

Construction of 60,000 sq ft fossil fuel free Sidney Sussex Building New 60,000 sq ft multi-occupancy building will provide additional space for life science companies within Cambridge cluster.

Chesterford Research Park, one of the leading life science centres in the UK, which is owned by Aviva Investors, the global asset management business of Aviva plc, alongside Uttlesford District Council, has announced it has begun construction of an additional 60,000 sq ft of facilities at its new Sidney Sussex Building.

The project will be delivered by Readie Construction which has been appointed main contractor for the development works, and will deliver up to ten individual, flexible suites spread over three floors, ranging from 2,226 sq ft to 8,409 sq ft.

In keeping with Aviva Investors' focus on sustainability, it is designed to be fossil fuel free upon completion and use renewable sources for ongoing energy needs - including an array of photovoltaic solar panels on the roof - whilst also targeting a BREEAM 'Excellent' rating.

Each fully fitted wet laboratory suite will include open plan office areas, whilst the laboratory spaces themselves will comprise benching, sinks and fitted fume hoods, as well as heating and cooling systems. The design has been created specifically with flexibility in mind, allowing suites to be combined to facilitate larger requirements.

Beyond the extensive and high-class laboratory spaces on offer, the new building at Chesterford Research Park will also benefit from a dedicated floor of communal meeting rooms. Externally, the facility will include the provision of a new pond and new tree planting, whilst the installation of bird and bat boxes will provide an ideal habitat for wildlife, further enhancing Chesterford Research Park's existing parkland grounds and helping to deliver an overall biodiversity net gain.

The work to expand facilities at Chesterford Research Park comes following recent research by Aviva Investors, which highlighted the strong fundamentals and growth prospects for the life sciences sector in the UK and Europe.

Julian Cobourne, Head of Regional Investment Management at Aviva Investors, commented: "We are really pleased to increase the breadth of facilities on offer at Chesterford Research Park, with this latest phase of expansion reinforcing our growth ambitions for the Park and our desire to cement Cambridge's credentials as one of the leading clusters for both established and early-stage biotechnology and pharmaceutical companies in the UK and Europe. The Sidney Sussex Building will add more additional high-quality, flexible research and discovery space to the Park, enabling our existing community to expand and grow here as well welcoming new occupiers. This project reflects the strong demand we continue to see across the life sciences sector, one of the UK's most dynamic markets. Working together with our trusted partners, we are looking forward to bringing this building to life."

Martin Sylvester, Marketing Director, The Churchmanor Estates Company plc, Chesterford Research Park's development partner added: "Following the success of the Science Village Building, the Sidney Sussex Building is designed to create an ability for companies to further expand their initial footprint in a flexible and beneficial way.

"It is the first building providing three floors of R&D space with independent services at the Park and further extends the range of early-stage laboratory facilities in a market short of such options."

Paul Stephens, Managing Director, Readie Construction said: "We are delighted to have been awarded the contract to deliver the Sidney Sussex Building at Chesterford Research Park. This new building will provide much-needed space for life science companies in the Cambridge area, and we are committed to delivering a high-quality, sustainable building that meets the needs of our clients and future occupiers."

Park owners Aviva Investors and Uttlesford District Council are advised by Chesterford Research Park's joint commercial agents, Savills and Cheffins.

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