CHESTERFORD
RESEARCH PARK

COMING SUMMER 2026

DISCOVER A NEW FUTURE AT

DARWIN BUILDING

DETACHED AND REFURBISHED FITTED LABORATORY HQ



FROM 10,688 SQ FT - 21,473 SQ FT (993 SQ M - 1,995 SQ M)

CHESTERFORDRESEARCHPARK.COM









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.

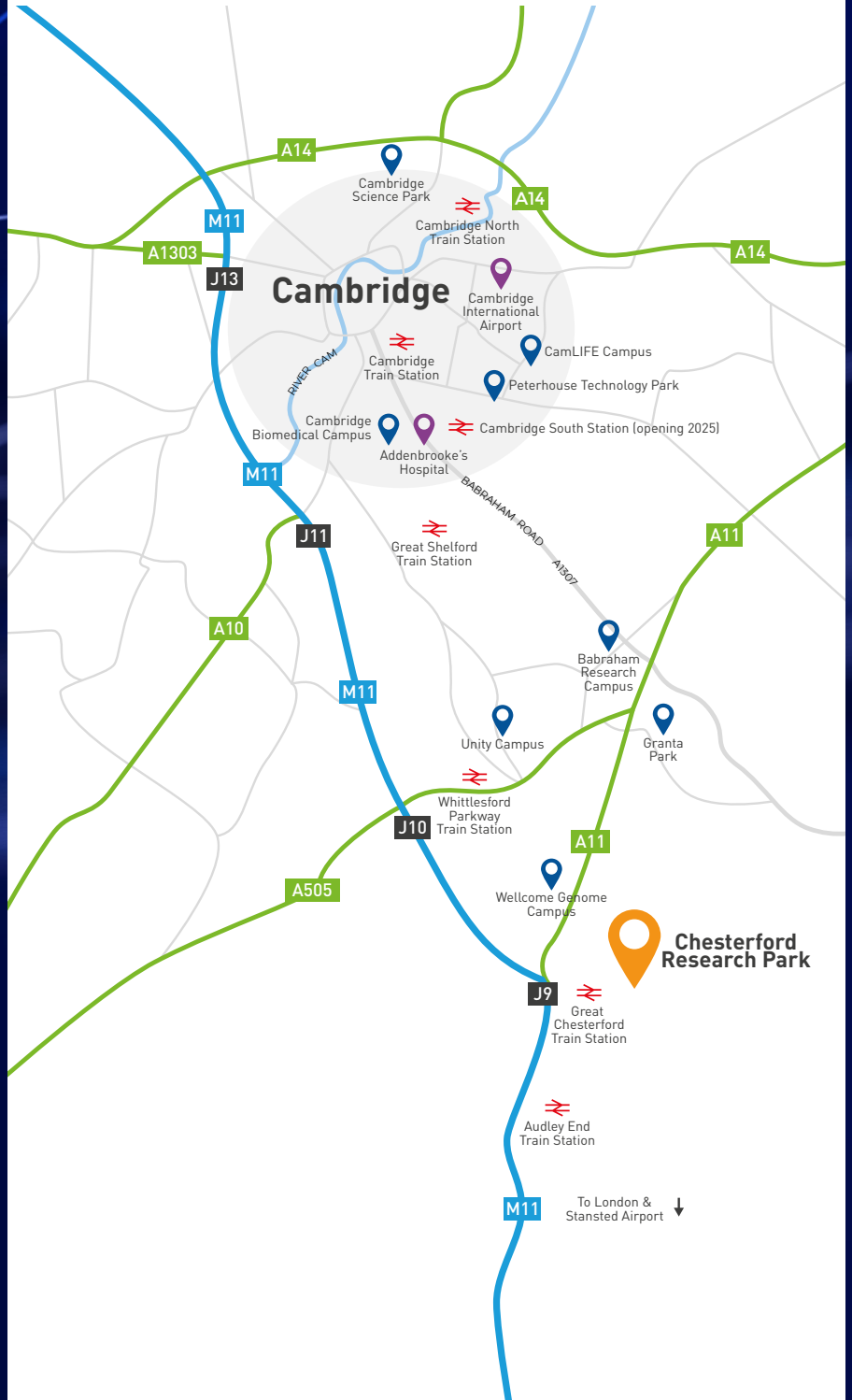
Trains from Cambridge operate approximately every 30 minutes during the morning and evening commutes and at hourly intervals during the rest of the day. The journey time by rail from Cambridge to Great Chesterford is under 20 minutes. Central London is one hour away with trains running regularly from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



DARWIN BUILDING



CGI over aerial shot - indicative image only.

THE SUITES:

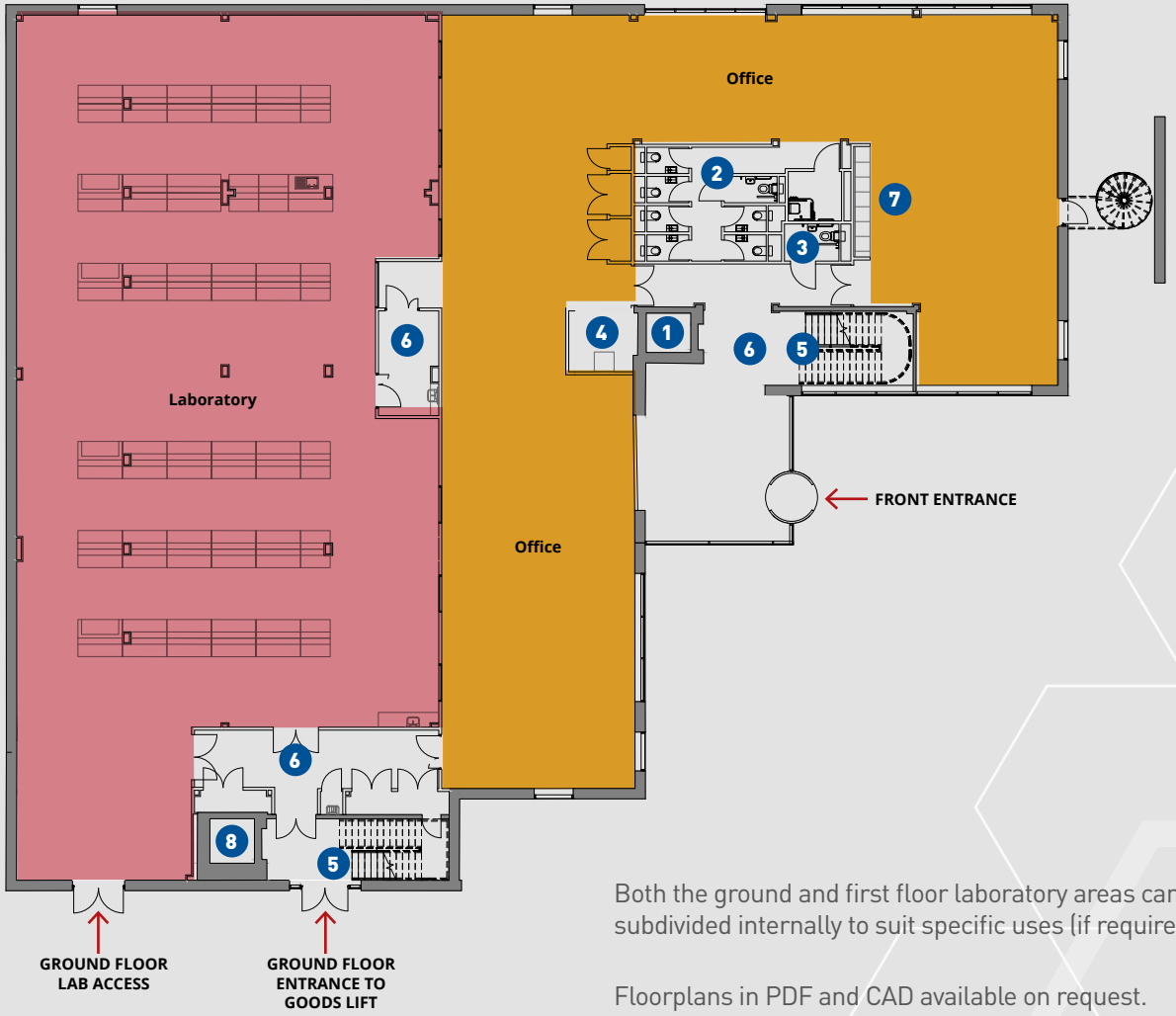
GROUND FLOOR

Schedule of Areas (GIA)		
Area	sq m	sq ft
Ground floor	1,002	10,785
First floor	993	10,688
Total	1,995	21,473

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

Key

1 Passenger Lift
2 WC's
3 Accessible WC
4 Store
5 Stairs
6 Lobby
7 Kitchenette
8 Goods lift (serving all levels)



Both the ground and first floor laboratory areas can be subdivided internally to suit specific uses (if required).

Floorplans in PDF and CAD available on request.

NB: Not to scale. Indicative only.

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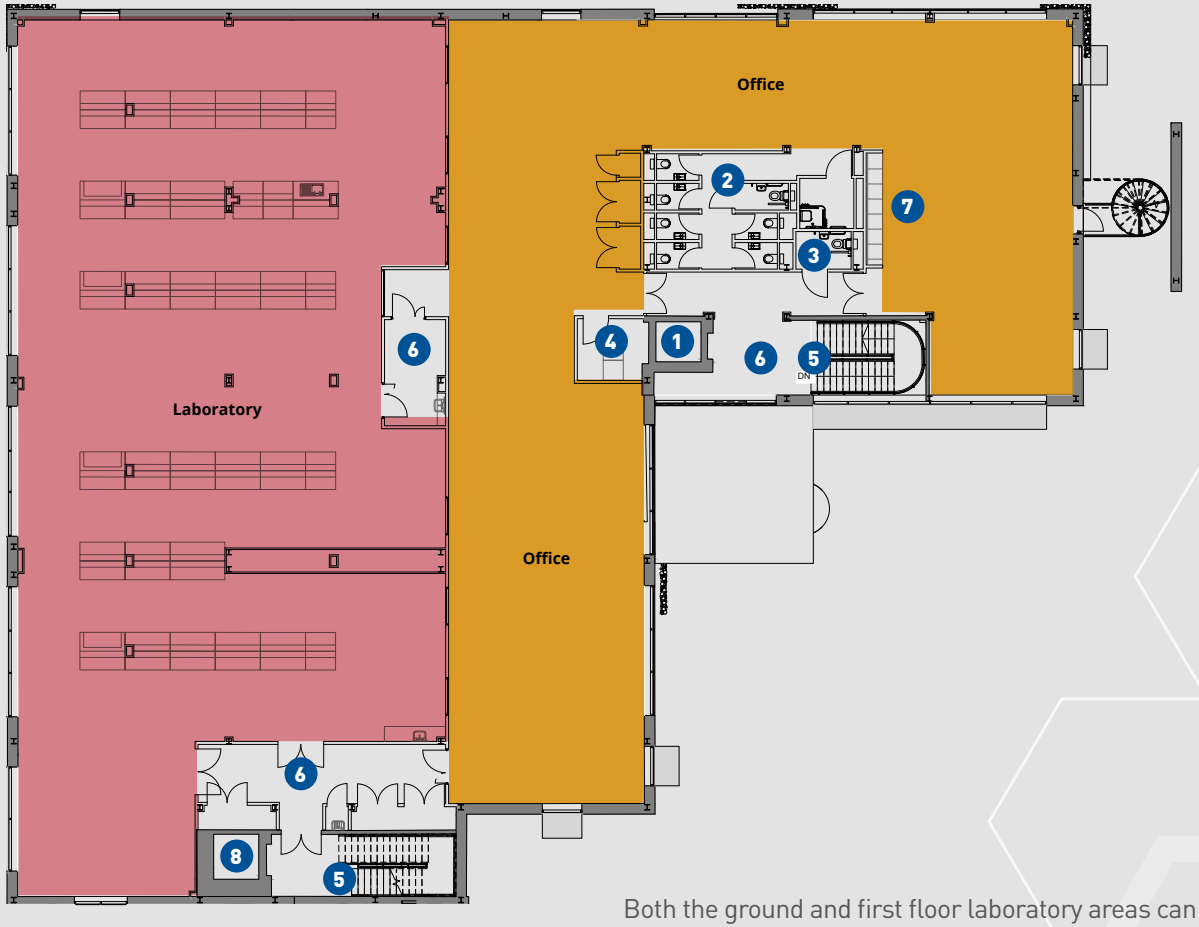
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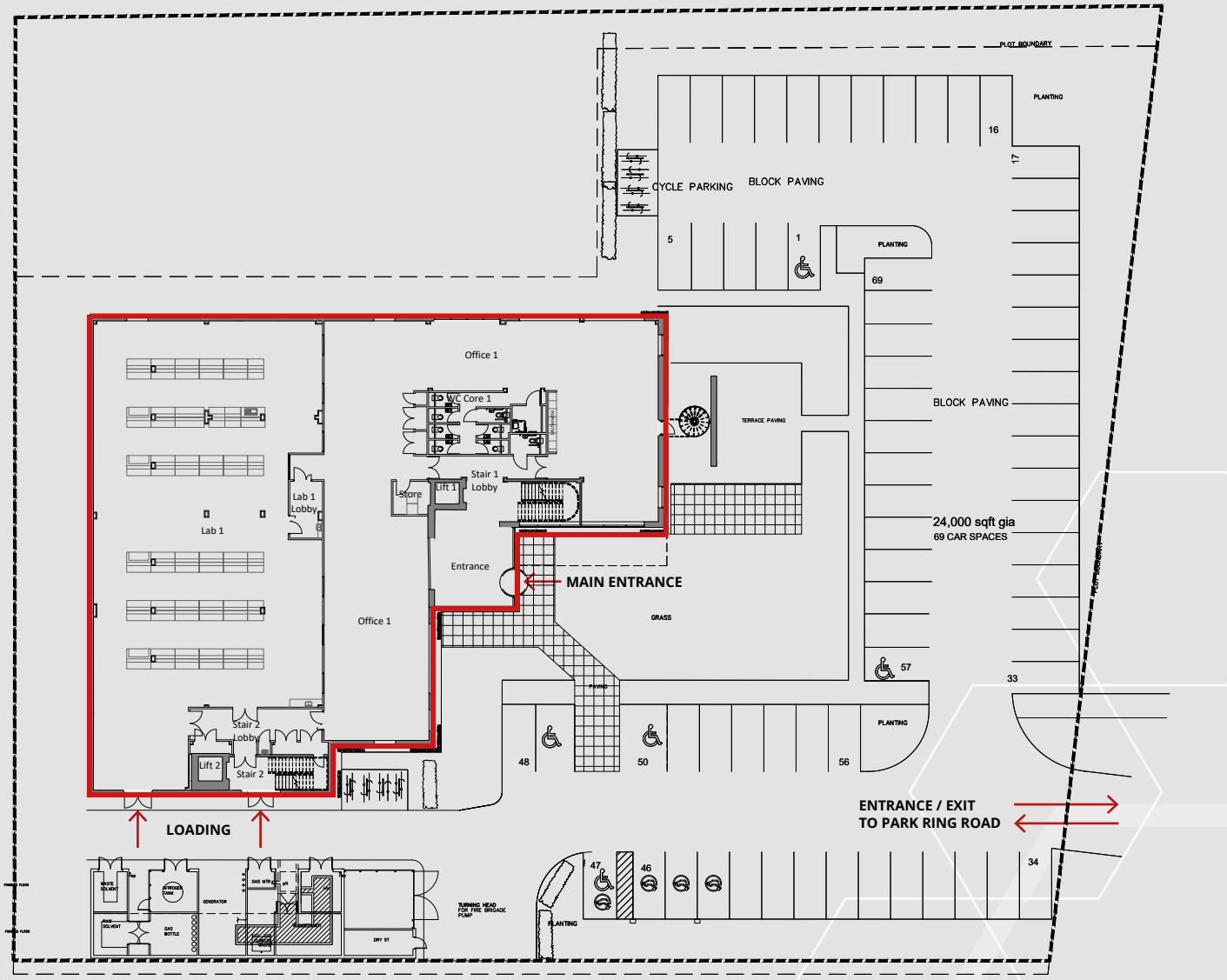
SITE PLAN

EXTERNAL SPECIFICATION:

69 parking spaces
(of which x5 disabled and x3 EV)

External covered cycle parking.

External dry store, nitrogen, solvent and gas bottle storage.



NB: Not to scale. Indicative only.



Indicative layout, Newnham Building





SPECIFICATION

FEATURES INCLUDE:

Reception and cores

- 1 x passenger lift.
- 1 x goods lift.
- Ground floor double door access to goods lift.
- Ground floor double door access to lab area.
- Multi use WCs at ground and first floors.
- Shower on each level.
- Air source heat pumps serving hot water.

Office areas

- Open Plan CAT A with underfloor busbar power and floor boxes (1:118 sq ft).
- Full access raised floor.
- Newly carpeted.
- Suspended ceiling.
- New LG7 lighting.
- New VRF heating/cooling system.
- New ventilation system.
- Kitchenette at each level.

Lab areas

- New vinyl flooring.
- Suspended ceilings.
- New LG7 lighting.
- Trespa topped lab benching with shelving, cupboards, sinks and washbasins.
- Infrastructure for up to 5 ducted fume hoods.

Full specification and floorplans in PDF and CAD available on request.





CGI IMAGES ILLUSTRATIVE OF THE REFURBISHMENT WORKS CURRENTLY UNDERWAY



EXTERNAL FRONT ENTRANCE



LAB SPACE



OFFICE SPACE



RECEPTION







LETTING AGENTS

CHEFFINS
01223 213666

DEVELOPER

CHURCHMANOR ESTATES

ASSET MANAGER

AVIVA INVESTORS

Keep in touch:
Follow the Park via LinkedIn.

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