CHESTERFORD RESEARCH PARK

Where Life Meets Science





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RESEARCH PARK

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Foreword

"Research excellence is one of the defining features of the Cambridge landscape. Both academically and in the transfer of knowledge through to commercial application, our region has established an international reputation that attracts outstanding academics, researchers and business leaders who collectively drive discovery in so many different spheres. The depth and amazing diversity of that research capability is apparent at Chesterford Research Park.

The Park offers a flexible and fostering environment for both established R&D companies and start-ups alike, providing cutting-edge research facilities within a community that encourages collaboration at every stage. Chesterford Research Park will help ensure that Cambridge ideas continue to change the world."

Professor Sir Leszek Borysiewicz
Vice-Chancellor of the University of Cambridge.
(Retired 2017)



CHESTERFORD RESEARCH PARK PROVIDES A SUPERBLY FLEXIBLE AND FUTURE PROOFED ENVIRONMENT FOR BOTH EARLY STAGE AND ESTABLISHED R&D COMPANIES

Building on 60 years of continuous R&D at Chesterford, innovative biotechnology and pharmaceutical occupiers thrive in state-of-the-art accommodation and enjoy modern, central facilities, all set within a unique and idyllic parkland location.

Chesterford is being developed as a 250 acre low density scheme. 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.





South Cambridge Biotech Cluster

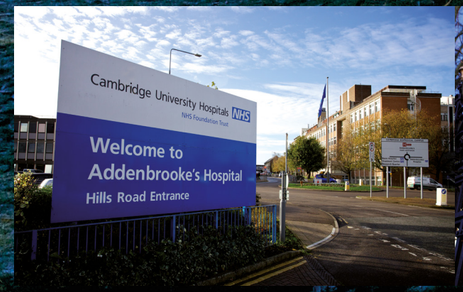
CHESTERFORD IS AN INTEGRAL PART OF THE SOUTH CAMBRIDGE BIOTECH CLUSTER, ONE OF EUROPE'S STRONGEST KNOWLEDGE-BASED LOCATIONS

"Positioned within one of the world's leading life science clusters and given its proximity to institutes of excellence, like the Sanger Institute, made Chesterford the obvious and ideal choice for us."
Gareth Williams,
Co-Founder, Oncologica

The concentration of leading life sciences organisations within the cluster has enabled the development of a community that supports high levels of innovation and collaboration. As part of this community, 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.



Within the cluster sits the cream of the country's scientific and R&D parks, academic campuses and healthcare trusts. Cambridge is also home to the highly respected Addenbrookes Hospital, an institution at the very heart of medical research and discovery and where the Cambridge BioMedical Campus combining world-class biomedical research, patient care and education is located.







"We researched many locations but Chesterford stood out by offering us the most suitable 'plug and play' accommodation available in the area. The tranquil environment and central facilities were great attractions too."
Dr Helen Lee,
CEO, Diagnostics
for the Real World (DRW)

The Park Community









HOME TO COMPANIES THAT HAVE MADE A REAL DIFFERENCE, SCIENTISTS, INVENTORS AND ENTREPRENEURS WORK SIDE BY SIDE AT CHESTERFORD, DEVELOPING LIFE-CHANGING DRUGS WITHIN A SUSTAINABLE ENVIRONMENT

With leading innovators such as Charles River Laboratories, Diagnostics for the Real World, Domainex and Axol Bioscience choosing Chesterford as the base from which they produce tomorrow's ground breaking scientific discoveries and cutting-edge technology, the Park's reputation as a centre for excellence within the South Cambridge Biotech Cluster is assured.

Providing a supportive and nurturing environment not only attracts the right people and businesses, but equally enables them to interact. The Park plays a pivotal role in this process. The vision to create state-of-the-art laboratory and office space specifically designed for pharmaceutical research and development and biotechnology companies is now a reality as the Park continues to attract and retain leading R&D companies and increase the pool of skilled labour.



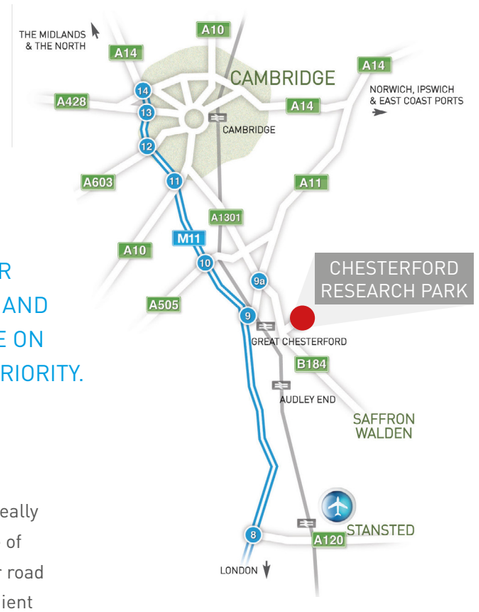


Accessibility and Security



"Chesterford stood out due to its location within the cluster, convenient access to major road, rail and air routes and proximity to some of the biggest pharma players in the industry."
Yichen Shi, CEO, Axol Bioscience





EASE OF ACCESS FOR OUR COMMUTING OCCUPIERS AND THE SAFETY OF ALL ONCE ON SITE IS OF THE HIGHEST PRIORITY.

Accessability
Chesterford Research Park is ideally located within touching distance of Cambridge, minutes from major road network links and within convenient distance of both Stansted and central London.

Park occupiers also enjoy a range of transport options to facilitate an efficient commute. A daily shuttle bus service to and from Great Chesterford railway station eases the commute for those arriving by train, in addition to which the Park also runs a twice daily coach service to and from central Cambridge. Those needing to travel by car are invited to sign up for the Park's car-sharing scheme.

Security
Naturally, safety and security are a huge priority and the Park's manned gatehouse, perimeter security system, vehicle recognition system, CCTV and regular patrols of the grounds and building perimeters are all extremely effective in ensuring the safety of both occupiers and visitors.

Deliberately unobtrusive, yet highly effective, Chesterford provides a high level of security 24 hours a day, 7 days a week.



"For the last three years The Nucleus has provided us with a contemporary, spacious environment for our meetings and training sessions. Flexible enough to cater for our varied requirements, our events have been superbly managed by the in-house team, leaving us with nothing to worry about on the day!"

Gary Mills-Thomas
Country Head; UK & Ireland
Syngenta

The Nucleus

AT THE HEART OF THE PARK, THIS CONTEMPORARY, PURPOSE-BUILT HUB PROVIDES ALL THE FACILITIES REQUIRED TO MAKE WORKING LIFE SIMPLE, ENJOYABLE AND REWARDING.

The 22,000 square foot central facilities hub is home to top quality support services for occupiers and visitors, including modern conference facilities, a gym, award winning restaurant, café bar, taxi shuttle services and cash machine.

The Nucleus restaurant caters to every palate in a relaxed and contemporary environment, consistently delivering an excellent variety of hot dishes, sandwiches, salads and desserts to both occupiers and visitors on a daily basis.

The fully air-conditioned health and fitness centre, managed by Nuffield Health, offers the latest cardiovascular and resistance machines and an extensive free-weights area. The exercise studio hosts various daily workouts including spinning, circuits and Pilates. Qualified fitness professionals are on hand to help create bespoke fitness programmes, or to provide motivation where required!

Boasting beautiful views across the arboretum the conference facilities can cater for anything from a board meeting for 12, to a conference for 200 and every permutation in between. With free wi-fi available throughout, each room is fully equipped for audio-visual presentation. The attractive break-out space, ideal for pre-meeting refreshments, lunch buffets or informal receptions complements the meeting rooms.







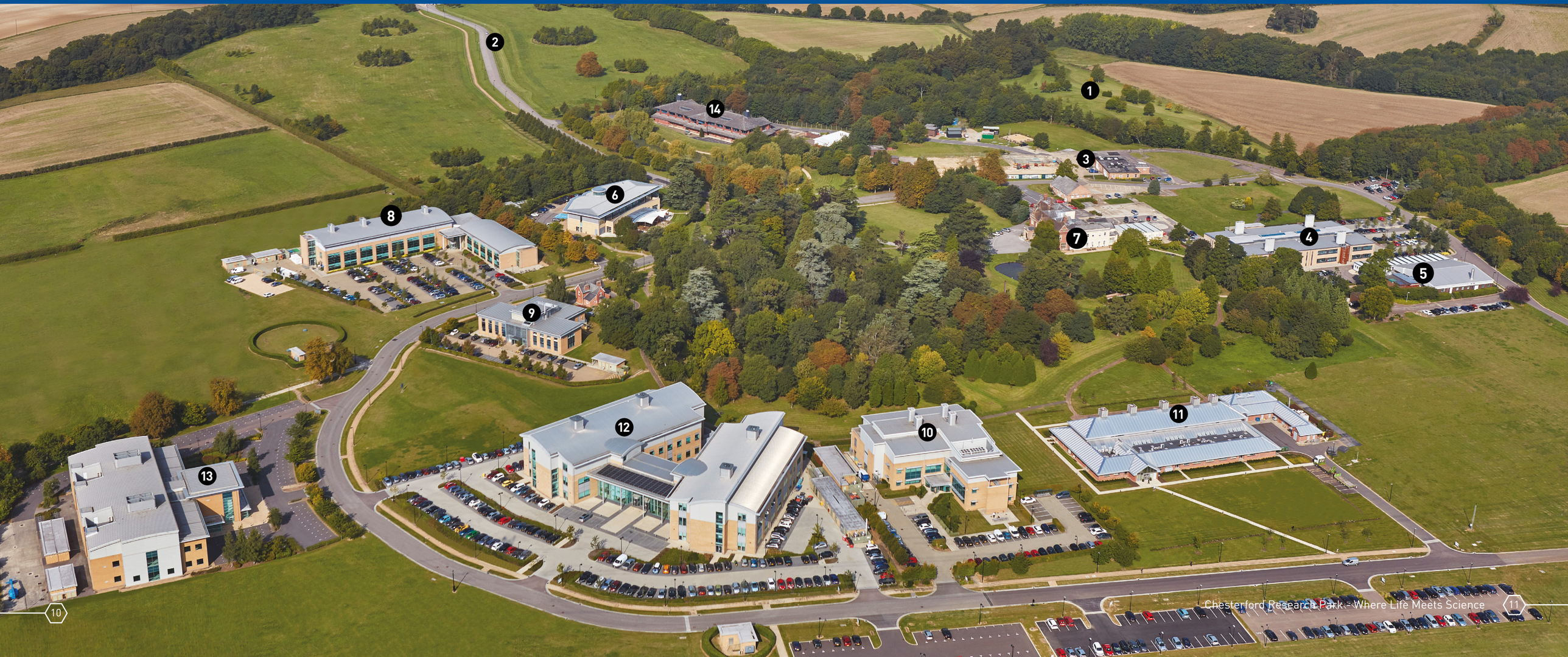


Aerial view

CHESTERFORD RESEARCH PARK ALLOWS OCCUPIERS TO CONCENTRATE ON THE DELIVERY OF GROUND-BREAKING RESEARCH WITHOUT THE DISTRACTION AND CONGESTION ASSOCIATED WITH URBAN LOCATIONS.

KEY

1 7-Hole Par 3 Golf Course
2 Main Entrance Road
3 Building 25
4 The Science Village
5 Marten House
6 The Nucleus
7 The Mansion House
8 The Gonville Building
9 The Trinity Building
10 The Hodgkin Building
11 The Churchill Building
12 The Robinson Building
13 The Emmanuel Building
14 The Newnham Building



Innovative Design & Build Opportunities

A VARIETY OF SITES ARE AVAILABLE FOR NEW LABORATORY AND RESEARCH AND DEVELOPMENT BUILDINGS

"From our perspective, the importance of our new building cannot be underestimated. The ability to bring our biology and medicinal chemistry teams together within this beautiful, contemporary, highly efficient new HQ brings added synergies to both our clients and our scientists."
Dr Kate Hilyard,
Corporate Vice President,
Discovery, Charles River Laboratories

The requirements of research and development buildings vary according to occupier but at Chesterford they generally consist of two and three storey buildings accommodating a mix of laboratory and write-up space with ancillary meeting rooms and administrative support.

Building design at Chesterford is contemporary with each structure instinctively suited to its particular location and internal function. Complementary materials are used for emphasis and contrast, such as curtain walling and panelling. Colours are generally proposed to be neutral to allow the building to blend harmoniously with the natural beauty of the Park landscape.

With a number of plots available for development, the Chesterford team is expertly positioned to work collaboratively with occupiers to create unique buildings that put the advancement of research at the heart of the process.



Both external and internal finishes favour natural materials and tones as a foil to the landscaped surroundings



"With over 180 staff on site, spread across multiple buildings, our collective aim was to enable Charles River Laboratories to consolidate its position here. We are extremely proud to have delivered the Robinson Building which allows them to do exactly that."

Martin Sylvester, Director, The Churchmanor Estates Company plc

The Robinson Building

CASE STUDY: OCCUPIED BY CHARLES RIVER LABORATORIES, THE ROBINSON BUILDING ENABLED THE CONSOLIDATION OF OPERATIONS INTO ONE STATE-OF-THE-ART FACILITY AND A TEAM NOW ALL TOGETHER UNDER ONE ROOF

The design and build of the 60,000 sq ft Robinson Building was a true collaboration between the Park developers and the client.

Comprising of two wings, linked by a stunning two-storey atrium with landscaped courtyard behind, the building is further enhanced by extensive green landscaping, allowing it to sit unobtrusively within the Park's naturally beautiful surroundings. The design of the building is synonymous with the contemporary styling consistently adopted at Chesterford, where every bespoke build is designed to suit its particular location within the 250 acre parkland site, whilst staying true to the very specific internal functions required of R&D buildings.

Both external and internal finishes favour natural materials and tones as a foil to the landscaped surroundings.

The Robinson Building unites the majority of the clients' drug discovery groups, affording the organisation a unique position amongst drug discovery contract research organisations for the support of integrated projects.















The Science Village



Modern, dynamic facilities are complemented by clean and crisp design details within Science Village

FLEXIBLE, HIGH QUALITY, SCIENCE-LED R&D SUITES; AN IDEAL HQ FOR BOTH START-UP AND ESTABLISHED COMPANIES

This innovative, low-energy building offers companies prestigious self-contained accommodation in suites from 1,515 sq ft, plus excellent scalability by combining spaces for larger occupation.

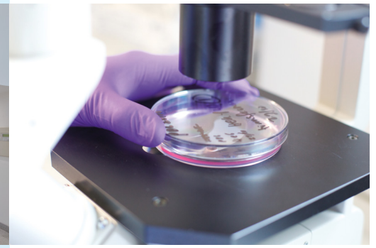
Each suite provides a laboratory fitted with benching, power and data services plus two sinks. Two fume cupboards, with space for a third if required, are housed within a dedicated room. Each suite enjoys an open plan write up/admin area, which includes a self-contained, single office and kitchenette. Individual suites are served by their own independent, dedicated, external plant area.

With 16 suites in total, spread over two levels with each situated around a central 'atrium street' the building design is light and airy, ideally constructed to encourage sociability and promote opportunities for networking.

"Expanding within Science Village was the obvious choice for us. The building design facilitates organic growth and the 'plug and play' nature of the suites meant very little down time which was ideal."
Steven Moss, CTO, Isomerase







The 'plug and play' nature of Science Village saves valuable time, making lengthy and expensive fit-outs a thing of the past

The Mansion House

ORIGINALLY BUILT IN THE LATE 19TH CENTURY, THIS IMPRESSIVE PERIOD BUILDING HAS BEEN SYMPATHETICALLY REFURBISHED

"Chesterford is absolutely right for TLIP, providing us with easy access, beautiful surroundings in which to work and a highly professional Park team that have been extremely welcoming."
Alex Turnbull, Director, TLIP

Enjoying glorious views over the lake and arboretum, the inspired refurbishment of the Mansion House showcases the flexibility of approach at Chesterford Research Park.

Ideally suited to companies in the SME and start-up sectors, The Mansion House offers a variety of individual office spaces within the property that meet the demand from this group for smaller, flexible business spaces. Together with shared kitchen and WC facilities, the building also offers ample on-site parking for both staff and visitors.





Beautiful period details have been retained within the Mansion House, creating a truly unique working environment





Mansion House occupiers also benefit from the Park's on-site management and security provision and are able to take full advantage of the central amenities provided within the Nucleus building.

The Owners & Developer

A HIGHLY EXPERIENCED, ROBUST AND STABLE PARTNERSHIP COMBINING FINANCIAL STRENGTH WITH DEVELOPMENT, DESIGN AND CONSTRUCTION EXPERTISE

AVIVA INVESTORS

aspire

Churchmanor

The Churchmanor Estates Company Plc







The partnership of Aviva Investors, Aspire (CRP) Ltd and The Churchmanor Estates Company plc provides occupiers with the confidence that their needs are delivered.

Committed to delivering an environment designed to nurture and encourage growth for occupiers, the partnership prioritises the provision of first class, flexible scientific facilities and high tech office, meeting and conferencing space that adds real value to the Park's occupiers, whilst also encouraging the development of a collaborative community through well executed central facilities space.

FOR CURRENT AVAILABILITY:

www.chesterfordresearchpark.com/availability





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