CHESTERFORD
RESEARCH PARK

AVAILABLE FROM SEPTEMBER 2026

EMMANUEL BUILDING

FROM 9,241 – 18,482 SQ FT
OF MODERN FITTED LABORATORY / R&D SPACE



CHESTERFORDRESEARCHPARK.COM

EMMANUEL BUILDING

EXTERIOR



THE SUITES:

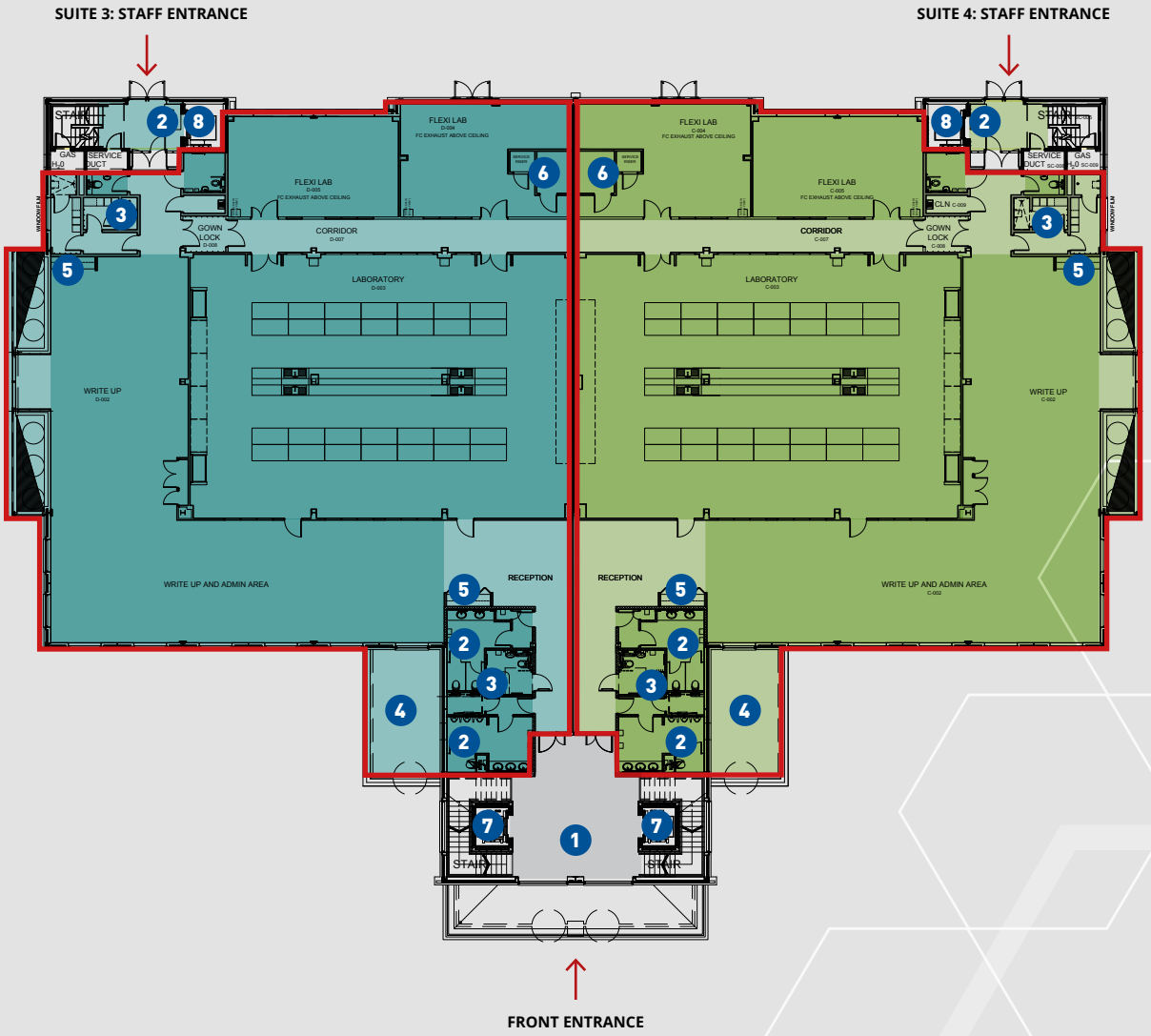
FIRST FLOOR

Approximate Gross Internal Areas		
Area	**sq m**	**sq ft**
Suite 3*	858.55	9,241
Suite 4	858.55	9,241

*SUITE 3 - AVAILABLE: October ‘26

Dedicated and private plant area at 2nd floor with lift access.

Key
1 First floor lobby
2 WCs
3 Shower facilities in-suite
4 Meeting room
5 Tea point
6 Server room
7 Passenger lift
8 Rear loading lift



The suites are currently independently separated but can be combined with soft points built into the rear corridor, lab wall and entrance area.

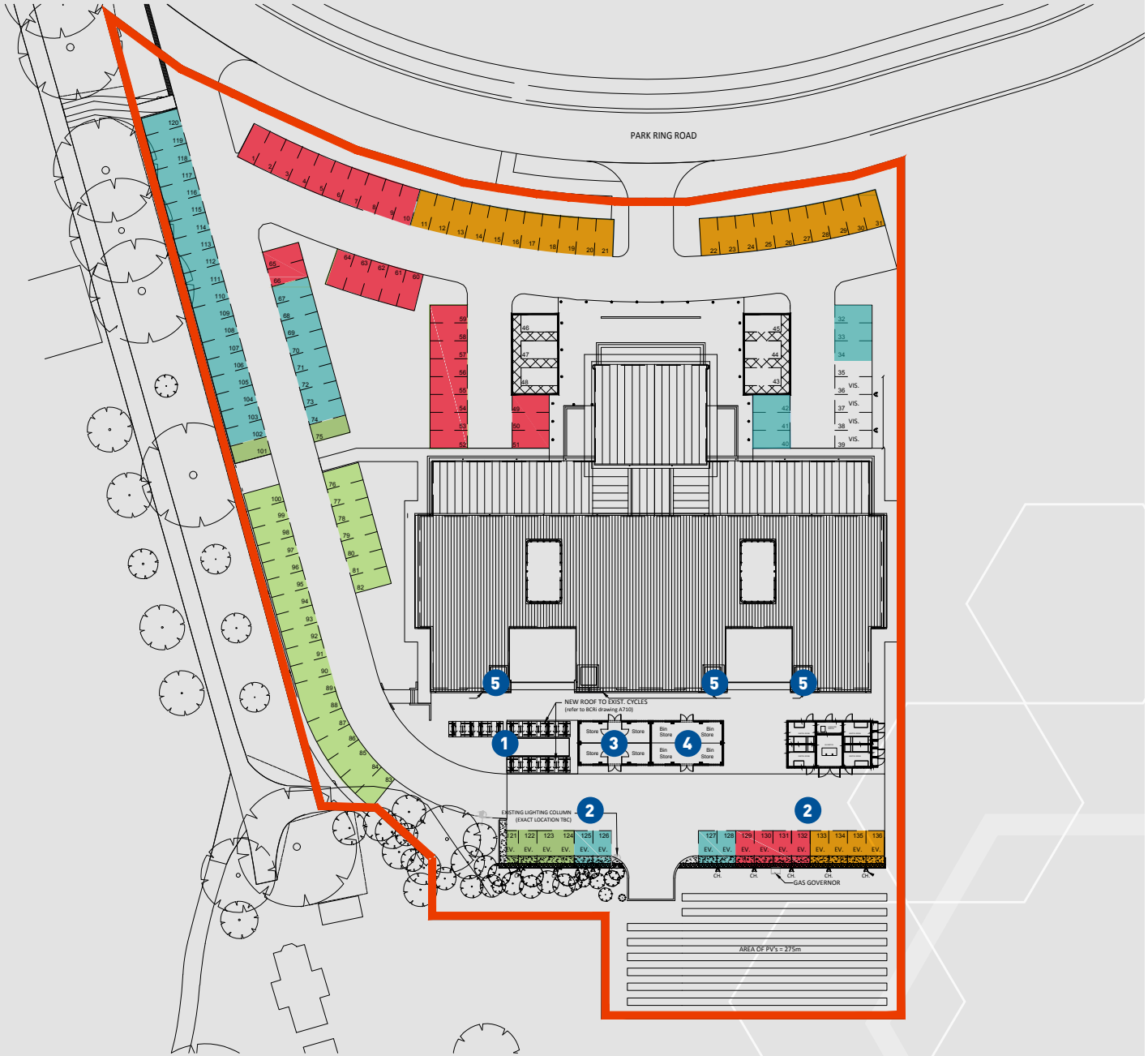
NB: Not to scale. Indicative only.

EXTERNAL SITE PLAN

Allocated Parking

Suite 1 -Ground Floor - LET	32 Spaces
Suite 2 - Ground Floor - LET	32 Spaces
Suite 3 - First Floor - AVAILABLE	31 Spaces
Suite 4 - First Floor - AVAILABLE	31 Spaces
Disabled	6 Spaces
VIS Visitor	4 Spaces

Key
1 Cycle storage
2 EV parking spaces with allocation
3 External stores
4 External waste area
5 External gas cages



NB: Not to scale. Indicative only.







SPECIFICATION

The Emmanuel Building is a purpose-built, fully fitted wet laboratory facility finished to a high standard.

The building totals 41,850 sq ft and is arranged across ground and first floors with a second floor plant loft. The design allows for the building to be split into separate units with separate services, plant areas, risers and external stores.

EPC Rating 'B' (38)

Internal

- Two fume hoods per suite (with provision for a further four per suite) in the main lab as part of the base build.
- Ability to have a single fume hood in each of the rear flexi labs.
- 30m deep floor plate.
- Second floor loft provides four separate sets of individual plant areas to facilitate each suite.
- Male and Female WCs in each unit, and shower facilities.
- Two passenger lifts and two rear loading lifts for the building.

External

- External store provision.
- 136 car parking spaces for the building, including six disabled parking spaces and four visitor spaces.
- 31 car parking spaces for each suite, of which four are electric car charging points.
- 28 cycle spaces for the building.

Floorplans in PDF and CAD available on request.







NB: Internal images are indicative of a furnished suite within the building.

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.



EMMANUEL BUILDING

LOCATION











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.









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.



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.

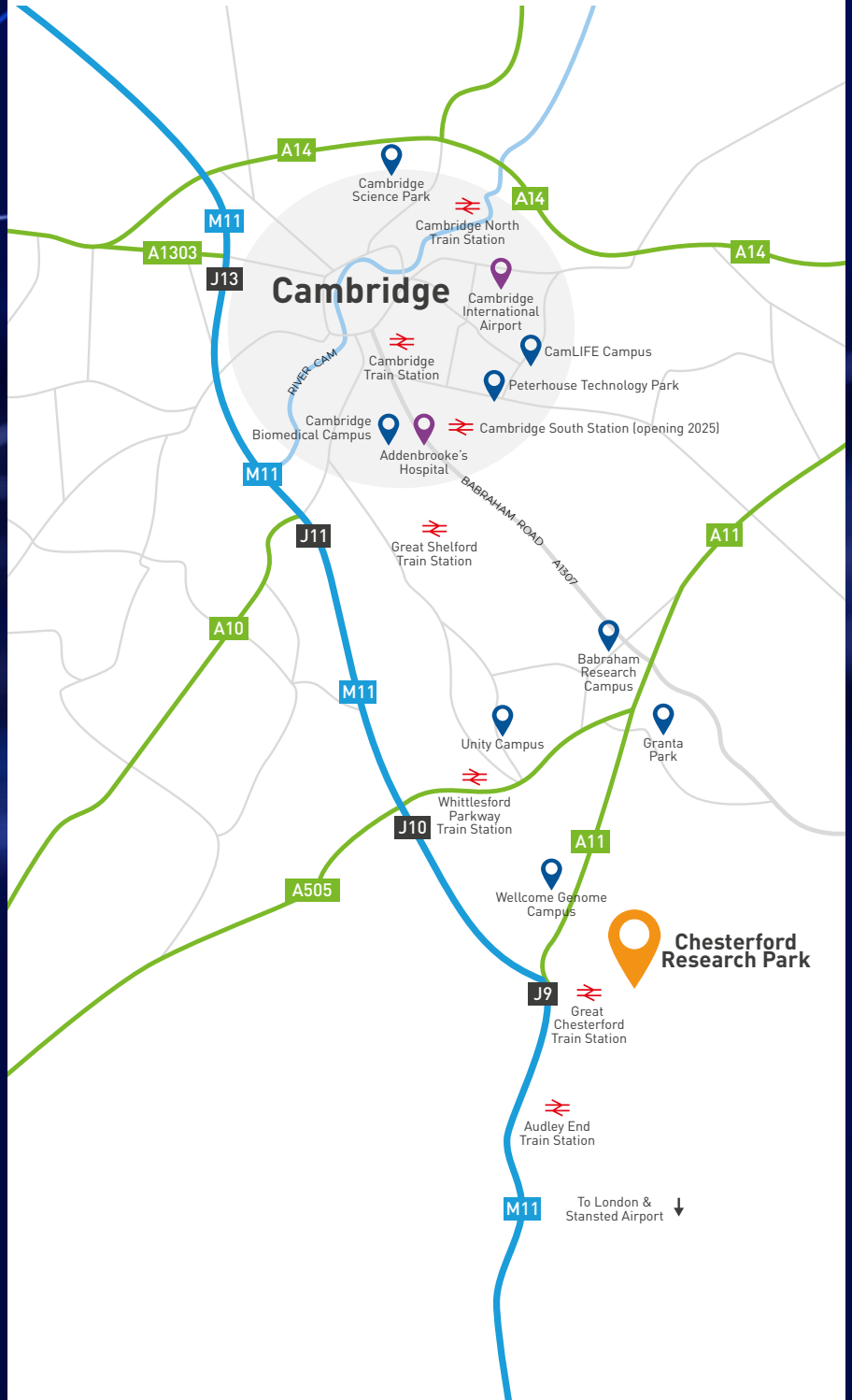
Trains from Cambridge operate approximately every 30 minutes during the morning and evening commutes and at hourly intervals during the rest of the day. The journey time by rail from Cambridge to Great Chesterford is under 20 minutes. Central London is one hour away with trains running regularly from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









Postcode for sat nav: CB10 1XL

LETTING AGENTS

CHEFFINS
01223 213666

DEVELOPER

CHURCHMANOR ESTATES

ASSET MANAGER

AVIVA INVESTORS

Keep in touch:
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