



INTERNAL CGI

Construction of new Science Village development underway

Construction of the new Science Village development has started at the Park!

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, it is hoped that 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 suite. Each laboratory suite will be served by its own independent, dedicated, external plant area.

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Park's multi-million pound infrastructure investment takes it's high-tech facilities underground

Chesterford Research Park has invested £2.65 million in upgrading its power supply and sewerage treatment works to ensure it is one of the best-served and environmentally conscious research parks in the South East.

The recently completed infrastructure works have improved the already high quality services that current tenants on the Park enjoy and prepared the way for the new Science Village development, the construction of which is now well underway.

£1.35 million has been invested in reinforcing and increasing the power supply to the Park, by directly linking the Park to the Saffron Walden primary feeder with two independent underground cables, each rated to carry 8000KVA. By having underground cabling we can now boast a more constant and secure flow of energy to tenants that is not troubled by bad weather, one of the commonest causes of power outage in the UK, due to affect it can have on overhead cabling.

In addition, £1.3 million has been spent on a new underground sewerage works utilising

a modern membrane bioreactor system. These systems are increasingly being specified as the best available technology for virtually all waste water applications. The new sewerage system is considerably smaller, simpler to operate and more importantly delivers a consistently higher quality of effluent (higher than the Environment Agency recommendations), which we recycle for all our onsite irrigation.

John Harvey, Associate Director, The Churchmanor Estates Company plc, joint developers of the Park with Aviva Investors commented: "At Chesterford Research Park we take our combined responsibilities of providing our tenants with the best possible environment in which to carry out their pioneering research and doing this in a sustainable and considerate way to the environment very seriously. This massive investment in our infrastructure helps us achieve both these aims and firmly places us on the map as one of the best and most securely served research parks in the South-East"

Environmentally friendly water flows at The Nucleus!

The Nucleus is reducing its carbon footprint by eliminating the need to buy in bottled mineral water with associated production, packaging and transportation costs. Having invested in a Vivreau V3 Table Water Bottling System, we are now able to dispense unlimited volumes of purified, chilled, still and sparkling water into branded, re-usable glass bottles. These are now used exclusively for all meetings, events and the daily restaurant service.

This new system is being fed by a supply of naturally pure water extracted as a mains supply. Extracted via two bore holes (the environmentally friendly alternative to mains water supply) from an aquifer beneath the Park, the water is then made fit for consumption via a monitored treatment centre also within the Park grounds.

Significant environmental benefits have been achieved through the extraction, purification and dispensing of water on site. Less energy is required to extract water from the boreholes than it takes to carry out the extensive processes for normal mains supply. Furthermore, the end result is purer than most proprietary branded spring and mineral waters.

Try our new water at your next corporate or private function!



News from the labs

2011 got off to a great start for Chesterford tenants with continued success in the R&D arena being reported on a regular basis. Here are some of the highlights:



FEBRUARY: Cellzome

Cellzome announced that it has achieved the second milestone in its epigenetics alliance with GlaxoSmithKline. The milestone triggers a payment of an undisclosed amount from GSK and follows only two months after the first milestone was achieved. The strategic collaboration in epigenetics was announced in March 2010 and gives GSK exclusive access to Cellzome's proprietary Episphere™ technology in the emerging field of epigenetics as applied to immunoinflammatory disease. Under the terms of the agreement, the companies work together using Cellzome's Episphere™ technology platform, to identify selective small-molecule drug candidates against targets from four different epigenetic target classes.





The Nucleus – until now one of the Park's best kept secrets...

The Nucleus, at the very heart of the Park, has always offered tenants and non-tenants alike state-of-the-art meeting rooms and conference facilities with luxury entertaining and relaxing space – but until now it has perhaps been one of our best kept secrets.

In an effort to raise awareness of the amazing facilities The Nucleus has to offer and to increase usage by more people both on and off the Park, The Nucleus team have undertaken a series of marketing initiatives to publicise the quality of both the facilities themselves and the team that work behind the scenes to ensure each business function, wedding, corporate or private event exceeds expectations. The initiative began with the launch of a new, clean and concise website to showcase the facilities in all their glory www.thenucleus.uk.com. From there a range of supporting communications have been developed – from the banners on the driveway to new leaflets (available at the Gatehouse or in The Nucleus foyer).

This ground work is now starting to pay off as more and more businesses choose to hold important functions at The Nucleus. For example, Anglian Water chose The Nucleus as the ideal venue for their 'love every drop' conference, with guest speaker Monty Hall. Over the course of the two days more than 150 guests were treated to fabulous entertainment, including a rustic band and 60 strong choir. The light, bright and airy Nucleus was transformed into a 'water-aware' haven for the duration with a giant waterfall, enormous oversized tap and an interactive fishpond. The Nucleus catering team excelled themselves with the provision of meticulously presented, locally sourced and produced food throughout.

The next time you are looking for a venue for a sales conference, board meeting, the perfect wedding or simply to work out after work – look no further than The Nucleus.



Savills join BNP Paribas as joint commercial agents for The Park

The joint developers of Chesterford Research Park, Aviva Investors and The Churchmanor Estates Company plc are delighted to announce the appointment of Savills as commercial agents for Chesterford Research Park.

Martin Sylvester, Director of The Churchmanor Estates Company plc commented on the appointment: "We are extremely pleased to welcome Savills on board at Chesterford. It is an exciting time for the Park with the Science Village development opening the way for additional biotech and R&D companies to join Chesterford's already extensive facilities. We look forward to working in collaboration with the team at Savills to continue to raise awareness both of the occupancy options available within the new Science Village as well as the wider Park environment, thereby welcoming a new era of tenants to the Park."

Rob Sadler, Commercial Director at Savills, Cambridge, said: "We are delighted to be so closely involved with this new era at Chesterford. This is an environment designed to nurture, providing first class scientific facilities backed by excellent, flexible conferencing arrangements and well executed space for relaxation and leisure. The range of buildings available offers scope for established companies to relocate to this burgeoning centre, as well as opportunities for newer, up and coming players to become part of this innovative community."

MARCH: BioFocus leads compound library market with innovative business model

BioFocus announced that it has established an innovative and unique model for the sale of its SoftFocus compound libraries. Going forward, BioFocus will provide a limited number of clients with SoftFocus libraries on a subscription basis only. These libraries are designed to target protein families of particular interest to the subscribers. This shared exclusivity model will allow clients access to high value, novel compounds with limited competition on derived intellectual property.



APRIL: Isogenica expands business development and customer support operations in North USA

Isogenica has established a dedicated business development and customer support team based in Alameda, California. The new team will provide direct support to Isogenica's existing and prospective customers in the United States and Canada. This latest development ensures Isogenica is now well positioned to address the antibody, protein and peptide engineering needs of its rapidly growing user base across North America. Garry Merry, formerly with Sloning Biotechnologies has been appointed as Business Development Consultant for North America.



Marathon success for Park team!

Several months of training paid off for two of the team at the Park on Sunday, 17th April as they completed the Virgin London Marathon in a very respectable 5hrs 16mins. Park Manager Katherine Maguire and her running buddy, Gym Manager Noel Cooper, who were running for the Roy Castle Lung Cancer Foundation and MEDICS respectively, not only completed one of the toughest physical challenges but also managed to raise an impressive £4,500 for their charities along the way.

Congratulations also go to Nigel Coates from Biotica (3hrs 05mins), Carole Anastasi from Illumina (3hrs 44mins) and Robert Williams (3hrs 05mins).



Park's 'Royal Wedding' raises over £600 for Comic Relief

The 'Royal Family' descended on Chesterford Research Park in March – all in aid of Comic Relief.

Led by their Best Man, Harry - otherwise known as Park Manager, Katherine Maguire - the Park team dressed to the nines in outfits very befitting of a Royal event. With all the major members of the 'Royal Family' represented, the stylish ensemble which would have made any Vogue Fashion Editor green with envy, spent the day raising as much money for Comic Relief as possible.

Collection buckets were out in abundance with everyone entering or leaving the Park being asked to donate what they could. The restaurant team also joined in to raise money manning a Red Nose cake stall.

Park Manager Katherine Maguire commented: "The team at the Park have always been enthusiastic supporters of Comic Relief and this year was no exception. We have an incredible team spirit here, which particularly shines through on days such as this. We also love any opportunity to get dressed up! Of course we couldn't do it without the support of our Park tenants and visitors who gave very generously this year.

Team members from Security, Catering, Maintenance and the Gym all took part to help raise a grand total of £611.00

Wedding bells at the Park!

The Nucleus played host to its very first wedding reception in 2010. Having tied the knot at St Andrew's Street Baptist Church in Cambridge, the bride and groom continued the celebrations with a magnificent reception at the Park.

Arriving by Rolls Royce the couple then enjoyed a champagne reception on the lawn of the 18th Century Mansion House - with the Mansion House itself acting as the perfect backdrop - followed by a wedding breakfast at The Nucleus for 90 of their friends and family.

The celebrations continued well into the evening with the bride and groom welcoming an additional 100 guests to dance the night away!

The Nucleus team worked tirelessly to ensure that every detail was perfect on the day and as a result the event was deemed a huge success by both guests and the Park team. Chesterford hopes to welcome many more couples to the Park in the future! For more information regarding both business and private event facilities please visit: www.thenucleus.uk.com



Park Facts - did you know?

The Nucleus Gym is proving ever more popular with both tenant and non-tenant members. When next pounding out the miles on the treadmill you may wish to consider the following...

- There are currently 395 members, of which 60% are employees of tenant companies, 40% come from off-site
- The most popular class is Spinning which draws 103 participants each month
- The most popular machine is the Cross-Trainer – with a total of 7,652 hours spent on them since the Gym opened in 2005

In addition to which a total of 36,240 miles have been run on the treadmills since first opening and the average number of members attending the range of classes each month is 369!

For more information please visit: www.thenucleus.uk.com



For more information please contact:



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FUND