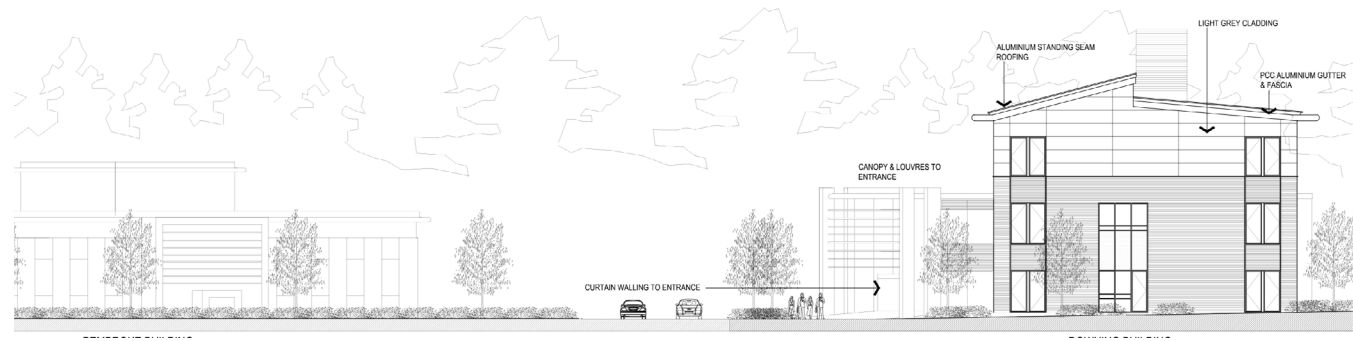


BESPOKE LABORATORY/OFFICE SPACE (28,000 SQ FT GIA)



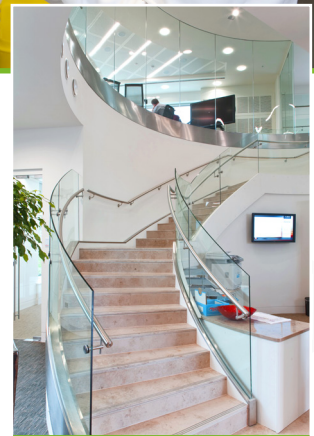
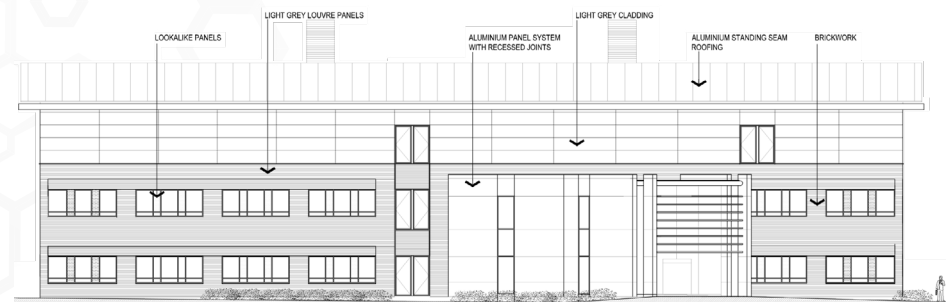
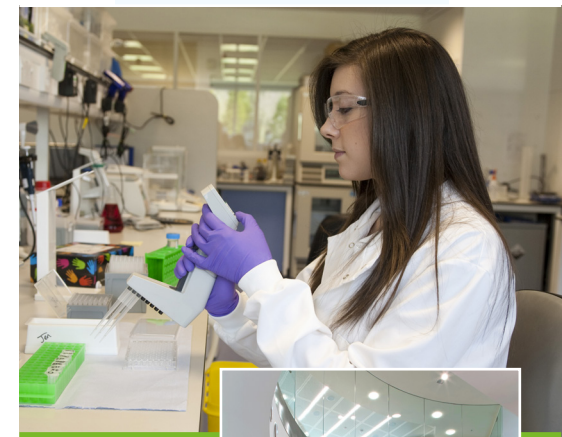
BESPOKE LABORATORY/ OFFICE SPACE

This pre-let opportunity will provide 28,000 sq ft gross internal area of bespoke laboratory/office space designed and built to your specific requirements:

- large impressive entrance with double height reception/waiting area
- passenger lift
- goods lift to laboratory area
- male and female WC and shower facilities on each floor
- 79 car parking spaces
- cycle store

Please call the letting agents for further information and quoting terms.

Download floorplans [here](#).



A UNIQUE ENVIRONMENT DESIGNED TO ENHANCE YOUR SCIENTIFIC SUCCESS



“ Chesterford provides an inspiring environment for our team and the facilities and location are second to none ”
Chairman, BioFocus



Chesterford's impressive accommodation options, specifically designed to attract science and technology companies, from start-ups to established multi nationals, sit within a stunning natural landscape, complete with beautiful arboretum and lakes. In addition, the contemporary, flexible conferencing arrangements and well-designed space for relaxation and leisure facilitates available within The Nucleus, the Park's central facilities building, provides ample opportunity for networking, collaboration and knowledge sharing.

This, combined with an expert Park management team, who take the time to really understand tenants' short and long term requirements, has created a Park where the advancement of scientific discovery and development can remain the primary focus even during times of change. This is all set within the Cambridge biotech cluster which affords tenants close proximity to Cambridge University's world leading research, access to capital via established investor networks and a pool of highly skilled, specialist staff. The perfect position from which to take advantage of the wider community to further their own success.





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LETTING AGENTS



DEVELOPER



ASSET MANAGER



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