

SITE	PLANNING STATUS	SIZE	CURRENT POSITION
Dogsthorpe Landfill Site, Welland Road, Dogsthorpe, Peterborough	Outline planning consent granted in July 2023	18 acres (7 ha)	Proposal for 3 or 4 industrial units ranging from 29,000 – 60,000 sq ft, plus drive-through and fuel station. 300,000 sq ft in total.
<b>Ely</b>			
Lancaster Way Business Park, Ely, CB6 3NX	Detailed planning consent for up to a further c.550,000 sq ft of E(g), B2 and B8 uses.	32 acres (13 ha)	16 acres available to accommodate buildings > 100,000 sq ft. 275,000 sq ft remaining on a BTS basis. Will not build speculatively.
<b>Newmarket</b>			
No sites available.			
<b>Bury St Edmunds</b>			
Suffolk Business Park, Bury St Edmunds, IP30 9NH	Detailed planning consent for single unit.	30 acres (12 ha)	490,000 sq ft on a BTS basis. Developer unlikely to build speculatively.
<b>Stowmarket</b>			
Gateway 14, Stowmarket, IP14 5EP	Outline planning consent for up to 2.36m sq ft of E(g), B2 & B8 uses.	156 acres (63 ha)	1,230,000 sq ft – Sold 1m sq ft remaining. Planning submitted for single building of c.165,000 sq ft. Unlikely to spec build.
<b>Ipswich</b>			
PortOne Logistics Park Great Blakenham Ipswich, IP6 0FL	Outline planning consent for approximately 1m sq ft of B8.	43 acres (17.5 ha)	1m sq ft remaining on a BTS basis. Developer has spec built one c.200,000 sq ft unit.
<b>Bishop's Stortford</b>			
BOX.STN, First Avenue Stansted, CM24 1RY	Outline planning consent for 2.1m sq ft.	99 acres (40 ha)	2.1m sq ft remaining on a BTS basis. Recently changed hands.
<b>Total</b>	<b>9,325,000 sq ft</b>	<b>555 acres (223.5 ha)</b>	<b>Remaining – 7.265m sq ft</b>

Source: Bidwells Research

- 3.4.3 A planning application was submitted to develop a 350,000 sq ft last mile delivery and distribution scheme on 23 acres at Coldhams Lane, Cambridge CB1. However, the site has now changed ownership and the planning application has been withdrawn. A new application has been submitted for development of a mixed laboratory and office scheme.

3.4.4 Our expectation is that the supply dynamic is due to contract further during the next two to three years, particularly if we see similar levels of take-up that we have seen across the region since 2020.

3.4.5 The Cambridge planning policy is focussed on the provision of new housing, with the local plans allocating a number of major existing industrial estates for future residential. These are noted below:

- The Paddocks Industrial Estate, Cambridge, CB1 8DH – 135,000 sq ft;
- Clifton Road Industrial Estate, Cambridge, CB1 7ED – 193,000 sq ft;
- Dales Manor, Sawston, CB22 3TJ – 160,000 sq ft;
- Unity Campus, Sawston, CB22 3FT – 85,000 sq ft;

3.4.6 A total of approximately 1.3m sq ft of occupied employment land in Cambridge City is allocated for residential development in the Cambridge Local Plan 2018, with further sites such as Dales Manor and Unity Campus in Sawston (Greater Cambridge) also allocated for alternative uses. This wave of displacement has already begun, with 94,000 sq ft of industrial land being repurposed for residential or other uses, and a further 333,000 sq ft set to be redeveloped in the next few years. A map displaying the location of these sites is included at Appendix 2.

3.4.7 When these sites are developed, occupiers will need to be rehomed and this will further impact on the overall levels of industrial and warehouse stock for which new allocation has not, to date, been forthcoming.

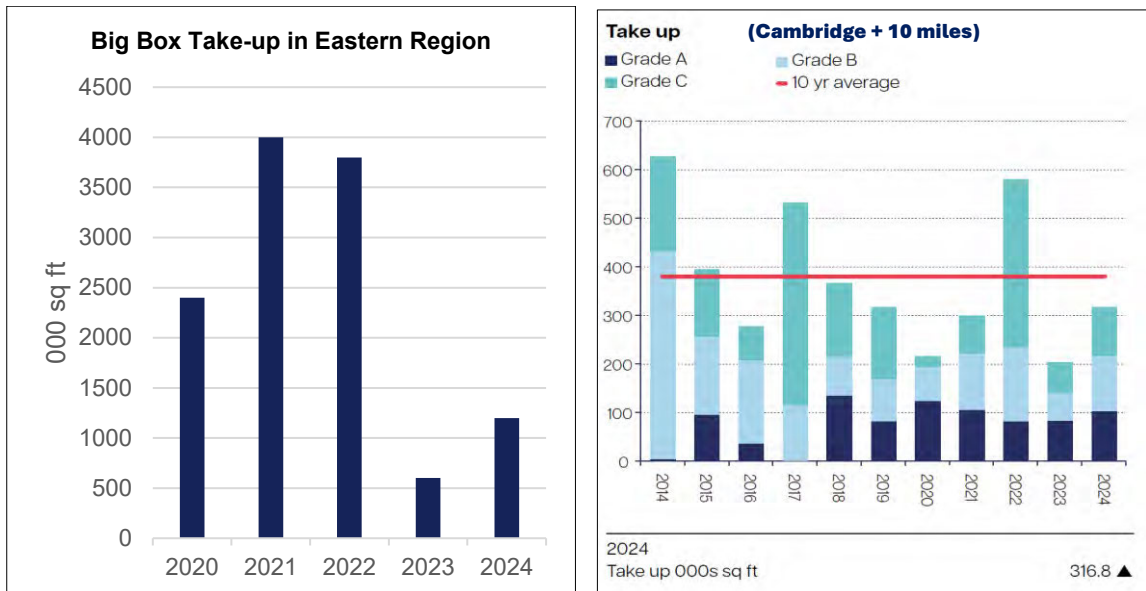
### **3.5 Take-Up in the Regional Market**

3.5.1 In terms of take-up, mirroring the national picture, take-up in 2024 and the first half of 2025 was more muted, particularly given the challenging economic conditions, as outlined in previous paragraphs. Take-up in 2024 was recorded at approximately 1.2 million sq ft across two transactions, which is a c.100% increase on 2023 and broadly in line with the long-term annual average for the Eastern Region. This is not solely driven by lower demand, but also by lower supply, particularly for existing extra-large warehouses. As witnessed in other parts of the UK, occupiers are taking on large existing warehouses, often needing space quickly in response to contract wins or geopolitical issues. If these buildings are not built and available, occupiers will look further afield for options.

3.5.2 Average take-up in the eastern region over the past 5 years has been c.2.4 million sq ft, albeit with two exceptional years driven by the pandemic. The 10 year average equates to approximately 1.5m per annum.

3.5.3 More locally to Cambridge, take-up levels reached over 300,000 sq ft for 2024, slightly below the 10 year average of approximately 375,000 sq ft per annum, but significantly above take-up in 2023. Again, this is often held back by lack of available stock rather than lack of occupier demand.

3.5.4 The following charts focus on both the Eastern Region as a whole and Cambridge plus 10 miles:







Source: Bidwells Research

- 3.5.5 Looking at average take-up levels for the regional market over the past five years suggests that the current supply of existing space at c.2 million sq ft only provides approximately 12 to 18 months' worth of supply.
- 3.5.6 Looking at the immediate market, the currently available c.300,000 sq ft will only provide c.12 months of supply based on the long-term average take-up. It is positive to note that Icenis recent report: *Greater Cambridge Warehouse and Industrial Space Needs* (March 2025), has identified a need for a further 317,000 sq million (3.4m sq ft) of industrial and warehouse space in the Local Plan for Greater Cambridge over the next c.15 years, a significant increase on the previous figure of 200,000 sq m (2.15 million sq ft) identified in the report by Greater Cambridge Employment and Housing Evidence Update 2023 (EHEU).
- 3.5.7 On this basis, a further allocation of 80 hectares (c.200 acres) of industrial land allocation will be required to satisfy the need, assuming a standard building site coverage of 40% per plot. It is worth noting that this is conservative figure, with many modern occupiers requiring lower site coverage than this. To accommodate the next 15 years of demand, further significant allocations of land will be needed, as identified by Icenis report.
- 3.5.8 Irrespective of this, we believe this still falls short of satisfying the demand from occupiers in the immediate and regional markets, based on long-term average annual take-up figures of 375,000 sq ft and 1.5 million sq ft respectively, particularly considering that take-up in the immediate market will also have been restrained by lack of supply over the past 10 years.
- 3.5.9 The Icenis report also highlights an unmet requirement for distribution premises (B8) for servicing last-mile deliveries into Cambridge for both consumers and businesses. This could represent three or four parcel delivery firms (looking for 5,000 to 10,000 sq.m+ each). Whilst these have historically been serviced from beyond Greater Cambridge, there would be efficiency and sustainability benefits of near city servicing, recognising that demand will increase with population growth planned for new settlements / housing delivery in Cambridge and at Waterbeach, Northstowe and Cambourne.

3.5.10 This is supported by the fact that Tritax has a deal provisionally agreed with DPD to deliver a new 63,000 sq ft last-mile delivery hub on this site. DPD have a targeted net-zero commitment which focusses on a number of actions, but particularly electrifying their first and last mile delivery fleet and diversifying their longer-range fleet to include alternative fuels such as biogas, biofuel, electric and hydrogen power.

3.5.11 Set out below is a table of recent transactions which demonstrates the size, type and location of activity in the market over the past few years. The table highlights the unprecedented levels of take-up seen in the region:

IMAGE	DATE	ADDRESS	SIZE	OCCUPIER	HEADLINE RENT (PSF)
	March 2025	Barnack House, Southgate Way, Orton Southgate, Peterborough	178,872	Yours Clothing	FH Sale
	July 2024	Orwell Logistics Park, Ipswich	1.1m	Sizewell C	c.£7.50
	May 2024	SP128, Suffolk Park, Bury St Edmunds	128,000	Greene King	FH Sale
	July 2023	Unit 5 Port One Logistics Park, Ipswich, IP6 0RL	243,511	Hemisphere Logistics	FH Sale
	June 2023	Former DSV Unit Oxney Road, Peterborough PE1 5YP	129,507	Frederic Smart	£4.63
	February 2023	Lightning 126, Lightning Park, Huntingdon	126,689	DHL	£9.50
	January 2023	Nordic House, Sawtry, Huntingdon, PE28 5XN	124,134	Comtec Cables	£4.74 (Assignment)
	December 2022	PS140 Peterborough South, Kingston Park, Peterborough	139,915	FreshLinc	£7.50

IMAGE	DATE	ADDRESS	SIZE	OCCUPIER	HEADLINE RENT (PSF)
	December 2022	PS241 Peterborough South, Kingston Park, Peterborough	240,830	Taylor Wimpey	£7.15
	October 2022	SP160 Suffolk Park, Bury St Edmunds	160,000	Greene King	£7.75
	October 2022	Ideal Home House, Newark Road, Peterborough	125,046	Sportsdirect Retail	£6.25
	October 2022	Gateway 14, Stowmarket	1,172,160	The Range	FH Sale
	June 2022	Suffolk Park, Bury St Edmunds	394,454	Bleckmann	£7.25

### 3.6 Regional market demand

- 3.6.1 In the context of the southeast A14, M11 and A1(M) corridors, occupier demand remains robust in the medium-to-long-term, albeit is currently more subdued in the face of challenging economic conditions. Due to the lack of available buildings, demand in the build-to-suit and land purchase sectors have grown significantly in the region. Peterborough Gateway has been a recent example of this, where over 2,200,000 sq ft was acquired via this method within just a three year period.
- 3.6.2 The table in paragraph 4.7 below sets out the recent demand for the area. It demonstrates both the diversity and type of occupier who have a registered requirement in the market since 2020 which remains unsatisfied. Not all these requirements will culminate in a transaction. However, it highlights over 13 million sq ft of active demand in the general area of Bar Hill.
- 3.6.3 Many of these requirements would welcome the opportunity to establish themselves or have a facility close to Cambridge, but the lack of sites during the previous 10 years has restricted anyone seeking a facility of over 100,000 sq ft from accommodating themselves within the immediate Cambridge area.
- 3.6.4 Good recent examples of this include CMR Surgical, Marshalls Aerospace and Inca Digital Printers. CMR have a requirement for a 250,000 sq ft facility in Cambridge. However, due to lack of supply of available land or buildings to accommodate this, they have had to split their requirement to lease a 75,000 sq ft build-to-suit unit at Lancaster Way, Ely.

3.6.5 Similarly, Inca Digital Printers have been looking for a site for many years that would allow them to accommodate c.100,000 sq ft in a modern facility within the city. Marshalls Aerospace require 250,000 sq ft around Cambridge but have had to look at other centres such as Huntingdon and Ely to try and satisfy their requirement.

### 3.7 Regional Market Requirements

OCCUPIER / AGENT	SIZE (SQ FT)	PLANNING USE	COMMENTS
Confidential European 3PL	2 million	B8	Looking for sites in the Eastern Region.
c/o 3PLRE	1 million	B8	East of England search for 3PL client.
c/o BNP Paribas	1 million	B8	Looking for new facility centred on Peterborough
MH Star	800,000	B8	Seeking site along the A14 for global fulfilment centre.
M&S c/o LSH	750,000	B8	Looking for new SE distribution hub.
c/o JLL	700,000	B2/B8	Looking for data centre facility around Stansted plus 40 miles.
c/o Reid Commercial	600,000	B8	OBO data centre. Looking for sites across the Oxford, Milton Keynes and Cambridge Arc.
c/o CBRE	500,000	B8	Peterborough-focused requirement OBO of 3PL
c/o Gerald Eve	500,000	B8	Supply chain network for Sizewell C looking for space across East Anglia
Leading UK garden products supplier	450,000	B2/B8	Looking for a site on the A14 for 3 years. No site large enough to accommodate their expansion plans.
c/o Logix Property	400,000	B8	FH requirement.
Amazon c/o CBRE	400,000	B8	Seeking site for next day fulfilment to service Cambridge.
c/o JLL	300,000	B2/B8	Client looking for space in Norfolk & Suffolk
c/o Innes England	300,000	B2	A1 corridor search for a food factory client. Preference to buy a site.
Acushnet	300,000	B2/B8	St Ives occupier looking for major expansion. Manufacture and distribute golfing equipment.
TWI	250,000	B2/B8	Currently based on Granta Park, Cambridge. Looking for new facility in close proximity to Cambridge to move to allow redevelopment of their existing site.
Aliaxis	250,000	B2/B8	Huntingdon occupier looking for major expansion. Manufacture & distribute pipes etc.

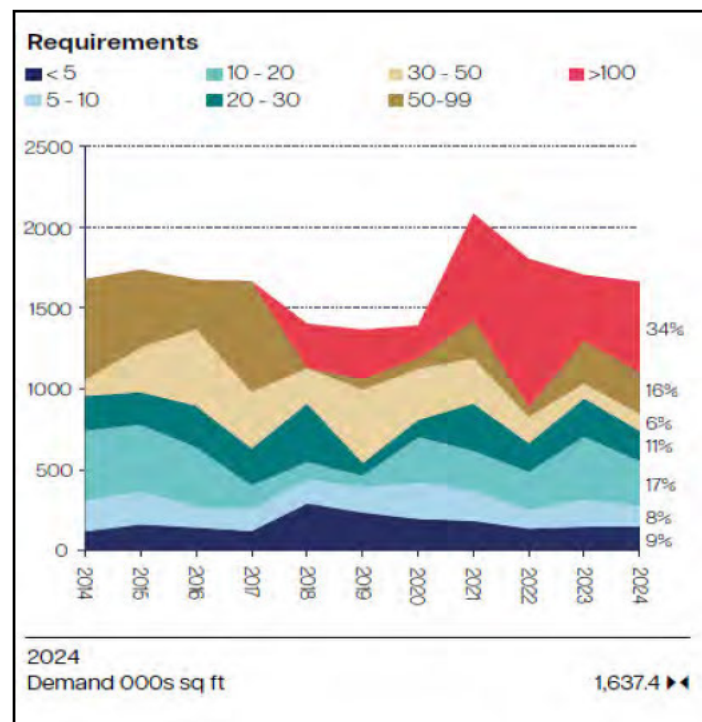
OCCUPIER / AGENT	SIZE (SQ FT)	PLANNING USE	COMMENTS
c/o David Charles Property	200,000	B2	B2 client targeting A14 Huntingdon, preference to buy a site as bespoke unit.
c/o Avison Young	200,000	B8	Feasibility study for corporate client. Looking for 10 – 25 acres of FH land or FH turnkey solution in A1 corridor.
c/o JLL	150,000	B8	FH requirement. Existing buildings preferred but may BTS. East Midlands and East of England search area.
Jardin Corrugated Cases	150,000	B2	Packaging supply company based in Sutton / Ely. Lease end at the end of 2025.
c/o CPCA	175,000	B2/B8	Requirement from Department for Business and Trade for a French Bakery. Looking for FH land purchase along the M1/A1/A1M corridor.
STEF	150,000	B8	European 3pl specialising in the logistics and transport of food products. Looking on A14 corridor for distribution hub.
Motorsense	100,000	B8	St Neots occupier looking for expansion space.
c/o Cushman & Wakefield	100,000	B2	Manufacturing client looking for site of 5 acres with 3MVA of power.
VRCO	100,000	B2/B8	Start-up developing electric, vertical take-off aircraft. Need direct access to an airfield for development and testing.
Flimax	100,000	B2/B8	Start-up developing electric aircraft. Need direct access to an airfield for development and testing.
Bartrums	100,000	B8	Regional 3PL looking for expansion space
AEGG	100,000	B2/B8	Manufacture and distribute glass packaging. Based in Suffolk and looking for expansion space.
c/o M1 Agency	100,000	B2/B8	Lincolnshire-based manufacturing & packaging business looking to expand into Cambridgeshire or Bedfordshire.
Yodel c/o Penn Commercial	100,000	B8	Cambridge + 10 miles. Will consider D&B opportunities.
Hermes	100,000	B8	Seeking new hub for parcel handling to service Peterborough and Cambridge
DPD	60,000	B8	Parcel delivery company looking for low site cover site.
<b>Total</b>	<b>12.69 million sq ft</b>		<b>Total listed demand for units larger than 100,000 sq ft within the regional market.</b>

Source: Bidwells Research

### 3.8 Demand in Cambridge + 20 mile Radius

- 3.8.1 Focusing on Cambridge specifically, the demand for industrial floor space has remained steady over the past two years at c.1.5 million sq ft, down from the 14-year high we saw in 2021.

Noticeably however, 40 - 50% of requirements were for buildings of 50,000 sq ft and above (see following chart), a significant increase from previous years. This shows a “snapshot” of immediately live requirements active in the market.



Source: Bidwells Research

3.8.2 In recent years, demand for industrial floor space has been amplified by an acceleration in requirements from the ‘knowledge intensive’ sectors of the Cambridge economy, on top of the more traditional occupier base, and there has been very limited space to accommodate their growth.

### 3.9 Current Greater Cambridge Occupier Requirements – Looking for new facility

OCCUPIER / AGENT	SIZE (SQ FT)	PLANNING USE	COMMENTS
Confidential occupier c/o Bidwells	55,000	E(g)/B2	Light manufacturing and distribution of medical supplies. Based just outside Cambridge and need to expand.
Novanta	40,000	E(g)/B2	Looking for a unit for their Robotics R&D/manufacturing. Currently based in Foxton.
Biomodal	25,000	E(g)/B2	R&D company on Chesterford Research Park. Lease expiry in 2027 and considering options.
TWI	250,000	B2/B8	Currently based on Granta Park, Cambridge. Looking for new facility in close proximity to Cambridge to move to allow redevelopment of their existing site.
Acushnet	250,000	B2/B8	St Ives occupier looking for major expansion. Manufacture and distribute golfing equipment.
Cellular Origins c/o DTRE	50,000	E(g)/B2	Based in Melbourn. Looking for labs and engineering/ manufacturing plus offices.
Levidian Nanosystems	35,000	E(g)/B2	Based in central Cambridge. Looking for modern space to expand. Significant utility requirements.

OCCUPIER / AGENT	SIZE (SQ FT)	PLANNING USE	COMMENTS
			Mix of labs and engineering/ manufacturing plus offices.
<b>Amazon c/o CBRE</b>	400,000	B8	Seeking site for next day fulfilment to service Cambridge.
<b>Biocair</b>	30,000	B2/B8	Looking for expansion space around south Cambridge.
<b>Xaar</b>	50,000	E(g)/B2	Currently based at CRP. Looking to expand and no existing options.
<b>4BaseBio</b>	40,000	E(g)/B2	R&D company based in Swavesey. Looking to expand.
<b>Biocrucible</b>	50,000	E(g)/ B2	Based at Chesterford RP. Life science occupier seeking GMP facility
<b>BitBio</b>	50,000	E(g)/ B2	Based at Babraham. Life science occupier seeking GMP facility
<b>DPD</b>	60,000	B8	Parcel delivery company looking for bespoke building with low site cover. Cambridge-specific requirement
<b>SPT Labtech c/o DTRE</b>	50,000	E(g)/ B2	Based at Melbourn. Life science occupier seeking GMP facility
<b>Yodel c/o Penn Commercial</b>	100,000	B8	Parcel delivery company. Cambridge-specific requirement
<b>c/o Knight Frank</b>	50,000	B8	Storage & distribution requirement for Cambridge area.
<b>c/o JLL</b>	100,000	B2	Believed to be for Duxford-based manufacturing occupier.
<b>CMR Surgical</b>	200,000	E(g)/ B2	Wishing to identify a site for a new global manufacturing and design HQ. No site available to accommodate. Will have to look at split sites. Have acquired one site in Ely.
<b>Marshalls</b>	250,000	B2/B8	Seeking relocation from airport site for new parts/technology hub.
<b>AstraZeneca</b>	100,000	E(g)/B2/B8	Manufacturing and logistics facility to service Cambridge Campus
<b>Wedd Joinery</b>	75,000	B2	Joinery company wishing to stay within South Cambs but lack of options
<b>Inca Digital</b>	100,000	E(g)/B2	Needing to expand from existing Cambridge facilities. Require modern building. No site capable of unit of this size
<b>Confidential Cambridge occupier</b>	100,000	E(g)/B2	Looking to combine office and production/tech space into one 'super-hub'. No site options for mid-tech facility.
<b>Confidential Cambridge occupier</b>	80,000	E(g)/B2	Cambridge Science Park occupier seeking to relocate into modern manufacturing facility close to Cambridge.
<b>Total</b>	<b>2,590,000 sq ft</b>		<b>Total listed demand for units larger than 30,000 sq ft from local occupiers looking to grow or relocate.</b>

Source: Bidwells Research

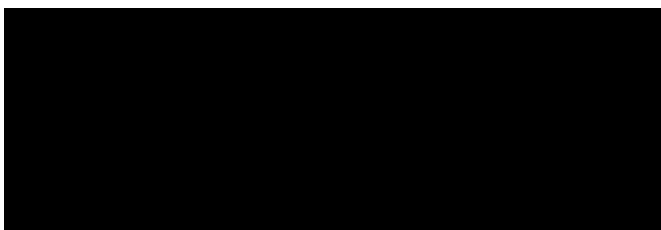
- 3.9.1 You will note from the preceding table that there is currently approximately 2.5 million sq ft of demand for larger requirements from occupiers already located within the Cambridge area or who have Cambridge-specific requirements. The occupiers currently based around Cambridge have been seeking sites/buildings to expand their business which have been thriving during the previous three to four years. These are long-term requirements we are aware of, some of which will have been put on hold because of lack of available property options.
- 3.9.2 Due to the lack of allocated employment land for sizable buildings, many firms are being stifled in their growth aspirations and are being forced to consider land/sites away from Cambridge, taking with them highly skilled jobs and economic opportunity.
- 3.10 Our key conclusions from the local and regional market analysis are as follows:
- There is strong demand for land and premises which is at a level much higher than is currently being delivered by speculative development;
  - Recent record take-up in the area has diminished supply to levels which cannot support the current or future economic and population growth;
  - Whilst the limited supply of large units is insufficient in quantitative terms, in terms of quality and sustainability, the second-hand supply (Grade B, C etc) does not meet the needs of modern occupiers;
  - There are extremely limited opportunities along the A14 corridor for sites which benefit from direct access and this is particularly acute around Cambridge;
  - There is a lack of high-quality employment land suitable for mid-range or large employment units;
  - Vacancy rates have been falling across both the wider regional market and local Cambridge market in particular, with supply levels being some of the lowest in the last 10 years, starving business and the local economy of essential growth;
  - The majority of take-up of larger units has been for build-to-suit opportunities. This demand for build-to-suit premises has direct implications for the demand for land, as larger buildings require bigger plots of land to accommodate them;
  - The subject site provides the opportunity to add to South Cambridgeshire's depleted employment land portfolio, providing additional land which meets the needs of occupiers, being easily accessible to the A14 and A1 corridors and offering a range of unit sizes to serve the manufacturing and logistics sectors;
  - Cambridge has the potential to attract demand which has previously been distributed elsewhere in the market area (Peterborough, Huntingdon, Biggleswade, Bedford & Bury St Edmunds, for example).
  - The proposals to construct 1 million new homes in the Oxford to Cambridge Arc requires the commercial balance of large-scale employment land.
- 3.11 The proposals for an employment hub at Tritax Park, Cambridge that will provide a wide range and scale of employment facilities are therefore complementary to the current supply of land and

premises in Greater Cambridge and will not prejudice the delivery of any other site. We strongly believe that the Site would be a valuable addition to the depleted portfolio.

## 4.0 Summary and conclusions

- 4.1 Considering the context and characteristics of the Site, there is an opportunity to provide deliverable land for employment uses and suitable properties for the burgeoning industrial, logistics, manufacturing and technology sectors.
- 4.2 There is plainly the need for more employment land in Cambridgeshire, particularly around Greater Cambridge and in the A14 corridor. Many industrial sectors are increasing the size of their units to drive efficiencies and to accommodate the automation and robotics that speed their processes and secure their business. Very large sites to accommodate these modern facilities are rare nationally and in Greater Cambridge specifically, there are no sites which could welcome a large employer.
- 4.3 The Site is ideally suited to provide detached and self-contained facilities encompassing industrial and logistics functions, together with associated office and administration functions. Uniquely, the site could offer businesses room to expand and grow in the longer-term, with consistency of ownership throughout development and delivery to holding of assets through Tritax's REIT (Real Estate Investment Trust).
- 4.4 The inward investment potential for South Cambridgeshire District Council is considerable. Tritax Park will drive local and sub-regional economic growth by providing 2,500 to 3,000 on site, skilled jobs. The scheme will generate gross value added to the local economy of up to £150 million million each year, along with business rates of around £12-£15 million per annum once Tritax Park is fully operational.
- 4.5 To accommodate this existing 2.5m sq ft of demand in Greater Cambridge, it will require approximately 140 acres (56 ha) to be satisfied, assuming a standard building site coverage of 40% per plot. To accommodate the next 15 years of demand, further significant allocations of land will be needed, as identified by Icen's report.
- 4.6 The proposals for Tritax Park, Cambridge would meet the gap in the demand and supply and offer a viable and deliverable opportunity to provide significant benefits to the local economy, as well as to support the proposed future economic growth of the area.

Signed on behalf of  
**Bidwells LLP**



Date: 29 January 2026

# APPENDIX 1

## LOCATION & SITE PLANS

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## APPENDIX 2

# MAP SHOWING EMPLOYMENT DISPLACEMENT IN CAMBRIDGE CITY

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# APPENDIX 3

## TRITAX BIG BOX DEVELOPMENTS CASE STUDIES

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