



# Chesterford Research Park: a superb environment for both early stage and established R & D companies

## SPOTLIGHT ON Chesterford Research Park

As an environment that actively encourages and fosters life science innovation, 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.

Providing the very best flexible and future proofed environment for both established and early stage companies, Chesterford actively facilitates occupiers' pursuit of their research to enhance the health of the next generation.

### Developed with expertise and experience

Developed with vision and executed to the highest standards, the joint developers of Chesterford Research Park – Aviva Investors and The Churchmanor Estates Company – intrinsically understand the requirements of organisations within these sectors, which has allowed them to create a versatile mix of state-of-the-art laboratory and office space within Chesterford's idyllic 250-acre parkland surroundings.

To date, more than 300,000 sq ft of laboratory and R & D space has been let and occupied. Further phases of construction are proposed to extend the development to approximately 1 million sq ft.

The diverse nature of the current buildings at Chesterford, from bespoke laboratory spaces such as the Robinson Building – home to Charles River Laboratories – to the smaller individual office suites of the Mansion House, has created a park that can truly offer flexibility and scalability of space for companies of all sizes.

### The Science Village – attracting innovative life science companies

The Science Village building at Chesterford continues the tradition of exceptional development and has proven consistently popular.

Currently fully let, the flexible, high quality, science-led R & D suites (from 1,515 sq ft to 1,993 sq ft) are the ideal HQ for both start-up and established companies.

Attracted by the 'plug and play' nature of the suites, which saves valuable time and avoids the often lengthy and expensive fit-out process often

encountered within specialist R & D accommodation, companies such as Axol Bioscience, DRW, Isogenica, Isomerase and Oncologica enjoy modern, dynamic facilities, complemented by the clean and crisp design details of the building itself.

### The Newnham Building – ideal grow-on space for a range of R & D occupiers

Occupying a prominent position on the park and within close reach of The Nucleus' central facilities – offering extensive meeting and conferencing space, a 200 seat restaurant, café bar and health and fitness centre – 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.

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 – 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.

### An integral part of the South Cambridge biotech cluster

The concentration of leading life science organisations within the cluster has enabled the development of a community that supports high levels of innovation and collaboration.

As part of this community,



A CGI of the Newnham Building at Chesterford Research Park



Science Village at Chesterford Research Park



which includes the Babraham Institute, the Wellcome Trust Sanger Institute, Cancer Research UK and Cambridge University, Chesterford occupiers benefit from access to an experienced local pool of individuals with relevant skills as well as exceptional graduates in key disciplines such as biomedical science, medical engineering, life sciences, molecular medicines

and applied sciences.

### An inspirational, productive environment

Chesterford Research Park is a location truly designed for discovery. High quality R & D space set in tranquil and beautiful parkland with superb on-site amenities and 24-hour security. Everything a team needs to innovate, share ideas, network

with peers and deliver truly outstanding science.

To be part of this dynamic, innovation driven environment please contact the joint agents for more information: William Clarke at Savills, Cambridge (01223) 347000 or Michael Jones at Cheffins, Cambridge (01223) 271971. To explore the park in more detail visit: [www.chesterfordresearchpark.com](http://www.chesterfordresearchpark.com)