

Chesterford Research Park secures funding from investors to move forward with new Science Village development
Prospective development progresses to tender stage with the aim of getting construction underway in 2010

Following lengthy and complex discussions Chesterford Research Park's joint venture partners, Aviva Investors and Churchmanor Estates Company plc are absolutely delighted to announce the eagerly awaited Science Village development will now progress to tender stage.

The Science Village, a low energy building which has been designed to allow for flexible use as laboratory enabled suites with associated write-up & admin areas, will be located between the laboratory buildings occupied by Cellzome and Biotica.

With occupancy options ranging from a single, approximately 28,000 sq ft net internal area occupier, to 16 individual suite occupiers – eight at approximately 1,510 sq ft and eight at approximately 1,965 sq ft - the space is truly flexible. Moreover as it has come to be expected at Chesterford, the individual suites have been designed to the highest technical and aesthetic specifications.

Mindful of the very specific requirements of R&D companies at every stage of their lifecycle and in an effort to constantly evolve and increase the facilities available to new and existing occupiers at Chesterford Research Park, the joint venture partners are confident that this prospective development will attract substantial interest and look forward to welcoming both existing and the next generation of R&D companies to the Park.

Martin Sylvester, Director of Churchmanor Estates Company plc commented of the decision: "After months of planning we are extremely pleased to be able to move the Science Village development forward and see the investors' decision to fund the project as a huge vote of confidence in the Park and its future. There is a distinct lack of high quality laboratory enabled space of this type within the Cluster and we very much see this development as offering a tremendous contribution to filling that gap, encouraging increasing numbers of biotech and R&D companies to bring their capabilities and of course their opportunities to this area."

In addition to the Science Village development the Park also has planning in place for another development on a larger scale. The 60,000 sq ft GIA Robinson Laboratory, for which planning permission has been obtained, represents the ultimate in future proof design. The laboratory will provide two separate wings of laboratory space, linked by an elegant atrium designed to house an impressive reception area and a versatile range of meeting rooms. Alternatively the overall design of the building could provide approximately 72,000 sq ft NIA of open plan R&D office accommodation; with sympathetic landscaping of the immediate area adding to the overall aesthetic. Space will be available on a pre-let basis.

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 stations at Audley End and Great Chesterford, from which London is only approximately an hour away. From its position within the South Cambridgeshire Biotech Cluster, Chesterford Research Park is perfectly positioned to offer companies of all sizes attractively located, well designed, state-of-the-art facilities.