

ROOMS WITH A VIEW AT THE

MANSION HOUSE

A VARIETY OF OFFICE SUITES FROM 342 SQ FT TO 1,672 SQ FT
AVAILABLE ON FLEXIBLE ALL INCLUSIVE LEASE TERMS

CHESTERFORDRESEARCHPARK.COM









THE MANSION HOUSE

Situated at the heart of the Park, the Mansion House is an impressive period building sympathetically repurposed to office suites, together with shared kitchen and WC facilities. The building also offers ample on-site parking for both staff and visitors.

Ideally located within easy walking distance of the Park's central facilities building, The Nucleus, which offers a 24/7 gym, café / restaurant / meeting and conferencing facilities.

THE COMPLETE PACKAGE:

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.
- Service charge for the estate and building, to include maintenance, repair, security, landscaping, cleaning and lighting.
- Internal signs.
- Carpets.
- External window cleaning.









SET IN
AN EXTRAORDINARY ENVIRONMENT



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.

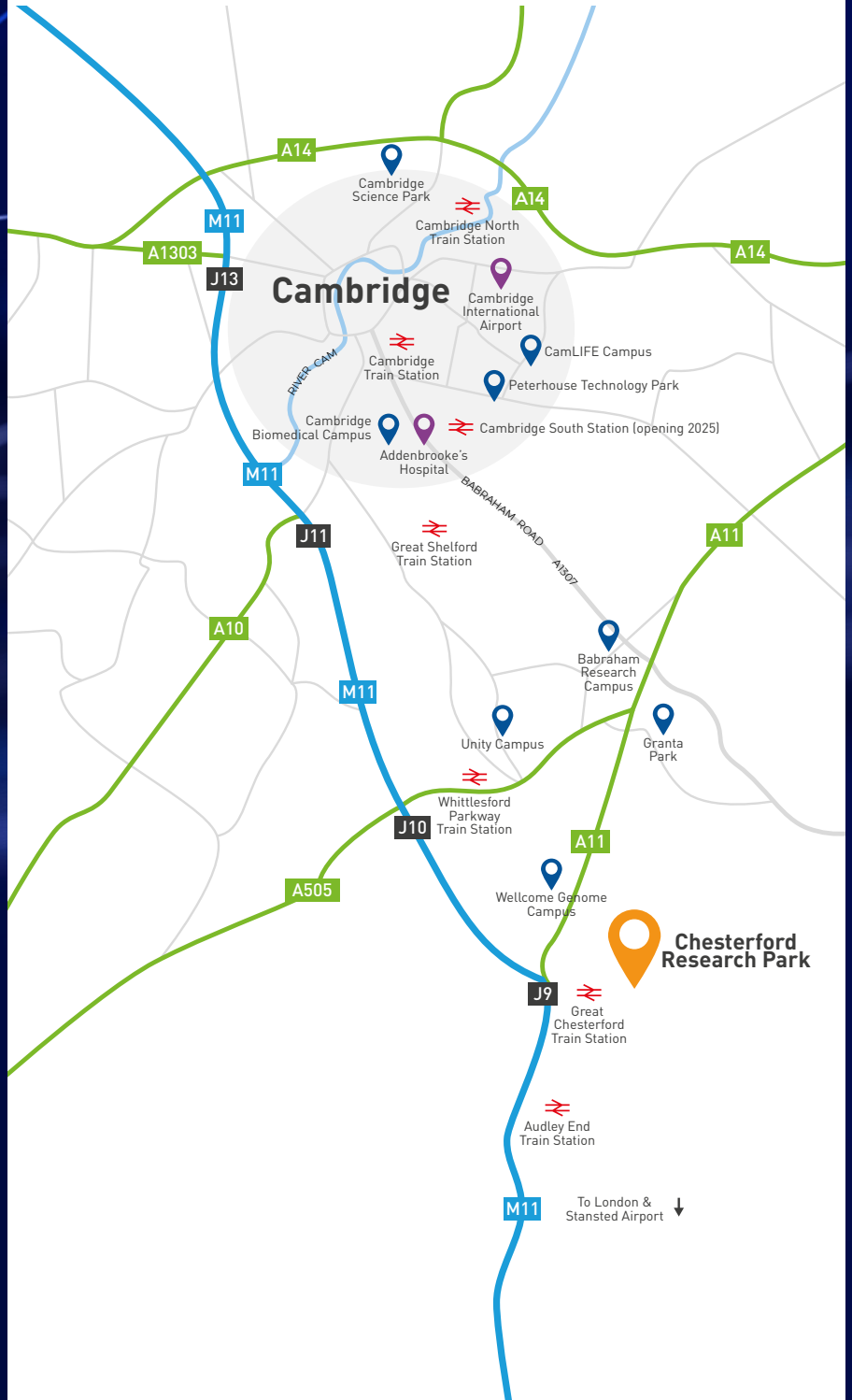
Trains from Cambridge operate approximately every 30 minutes during the morning and evening commutes and at hourly intervals during the rest of the day. The journey time by rail from Cambridge to Great Chesterford is under 20 minutes. Central London is one hour away with trains running regularly from 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. These 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.
- 'Trim Trail' through the Park's arboretum and extensive parkland green spaces for all to enjoy.
- Green energy hub installation to generate 'green' electricity for the Park.











BRINGING EVERYONE TOGETHER

The Nucleus central facilities hub is home to top quality support services for occupiers and visitors, including modern conference facilities, a gym, award winning restaurant and café bar. Located at the heart of the Park, the Nucleus is a popular hang-out throughout the day.

- Open 24/7 Monday to Sunday, the Nucleus Gym offers a range of cardiovascular and resistance machines as well as free-weights suitable for all levels of ability.
- The 200 seater restaurant runs a daily breakfast and lunch service for everyone on the Park, serving a range of freshly prepared, locally sourced food.
- Meeting and conferencing spaces designed to support a variety of events - from board meetings to seminars and networking - are equipped to the highest standard throughout.
- For those with a preference for outdoor sport, the Park has its own 7-hole, par 3, golf course open to Park occupiers and gym members.



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.









LETTING AGENTS

CHEFFINS
01223 213666

DEVELOPER

CHURCHMANOR ESTATES

ASSET MANAGER

AVIVA INVESTORS

Keep in touch:
Follow the Park via LinkedIn.

FOR FURTHER INFORMATION PLEASE CONTACT:

William Clarke, Cheffins
E: william.clarke@cheffins.co.uk
T: +44 (0) 7967 555497

Will Brown, Cheffins
E: will.brown@cheffins.co.uk
T: +44 (0) 7786 380 195

Michael Jones, Cheffins
E: michael.jones@cheffins.co.uk
T: +44 (0) 7879 497 141

MISREPRESENTATION ACT 1967: Cheffins for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) and lessor(s) do not make or give Cheffins nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. This brochure contains the use of computer generated images. As a responsible landlord, Aviva Investors has regard to the recommendations of the voluntary code for Leasing Business Premises in England & Wales 2007. If you are professionally represented, you should ask your advisor for a copy. Alternatively, the document can be found at www.leasingbusinesspremises.co.uk.
Brochure compiled October 2026. Designed and produced by Limewash. www.limewash.co.uk