

DISCOVER A NEW FUTURE AT THE

PEMBROKE BUILDING

DETACHED R&D BUILDING OF UP TO 15,308 SQ FT (1,442 SQ M)

Welcome to the Pembroke Building



level also contains a shower. This configuration is mirrored at the first floor level. There is a passenger lift serving each level including the plant loft.

THE PEMBROKE BUILDING IS AN ATTRACTIVE, DETACHED, TWO STOREY BUILDING, IDEALLY SITUATED WITHIN EASY REACH OF THE NUCLEUS' CENTRAL FACILITIES.

The accommodation is arranged over ground and first floor levels, together with a plant loft and plant area on the roof. There is an external store and two electric car-charging points. A further 42 dedicated external parking spaces come with the building. Internally, the entrance reception area includes male, female and disabled toilets. The disabled toilet at ground floor

The floorplates wrap around the core of the building in a U shape and are currently subdivided in various ways. The ground floor is currently made up of an area of individual meeting rooms, a kitchenette and open plan office accommodation with an occasional tea point and additional meeting room. At first floor level, this layout is broadly mirrored save for two areas that are currently fitted with labs, which benefit from additional temperature cooling equipment and a fume cupboard in one unit.

Pembroke is ideal for occupiers seeking to capitalise on a speedy entry, minimal disruption and fit out costs.

The working environment

CHESTERFORD RESEARCH PARK PROVIDES A FULL RANGE OF FACILITIES AND AN EXCELLENT WORKING ENVIRONMENT FOR PHARMACEUTICAL AND R&D COMPANIES.

The Nucleus, located at the heart of the Park, provides:

- Meeting rooms for up to 200 people with wifi
- Stylish and contemporary spaces suitable for corporate or private events
- Air-conditioned health and fitness centre with the latest gym equipment and workout studio
- Seven hole par 3 golf course
- Restaurant and café bar
- Shuttle bus to and from Great Chesterford train station
- Coach service to and from central Cambridge and Addenbrookes
- Secure, unobtrusive, yet highly effective 24/7 on-site security incorporating a gatehouse, vehicle recognition system, perimeter security and CCTV
- On site taxi provision



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Floor Plans

General:

- Male, female and disabled toilets at each level
- Shower at ground floor level
- Passenger lift serving all levels including second floor plant room.

Ground floor includes:

- Individual meeting rooms
- A kitchenette
- Open plan office accommodation with an occasional tea point
- An additional meeting room.

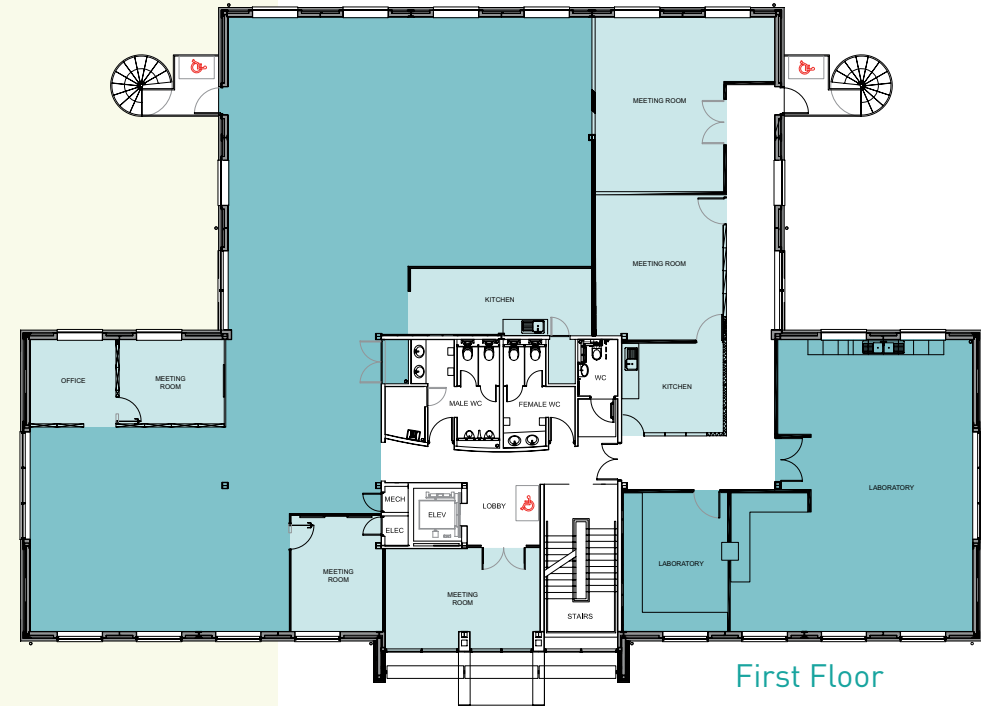
First floor includes:

- Labs which benefit from additional temperature cooling equipment and a fume cupboard in one unit.

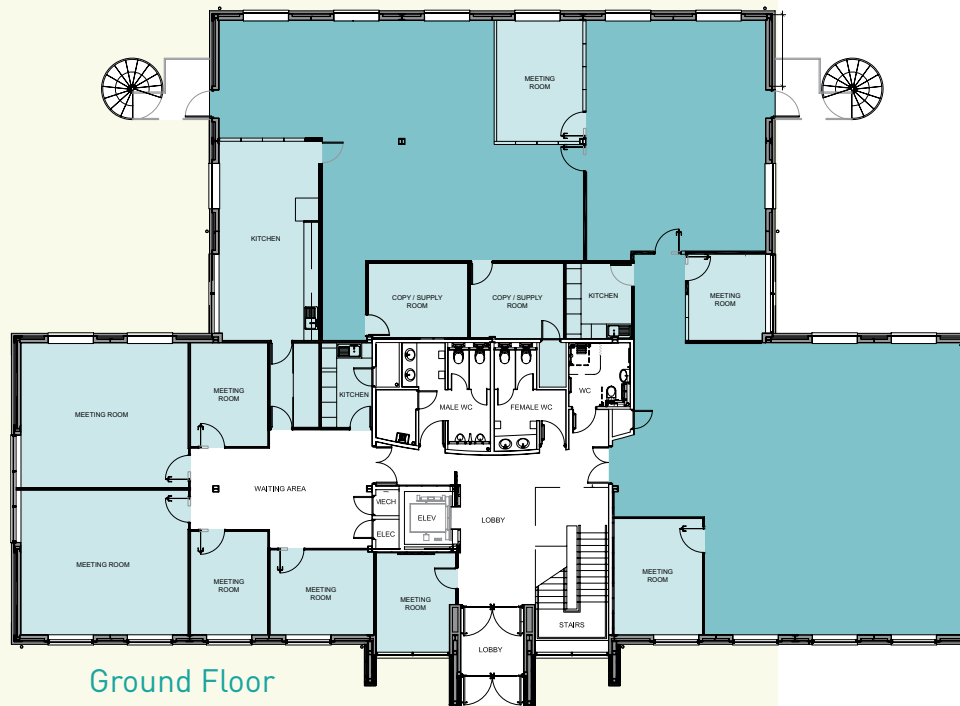
Specification

- Raised floors
- Recessed lighting
- Comfort cooling throughout
- 42 parking spaces
- External store
- Second floor plant room and additional plant area on roof

The building could be fitted, subject to particular adjustment, to house an R&D occupier in need of laboratory space.



First Floor



Ground Floor

Level	Net internal area (sq ft)	
Ground reception	338	(31.4 sq m)
Ground	6,620	(615.01 sq m)
First	6,746	(626.72 sq m)
Total	13,704	(1,273.13 sq m)

Level	Gross internal area (sq ft)	
Ground	7,654	(711.07 sq m)
First	7,654	(711.07 sq m)
Total	15,308	(1,422.15 sq m)



LETTING AGENTS



DEVELOPER



FUND



FOR FURTHER INFORMATION PLEASE CONTACT:

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