

**RELEASE DATE: 09 MARCH, 2011**



## **Chesterford Research Park given green light by investors to start building Science Village development**

### **Boost to the local economy and increased potential for scientific discovery in the region with construction of the Science Village development**

The joint developers of Chesterford Research Park, Aviva Investors and The Churchmanor Estates Company plc are delighted to announce that construction of the new Science Village development at Chesterford Research Park, which is located within the South Cambridge biotech cluster, will commence next month, April 2011.

The multi-million pound speculative development will total 33,700 sq ft providing 28,000 sq ft of highly flexible, energy efficient, state-of-the-art R&D laboratory and office space. Designed to encourage occupancy by up to sixteen biotechnology and next generation R&D companies with their associated economic opportunities, the Science Village building will be a big draw to local companies and those seeking to locate within the South Cambridge biotech cluster.

The speculative start of construction of the Science Village offers significant flexibility for both established and start-up stage biotechnology and pharmaceutical R&D companies seeking new accommodation in 2012. Occupancy options range from a single, approximately 28,000 sq ft net internal area space, to up to sixteen individual or readily combined suites – eight at approximately 1,510 sq ft and eight at approximately 1,965 sq ft. Each suite will comprise a laboratory fitted with benching, power and data services and two sinks. Two fume cupboards (with space for a third) will be housed within their own dedicated room. In addition to the laboratory space an open plan write up/admin area, which includes a self-contained, single office and kitchenette, completes each individual suite. Each laboratory suite will be served by its own independent, dedicated, external plant area.

Chesterford Research Park already provides a unique range of facilities and an excellent working environment for some of the more established pioneers in R&D such as Illumina and Biofocus, as well as the innovative newer breed of biotechnology companies such as Cellzome, Biotica and Isogenica. Construction of the Science Village development will add to the already impressive Park facilities and provide more opportunities for exciting scientific discoveries to take place within the South Cambridge biotech cluster.

Martin Sylvester, Director of The Churchmanor Estates Company plc commented: "The green light for construction of the new Science Village development is a tremendous endorsement of the confidence of the investors in Chesterford Research Park and its contribution to one of the fastest-growing and most important sectors of the UK economy. The development will offer established companies the opportunity to create or build upon a base for scientific discovery within our region, whilst at the same time encouraging the next generation of smaller, innovative R&D companies to locate their facilities at Chesterford. Companies who, for example, are developing leading-edge research which originated at Cambridge University into the commercial arena".

For further information regarding occupancy please contact the joint agents for Chesterford Research Park - Louise Williams at BNP Paribas Real Estate (tel: 0207 338 4332) or Carol Pawsey at Carter Jonas (tel: 01223 346645).

Chesterford Research Park is ideally situated within easy reach of the City of Cambridge, Stansted airport and the M11. The Park also operates a taxi service and regular shuttle buses to and from the railway station at Audley End, from which London is only an hour away. From its position within the South Cambridge Biotech Cluster, Chesterford Research Park is perfectly positioned to offer companies of all sizes attractively located, state-of-the-art facilities.

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**NOTE TO EDITOR**

**Chesterford Research Park** is being developed as a 250 acre low density scheme to provide high quality accommodation in an attractive environment for science and technology based companies of all sizes. To date, more than 240,000 sq ft of laboratory and R&D space has been let and occupied. Further phases of construction will extend the development to approximately 600,000 sq ft (56,500 sq m). The park is being developed as a joint venture between Aviva Investors and The Churchmanor Estates Company Plc. [www.chesterfordresearchpark.com](http://www.chesterfordresearchpark.com)