

DISCOVER A NEW FUTURE AT THE

SIDNEY SUSSEX BUILDING

UP TO 55,855 SQ FT (GIA) OF BESPOKE OFFICE AND LABORATORY ACCOMMODATION
OVER THREE FLOORS PROVIDING 10 FULLY FITTED SUITES FROM 2,200 SQ FT



Accessible Location

Chesterford Research Park is 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.

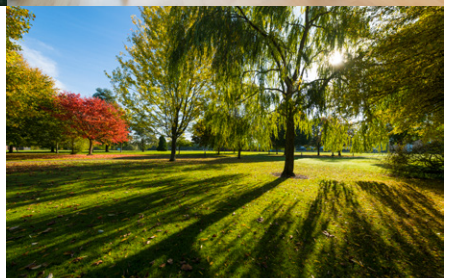
Located within close reach of the M11 and A11, it takes roughly five minutes to join at junction 9A. Cambridge city centre itself is roughly a 30 minute drive away.

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 just 20 minutes away via the M11 and Heathrow is reachable in an hour and a half.



Where Life Meets Science



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 Park is being developed as a low density scheme, which means that the natural environment, arboretum and wide-open spaces play a crucial role alongside the cutting-edge research facilities. Not only that, but the purpose-built hub building, The Nucleus, 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. Current initiatives include:

- Daily commuter coach service to and from Cambridge city centre.
- Numerous EV charging points around the Park.
- A LiftShare scheme to promote car-sharing.
- Outdoor group fitness classes and a 'trim trail' through the Park's arboretum to encourage fitness and well-being.
- Planning consent for solar panel project to generate 'green' electricity for the Park.





Welcome to

The Sidney Sussex Building

Currently under construction and due for completion in Q4, 2025, the Sidney Sussex Building will comprise 55,855 sq ft GIA of laboratory / write up space over three floors, split into 10 fully fitted suites.

The specification is designed to meet BREEAM Excellent standard and is intended to be a fossil free run building.

Features include:

- Fitted lab space with benches/sinks and fitted fume hoods (with capability for additional fume hoods).
- Raised floors to offices and solid vinyl floors in laboratory areas.
- Data and power cabled.
- Heating/cooling system.
- Suspended ceilings and LED lighting.
- Suites capable of being interconnected.
- Individual private plant rooms at the same level as suites with independent services per suite.
- Ground floor direct external access points.
- 8 showers within the building.
- 36 'super loos', plus dedicated disabled facilities on each floor.
- Passenger lift.
- Goods lift.
- Communal meeting rooms on second floor.
- Photovoltaic cells on the roof.
- External stores, generator and waste facilities.
- Electric vehicle charging points.
- Car parking.

Detailed specification available on request.

Ground Floor Plan



GROUND FLOOR PLAN

Schedule of Areas (GIA)

Ground Floor	Area (sq m)	Area (sq ft)
Suite 1	269.6	2,901.8
Suite 2	687.6	7,401.4
Suite 3	567.5	6,108.3
Suite 4	205.9	2,216.5

Areas measured Gross Internal Area (GIA) and shall be subject to professional measurement at completion of construction.

Parking Allocation (Building)

Car Parking Spaces	151
Accessible Spaces	5
Accessible EV Spaces (electric vehicle charging point)	4
EV Only	14
TOTAL	174

First Floor Plan



FIRST FLOOR PLAN

Schedule of Areas (GIA)

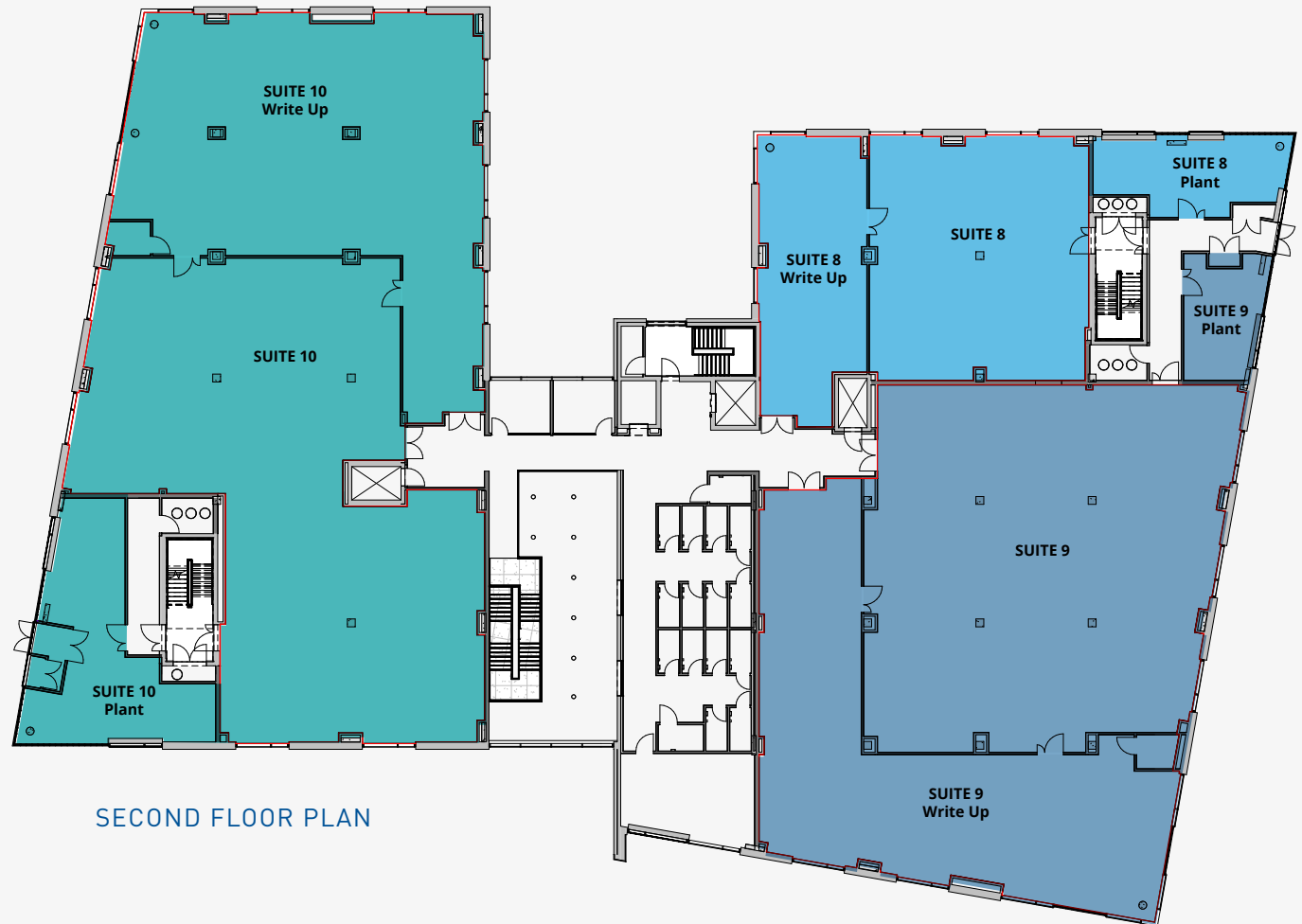
First Floor	Area (sq m)	Area (sq ft)
Suite 5	269.4	2,899.6
Suite 6	687.7	7,402.2
Suite 7	774.3	8,334.5

Areas measured Gross Internal Area (GIA) and shall be subject to professional measurement at completion of construction.

Parking Allocation (Building)

Car Parking Spaces	151
Accessible Spaces	5
Accessible EV Spaces (electric vehicle charging point)	4
EV Only	14
TOTAL	174

Second Floor Plan



SECOND FLOOR PLAN

Schedule of Areas (GIA)

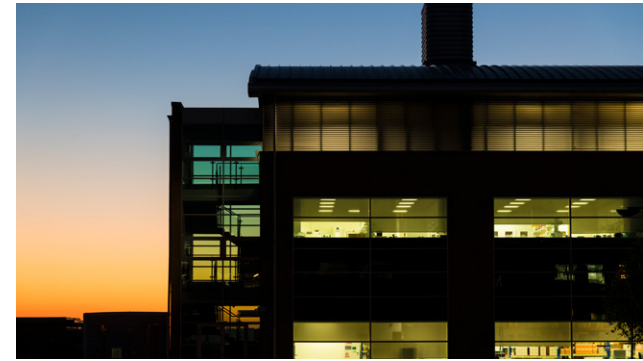
Second Floor	Area (sq m)	Area (sq ft)
Suite 8	268.6	2,890.8
Suite 9	685.4	7,378.1
Suite 10	773.1	8,322.1

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Parking Allocation (Building)

Car Parking Spaces	151
Accessible Spaces	5
Accessible EV Spaces (electric vehicle charging point)	4
EV Only	14
TOTAL	174

A tranquil setting, ideal for new discoveries





LETTING AGENTS



DEVELOPER



ASSET MANAGER



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