

DISCOVER A NEW FUTURE AT THE

EMMANUEL BUILDING

GROUND FLOOR FITTED LABORATORY / R&D ACCOMMODATION
AVAILABLE ACROSS TWO SUITES OF 9,757 SQ FT EACH

Welcome to the Emmanuel Building

A PURPOSE BUILT FACILITY FINISHED TO AN EXCEPTIONALLY HIGH FITTED LABORATORY STANDARD.

The building totals 37,400 sq ft (3,474 sq m) and is arranged over ground and first floors with a second floor plant loft. The design allowed the building to be split into four separate units, of which one ground floor unit (9,757 sq ft) is currently available with the second ground floor unit (also 9,757 sq ft) potentially available from January 2025. The units, if combined, would create 19,514 sq ft of fitted laboratory and write-up space. The first floor is currently occupied by Illumina and Superdielectric.

The wider Park is home to a number of innovative life science and R&D technology organisations including Arecor, BioModal, Charles River Laboratories and Lonza.

The working environment

CHESTERFORD RESEARCH PARK PROVIDES A FULL RANGE OF FACILITIES AND AN EXCELLENT WORKING ENVIRONMENT FOR PHARMACEUTICAL AND R&D COMPANIES.

The Nucleus, located at the heart of the Park, provides:

- Meeting rooms for up to 200 people with wifi.
- Stylish and contemporary spaces suitable for corporate or private events.
- Air-conditioned health and fitness centre with the latest gym equipment and workout studio.
- Seven hole par 3 golf course.
- Restaurant and café bar.
- Shuttle bus to and from Great Chesterford train station.
- Coach service to and from central Cambridge and Addenbrookes.
- Secure, unobtrusive, yet highly effective 24/7 on-site security incorporating a gatehouse, vehicle recognition system, perimeter security and CCTV.
- On site taxi provision.



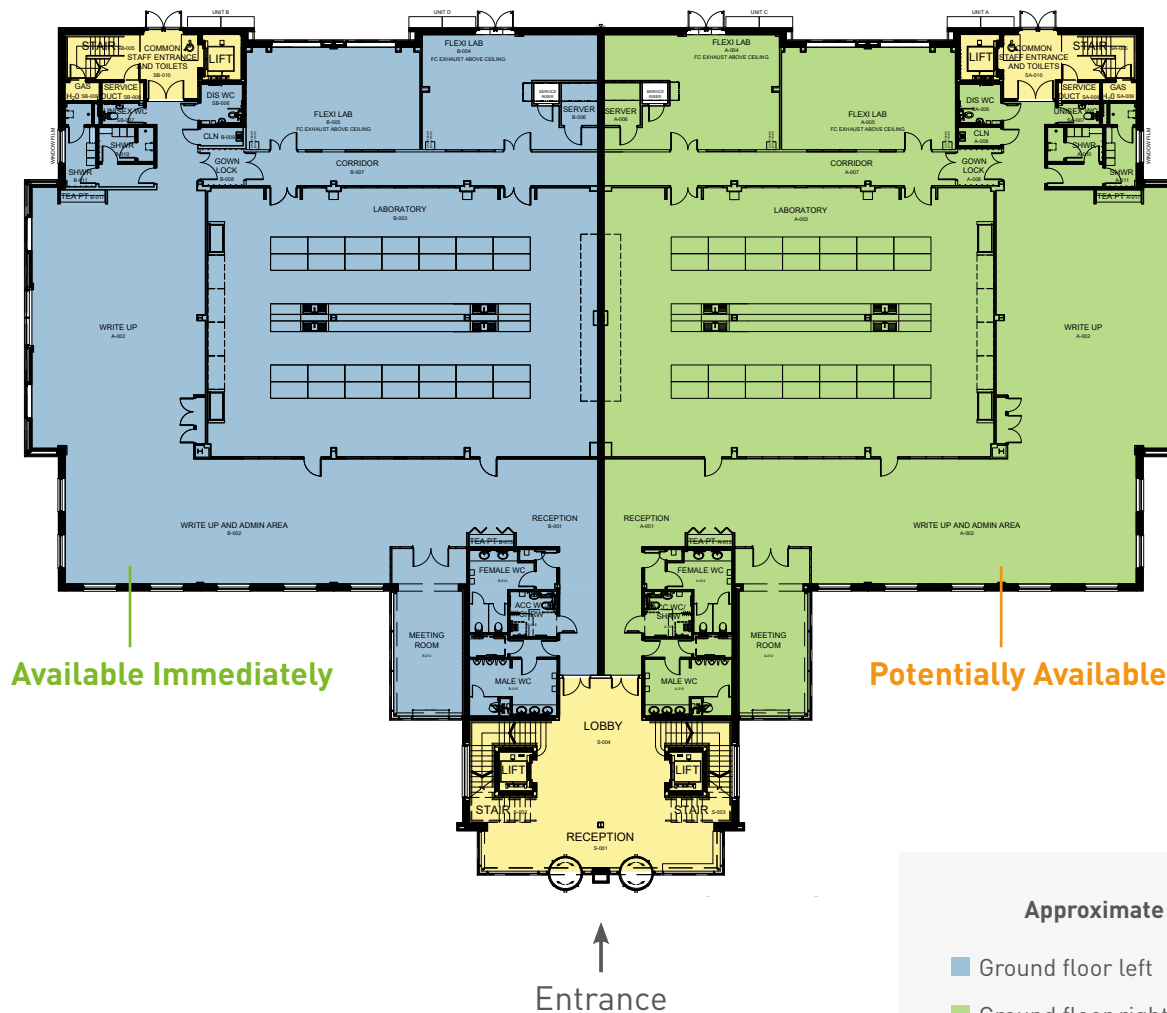
Current laboratory, write-up space and meeting room fit out



Floor Plans

- Two fume hoods per suite (with provision for a further four per suite) in the main lab
- 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 to facilitate each suite
- Male and Female WCs in each unit, and shower facilities
- Two passenger lifts and two goods lifts
- External store provision
- The building parking ratio is 1:275 sq ft, including six disabled parking spaces and four visitor spaces (with four 22Kw electric car charging points)
- Four 7.4Kw electric car charging points within each suite's allocated car parking
- 28 cycle spaces

Indicative Fit Out Ground Floor Plan



Available Immediately

Potentially Available January 2025

Approximate Gross Internal Areas

Ground floor left	906sq m	9,757sq ft
Ground floor right	906sq m	9,757sq ft
Total	1,812sq m	19,514sq ft



LETTING AGENTS



DEVELOPER



ASSET MANAGER



FOR FURTHER INFORMATION PLEASE CONTACT:

Rupert Dando, Savills

E: Rupert.Dando@savills.com

T: +44 (0) 7813 624 276

Izzy Vyvyan, Savills

E: izzy.vyvyan@savills.com

T: +44 (0) 7977 757 382

Michael Jones, Cheffins

E: michael.jones@cheffins.co.uk

T: +44 (0) 7879 497 141

Will Brown, Cheffins

E: will.brown@cheffins.co.uk

T: +44 (0) 7786 380 195

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