

ROOMS WITH A VIEW AT THE

MANSSION HOUSE

A VARIETY OF OFFICE SUITES FROM 342 SQ FT TO 1,672 SQ FT
AVAILABLE ON FLEXIBLE LEASE TERMS



The Mansion House is an exciting, entirely refurbished office building

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OFFICE SUITES FROM
342 SQ FT TO 1,672 SQ FT



THE MANSION HOUSE

Situated at the heart of the Park, The Mansion House is an impressive period building sympathetically refurbished. Designed to provide a series of flexible office suites, together with shared kitchen and WC facilities, the building also offers ample on-site parking for both staff and visitors. Current tenants include Isogenica, Cellcentric and Oxford Nanopore Technologies.

WHY CHOOSE CHESTERFORD RESEARCH PARK?

- In excess of 240,000 sq ft already occupied, major companies include: Illumina, BioFocus, and Cellzome.

- When completed, the Park will comprise approximately 600,000 sq ft of research & development and office facilities within attractive low density landscaped surroundings.
- Secure environment with comprehensive 24/7 on-site security incorporating a gatehouse, car registration recognition access system, underground perimeter security system and CCTV.
- Ideally situated within easy reach of the City of Cambridge, Stansted airport and the M11. The Park also operates a taxi service and regular shuttle buses to and from the railway station at Audley End, from which London is only an hour away.

THE INCLUSIVE PACKAGE

The Suites are offered on flexible lease terms on an inclusive rent basis, to include:

- Provision of heating and electricity assuming normal office usage
- Local authority business rates
- Building insurance
- Maintenance, repair, cleaning, lighting and decoration of the common parts of The Mansion House and the Park
- Internal signs
- Carpets
- External window cleaning

For further information, details of current availability, to arrange a viewing or to discuss terms in more detail please contact the joint agents.

Meet, eat, work-out, relax...

THE NUCLEUS HAS IT COVERED

Nestled within a wonderful natural landscape with a beautiful arboretum and lakes at the very heart of Chesterford Research Park. The Nucleus offers state-of-the-art meeting rooms and conference facilities with luxury entertaining and relaxing space, including a fully equipped gym – used by both tenants and visitors alike. The Nucleus is the hub of activity at The Park.



MEETINGS

5 flexible meeting rooms that can cater for any size of meeting from 10 to 200.

The facilities include:

- Boardroom or theatre style conferencing set up
- Video/Tele conferencing and ceiling mounted projectors
- Ample break-out space ideal for pre-meeting and working lunches
- Executive catering services tailored to your requirements

EVENTS

Catering for up to 200 guests within contemporary entertainment space:

- Bespoke fine dining menus crafted from the finest local produce
- Fully licensed bar – ideal for pre or post dinner drinks
- Wonderful outside terraces and space for the most opulent marquee
- Ample parking space

GYM

Air-conditioned, modern gym, run by an experienced fitness team:

- Latest cardiovascular and resistance machines
- Wide selection of free-weights, resistance bands and stability balls
- Dedicated stretch area and Vibroplate
- Diverse range of classes including circuits, spinning and more





LETTING AGENTS



DEVELOPER



FUND



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