



# Discover a new future at Chesterford Research Park

## SPOTLIGHT Chesterford Research Park

Chesterford Research Park provides a full range of facilities and an exceptional working environment for both established and early-stage pharmaceutical and R & D companies.

Home to some of the most active and successful organisations within the life science sector, including AstraZeneca, Illumina, Cambridge Epigenetix and Arecor, the park is a thriving community of scientists, entrepreneurs and inventors, all working on the development of life-changing drugs and devices to improve our health and well-being long into the future.

In addition to the state-of-the-art R & D laboratories and office spaces at Chesterford, the amenities and peaceful, natural setting are just as important to those that choose to locate here.

### A connected community

Situated at the heart of the park, The Nucleus provides an established mix of occupier services, including a large restaurant and café/bar, air-conditioned health and fitness centre and studio hosting a variety of daily classes including Bootcamp,

Spinning and HIIT, plus flexible meeting and conferencing space. A hub of activity on a daily basis, The Nucleus has become a vibrant communal meeting and social space for those working at Chesterford Research Park.

As the park community grows, the team at Chesterford recognise the importance of retaining the collaborative atmosphere and actively encourage park occupiers to connect with others on site through a variety of events.

Throughout 2018, a programme of networking and special interest events has been introduced, including social gatherings at The Nucleus bar, health & wellbeing sessions, training and social events – all part of an ongoing effort to facilitate further opportunities for occupiers to experience and engage with the variety of activities available to them at Chesterford Research Park.

### A rare opportunity - The Newnham Building

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



The Newnham Building (above) and an aerial view of Chesterford Research Park (left)

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.

### Perfectly positioned

Chesterford Research Park is ideally located within the south Cambridge biotech cluster within touching distance of Cambridge, major road networks, Stansted Airport and central London.

Excellent public transport links afford easy access for occupiers, employees and

visitors and the proximity to Cambridge ensures access to the highly skilled Cambridge based workforce – a significant factor in choosing Chesterford as a location for many of the park's occupiers, including Arecor.

Arecor moved to Chesterford Research Park in 2016.

CEO, Sarah Howell, commented of the location and access to skilled talent when interviewed in September this year: "We needed to move from the Cambridge Science Park a couple of years ago because we had been experiencing significant growth and we required enhanced facilities that could meet our expansion requirements, both then and into the future."

"We selected Chesterford because of the quality of innovative companies already located there, the park's location within the Cambridge cluster, the region's access to scholarship and expertise and its international links to global Big Pharma.

"Our office facilities met all our technical and admin needs and the fact that our office and laboratories are situated within our own building, close to shared collaborative spaces, yet set within the fantastic vista of mature parkland, is a significant bonus and attraction.

"Both for attracting top talent and as a talking point for visiting clients from the US, Europe and elsewhere, Chesterford and its beautiful setting, both sets us apart from the crowd and is a very pleasant place in which to work."

### Ease of commute

A range of park-provided transport options facilitates an efficient commute for those working on the park, including a daily shuttle bus service to and from Great Chesterford railway station and a daily coach service from central Cambridge. The park also operates a car-sharing facility for those who prefer, or need, to travel independently.

For more information about Chesterford Research Park and to explore the opportunities available within The Newnham Building please contact Michael Jones at Cheffins (01223) 271 971 or William Clarke at Savills (01223) 347 294 or visit [www.chesterfordresearchpark.com](http://www.chesterfordresearchpark.com)