

# THE MANSION HOUSE



## ROOMS WITH A VIEW

**CHESTERFORD**  
RESEARCH PARK  
CAMBRIDGE

A VARIETY OF OFFICE SUITES  
FROM 342 SQ FT (31.79 SQ M) TO 1,869 SQ FT (173.66 SQ M)  
AVAILABLE ON VARI-LEASE TERMS  
10,625 SQ FT (987.27 SQ M) NET INTERNAL AREA

# THE MANSION HOUSE IS AN EXCITING ENTIRELY REFURBISHED OFFICE BUILDING OFFERING A VARIETY OF OFFICE SUITES FROM 342 SQ FT (31.79 SQ M) TO 1,869 SQ FT (173.66 SQ M)



## THE MANSION HOUSE

Situated at the heart of the Park, The Mansion House is an impressive period building sympathetically refurbished. Designed to provide a series of flexible office suites, together with shared kitchen and WC facilities, the building also offers ample on-site parking for both staff and visitors. Current tenants include Isogenica, Medivir AB and Cellcentric.

## WHY CHOOSE CHESTERFORD RESEARCH PARK?

- In excess of 240,000 sq ft already occupied, major companies include: Illumina, Pfizer, BioFocus and UKSPA.
- When completed, the Park will comprise approximately 600,000 sq ft of research & development and office 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 buses to and from the railway station at Audley End, from which London is only an hour away.

## THE INCLUSIVE PACKAGE

The Suites are offered on flexible lease terms on an inclusive rent basis, to include:

- Provision of heating and electricity assuming normal office usage
- Local authority business rates
- Building insurance
- Maintenance, repair, cleaning, lighting and decoration of the common parts of The Mansion House and the Park
- Internal signs
- Carpets
- External window cleaning

For further information, details of current availability, to arrange a viewing or to discuss terms in more detail please contact the joint agents.

# MEET, EAT, WORK-OUT, RELAX... THE NUCLEUS HAS IT COVERED

## THE NUCLEUS:

Nestled within a wonderful natural landscape with a beautiful arboretum and lakes at the very heart of Chesterford Research 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 alike. The Nucleus is the hub of activity at The Park.

## MEETINGS:

5 flexible meeting rooms that can cater for any size of meeting from 10 to 200. The facilities include:

- Board room or theatre style conferencing set up
- Video/Tele conferencing and ceiling mounted projectors
- Ample break-out space ideal for pre-meeting and working lunches
- Executive catering services tailored to your requirements

## EVENTS:

Catering for up to 200 guests within contemporary entertainment space:

- Bespoke fine dining menus crafted from the finest local produce
- Fully licensed bar – ideal for pre or post dinner drinks
- Wonderful outside terraces and space for the most opulent marquee
- Ample parking space

## GYM:

Air-conditioned, modern gym, run by an experienced fitness team:

- Latest cardiovascular and resistance machines
- Wide selection of free-weights, resistance bands and stability balls
- Dedicated stretch area and Vibroplate
- Diverse range of classes including circuits, spinning and more

[WWW.THENUCLEUS.UK.COM](http://WWW.THENUCLEUS.UK.COM)



WWW.CHESTERFORDRESEARHPARK.COM

A JOINT DEVELOPMENT BY



FOR MORE INFORMATION,  
CONTACT THE LETTING AGENTS



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