

Land to the west of Cambridge Road, Melbourn  
Vistry  
Bidwells Space Agency  
January 2026



# MELBOURN COMMERCIAL BUSINESS FLOORSPACE OCCUPATIONAL MARKET REPORT

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## 1.0 Introduction

Bidwells has been instructed by Vistry to provide overview of commercial property market in Melbourn, located at the southwestern edge of the Cambridge commercial property market.

This occupational report is provided to Vistry to help inform representation for response to the Greater Cambridge Local Plan Regulation 18 Consultation (2025-2026) relating to S/RRA/CR Land to the west of Cambridge Road, Melbourn of site area 6.65 acres which is adjacent to Melbourn Science Park. The Site has a draft mixed-use allocation in Draft Policy S/RRA/CR with capacity for approximately 120 homes and 8,000 square metres gross internal area of floorspace for employment uses.

This report will provide commentary in relation to whether there is occupational need for an additional 8,000 square metres of employment use in this location or if sufficient existing and consented future supply of employment floorspace is already provided for within the immediate area.

This report provides data and comment as to the Cambridge Office and Laboratory occupational market. The cyclical nature of economic and commercial property activity does require a review of market activity over several years and forecasting of future trends. For example, following a period, at the beginning of this decade where occupiers had a shortage of laboratory space options, the commercial market has in recent years delivered large volumes of laboratory space while occupational demand has weakened resulting in high levels of vacancy currently which will increase further in the near term.

This report will look at both the broader Cambridge commercial floorspace market but also review commercial activity in Melbourn and the surrounding villages.

Bidwells is a leading commercial property agency in the Cambridge property market. In 2025 the agency acted on c.55% of all office and laboratory leased transactions within the Cambridge market (as measured by sq ft transacted). Bidwells commercial agency teams are active with occupiers and landlords in the Melbourn and wider Cambridge area.

## 2.0 Cambridge Commercial Floorspace Market Data

### 2.1 Growth of Office & Lab Stock

The Cambridge office and laboratory market has grown significantly since the start of the millennium, with total stock rising from 5.2m sq ft in the year 2000 to over 11.2 m sq ft at the end of 2025. The rate of growth has accelerated with 1.7m sq ft of the increase in stock delivered in since 2020, and a further c.1m sq ft on site delivering by YE 2027.

Industrial space delivery in the Cambridge market has proportionally been much more restrained over the same period with some older schemes removed from stock as part of wider redevelopment pushing some industrial occupiers outside of the immediate Cambridge Industrial markets.

### 2.2 Market Evolution & Demand Drivers

Over the past 20+ years, Cambridge has become an important global centre for R&D, built on the following:

**University Effect** - Cambridge University is a global leader providing access to an incredibly talented employment pool and world leading research.

**Buy Outs** – Cambridge companies are a focus for international companies to secure their intellectual property and talented people. As the Cambridge ecosystem has developed the acquiring business have often further invested into Cambridge.

**Indigenous Growth and Access to Funds** – Access to funding has become greater and more diverse making it far easier to grow a company exponentially.

**Life Science Sector** - The emergence of the Life Science Sectors over the past 20+ years has added another significant dimension to the market. Cambridge has the largest concentration of life sciences lab floorspace in the UK.

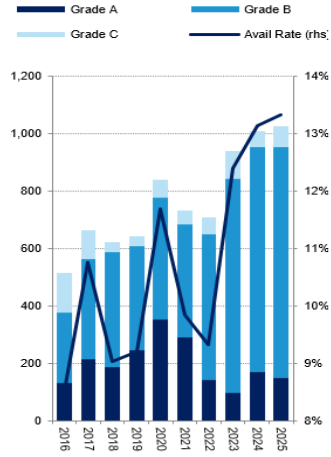
**Clustering** - Recognition by R&D sectors of the importance of clustering and for companies to be proximate to like-minded businesses, a world class University and a very skilled labour pool is a fundamental decision determining business location.

All of the above have made Cambridge very attractive to Science & Tech businesses which seek to establish or grow in and around the city and changing the economy radically over past 20 years. The provision of Office and Laboratory space has not always kept up with the needs of the growing businesses although in recent years a period of increased speculative development has reversed supply and demand dynamics so that occupiers have good availability and choice of options. Additionally, the focus on delivering economic growth in the Science & Tech sectors has been supported by increasing number of pipelines schemes consented in recent years and capable of development when market dynamics will support.

### 2.3 Cambridge Office Market Snapshot for 2025

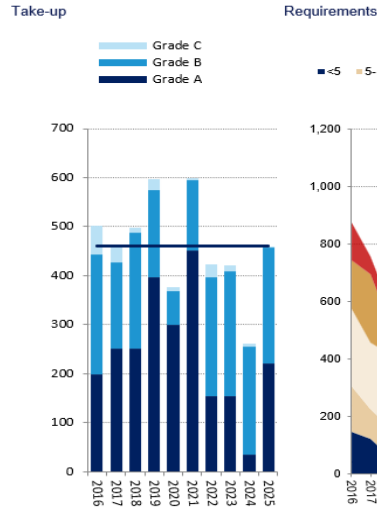
The following analysis provides data as of YE 2025 for the wider Cambridge office market over the past decade:

Office supply (Dec 2025)



Availability 000's sq ft 1,025.5 ▲  
Availability rate 13.3% ▲

Office demand (Dec 2025)



2025 Take up 000's sq ft 459.3 ▲  
Requirements 000's sq ft 665.8 ▼

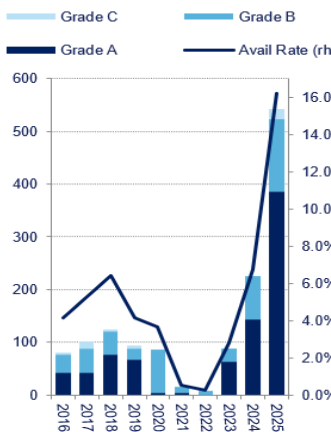
2026 office trends:

- Availability: Expected to start falling in 2026. Limited grade A availability which will reduce during the year. Significant volume of grade B economical stock focussed on the edge of city & out of city submarkets.
- Take Up: Expected to be resilient H1 2026 and forecasting continued performance aligned with long term average 2025.
- Requirements: Office requirements remain stable at year but are at some of the lowest levels recorded in the past decade.

2.4 Cambridge Laboratory Market Snapshot YE 2025

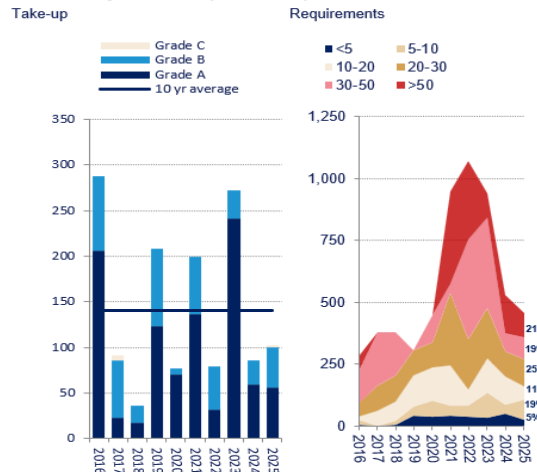
The following analysis provides data as of YE 2025 for the wider Cambridge Laboratory market over the past decade:

Laboratory supply (Dec 2025)



Availability 000's sq ft 542.4 ▲  
Availability rate 16.2% ▲

Laboratory demand (Dec 2025)



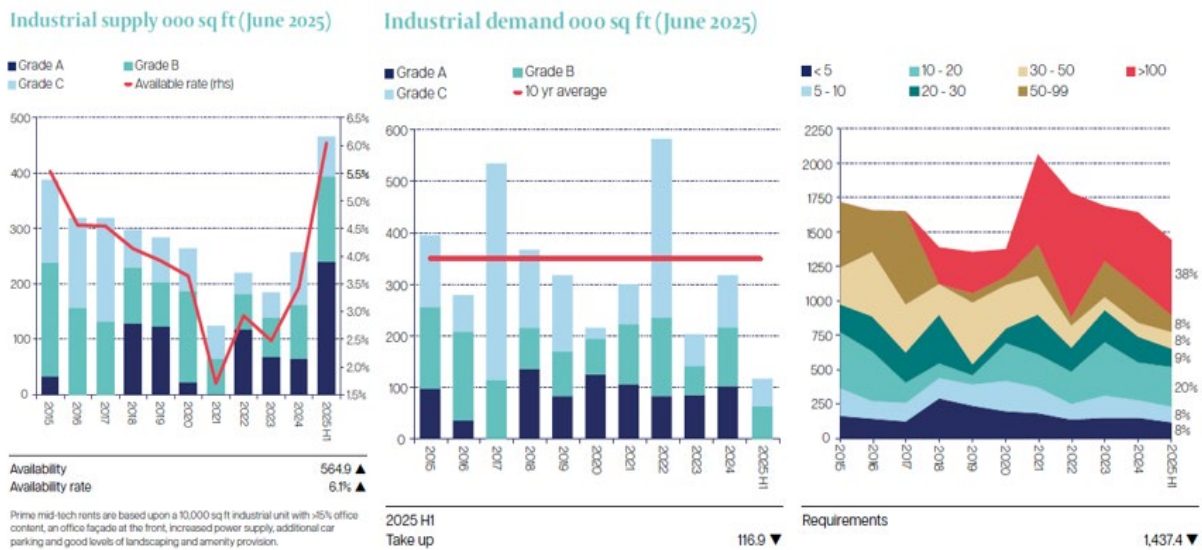
2025 Take up 000's sq ft 102.3 ▲  
Requirements 000's sq ft 454.6 ▼

**2026 laboratory market trends:**

- Availability: Rising in 2026 to c. 25% during H2 which is expected to towards the end of 2026. Majority of available stock in new and delivered to variety of specifications (S&C, Open Plan and fitted).
- Take Up: 2026 should see return of take up to long term average following two very poor years.
- Requirements: Stable and expected to start recovering in 2026
- Rents: Prime headline rents on specific schemes will provide growth but net effective rents on all spaces are expected to fall over the during 2026.

**2.5 Cambridge Industrial Market Snapshot Mid-Year 2025**

The following analysis provides data as of H1 2025 for the wider Cambridge Industrial & Mid Tech market over the past decade:



**2026 Industrial & Mid Tech market trends:**

- Availability: Rose sharply in 2025 with delivery of two significant schemes focussed on larger mid tech unit sizes. Further Mid tech schemes will deliver in 2026. There is limited basic industrial & logistic availability.
- Take Up: 2025 YE stats are being finalised at time of writing this report but is expected to be c. 227k sq ft and will be below long term average for the 4<sup>th</sup> year.
- Requirements: Remain stable but with some larger mid tech units delivered in 2025 it is expected that some larger requiremenst will be satisfied.
- Rents: Prime headline rents on specific schemes will show rental growth in 2026.

**2.6 Cambridge Cross Sector Summary Take Up and Availability YE 2025**

Cambridge market performance across office, lab, Industrial/Mid tech was c. 788k sq ft. The combined 10 year long term average across these sectors for the market is c.950 k sq ft pa reflecting. Combined take up was c. 17% below take up than average reflecting the cautious business environment.

## 3.0 Overview of commercial floorspace in Melbourn and surrounding villages

### 3.1 Melbourn

Melbourn is a large village in south-west of Cambridgeshire. The village is bypassed by the A10 to the north and has access to the south from the A505. The village has access to train services via Meldreth station which is an adjoining village. The village has just under 5,000 inhabitants and supports a high street and both primary and secondary schools. For the scale of the settlement the village already has significant commercial activity focussed on three main commercial areas:

- Melbourn Science Park
- PA Consulting Global Innovation and Technology Centre
- Saxon Way

#### Melbourn Science Park

Melbourn Science Park originally grew as the home of TTP (The Technology Partnership) who remain to this day a part owner of the site and the largest occupier on the site. TTP is an independent business where scientists and engineers come together to develop new products and technologies. TTP over the past 5 years have developed a new award-winning facility to the rear of the park which they retain ownership of c.100,000 sq ft.

TTP has spun out various companies over the last 30 years. Many of which are now tenants on Melbourn. These include the following companies:

- SPT Lab Tech
- Lex Diagnostcs
- Lee Ventus
- Cellular Highways

TTP sold the original park buildings to the front of the park to Bruntwood, an experience commercial developer and owner with expertise in the science and innovation sector.

Bruntwood have asset managed the original buildings to support growth of many of the TTP spin out business plus providing space for a diverse range of other business occupiers. A planning consent was secured in 2023 providing a masterplan of c. 390,000 sq ft (NIA) on the front of the park. The consent provided a mix of outline and specific buildings with detailed planning permissions.

Current market conditions have thwarted viability to build out the newly consented buildings at this time. Instead, an active asset management plan and refurbishment and renovation of existing buildings is underway to deliver a more modest but appropriate commercial floorspace offer for current occupier demand needs.

#### **Total available space on the park today:**

Office and Lab available space: **69,363 sq. ft.**

#### **Take up at Melbourn Science Park**

Take up over past 12 months **12,134 sq. ft.**

Take up has been positive over the past 12 months with Melbourn Science Park out performing neighbouring villages on take up volume. This is primarily due to existing tenants on the park taking additional space, but in certain instances this will release space exited space during 2026. Many of these spaces had been vacant for +2 years. Below is a list take up over the past 12 months:

- H Block 5,577 sq. ft. – Let to Lee Ventus.
- G Block 4,583 sq. ft. – Let to Lex Diagnostics.
- A Block 1,974 sq. ft. – Let to D Space.

## PA Consulting Global Innovation and Technology Centre

PA Consulting Global Innovation and Technology Centre (GITC) is based in Melbourn. It is the heart of PA Consulting international network of design, engineering, and innovation centres. With over 100,000 sq ft of design studios, scientific laboratories and engineering workshops, and over 300 scientists, designers, engineers and technologists are based.

Originally designed by architectural duo Richard Rogers and Renzo Piano in 1975 and renovated by PA consulting to keep fit for purpose it provides significant employment space within Melbourn. The facility is owner occupied and has not provided leasing opportunities for space to other businesses.

### **Total available space on the park today:**

Office and Lab available space                      **nil sq. ft.**

### **Take up at GITC**

Take up over past 12 months                      **nil sq. ft.**

## Saxon Way

Saxon Way is a mixed use industrial estate in Melbourn village located adjacent to PA Consulting Global Innovation and Technology Centre. The Estate comprises c.10 buildings and home to over 20 businesses from trade suppliers, to the NHS to R&D facilities for Life Sciences & Tech businesses.

The estate is held in multiple ownerships and has a range of scale and quality of spaces totalling c.200k sq ft. The estate is generally well let with limited leasing churn. It provides economical but dated commercial property for occupiers.

### **Total available space on the park today:**

Industrial available space                      **nil sq. ft.**

### **Take up at Saxon Way**

Take up over past 12 months                      **nil sq. ft**

## 3.2 The Commercial schemes in villages neighbouring Melbourn

- The Way, Fowlmere
- The Press, Foxton
- Shepreth Research Park

## The Way, Fowlmere



CGI of Alchemy (Consented scheme)

Fowlmere is a neighbouring village c. 3 miles from Melbourn.

Acquired by Gen Two c. 3 years ago. The Way Fowlmere is a 74,500 sq. ft. light Industrial estate located in the south Cambridgeshire village of Fowlmere.

The site has consent for 125,000 sq. ft. life science campus marketed as Alchemy (see CGI). Planning was secured in November 2023. However, market conditions do not provide for speculative implementation of the masterplan at this time. The consented masterplan included comprehensive renovation of some existing buildings plus the delivery of new buildings targeted for Life Science and Innovation sectors. The interim asset plans is the leasing of existing buildings as industrial units plus the refurbishment of a building for educational use.

### Total available space on the park today:

Industrial available space **49,000 sq. ft.**

### Take up at The Way

Take up over past 12 months (office and ind) **21,000 sq. ft**

## The Press, Foxton



Foxton is a neighbouring village c. 3 miles from Melbourn.

The Press is a development by Mission Street, a specialist life science and innovation developer. Phase 1 completing in 2024 with final phase will be completing in middle of 2026. The scheme has repurposed the former Burlington Press and largely industrial spaces to high quality laboratory capable space.

- Phase 1 (13,500 sq ft) – part let & part available.
- Phase 2 (53,500 sq ft) - Available now
- Phase 3 (20,000 sq ft) - Available Mid 2026

Each phase provides a different offer and space type for occupiers. Phase 1 & 3 being comprehensive refurbishments and phase 2 being new ground up purpose built high specification lab building. The Press provides an open campus with café amenity opening on completion.

### Total available space on the park today:

Laboratory space **63,000 sq. ft** (Phase 2 will be added to availability in 2026)

### Take up at The Press

Take up over past 12 months **4,200 sq. ft**

## Shepreth Research Park



CGI of Phase 1 (Redevelopment strip out progressed)

Shepreth is a neighbouring village c. 3 miles from Melbourn.

Formerly the home of Grant Instruments the site was purchased 2 years ago by Camprop, who have progressed and secured planning consent for a two-phase development. Phase 1 a 20,000 sq ft back to frame comprehensive refurbishment of existing building. Phase 2 a 20,000 sq ft new build laboratory building. Work on strip out of phase 1 have been undertaken speculatively and timeframes for delivery are to be confirmed.

### **Total available space on the park today:**

Laboratory space                                      nil **sq. ft** (Phase 1 could add 20k sq ft of availability 2026)

### **Take up at Shepreth**

Take up over past 12 months      nil **sq. ft**

## 4.0 Conclusion

The commercial floor space in Melbourn and the surrounding villages is well supplied with good availability for occupiers today, further schemes are on site and delivering more speculative space during 2026 plus significant consented schemes that can deliver future pipeline of commercial floorspace subject to improved market conditions. Hence, there is no foreseeable need for additional commercial floorspace in the short or medium term, and unlikely prospects in the longer term, as extensive growth is planned at the larger campuses locally and in the wider cluster.

Melbourn (& neighbouring villages) summary of commercial floorspace availability and activity:

- Current immediate availability: 181,363 sq ft
- Take up in 2025: 37,334 sq ft
  - If adjusted +17% to reflect overall Cambridge market underperformance against 10 year average: 43,780 sq ft
- Years supply (2025 take up levels): c. 5 years of supply
  - If adjusted +17% to reflect overall Cambridge market underperformance against 10 year average: c. 4 years of supply
- Development schemes on site and expected to deliver in 2026: 40,000 sq ft
  - This will add a further c. 1 year of supply
- Pipeline consented schemes (Melbourn Science Park & The Way, Fowlmere, Shepreth Research (phase 2)): c. +400,000 sq ft
  - The development pipeline provides a further c. 10 years of potential supply

This occupational report has reviewed commercial floorspace and market activity and concludes there is no occupational need for any additional floorspace in the Melbourn area.

Prepared by Bidwells

January 2026

Business Space Agency