



Chesterford Research Park – positioned for success

Chesterford Research Park has established itself as a centre of excellence within the South Cambridge biotech cluster, providing a supportive and nurturing location for innovative, world class pharmaceutical, biotechnology, diagnostics and technology companies.

The mix of fully fitted R & D suites within Science Village, the impressive refurbished managed offices within the Mansion House, various pre-let opportunities and larger existing buildings available for refurbishment and re-occupation have created a versatile, flexible park suited to both large, established pharmaceutical and biotech organisations as well as those just starting out on their journey in life science.

Existing buildings – Newnham

Occupying a prominent position on the park and within close reach of The Nucleus' central facilities, the existing Newnham building is set to undergo an extensive programme of refurbishment and reconfiguration to create an extended, detached two storey laboratory and R & D building of up to 39,813 sq ft (3,699 sq m).

The accommodation will be arranged over ground and first floor levels with an extensive plant loft and external storage space. The significant plant loft space makes the building capable of being occupied by a range of R & D laboratory occupiers, either in part or as a whole.

To this end there is the potential to divide the building into four separate, independent spaces, allowing for individual units from approximately 8,072 sq ft (750 sq m) – making the Newnham ideal grow on space for organisations seeking growth premises within the heart of the south Cambridge biotech cluster.

Internally, The Newnham Building will be fully refurbished to provide for a newly constructed double height glazed reception entrance to the western entrance as well as a new entrance to the eastern end of the building.

The refurbishment will incorporate a passenger lift at each entrance, as well as goods lift facilities. The first floor will have access to a newly constructed terrace overlooking the Park pond and landscaped areas. The building will also benefit from 111 parking spaces.

The building will be finished to shell and core, although the Landlord will also consider fitting out space suitable for an occupier's particular R & D/laboratory needs subject to discussion.

Exceptional working environment

Chesterford Research Park's ultra-modern, energy efficient laboratory and office space and low-density development ethos, all set within 250 acres of impressive parkland is clearly a major draw for occupiers.

This, coupled with an impressive array of additional amenities, many housed within the central 'hub' of The Nucleus, has secured Chesterford's reputation as an ideal location for R & D organisations at every stage of their development.



Occupiers clearly enjoy Chesterford's unique parkland environment and appreciate the benefits for both employees and guests visiting the park.

Interviewed in early 2017, Dr Steven Moss, co-founder and chief technology officer, Isomerase commented: "Chesterford is also a real talking point for clients visiting from Europe or the USA. They like the fact that it's part of the Cambridge cluster, whilst being outside the city.

"They also enjoy the 'rural English' identity that the Park's surroundings exemplify. The rural situation is also suggestive of a place where scientists can innovate and focus on the projects in hand without distraction.

"The central facilities are also

incredibly useful – if our clients bring big teams with them then we like to use the meeting rooms in The Nucleus, which are ideal for project team meetings and make a great impression."

Dr Adam Collier, director of commercial development, Isogenica also highlighted the benefits of the environment when interviewed in September 2017.

He said: "It is very important to Isogenica that Chesterford Research Park is considered part of the Cambridge Cluster. Cambridge has a worldwide reputation, not least in the development of monoclonal antibodies and the creation of so many therapeutic antibody companies – this association is a significant benefit to us.

"The park is also a particularly pleasant place to work – set in beautiful countryside but still extremely accessible from the national road network, as well as trains to-and-from London and London Stansted International Airport. It also provides all the facilities we require on site, including meeting rooms, restaurant and gym. Colleagues really enjoy the atmosphere here, it's a great place to work."

Additional amenities include:-

- A large restaurant and café bar.
- Flexible meeting room spaces for up to 200 people, all with free Wi-Fi.
- Stylish and contemporary spaces suitable for corporate events.
- An air-conditioned health and

fitness centre complete with the latest gym equipment and studio offering a variety of daily classes.

- Shuttle bus to and from Great Chesterford train station.
- Daily coach service to and from central Cambridge and Addenbrooke's.

- Secure and unobtrusive 24/7 on-site security incorporating a gatehouse, vehicle recognition system, perimeter security and CCTV.

For more information about Chesterford please visit: www.chesterfordresearchpark.com. For additional information regarding occupancy options please contact either William Clarke at Savills on (01223) 347 000 or Michael Jones at Cheffins on (01223) 271971.