

# CAMBRIDGE NORTH DEVELOPMENT OPPORTUNITY

BARR-TECH SITE  
90 - 92 | COWLEY ROAD  
CAMBRIDGE | CB4 0DL

Cambridge  
Business Park

Cambridge  
Science Park

BARR-TECH  
SITE



# EXECUTIVE SUMMARY

Offers are invited in excess of **£3,000,000 (Three Million Pounds)** for the Freehold of the site subject to contract and exclusive of VAT



Situated within the Northern Fringe Cambridge Cluster



c. 7,200 sq ft (Valuation Office Agency) of existing industrial accommodation



In the Heart of the North East Area Action Plan



Opportunity to increase massing to approximately 29,364 sq ft STP



5 minute walk to Cambridge North Railway Station



Freehold



0.33 acre development site



Unconditional offers sought in excess of £3,000,000 subject to contract and exclusive of VAT



Excellent development opportunity subject to planning



CAMBRIDGE NORTH DEVELOPMENT OPPORTUNITY  
90 - 92 | COWLEY ROAD | CAMBRIDGE | CB4 0DL

# LOCATION



**90 – 92 Cowley Road is situated within the world renowned and historic university city of Cambridge. Located within Cambridge's Northern Fringe Cluster which is noted as one of the most prominent and accessible locations in Cambridge.**

The Northern Fringe comprises of Cambridge Science Park, Cambridge Business Park, St John's Innovation Park and Cambridge North. It has the highest concentration of Science, R&D and technology companies in the market. Occupiers include Roku, Microsoft, Mathworks, Worldpay, Napp Pharmaceuticals, Darktrace and AstraZeneca.

The entrance to the site is along Cowley Road, which is accessed via Milton Road and Cambridge North Railway Station. The A14 is situated 0.5 miles away and the site is strategically positioned off Junction 33, just 3 miles east of the M11 (Junction 14) which links to Stansted Airport.

With close access to the Cambridge North Station, Cambridge Central is only 10 minutes away with London Kings Cross is approximately 48 further. The direct line to London Kings Cross runs every 30 minutes from Cambridge North and every 15 minutes from Cambridge Central. In future this line will also connect to the new Cambridge South Station serving Addenbrookes and the Biomedical Campus.

The nearby Cambridgeshire Guided Busway provides frequent public transport along the A14 corridor linking Huntingdon and St Ives to Central Cambridge and Addenbrookes hospital, the Biomedical Campus and Trumpington to the South.

**Cambridge North Railway Station**



## TRAVEL



**RAIL** (minutes)

Cambridge Station.....	<b>3</b>
London Kings Cross .....	<b>48</b>
London Liverpool Street.....	<b>48</b>



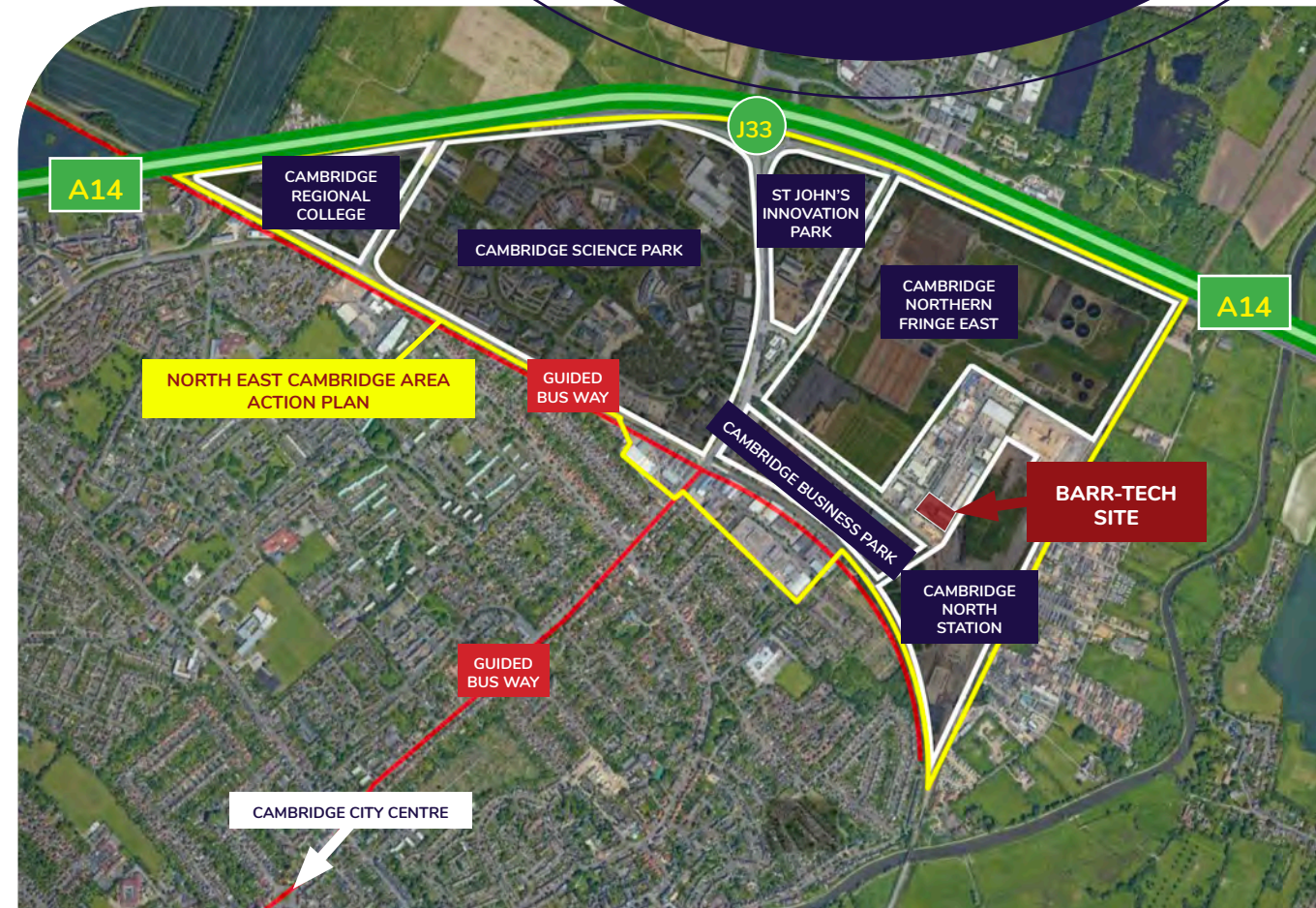
**ROAD** (miles)

Cambridge North Station..	<b>0.4</b>
A14 (J32 & 33) .....	<b>0.5</b>
Cambridge City Centre .....	<b>3</b>
M11 (J14).....	<b>3</b>



**AIR** (miles)

Cambridge International Airport.....	<b>3</b>
London Stansted .....	<b>34</b>
London Heathrow .....	<b>75</b>



The site comprises a prominent 0.33 acre corner plot on Cowley Road, in an area with excellent development prospects. The site sits within the North East Area Action Plan with surrounding occupiers including the Coulsons Building Group, Veolia, Stagecoach and Bridge and Partners.

There are two adjoining industrial warehouses one site which are of steel portal frame construction with pitched roofs. There is an additional single storey workshop attached to the side of the main warehouse which provides further storage and workshop space. There are 5 roller shutter doors, one of which is electric.

The existing buildings are operating as a specialist car sales and servicing garage with associated car parking to the front. The site is a corner plot with good visibility from Cowley Road and has a building coverage of approximately 50%.

90 - 92 | CAMBRIDGE NORTH DEVELOPMENT OPPORTUNITY  
COWLEY ROAD | CAMBRIDGE | CB4 0DL



0.33  
ACRE  
PLOT

# DESCRIPTION



# North East Cambridge Area ACTION PLAN



A North East Cambridge Area Action Plan (NECAAP) is currently being prepared by the Greater Cambridge Shared Planning Services team (the combined planning functions for Cambridge City Council and South Cambridgeshire District Council).

It is expected to be adopted in 2024/25 and will help guide the development of approximately 8,000 new homes, and over 2.9m sq ft (275,000 sq m) of new commercial space. The NECAAP consists of a number of different sites, including (but not limited to) Anglian Water's Waste Water Treatment Works, Cowley Road Industrial Park, CCC's vehicle depot site and golf driving range, Cambridge Science Park, St John's Innovation Park, Cambridge Business Park, land around Cambridge North Station.



Public transport and strategic cycling infrastructure

## Building heights considered suitable for North East Cambridge



### KEY

- 4-5 storeys typical height, maximum 6 storeys (18m)
- 5-6 storeys typically, maximum 8 storeys (24m)
- 6-8 storeys typically, maximum 10 storeys (30m)
- 7-11 storeys typically, maximum 13 storeys (39m)

Regeneration will be radical and transformational; development will create new high-density, walkable neighbourhoods with very low car dependency. Potential development parameters for Cowley Road Industrial Park include zoning for business space (B1 / E) and housing, housing density levels of approx. 260 dwellings per hectare, and building heights of 5-6 storeys, max. 8 storeys (24m) (information taken from latest version of AAP).

Formal progression of the NEC AAP will be paused until the Development Consent Order for the relocation of the Waste Water Treatment Works has been determined. Notwithstanding this, planning applications are starting to come forward on the basis of the principles being advocated in the draft NEC AAP policy. A scheme on Cambridge Science Park obtained planning permission to replace a single storey B1 / E use with a new 5-6 storey building (creating a net increase of 57,000 Sq ft (5,300m<sup>2</sup>), whilst keeping car parking at the same level of provision as the existing.

# MASSING EXERCISE



Architect plans have been prepared to demonstrate indicative massing for the site, assuming a full demolition and rebuild.

The indicative concept plan demonstrates what could be provided if planning is achieved in accordance with the Draft North East Cambridge Area Action Plan (NECAAP). Note these are for illustrative purposes only.

The exercise has revealed an opportunity to significantly increase the floor area to c. 30,000 sq ft. Details can be provided on request.

Example CGI for illustrative purposes only



# EXISTING OCCUPIERS



**The property is owned and occupied  
by car specialists Barr-Tech.**

Barr-Tech will be vacating the site at the end of 2022 therefore a deferred completion or a sale and leaseback arrangement is sought until this date. There is an opportunity to secure full vacant possession by Q1 2023.

# CAMBRIDGE OCCUPATIONAL MARKET



DATE	ADDRESS	SIZE (SQ FT)	TENANT	RENT PSF
Q3 2021	Building 2 Cambridge Science Park	118,000	Roku	£37.25
Q3 2021	330 Cambridge Science Park	20,386	Endomag	£32.50
Q3 2021	198 Cambridge Science Park	36,446	Microsoft	£32.50
Q1 2021	The Old Swiss, Cherry Hinton Road	12,560	HP UK Development	£40.00
Q4 2020	Newnham Building, Chesterford Research Park	11,500	Oncologica	£38.00
Q4 2020	Building 1 Cambridge Science Park	93,000	Mathworks	£36.00
Q3 2020	20 Station Road	65,000	Fora	£48.50
Q2 2020	Biomed @ Babraham Research Campus	26,900	Bit Bio	£43.00



Total Office and Laboratory stock in Cambridge approx. 11m sq ft

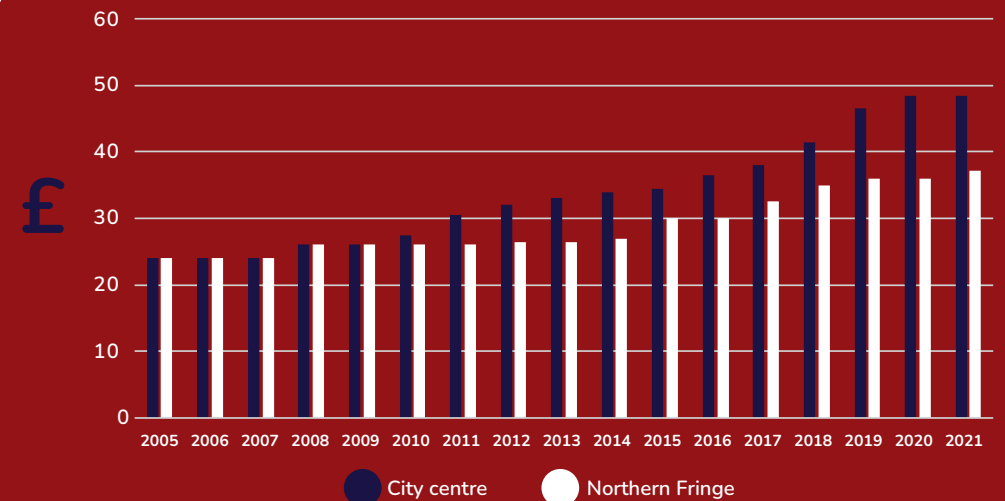
Current stock in the Northern Cluster approx. 2.7m sq ft

Total Cambridge Take up in 2021: 699,409 sq ft (up 45% on 2020)

10 year average take up: 700,000 sq ft



**CAMBRIDGE PRIME GRADE A OFFICE RENTAL TRENDS - CITY CENTRE VS NORTHERN FRINGE**





# ADDITIONAL INFORMATION



**EPC** - E-101

## **Dataroom**

There is a data room available. Access can be provided upon request.

## **VAT**

It is anticipated that VAT will be payable on the purchase price?

## **Anti-Money Laundering**

In order to comply with current anti money laundering regulations, Carter Jonas will require certain information from the successful bidder. In submitting a bid, you agree to provide such information when the terms are agreed.

## **Proposal**

Offers are invited in excess of £3,000,000 (Three Million Pounds) subject to contract and exclusive of VAT.

Cambridge  
North Railway  
Station

Barr-Tech Site

VIEWING AND FURTHER INFORMATION STRICTLY THROUGH THE SOLE AGENTS

# Carter Jonas

**LUCY ATKINS**

01223 558 034 / 07703 198 946  
lucy.atkins@carterjonas.co.uk

**WILLIAM ROOKE**

01223 326 815 / 07899 081 027  
william.rooke@carterjonas.co.uk



These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. **April 2022.**