

TO LET

2,629 sq ft

244.24 sq m

Churchill Building, Chesterford Research Park,
Saffron Walden, CB10 1XL

Fully fitted chemistry laboratory with 12 ducted fume hoods available
immediately on flexible lease terms.



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Summary

- Existing self contained chemistry laboratory
- Available immediately on flexible lease terms
- 12 ducted fume cupboards
- 5 recirculating fume cupboards
- Associated write up space, fully fitted to include furniture
- Generous parking provision
- Located on a well established science & technology park





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. Cambridge international airport, Cambridge Train Station, Cambridge Biomedical Campus, M11 and Stansted are all easily accessible.



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Description

A unique opportunity to acquire a fully fitted chemistry laboratory on flexible lease terms. The laboratory space benefits from 12 vented fume cupboards, a vented fire proof solvent cabinet, 4 Bigneat extraction enclosures and fitted benching. The laboratory is located immediately adjacent to the goods access making it easily accessible. The associated open plan write up space with this suite is fitted to include desks and chairs for up to 20 staff. There are a number of communal meeting rooms ,available by way of a booking system, and a kitchen facility which will be shared with Domainex. The building benefits from a generous parking provision.

Park amenities include; a dedicated amenity building with restaurant, cafe, gym and conferencing facilities, 24/7 security, shuttle buses to Great Chesterford Railway Station and a twice daily coach service to Cambridge Station.



Contact

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Terms

The suite is offered on a flexible lease and inclusive rental basis. The rent is inclusive of service charge, utilities and maintenance, meaning that the tenant can concentrate on its own business operations.

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