

NO. 25

FLEXIBLE SPACE WITHIN AN EXCITING RESEARCH PARK ENVIRONMENT



CHESTERFORD
RESEARCH PARK
CAMBRIDGE



OFFICE, R&D OR POTENTIAL
LABORATORY SPACE

5,997 SQ FT (557 SQ M)
GROSS INTERNAL AREA

CHESTERFORD RESEARCH PARK IS AN ESTABLISHED AND EVOLVING DEVELOPMENT PROVIDING A HOME FOR RESEARCH AND DEVELOPMENT IN THE SOUTH CAMBRIDGESHIRE BIOTECH CLUSTER

BUILDING 25 – 5,997 SQ FT

As a result of the current tenant relocating into a bespoke HQ building elsewhere on the Park, Building 25 is now available.

Occupying a central location on the Park, this detached building is suitable for use as office, R&D or laboratory space. A single storey building with a flat roof it offers ultimate flexibility for conversion.

Extending to an approximate Gross Internal Area of 5,997 sq ft the premises have most recently been utilised as offices. The Plan below illustrates how the building could potentially be used for laboratory use with associated write up areas.

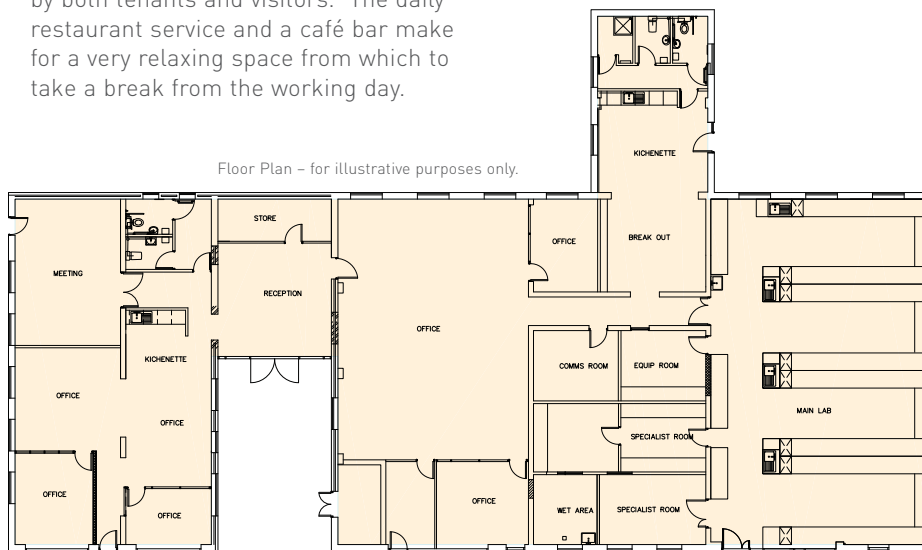
A dedicated reception area leads to two wings incorporating a mixture of partitioned conference/meeting rooms together with open plan areas. Male and Female WC's, shower facilities, kitchen/café area and a tea point.

The building is offered with the benefit of 25 dedicated parking spaces.

WHY CHOOSE CHESTERFORD RESEARCH PARK?

- In excess of 240,000 sq ft already occupied, companies include: Illumina, BioFocus, Cellzome, Isogenica, Oxford Nanopore Technologies, Cellcentric, Biolauncher and UKSPA
- When completed, the Park will comprise approximately 600,000 sq ft of research and development facilities within attractive low density landscaped surroundings

- Secure environment with comprehensive 24/7 on-site security incorporating a gatehouse, car registration recognition access system, underground perimeter security system and CCTV
- 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 bus to and from the railway station at Audley End, from which London is only an hour away.
- The Nucleus - nestled within a wonderful natural landscape with a beautiful arboretum and lakes at the very heart of the Park. The Nucleus offers state-of-the-art meeting rooms and conference facilities with luxury entertaining and relaxing space, including a fully equipped gym - used by both tenants and visitors. The daily restaurant service and a café bar make for a very relaxing space from which to take a break from the working day.



Plan illustrates potential laboratory and write up layout

TERMS

The premises are offered on a new Internal Repairing and Insuring Lease basis for a term to be agreed. Rent on application.

A Park Service Charge is recovered in respect of the maintenance, security and upkeep of the Park.

Rental proposal to cover the cost of converting the building to accommodate laboratory space can be provided.

The Rateable Value for this building is £107,000. The Uniform Business Rate multiplier 2011/12 is 43.3 pence in the pound. Interested parties should however make their own independent enquiries in order to satisfy themselves.

For further information, to discuss your specific requirements or to arrange an appointment to view please contact the letting agents.



DEVELOPER



The Churchmanor Estates Company PLC

FUND



WWW.CHESTERFORDRESEARCHPARK.COM

Misrepresentation Act 1967: Messrs BNP and Savills Liability Partnership for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs BNP and Savills Liability Partnership nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Brochure compiled October 2011.

As a responsible landlord, Aviva Investors has regard to the recommendations of the voluntary Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.commercialleasecodeew.co.uk.

Sustainability Policy: At Aviva Investors we take our responsibility to the environment seriously. That is why paper for this brochure has been sourced from fully sustainable forests. Our Aviva Investors Sustainability Policy is available via the internet.