



CHESTERFORD RESEARCH PARK PRESENTS

# THE SIDNEY SUSSEX BUILDING





# 10 FULLY FITTED R&D SUITES

BESPOKE LABORATORY AND WRITE-UP SPACE  
OVER THREE FLOORS  
FROM 2,210 SQ FT - 55,764 SQ FT





Chesterford Research Park offers advanced laboratory and office space set within 250 acres of idyllic parkland near Cambridge – modern, dynamic, flexible facilities perfectly appointed for biotechnology, pharmaceutical and technology R&D companies of all sizes.

The Nucleus building, at the heart of the Park, provides all the facilities required to make working life

simple, enjoyable and rewarding - as well as fostering collaboration between the Park's life science community as they meet and interact here.

The security of the site is also a high priority - manned patrols operate across the Park 24/7, in addition to front Gatehouse security and ANPR technology. Unobtrusive but robust measures to give occupiers peace of mind.



# IN A HIGHLY ACCESSIBLE LOCATION

Chesterford Research Park is part of the South Cambridge Biocluster, ideally located within touching distance of Cambridge. The Park's rural, yet convenient setting means you can concentrate on delivering ground breaking research without the distraction and congestion of urban locations.

The Park is within close reach of the M11 (five minutes to junction 9A) and the A11, with Cambridge city centre just a 30 minute drive away.

Trains from Cambridge operate approximately every 30 minutes during the morning and evening commutes and at hourly intervals during the rest of the day. The journey time by rail from Cambridge to Great Chesterford is under 20 minutes. Central London is one hour away with trains running regularly from both Audley End and Great Chesterford stations.

Stansted and Heathrow airports are easily accessible for domestic and international flights. Stansted is 20 minutes away via the M11 and Heathrow is reachable in an hour and a half.



Cambridge city centre:  
30 mins



Central London ↔ Cambridge: 1hr  
Great Chesterford: 20 mins



Stansted: 20 mins  
London Heathrow: 1hr 30 mins







## OUR SUSTAINABLE COMMUNITY

Chesterford Research Park understands the importance of creating a sustainable working environment and focuses on developing initiatives which sustain and enhance the Park environment and optimise occupier well-being.

Initiatives include:

- Daily commuter coach service to and from Cambridge city centre and northern Cambridge.
- Daily shuttle bus to/from Great Chesterford railway station.
- Numerous EV charging points around the Park.
- A LiftShare scheme to promote car-sharing.
- Outdoor group fitness classes and 'trim trail' through the Park's arboretum.
- Green energy hub installation to generate 'green' electricity for the Park.





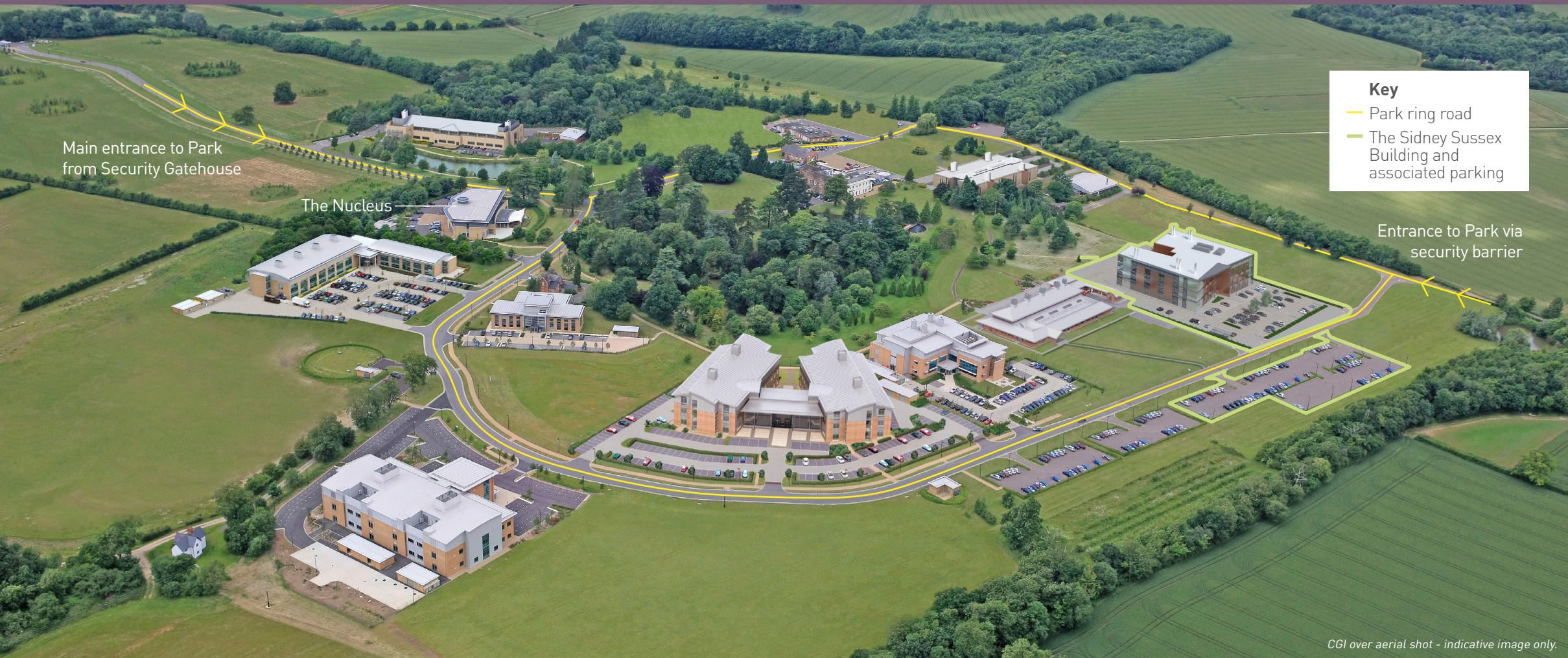
## PARK OCCUPIERS

Home to companies that have made a real difference, today, scientists, inventors and entrepreneurs work side by side on the development of life changing drugs within Chesterford Research Park's sustainable environment.





# THE SIDNEY SUSSEX BUILDING



Main entrance to Park  
from Security Gatehouse

The Nucleus

## Key

- Park ring road
- The Sidney Sussex Building and associated parking

Entrance to Park via  
security barrier





Credit: Rob McEwen, Park Occupier



Credit: Jessica Thomas, Park Occupier



Credit: Robert Thatcher, Park Occupier



### Sidney Sussex Building:

- ★ BREEAM 'Excellent'.
- 📄 EPC 'A'.
- 🌱 659kgCO2e/m2 upfront embodied carbon forecasted.

### 24% Biodiversity Net Gain (integrated into the Park's larger site biodiversity enhancement plan) including:

- 🌸 Inclusion of wildflower meadows and climbing plants.
- 🐦 Installation of bird and bat boxes.
- 🌿 Provision of wildlife sensitive lighting scheme.



Credit: Mengjie Li, Park Occupier



## THE SUITES:

# GROUND FLOOR

### Schedule of Areas (GIA)

| Ground Floor | Area (sq m) | Area (sq ft) |
|--------------|-------------|--------------|
| Suite 1      | 270         | 2,900        |
| Suite 2      | 687         | 7,390        |
| Suite 3      | 566         | 6,095        |
| Suite 4      | 205         | 2,210        |
| Total        | 1,728       | 18,595       |

Areas measured Gross Internal Area (GIA) excluding plant and shall be subject to professional measurement at completion of construction.

### Key

- 1 Passenger Lift
- 2 Goods Lift
- 3 Accessible WC
- 4 Female Changing rooms and showers
- 5 Male Changing rooms and showers
- 6 Unisex WC's
- 7 Accessible WC and shower
- 8 Electrical plant room
- 9 Services riser
- 10 Cleaners cupboard





## THE SUITES:

# FIRST FLOOR

### Schedule of Areas (GIA)

| First Floor | Area (sq m) | Area (sq ft) |
|-------------|-------------|--------------|
| Suite 5     | 269         | 2,900        |
| Suite 6     | 687         | 7,393        |
| Suite 7     | 772         | 8,309        |
| Total       | 1,728       | 18,602       |

Areas measured Gross Internal Area (GIA) excluding plant and shall be subject to professional measurement at completion of construction.

#### Key

- 1 Passenger Lift
- 2 Goods Lift
- 3 Accessible WC's
- 4 Unisex WC's
- 5 Electrical plant room
- 6 Services riser
- 7 Cleaners cupboard





## THE SUITES:

# SECOND FLOOR

### Schedule of Areas (GIA)

| Second Floor | Area (sq m) | Area (sq ft) |
|--------------|-------------|--------------|
| Suite 8      | 269         | 2,890        |
| Suite 9      | 685         | 7,373        |
| Suite 10     | 772         | 8,304        |
| Total        | 1,726       | 18,567       |

Areas measured Gross Internal Area (GIA) excluding plant and shall be subject to professional measurement at completion of construction.

#### Key

- 1 Passenger Lift
- 2 Goods Lift
- 3 Accessible WC's
- 4 Unisex WC's
- 5 Electrical plant room
- 6 Services riser
- 7 Cleaners cupboard







Indicative layout, Newnham Building



## SPECIFICATION

The Sidney Sussex Building will comprise approximately 55,764 sq ft GIA of laboratory / write-up space over three floors. The specification has been designed to meet BREEAM 'Excellent' standard, is targeting EPC 'A' and will be carbon neutral at completion.

## FEATURES INCLUDE:

### Building

- Full height reception area.
- Ability to combine suites to satisfy larger requirements.
- Separate passenger and good lifts.
- Showers and changing/locker facilities.
- Super loo and toilets on each floor.
- Individual on floor plant rooms for each suite.

- Communal meeting rooms.
- External storage and loading areas.
- Car and cycle parking.
- EV charging points.

### Office/write up

- Full VRV air conditioning.
- Finished to Cat A specification.
- Open plan layout.
- Fitted kitchen/tea point.

### Laboratory areas

- Mechanical and electrical services installed.
- Fitted fume hood in each suite with capacity for additional provision.
- Solid floors with vinyl coverings.
- Lab benches including shelving and sinks.

### Parking Allocation (Building)

|  |            |
|--|------------|
| Car Parking Spaces   | 151        |
| Accessible Spaces  | 5          |
| Accessible EV Spaces<br>(electric vehicle<br>charging point) | 4          |
| EV Only  | 14         |
| <b>TOTAL</b>   | <b>174</b> |





# THE SIDNEY SUSSEX BUILDING: CGI IMPRESSIONS







#### LETTING AGENTS



#### DEVELOPER



#### ASSET MANAGER



#### FOR FURTHER INFORMATION PLEASE CONTACT:

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