

CHESTERFORD RESEARCH PARK

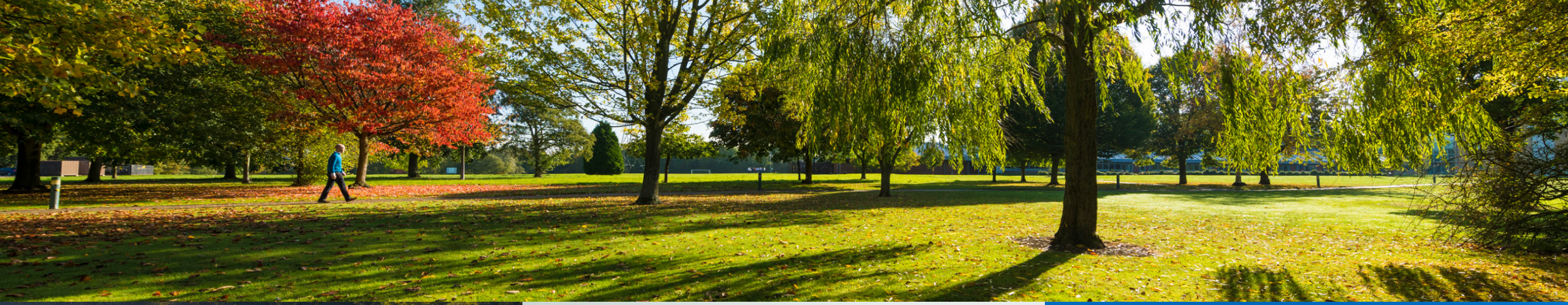
CHESTERFORD RESEARCH PARK PRESENTS

THE SIDNEY SUSSEX BUILDING



8 FULLY FITTED R&D SUITES AVAILABLE

BESPOKE LABORATORY AND WRITE-UP SPACE
OVER THREE FLOORS
FROM 2,245 SQ FT - 50,228 SQ FT







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.

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.
- '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.

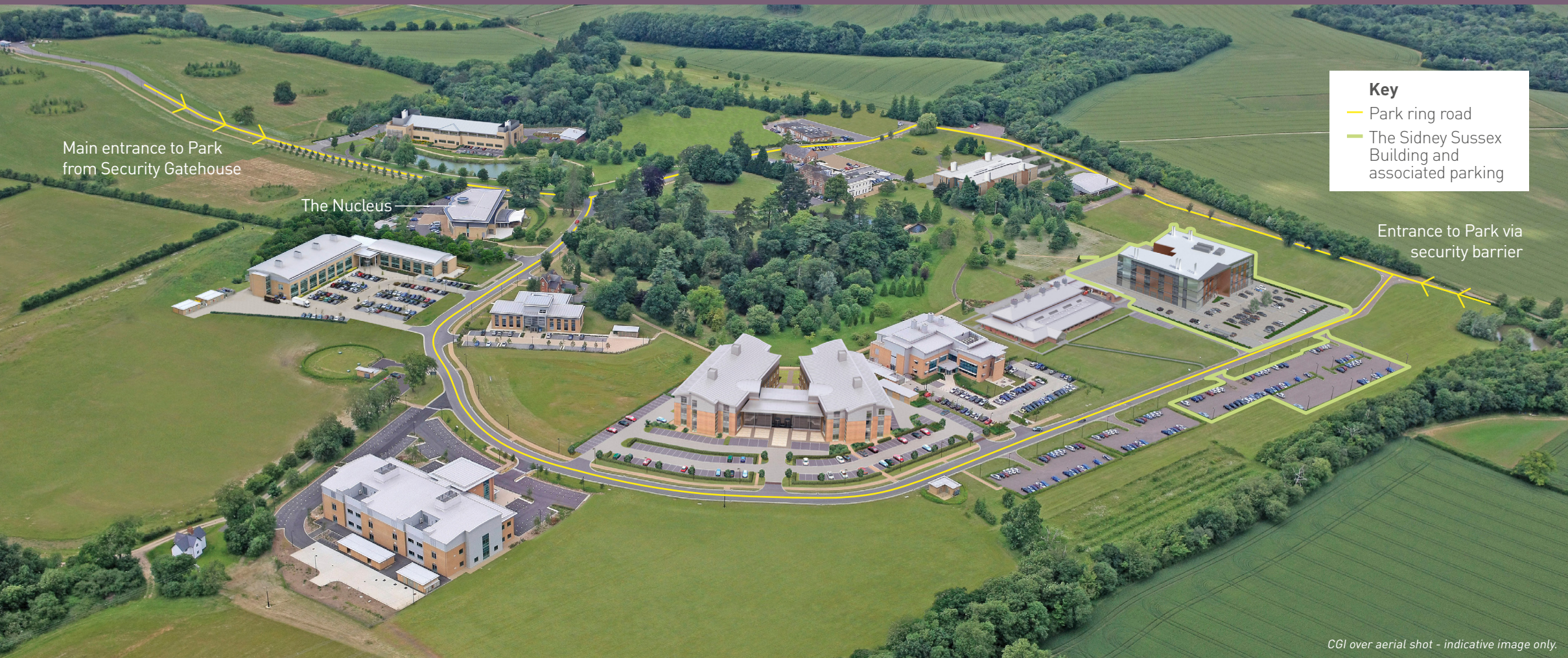


PARK OCCUPIERS

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.



THE SIDNEY SUSSEX BUILDING



CGI over aerial shot - indicative image only.



Credit: Rob McEwen, Park Occupier


Credit: Jessica Thomas, Park Occupier


Credit: Robert Thatcher, Park Occupier

GREEN CREDENTIALS

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	271	2,906
Suite 2	687	7,395
Suite 3	569	6,115
Suite 4	209	2,245
Total	1,736	18,661

Areas measured to Gross Internal Area (GIA) excluding plant.

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 (LET)	271	2,910
Suite 6	687	7,397
Suite 7	780	8,390
Total	1,738	18,697

Areas measured to Gross Internal Area (GIA) excluding plant.

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 (LET)	270	2,896
Suite 9	689	7,391
Suite 10	779	8,389
Total	1,738	18,676

Areas measured to Gross Internal Area (GIA) excluding plant.

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








SPECIFICATION

The Sidney Sussex Building comprises 56,034 sq ft GIA of laboratory / write-up space over three floors. The specification has been designed to meet BREEAM 'Excellent' standard, EPC 'A' and is carbon neutral.

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 (electric vehicle charging point)	4
EV Only	14
TOTAL	174




THE SIDNEY SUSSEX BUILDING







SIDNEY SUSSEX BUILDING







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