The Oxford to Cambridge Growth Corridor

This is one of the UK's strongest long-term investment opportunities, combining world-leading research, deep talent pools and places where companies can start, grow and scale - at the heart of the Golden Triangle, with direct links to London and global markets.

This prospectus is for investors, developers and businesses looking to invest in, or locate within, the Corridor.

Navigate to your opportunity:



Setting up, growing or relocating your business → p.11

Firms choose the Corridor for its research base, specialist talent and connectivity — particularly for R&D and headquarters functions.



Investing in sites and infrastructure → p.15

Science parks, research campuses and commercial centres in strong, sustained demand — underpinned by East West Rail and major national infrastructure investment.



Investing in innovative growth companies → p.20

A continuous flow of IP-rich spin-outs and fast-growing companies in life sciences, AI and clean tech, with strong scale-up potential.

In this prospectus:

The Chancellor's Foreword (p. 2)

Why invest in the Corridor (p. 3)

Why invest in the UK (p. 4 - 6)

Sectors and enabling strengths (p. 8 - 10)

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How to engage (p. 22)

Foreword



Rt Hon Rachel Reeves, Chancellor of the Exchequer

Economic growth is the number one mission of this government and remains at the heart of all we do. The Oxford to Cambridge Growth Corridor is a key pillar of this mission and offers huge potential for the UK. It is Europe's answer to Silicon Valley.

The Government is committed to providing the foundation for sustainable future growth, and to working in partnership with local government, the private sector, and academia to achieve our shared vision for the region. We are accelerating delivery, increasing certainty for investors, and unlocking sites that can be built on now. This is not just ambition; it is action.

The Corridor is already home to many unique strengths. It is a vibrant and innovative hub for globally renowned science and technology firms and internationally successful start-ups, that contribute to and benefit from the rich ecosystem of talent and ambition in the region.

It is anchored by two of the world's best universities, producing world-class research and generating hundreds of commercially successful spin-outs¹.

And the Government is committed to providing a strong base to facilitate sustainable future growth. We have delivered record funding for transport, housing, and infrastructure into the region, unlocking opportunities for new investors and businesses to join this ecosystem and grow here.

Deepening the links between Oxford and Cambridge, Milton Keynes, Bedford and beyond with significant investment into East West Rail, will ultimately connect a region of 3.5 million people² – highly skilled, highly employable, and highly mobile. Investors and businesses alike can seize the opportunity to be part of the Golden Triangle, bringing together the Corridor and London as one of the world's top innovation clusters.

The Oxford to Cambridge Growth Corridor is full of opportunities at the cutting edge of all that makes the UK an exciting place to invest, as you will see in this prospectus. With a rich tradition of academic research and expertise, and a track record of creativity and innovation, it sits at the intersection of our history and our future. I look forward to working with you as we continue to build that future together.

Why invest in the UK?

Government actions to improve investability and reduce friction

Faster delivery and lower friction

Faster consenting process for critical infrastructure, ensuring flexibility to reduce delays and uncertainty¹

Expedited approval process for clean energy projects, halving average statutory consultation period²

Infrastructure Pipeline giving long-term certainty across **780 projects worth £530 billion over 10 years**³

25% Reduction of administrative costs of regulation by 2029⁴

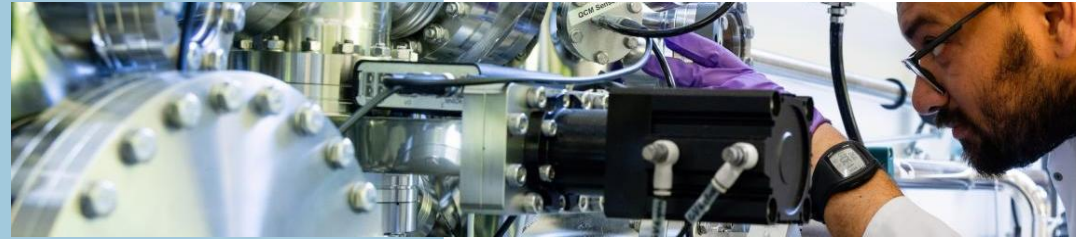
Public backing and talent access

National Wealth Fund – £27.8 billion Policy Bank: equity, debt and guarantee investment⁵

Innovate UK: grants, loans, pre-procurement, and tailored support⁶

British Business Bank – £25.6 billion Economic Development Bank⁷

2025 Immigration White Paper – expanding visa route eligibility, fast-tracking global top talent to the UK⁸ via the **Global Talent Visa / High Potential Individual (HPI) Visa / Skilled Worker Visa**



Competitive research and innovation-based incentives



Uncapped R&D Tax Credits



Innovate UK business-led Innovation funding and incentives⁶



Generous R&D allowances with 100% tax deduction for R&D capital expenditure⁹



Protected by certainty of Corporate Tax Roadmap until 2029¹⁰

5 reasons to choose the UK

1st

Globally for broadest geographic reach of international flows of trade, capital, information and people¹

1st

Most attractive location for investment in Europe as ranked by global CEOs (2024)² and 1st globally (alongside India) as ranked by UK CFOs (Q2 2025)³

1st

For number of unicorns in Europe and 3rd globally⁴ (2025), with \$17.3 billion in venture capital raised (January-September 2025)⁵

4

Out of top 10 universities worldwide for 2026⁵

70+

Countries and territories outside the EU with signed UK trade agreements (2024)⁶, with additional landmark deals agreed in 2025 with the US, India and the EU⁷

“

“Universal chose Bedford, at the heart of the OxCam corridor, for the location of its first European theme park and resort because of its incredible connectivity, the skilled local workforce and supplier base, and the entrepreneurial energy that is evident across the whole area. We look forward to working with public and private sector partners across the region to realise the transformational potential of our project for jobs and economic growth”

Gidon Freeman, **Vice-President, External Affairs, Universal Destinations and Experiences**

Why invest in the Oxford to Cambridge Growth Corridor?

The Corridor is one of the world's most productive science and technology systems, globally recognised for translating research into high-growth companies and real-world impact.

Its strength is the full system: Oxford, Cambridge and the places between them, including Milton Keynes, with its exceptional GVA growth, Bedford, the site of the new Universal Resort, and the green-energy accessibility brought by Chelveston Energy and Innovation Park in North Northamptonshire, providing the space, supply chains and infrastructure for companies to scale. The Corridor is already home to AstraZeneca, GSK, AVEVA, BMW, Mini, Oxford Biomedica, Immunocore, and eight F1 teams including Red Bull and Mercedes.

Its reach extends far beyond its boundaries. In the last decade, OxCam-based venture capital organisations have invested over £150 million in UK businesses outside the Corridor, leveraging over £1 billion in total investment. Cambridge's growing partnerships with Manchester and Oxford's with Liverpool are deepening these connections, backed by £4.8m of Research England funding to forge new links between research, business and place.

The Corridor is also within easy reach of London's fast-growing AI and technology cluster around King's Cross, one of Europe's densest concentrations of AI and data science activity, reinforcing its position as the connective tissue of the UK's wider knowledge economy.

For investors, this means access to:

Innovation engine: Strong pipeline of IP-rich spin-outs and R&D drives demand for lab and scale-up space.

Skilled talent: Universities and research institutes supply a deep STEM workforce.

Quality of place: Attractive locations help firms recruit and retain global talent.

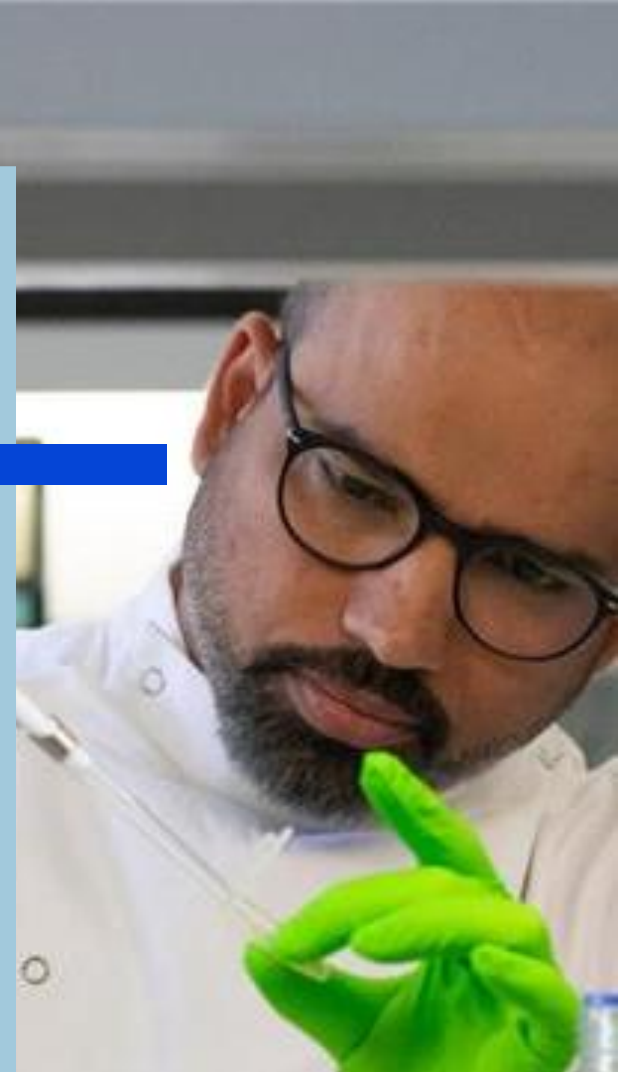
Market access: Strong links to London and UK innovation hubs support partnerships and supply chains.

Deliverability: Rail, planning, grid and energy upgrades are unlocking build-ready sites.



The Government is putting billions behind the Oxford to Cambridge Corridor through East West Rail, the Culham AI Growth Zone, and our record-breaking backing for UK R&D. The Corridor presents an enormous opportunity for anyone looking to invest in the UK. By bringing business, academia, plus national and local government together, we can pool this remarkable area's strengths to create one of the most important innovation zones in the world."

Lord Vallance, **Minister for Science, Innovation, Research and Nuclear and Champion for the Oxford to Cambridge Growth Corridor**



1st**Leader in spin-outs**

Together, the Universities of Oxford and Cambridge have produced over 400 spin-outs – the highest of any UK academic institutions¹

£27.5bn**FDI super hub**

In the last 10 years, Greenfield investments in the Corridor have created over 43,000 jobs with a total capex value of £27.5 billion²

2nd**Start-up environment**

Ranked second in the world for mean start-up deal size among global tech clusters³

40%**Faster growth**

In employment in the Corridor than national average, providing talent to innovative companies⁴

184**Nobel Prizes**

Awarded to alumni from Oxford (58)⁵ and Cambridge (126)⁶

£143bn GVA**Productive workforce**

Regional GVA is driven by world-class research and productivity⁷

30%**Highly skilled**

On average, 30% of all jobs in the corridor are in Knowledge Intensive Sectors, almost triple the average for Britain⁴

1st and 2nd**Europe's innovation engine**

Cambridge ranked **1st** in Europe in Global Innovation Index 2025 (2nd globally) for science and technology cluster intensity, with Oxford 2nd (5th globally)⁸

Recent investment news across the Corridor

- AstraZeneca has made a £300m recommitment to the UK including at Cambridge Biomedical Campus
- Ellison Institute of Technology is building a major new global science and innovation campus part of a £10bn UK investment
- Universal Resort in Bedford is investing billions to support growth in advanced manufacturing and visitor economy
- Nike is opening a new UK logistics centre in Corby in 2028 creating hundreds of jobs
- Prologis has made a £3bn investment into UK logistics and industrial capacity
- BioNTech has made a major UK life sciences investment reinforcing the Corridor's global attractiveness for biotech and R&D
- Cadillac is a new entrant to the high-performance engineering cluster at Silverstone signalling continued sector growth
- Central corridor selected for UKRI's £500m Local Innovation Partnership Fund (LIPF) – national backing for innovation-led growth

Established industries and high-growth sectors

Productive industries, dynamic sectors and skilled workforce make this the destination of choice for many global companies. The Oxford to Cambridge Growth Corridor offers an ideal base for many of the key sectors outlined in the Government's Modern Industrial Strategy.

Advanced manufacturing

Unmatched opportunities where global brands, pioneering SMEs, and elite research institutes collaborate.

Driven by premier innovation

The Silverstone Technology Cluster, with Silverstone Technology Park and Advanced Engineering Campus at its heart, boasts 8 of the 11 F1 teams and their supply chain², pushing innovation in advanced engineering. Bicester Motion is home to innovators like YASA, the electric motor manufacturer.

Most concentrated space cluster in Europe³

Harwell is home to a vibrant space sector, including over 100 space organisations³. Westcott Space Cluster is also in the region, supporting scale-ups through the Satellite Communications Catapult.

Leading on autonomous vehicles

The Corridor is leading the UK's push for global prominence in connected autonomous vehicles, through RACE at Culham Science Centre and Millbrook Proving Ground, and in Milton Keynes.

Clean energy industries

The UK's premier destination for clean energy research with an advanced commercial ecosystem to drive the transition to net zero.

Nationally important cluster

Chelveston in Northamptonshire is the UK's largest combined renewable energy and innovation park⁴, producing green hydrogen and engaged in commercial trials.

Unique partnerships

UK Atomic Energy Authority and Eni are constructing a unique tritium fuel cycle facility for fusion energy at the Culham Campus.

Pioneering facilities

The Culham Campus houses world-leading fusion energy research facilities, working closely with industrial partners to develop this exciting new energy opportunity. The Faraday Institution in Harwell is the leading electrochemical energy storage research institute in the UK, supporting the commercialisation of new battery concepts to the global energy storage market.

2 of the top 5

Global universities in the Oxford to Cambridge Growth Corridor¹

Established industries and high-growth sectors

Businesses in the Oxford to Cambridge Growth Corridor are at the forefront of the life sciences and technology sectors.

Life sciences

Europe's premier biomedical research hub, and an integral part of the Golden Triangle, successfully competing with San Francisco and Boston-Cambridge¹.

Commercialising world-first technologies

Moderna selected Harwell for its Innovation and Technology Centre and BioNTech selected Cambridge Biomedical Campus for their new R&D hub. Companies born from the area's world-class research, like Bicycle Therapeutics, Oxford Nanopore, and CMR Surgical, are choosing to stay and scale locally, drawn by the strength of its innovation ecosystem.

Derisking novel science

Flagship public-private partnerships and key infrastructure (including Diamond Synchrotron and Rosalind Franklin Institute) are reducing companies' costs to innovate.

Accelerating drug discovery

Complementary strengths in data science, AI and genomics have created an ideal discovery ecosystem.

Digital and technologies

Home to Bletchley Park, the birthplace of modern computing, the Corridor continues to add to its legacy as an innovator with a unique blend of talent, infrastructure, and investment.

Europe's quantum leader²

Advancing computing, sensing, and materials through world-class research at the National Quantum Computing Centre in Harwell, pioneering firms, and major commercialisation investment.

Access frontier AI and talent

Cambridge University's Dawn AI supercomputer – the UK's fastest – offers compute to SMEs³. The region is growing its AI talent and nurturing next generation start-ups through the UK's first AI Growth Zone at Culham. A leader in AI and data, Milton Keynes offers one of the largest deployments of robotics (Starship robots). In2tec UK's leader in sustainable electronics innovation based in Kettering and award winning ReUSE[®] and ReCYCLED[®] products.

Global reputation

Cambridge's Arm is of global importance to the semiconductor industry with market penetration of 99% in mobile application processors⁴.

£1 billion+ campus

Ellison Institute of Technology, opening 2027 as a collaboration between Larry Ellison and University of Oxford, driving innovation across life sciences, food security, clean energy and AI, uniting research talent and entrepreneurs⁵



Cambridge Biomedical Campus

Established industries and high-growth sectors

Highly productive and innovative partnerships between industry and universities in the defence and creative industry sectors.

Defence and security

Rapidly emerging as one of the UK's most dynamic defence and security innovation corridors. This sector is anchored by global research universities and a high density of defence tech companies, from Leonardo in Luton to Blue Bear in Bedford.

Strategic investments

BAE Systems' partnership with Harwell-based Oxford Dynamics is scaling next-generation AI for defence platforms.

Unique skills base

Cranfield University specialises in post-graduate industrial innovation, applied research, and aerospace.

Government-academic-private collaboration

Milton Keynes is home to the UK's national security engineering centre (HMGCC), a leading force in security and tech innovation.

Creative industries

Artistic tradition married with a thriving, high-tech creative ecosystem, attracting global investment including the planned Universal Resort in Bedford.

Historic reputation

Pinewood Studio's creative cluster is globally renowned for its state-of-the-art film, TV and gaming production and development, and Cardington Film Studios in Bedford continues this tradition.

Chosen by sector giants

Microsoft's first Research Lab outside of the US² is pioneering AI, data storage in glass, game AI, and teachable tools in Cambridge, located alongside Google, Apple and Amazon.

Collaborative environment

Established strengths in publishing, gaming and AI provide enabling support for growth, encouraging companies such as AVEVA, JagEx, Rebellion, and Sophos to expand.

Unique in Europe

Cranfield University, with its own fully-operational airport, aircraft and air navigation service provider is supporting cutting-edge research into aircraft electrification and urban air mobility.¹

Opportunities for Occupiers

If you are establishing, expanding or relocating operations

This section looks at locations across the Oxford to Cambridge Growth Corridor that are well suited to corporate occupiers. These places offer opportunities for companies that want to move to the UK, grow, or set up new operations, with easy access to research expertise, skilled workers, testing facilities and established industry networks.



“Milton Keynes sits right in the middle of the Oxford-Cambridge Innovation Arc — it’s a hotbed of talent, only 30 minutes from London, and a third of the cost of a London office. That meant we could build our purpose-built 5,000 sq ft collaboration space. It just wouldn’t have been possible anywhere else.”

— Steve Salvin, CEO, Aiimi”

Milton Keynes Central

Milton Keynes offers a unique city-scale urban testbed for digital, autonomous and technology-enabled services, enabling real-world deployment across transport, energy, data and city systems. Key opportunities include the MK Gateway / Saxon Court area, a mixed-use gateway location with Grade A office and innovation space, alongside Lower Westside and associated innovation sites aligned to long-term, technology-led growth plans. Together, these sites support integrated innovation — combining research, commercial space and live urban deployment — and position Milton Keynes as a focal point for scaling technologies from pilot to market.

- +** **Sector:** Digital, autonomous and technology-enabled services
- +** **Status:** Priority innovation areas identified and supported through local partner strategies
- +** **Opportunity:** Occupier and investment opportunities within a city-scale testbed, offering innovation space, mixed-use development and real-world deployment at scale

New Towns

The UK is revisiting large scale new town development for the first time in over 50 years. Renewed interest is driven by the need for major housing supply expansion, economic growth, and coordinated long-term planning. In the Corridor two locations have been named in consultation on the next generation of new towns — Tempsford, and Milton Keynes.

Opportunity: Opportunities for early-stage investors in land assembly, master planning, core infrastructure; and private capital to co-fund transport, utilities, social infrastructure

Model: Joint-Venture/SPV/direct equity investment/development partners

Chelveston Renewable Energy & Innovation Park Northamptonshire

The UK’s largest combined Renewable Energy Park, with Direct Wire Feed to a large-scale Innovation Park. Currently generating up to 200GWh from existing wind & solar, combined with large scale on-site ‘second life’ battery storage & green hydrogen production. Existing buildings providing for over 100,000 sq ft (let & occupied) with detailed & outline planning for further phase of circa 400,000 sq ft.

Sector: Advanced Manufacture, Digital Technologies, Defence, Clean Energy, R&D

Status: Operational. 800 acres. Planning consent for further development.

Opportunity: World class facilities & technologies available to occupier market via Design & Build contracts. 11

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Talk to us about the next step on your investment journey →

Oxford North Oxfordshire

£1.2 billion, 26-hectare innovation district purposefully designed for discovery.

Integrating laboratory and commercial space with new homes, amenities, parks, public art and sustainable transport initiatives to create a new mixed-use community for science and technology.

Phase 1A completed 14,700m² of new labs and workspace, café and public park. Phase 2 is three lab buildings of 34,782 m², with a total of 93,000 m² of office and labs, 480 homes, 4,500 jobs, and extensive new public realm development.

- + Sector:**
Science, digital and technologies
- + Status:**
Phase 1A complete; Phase 2 with detailed planning consent
- + Opportunity:**
Occupier and investment opportunities in major, new innovation hub with labs, commercial space, housing and amenities

Culham Campus Oxfordshire

The UK's national centre for fusion energy and a major hub for AI innovation. Designated as the UK's first AI Growth Zone; a prime site for building out UK strategic AI infrastructure. Culham is growing into a sustainable science village combining clean energy, digital innovation, and adjacent opportunities for residential development.

Potential for employment-led growth with 3,000+ new jobs. To support talent retention, associated investment in housing and placemaking is progressing.

- + Sector:**
Clean energy, digital & technology, advanced research
- + Status:**
Nearby Culham No.1 development (115,000m² employment space) awaiting determination
AI Growth zone – expression of Interest completed 2025; invitation to participate launching shortly
- + Opportunity:**
UK's first AI growth zone, and science village expansion FDI into clean energy, AI, and advanced technology

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“I worked in Silicon Valley for eight years. I think Harwell is the closest place in the UK to that Google Campus feel.”

Aiden Crawley, **CEO and Co-Founder, Amber Therapeutics**

Harwell Science and Innovation Campus Oxfordshire

Multidisciplinary research and innovation campus, housing £3+ billion state-funded research infrastructure alongside a dynamic commercial ecosystem of 200+ organisations and 7,500+ skilled professionals.

Research facilities: Diamond Light Source Synchrotron, National Satellite Test Facility, Rosalind Franklin Institute, and National Quantum Computing Centre. University teams, start-up incubators, and a thriving community include global businesses such as Moderna, Oxford Nanopore, Agilent and Thales.

- + Sector:**
Life sciences, AI, quantum computing, digital & technology, clean energy, space and satellites, advanced manufacturing
- + Status:**
Active expansion programme into 2030s
- + Opportunity:**
New facilities from high-spec labs and R&D facilities to advanced manufacturing space for expansion or relocation
Proximity to research infrastructure for commercial partnerships and licensing
Capital investment into start-ups and scale-ups from Seed to Series C

Cambridge Biomedical Campus Cambridgeshire

Globally unique community of academics, industry leaders and NHS hospital researchers and clinicians. Home to world-class biomedical research and health science companies, MRC Laboratory of Molecular Biology, eight Cambridge University research institutes, clinical trial facilities, three research driven hospitals, and a Cancer Research UK research institute.

Currently contributing £4.7 billion GVA annually to the UK economy which is forecast to double within 10 years, with 2050 vision planning for an additional 1 million m² for life sciences development alongside world-class amenities and infrastructure. The campus is an active life sciences growth market, with substantial expansion coming forward through multi-billion-pound investment by Prologis. Cambridge South railway station is opening in June 2026 with direct services to London and future connectivity to East West Rail.

- + Sector:**
Life sciences
- + Status:**
To 2050+ Operational with vision for expansion
- + Opportunity:**
Co-locate with world leading biomedical and health science organisations and collaborate with companies like AstraZeneca, Abcam and BioNTech.

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Talk to us about the next step on your investment journey →

Image: Cranfield University

Wellcome Genome Campus Cambridgeshire

World recognised and established life science cluster, with anchor institutes Wellcome Sanger Institute, EMBL-EBI, and coming soon the new NHS Health Data Research Service and a highly skilled, international workforce. Expanding with opportunities for global firms and spin-outs to scale alongside major research institutes, as part of a growing community and ecosystem of organisations and experts.

Expanding to 178 hectares with new, flexible R&D and translational science buildings (150,000 m²), residential developments (1,500 campus worker homes), retail, leisure, and community uses plus microgrid power, ambient loop heat, data centre and other infrastructure.

- + Sector:**
Life sciences
- + Status:**
Outline planning permission granted;
Phase 1 detailed permission and delivery underway
- + Opportunity:**
Capital investment in facilities and infrastructure at scale
Ideal for life sciences companies across genomics, personalised medicine, biodata, health data and data science, machine learning and AI

Cranfield University Campus Bedfordshire

Cranfield University and King's College London have announced the news that the two universities have signed an agreement as the first step towards a merger, with the aim of bringing the two institutions together from August 2027.

Businesses can partner with Cranfield University, a world-leading specialist postgraduate university focused on science, technology and engineering. Cranfield has its own airport and numerous direct links to aerospace and defence supply chains and a local and regional skills pipeline.

- + Sector:**
Defence and security, advanced manufacturing, clean energy R&D
- + Status:**
Cranfield has outline planning agreement for an approx. 36-hectare commercial development adjacent to the campus and airport. In addition, a c.20-hectare site, with a three storey 5,500m² building supported by Central Bedfordshire Council's Local Plan.
- + Opportunity:**
Capital investment in aerospace, clean energy (inc. hydrogen), environmental science, defence facilities, defence technologies, advanced manufacturing, and other areas of science and innovation.

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Talk to us about the next step on your investment journey →

Image: Cambridge Science Park

Cambridge Science Park Cambridgeshire

Europe's oldest science park and a cornerstone of the Cambridge Phenomenon, now embarking on a generational expansion to cement its place as a world-leading innovation hub.

Founded by Trinity College Cambridge in 1970, the Park generates approximately £1 billion in annual GVA and is home to 7,000 people based in 130+ companies across life sciences, technology, and clean energy. A privately funded masterplan submitted for planning consent in May 2026 targets a tripling of GVA to over £3 billion and up to 20,000 additional high-skilled jobs.

- + Sector:**
Life sciences; technology and computing; clean energy; advanced engineering; science and innovation
- + Status:**
Operational campus; masterplan submitted for planning consent with privately funded expansion programme
- + Opportunity:**
Capital investment and occupier partnerships within Europe's most historically productive science park, with strong institutional backing from Trinity College Cambridge and direct alignment with the Oxford-Cambridge Growth Corridor strategy

ARC Oxford (Innovation Campus) Oxfordshire

A nationally significant science and innovation campus at the heart of one of the world's leading university cities.

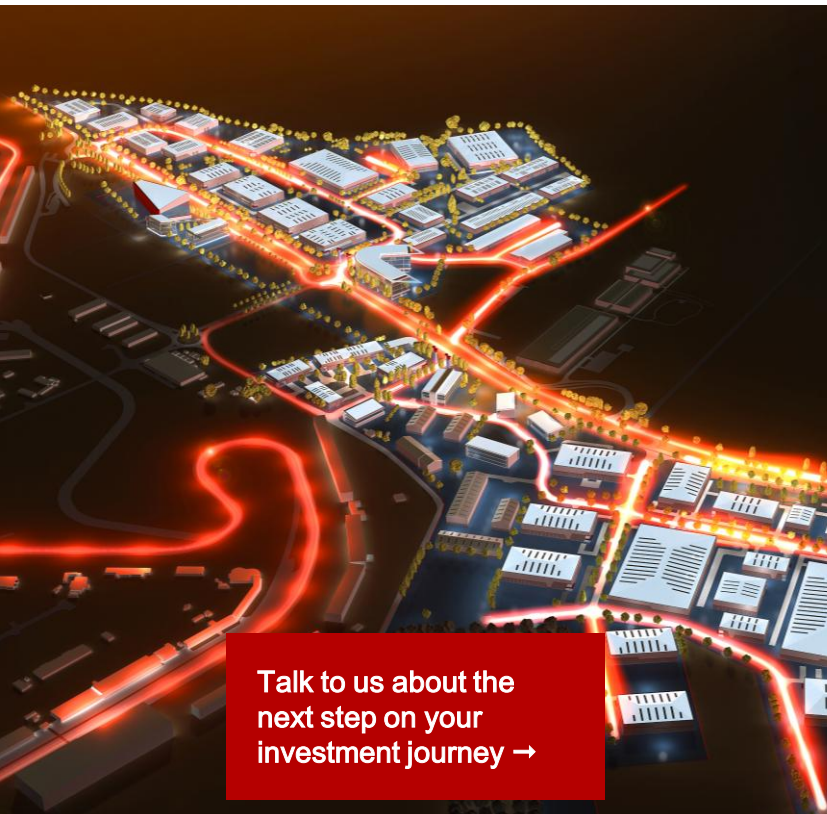
ARC Oxford is an 88-acre science and innovation campus in east Oxford.

The site brings together life sciences, health technology, and digital innovation businesses in a thriving community campus, anchored by world-class collaborative workspace, state-of-the-art laboratories, and a rich programme of community and cultural activity.

- + Sectors:**
Life sciences; health technology; digital and data; science and innovation
- + Status:**
Operational campus with an active and growing tenant community, and a long-term investment programme underway to expand and enhance science and innovation capacity
- + Opportunity:**
Capital investment and occupier partnerships within an established, amenity-rich innovation campus, with significant development potential and proximity to world-class academic and clinical institutions

Capital opportunities across strategic sites

This section sets out investment opportunities across the Oxford to Cambridge Growth Corridor, focusing on major sites and infrastructure projects that are well suited to long-term investors such as institutions, developers, infrastructure funds and sovereign wealth funds.



Talk to us about the next step on your investment journey →

Image: Silverstone Technology Park and Advanced Engineering Campus

Luton Airport Central Corridor

A nationally significant aviation-led growth opportunity, with the approved expansion of Luton Airport providing long-term planning certainty and reinforcing its role at the heart of the regional economy. Strategically located within the London–Oxford–Cambridge Golden Triangle, and complemented by the Universal Studios investment at Bedford, Luton is well positioned for large-scale capital investment, skills growth and innovation-led development across infrastructure, commercial and mixed-use sectors.

- + Sector:** Aviation; advanced manufacturing; aerospace; science and innovation; transport and logistics; creative industries; visitor economy
- + Status:** London Luton Airport growth has been consented via Development Consent Order, with delivery planning and investment mobilisation underway.
- + Opportunity:** Infrastructure-led capital investment supported by planning certainty, with associated commercial real estate, hospitality, logistics and supply-chain development, strong potential for integrated development responding to aviation growth and destination-driven demand

Silverstone Park Technology and Advanced Engineering Campus Northamptonshire/Buckinghamshire

115-hectare estate encircling the iconic Silverstone Grand Prix Circuit. A campus for future innovation, hosting three centres of excellence and 90+ businesses across 89,300m² of commercial space. Additional 30 hectares to be developed over the next decade to expand capacity and capabilities.

A founding member of Silverstone Technology Cluster, boasting around 3,000 advanced engineering, electronics and software businesses. Uniquely situated at the intersection of high-performance engineering supply chains and a robust skills pipeline and primed to become a global centre of excellence for next-generation mobility solutions.

- + Sector:** Advanced manufacturing, clean energy, digital & technology
- + Status:** Expansion plans under way
- + Opportunity:** Capital investment into innovation hubs, R&D facilities, and scale-up spaces to support high-growth technology ventures

Capital opportunities across strategic sites

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Talk to us about the next step on your investment journey →

Image: Cambridge West

Cambridge West Cambridgeshire

Nationally significant innovation district co-locating world-class University of Cambridge facilities, global industry partners, national research institutes /infrastructure facilities, scaling companies and investors. Flagship projects: Ray Dolby Centre (Cavendish Laboratory); UK National Centre for Propulsion & Power within New Whittle Laboratory, Rokos School of Government. Strong industry partnerships with Rolls-Royce, Siemens, Hitachi, Mitsubishi and Raspberry Pi.

£500+ million invested in academic and research facilities over the last 10 years plus significant additional investments from philanthropic and industrial partners. Clear deliverability and capacity for up to 383,300 m² of new R&D and commercial space within a curated and activated campus. Post-doctoral researchers are housed in nearby high-quality, residential neighbourhood, Eddington.

- + Sector:** Multi-disciplinary, deep tech and beyond advanced manufacturing, digital and technologies
- + Status:** Outline consent 2024; Ray Dolby Centre completed 2024; Whittle Laboratory due 2026. Recent acquisition of a state-of-the-art IonQ 256-qubit quantum computer.
- + Opportunity:** Master developer, joint venture, equity partner, major occupiers, entrepreneurial start-up, co-location, large-scale R&D and innovation space

White Horse Reservoir Oxfordshire

A nationally significant water infrastructure project critical to enabling long-term growth and resilience across the Corridor.

White Horse Reservoir is a proposed strategic water storage reservoir in Oxfordshire designed to secure long-term water supply for the South East of England, serving up to 15 million people.

The project is a RAPID Strategic Resource Option (SRO) and a priority scheme within Ofwat's Major Water Infrastructure Programme (MWIP), aligned with the PR24 price control period.

- + Sector:** Water infrastructure
- + Status:** Major reservoir scheme entering procurement phases for contractors and investment in the next 12 - 24 months, expected to progress as a Nationally Significant Infrastructure Project
- + Opportunity:** to growth-enabling water security investment

Capital opportunities across strategic sites

This section sets out investment opportunities across the Oxford to Cambridge Growth Corridor, focusing on major sites and infrastructure projects that are well suited to long-term investors such as institutions, developers, infrastructure funds and sovereign wealth funds.



Talk to us about the next step on your investment journey →

Image: EXOq

EXOq (Exeter Oxford Quantum Innovation District)

Oxfordshire

A nationally significant digital and research campus proposed at scale on the northern edge of Oxford. EXOq is a c.3 million sq.ft. mixed-use research and innovation development proposed on land adjacent to Oxford Parkway Station and promoted by Exeter College. The site is centred around a proposal for integrated quantum, AI and classical sovereign high-performance compute infrastructure at Tier-1 scale. It is intended to support advanced research and commercialisation in quantum, AI, science and technology.

- + Sector:** Quantum computing; digital and technologies; science and innovation
- + Status:** Strategic site proposal advanced by the landowner, with planning and environmental assessment and investment/partnering programme under development
- + Opportunity:** Capital investment into a large-scale Quantum and AI innovation district, including specialist research infrastructure and advanced computing facilities

Duxford AvTech

Cambridgeshire

An advanced aviation technology research and manufacturing campus adjacent to Duxford Airfield, the working airfield of IWM Duxford.

Duxford AvTech is planned as a specialist campus supporting aviation innovation, testing, manufacturing and employment, making use of the adjacent airfield for development and validation of new technologies. The site sits at the intersection of advanced manufacturing, technology and creative industries.

- + Sector:** Creative industries; advanced manufacturing; aviation technologies; advanced air mobility (AAM)
- + Status:** Proposed advanced aviation technology campus progressing through regional investment pipelines, with site concept and occupier proposition under development
- + Opportunity:** Capital investment into specialist innovation and commercial space supporting aviation and advanced manufacturing

Capital opportunities across strategic sites

This section sets out investment opportunities across the Oxford to Cambridge Growth Corridor, focusing on major sites and infrastructure projects that are well suited to long-term investors such as institutions, developers, infrastructure funds and sovereign wealth funds.



Talk to us about the next step on your investment journey →

Image: An artistic impression of Brampton Cross – Endurance Estates

Oxford West End Oxfordshire

A major mixed-use regeneration opportunity at the western edge of Oxford city centre, with scale comparable to leading national regeneration schemes. The Oxford West End encompasses a number of projects including Osney Mead and Oxpens — a cluster of brownfield and former industrial sites with the potential to deliver large-scale commercial and employment space, housing and public realm, supported by enabling infrastructure. The area benefits from direct proximity to Oxford station and the city centre, with delivery structured around phased regeneration and flood-risk mitigation where required.

- + Sector:** Housing; commercial real estate; mixed-use regeneration
- + Status:** Priority regeneration area under active consideration for strategic intervention; MHCLG and partners are progressing delivery options, phasing and infrastructure requirements across the constituent sites
- + Opportunity:** Institutional capital for large-scale, phased mixed-use regeneration — offering long-term income, value creation and the chance to shape one of Oxford's most significant urban renewal opportunities

Brampton Cross Cambridgeshire

A large-scale, net-zero-aligned enterprise and innovation proposition in Huntingdonshire.

Brampton Cross is proposed as a c. 1,000-acre enterprise centre capable of accommodating businesses across multiple priority innovation sectors. Early work has focused on financing options, infrastructure requirements and a proposed battery research centre, with initial enabling investment identified.

- + Sector:** Clean energy; advanced manufacturing; research and innovation
- + Status:** Early-stage enterprise proposition identified through regional investment work, with initial engagement underway on financing and infrastructure requirements
- + Opportunity:** Capital investment into a large-scale clean-energy-aligned enterprise and research campus

Innovation, scale-up and venture

The Oxford to Cambridge Growth Corridor is one of the world's most productive systems for turning research into companies, and companies into global leaders.

It has already produced globally scaled technology leaders including Arm, Darktrace, Oxford Nanopore and CMR Surgical. These are not outliers. They are the product of a system that continuously generates IP-rich spin-outs, attracts international capital, and provides the conditions for companies to scale from first funding to global market.

The Corridor is home to one of the highest concentrations of high-technology companies anywhere in Europe.

The next generation is already here. Companies including Riverlane (quantum error correction), Nu Quantum (quantum networking), Oxford Ionics (trapped-ion quantum computing), PragmatIQ (flexible semiconductors), Oxford PV (perovskite solar), Immunocore (immunotherapy), T-Therapeutics (oncology and autoimmune) and OrganOx (organ preservation) represent the current wave of high-potential businesses moving through the system — each with deep IP, strong founding teams and clear routes to scale.



Case Study: DMC (Digital Manufacturing Centre)

DMC is an advanced manufacturing business based at Silverstone Park, working across sectors including motorsport, defence and aerospace. DMC applies digital engineering and precision manufacturing to produce high-performance components at speed and scale. Its location within the Silverstone cluster provides access to specialist skills, supply chains and testing environments, supporting innovation-led manufacturing.

Innovation, scale-up and venture

What makes the system work:

Research depth: Two of the world's top universities, alongside institutes including the Wellcome Genome Campus, Babraham and Culham, generate a continuous flow of commercially viable IP across life sciences, AI, quantum and clean energy.

Clinical adjacency: The Corridor offers direct proximity to world-class patient cohorts, clinical trial infrastructure and NHS research hospitals. The ability to test in patients — not just in labs — compresses development timelines and de-risks investment.

Scale-up infrastructure: Science parks, research campuses and incubators across the Corridor provide space for companies at every stage, from earliest spin-out to pre-IPO growth.

The central corridor advantage: Real-world testbed environments around Milton Keynes, Silverstone and Bedford allow technologies to move from lab to live deployment — including the UK's leading urban testbed for autonomous vehicles and one of the world's largest commercial robotics deployments..

Capital connectivity: Proximity to London's financial markets supports later-stage fundraising, M&A and internationalisation, while a growing local venture ecosystem means early-stage capital is increasingly available within the Corridor itself.



“At EIT we’re building a new kind of institute which will speed up the path from discovery science to real-world impact. The clear-headed leadership of the Oxford to Cambridge Growth Corridor has helped us advocate for the infrastructure changes we need to make the wider science ecosystem a success. By amplifying the business community’s aspirations and overcoming key obstacles, the Corridor has been able to present a bold vision for economic growth which benefits the whole of the UK.”

Lisa Flashner, **Chief Operating Officer, the Ellison Institute of Technology, Oxford**

Innovation in Action: Pragmatic Semiconductor

Pragmatic Semiconductor exemplifies the power of connected UK innovation clusters. Built on IP from the University of Manchester, headquartered at Cambridge Science Park, and manufacturing at scale in the North East (Durham), it is one of the UK's largest semiconductor companies producing ultra-low-cost, flexible chips. Backed by investors from both regions (Cambridge Innovation Capital and Northern Gritstone), it demonstrates how integrated ecosystems can accelerate breakthrough companies.

How to engage:

This is the start of the conversation.

Contact the Office for Investment at OxCam@officeforinvestment.gov.uk - your entry point into the Oxford to Cambridge Growth Corridor.

For infrastructure and development investors

OfI will coordinate the first conversation and connect you to the organisations delivering specific projects.

For venture capital, growth equity and corporate venture

OfI will help you navigate the innovation ecosystem and make relevant introductions across the Corridor.

For companies looking to locate, expand or enter the UK market

OfI will connect you with local partners on sites, skills, infrastructure and market entry.

Connect with us →
OxCam@officeforinvestment.gov.uk

Image: Ray Dolby Centre

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