

Cambridge City Council Local Plan Review - Viability

Community Infrastructure Levy

Viability Assessment

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Executive Summary

Community Infrastructure Levy (CIL) Context

1. This Executive Summary provides very brief background to the introduction of CIL and the viability assessment undertaken to inform and support that alongside the Local Plan Review in Cambridge.
2. The Community Infrastructure Levy (CIL) was introduced by the Government as a means of Local Authorities pooling development contributions to help fund the provision of the local infrastructure needed to support the planned growth (plan-led development) in their area. In essence, by April 2014 it will replace s.106 as a means of securing those wider area infrastructure contributions.
3. Therefore, in most cases, Councils that do not put a CIL in place will see their scope to secure those planning obligations (compared with existing mechanisms) severely reduced. S.106 will become a vehicle for securing only planning obligations relating to site-specific mitigation requirements. However, based on the current CIL regulations, s.106 will continue to be used for securing affordable housing.
4. The CIL principles and charging structure are prescribed under the regulations. Those set out a framework that the local authority (the ‘charging authority’ for the CIL) has no flexibility over; CIL must be implemented and charged in the prescribed way. Charging authorities can however decide on the local charging rate(s), including whether to vary those by development use type and / or by locality; as may be driven by varying development viability in their area.
5. Under the regulations, the CIL will be chargeable on a per square metre (sq. m) basis on all new development which adds more than 100 sq. m gross internal floor-space. This covers all types of property (residential and commercial / non-residential, including extensions). In addition, all new dwellings will be chargeable, including new dwellings of less than 100 sq. m.

6. Affordable housing and developments by charities will not be subject to CIL charging under the current regulations.
7. Subject to certain criteria, CIL charging will not apply to any pre-existing accommodation on a development site. Therefore within the CIL payment calculation, the existing floor area may be deducted (“netted-off”) from the chargeable development floor area. This will have a variable, usually positive, viability impact on developments where existing floor-space is allowed-for in this way.

Study and process

8. Cambridge City Council appointed Dixon Searle Partnership (DSP) to review the viability scope for a range of development types (residential and commercial / non-residential) to support CIL funding in the City. Carried out in a comprehensive way, the assessment also informs the Council’s Local Plan Review policies development process by taking account of (or sensitivity testing) costs associated with known or potential option positions. Alongside supporting information on the local infrastructure requirements, the viability assessment is a key piece of evidence required to inform and support the CIL proposals and Local Plan Review development. DSP is amongst the market leaders in assessing viability for strategic purposes in this way, having had many years of experience of strategic viability studies for Local Plans and Core Strategies; and having now taken our CIL viability work through Examination in Public (EIP) stage successfully on 4 occasions. Currently we are working with a range of other authorities and use our experience gained to inform each assessment.
9. The study assumes that affordable housing will be provided in accordance with the existing 40% policy headline. Similarly, its assumptions need to reasonably reflect the local market, relevant development types and other costs associated with the Council’s existing and potential policies and Cambridge characteristics.
 - Therefore the main purpose of this study is to further inform the Council’s on-going Local Plan Review development and its consideration of proposed CIL charging rate(s) in Cambridge - by development use type and potentially also by locality. The study approach achieves this through exploring the collective effect of development costs and obligations on development viability and the strength of the relationship between the completed scheme sales values and those costs. The study explores a

range of notional (but reasonably representative) development scenarios and tests those for a variety of sensitivities, including variations to the following factors:

- Completed scheme (sales) values ('gross development value – GDV');
 - Varying potential land value expectations (e.g. relating to previously developed land (PDL) of varying types and greenfield);
 - Range of "trial" CIL charging rates;
 - Build and other development costs varying by scheme type.
10. The Council must seek to strike an appropriate balance between contributing to local infrastructure funding needs associated with the Local Plan facilitated growth (meeting the infrastructure "funding gap" that CIL aims to bridge) and development viability. In doing so, a range of other factors need to be considered, such as site supply and likely frequency and development plan relevance of various development types to the area.
11. The viability work need not be followed slavishly, but the Council should consider the options and parameters set out by DSP – the scope of our recommendations (see later). DSP always aims to provide options, where possible through the viability findings, and this approach has been beneficial so far.
12. In summary, the study involved the key stages of research; assumptions setting; running a wide range of development viability appraisals; and, finally, analysis and review ready for discussion with and consideration by the Council. The appraisals used residual land valuation principles, as have become the established approach to this type of study and as have been used over a number of years to consider affordable housing and other aspects of viability review for planning policy development. The full study report which follows comprehensively documents the process and outcomes.

Findings

13. For CIL in respect of residential development, the headline finding is that suitable overall parameters for charging in the City were found to be £100 to £150/sq. m, dependent on the chosen approach to applying CIL across the City. The fine-tuning of the approach within these parameters, for local relevance, includes consideration of the location / distribution, and type of schemes likely to make-up the housing growth picture in accordance with the outstanding delivery associated with the development plan proposals.

14. Subject to the Council's preferred approach, whether formed on a single City-wide or differential basis, the appropriate CIL rate or rates for residential development are likely to be within the above range.
15. Our recommendations include options for a single rate set at not exceeding £125/sq. m City-wide, or a differential approach that we suggest would include 3 charging zones for residential development.
16. Overall, DSP considers that the selection of a single City-wide charging rate set at £125/sq. m (or rate not exceeding that level) would be an appropriate response, and is put forward as our main recommendation for residential development.
17. Under the alternative 3 charging rates, or similarly set up differential scenario, the lower rate of approximately £100/sq. m would apply to the north to eastern outer swathe of the City, including the ward areas that typically provide the lower housing values in the context of the high prices seen in Cambridge. A mid / medium CIL charging rate of £125/sq. m would apply to the mid-value areas for the City; principally to the south but also to the north west of the City centre (including Trumpington, Petersfield, Queen Ediths and Castle ward areas) which provide values considered typical for the majority new-build housing in the City. A higher CIL charging rate, if a differential approach is selected, would apply to the Market and Newnham ward areas (the City centre and area to the west); at not exceeding £150/sq. m.
18. In all cases, (and applicable also to commercial/non-residential scenarios) any rates considered below the levels and parameters that we set out are within the scope of our viability findings.
19. In avoiding setting rates too high, the wider characteristics and costs of development need to be considered. These include a range of factors, such as potentially on-going uncertain market conditions, variable land value levels, the need to continue supporting other planning objectives (e.g. affordable housing) to optimal possible levels in the available circumstances and potential occurrence of variable abnormal costs, etc.
20. The study used a base assumption of 40% affordable housing for the main consideration of CIL charging rates, given the existing policy headline. In addition it looked at the

sensitivity of outcomes to adjustments in the baseline affordable housing proportion (up to 50% on larger sites; down to 20% and 30% on smaller sites beneath the existing 15 dwellings policy threshold. Sensitivity to affordable housing tenure mix was also considered by sampling the effect of an adjustment to a 50/50 mix of affordable rent and shared ownership from the base 70/25 mix assumption in favour of affordable rented tenure.

21. In summary on residential:

Following our review and discussion with officers DSP's main residential recommendation is for the consideration of:

**A single rate (flat rate) City-wide CIL charging approach -
Set at a level not exceeding £125/sq. m.**

Alternatively, consideration could be given to a differential residential charging rates approach – based on 3 zones -

- Lower rate zone - Suggested at not exceeding £100/sq. m;
- Medium rate zone – Suggested at not exceeding £125/sq. m (i.e. equivalent to the single rate option);
- Higher rate zone - Suggested at not exceeding £150/sq. m.

Extent of zones (under the differential alternative) as summarised at paragraph 18 above, discussed in the report detail and indicated on the provisional map versions included to the rear of Appendix III; for illustrative purposes and for further consideration by the Council, if taken further.

22. In terms of affordable housing, with 40% used a base CIL viability assumption, and explored across the range of scenarios and value levels, as well as sensitivity tested at variant levels, the process confirms that this (but not a higher %) remains an appropriate target given the high level of need. This is necessarily subject to a continued flexible and practical operation of the approach; particularly alongside CIL, as that will be a fixed and non-negotiable development cost.

23. If the Council is to consider lowering the affordable housing threshold, potentially to include sites of 10 or more dwellings in the policy approach, then we recommend that consideration be given to using sliding-scale type principles. This could see any smaller sites being linked with a reduced target (comparative to the 40% headline) of 20% to 30%. The sample exploration of affordable housing tenure adjustment impact also shows that this could be a useful part of a practical overall approach, whereby including a greater proportion of shared ownership in some instances, and perhaps on smaller sites brought within the policy scope, could be a useful tool where needed to support scheme viability.

24. The viability of a range of commercial / non-residential development types in Cambridge was found to be highly variable when viewed overall – with only retail development considered capable of reliably supporting meaningful CIL contributions from our appropriate overview.

25. As with residential development, our findings show that there is viability scope to support various charging rate(s) options for retail development.

26. DSP’s retail recommendations include:

The Council to consider the delivery (plan proposals) context and relevance of various retail development types (as new-builds) to the overall delivery of growth.

Parameters for retail charging (dependent on this picture) are considered to be up to £125/sq. m so that a rate or rates within that range could be selected and aligned to the balance of supply. **Charging at a modest rate of up to 75/sq. m would be responsive to a range of retail scenarios currently considered most relevant;** including town centre comparison retail and smaller (usually out of centre) convenience stores, which in many cases are considered to indicate poorer viability outcomes than other formats. At the upper end of these overall parameters, retail warehousing and supermarkets developments as would normally occur out of centre, particularly given the historic environment of the central core, have the capacity to be significantly more viable.

Overall, the City Council may consider that a simple, single-rate approach to retail charging, not set beyond a suggested £75/sq. m would have the capacity to work effectively and would not be a factor that rendered otherwise viable schemes unviable.

27. As with all CIL charging rate levels, this could all be kept under review for subsequent charging schedules in light of economic circumstances, the updated value/cost relationships and the on-going / potentially changing relevance over time of various scheme types in Cambridge.
28. In testing other forms of commercial / non-residential development, it was found that aside from purpose-build students’ housing accommodation development, any level of CIL charging applied to development could generally either exacerbate the viability issues associated with marginal schemes or unviable schemes by placing undue added risk to other forms of new development coming forward. This added risk needs to be balanced against the likely frequency of such schemes, their role in the development plan delivery overall and perhaps also the level of CIL “yield” (total monies collected) that they might provide.

29. DSP recommends consideration of a student’s housing CIL charging rate equivalent to the single rate / differential alternative mid-level residential charging rate levels suggested – i.e. not exceeding £125/sq. m.

30. At the current time and for the foreseeable future we recommend a nil (£0/sq. m) charging rate applicable to business development (‘B’ uses) – i.e. offices, industrial and warehousing; including hi-tech/related research and development facilities and the like. The viability results were typically poor for these scenarios, such that only most favourable combinations of assumptions produced potentially viable scenarios, and then only in particular site and scheme circumstances which were not considered to be sufficiently consistent to support meaningful CIL charging. This is not an unusual finding in our experience – it is consistent with our and others’ findings in a wide range of local authority areas. It is a reflection of the poor relationship between development values and costs, as compounded by uncertain market conditions.

31. The same applies to a wide range of other forms of new development, so that we recommend that the Council considers a £0/sq. m (nil) charging rate for those too. We include hotels, care homes, leisure, health, community uses or other development within this bracket having considered the strength of the relationship between development values and costs.

32. Whichever approach to CIL is progressed, the Council will need to continue to operate its overall approach to parallel obligations (s.106 where required and other policy requirements) in an adaptable way; reacting to and discussing particular site circumstances as needed (and supported by shared viability information for review). CIL will be fixed, but will need to be viewed as part of a wider package of costs and obligations that will need to be balanced and workable across a range of circumstances. This again is not just a Cambridge factor, but is a widely applicable principle. The Government’s updated CIL guidance (published in December 2012) also places emphasis on charging authorities to set out how they propose to operate s.106 alongside the CIL and which forms of infrastructure / projects will be associated with each.

Executive Summary ends.

February 2013.

Main study report text follows.

1 Introduction

1.1. Background – Community Infrastructure Levy and Purpose of this Report

- 1.1.1 The Community Infrastructure Levy (CIL) came into force in April 2010. The regulations allow local authorities in England and Wales (that will be the ‘charging authorities’) to raise funds from developments in their area as contributions towards infrastructure provision. In this case, Cambridge City Council will be the charging authority.
- 1.1.2 CIL takes the form of a charge levied per square metre (sq. m) on the gross internal floorspace of ‘net additional liable development’¹. The levy is chargeable on most types of new development that involve an increase in floor space. The charge will be expressed as a rate in £s per sq. m of development; known as the charging rate.
- 1.1.3 The majority of developments providing an addition of less than 100 sq. m in gross internal floor area (new floor-space) will not pay. For example, a small extension to a house or to a commercial / non-residential property; or a non-residential new-build of less than 100 sq. m will not be subject to the charge. However, development that involves the creation of a new residential unit (such as a house or a flat) will pay the charge, even if the new dwelling has a gross internal floor area of less than 100 sq. m.
- 1.1.4 The funds raised are to be allocated towards infrastructure needed to support new development in the charging authority’s area, in accordance with its Local Plan. In Cambridge City Council’s case, the key document will be the emerging Local Plan Review – currently being reviewed alongside the implementation of the CIL. The Government has recently consulted on a requirement that charging authorities allocate a ‘meaningful proportion’ of the levy revenue raised in each neighbourhood back to those local areas. Recent Government announcements suggest a capped 15% proportion of CIL revenue will need to be spent on locally determined infrastructure in areas where development takes place. This will rise to 25% for those areas with an adopted Neighbourhood Plan in place.

¹ DCLG – Community Infrastructure Levy Guidance (December 2012)

- 1.1.5 Under the Government’s regulations, affordable housing and development by charities will not be liable for CIL charging. This means that within mixed tenure housing schemes, it is the market dwellings only that will be liable for the payments at the rate(s) set by the charging authority.
- 1.1.6 The levy rate(s) will have to be informed and underpinned firstly by evidence of the infrastructure needed to support new development, and therefore as to the anticipated funding gap that exists; and secondly by evidence of development viability.
- 1.1.7 Cambridge City Council has been working with infrastructure providers and agencies in considering and estimating the costs of the local requirements associated with supporting the Local Plan Review. A joint infrastructure study for Cambridge and South Cambridgeshire has been produced to provide evidence of infrastructure need. This work forms the basis of identifying the total cost of infrastructure associated with supporting the growth identified in the emerging Local Plan Review and the funding gap that will be supported in part through CIL.
- 1.1.8 Infrastructure is taken to mean any service or facility that supports the Council’s area and its population and includes (but is not limited to) facilities for transport, open space, education, health, community services, culture and leisure. In the case of the current scope of the CIL, and therefore this assessment, affordable housing is assumed to be outside that and dealt with in the established way through site specific planning (s.106) agreements. Within this study, an allowance has been made for the cost to developers of providing affordable housing in addition to testing potential CIL charging rates. In this sense, the collective planning obligations (affordable housing, CIL and any continued use of s.106) cannot be separated. The level of each will play a role in determining the potential for development to bear this collective cost. Each of these cost factors influences the available scope for supporting the others. It follows that the extent to which s.106 will have an on-going role may also need to be considered in determining suitable CIL charging rates, bearing in mind that CIL will be non-negotiable. In most cases CIL will replace s.106 as the mechanism for securing developer contributions towards required infrastructure. Indeed, latest Government guidance on CIL states that it expects Council’s to work proactively with developers to ensure they are clear about infrastructure needs so that there is no actual or perceived “double dipping” – i.e. charging for infrastructure

both through CIL and s.106. S.106 should be scaled back to those matters that are directly related to a specific site and are not set out in a Regulation 123 list (a list of infrastructure projects that the Council intends to fund through the Levy). This could be a significant consideration, for example, in respect of large scale strategic development associated with on-site provision of infrastructure, high site works costs and particularly where these characteristics may coincide with lower value areas.

1.1.9 Cambridge is located in Cambridgeshire in the East of England and *'is an acknowledged world leader in higher education, research and knowledge-based industries and has a prosperous and dynamic economy. It also has a renowned landscape setting with a network of open spaces linking into a thriving and accessible historic centre'*². The current Local Plan was adopted in July 2006 and now the Council is required to produce a new Local Plan which will plan for and manage development to 2031. The emerging Cambridge Local Plan Review will set out the policies to guide the future development of Cambridge. It will also set out where future development will take place, identifying land for new housing, community facilities, shops and employment.

1.1.10 The Local Plan (Review) Issues and Options Report was consulted on during 2012 and an Issues & Options 2 report is out for consultation between January and February 2013. These test a number of policy options that could have an impact on viability including:

- Affordable housing
- Housing mix
- Space standards for new housing
- Housing density
- Targets for sustainable construction
- Provision of on-site renewables
- Water efficiency measures

1.1.11 Given that the National Planning Policy Framework (NPPF) places an increased emphasis on the need for viability in plan making (including setting CIL rates) it is

² Cambridge Local Plan – Towards 2031 Issues & Options Report (June 2012)

important that the Council can demonstrate that policies put forward through the Local Plan Review do not threaten the sites and scale of development identified in the plan.

- 1.1.12 As highlighted above, a number of potential policies may have an impact on development viability and have had to be considered in carrying out a Local Plan CIL Viability Assessment. One of the key areas is the Council's approach to affordable housing. The adopted Local Plan (2006) requires 40% of housing on sites of 0.5 ha or 15 dwellings or more to provide an agreed mix of affordable housing negotiated, taking into account the viability of development. The Issues & Options Report provides options around lowering or increasing the affordable housing proportion and potentially lowering the threshold at which affordable housing is sought.
- 1.1.13 The NPPF was published in final form in March 2012 and supersedes previous Planning Policy Statements. This study has been produced in light of that and also includes the consideration of Affordable Rented tenure as introduced by the Government and Homes and Communities Agency (HCA) for its Affordable Homes Programme (AHP) 2011 to 2015.
- 1.1.14 More information on the AHP can be viewed at the HCA's web-site: <http://www.homesandcommunities.co.uk/affordable-homes>. The Government's updated definition of affordable housing is to be found at Annex 2, the Glossary to the NPPF. As will be explained in this study document, affordable housing is a significant component of the assumptions set.
- 1.1.15 An authority wishing to implement the Community Infrastructure Levy locally must produce a charging schedule setting out the levy's rates in its area. The CIL rate or rates should be set at a level that ensures development within the authority's area (as a whole, based on the plan provision) is not put at serious risk.
- 1.1.16 A key requirement of CIL and setting the charging rates is that *'a charging authority, in setting levy rates, must aim to strike, what appears to the charging authority, to be an appropriate balance between' the desirability of funding infrastructure from the levy and 'the potential effects (taken as a whole) of the imposition of CIL on the*

*economic viability of development across its area*³. In order to meet the requirement of Regulation 14 of the CIL Regulations April 2010 (as amended) the Council therefore appointed Dixon Searle Partnership (DSP) to provide the viability evidence base to inform the development of the Council's Preliminary Draft and then draft CIL Charging Schedule versions. Both of those stages will be subject to public consultation in due course as part of the local implementation of the CIL.

1.1.17 This study investigates the potential scope for CIL charging in Cambridge whilst reviewing and taking into account the emerging Local Plan Review policy options. This is done by considering the economic viability of residential and commercial / non-residential development scenarios within the City; taking into account the range of normal costs and obligations associated with development, as would be borne by development schemes alongside the CIL charge. It aims to provide the Council with advice as to the likely viability of seeking developer contributions towards infrastructure provision through the CIL. This includes the consideration of viability and the potential charging rate or rates appropriate in the local context as part of a suitable and achievable overall package of planning obligations. In practice, within any given scheme there are many variations and details that can influence the specific viability outcome. Whilst acknowledging that, this work provides a high level overview that cannot fully reflect a wide range of highly variable site specifics. This necessary overview is in accordance with the CIL principles and provisions.

1.1.18 The approach used to inform the study applies the well-recognised methodology of residual land valuation. Put simply, the residual land value (RLV) produced by a potential development is calculated by subtracting the costs of achieving that development from the revenue generated by the completed scheme (the gross development value – GDV).

1.1.19 The residual valuation technique has been used to run appraisals on residential and commercial / non-residential scheme typologies representing development scenarios that are relevant to the development plan and that could come forward within Cambridge.

³ DCLG – Community Infrastructure Levy Guidance (December 2012)

- 1.1.20 The study process produces a large range of results relating to the exploration of a range of potential ('trial') CIL charging rates as well as other variables. As with all such studies using these principles, an overview of the results and the trends seen across them is required - so that judgments can be made to inform the Council's on-going work.
- 1.1.21 The potential level of CIL charge viable in each scenario has been varied through an iterative process exploring trial charging rates over a range £0 to £200 per sq. m – for residential and non-residential / commercial scheme test scenarios. This was found to be a sufficient range for exploring the CIL charging scope locally and did not need to be extended following the review of initial results.
- 1.1.22 The results of each of the appraisals are compared to a range of potential existing or alternative land use value indications or other guides relevant to the circumstances. These are necessary to determine a potentially viable level of CIL as it relates to development type and varying completed scheme value levels (GDVs). The results sets have been tabulated in summary form and those are included as Appendices IIA (residential) and IIB (non-residential / commercial).
- 1.1.23 A key element of the viability overview process is comparison of the RLVs generated by the development appraisals and the potential level of land value that may need to be reached to ensure development sites continue to come forward. These comparisons are necessarily indicative but are usually linked to an existing use value (EUV) of a site plus, in some, cases a level of uplift. Any surplus is then potentially available for CIL payments.
- 1.1.24 In considering the relationship between the RLV created by a scenario and some comparative level that might need to be reached, we have to acknowledge that in practice this is a dynamic one – land value levels and comparisons will be highly variable in practice. It is acknowledged in a range of similar studies, technical papers and guidance notes on the topic of considering and assessing development viability that this is not an exact science. Therefore, to inform our judgments in making this overview, our practice is to look at a range of potential land value levels that might need to be reached allied to the various scenarios tested.

1.1.25 In the background to considering the scale of the potential charging rates and their proportional level in the Cambridge context, we have also reviewed them alongside a variety of additional measures that are useful in considering the overall impact of a level of CIL on development viability. This includes reviewing the potential CIL charging rates in terms of percentage of development value, percentage of development cost; and the equivalent levy sum in £s per unit or by scheme total. This can then be compared to the impact of other factors that can affect development viability, such as changes in property market conditions, build costs, inflation, affordable housing etc.

1.1.26 The report then sets out findings for the Council to consider in taking forward its further development work on the local implementation of the CIL and in particular the Council's Preliminary Draft Charging Schedule.

1.2 Notes and Limitations

1.2.1 This study has been carried out using well recognised residual valuation techniques by consultants highly experienced in the preparation of strategic viability assessments for local authority policy development including affordable housing and CIL economic viability. However, in no way does this study provide formal valuation advice. It should not be relied on for other purposes.

1.2.2 In order to carry out this type of study a large quantity of data is reviewed and a range of assumptions are required alongside that. It is acknowledged that these rarely fit all eventualities - small changes in assumptions can have a significant individual or cumulative effect on the residual land value generated and / or the value of the CIL funding potential (the surplus after land value comparisons).

1.2.3 It should be noted that in practice every scheme is different and no study of this nature can reflect all the variances seen in site specific cases. The study is not intended to prescribe assumptions or outcomes for specific cases.

1.2.4 Specific assumptions and values applied for our schemes are unlikely to be appropriate for all developments and a degree of professional judgment is required. We are confident, however, that our approach and assumptions are reasonable in terms of making this viability overview and informing the Council's work on its CIL

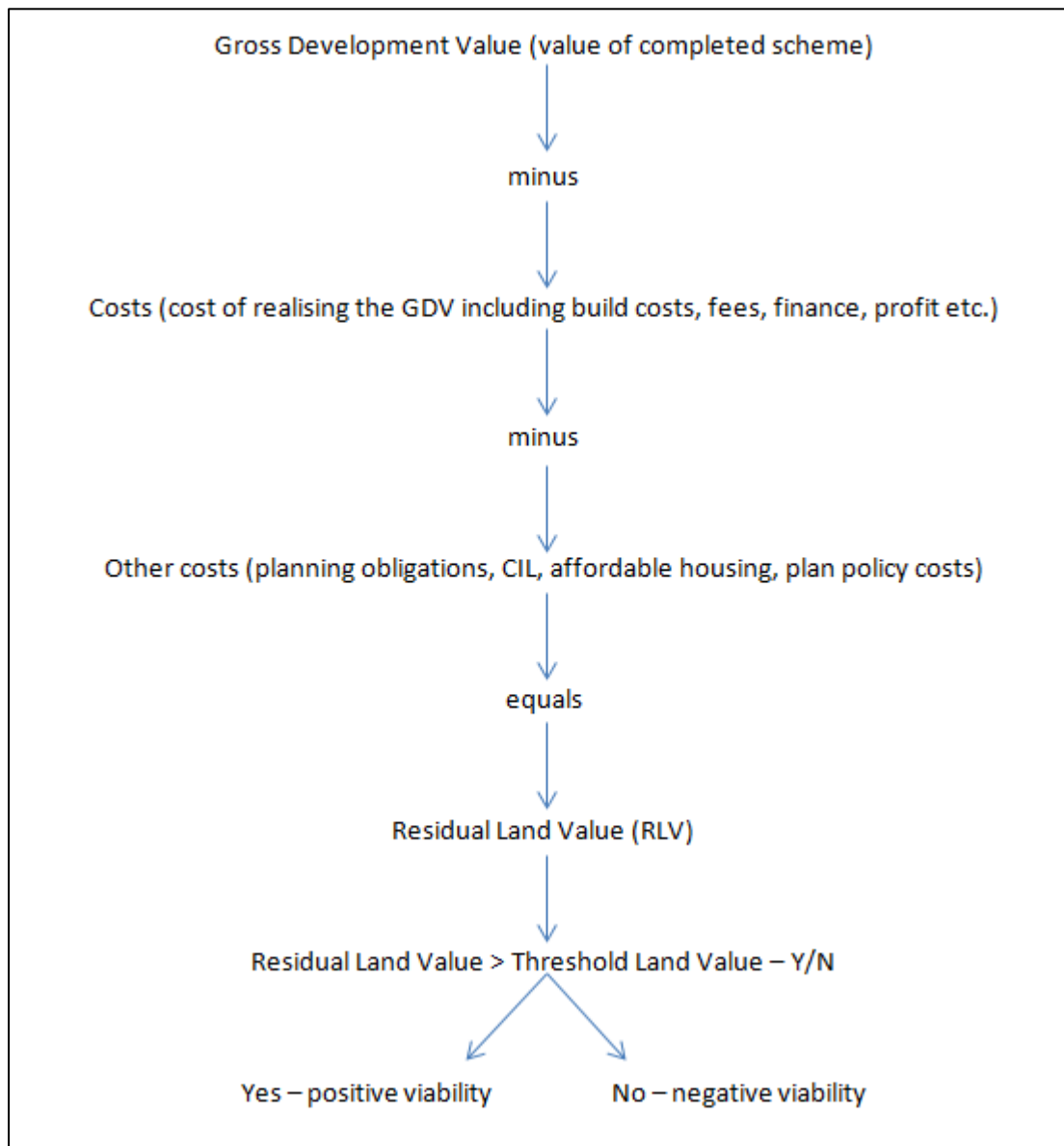
preliminary draft charging schedule preparations, together with subsequent CIL implementation stages.

2 Assessment Methodology

2.1 Residual Valuation

- 2.1.1 This study investigates the potential for a range of development types to contribute to infrastructure provision funding across Cambridge through the collection of financial contributions charged via a Community Infrastructure Levy.
- 2.1.2 A number of policies from the Council’s emerging Local Plan Review that may have an impact on the viability of development have had to be considered and included within the modelling. These include affordable housing target (%) requirements and other planning policy / obligations as assumptions that will impact scheme viability alongside the trialled CIL charging rates. By doing so we are able to investigate and consider how the cost of these obligations interact and therefore estimate the collective impact on viability. This is in accordance with established practice on reviewing development viability at this strategic level, and consistent with requirements of the NPPF. In this context, a development generally provides a fixed amount of value (the gross development value – GDV) from which to meet all necessary costs and obligations.
- 2.1.3 In carrying out this study we have run development appraisals using the widely recognised principles of residual valuation on a number of scenarios, both residential and non-residential/commercial.
- 2.1.4 Residual valuation as the name suggests provides a “residual” value from the gross development value (GDV) of a scheme after all other costs are taken into account. The diagram below shows the basic principles behind residual valuation, in simplified form:

Figure 1: Simplified Residual Land Valuation Principles



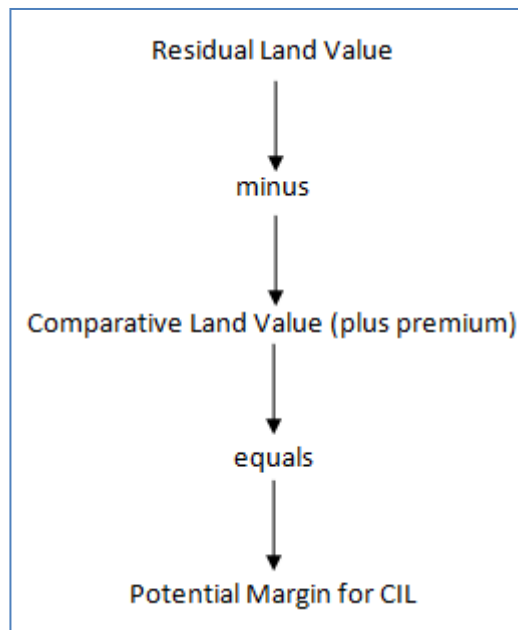
2.1.5 Having allowed for the costs of acquisition, development, finance, profit and sale, the resulting figure indicates the sum that is potentially available to pay for the land – i.e. the residual land value (RLV).

2.1.6 In order to guide on a range of likely viability outcomes the assessment process also requires a benchmark, or range of benchmarks of some form, against which to compare the RLV - such as an indication of existing or alternative land use values (EUVs or AUVs) relevant to the site use and locality; including any potential uplift that may be required to encourage a site to be released for development (which might be termed a premium, over-bid, incentive or similar). Essentially this means reviewing

the potential level(s) that land value (i.e. the scheme related RLV) may need to reach in order to drive varying prospects of schemes being viable.

- 2.1.7 The level of land value sufficient to encourage the release of a site for development is, in practice, a site specific and highly subjective matter. It often relates to a range of factors including the actual site characteristics and/or the specific requirements or circumstances of the landowner. Any available indications of land values using sources such as the Valuation Office Agency (VOA) reporting, previous evidence held by the Council and any available sales, or other evidence on value, are used for this purpose in making our assessment. Recently there has been a low level of activity on land deals and consequently there has been little to use in terms of examples. As such a range of reporting as mentioned above has to be relied upon to inform our assumptions and judgments. This is certainly not a Cambridge-specific factor, but one that we are experiencing on a consistent basis in carrying out these types of studies. In assessing the appraisal results, the surplus or excess residual (land value) remaining above these indicative land value comparisons is shown as the margin potentially available to fund CIL contributions.
- 2.1.8 The results trends indicate deteriorating residual land values (and therefore reduced viability) as scheme value (GDV) decreases and / or costs rise – e.g. through adding / increasing affordable housing, increasing build costs (as with varying commercial development types) and increasing trial CIL rates.
- 2.1.9 Any potential margin (CIL funding scope) is then considered collectively so that charging rates are not pushed to the limits but also allow for some other scope to support viability given the range of costs that could alter over time or with scheme specifics. In essence, the steps taken to consider that potential margin or surplus are as follows (see figure 2 below):

Figure 2: Relationship Between RLV & Potential Maximum CIL Rate (surplus or margin potentially available for CIL)



2.1.10 The assumptions that go into the residual land value appraisals are set out in more detail in this chapter. Further information is also available at Appendices I and III. They reflect the local market (through research on local values, costs and types of provision, etc.) and locally relevant planning policies (taking into account policies emerging from the Cambridge City Local Plan Review process where possible) as well as other practical delivery aspects locally. At key project stages we liaised with the Council's officers and sought soundings as far as were available from a range of local development industry stakeholders as we considered our assumptions. This included carrying out a stakeholder workshop / seminar alongside issuing a questionnaire / pro-forma to key stakeholders locally (developers, house builders, landowners, agents, Registered Providers etc.) to get feedback on study assumptions and provide the opportunity for provision of information to inform the study. Approximately 40 parties were contacted and given an opportunity to respond either via the workshop or through receipt of our questionnaire / pro-forma.

2.2 Site Development Scenarios

2.2.1 Appraisals using the principles outlined above have been carried out to review the viability of different types of residential and commercial developments. The scenarios were developed and discussed with the Council following a review of the information it provided; such as the Council’s monitoring database, Strategic Housing Land Availability Assessment (SHLAA) and other data in the case of the residential scenarios. For the purposes of this study, it was necessary to determine scenario types representative of those likely to come forward across the City bearing in mind the probable life of a first CIL Charging Schedule.

Residential Development Scenarios

2.2.2 For residential schemes, 11 main scenario types were tested with the following mix of dwellings and including integrated affordable housing where required by emerging policy (or in some cases potentially required by emerging policy) (see Figure 3 below):

Figure 3: Residential Scheme Types

Scheme Type	Overall Scheme Mix
1 House (0% AH)	1 x 4BH
10 Houses (0% AH)*	5 x 2BH; 5 x 3BH
10 Flats (0% AH)*	10 x 2BF
15 Houses (40% AH)**	7 x 2BH; 8 x 3BH
15 Flats (40% AH)	2 x 1BF; 13 x 2BF
25 Houses (40% AH)**	12 x 2BH; 10 x 3BH; 3 x 4BH
50 Flats (40% AH)**	5 x 1BF; 45 x 2BF
100 Mixed (40% AH)	10 x 1BF; 20 x 2BF; 20 x 2BH; 35 x 3BH; 15 x 4BH
250 Mixed (40% AH)	25 x 1BF; 40 x 2BF; 60 x 2BH; 90 x 3BH; 35 x 4BH

Note: AH = Affordable Housing; BH = bed house; BF = bed flat; Mixed = mix of houses and flats.

* - additional sensitivity testing carried out with 20%, 30% and 40% affordable housing

** - additional sensitivity testing carried out with 50% affordable housing

2.2.3 The assumed dwelling mixes were again based on the range of information reviewed, combined with a likely market led mix and emerging Cambridge City Council policy. They reflect a range of different types of development that could come forward across the City so as to ensure that viability has been tested with reference to the on-going housing supply characteristics. Each of the above main scheme types was also tested over a range of value levels representing varying residential values seen

currently in the area and also allowing us to consider the impact on development viability of changing market conditions over time (i.e. as could be seen through falling or rising values).

- 2.2.4 The scheme mixes are not exhaustive – many other types and variations may be seen, including larger or smaller dwelling types in this City context.
- 2.2.5 The residential scenarios were chosen to reflect and further test the Council’s emerging policies, including on affordable housing. In all cases it should be noted that a “best fit” of affordable housing numbers and tenure assumptions has to be made, given the effects of numbers rounding and also the limited flexibility within small scheme numbers. The scheme typologies applied in this study reflect those policies and full details of the private and affordable housing numbers assumed within each scheme scenario can be seen in Appendix I – Assumptions Spreadsheet.
- 2.2.6 The dwelling sizes assumed for the purposes of this study are as follows:

Figure 4: Residential Unit Sizes

Unit Sizes (sq. m)	Affordable	Private
1-bed flat	50	50
2-bed flat	70	70
2-bed house	83	83
3-bed house	96	96
4-bed house	107	125

- 2.2.7 As with many areas of the study assumptions there will be a variety of dwelling sizes coming forward in practice, varying by scheme and location. No single size or even range of assumed sizes will represent all dwellings coming forward. Since there is a relationship between dwelling sizes, their values and their build costs, it is the levels of those that are most important for the purposes of this study (i.e. expressed in £ sq. m terms); rather than the specific dwelling sizes to which those levels of costs and values are applied in each case. With this approach, the indicative ‘Values Levels’ (‘VL’s) used in the study can then be applied to varying (alternative) dwelling sizes, as can other assumptions. The approach to focus on values and costs per sq. m also fits with the way developers tend to price and assess schemes; and is consistent with CIL principles. It provides a more relevant context for considering the potential viability scope and also, purely as an additional measure, reviewing the potential CIL charging

rate outcomes as a proportion of the schemes value and cost (see Chapter 3 for more detail).

2.2.8 The dwelling and development sizes indicated are expressed in terms of gross internal floor areas (GIAs). They are reasonably representative of the type of units coming forward for smaller and average family accommodation, within the scheme types likely to be seen most frequently providing on-site integrated affordable housing. We acknowledge that these 3 and 4-bed house sizes, in particular, may be small compared with some coming forward. All will vary, and from scheme to scheme. However, our research suggests that the values (£ sales values) applicable to larger house types would generally exceed those produced by our dwelling size assumptions but usually would be similarly priced in terms of the relevant analysis – i.e. looking at the range of £ per sq. m ‘Value levels’ basis. In summary on this point, it is always necessary to consider the size of new build accommodation in looking at its price rather than its price alone. The range of prices expressed in £s per square metre is therefore the key measure used in considering the research, working up the range of values levels for testing and in reviewing the results.

Commercial / Non-Residential Development Scenarios

2.2.9 In the same way, the Commercial scheme scenarios were developed through the review of information supplied by, and through Consultation with, the Council following the basis issued in its brief. This was supplemented with and checked against wider information including the local commercial market offer – existing development and any new schemes / proposals. Figure 5 sets out the various notional scheme types modelled for this study, covering a range of uses in order to test the impact on viability of requiring CIL contributions from key types of commercial development considered likely to be relevant in Cambridge.

2.2.10 In essence, the commercial / non-residential aspects of this study consider the relationship between values and costs associated with different scheme types. Figure 5 below summarises the scenarios appraised through a full residual land value approach; again Appendix I provides more information.

Figure 5: Commercial Development Types

Development Type	Example Scheme Type(s)	GIA (m ²)	Site Coverage	Site Size (Ha)
City centre Retail	Comparison – city centre	3000	200%	0.15
Large Retail	Large Supermarket – out of centre - greenfield	2500	40%	0.63
Large Retail	Retail warehouse – out of centre - greenfield	2500	40%	0.63
Small Retail (to include comparison, A1-A5)	Convenience Store - various locations. Also includes food and drink, financial services.	300	80%	0.04
Business development - B1(a) Offices - City Centre	In city office building	600	80%	0.08
Business development - B1(a) Offices - Business park	Edge of city / business park type office building (3 storey)	2000	40%	0.50
Business development B1, B2, B8 - Industrial / Warehousing – edge of city	Larger industrial / warehousing unit including offices - industrial estate	5000	40%	1.25
Business development B1, B2, B8 - Industrial / Warehousing	Storage & Distribution	2500	55%	0.45
Student Accommodation	Speculative – 100 rooms	1700	135%	0.13
Hotel – budget / mid-range	Hotel – edge of city / city centre	2100	50%	0.42
Residential Institution - Care home	Nursing home	1900	40%	0.48

2.2.11 Although highly variable in practice, these types and sizes of schemes are thought to be reasonably representative of a range of commercial scheme scenarios that could come forward in Cambridge. As in respect of the assumptions for the residential scenarios, a variety of sources were researched and considered for guides or examples; including on values, land values and other development appraisal assumptions. DSP used information sourced from Estates Gazette Interactive (EGi), the VOA Rating List and other web-based searching. Further information is provided within Appendix III to this report.

- 2.2.12 The site coverage percentages indicated in Figure 5 above are based on information provided by, and discussed with, local planning officers using their local knowledge and records. This is supplemented / verified by local development examples and case studies from our research where possible. Additional information included articles and development industry features sourced from a variety of construction related publications; and in some cases property marketing details. Collectively, our research enabled us to apply a level of “sense check” to our proposed assumptions. Appendix III outlines the range of information considered.
- 2.2.13 In addition to testing the commercial uses of key relevance above, further consideration was given to other development forms that may potentially come forward locally. These include for example non-commercially driven facilities (community halls, medical facilities, schools, etc.) and other commercial uses such as motor sales / garages, depots, workshops, agricultural, storage, surgeries / similar, and day nurseries.
- 2.2.14 Clearly there is potentially a very wide range of such schemes that could come forward. Alongside their viability, it is also relevant for the Council to consider the likely frequency and distribution of these; and their role in the delivery of the development plan (Local Plan) overall. For these scheme types, as a first step it was possible to review (in basic terms) the key relationship between their completed value per square metre and the cost of building. We say more about this in Chapter 3.
- 2.2.15 Where it can be quickly seen that the build cost (even before all other costs such as finance, fees, profits, purchase and sale, etc., are allowed for) outweighs or is close to the completed value, it becomes clear that a scenario is not financially viable in the usual development sense being reviewed here and related to any CIL contributions scope. We are also able to consider these value / cost relationships alongside the range of main appraisal assumptions and the results that those provide (e.g. related to business development). This is an iterative process in addition to the main appraisals, whereby a further deteriorating relationship between values and costs provides a clear picture of further reducing prospects of viable schemes. This starts to indicate schemes that require other support rather than being able to produce a surplus capable of some level of contribution to CIL.

- 2.2.16 Through this iterative / exploratory process we could determine whether there were any further scenarios that warranted additional viability appraisals. Having explored the viability trends produced by examination of the cost/value relationships we found that in many other cases, completed scheme values were at levels insufficient to cover development costs and thus would not support any level of CIL, certainly not on any regular basis.
- 2.2.17 Further information on this section of the review process is provided within the findings commentary in Chapter 3.

2.3 Gross Development Value (Scheme Value; 'GDV') - Residential

- 2.3.1 For the residential scheme types modelled in this study a range of (sales) value levels (VLs) have been applied to each scenario. This is in order to test the sensitivity of scheme viability to the requirement for a range of potential CIL rates (potentially including geographical values variations and / or with changing values as may be seen with further market variations). Given the values variations seen in different parts of the City through the initial research stages, the VLs covered market values over the range £2,500 to £5,500/sq. m (£232 to £511/sq. ft.) at £500/sq. m (approx. £46/sq. ft.) intervals. These are set out within Appendix I - VLs 1 to 7.
- 2.3.2 The CIL rates were trialled by increasing the rate applied to each scenario over a scale between £0 and £200/sq. m in £25/sq. m steps. By doing this, we could consider and compare the potential for schemes to support a range of CIL rates over a range of value levels. From the review of emerging results together with our wider experience of studying and considering development viability, and given the balance also needed with other planning obligations including affordable housing, exploration beyond the upper end £200/sq. m potential charging rate level trial was not considered relevant in Cambridge. The CIL trial rates range would have been extended following initial testing outcomes, had this been considered necessary.
- 2.3.3 We carried out our own desktop and local research on residential values across the area. It is always preferable to consider information from a range of sources to inform the assumptions setting and review of results stages. Therefore we also used existing information for example contained within previous work undertaken for the Council, and from sources such as Land Registry data, VOA reporting and a range of

property websites. This is in accordance with the CIL Regulations and Guidance which states that proposed CIL rates should be informed by ‘appropriate available’ evidence and that ‘a charging authority should draw on existing data wherever it is available’. Our practice is to consider all available sources to inform our up-to-date independent overview, not just historic data or particular scheme comparables.

- 2.3.4 A framework needs to be established for gathering and reviewing property values data. For Cambridge we based our research of residential values patterns on Wards. On discussion with the Council it was considered that this would also enable a view on how the values patterns compare with the areas in which the most significant new housing provision is expected to come forward.
- 2.3.5 Our first stage desktop research considered the current marketing prices of properties across the City and Land Registry House Prices Index trends; together with a review of new build housing schemes of various types being marketed in Cambridge at October 2012. Together, this informed a City-wide view of values appropriate to this level of review and for considering the sensitivity of values varying. We were able to look at particular Wards to consider how the prevailing values varied between those. This research is set out at Appendix III.
- 2.3.6 This research indicated, as expected, that values can vary within and between each area. This is as expected – a common finding whereby different values are often seen at opposing sides or ends of roads, within neighbourhoods and even within individual developments dependent on design and orientation, etc. Values patterns are often indistinct and especially at a very local level. However, in this study context we need to consider whether there are any clear variations between localities / settlements where significant development may be occurring in the Core Strategy context. It should also be noted that house price data is highly dependent on specific timing in terms of the number and type of properties within the data-set for a given location at the point of gathering the information. In some cases, small numbers of properties in particular data samples (limited house price information, particularly in smaller neighbourhoods) produce inconsistent results. This aspect is not specific to Cambridge. Neither is the relatively small number of current new-build schemes from which to draw information. However these factors do not affect the scope to get a clear overview of how values vary typically between the various areas of the City, encompassing its varying characteristics; as set out in these sections and as is suitable

for the consideration of the CIL. The Cambridge context was considered carefully in designing the assessment scope and considering its outcomes.

2.3.7 The detailed research and data sources behind our assumptions on values are included in Appendix III and are not included in the main part of this report. However, a summary of the values range applied for each residential scenario (expressed as ‘Value Levels’) is shown in Figure 6 below. Each residential scheme type was appraised at 7 value levels. These are shown as £ per sq. m (sales) rates, being the key point of reference as was explained above. Purely for the purposes of indicating what those £ per sq. m values mean for the pricing of our assumed unit sizes, those are also set out – as at Figure 6 below.

Figure 6: Indicative Settlement / Ward Area Relationship to Value Level (VL)

Value Level	Value (£ / sq. m)	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Indicative Settlement Relationship to Value Level		
VL1	£2,500	£125,000	£175,000	£207,500	£240,000	£312,500	Cherry Hinton / Kings Hedges	Falling Market from typical current lower-end	
VL2	£3,000	£150,000	£210,000	£249,000	£288,000	£375,000		Arbury / Abbey / East Chesterton	Coleridge / West Chesterton
VL3	£3,500	£175,000	£245,000	£290,500	£336,000	£437,500	Trumpington / Petersfield		
VL4	£4,000	£200,000	£280,000	£332,000	£384,000	£500,000			
VL5	£4,500	£225,000	£315,000	£373,500	£432,000	£562,500	Improving market from current typical / mid-range	Queen Ediths / Castle	
VL6	£5,000	£250,000	£350,000	£415,000	£480,000	£625,000	Market / Newnham		
VL7	£5,500	£275,000	£385,000	£456,500	£528,000	£687,500			Upper end (noting that some instances exceed this) / improving market higher values

- 2.3.8 The values assumed will affect the consideration of viability across Cambridge and ultimately the level of CIL that can be charged without unduly affecting the viability of development. As will be outlined in Chapter 3, this process informed a developing view of how to most appropriately describe and cater for the values and viability levels seen through varying property values. Through on-going discussion and consideration of the various data sources, this evolved to a settled, evidenced view of the key characteristics of the City - to inform potential options for an appropriate local approach to CIL charging.
- 2.3.9 In addition to the market housing, the development appraisals also assume a requirement for affordable housing. For the purposes of this study we have investigated a core set of affordable housing assumptions based on existing and emerging policy and as agreed with the Council. Sensitivity testing has also been carried out as part of this study to test a potential requirement for a higher proportion of affordable housing and a lower threshold (10 units). For the affordable housing, we have assumed that approximately 75% is affordable rented tenure and 25% is 'intermediate' in the form of shared ownership (although again it should be noted that this tenure mix was accommodated as far as best fits the overall scheme mixes and affordable housing proportion in each scenario). This is a fairly typical approach to targeting an appropriate affordable housing tenure mix. For the 10 unit sensitivity testing, affordable housing has been tested at 20%, 30% and 40% affordable housing and additionally using a tenure mix of 50% affordable rent and 50% shared ownership.
- 2.3.10 It should be noted that in practice many tenure mix variations could be possible; as well as many differing levels of rents derived from the affordable rents approach as affected by local markets and by affordability. The same applies to the intermediate (assumed shared ownership) element in that the setting of the initial purchase share percentage, the rental level charged on the RP's retained equity and the interaction of these two would usually be scheme specific considerations. Shared ownership is sometimes referred to as a form of 'low cost home ownership' (LCHO). Assumptions need to be made for the study purpose.
- 2.3.11 It was agreed with the Council that, for the rented element, the appraisals should reflect a cautious approach to the Affordable Rent model as detailed within the Homes and Communities Agency's (HCA) Affordable Homes Programme (2011-2015).

For the affordable housing the revenue that is assumed to be received by a developer is based on only the capitalised value of the net rental stream (affordable rent) or capitalised net rental stream and capital value of retained equity (in the case of low cost/affordable home ownership – i.e. typically shared ownership). Currently the HCA expects affordable housing of either tenure on s.106 sites to be delivered with nil grant input; at the very least this should be the starting assumption pending any review of viability and later funding support for specific scenarios / programmes. We have therefore made no allowance for grant.

2.3.12 The value of the affordable housing (level of revenue received for it by the developer) is variable by its very nature. This may be described as the ‘payment to developer’, ‘RP payment price’, ‘transfer payment’ or similar. These revenue assumptions were reviewed in the context of our extensive experience in dealing with affordable housing policy development and site specific viability issues (including specific work on SPD, affordable rents, financial contributions and other aspects for local authorities). The affordable housing revenue assumptions were also underpinned by a wide range of RP type financial appraisals carried out using the functionality present in the Homes and Communities Agency Development Appraisal Toolkit (HCA DAT). We considered the affordable rented revenue levels associated with potential variations in the proportion (%) of market rent (MR); up to the maximum allowed by the Government of 80% MR including service charge. Consultation with Cambridge City Council officers and key RP’s active in the City was also undertaken to ascertain reasonable affordable rented and shared ownership values and financial appraisal input assumptions.

2.3.13 For rented properties the Council’s assumption is that the affordable rent will be capitalised at 65% of the average net market rent across the City, regardless of location. This is to ensure that the cost of the affordable rented unit to the tenant does not reach a point that in practice would be unaffordable or impractical.

2.3.14 In broad terms, the average transfer price assumed in this study varies between approximately 20% and 60% of market value (MV) dependent on tenure, unit type and Value Level assumed. In practice, as above, the affordable housing revenues generated would be dependent on property size and other factors including the RP’s own development strategies and therefore could well vary significantly from case to case when looking at site specifics. The RP may have access to other sources of

funding, such as related to its own business plan, funding resources, cross-subsidy from sales / other tenure forms, recycled capital grant from stair-casing receipts, for example, but such additional funding cannot be regarded as the norm for the purposes of setting viability study assumptions – it is highly scheme dependent and variable and so has not been factored in here.

2.4 Gross Development Value (Completed Scheme (capital) Value) - Commercial

- 2.4.1 The value (GDV) generated by a commercial or other non-residential scheme varies enormously by specific type of development and location. In order to consider the viability of various commercial development types, a range of assumptions needed to be made with regard to the rental values and yields that would drive the levels of the completed scheme values that would be compared with the various development costs to be applied within each commercial scheme appraisal. The strength of the relationship between the GDV and the development costs was then considered. This was either through residual valuation techniques very similar to those used in the residential appraisals (in the case of the main development types to be considered) or; a simpler value vs. cost comparison (where it became clear that a poor relationship between the two existed so that clear viability would not be shown - making full appraisals unnecessary for a wider range of trial scenarios).
- 2.4.2 Broadly the commercial appraisals process follows that carried out for the residential scenarios, with a range of different information sources informing the values (revenue) related inputs. Data on yields and rental values was from a range of sources including the VOA, EGi and a range of development industry publications and features. As with the residential information, Appendix III sets out more detail on the assumptions background for the commercial schemes.
- 2.4.3 Figure 7 below shows the range of annual rental values assumed for each scheme type. These were then capitalised based on associated yield assumptions to provide a GDV for each scheme dependent on the combination of yield and rental values applied.
- 2.4.4 The rental values were tested at varying levels and are representative of low, medium and high rental values assessed as relevant for each commercial / non-residential scheme type in the City. This enables us to assess the sensitivity of the

viability findings to varying values. They are necessarily estimates and based on the assumption of new build development, consistent with the nature of the CIL regulations in that refurbishments / conversions / straight reuse of existing property will not attract CIL payments. In many cases, however, limited or no new build information exists (useful for providing comparable information), particularly given recent and current market circumstances. Therefore, views have had to be formed from local prevailing rents / prices and information on existing property. In any event, the amount and depth of available information varied considerably by development type. Once again, this is not a Cambridge-only factor and it does not detract from the necessary viability overview process that is appropriate for CIL.

- 2.4.5 The varying rental levels were combined with yields assumed at between 6.5% and 7.5% (varying dependent on scheme type). This envisages good quality new development, rather than older accommodation which much of the marketing / transactional evidence provides. As with rents, varying the yields enabled us to explore the sensitivity of the results to such variations, given that in practice a wide variety of rental and yield expectations or requirements could be seen. We settled our view that the medium level rental assumptions combined with 7.5% base yield (6.5% for large retail formats and hotel overviews) were appropriately cautious at the current time in providing context for reviewing results and considering viability outcomes. Taking this approach also means that it is possible to consider what changes would be needed to such assumptions to sufficiently improve the viability of non-viable schemes or, conversely, the degree to which viable scheme assumptions and results could deteriorate whilst still supporting the collective costs, including CIL.
- 2.4.6 It is important to note here that small variations, particularly in the yield assumption, but also in rental value assumptions, can have a significant impact on the gross development value that is available to support the development costs (and thus the viability of a scheme) together with any potential CIL funding scope. We consider this very important to bear in mind in the context of the balance that must be found between infrastructure funding needs and viability. Overly optimistic assumptions, or assumptions that would rely on infrequent circumstances in the local context (but envisaging new development and appropriate lease covenants etc. rather than older stock), could well act against finding that balance.

2.4.7 Overall, this approach enabled us to consider the sensitivity of likely viability outcomes to changes in the capitalised rents and allowed us to then consider the most relevant areas of the results in coming to our overview. As with other study elements, particular assumptions used will not necessarily match scheme specifics and therefore we need to look instead at whether / how frequently local scenarios are likely to fall within the potentially viable areas of the results (including as values vary). This is explained further in Chapter 3 which follows.

Figure 7: Rental Value for Commercial Schemes

Scheme Type	Value Level (Annual Rental Indication £/sq. m)*		
	("Low")	("Medium")	("High")
City centre comparison retail	Variable overall rents tested		
Large Retail (supermarket – convenience)	£220	£250	£280
Large Retail (retail warehouse type)	£230	£275	£320
Small Retail – close to centre (convenience; including A1-A5)	£150	£175	£225
Small Retail – out of centre (convenience; including A1-A5)	£75	£100	£125
Business development - City Centre offices	£200	£250	£300
Business development – Out of /edge of city	£190	£220	£250
Business development - B1, B2, B8 - Industrial / Warehousing - Large	£60	£80	£100
Business development - B1, B2, B8 - Industrial / Warehousing – Storage & Distribution	£80	£90	£100
C1 Hotel (budget)	£5,000 - £6,500 (per room)		
C2 Residential Institution (care/nursing home)	£200	£230	£260
Student Accommodation	£110 - £140/room/week		

*unless stated

Economic and market conditions

2.4.8 We are making this viability assessment following a period of significant recession which has seen a major downturn in the fortunes of the property market – from an international and national to a local level, and affecting all property types (residential and commercial). At the time of writing we still have a relatively weak and uncertain

economic backdrop still feeding through in to on-going property market uncertainty. Although there were a range of mixed signs in 2012, we are still seeing relatively low levels of development activity in many areas. This is caused by a cocktail of factors, e.g. as a result of low occupier demand, and related to poor availability of attractively priced and readily available finance for property development and purchasing. At the point of closing-off the study, there continues to be mixed messages with the Eurozone still in difficulty and the British economy growing and receding on a quarterly basis.

- 2.4.9 The RICS Commercial Market Survey for Q3 of 2012 - stated that '*Demand weakens while supply continues to edge upwards*'. It went on to say '*Rent expectations remain negative at headline level*' and that '*Investment enquiries fall and capital value expectations are rooted in negative territory*'. The survey went on to comment as follows:

'The RICS UK Commercial Market Survey for the third quarter shows that sentiment among surveyors dipped further, as the ongoing weakness in the economy weighs on confidence in the sector. Indeed, at the headline level, a further modest drop in occupier demand and coupled with a rise in availability resulted in a negative rental expectations net balance; 11% more surveyors expect rents to fall as opposed to rise in the next quarter. Unsurprisingly, inducement packages offered by landlords are seen to be rising.

Anecdotal evidence from respondents suggests that occupiers are reluctant to commit to leasing decisions while the economy remains under pressure. The Olympics are also said to have impacted on occupier activity in the market over the third quarter.

Meanwhile, investment activity also appears to have fallen back in Q3, as purchaser enquiries retreated over the period. Surveyors once again site the difficulty in raising finance as one of the chief reasons for the dearth of transaction activity; not surprisingly, the availability of investment funds net balance decreased again, but at a lesser pace than in Q2. Consequently, capital value expectations weakened further. New developments appear to have been on hold through the quarter, with the net balance suggesting little change had occurred.

Looking at the sector breakdown, retail appears to be bearing the brunt of the downturn, with the sector showing the greatest falls in tenant demand and rental expectations. The contrast is provided by the industrial sector, which is broadly stable; the net balance for rent expectations has been close to zero for the last three quarters. Finally, capital values for retail and office units are the most negative, though they are also in decline for industrials. Once again, central London offices are the outperforming sub-category, with rental expectations reaching +22.'

2.4.10 As with residential development, consideration was given as to whether there should be any varying approach to CIL charging levels for commercial and other developments across Cambridge.

2.5 Development Costs – General

2.5.1 Total development costs can vary significantly from one site or scheme to another in practice. For these strategic overview purposes, assumptions have to be fixed to enable the comparison of results and outcomes in a way which is not unduly affected by how variable site specific cases can be. As with the residential scenarios, an overview of the various available data sources is required; and is appropriate.

2.5.2 Each area of the development cost assumptions is informed by data - from sources such as the RICS Building Cost Information Service (BCIS), any locally available soundings and scheme examples, professional experience and other research.

2.5.3 For this overview we have not allowed for abnormal costs that may be associated with particular sites - these are highly site specific and can distort comparisons at this level of review. This is another factor that should be kept in mind in setting CIL charging rates and ensuring those are not set to the 'limits' of viability. In some circumstances and over time, overall costs could rise from current / assumed levels. The interaction between values and costs is important and whilst any costs rise may be accompanied by increased values from assumed levels, this cannot be relied upon.

2.6 Development Costs – Build Costs

2.6.1 The base build cost levels shown below are taken from the BCIS. In each case the median figure, rebased to Q4 2012 and a Cambridge location factor (113 relative to a

national level of 100) is used. As with other cost assumptions, this needs to be built in to the study thinking as part of finding the right local balance through avoiding assumptions that leave insufficient scope when the CIL charging is applied in practice. Costs shown are for each development type (residential and commercial):

Figure 8: Build Cost Data (BCIS Median, Q3 2012, Location Index 113)

Use	Property Type (BCIS category)	BCIS Build Cost (£/sq. m)*
Residential	Mixed developments	£901
Residential	Flats - Generally	£1,024
Residential	Flats – 3-5 storey	£1,024
Large Retail	Centre Comparison	£878
Large Retail	Supermarket	£1,058
Large Retail	Retail warehouse	£547
Small Retail	Convenience Store	£760
Business development	Offices	£1,291
Business development	Industrial unit including offices	£865
Business development	Storage & Distribution	£455
Residential Institution	Nursing (care) Home	£1,408
Student Accommodation	Speculative	£1,346
Hotel	£1,250 - £1,400/m ² (all in)	

*excludes externals and contingencies (these are added to above base build costs)

2.6.2 The above build cost levels do not include contingencies or external works. An allowance for externals has been added to the above base build cost on a variable basis depending on the scheme type (typically between 10% and 20% of base build cost). These are based on a range of information sources and cost models and pitched at a level above some information seen on this assumption in order to ensure sufficient allowance for the potentially variable nature of site works. The resultant build costs assumptions (after adding to the above for external works allowances but before contingencies and fees) are included at the tables in Appendix I. In the case of the range of city centre retail trials, a further notional costs allowance of £500/sq. m applied to 50% of the gross floor area was added (in addition to external works) purely in acknowledgement of the likely higher level of costs associated with that form of development in the local context.

- 2.6.3 For this broad test of viability it is not possible to test all potential variations to additional costs. There will always be a range of data and opinions on, and methods of describing, build costs. In our view, we have made reasonable assumptions which lie within the range of figures we generally see for typical new build schemes (rather than high specification or particularly complex schemes which might require particular construction techniques or materials). As with many aspects there is no single appropriate figure in reality, so judgments on overview assumptions are necessary. As with any appraisal input of course, in practice this will be highly site specific. In the same way that we have mentioned the potential to see increased costs in some cases, we could also see cases where base costs, externals costs or other elements will be lower than those assumed. Once again, in accordance with considering balance and the prospect of scheme specifics varying in practice, we aim to pitch assumptions which are appropriate and realistic though not looking as favourably as possible (for viability) at all assumptions areas.
- 2.6.4 A further allowance of 5.85% has been added to the total build cost in respect of achieving higher sustainable design and construction standards (either in relation to building regulations or equivalent requirements – e.g. Code for Sustainable Homes / BREEAM). In the residential scenarios, this was applied to all dwellings assuming that construction standards met the energy and water requirements of Code for Sustainable Homes enhancement to level 4. In addition a notional cost of £3,500 per unit has been included to cover related costs (e.g. associated with renewable energy requirements) together with £575 per dwelling associated with Lifetime Homes. An additional cost associated with meeting the greater water efficiency requirement has also been added at 5.5% of build costs. Sensitivity testing has also taken place assuming the attainment of CfSH L5. In practice such cost allowances could in fact be directed towards other sources of cost increases over the base build cost assumptions should those become relevant; for example associated with wheelchair accessible housing or any other specification / cost adjustment.
- 2.6.5 An allowance of 5% - 7% of build cost has also been added to cover contingencies. This is a relatively standard assumption in our recent experience. We have seen variations, again, either side of this level in practice.
- 2.6.6 Standard survey costs of £1,000 per unit have also been allowed for on a notional basis for residential scenarios; variable within the commercial schemes.

2.6.7 The interaction of costs and values levels will need to be considered again at future local CIL review points. In this context it is also important to bear in mind that the base build cost levels will also vary over time. In the recent recessionary period we have seen build costs fall, but moving ahead they are expected to rise again, if only over the longer term. Costs peaked at around Q4 2007 / Q1 2008 but fell significantly (by more than 10%) to a low at around Q1 2010 (similar index point to that seen at around Q1- Q2 2004 levels). The index shows that, after modest rises in the first half of 2010, tender prices have been at relatively consistent (flat) levels. This trend is forecast to continue through to the first half of 2013 after which, currently, very steady tender price increases are forecast through to early 2017 (rising from about a 1 – 2% per annum increase in 2013 to 4.5% at the end of 2016). Clearly only time will tell how things run-out in comparison with these forecasts.

2.7 Development Costs – Fees, Finance & Profit (Residential)

2.7.1 The following costs have been assumed for the purposes of this study and vary slightly depending on the type of development (residential or commercial). Other key development cost allowances for residential scenarios are as follows (Appendix I provides a further summary):

Professional and other fees: *Total of 10% of build cost*

Site Acquisition Fees: *1.5% agent's fees*

0.75% legal fees

Standard rate (scale) for Stamp Duty Land Tax

Finance:

7.0% interest rate (assumes scheme is debt funded)

Arrangement fee variable – basis 2% (of cost)

Marketing costs:

3.0% sales fees

£750 per unit legal fees

Developer Profit:

Affordable Housing – 6% of GDV

Open Market Housing – 20% of GDV

2.8 Development Costs – Fees, Finance & Profit (Commercial)

2.8.1 Other development cost allowances for commercial development are as follows:

Professional and other costs and fees:

Total of 12% of build cost

Site Acquisition Fees:

1.5% agent's fees

0.75% legal fees

Standard rate (scale) for Stamp Duty land Tax

Finance:

7.0% interest rate (assumes scheme is debt funded)

Arrangement fee variable – 2% loan cost

Marketing costs:

1% promotion costs (% of annual income)

10% letting / management fees (% of annual income)

Purchaser's Costs:

5.8% of GDV

Developer Profit:

20% of GDV

2.9 Build Period

2.9.1 The build period assumed for each development scenario has been based on BCIS data (using its Construction Duration calculator - by entering the specific scheme types modelled in this study) alongside professional experience and informed by examples where available. The following build periods have therefore been assumed. Note that this is for the build only; lead-in and extended sales periods have also been allowed-for on a variable basis according to scheme type and size, having the effect of increasing the periods over which finance costs are applied (see Figure 9 below):

Figure 9: Build Period

Scheme Type	Build Period (months)
1 Unit Housing Schemes	6
10 Unit Housing Scheme	9
10 Unit Flatted Scheme	9
15 Unit Housing Scheme	12
15 Unit Flatted Scheme	12
25 Unit Mixed Scheme	18
50 Unit Mixed Scheme	18
100 Unit Mixed Scheme	24
250 Unit Mixed Scheme	60
Large Retail - supermarket	15
Large Retail –retail warehousing	12
City centre and small retail (principally convenience stores)	6
Business - City Centre Offices	12
Business - Business Park Offices	18
Industrial (Large)	8
Industrial / Warehousing (Storage & Distribution)	18
Hotel	16
Care Home	12
Student Accommodation	18

2.10 Other planning obligations - section 106 Costs

2.10.1 An on-going site specific s.106 allowance (financial contribution) has been factored into the appraisal assumptions as well (alongside affordable housing). On discussion with the Council it was considered that a majority of existing Planning Obligation requirements would be taken up within the CIL proposals, but nevertheless that small scale site specific requirements (perhaps dedicated highways improvements / alterations or similar) could remain in some circumstances. The appraisals included a notional sum of £1,000 per dwelling on this aspect purely for the purposes of this study and in the context of seeking to allow for a range of potential scenarios and requirements.

2.10.1 In circumstances where it is expected that strategic scale sites will be relevant in carrying out a high level viability study for CIL, it would normally be appropriate to reflect any significant on-site infrastructure needs through assumptions around a higher level of s.106 payment alongside the CIL trial rates. After consideration with the Council, we have therefore kept constant the s.106 allowances across the range of scenarios, on the assumption that a majority of s.106 obligations will be replaced by CIL. We have added a notional allowance alongside this for added site improvement works at £400,000 per gross hectare (additional to build cost external works and other allowances).

2.11 Indicative land value comparisons and related discussion

2.11.1 As discussed previously, in order to consider the likely viability scope for a range of potential (trial) CIL contribution rates in relation to any development scheme, a comparison needs to be made between the outturn results of the development appraisals (in terms of RLV) and some benchmark or known land value. As suitable context for a high level review of this nature, DSP's practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those. This approach reflects the varied land supply picture that the Council expects to see, including the occurrence of schemes coming forward on previously developed former commercial / employment land as well as reuse and intensification of existing residential sites and garden areas and larger scale greenfield sites.

2.11.2 The scale of the difference between the RLV and comparative land value level (i.e. surplus after all costs, profit and likely land value expectations have been met) in any particular example, and as that changes between scenarios, allows us to judge the potential CIL funding scope. It follows that, in the event of little or no surplus, or a negative outcome (deficit), then we can see that, alongside the other costs assumed, there is little or no CIL contribution scope.

2.11.3 This also needs to be viewed in the context that invariably (as we see across a range of CIL viability studies) the CIL trial rates are usually not the main factor in the overall viability outcome. Market conditions and whether a scheme is inherently viable or not (i.e. prior to CIL payment considerations) tend to be the key factors. Small shifts

in the CIL trial rate only significantly affect viability in the case of schemes that are only marginally viable and so at a tipping-point of moving to become non-viable once CIL is imposed or other relatively modest costs (in the context of overall development costs) are added. As the inherent viability of schemes improves then even a larger increase in the CIL trial rate is often not seen to have a very significant impact on the RLV and therefore likely viability impact by itself. As the trial CIL rate increases it is usually more a matter of relatively small steps down in reducing viability and so also considering the added risk to developments and the balance that Councils need to find between funding local infrastructure and the viability of development in their area.

- 2.11.4 In order to inform these land value comparisons or benchmarks, we sought to find examples of recent land transactions locally. However, little evidence of such was available from the various soundings we took and sources we explored. Similarly, indications from local sources were very limited. We reviewed information sourced as far as possible from the VOA, site specific examples, previous research / studies / advice provided by the Council, seeking local soundings, EGi; and from a range of property and land marketing web-sites.
- 2.11.5 Each of the RLV results is compared to a range of land value levels representing potential values for sites of varying types of brownfield (PDL) and greenfield sites; envisaging a potential spectrum of sites from greenfield through lower and then upper value commercial land and sites with existing residential use. Again, scheme specific scenarios and the particular influence of site owners' circumstances and requirements will be variable in practice.
- 2.11.6 In terms of the VOA, data available for comparison has reduced significantly since the July 2009 publication of its Property Market Report; with data provided only for 2 areas within the East in the latest (January 2011) report. However, the report does provide indicative values for agricultural land for Cambridgeshire and industrial and residential land for Cambridge. Other information has been sourced from existing data and research together with general indications and soundings all as far as were available.
- 2.11.7 As can be seen at Appendices IIA and IIB (residential and commercial scenarios results respectively), we have made indicative comparisons at land value levels in a

range between £370,000/ha and £2,900,000/ha overall so that we can see whether our RLVs fall beneath or above each of these levels. This does not exclude the consideration of wider results and indeed a range of scenarios produce outcomes in excess of the highest comparisons made, showing that greater land value expectations may be met from those.

2.11.8 Where greenfield or other lower value land is relevant then the results can be used in exactly the same way; to get a feel for how the RLVs (expressed in per ha terms) compare with a lower land value level of say £500,000/ha. The minimum land values likely to incentivise release for development under any circumstances is probably in the range £250,000 - £500,000/ha; and those are likely only to be relevant to greenfield. This range could be relevant for consideration as the lowest base point for enhancement to greenfield land values (with agricultural land reported by the VOA to be valued at around £18,500/Ha in existing use). The HCA issued a transparent assumptions document which referred to guide parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations would not go beyond these levels – they could well do in a range of circumstances. We are also aware of garden land being valued indicatively at say £500,000 - £850,000/Ha in a similar local authority context, purely as a further indication of a potentially lower value scenario in certain circumstances and in general of the range of comparisons that could be relevant overall.

2.11.9 As well as a level of value relating to an existing or alternative use driving a site's value ('EUV' or 'AUV'), there may be an element of premium (an over-bid or incentive) required to enable the release of land for development. In our view, this would not apply, however, in situations where there is no established ready market for an existing or alternative use. The HCA's draft document 'Transparent Viability Assumptions' that accompanies its Area Wide Viability Model suggests that *'the rationale of the development appraisal process is to assess the residual land value that is likely to be generated by the proposed development and to compare it with a benchmark that represents the value required for the land to come forward for development'*. This benchmark is referred to as threshold land value in that example: *'Threshold land value is commonly described as existing use value plus a premium, but there is not an authoritative definition of that premium, largely because land market circumstances vary widely'*. Further it goes on to say that *'There is some*

practitioner convention on the required premium above EUV, but this is some way short of consensus and the views of Planning Inspectors at Examination of Core Strategy have varied'. These types of acknowledgements of the variables involved in practice align to our thinking on the potential range of scenarios likely to be seen. As further acknowledged later, this is one of a number of factors to be kept in mind in setting suitable rates which balance viability factors with the infrastructure needs side.

- 2.11.10 We would stress here that any overbid level of land value (i.e. incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative uses on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.
- 2.11.11 Essentially this approach leads to the comparison of the RLV results in £s per hectare (having taken into account all values and costs including varying levels of CIL) to a range of potential land values representing various greenfield, previously developed land (e.g. former commercial uses) or existing residential (residential intensification) benchmark land value indications. The range of land value comparisons is set out beneath the results tables (at Appendices IIA and IIB) and further information is set out within the wider research as included at Appendix III. The results trends associated with these are seen at Appendices IIA and IIB, as explained in chapter 3 below.

3 Findings

3.1 Introduction

3.1.1 Results summaries are included and trends can be seen at Appendix IIa (residential scenarios) and Appendix IIb (commercial/non-residential); in each case reflecting the scenarios explained in Chapter 2 and summarised at Appendix I. The report text also deals with other scenarios / factors considered outside the scope of the main appraisals sets; or where it was not necessary to develop full appraisals sets following the initial review of information or emerging outcomes.

3.1.2 The individual tables within Appendices IIa and IIb, numbered 1a to 1i, 2 and 3, show results relating to:

Table 1a:

Residential results for 1 dwelling scenarios range (nil (i.e. 0%) affordable housing);

Table 1b:

Residential results for 10 houses scenarios range (at 0% base and trial levels 40%, 30% and 20% affordable housing - reading from top to bottom). Table 1b also shows results with the based affordable housing tenure mix of 75/25 in favour of affordable rent ('AR') /shared ownership ('SR') compared alongside those with the sensitivity test at 50/50 tenure mix (AR/SR again);

Table 1c:

Residential results for 10 flats scenarios range (at 0%, 40%, 30% and 20% affordable housing (AH) - reading from top to bottom, and also including AH tenure mix sensitivity as at table 1b);

Table 1d:

Residential results for 15 houses scenarios range (at 40% base and 50% trial level affordable housing - reading from top to bottom). In the bottom section of rows (beneath the 50% affordable housing trial) this table also shows the outcomes from sensitivity tests relating to added costs from moving to Code for Sustainable Homes (CfSH) Level 5 from the base code assumption - alongside 40% affordable housing. It

is therefore possible to compare outcomes from that increased trial CfSH assumption with those from the increased trial affordable housing % assumption;

Table 1e:

Residential results for 15 flats scenarios range (at base 40% affordable housing assumption);

Table 1f:

Residential results for 25 houses scenarios range (at 40% base and 50% trial level affordable housing - reading from top to bottom);

Table 1g:

Residential results for 50 flats scenarios range (at 40% base and 50% trial level affordable housing - reading from top to bottom);

Table 1h:

Residential results for 100 mixed dwellings scenarios range (at base 40% affordable housing assumption);

Table 1i:

Residential results for 250 mixed dwellings scenarios range (at base 40% affordable housing assumption);

Table 2:

Results for commercial scenarios where full appraisals sets were carried out (retail, offices, industrial, students housing and hotel), tested at 6.5% yield and with a range of greenfield and PDL land value comparisons assumed;

Table 3:

As table 2 but showing results with 7.5% yield assumption.

- 3.1.3 Only the results relating to key commercial development trials are included at Appendix IIb, because the exploratory process quickly showed there to be no point developing the testing beyond initial stages where certain scenarios were seen to be clearly unviable as development uses.

3.1.4 In the case of the commercial results, the 2 sets covering alternative yield trials of 6.5% and 7.5% relate to exploring the sensitivity of the results to these factors. The 6.5% yield represents a more positive assumption for viability (results in a higher capitalisation rate applied to the rents). In practice this is a factor that will vary. In terms of making our overview, we consider that within this range the 6.5% yield trials may be more representative than other levels for retail, hotel and students' housing developments (whereas B use scenarios – offices and industrial / warehousing – would typically be associated with a lower rental capitalisation rate (higher yield %)). We consider that the 7.5% yield trials, in the main, represent a sensitivity test layer for the schemes with positive overall viability outcomes. In contrast, it is likely in the current climate that the 7.5% yield trial may well represent too positive a scenario for the B uses. However, these trials served the purpose of exploring how positive the assumptions would need to become to support viability where poor initial outcomes were seen and, hence, potentially, how far they would need to move so as to provide scope for CIL charging based on regular viability. It follows that if those and other scenarios (including for hotels and similar uses) produce poor results with these assumptions then we can see that the results would deteriorate further (become increasingly negative) with a range of less favourable yield (or other) assumptions that might be seen in practice.

3.1.5 In summary the Appendix IIa and IIb results tables show:

- Left side column: Scheme scenario (dwelling numbers / scheme type and, for residential scenarios at tables 1a to 1i, affordable housing % requirement / trial).
- Across the top grey row: increasing trial CIL charging rates tested from £0/sq. m to £200/sq. m at £25/sq. m intervals;
- Under each residential scheme type: Increasing value (meaning market sales value - GDV) level (VL 1-7). To recap, VL1 represents the lowest market values sensitivity test, through a scale including the highest market values sensitivity test at VL7.

- Under each commercial scheme type: Increasing value (again meaning sales value - GDV) – L (low); M (Medium); High (H). The ‘M’ value levels were considered to be the key area regarding current time, balanced interpretation of results. ‘L’ and ‘H’ allow us to consider the sensitivity of outcomes flowing from lower or higher values, related to varying scheme type / location; and / or market movements. As with the yield % trials, in the case of poor viability outcomes, they provide context by helping us to gauge the extent to which the values would need to increase to provide viable scheme indications. Similarly, we can develop a feel for how sensitive the better viability indications are to a reduction in values.
- Tables 1a to 1i (residential) – white areas left hand side: other assumptions.
- Tables 1a to 1i (residential) – white areas top right: RLV appraisal results expressed in £s (RLV sums (in £s) generated by each individual appraisal.
- Tables 2 and 3 (commercial) - Left hand side of main table area (white and grey rows section): RLV appraisal results expressed in £s (RLV sums (in £s) generated by each individual appraisal.
- Tables 1a to 1i (lower rows, right side right) and Tables 2 and 3 (right side of main table area) - coloured-coded sections: the same RLV appraisal results but expressed in £s per hectare (£/Ha or £ per Ha) equivalent, given the assumed scenario type, density / site coverage, etc.
 - Within each of those sections, the coloured table cells (see below) are the key areas used in terms of reviewing results (viability indications) trends. The trial CIL rates – in £/sq. m are shown across the top row - applied as a key part of the iterative process of exploring the effect on likely viability (or risk to the scheme proceeding) as those rates increase (moving from left to right). As discussed earlier, realistically this testing of trial CIL rates has to be carried out in steps to control to reasonable parameters the extent of the appraisal modelling exercise. Providing these trial rates span a sufficient range and the steps between each trial level are not too large, the iterative process can be applied and considered successfully. It is not necessary, and would not be

practical or economic to further extend this process. In this case, we considered potential charging rates of £0 to £200/sq. m for residential and commercial scenarios – covering the range of scenarios and associated outcomes that in our experience, and from review of emerging results, provided us with suitable parameters and context for review with the Council. The emerging results did not warrant further exploration of higher potential CIL charging rates.

- It is important to note that the colour-coding at Appendices IIa and IIb provides only a rough guide to the trends – it helps to highlight the general results trends. Based on the accepted nature of such an exercise, i.e. this not being an exact science, this must not be over-interpreted as representing any strict cut-offs as regards viability / non-viability. In practice, switch-points between viability and non-viability will be variable and this process explores the likelihood of various realistically assumed values and costs (including potential CIL rates) proving to be workable and therefore achieving the most appropriate points for finding balance between CIL rates and the high level of the local infrastructure needs. We can see the results trends as indicative outcomes vary with increasing sales values (GDVs – as expressed through increasing VLs 1 to 7; L, M and H values for commercial); increasing CIL trial rate; changing scheme type and changing affordable housing content with that (residential scenarios).
- Taking into account the above comments, the colours therefore indicate general trends as follows in accordance with a general grading that indicates increased confidence levels in the viability outcomes ranging from red (representing poor outcomes – negative RLVs – i.e. clear non-viability) to the boldest green-coloured results (indicating the greatest level confidence in viability outcomes across a wider range of land value comparisons representing different host site types). The footnotes to the Appendix IIa and IIb tables describe these as a series of viability tests, referring to the various land value comparison levels considered – noted there as Viability tests 1 to 5 increasing across the range shown:

Residential (tables 1a to 1i) –

- Boldest green colouring - Considered to be good viability prospects - RLVs exceeding £2.9m/ha (PDL upper level – residential) – Viability test 5;
 - Paler green colouring (graduated) – Considered prospects with reducing confidence in scheme viability i.e. where the RLVs exceed the lower land value comparison levels and so could be viable in a reduced range of circumstances – representing lower grade residential or former industrial / commercial PDL sites - RLVs between £1.5m/ha and £2.9m/ha (viability test 4); £850,000 to £1.5m/ha (viability test 3); £500,000 to £800,000/ha (viability test 2) and £370,000 to £500,000 (representing greenfield enhancement values range – viability test 1);
 - Red colouring – poor outcomes – although some with RLVs just beneath viability test 1 may be marginally viable in certain circumstances, these are RLVs at beneath viability test 1 (i.e. RLVs of less than £370,000/ha) and in many cases negative RLVs (schemes showing a deficit with no land value generated).
- Footnotes at the bottom – reminder of the range of land value benchmark indications (comparison levels – referred to as viability tests 1 to 5 as above); bearing in mind the context and explanations provided in this report.
- 3.1.6 In addition, each results Appendix contains sample appraisal(s) summary information (extracts), which display the key input areas, the relationship between those and the outputs (indicative RLVs) they produced (as transposed to the Appendix IIa and IIb tables discussed above). Bearing in mind the study purpose and nature, these are not the full appraisals, given the volume and added complexity of information that would involve displaying. They are intended to provide an overview of the basic calculation structures and the outcomes; and to further help an understanding of how residual land valuation principles have been used here.
- 3.1.7 Government guidance states that the CIL charging rates should not be set up to their potential limits. On reviewing the results and the Council taking this further into the

wider consideration of its Preliminary Draft Charging Schedule (PDCS) CIL rate(s) proposals, a number of principles have been and are to be kept in mind, as follows (see sections 3.1.8 to 3.1.28 below).

- 3.1.8 Costs will vary from these assumptions levels (build costs being a key example) – we have allowed appropriately and have not kept these to what might be minimum levels by any means. Some scope may be needed where costs are higher, however, by reason of site specific abnormalities, particular construction techniques / materials, increasing carbon reduction agenda requirements longer term, etc. Cambridge has been identified as an area in which average build costs are typically above national levels; as allowed for in the assumptions (BCIS location index factor 113 compared to the index national base of 100). When viewed overall, the various assumptions made represent market norms from our wide experience of strategic and site-specific viability assessment work and from established information sources; but tailored to Cambridge where more specific / local information pointed to particular assumptions or adjustments being used. Through applying our well established and tested approach the assessment is strategic in a way that is relevant Cambridge City Council.
- 3.1.9 Land owners' situations and requirements will vary. While, as stated, those will need to be realistic (and, as part of that, assessments will need to be made as to whether there are realistic prospects of securing significant value from existing or alternative uses in the prevailing market), they could be outside the ranges that we have explored in making our overviews; including at higher levels.
- 3.1.10 The economic backdrop remains difficult and although the market in the City is relatively strong, uncertainties could remain or even increase to some degree (in that event with reducing sales volumes and further impacting on prices – directly impacting the GDV assumptions; hence the range of value levels (VLs) explored for sensitivity).
- 3.1.11 Affordable housing provision has been assumed in full, in accordance with the City Council's existing 40% policy target. Alternative affordable housing proportions have also been sensitivity tested to inform policy development for the new Local Plan (review). In all cases, where relevant, this has been allowed-for alongside the trial CIL rates and other wider planning objectives of the Council. HCA funding for affordable housing appears to be uncertain at best and likely to continue being limited in

application for the foreseeable future. Again, appropriate revenue assumptions have been made so that no affordable housing grants / other similar subsidy sources have been factored-in.

- 3.1.12 Developer's profit level requirements (and in some cases related funders' stipulations) could well vary. Particularly in the case of commercial schemes, we could see lower profit level requirements than those we have assumed. However, we felt it appropriate in particularly depressed commercial market conditions overall to acknowledge that there may need to be some scope in this regard; or in respect of other commercial scheme costs / risks. This, again, is part of setting assumptions which fit with arriving at a balanced approach overall; avoiding removing cost from collective assumptions so that scheme prospects become too dependent on those particular assumptions proving correct in practice. When it comes to site specifics, all will vary, and how they inter-act will vary too therefore.
- 3.1.13 The potential CIL charging rates need to be considered alongside other factors relevant to the locality and the development plan delivery.
- 3.1.14 Amongst these, the location and frequency of key parts of the local growth planning is key – i.e. considering where in the main development will be coming forward (in relation to the values patterns for example). In Cambridge's case, there is further work to do in consulting on and considering the scale of and options for housing growth, but the expectation based on the distribution of SHLAA sites is that the majority of housing development focus will be on developments in what may be considered the mid-range/typical value locations for new-build housing rather than the typically highest value areas (e.g. Market and Newnham ward areas) or the typically lowest value areas (e.g. Cherry Hinton, Kings Hedges ward areas). More will be said below (see section 3.2) on values in considering the CIL charging rates scope that the viability outcomes supported by those provides.
- 3.1.15 The types and frequency of schemes likely to be relevant will also influence the selection of the Council's approach to implementing the CIL. In practice, the variation of schemes types could be very wide – particularly for commercial / non-residential development, where schemes could be seen in many shapes and sizes, widely varying uses; and combinations thereof. However, it is necessary to consider the local relevance of those in terms of the development plan (proposed Local Plan) delivery

as a whole alongside their likely typical scope to support viability. Focus needs to be on the main relevant types, given that this is all about plan delivery and the City Councils' proposals for growth across its administrative area as a whole.

- 3.1.16 Any clear values patterns that influence viability are to be respected. However, it also needs to be understood that there are bound to be imperfections in defining any viability zones or similar (linked to any differential CIL charging rates). In practice values can change over very short distances (even within schemes, between different sides or ends of roads, with different aspects, school catchments or other local variations). A suitable overview needs to be made and the charging regime should not become overcomplicated by aiming to respect too many of these detailed aspects. It would not be possible to respect them all fully in any event.
- 3.1.17 Understanding that some individual schemes may not be able to support the collective requirements, but looking at the bigger – City area-wide – plan delivery picture. Under the CIL principles the test of whether the local balance is right is a high level one relating to the delivery of the plan as a whole; this may not be prejudiced by individual schemes becoming unviable.
- 3.1.18 On the flip-side, this means also understanding that in theory some schemes / scheme types may have been able to fund a greater level of CIL than the recommended levels (and / or greater levels of other obligations). This is again in the context of seeking an appropriate local balance in setting the charging rate(s); not adding undue risk to delivery and therefore moving forward with the local economy and developments whilst collecting contributions towards meeting the infrastructure needs associated with the growth.
- 3.1.19 The variety of site types that is expected to come forward is an important consideration – meaning reviewing the results scales in the context of a range of potential land value comparison levels. We do not consider it appropriate to rely on comparisons at a single land value level for each scenario as development will come forward in various forms and on a range of site types over time. In assessing results it has been necessary to consider viability outcomes across the results sets and against various land value comparison levels. In some cases it can be seen that the land value comparisons are greatly exceeded, showing that higher levels of land value expectations could be met in those scenarios (assumptions sets). Whilst the reducing

boldness of the green colour-coding within the results tables indicates scenarios that are unlikely to be viable against the higher land value benchmarks, those outcomes meet or exceed requirements where lower land values could be relevant.

3.1.20 The scale of local infrastructure needs (which are beyond the level of provision that can be supported by CIL) and therefore the likely funding gap on the one hand, and development viability on the other, effectively are opposing tensions that the Council needs to weigh-up in seeking to strike the right balance with its approach to CIL. There is a substantial funding gap here; meaning that the Council does need to secure a meaningful but realistic level of funding through CIL as a key ingredient of the overall growth and funding packages.

3.1.21 CIL charging calculations will relate to net new development – added floor-space. In practice we understand that in line with the CIL regulations a significant number of developments in Cambridge will entail some level of “netting-off” of existing floor-space in the charging calculations. This means that the CIL rate will not be applied to the full scale of new development in many cases. This could be by way of replaced or re-used / part re-used buildings. Our appraisals have not factored-in any netting-off in this way, because this will be a highly variable influence on scheme outcomes. Refurbishment or other costs may also be relevant to overall viability calculations on site specifics, however. The netting-off effect is expected to further contribute to ensuring that schemes remain deliverable and that the charging rates(s) are not set “right up to the margin of economic viability” as part of this overall theme.

3.1.22 The results are highly variable in line with the broad overview nature of this assessment, which is to be used as a viability health-check from a strategic perspective alongside the Council’s wider work on, and consideration of, a range of other factors such as these.

3.1.23 This all links to avoiding “setting a charge right up to the margin of economic viability”⁴ in accordance with the tone of the Government’s guidance. Local

⁴ DCLG – Community Infrastructure Levy Guidance – Charge Setting and Charging Schedule Procedures (March 2010)

authorities (the charging authorities) have significant scope to consider exactly how they will assess what is the right balance in a particular area.

- 3.1.24 A common theme running through all of the results (residential and commercial) is that they are highly sensitive to varied appraisal inputs and to the land value comparisons considered as potential benchmark ranges. A relatively small adjustment, particularly in some assumptions areas, can have a significant effect on the outcome.
- 3.1.25 This assessment process explores the degree to which changes in key assumptions produce varying results. It is not a specific valuation exercise (it cannot be) but it has enabled us to consider the likelihood of a wide range of potential CIL charging rates being achievable and suitable. In the case of poor viability results (no or low viability prospects), this included looking at the extent to which assumptions would need to vary in order to improve the viability appraisal outcomes sufficiently to create workable scenarios. The opposite was considered for scenarios with good viability prospects (i.e. the potential “lee-way” for those outcomes to decline but still be potentially viable). In both of these cases we considered whether those changes in assumptions amounted to realistic scenarios or not, given what we can currently see of market conditions, etc.
- 3.1.26 Potentially there are almost infinite variations of assumptions that could be worked-through. It is important therefore that an overview is made. In doing so, we review the trends shown in the results and can also consider what type of outcomes would be found between the points (appraisal assumptions combinations) that have been modelled. Ultimately, at the delivery stages there will be no getting away from the reality of a range of scheme specific outcomes, within and potentially outside the scope of the appraisal inputs that we have used.
- 3.1.27 There may be cases where specific developments are unable to bear some or all of the additional cost of CIL (in the same way that is sometimes seen with other obligations on a scheme). Such viability outcomes are unlikely to be solely due to CIL charging, however. They are more likely to be associated with market conditions (arguably the biggest single factor), affordable housing, scheme design / construction / specification requirements (including but not limited to sustainable construction)

and wider planning objectives. Usually, the collective costs impact on schemes will be relevant for consideration where issues arise, so that some level of prioritisation may be required – bearing in mind CIL payments will be non-negotiable.

3.1.28 It is important to note, when we refer to highly variable outcomes / sensitive results, that:

- These are not factors that are unique to Cambridge. In our significant experience of CIL viability assessment to date, they have to be recognised in any similar study and applied through practical local application of the Government’s CIL regime – regardless of location.
- These characteristics would apply regardless of the CIL rate(s) set, so that with particular scheme difficulties (for all development types) setting a significantly lower CIL rate would not necessarily resolve any viability issues; we could still see a range of unviable or marginally viable schemes with even a zero (£0/sq. m) CIL rate – as the results for some commercial scheme types (Appendix IIb) and lower value / increased affordable housing residential sensitivities (Appendix IIa) show.

3.2 Values patterns and other characteristics – Findings: Residential

3.2.1 In the assessment stages, we relied on the research before deciding on whether any sufficiently clear values patterns were evident for a reliable link with variable CIL (or sometimes called ‘differential’) charging rates for the City of Cambridge. So the research informed the consideration (whether as the main suggested approach or as an option for the Council to consider) of any clear viability drivers for varying the local CIL charging regime in some way by geography – e.g. by reference to particular zones such as the ward areas, or other geographical variation linked to viability.

3.2.2 As a framework for our residential values research, we collected house price data in respect of the 14 ward areas listed within the summary information at Appendix III. A ward areas based map is included to the rear of Appendix III. This revealed a pattern of values, in general (bearing in mind the points about specific variations as above) – referring to ward areas:

- Typically lowest values in the City context – Cherry Hinton, Kings Hedges;

- Typically lower-end values – northern to eastern swathe also including (running from north to south) Arbury, East Chesterton, Abbey and Romsey;
- Typically mid-value – southern and across to centre / north western side) including Castle, Trumpington, Petersfield, Queen Ediths;
- Typically higher value – central to west side historic core and lower density character areas including Market and Newnham;
- As part of this picture, we found typical West Chesterton and Coleridge ward area values to be on the cusp between the typically lower and mid value wards, so that in any grouping as part of considering differential residential charging rates (see below) potentially they could be placed with either grouping. We suggest that this factor would need to be considered by the Council alongside the likely distribution and nature of sites relevant to the plan-led growth; only in the event of the City Council pursuing a differential rates approach as opposed to the simpler single rate that is suggested, however. This is just one example of how values patterns are blurred and may be difficult to reflect fully through mapping and zones in the local context.

3.2.3 The information relating to the individual ward areas was also considered in terms of how those might be grouped together, potentially as part of any alternative option for a differential CIL charging for residential development. Should a differential approach be justified and preferred in response to the wider information and the City Council's plan delivery proposals, the values patterns do not indicate the need to consider a more complex option than a 3 zones (lower, mid and high) approach.

3.2.4 With reference to the research summarised at Appendix III, piecing this together we found a range of clear and relatively consistent pointers to the above residential values variations and patterns. In summary we observed the following themes:

- A range of house prices across Cambridge when viewed overall;

- A narrower values range that would be applicable to the majority of new-build housing likely to come forward;
- New-build values that are quite scheme dependent and do not necessarily follow the general existing (resale property) values patterns;
- Highest values in the City centre and to the west of that (ward areas as 3.2.2 above);
- Mid-level / medium values to the south and north west, with proximity to the M11 motorway being amongst the positive effects on values there (again refers to the ward areas as at 3.2.2 above);
- Typically lower values associated with the swathe / arc of ward areas running from the central north around the east side of the City centre to the south east.

An indicative map representing these typically higher, medium and lower value areas (as viewed in the City context overall) is also included following Appendix III. This is based on grouping the ward areas as above and serves only to illustrate the general values patterns for further consideration if there are other drivers for differential residential charging rates.

3.2.5 There are some very high values (even viewed in the generally relatively buoyant Cambridge market context) that tend to be seen in certain limited locations (higher value ward areas as at 3.2.2 above) but may also be relevant to particular schemes and settings elsewhere in the City. However, we do not consider those to be typical of the City-wide picture as is appropriate for the CIL overview needed. We consider the more typical levels to be best represented by ward areas such as Trumpington, Petersfield and Queen Ediths.

3.2.6 Certainly with the most significant proportion of delivery of overall housing growth planned to be away from the highest value areas, we consider that those should only bear a significant influence on the CIL charging rates if a differential approach is chosen. A key study finding is that the CIL charging rate(s) selected by the Council need to be responsive to the mid-range value areas and situations that represent the

new-build values more typical of the main expected forms of housing growth in the City.

3.2.7 Related to this, we consider that a key driver for whether a differential rates approach is needed, in viability terms, is likely to be the extent to which the housing growth relies upon the lower values that tend to be seen in the north-eastern outer swathe of the City area - as described at 3.2.2 to 3.2.4 above.

3.2.8 This leads us to consider that there are 2 potential options for an appropriate residential CIL charging approach in Cambridge. DSP's suggestion is to consider the simple, single-rate approach first and foremost (see 1 below), but the alternative of a differential approach could also be considered (as at 2 below):

1. **Suggested approach** - Single City-wide rate set so as not to place undue added risk on the core of housing growth expected to come from mid-range values scenarios in the City context. This would be at (or not exceeding) a rate of £125/sq. m. Depending on the role of the lower value areas, currently considered likely to be much less significant in overall delivery terms, consideration could also be given to a lower charging rate to reflect a more mixed pattern of site delivery with more emphasis on the lower value north/eastern areas. In this case, a single City-wide CIL charging rate reduced from this £125/sq. m headline, at £100/sq. m, could be considered as an alternative.
2. **Alternative option** - Varied (differential) rates – if necessary, driven mainly by and set with a lower rate to respond to the lower value north/eastern swathe. This would most appropriately be based on a 3 zones (3 differential rates) approach to CIL charging. The suggested lower rate for this scenario would be at not higher than £100/sq. m. Under this approach, a second rate (mid/medium) charging rate would then be considered for the areas with more typical new-build values currently seen. That medium rate would be at or around the same £125/sq. m level appropriate as per the headline / single rate option as at 1 above. A 3rd, higher, charging rate at £150/sq. m could then be applied to the highest value areas only. Although, looking at the results, it appears that the higher value areas have the potential to support CIL charging at beyond this

level, and possibly significantly so, a range of other tempering factors should be considered. These include the possibility of encountering higher land value / site assembly costs, increased design and build costs, etc.

- 3.2.9 The CIL principles are such that ideally Charging Schedules should be as simple as possible; as simple as the viability overview and finding the right balance locally will permit. It is worth bearing in mind that, potentially, a differential charging approach could get quite complicated and unwieldy if it sought to reflect more local variations. A move in a more complicated direction should not be necessary given the factors and plan relevance discussed above. In this case a simpler approach has the capacity to work effectively across the range of circumstances seen within the City boundaries without needing to reflect all of the detailed local area specifics.
- 3.2.10 Despite recent conditions and a level of ongoing wider market uncertainty, a relatively high level of development activity was seen to be continuing in Cambridge. At the time of research, this included new-build housing schemes in a range of locations, but with a recent / current main focus in terms of scale of delivery at the southern City fringe – Trumpington area.
- 3.2.11 After deducting 10% from asking price (in practice, as at 3.2.12 below, more likely adjustments are considered to be at around 5% or in the range 5 – 10%), the recent/current scheme marketing suggested figures of (approximately) £2,976 to £5,758/sq. m (approximately £276 to £535/sq. ft.) overall; City-wide range. Within that wider range, the asking prices less 10% for new-build developments outside those seen in Market ward area fell in the range £2,976/sq m to £4,667/sq m (approximately £276 to £434/sq ft). That range included a variety of developments in Castle, East Chesterton, Abbey, Cherry Hinton, Queen Ediths and Trumpington Wards. At the values beyond these more typical levels for the City, overall, the 3 schemes seen in Market Ward indicated values (after 10% deduction from marketing price) in the range approximately £4,282 to £6,600/sq m excluding a single example of a higher value indication owing to small unit types (approximate range £398 to £613/sq ft).
- 3.2.12 Asking to sale price adjustments will vary by developer, by scheme and often by individual plot. They are often handled by way of bespoke incentives to particular purchasers, rather than by headline price adjustments. Nevertheless, we consider that looking at a 10% deduction from asking prices in most cases is likely to represent

a cautious approach to the sales value estimate; an adjustment of nearer to 5% may be more representative in many cases.

3.2.13 The range of values and their indicative fit to localities was summarised in the table at Figure 6 (at 2.3.7, page 21; and see also Appendix I).

3.2.14 Overall, the parameters for CIL charging on residential development within Cambridge lie in the range £100/sq. m to £150/sq. m. Within this, the rates selected will depend upon whether a single-rate or differential charging set-up is developed. The lower end of this scope represents a suitable placing of a rate to respond to the typically lower value areas (recognising that new-build schemes will tend to optimise values within those) or for a simple single City-wide approach if the Council's firmed-up growth plans rely heavily on development within the typically lower value areas in the north to eastern swathe. **The key area in our view is the scope to £125/sq. m relating to a single rate approach whereby the mid-range value locations play the main role in housing delivery;** or as the medium charging rate level within a potential alternative 3 zones approach ranging from £100/sq. m to £150/sq. m. These considerations are in accordance with the high level CIL tests related to local authorities seeking the right balance for their area.

3.2.15 The following paragraphs (3.2.16 to 3.2.27) offer additional observations relating to our findings and CIL viability assessment experience.

3.2.16 For clarity, these findings are considered to also apply to sheltered housing development, which in our experience is capable of supporting similar viability outcomes and competing effectively with general market / non-retirement housing developments for suitable sites. By sheltered housing we are referring to the generally high density apartment-based schemes providing retirement / minimum age-restricted housing in self-contained dwellings, usually with some element of common space and warden support; but where no significant element of care is provided. As a characteristic in common with other mainstream residential development, these schemes generally trigger affordable housing requirements (which in our experience may often be provided by way of financial contributions given the potential development mix, management and service charge issues than might otherwise arise in some scenarios by seeking to integrate an affordable

housing element). They are regarded as falling under Use Class C3 (dwelling houses). They are distinct in our view from care / nursing homes which would generally fall within Use Class C2 and have been considered specifically for this study purpose.

- 3.2.17 While it is possible to view some results from higher-end value scenarios and look towards higher CIL charging rates, we consider that their relevance would not be significant enough in overall plan terms to warrant a level of charge set above this range (£100 to £150/sq m) in the local circumstances. This is stated with the above points in mind – for example the need to recognise factors such as higher property values tending to drive higher land price expectations, and potential costs associated with the historic setting in some instances.
- 3.2.18 The Council will need to consider whether, on balance, lower and higher charging rates (i.e. a differential rates / zoned approach) are justified (whilst seeking to maintain a simple charging approach as far as possible and by looking at the potential additional CIL receipts given the relatively limited overall level of housing supply that currently looks likely to come from the areas with those characteristics).
- 3.2.19 There may be instances of lower value schemes and localities / particular schemes where developments struggle for viability in any event (i.e. prior to the consideration of CIL). It is important to stress that this could occur even without any CIL or similar (s.106) contribution / obligation. Wider scheme details, costs and obligations or abnormal costs can render schemes marginally viable or unviable before factoring-in CIL. As a common finding across our studies, no lower level set for CIL (i.e. even if at £0/sq. m) could ensure the deliverability of all these individual schemes on a guaranteed basis. Similarly, it is not likely to be possible to make sure that some alternative lower level of CIL charge (beneath our suggested parameters) would always leave all schemes viable. In some cases, viability is inherently low or marginal, regardless of CIL or other specific cost implications. In this sense, CIL is unlikely to be solely responsible for very poor or non-viability. These are not just local factors; we find them in much of our wider viability work. The same principles apply to commercial schemes too. The key test in terms of the CIL principles is that the rates selected do not put at undue risk the overall plan delivery; it is accepted that some schemes may not work and that those do not in themselves necessarily prejudice the bigger picture.

3.2.20 Associated with this, it will be necessary for the Council to monitor outcomes annually as part of its normal monitoring processes, with a view to informing any potential / necessary review in perhaps 2-3 or more years' time as other Government or local policy developments may take place; and / or potentially in response to market and costs movements, or indeed any other key viability influences over time.

3.2.21 The results of the residential appraisals are typically most sensitive to the value levels assumed for the market housing that will drive scheme viability (as those may vary according to locations and / or varying market conditions). However, other factors that typically have a significant effect on viability outcomes are:

- Affordable housing – although this has been fixed at a base level within all appraisals at current policy levels (and trialled at variant levels on schemes beneath the current threshold (20% and 30% compared with 0%) and at 50% in place of 40% on a sample scenario above the current threshold;
- Scheme density – linked to land take (site area occupied) and the land value requirement / expectation;
- Build costs – generally, but including related to sustainable design and construction;
- Land value expectation / requirement;
- Other costs side influences – profit levels, finance, fees, etc.;
- The incidence, alongside usual development costs and obligations, of costs that are considered abnormal.

3.2.22 The land value with which the appraisal RLV is to be compared (land value expectation / requirement – i.e. benchmark / comparison level) is important as a balancing factor in areas that command higher house prices. As noted above, a particularly buoyant market and strong house prices in an area (such as seen in some cases in the City) tend to drive higher land value expectations. This (and so the

strength of results relative to benchmarks) should be considered in making sure that any higher rate for such areas set as part of a differential option is not set beyond the parameters that our findings provide.

3.2.23 In our exploratory stages, we carried out additional background appraisals on the single unit residential scenarios. These are not included within the final reporting owing to the need to produce a realistically scoped scale of work and documentation; as with many other angles where in theory this type of work could be expanded to even greater levels of detail, beyond the expectations of the CIL guidance on considering viability.

3.2.24 On this point, however, we found that, for low value scenarios, increasing the dwelling size reduced the RLV and viability outcome further; and for higher viability scenarios (scenarios with already positive outcomes) the opposite was seen – viability indications were improved. As seen through those appraisals, with other aspects fixed, this is basically a case of increasing the direction of an existing outcome – either way (depending on whether as a starting point it is a viable scenario given the typical relationship between costs and values seen at the particular point on the values scale). The indications are that larger dwelling sizes, as may be seen more on the smallest / lower density / character area schemes, will tend to show better viability outcomes providing they are in situations and locations that support values at the mid to upper range values typical for Cambridge; and providing that the development costs are not too high. Larger dwelling types assumed at higher specifications might well be associated with higher costs levels. Higher build and other development costs associated with the property type will of course have a balancing effect on viability. In general, as above, varying costs is a factor which needs to be kept in mind.

Affordable housing (AH) % and Code for Sustainable Homes (CfSH) L5

– Sensitivity trials

3.2.25 For the Council's information, as included at table 1d within Appendix IIa, DSP also reviewed on a sensitivity basis the potential effect on RLV results from a Code for Sustainable Homes (CfSH) level 5 assumption; in place of the base assumption (CfSH L4 with enhanced requirements on water). This was undertaken on a sample 15

dwellings scheme (i.e. with affordable housing requirement triggered at the current 40%) across the full range of values (VLs) and trial CIL charging rates.

3.2.26 The significant deterioration of results with the increased CfSH L5 cost assumption is clear to see at table 1d. The effect is significant enough to provide at the lowest value level trial, VL1, better results from CfSH L5 combined with 40% affordable housing (AH) than from base CfSH assumption combined with 50% AH. At this value level, the balance is due to the flat rate affordable housing revenues approach being relatively positive compared with the lowest market sales values (VL1) assumption. This is seen to switch beyond VL1, so that the viability impact from 50% AH combined with the base CfSH assumption is greater than from the full CfSH L5 assumption compared with the base 40% AH. However, it is important to note that this is based on the current time review / estimate of costs variance, informed only by available information and estimates to date on CfSH related costs. Although this does not relate to any current Cambridge City Council position and need not inform initial charging schedule considerations so far as we can see, this sensitivity to added cost, such as from full application of CfSH L5, is a further pointer towards potential CIL charging schedule future review based on development requirements and costs, according to updated information at the time. This relates to the much wider (nationwide) scenario that is likely to be part of the Government's on-going review of requirements placed on new development.

3.2.27 The affordable housing (AH) sensitivity trial results included within the Appendix IIa tables (for a reminder see the summary of those scenarios to those at 3.1.2 above) show that:

- 40% represents an appropriate continued AH headline / target as opposed to any higher level. Tables 1d, 1f and 1d show the significant deterioration in results from 40% to 50% AH where trialled. It can be seen that, indicatively, in many scenarios a shift of one VL upwards would be needed with 50% AH to broadly replace the added 10% AH impact. Mid to higher values are needed with current base assumptions (i.e. without full CfSH L5 trial uplift) and, even then, with reduced scope / flexibility left for any other costs growth, other issues, abnormal costs, etc. It most likely produces or reinforces unworkable scenarios at lower value levels.

- Given these outcomes and the results with 40% AH at tables 1b and 1c, we find that an extension of the 40% AH target downwards (meaning to take effect on smaller schemes in the event of the City Council lowering the AH threshold through the current Local Plan Review policy development) would in our view have too significant an effect on viability alongside other requirements and based on current or any increased collective costs assumptions.
- Having reviewed initial results from 40% AH applied to the 10 dwellings scenarios (i.e. representative of beneath the current AH threshold) we consider that if the threshold were to be lowered (for example to cover developments providing in the range 10 to 15 dwellings) then the City Council should give consideration to implementing a reduced AH % for such developments – following “sliding-scale” type principles. Any AH policy placed upon sites for the first time (i.e. increased from 0%) has a significant effect which, seen across a range of studies over a period of 10 years or so as consultants, the authors of this study have referred to as the “first time impact”. We would strongly recommend the consideration of a lower AH target % if to be placed on developments of a reduced size compared with the current threshold. In the event of developing policy in this area, the AH target should be no higher than 30% and in fact the positive viability benefits of a 20% level can be seen in comparison with that too (tables 1b and 1c within Appendix IIa).
- We also looked, again on a trial sensitivity basis, at the potential impact of varying the affordable housing tenure (the balance of the mix between rented and shared ownership affordable housing assumed). The base affordable housing mix assumption is 75% affordable rented / 25% shared ownership. At tables 1b and 1c, results from that mix compared with a trial assumption mix of 50% affordable rented / 50% shared ownership can be seen (in each case looking at 40% affordable housing, as a trial only, on the 10 dwellings scenarios). We can see that with the £125/sq. m CIL trial, at VL4 the RLV of just over £2.5m/ha increases to £2.84m/ha on switching to the 50/50 AH mix (from 75/25). Whilst this is unlikely to have a material effect (i.e. make the difference between non-viability and viability) on most mid to higher value scenarios (and so is not suggested as a main policy theme given the affordability and rented needs levels), it shows that the use of variable / flexible tenure mix where needed or appropriate could well be a useful tool for assisting viability on smaller sites and

particular situations where needed, potentially including in some lower value instances. By reference to these results on affordable housing (Appendix IIa tables 1b and 1c), it is also possible to view potential “trade-offs” between CIL charging rate and affordable housing content (% and / or tenure mix) that could be considered as part of looking at any AH % target to take effect beneath the current threshold, or in finalising CIL charging rates; if relevant to the Council’s plan development.

3.3 Values and other characteristics – Findings: Commercial

3.3.1 A similar review process was considered with respect to commercial and non-residential schemes – i.e. looking first at whether or not there were any particular values patterns or distinct scenarios that might influence the implementation of a CIL charging schedule for Cambridge (non-residential aspects).

3.3.1 As with residential, the aim would be a simple approach to the charging regime as far as development viability, and the relationship of that to plan relevance, permits. In essence, after considering the forms of development most relevant and the research we decided that the focus for differentiation should be on varying development use types. Variance also by locality was considered not to be justified, otherwise the local CIL charging approach could become unnecessarily complex.

3.3.2 In arriving at this, a number of aspects were considered alongside the values research (see Appendix III for the research). This also helped to determine the scope of the commercial / non-residential scenarios modelling carried out overall. Here we summarise key high-level points and findings (more detail then follows in later report sections):

- Retail: On discussion with the Council, our understanding is that the focus for retail requirements is to be the City centre, with other forms of retail occurring, in the main, on a more ad hoc basis – i.e. not central to the development plan delivery. This presents CIL charging rate(s) options for the Council’s consideration, but amongst which the viability of town centre retail development, viewed at a high level rather than site-specifically, would need to be catered-for. In the Cambridge context, it is likely that the impact from CIL on

City centre retail development would be reduced by the re-use of premises and effects of the netting-off of existing floor-space, in accordance the Regulations.

- Any new retailing associated with housing developments that comes forward on a more ad hoc basis is considered likely to be largely convenience based where it occurs. Delivery would not be prejudiced by the setting of a charging rate that may affect the viability of individual / ad hoc proposals that may come forward outside the development plan policies scope.
- Business development (offices and industrial / warehousing, including higher-end / hi-tech / R&D space): Experience from elsewhere along with emerging findings for Cambridge suggested that viability outcomes here would not be sufficient to support CIL charging from these ('B' class) uses; in common with all of our viability studies to date. This theme is developed below, but it showed that if realistic assumptions were used then viability would be unlikely to improve sufficiently to clearly evidence CIL charging scope, regardless of any area based variation (e.g. including potentially higher rental and capital values for some development forms in the heart of the City or in favoured business / science park type locations on the periphery). Therefore, we formed the view that any area based differentiation would not be relevant for these uses, because in the better locations / scenarios our findings were that the collective assumptions need to be too optimistic at the current time to support clear CIL charging scope without adding further risk to schemes given the level of uncertainty and risk present in the market, prior to considering fixed CIL levels being added to scheme costs.
- Purpose-built students' accommodation, for which we understand there remains considerable demand (following discussions with the Council and with representatives of Cambridge University and Colleges) was considered as a development use type. This might be provided either directly by the University(ies) / Colleges, or by / through arrangements with specialist developers, investors or others. It has to be acknowledged that this could take various forms and be in various types of locations in the Cambridge context, but taking an appropriate high-level rather than scheme-specific view we found this to be broadly equivalent to mid-range residential (market housing) development in viability terms. This points to considering CIL charging rates that are

equivalent; so not exceeding the range £100-£125/sq. m. The rate could be aligned to that for the single flat rate approach for residential; or to the medium CIL charging level within the 3 zones approach provided as an option – see the discussion above and summary points made at 3.2.14 above.

- Hotel and care home development scenarios were considered, with a similar tone of findings from each of these. As noted at the Appendix I scenarios / assumptions summary, hotel appraisals were run to allow us to consider the sensitivity of outcomes to the relationship between their value and build costs, following the review of web based, BCIS and local soundings information. The hotel scenarios were found to be potentially viable, but only with certain assumptions combinations and not that would apply to the full range of budget type hotel provision represented by the information that we gathered. Effectively this means that some particular development models could work, so long as land value expectations are not too high; whilst others appear not to be workable unless assumptions are stretched in favour of viability. It appears that some types of hotel development are able to compete for sites in the market during cycles when the residential development market is less buoyant, but as the residential market picks up more sites go out of reach for hotel development. Although firm information is scarce this pointed to circumstances where, overall, it would be inappropriate to place what we consider could be an uneven burden on marginal developments, given a non-viable starting point in some cases. Differentiation between particular types would be very difficult to define and could produce inequity.
- We found that what we considered to be potentially over-optimistic assumptions had to be made in order to give development viability outcomes that support clear CIL charging scope for care homes developments. Detailed information is particularly hard to come by for this sector, but from our research it appears that the longer term business model associated with the trading / operational (revenue) side of this business is mainly what underpins the progressing of schemes for this use; as opposed to the development activity.

3.3.3 As in other cases that we have dealt with, our viability findings provide scope to differentiate for varying retail formats, if relevant, as an alternative option to a single

retail charging rate. In the background to this, based on the information seen, viability was shown to be less strong, typically, for smaller convenience store development compared with the outcomes for the larger formats – supermarkets and retail warehousing. Smaller convenience store developments appeared to be less viable moving from the central to the outer areas of the City. As with the residential findings, the Council will be able to consider options.

- 3.3.4 As would be expected, the commercial / non-residential appraisal findings are wide-ranging when viewed overall. For this strategic overview rather than detailed valuation exercise we have essentially considered the interaction of rent and yield as presenting a view of sample ranges within which capitalised net rents (completed scheme sales values - GDVs) could fall. Then we considered the strength of the relationship between the GDV and the development costs – the essence of the CIL viability study.
- 3.3.5 In this way we have explored various combinations of assumptions (including capitalised rental levels) which produce a range of results from negative or marginal outcomes (meaning nil or at best very limited CIL charging scope) to those which produce meaningful and in some cases considerable CIL charging scope. To illustrate the trends that we see, the coloured tables at Appendix IIb use the same “coding” principles as the residential results tables (strongest green colouring indicating the best viability prospects through to red areas indicating non-viability based on the assumptions used).
- 3.3.6 Another factor to which the commercial outcomes are greatly sensitive is the site coverage of a scheme, i.e. the amount of accommodation to be provided on a given site area; the equivalent of residential scheme density. This can affect results considerably, combined with the assumed land buy-in cost for the scheme. We saw the effect of these factors in looking at the residential scenarios too.
- 3.3.7 Factors such as build costs clearly have an impact as well but, for the given scheme scenarios, are not likely to vary to an extent which makes this a more significant single driver of results than the values influences (rents and yields) outlined above. In practice, it will be the interaction of actual appraisal inputs (rather than these high level assessment assumptions) that determines specific outcomes. As with actual schemes though, again it is the interaction of the various assumptions (their

collective effect) which counts more than individual assumption levels in most cases. There are some commercial or non-residential use types where build costs, or build and other development costs, will not be met or will not be sufficiently exceeded by the completed values (GDVs) so as to promote viable development.

3.3.8 We will now summarise the assessment findings for the commercial development scenarios considered, bearing in mind that scheme types will be highly variable. In all cases, it is not necessary for the Council to link its approach to particular Use Classes – descriptions and added clarity to the CIL Charging Schedule may be better made by referring to locally relevant development types.

3.4 Retail scenarios (across Use Classes A1 – A5; i.e. also covering food and drink, financial services, etc.)

3.4.1 In general, with the exception of the out of centre small convenience store appraisal results, we saw good viability indications from the sample retail scenarios that we ran, based on the range of assumptions applied (see Appendix IIb table 2 results at base 6.5% yield for example). These schemes showed the best viability outcomes from the wide range seen within commercial; with results better than those for the lower value residential scenarios and equivalent to some of the better residential results (from the mid to higher residential values (VLs) tests). As a high level outcome this is consistent with our previous and wider work on CIL viability, as well as findings by other consultants engaged in similar work. This tone of results is shown by the largely green coloured cells (using this measure of potential CIL scope up to £200 / sq. m as trialled).

3.4.2 Before moving on to the detail (some of which may not be applicable if a single rate approach is selected), there are two key aspects to the retail picture and associated viability findings which we summarise as follows:

- **An option for a simple charging approach involving a single rate as the suggested approach. That would be applied City-wide to all forms of retail development, and it's selection would need to be informed by the type of retail development that is most required and is important for plan delivery;**

- As an alternative, viability findings that are available to support (as a potential option) a more complex differential charging rates approach, by retail development type; but only in the event the Council considers that relevant. Ultimately, we describe this as an alternative option because, following discussion with the Council, there were no clear drivers for this approach in terms of the need for new retail outside City centre development mainly based on comparison retail. It appears that a single retail charging rate could respond appropriately to any ad hoc (unplanned) development that may come forward without prejudicing the Council’s development strategies.
- 3.4.3 DSP has experience of single and differential CIL charging rates approaches for retail development. We consider that a CIL charging rate for the larger retail types considered and most often associated with edge of town / out of town development (supermarket and retail warehousing formats) could certainly be taken up to match the residential charging rate within the £100 to 150/sq. m recommended parameters for that. If differentiating for differing retail types, then a charging rate equivalent to the mid range / single residential rate at approximately £125/sq. m could be appropriate for supermarket and retail warehousing type development.
- 3.4.4 Although a supermarket / retail warehousing based charging rate (and on these particular results perhaps especially the retail warehousing rate) might be taken higher than this in theory, the prospect that relatively high land values may be associated with this form of development needs to be kept in mind, together with the significant overall development costs. There are a range of factors which, together, suggest that setting retail up to the higher CIL trial rate levels explored (i.e. up to £200/sq. m) may not be appropriate at this stage.
- 3.4.5 While the smaller format convenience retail scenarios produced similar results based on the rental and other assumptions used for City centre scenarios, significantly poorer results were seen in general from the rental levels thought to be appropriate for appraisals relating to out of City centre smaller convenience stores (again as at Appendix IIb tables 2 and 3). Given that at the current time added cost would add further uncertainty and risk to City centre comparison retail development, with its associated cost levels, a residential / larger retail formats type CIL rate appears inappropriate for City Centre comparison retail.

3.4.6 Again, the Council will need to consider the plan relevance of the various retail types; and potentially the following factors:

- The response to likely City centre comparison retail and out of City centre smaller convenience store development viability outcomes should be a CIL charging rate significantly reduced from the scope that can be supported by supermarkets / retail warehousing (i.e. set at well beneath the suggested residential charging rate parameters – not exceeding say £75/sq. m so that CIL is not the cause of tipping any viable schemes in to non-viability). Our view is that, at that level, CIL would not be a significant factor in determining overall viability outcomes, and those could be highly variable from one specific location to another.
- The Council will need to consider the extent to which retail of any form outside City centre comparison retail is plan-relevant. If other forms are likely to be coming forward on an ad hoc basis only (i.e. outside the development plan scope) then it may be considered that any non-viability of individual schemes is not critical under the CIL principles. Non plan relevance would also suggest the prospect of a low increased in CIL receipts only from setting a higher charging rate for certain types. However, if significant retail outside the city centre is relevant as the Council further shapes its Local Plan Review policies, then it could be that an approach including a modest CIL charging rate for City centre retail development (or City centre comparison retail development), with a higher rate for all forms of out of City centre retail development may be appropriate (the latter responding to the usually increased viability of typical larger out of centre retail development types but with plan delivery not prejudiced if smaller retail developments outside the City centre are not viable on an individual / ad hoc basis).
- In seeking to arrive at an appropriate balance for the City-wide circumstances overall, the Council will also need to consider the potential CIL receipt and administrative aspects of various options. This can be considered further with the Council as its policies develop further.

- 3.4.7 It is expected that the City centre will be key to this and to taking an overview which is appropriate for the CIL in Cambridge. Therefore, we looked in further detail at a town centre retail scenario that assumed for this purpose only a development of approximately 3,000 sq. m over 2 floors, based on a 5.5% yield and exploring how variations to the annual rental assumption influenced its viability based on all the assumptions applied. It must be appreciated that this is high level work in common with the wider study approach. However, it is suitable to inform the consideration of CIL charging rates in conjunction with the wider information reviewed and prepared.
- 3.4.8 These outcomes were not added to the Appendix IIB tables having been developed later following discussion with the Council; focussing on plan relevance. The following tables give a feel for the results trends and their sensitivity to the rental input, assuming other inputs unchanged for this purpose (see Figure 10 below):

Figure 10: City centre retail trials - summary

RLV/Ha @ 5.5% yield trial (assuming 0.15 Ha site footprint as part of larger development)					
CIL trial charging rate and overall / averaged rent	Rent* - £100 (produces negative RLVs)	Rent - £125	Rent - £150	Rent - £175	Rent - £200
CIL – £0/sq. m	-£8,799,367	-£2,859,520	£2,866,733	£8,389,933	£13,913,127
CIL - £25/sq. m	-£9,283,153	-£3,343,307	£2,395,633	£7,918,933	£13,442,027
CIL – £50/sq. m	-£9,786,940	-£3,847,100	£1,924,533	£7,447,733	£12,970,933
CIL – £75/sq. m	-£10,290,722	-£4,350,867	£1,453,440	£6,976,633	£12,499,833

* Rents averaged across the floor area

- 3.4.8 These indications show the great sensitivity of the outcomes to the rental levels assumed (applied as an averaged overall rent as would be relevant to a larger / department type store for example). Many more variations could be possible and relevant. It appears that rents on this basis need to reach an average in excess of approximately £150- £160/sq. m on an overall basis to support the levels of costs

that we have assumed and land values that begin to look sufficiently positive. From our research we considered that these could be relatively positive rental levels for edge of city centre scenarios, although the rents would rise significantly and exceed these levels with proximity to the city centre shopping pitches. As discussed above, rental yield also plays a key part, so that with a higher yield (lower rental capitalisation rate) the results would reduce from the above indications; an increased rental assumption would be needed to counter-act it.

- 3.4.9 Overall, this is indicative of a potential wide range of viability outcomes for the City centre. This appears to be consistent with the national trend of stalled town/city centre retail schemes and yet also suggests that specific localised contrasts in fortunes can exist; as evidenced in Cambridge's case by the vitality of its city centre; being of regional and national importance as a destination.
- 3.4.10 Above all, we consider that these findings viewed alongside our wider work on retail point to the Council considering a simple approach and a single sensitively pitched retail charging rate. This ought to take account of the generally lower viability indications associated with smaller convenience retailing and with town centre retail (envisaging mainly comparison shopping) compared with those supported by the larger, more usually out of town retailing formats (which in the City's case are not key to plan delivery as we understand it).
- 3.4.11 However, taking the exploration of retail further (for any charging rates options based on differentiation by type), if larger and smaller convenience retail development types become relevant to the plan delivery overall, and consideration of a differential rates approach is taken forward as a result, then the viability evidence is such that consideration should be given to a lower charging rate for smaller convenience retail developments than might be applied to the larger convenience stores (supermarkets) or retail warehousing formats. This would be particularly relevant if the CIL charging rates needed to respond to the lower viability that we have indicated for out of City centre smaller convenience retail stores (i.e. if the CIL proposals needed to respect their significantly lower viability).
- 3.4.12 In order to provide the Council with additional information should it be needed in due course, whilst exploring this potential differentiation further and appraising the smaller retail category, we explored the sensitivity of that scenario type to varied size

(floor area). These outcomes are not included in detail in this report, but further information can be supplied to the Council by DSP if ultimately a differential charging rates approach is preferred for retail development.

- 3.4.13 Since varying the floor area to any point between say 200 and 500 sq. m would not trigger varying values or costs at this level of review, basically the reported values / costs relationship stays constant; so that we did not see altering viability prospects as we altered its specific floor area but assumed development for the same use type (same type of retail offer). This means that the outcomes for this scenario (as for many others) are not dependent on the specific size of unit. The key factor differentiating these types of retail scenarios from the larger ones is the value / cost relationship related to the type of premises and the use of them; they are simply different scenarios where that relationship is not as positive as it is in respect of larger, generally out of town / edge of town stores. Specific floor area will not produce a different nature of use and value / cost relationship. In our view, any differentiation is more about the distinct development use, the different retail offer that it creates and the particular site type that it requires, etc. The description of the use and its characteristics may therefore be more critical than a floor area threshold or similar. The latter could also be set out to add clarity to the definition and therefore to the operation of the charging schedule in due course.
- 3.4.14 Only if differentiating between these smaller and larger retail formats, for example because of their plan relevance, we consider that creating a link with the scale of sales floor space associated with the Sunday Trading provisions (3,000 sq. ft. / approx. 280 sq. m) may provide the most appropriate threshold.
- 3.4.15 It is considered that, where these schemes may come forward in the City (currently assumed to be on an ad hoc basis only), they could be seen in a variety of circumstances; none of those being fundamental to overall plan delivery. They could be promoted on previously developed land (PDL) or potentially in a greenfield situation associated with new housing. They could also be associated with mixed uses where they will need to provide as positive a contribution (or at least a minimised negative impact) to overall viability as possible; perhaps as part of mixed uses within local neighbourhood centre provision, etc.).

3.4.16 As above, if differentiation is pursued in this way, the approach does not have to link to a specific floor area size from a viability perspective alone (although in that scenario it would be appropriate to define clearly the point at which the higher retail rate would apply).

3.4.17 In the background to potential viability distinction by retail development type, it is also likely that a less favourable rental capitalisation rate would be applied to smaller retail units such as these (the 7.5% yield scenarios potentially being more representative than the 6.5% yield trials in this case). This reinforces the varied nature of the value levels available to outweigh the costs. In the case of retail, we are aware that more positive yields than those we have assumed may be relevant; we consider that a reasonably prudent view has been taken on assumptions.

3.4.18 Overall, therefore, we consider that these findings viewed alongside our wider work on retail point to the Council considering either a simple approach based on a single suitably pitched retail charging rate at a relatively low level (not exceeding say £75/sq. m but with careful consideration given to the plan relevant types) or, again subject to plan relevance, as an alternative, a potential differential rates approach that would encompass varied circumstances from poor/marginal viability outcomes for City centre comparison retail and out of centre smaller convenience retail to the better outcomes relevant to the larger (usually out of City centre) formats – supermarkets and retail warehousing. If applicable on further consideration of the pattern of development anticipated, then a higher retail charging rate applicable to the latter could be at an equivalent level to the residential headline rate of £125/sq. m.

3.4.19 A single retail rate considered at this higher level (up to £125/sq. m) would be likely to place additional development risk on City centre comparison retail development and so is unlikely to be appropriate in Cambridge based on our understanding that that from of development will be the main retail consideration. Set at a lower rate as suggested and given the vitality of the City Centre in general, we do not consider that a CIL charging rate would be likely to render otherwise viable schemes unviable.

3.4.20 There are a range of retail related uses, such as motor sales units and retail warehousing / wholesale type clubs / businesses, which may also be seen in

Cambridge, although not regularly as new builds because these uses often occupy existing premises. Whilst it is not possible to cover all eventualities for ad hoc development, and that is not the intention of the CIL principles, we consider that it would be appropriate in viability terms to also link these to the retail approach that is selected based on the main themes of plan delivery, all as above.

3.4.21 Similarly, we assume that new fast food outlets, petrol station shops, etc., provided for example as part of retail developments, would be treated as part of the retail scheme.

3.4.22 Other uses under the umbrella of retail would be treated similarly. Individual units or extensions would be charged according to their size applied to the selected rate as per the regulations and standard charging calculation approach.

3.5 Business Development – Office / Industrial / Warehousing scenarios (Use Classes B1, B1a, B2, B8)

3.5.1 In terms of likely scheme viability, these are simpler to discuss than retail. Whilst, again, actual proposals could be highly variable in nature (through from more “standard” industrial, warehousing and office developments to developments for high-tech / research and development uses), the overview results convincingly show that there is no foreseeable scope for any meaningful level of CIL charge to be applied to such schemes in Cambridge (at least not without adding further delivery risk to schemes in what is already a very challenging market scenario). This is seen through the red colour-coded results range at Appendix IIb table 3 in particular. Those scenarios are assumed with a 7.5% yield, which we consider provides a rental capitalisation that could be quite an optimistic view at least in some cases. There it can be seen that we need to use the highest rentals from our assumptions range to produce meaningful land value results and then only for City Centre offices rather than any other development form from the business uses. Those results quickly deteriorate with any move towards less favourable rental or yield assumptions; or with any cost increase from the assumptions made. The limited extent of positive results shown, qualified in these terms, does not support CIL charging scope in our opinion.

- 3.5.1 All in all, we consider that, in order to create meaningful CIL scope, the collective assumptions need to be moved to points that are too optimistic overall to be seen regularly at the current time - and we feel that this is likely to be the case for these development types for the foreseeable short-term future; so that it could be reviewed again in a few years time for a subsequent Charging Schedule update.
- 3.5.2 In practice, we could very likely see less favourable yield and rental combinations than those we have reviewed, especially after allowing for incentives to new occupiers, etc. We would certainly not want to assume more favourable rental capitalisation than from a 7.5% yield for these scheme types in the current on-going climate of economic uncertainty.

3.5.3 In summary, we recommend that a zero (£0/sq. m) CIL charging rate be considered for these (Business) development types.

3.6 Purpose-built students' housing accommodation (typically in the form of halls of residence or similar)

- 3.6.1 Except at the low value assumption level, these scenarios were found to have good viability indications equivalent to or (with the higher value test) better than the residential outcomes.
- 3.6.2 Although these are sensitive to the values assumed, and of course the interaction of those assumptions with the other made), overall we found these to be best represented as similar outcomes to those from the mid-range residential scenarios.

3.6.3 On the basis of balanced assumptions rather than applying more optimistic levels as per some indications that we found in seeking to gather information, overall we consider that this points to scope for CIL charging at similar levels to the residential rates. A rate equivalent to the single rate residential option, or medium level potential residential charging rate, i.e. not exceeding £125/sq. m, would be appropriate.

3.7 Hotels

3.7.1 The hotel scenarios reviewed represent a range of outcomes that are again very sensitive to the values assumed (varying combinations of annual rentals and yields) for driving the appraisals.

3.7.1 We consider that the 6.5% yield test scenarios could well be more relevant to this development type than those run at a 7.5% yield trial (the latter are not included, therefore, in the Appendix IIb tables). However, at table 2 (Appendix IIa) it can be seen that our highest value assumptions from the tested range at 6.5% yield are needed to produce RLVs that could compete with lower level PDL / commercial uses and land values. This indicates that even with the more favourable value / costs relationship used for the potentially viable scenarios, such schemes would probably rely on low value / public land, land available in low market cycles; or some other joint venture or mixed use type scenario where land was not being pursued against other uses in the market; or perhaps where other uses including residential and / or retail supported overall viability as part of a mixed use scheme.

3.7.2 **We recommend that at the current point a zero (£0) charging rate be considered for this use type.** In looking for the right balance, it appears that the likely limited CIL yield (contribution to funding gap) potential evidenced by more optimistic assumptions would not outweigh the added risk to the viability of any new build / extension proposals for hotel use. Again, this could be revisited in future.

3.7.3 The Council should keep this under review, however, so as to see how experience in practice may influence any future review. Readily available information sources are limited on this development use, and local experience of how the market operates over time may prove useful in this respect.

3.8 Residential Institutions – Care Homes and similar

3.8.1 Through discussion with the Council we have focussed our appraisal basis on a notional Care Homes scenario at this stage. Proposals falling under this category (envisaged within Use Class C2 as opposed to C3 – see 3.2.16 above) could again be highly variable in nature, as well as in terms of the values and other assumptions potentially applicable to varying scheme specifics. As in many areas it is a form of

provision considered relevant as part of the overall accommodation and care offer that may be made available within the City boundaries based either on the re-use of existing premises or in the form of new-builds.

3.8.2 We have not been able to identify nor been provided with any recent development examples or other comparables / guides as to likely financial assumptions associated with this form of development in Cambridge. In the absence of such information, it has been necessary to make high level assumptions; nevertheless, as fits this level of study. In a similar way to the reviews carried out for other development types, it was possible to consider what would need to change within the assumptions to create scenarios with reasonable viability prospects on a regular basis.

3.8.3 On the assumptions applied, based around a typical suburban low rise development for this type of use, we have found a very similar tone of viability indications to those associated with hotels. Therefore, similarly, our findings suggest poor viability prospects as a form of development (rather than necessarily as part of a wider business model) unless assumptions are moved in favour of viability by increasing values and / or reducing costs from the levels assumed in early stages appraisals. Therefore, this theme was not developed further. Again, experience in practice could show that such development will happen, but we are not able to evidence a sufficient level of viability to support CIL charging that would not add risk.

3.8.4 Based on very similar thinking to that above in relation to hotels, therefore, currently we are not able to support through detailed evidence any meaningful level of CIL scope in respect of such developments. Within the general monitoring scenario, however, the Council should keep this under review so as to see how experience in practice may influence any future review – as for hotel developments. **A zero (£0) CIL charging rate is therefore recommended at this stage.**

3.9 Other development types – including Community Uses

3.9.1 Following our extensive iterative review process, throughout this assessment we can see that once values fall to a certain level there is simply not enough development revenue to support the developments costs, even before CIL scope is considered (i.e. where adding CIL cost simply increases the nominal or negative numbers produced

by the residual land value results – makes the RLVs, and therefore viability prospects, lower or moves them further into negative).

- 3.9.2 In such scenarios, a level of CIL charge or other similar degree of added cost in any form would not usually be the single cause of a lack of viability. Such scenarios are generally unviable in the sense we are studying here – as a starting point. This is because they have either a very low or no real commercial value and yet the development costs are often similar to equivalent types of commercial builds. We regularly see that the even the build costs, and certainly the total costs, exceed levels that can be supported based on any usual view of development viability. These are often schemes that require financial support through some form of subsidy or through the particular business plans of the organisations promoting and using them.
- 3.9.3 As will be seen below, there are a wide range of potential development types which could come forward as new builds, but even collectively these are not likely to be significant in terms of “lost opportunity” as regards CIL funding scope. We consider that many of these uses would more frequently occupy existing / refurbished / adapted premises.
- 3.9.4 A clear case in point will be community uses which generally either generate very low or sub-market level income streams from various community groups and as a general rule require very significant levels of subsidy to support their development cost; in the main they are likely to be a long way from producing any meaningful CIL scope.
- 3.9.5 There are of course a range of other arguments in support of a distinct approach for such uses. For example, in themselves, such facilities are generally contributing to the wider availability of community infrastructure. They may even be the very types of facilities that the pooled CIL contributions will ultimately support to some degree. For all this, so far as we can see the guiding principle in considering the CIL regime as may be applied to these types of scenarios remains their viability as new build scenarios.

3.9.6 In any event, from our viability perspective, a zero (£0/sq. m) CIL rate is recommended in these instances.

- 3.9.7 As a part of reviewing the viability prospects associated with a range of other uses, we compared their estimated typical values (or range of values) – with reference to values research from entries in the VOA’s Rating List and with their likely build cost levels (base build costs before external works and fees) sourced from BCIS. As has been discussed above, where the relationship between these two key appraisal ingredients is not favourable (i.e. where costs exceed or are not sufficiently outweighed by values) then we can quickly see that we are not dealing with viable development scenarios. The lack of positive relationship is often such that, even with low land costs assumed, schemes will not be viable. Some of these types of new developments may in any event be promoted / owned by charitable organisations and thereby be exempt from CIL charging (as affordable housing is).
- 3.9.8 Figure 11 below provides examples of the review of relationship between values and costs in a range of these other scenarios. This is not an exhaustive list by any mean, but it enables us the gain a clear picture of the extent of development types which (even if coming forward as new builds) would be unlikely to support CIL funding scope so as to sufficiently outweigh the added viability burden and complication in the local CIL regime. These types of value / cost relationships are not unique to Cambridge - very similar information is applicable in a wide range of locations in our experience.

Figure 11: Other uses – example guide value/cost ranges and relationships

Example development use type	Indicative annual rental value (£/sq. m)	Indicative capital value (£/sq. m)	Base build cost indications – BCIS**	Viability prospects and Notes
Halls – community halls, etc.	£10 - 30	£100 - 300	Approx. £1,500 (General purpose halls)	Clear lack of development viability
Community centres, clubs and similar	£20 - 40	£200 - 400	Approx. £1,400 (Community centres)	Clear lack of development viability
Garages & depots	£40 – 75 (max £125)	£400 – 750 (max £1250)	£780 (Builders yards, highways depots and	Similar to low grade industrial (B uses) – costs generally

Example development use type	Indicative annual rental value (£/sq. m)	Indicative capital value (£/sq. m)	Base build cost indications – BCIS**	Viability prospects and Notes
			similar)	exceed values
Storage - general	Up to £60 - 90	Up to £600 - 900	Approx. £470 - £530 (mixed storage types to purpose built warehouse)	As above – assumed B type uses. Costs generally exceed values. No evidence in support of regular viability.
Surgeries / similar	£90 - 185	£900 – 1850	Approx. £1,400 - £1,500 (Health centres, clinics, group practice surgeries).	Insufficient viability to clearly outweigh costs on a reliable basis.
Day nurseries	£80 - 125	£800 - 1250	Approx. £1,500 - £1,600	Insufficient viability to clearly outweigh costs on a reliable basis.
Leisure – other Bowling / cinema	£115 - £125	£1533 (@7.5% yield)	Approx. £1,100- £1,200	Likely marginal development viability at best – probable need to be supported within mixed uses; or to occupy existing premises.
Leisure – private health / fitness	£120	£1600 @7.5%yield)	Approx. £1,700 (Gymnasia,	Likely marginal development

Example development use type	Indicative annual rental value (£/sq. m)	Indicative capital value (£/sq. m)	Base build cost indications – BCIS**	Viability prospects and Notes
			fitness centres etc.)	viability at best – probable need to be supported within mixed uses; or to occupy existing premises.

*£/sq. m rough guide prior to all costs allowances (based on assumed 10% yield for illustrative purposes - unless stated otherwise)

**Approximations excluding external works, fees, contingencies, sustainability additions, etc.

3.9.9 With the exception, potentially, of retail linked types such as mentioned at 3.4.17 above (should the Council consider those sufficiently relevant to the plan delivery and include those with the CIL charging scope), our recommendation is for the Council to consider a zero (£0/sq. m) CIL rate in respect of a range of other uses such as these. As in other cases, this could be reviewed in future - in response to monitoring information. Our over-riding view is that the frequency of these other new build scenarios that could support meaningful CIL scope is likely to be very limited.

3.9.10 As alternatives, and we understand that there is no guidance pointing either way, the Council could consider leaving such other proposals to “default “ to a nominal rate; or to a higher rate to capture contributions from a small number of developments - but with the risk that others could present difficulties.

3.10 Charge Setting and CIL Rate Review

3.10.1 To further inform the Council’s rate setting and on-going work, we have considered the range of potential CIL rates that have been viability tested in terms of their proportion of (percentage of - %) completed development value (sales value or ‘GDV’).

- 3.10.2 The following figures (contained with the tables at Figures 12 and 13 below) do not relate to the viability testing (they are not viability tested outcomes or recommendations) beyond the fact that we have considered these straight calculations at a selection of the potential CIL (trial) rates that were tested for viability. The values assumptions (GDVs) used to calculate the following proportions are as assumed within the study (see chapter 2 and Appendix I).
- 3.10.3 Percentage of GDV figures are only provided here for the residential and example commercial / non-residential uses (viability study scenarios) that are capable of supporting CIL charging in accordance with our findings (CIL rate as % of GDV figures for other non-viable uses are not provided). See Figures 12 and 13 below.

Figure 12: CIL charging trial rates as % of GDV – Residential

CIL Rate (£/sq. m)	Value Level						
	1	2	3	4	5	6	7
	£2,500	£3,000	£3,500	£4,000	£4,500	£5,000	£5,500
25	1.00%	0.83%	0.71%	0.63%	0.56%	0.50%	0.45%
50	2.00%	1.67%	1.43%	1.25%	1.11%	1.00%	0.91%
75	3.00%	2.50%	2.14%	1.88%	1.67%	1.50%	1.36%
100	4.00%	3.33%	2.86%	2.50%	2.22%	2.00%	1.81%
125	5.00%	4.17%	3.57%	3.13%	2.78%	2.50%	2.27%
150	6.00%	5.00%	4.29%	3.75%	3.33%	3.00%	2.73%
175	7.00%	5.83%	5.00%	4.38%	3.89%	3.50%	3.18%
200	8.00%	6.67%	5.71%	5.00%	4.44%	4.00%	3.64%

Figure 13: CIL charging trial rates as % of GDV – Commercial

Scheme Type	CIL Rate (£/sq. m)	7.50% Yield			6.50% Yield		
		L	M	H	L	M	H
Capital Value (GDV - £/sq. m)		£2,933	£3,333	£3,732	£3,384	£3,845	£4,306
Supermarket	£25	0.85%	0.75%	0.67%	0.74%	0.65%	0.58%
	£50	1.70%	1.50%	1.33%	1.48%	1.30%	1.16%
	£75	2.56%	2.25%	2.00%	2.22%	1.95%	1.74%
	£100	3.40%	3.00%	2.68%	2.95%	2.60%	2.32%
	£125	4.26%	3.75%	3.35%	3.69%	3.25%	2.90%
	£150	5.11%	4.50%	4.02%	4.43%	3.90%	3.48%
	£175	5.97%	5.25%	4.69%	5.17%	4.55%	4.06%
	£200	6.80%	6.00%	5.36%	5.91%	5.20%	4.64%
Capital Value (GDV - £/sq. m)		£3,066	£3,666	£4,266	£3,537	£4,230	£4,922
Retail Warehouse	25	0.82%	0.68%	0.59%	0.71%	0.59%	0.51%
	50	1.63%	1.36%	1.17%	1.41%	1.18%	1.02%
	75	2.45%	2.05%	1.76%	2.12%	1.77%	1.52%
	100	3.26%	2.73%	2.34%	2.83%	2.36%	2.03%
	125	4.08%	3.41%	2.93%	3.53%	2.96%	2.54%
	150	4.89%	4.09%	3.52%	4.24%	3.55%	3.05%
	175	5.71%	4.77%	4.10%	4.95%	4.14%	3.56%
	200	6.52%	5.46%	4.69%	5.65%	4.73%	4.06%
Capital Value (GDV - £/sq. m)		£2,000	£2,333	£3,000	£2,307	£2,692	£3,461
Small Convenience Store (in centre)	25	1.25%	1.07%	0.83%	1.08%	0.93%	0.72%
	50	2.50%	2.14%	1.67%	2.17%	1.86%	1.44%
	75	3.75%	3.21%	2.50%	3.25%	2.79%	2.17%
	100	5.00%	4.29%	3.33%	4.33%	3.71%	2.89%
	125	6.25%	5.36%	4.17%	5.42%	4.64%	3.61%
	150	7.50%	6.43%	5.00%	6.50%	5.57%	4.33%
	175	8.75%	7.50%	5.83%	7.59%	6.50%	5.06%
	200	10.00%	8.57%	6.67%	8.67%	7.43%	5.78%
Capital Value (GDV - £/sq. m)		£2,438	£2,976	£3,511	£2,814	£3,434	£4,052
Students' housing accommodation	25	1.03%	0.84%	0.71%	0.89%	0.73%	0.62%
	50	2.05%	1.68%	1.42%	1.78%	1.46%	1.23%
	75	3.08%	2.52%	2.14%	2.67%	2.18%	1.85%
	100	4.10%	3.36%	2.85%	3.55%	2.91%	2.48%
	125	5.13%	4.20%	3.56%	4.44%	3.64%	3.08%
	150	6.15%	5.04%	4.27%	5.33%	4.37%	3.70%
	175	7.18%	5.88%	4.98%	6.22%	5.10%	4.32%
	200	8.20%	6.72%	5.70%	7.10%	5.82%	4.94%

3.10.4 The Council may wish to use the above information to consider the potential CIL charging rates recommended, and the wider potential rates / options, as part of its balancing of objectives and overall assessment.

3.11 Summary – CIL Charging Rate and other Recommendations

3.11.1 In summary, from a viability point of view we recommend the following for consideration by Cambridge City Council in taking forward the setting of rates within a preliminary draft charging schedule (see Figure 14 below):

Figure 14: Recommendations Summary - CIL charging rates

Preliminary draft charging schedule – Rates for consideration
A. Residential
<p>Recommendations:</p> <p>Primary recommendation / option is for a SINGLE CHARGING RATE approach, applied City-wide –</p> <p>Suggested at £125/sq. m (or a level not exceeding that) - set to respond to the main plan delivery relevance of the mid-value areas.</p> <p>Alternative option:</p> <p>Consideration of a DIFFERENTIAL RATES approach –</p> <p>If pursued, suggested based on 3 charging rates (zones);</p> <p>Lower rate not exceeding £100/sq. m (applicable to the north to eastern swathe typically lower value outer ward areas - see provisional mapping);</p> <p>Medium rate not exceeding £150/sq. m (applicable to typically mid-value ward areas including Trumpington, Queen Ediths, Petersfield, Castle - see provisional mapping);</p> <p>Higher rate not exceeding £150/sq. m (applicable to typically higher value areas – Market and Newnham wards – see provisional mapping)</p>

B. <u>Retail – large (supermarket / retail warehousing)</u>
<p><i>Recommendation:</i></p> <p>Overall, to consider a flat-rate approach.</p> <p>As an alternative, further consideration could be given to differential retail rates or a range of rates up to a level not exceeding £125/sq. m, depending on the developing Local Plan Review policies relevance of various retail forms and based on the following aspects:</p> <ul style="list-style-type: none"> • City centre comparison retail - reduced viability expected compared with outcomes for supermarket and retail warehousing – CIL charging scope suggested to not more than £75/sq. m, bearing in mind that at those levels CIL would not be the sole determinant of any non-viability (that would be inherent in the scenario prior to considering CIL); • Small convenience retail – similarly, reduced viability outcomes compared with larger out of centre retail formats (usually out of centre as new-builds – as above); • Supermarkets / retail warehousing (more typical out of City centre, especially in the Cambridge historic core context) and small central small convenience retail – scope for a charging rate not exceeding £125/sq. m. <p>Overall, DSP considers that a rate of not exceeding £75/sq. m could be the most appropriate response for retail charging in Cambridge, given the forms of and locations for development that are considered most relevant.</p>
C. <u>Purpose-built students' housing Development</u>
<p><i>Recommendation:</i></p> <p>Equivalent to headline rate for residential – as per suggested single charging rate or mid-level within alternative differential rates approach – i.e. not exceeding £125/sq. m.</p>
D. <u>Business Development - Office and Industrial of all forms</u>
<p><i>Recommendation:</i></p> <p>Zero rate (£0/sq. m)</p>

C. <u>Hotels and Care Homes</u>
<i>Recommendation:</i> Zero rate (£0/sq. m)
D. <u>Community (and all other) uses</u>
<i>Recommendation:</i> Zero rate (£0/sq. m) on balance in preference to a low / nominal “default” rate

3.10.2 Provisional version residential charging zones maps have been considered in response to our emerging stage findings and should be made available as part of the PDCS consultation stage if the Council decides to move forward with a differential rates charging approach (by geographical zones) for residential development.

3.10.3 ***Additional recommendation: To consider monitoring and review.*** Although there is no fixed period or frequency for this we recommend that the Council begins to consider its more detailed implementation strategies around CIL, including how it will monitor and potentially review CIL collection and levels – informed by the experience of operating it in practice. In our view, monitoring or equivalent processes should take place whilst also maintaining an overview of the market context and Local Plan policies alongside which CIL will have been operating. The CLG guidance touches on the intended open and transparent nature of the levy and in doing so states that charging authorities should prepare short monitoring reports each year.

3.10.4 ***Additional recommendation:*** As has been the case with s.106 obligations, **to consider the scope (as far as permitted) to phase CIL payment timings** where needed as part of mitigation against scheme viability and / or delivery issues. Through all of our development viability work, particularly in relation to larger developments and especially longer running / phased residential schemes, we observe the impact that the particular timing of planning obligations have. The same will apply to the payments due under the CIL. Front loading of significant costs can impact development cash flows in a very detrimental way, as costs (negative balances) are carried in advance of sales income counteracting those. Considering

the spreading of the cost burden to some extent - as far as may be permissible - even on some smaller schemes, may well provide a useful tool for supporting viability in the early stages.

3.10.5 Allied to this, the Council may wish to consider the extent to which pooled funds might be used to forward-fund or part fund key early infrastructure elements that may be required to facilitate schemes progressing, or proceeding more smoothly. This is not a new principle. Discussions with developers on the timing of affordable housing provision and / or financial contribution obligations, for example, could also continue to be important in this regard. In some cases, an affordable housing element provides valuable and relatively secure cash flow; in others there may be overall scheme benefits from phasing its provision differently.

3.10.6 **Additional recommendation:** Given that CIL takes the form of a fixed, non-negotiable charge once implemented, the Council will need to continue to operate its wider planning objectives and policies sufficiently flexibly. This should enable it to adapt where necessary to viability and other scheme constraints where developers can share their appraisals to demonstrate the need for flexibility on the overall planning obligations package. Abnormal development costs and other factors could also influence this process in particular instances. Prioritisation of objectives may be necessary, and such outcomes would be highly scheme specific – tailored to particular needs where proven to be necessary.

3.10.7 **Additional recommendation:** In this respect, in accordance with the Government’s latest CIL guidance (issued at the closing stages of this study on 14th December 2012). This outlines the linkages between the relevant plan, CIL, s.106 obligations and spending of the CIL on infrastructure. One key aspect which has been the subject of discussion at previous CIL examinations is that the Council will need to develop its strategy to clarify the relationship between CIL and s.106. It will need to be able to reassure developers that there will be no double-counting (“double-dipping”, as it has been referred to) between the operation of the two regimes in terms of the infrastructure projects that each set of funds (or works provided in-lieu) contributes to.

Main text of study report ends.

February 2013.

Appendix I
Development Appraisal Assumptions

Cambridge City Council - Community Infrastructure Levy Viability Assessment - Residential Assumptions Sheet

Site Size Appraised	Site type	Indicative Density (Dwellings per hectare - dph) ¹	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Typical Location (Ward) ¹	Percentage Affordable Housing & Tenure Mix				Build Period (Months)
					40% Affordable Housing*		50% Affordable Housing*		
					Private Mix	Affordable Tenure Split 75% Rent; 25% Intermediate	Private Mix	Affordable Tenure Split 75% Rent; 25% Intermediate	
1 House	PDL / Existing Residential	30	1 x 4BH	All	1 x 4BH	N/A	N/A	N/A	6
10 Houses	PDL / Employment / Existing Residential	40	5 x 2BH, 5 x 3BH	Abbey, Cherry Hinton, Kings Hedges, Market, Queen Ediths, Romsey	5 x 2BH, 5 x 3BH	N/A	N/A	N/A	9
10 Flats**	PDL / Existing Residential	70	10 x 2BF	Arbury, Market	10 x 2BF	N/A	N/A	N/A	9
10 Houses**	PDL / Employment / Existing Residential	40	5 x 2BH, 5 x 3BH	Abbey, Cherry Hinton, Kings Hedges, Market, Queen Ediths, Romsey	3 x 2BH, 3 x 3BH	1 x 2BH, 2 x 3BH AR / 1 x 2BH SO	N/A	N/A	9
10 Flats	PDL / Existing Residential	70	10 x 2BF	Arbury, Market	6 x 2BF	3 x 2BFAR / 1 x 2BF SO	N/A	N/A	9
15 Houses	PDL / Employment / Existing Residential	40	7 x 2BH; 8 x 3BH	Abbey, Coleridge, Newnham	4 x 2BH; 5 x 3BH	2 x 2BH, 3 x 3BH AR / 1 x 2BH SO	3 x 2BH; 4 x 3BH	2 x 2BH, 4 x 3BH AR / 2 x 2BH SO	12
15 Flats	PDL / Employment / Existing Residential	70	2 x 1BF; 13 x 2BF	Abbey, Cherry Hinton	2 x 1BF; 7 x 2BF	5 x 2BF AR / 1 x 2BF SO	N/A	N/A	12
25 Houses	Greenfield	25	12 x 2BH; 10 x 3BH; 3 x 4BH	Trumpington	7 x 2BH; 6 x 3BH; 2 x 4BH	3 x 2BH; 4 x 3 BH; 1 x 4BH AR / 2 x 2BH SO	5 x 2BH; 5 x 3BH; 2 x 4BH	4 x 2BH; 5 x 3 BH; 1 x 4BH AR / 3 x 2BH SO	18
50 Flats	PDL / Employment / Existing Residential	200	5 x 1BF; 45 x 2BF	Market	5 x 1BF; 25 x 2BF	15 x 2BF AR / 5 x 2BF SO	5 x 1BF; 20 x 2BF	14 x 2BF AR / 6 x 2BF SO	18
100 Mixed	PDL / Employment	55	10 x 1BF; 20 x 2BF; 20 x 2BH; 35 x 3BH; 15 x 4BH	Abbey, Coleridge, Petersfield, Romsey	6 x 1BF; 12 x 2BF; 12 x 2BH; 21 x 3BH; 9 x 4BH	5 x 2BF; 5 x 2BH; 14 x 3BH; 6 x 4BH AR / 4 x 1BF; 3 x 2BF; 3 x 2BH SO	N/A	N/A	24
250 Mixed**	Greenfield	45	25 x 1BF; 40 x 2BF; 60 x 2BH; 90 x 3BH; 35 x 4BH	Representative of Greenfield Local Plan Allocation Sites	15 x 1BF; 24 x 2BF; 36 x 2BH; 54 x 3BH; 21 x 4BH	5 x 1BF; 8 x 2BF; 12 x 2BH; 36 x 3BH; 14 x 4BH AR / 5 x 1BF; 8 x 2BF; 12 x 2BH SO	N/A	N/A	60

*Policy position. Actual percentage will vary due to numbers rounding.

**Also tested on 40% Affordable Housing with a tenure split of 50% AR and 50% SO

10 Houses	3 x 2BH, 3 x 3BH	2 x 3BH AR / 2 x 2 BH SO
10 Flats	6 x 2BF	2 x 2BF AR / 2x 2BF SO

Affordable housing also tested at 20% and 30% on 10 unit scheme.

Affordable housing mix proportional to private mix but assumes for affordability purposes that no only units of 2-beds or less are transferred for intermediate housing

¹ - based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

Unit Sizes (sq m)*	Affordable	Private
1-bed flat	50	50
2-bed flat	70	70
2-bed house	83	83
3-bed house	96	96
4-bed house	107	125

*based on CCC Issues & Options Option 1.1

Open Market Value & Value Indications	VL1	VL2	VL3	VL4	VL5	VL6	VL7
1 Bed Flat	£125,000	£150,000	£175,000	£200,000	£225,000	£250,000	£275,000
2 Bed Flat	£175,000	£210,000	£245,000	£280,000	£315,000	£350,000	£385,000
2 Bed House	£207,500	£249,000	£290,500	£332,000	£373,500	£415,000	£456,500
3 Bed House	£240,000	£288,000	£336,000	£384,000	£432,000	£480,000	£528,000
4 Bed House	£312,500	£375,000	£437,500	£500,000	£562,500	£625,000	£687,500
Value House (£/m ²)	£2,500	£3,000	£3,500	£4,000	£4,500	£5,000	£5,500

Affordable Housing Revenue -

Affordable Rented - capitalisation based on 65% of net market rent across the City as an average

SO - calculated at an average of approximately 60% of market value

Development / Policy Costs	
RESIDENTIAL BUILDING, MARKETING & S106 COSTS	
Build Costs Flats (Generally) (£/m ²) ¹	£1,178
Build Costs Flats (3-5 storey)	£1,178
Build Costs Houses (Mixed Developments) (£/m ²) ¹	£1,036
Survey Costs (£ / unit)	£1,000
Contingencies (% of build cost) ²	5%-7%
Professional & Other Fees (% of build cost)	10.0%
Sustainable Design / Construction Standards (% of build cost) ²	5.85%
Water efficiency - assume meeting CF5H L5 for water efficiency - cost additional to meeting CF5H L4 above	5.50%
Sustainable Design / Construction Standards (% of build cost) ² - Sensitivity testing CF5H Level 5	15%
Renewables / CHP connection - notional allowance (per unit)	£3,500
Residual s106 /non-CIL costs (£ per unit)	£1,000
Marketing & Sales Costs (%of GDV)	3%
Legal Fees on sale (£ per unit)	£750
DEVELOPER'S RETURN FOR RISK AND PROFIT	
Open Market Housing Profit (% of GDV)	20.0%
Affordable Housing Profit (% of GDV)	6.0%
FINANCE & ACQUISITION COSTS	
Arrangement Fees - (% of loan)	2.0%
Miscellaneous (Surveyors etc) - per unit	0.00%
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of site value)	0% to 5%
Finance Rate - Build (%)	7.0%
Finance Rate - Land (%)	7.0%

HMRC scale

Notes:

¹ Build cost taken as "Median" figure from BCIS for that build type - e.g. flats ; houses storey heights etc and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. BCIS data: Flats (Generally): £1,024/m² GIA (Generally); Houses Mixed Development: £901/m² GIA.

BCIS build costs taken from 4th Quarter 2012 and rebased to Cambridge Location Factor of 113 including preliminaries and contractor's profit but without externals, contingencies or fees

Above build costs include externals at 15%.

² To allow for additional costs for design etc.

² The above costs are based on the Cost of Building to the Code for Sustainable Homes - Updated Cost Review (August 2011) cost data assuming Building Regs 2010 baseline. All appraisals assume cost uplift of 5.85% to achieve CF5H L4. This averages 5.85% from all of the development scenarios used in that study. For development sensitivity analysis using the same Updated Cost Review document, an allowance has been applied for meeting CF5H Level 5 assuming a 24% increase to achieve CF5H L5 but that the energy requirement amounts to 63% of the total additional cost over Part L2010 baseline. This therefore equates to an approximate uplift over Part L 2010 baseline build costs of approximately 15%. We have not built in any assumed reduction in costs over time although in practice it is highly likely extra over costs will reduce over time. Notional cost allowance for on-site renewables to reduce CO₂ emissions - £3,500 per unit to cover potential policy requirements.

³ Allowance to achieve Lifetime Homes Standards acknowledged within report as potential variable cost issue (depending on design etc). There have been a number of studies into the costs and benefits of building to the Lifetime Homes standard. These have concluded that the costs range from £545 to £1615 per dwelling, depending on: the experience of the home designer and builder; the size of the dwelling (it is easier to design larger dwellings that incorporate Lifetime Homes standards cost effectively than smaller ones); whether Lifetime Homes design criteria were designed into developments from the outset or whether a standard house type is modified (it is more cost effective to incorporate the standards at the design stage rather than modify standard designs); and any analysis of costs is a 'snapshot' in time. The net cost of implementing Lifetime Homes will diminish as the concept is more widely adopted and as design standards, and market expectations, rise (www.lifetimehomes.org.uk). Wheelchair accessible housing requirements covered within total design and development costs.

Cambridge City Council - Community Infrastructure Levy Viability Assessment - Commercial Assumptions Sheet

Use Class / Type	Example Scheme Type	GIA (m ²)	Site Coverage	Site Size (Ha)	Build Period (Months)**	Values Range - Annual Rents £ per sq m			Build Cost (£ per sq m)*	External works cost addition (%)	Total Build Cost (£/sq m excl fees etc)	Notes:
						Low	Mid	High				
Large Retail (A1)	Supermarket - Out-of -centre - greenfield	2500	40%	0.63	15	£220.00	£250.00	£280.00	£1,058	20%	£1,270	BCIS - Hypermarkets / Supermarkets - generally.
Large Retail (A1)	Retail warehouse - out-of-centre - greenfield	2500	40%	0.63	12	£230.00	£275.00	£320.00	£547	20%	£656	BCIS - Retail warehouses - 1,000 - 7,000 sq m.
A1- A5 - Small Retail	Convenience Store - City	300	80%	0.04	6	£150.00	£175.00	£225.00	£760	20%	£912	BCIS - Shops - Generally
A1- A5 - Small Retail	Convenience Store - other centres	300	80%	0.04	7	£75.00	£100.00	£125.00	£760	20%	£912	BCIS - Shops - Generally
B1(a) Offices - City Centre	Office Building	600	80%	0.08	12	£200.00	£250.00	£300.00	£1,291	20%	£1,549	BCIS - Offices - 1-2 stories; airconditioned
B1(a) Offices - Business Park	Office Building	2000	40%	0.50	18	£190.00	£220.00	£250.00	£1,291	20%	£1,549	BCIS - Offices - 1-2 Storey; airconditioned
B1, B2, B8 - Industrial / Warehousing	Larger industrial / warehousing unit including offices - edge of city	1500	40%	0.38	8	£60.00	£80.00	£100.00	£865	20%	£1,038	BCIS - Advance factories / offices - mixed facilities (B1) - 500 - 2,000 sq m
B1, B2, B8 - Industrial / Warehousing	Storage & Distribution	5000	40%	1.25	18	£80.00	£90.00	£100.00	£455	20%	£546	BCIS - Warehouse/stores > 2,000 sq m
C1 - Hotel (budget) - 60 rooms	Hotel - edge of city / out of centre	2100	50%	0.42	16	£5,000 - £6,500 per room per year			Variable - £1,085 - £1,400/m ² total		BCIS data (specific sites plus local consultation).	
Student accomodation	Student accomodation - speculative - 100 rooms	1700	135%	0.13	18	£110/room/w week	£125/room/w week	£140/room/w week	£1,346	20%	£1,615	BCIS - Student residences, halls of residence etc
C2 - Residential Institution	40 bed nursing home	1900	40%	0.48	12	£170.00	£200.00	£230.00	£1,408	20%	£1,690	BCIS - Nursing Homes, convalescent homes, short stay medical homes
<i>Other / Sui Generi</i>	<i>Variable - tested on values / costs relationship basis.</i>											

* Convenience stores with sales area of less than 3,000 sq ft (280 sq m), open for long hours.

Development Costs	
Professional Fees (% of cost)	10%
Contingencies (% of cost)	5%
Planning / Building Regs etc / insurances (% of cost)	2.0%
Site survey / preparation costs	Variable
Finance Costs	
Finance rate p.a. (including over lead-in and letting / sales period)	7.0%
Arrangement / other fees (% of cost)	2.0%
Marketing Costs	
Advertising Fees (% of annual income)	1%
Letting Fees (% of annual income)	10%
Purchaser's costs	5.75%
Developer Profit (% of GDV)	20%
Yields	Variable
Site Acquisition Costs	
Agents Fees (% of site value)	1.50%
Legal Fees (% of site value)	0.75%
Stamp Duty (% of value)	0 to 5%

*BCIS Median - Location Factor Cambridge City (113); 4Q 2012

**BCIS Construction Duration Calculator

Appendix IIa
Residential Appraisal Results
Summary

**Table 1a: Residual Land Value Results by Value Level & CIL Rate - 1 Unit Scheme - Houses
75% Rented /25% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
1 House	PDL / Existing Residential	125	30	1	£2,500	All	£55,286	£52,542	£49,797	£47,053	£44,308	£41,564	£38,820	£36,075	£33,331				
				2	£3,000		£96,796	£94,051	£91,307	£88,562	£85,818	£83,074	£80,329	£77,585	£74,840				
				3	£3,500		£138,305	£135,561	£132,817	£130,072	£127,328	£124,583	£121,839	£119,094	£116,350				
				4	£4,000		£179,815	£177,071	£174,326	£171,582	£168,837	£166,093	£163,348	£160,604	£157,859				
				5	£4,500		£221,325	£218,580	£215,836	£213,091	£210,347	£207,602	£204,858	£202,113	£199,369				
				6	£5,000		£262,834	£260,090	£257,345	£254,601	£251,856	£249,112	£246,367	£243,623	£240,878				
				7	£5,500		£304,344	£301,599	£298,855	£296,110	£293,366	£290,621	£287,877	£285,132	£282,388				
				Residual Land Value (£/Ha)							£1,658,589	£1,576,255	£1,493,921	£1,411,587	£1,329,253	£1,246,919	£1,164,585	£1,082,251	£999,917
				1	£2,500	All	£2,903,876	£2,821,542	£2,739,208	£2,656,874	£2,574,540	£2,492,206	£2,409,872	£2,327,538	£2,245,204				
				2	£3,000		£4,149,164	£4,066,829	£3,984,495	£3,902,161	£3,819,827	£3,737,493	£3,655,159	£3,572,825	£3,490,491				
				3	£3,500		£5,394,451	£5,312,117	£5,229,783	£5,147,448	£5,065,114	£4,982,780	£4,900,446	£4,818,112	£4,735,778				
				4	£4,000		£6,639,738	£6,557,404	£6,475,070	£6,392,736	£6,310,402	£6,228,067	£6,145,733	£6,063,399	£5,981,065				
				5	£4,500		£7,885,025	£7,802,691	£7,720,357	£7,638,023	£7,555,689	£7,473,355	£7,391,021	£7,308,687	£7,226,352				
				6	£5,000		£9,130,312	£9,047,978	£8,965,644	£8,883,310	£8,800,976	£8,718,642	£8,636,308	£8,553,974	£8,471,640				
7	£5,500																		

¹ Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:



- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)
- Viability Test 5: Existing Residential (£2,900,000/ha)

Source: Dixon Searle LLP (January 2013)

Table 1b: Residual Land Value Results by Value Level & CIL Rate - 10 Unit Scheme - Houses
75% Rented /25% LCHO

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)												
							- £0/m ² CIL	- £25/m ² CIL	- £50/m ² CIL	- £75/m ² CIL	- £100/m ² CIL	- £125/m ² CIL	- £150/m ² CIL	- £175/m ² CIL	- £200/m ² CIL				
10 House - 0% AH	PDL / Employment / Existing Residential	895	40	1	£2,500	Cherry Hinton / Kings Hedges / Abbey / Romsey	£360,029	£340,637	£321,245	£301,852	£282,460	£263,067	£243,675	£224,283	£204,890				
				2	£3,000		£633,977	£615,084	£596,191	£577,298	£558,405	£539,512	£520,619	£501,726	£482,833	£463,940			
				3	£3,500		£917,197	£898,304	£879,411	£860,518	£841,625	£822,732	£803,839	£784,946	£766,053	£747,160			
				4	£4,000	Queen Ediths	£1,200,417	£1,181,524	£1,162,631	£1,143,738	£1,124,845	£1,105,952	£1,087,059	£1,068,166	£1,049,273	£1,030,380	£1,011,487		
				5	£4,500		£1,483,637	£1,464,744	£1,445,851	£1,426,958	£1,408,065	£1,389,172	£1,370,279	£1,351,386	£1,332,493	£1,313,600			
				6	£5,000	Market	£1,766,857	£1,747,964	£1,729,071	£1,710,178	£1,691,285	£1,672,392	£1,653,499	£1,634,606	£1,615,713	£1,596,820			
				7	£5,500		£2,050,077	£2,031,184	£2,012,291	£1,993,398	£1,974,505	£1,955,612	£1,936,719	£1,917,826	£1,898,933	£1,880,040			
				Residual Land Value (£/Ha)							£1,440,118	£1,362,548	£1,284,978	£1,207,409	£1,129,839	£1,052,269	£974,700	£897,130	£819,560
				1	£2,500	Cherry Hinton / Kings Hedges / Abbey / Romsey	£2,535,909	£2,460,337	£2,384,765	£2,309,193	£2,233,621	£2,158,049	£2,082,477	£2,006,905	£1,931,333	£1,855,761	£1,780,189		
				2	£3,000		£3,668,788	£3,593,216	£3,517,644	£3,442,072	£3,366,500	£3,290,928	£3,215,357	£3,139,785	£3,064,213	£2,988,641	£2,913,069		
				3	£3,500		£4,801,668	£4,726,096	£4,650,524	£4,574,952	£4,499,380	£4,423,808	£4,348,236	£4,272,664	£4,197,092	£4,121,520	£4,045,948		
				4	£4,000	Queen Ediths	£5,934,547	£5,858,975	£5,783,403	£5,707,831	£5,632,260	£5,556,688	£5,481,116	£5,405,544	£5,329,972	£5,254,400	£5,178,828		
				5	£4,500		£7,067,427	£6,991,855	£6,916,283	£6,840,711	£6,765,139	£6,689,567	£6,613,995	£6,538,423	£6,462,851	£6,387,279	£6,311,707		
				6	£5,000	Market	£8,200,307	£8,124,735	£8,049,163	£7,973,591	£7,898,019	£7,822,447	£7,746,875	£7,671,303	£7,595,731	£7,520,159	£7,444,587		
7	£5,500																		
10 House - 40% AH (75% AR / 25% SO)	PDL / Employment / Existing Residential	895	40	1	£2,500	Cherry Hinton / Kings Hedges / Abbey / Romsey	£126,558	£114,922	£103,287	£91,652	£80,016	£68,381	£56,745	£45,110	£33,474				
				2	£3,000		£318,259	£306,623	£294,988	£283,352	£271,717	£260,082	£248,446	£236,811	£225,175				
				3	£3,500		£496,826	£485,190	£473,555	£461,919	£450,284	£438,648	£427,013	£415,377	£403,742				
				4	£4,000	Queen Ediths	£683,590	£672,254	£660,918	£649,583	£638,247	£626,911	£615,575	£604,239	£592,904	£581,568			
				5	£4,500		£870,354	£859,018	£847,682	£836,346	£825,011	£813,675	£802,339	£791,003	£779,667	£768,331			
				6	£5,000	Market	£1,057,118	£1,045,782	£1,034,446	£1,023,110	£1,011,774	£1,000,438	£989,102	£977,766	£966,430	£955,094			
				7	£5,500		£1,227,153	£1,215,817	£1,204,481	£1,193,145	£1,181,810	£1,170,474	£1,159,138	£1,147,802	£1,136,466	£1,125,130			
				Residual Land Value (£/Ha)							£506,232	£459,690	£413,148	£366,606	£320,064	£273,523	£226,981	£180,439	£133,897
				1	£2,500	Cherry Hinton / Kings Hedges / Abbey / Romsey	£1,273,035	£1,226,493	£1,179,952	£1,133,410	£1,086,868	£1,040,326	£993,784	£947,243	£900,701	£854,159	£807,617		
				2	£3,000		£1,987,305	£1,941,962	£1,896,618	£1,851,275	£1,805,932	£1,760,589	£1,715,246	£1,669,903	£1,624,560	£1,579,217	£1,533,874		
				3	£3,500		£2,734,360	£2,689,017	£2,643,674	£2,598,331	£2,552,988	£2,507,645	£2,462,302	£2,416,959	£2,371,616	£2,326,273	£2,280,930		
				4	£4,000	Queen Ediths	£3,481,415	£3,436,072	£3,390,729	£3,345,386	£3,300,043	£3,254,700	£3,209,357	£3,164,014	£3,118,671	£3,073,328	£3,027,985		
				5	£4,500		£4,228,470	£4,183,127	£4,137,784	£4,092,441	£4,047,098	£4,001,755	£3,956,412	£3,911,069	£3,865,726	£3,820,383			
				6	£5,000	Market	£4,908,611	£4,863,268	£4,817,925	£4,772,582	£4,727,239	£4,681,896	£4,636,553	£4,591,210	£4,545,867	£4,500,524			
7	£5,500																		
10 House - 40% AH (50% AR / 50% SO)	PDL / Employment / Existing Residential	895	40	1	£2,500	Cherry Hinton / Kings Hedges / Abbey / Romsey	£160,328	£148,692	£137,057	£125,421	£113,786	£102,150	£90,515	£78,879	£67,244				
				2	£3,000		£369,305	£357,670	£346,034	£334,399	£322,763	£311,128	£299,493	£287,857	£276,222				
				3	£3,500		£563,390	£552,054	£540,718	£529,382	£518,047	£506,711	£495,375	£484,039	£472,704				
				4	£4,000	Queen Ediths	£766,986	£755,650	£744,314	£732,978	£721,642	£710,307	£698,971	£687,635	£676,299	£664,964			
				5	£4,500		£970,581	£959,245	£947,910	£936,574	£925,238	£913,902	£902,566	£891,231	£879,895	£868,559			
				6	£5,000	Market	£1,174,177	£1,162,841	£1,151,505	£1,140,169	£1,128,834	£1,117,498	£1,106,162	£1,094,826	£1,083,490	£1,072,154			
				7	£5,500		£1,285,300	£1,273,965	£1,262,629	£1,251,293	£1,239,957	£1,228,622	£1,217,286	£1,205,950	£1,194,614	£1,183,278			
				Residual Land Value (£/Ha)							£641,310	£594,768	£548,227	£501,685	£455,143	£408,601	£362,059	£315,518	£268,976
				1	£2,500	Cherry Hinton / Kings Hedges / Abbey / Romsey	£1,477,221	£1,430,679	£1,384,137	£1,337,596	£1,291,054	£1,244,512	£1,197,970	£1,151,428	£1,104,887	£1,058,345	£1,011,803		
				2	£3,000		£2,253,559	£2,208,216	£2,162,873	£2,117,530	£2,072,187	£2,026,844	£1,981,501	£1,936,158	£1,890,815	£1,845,472	£1,800,130		
				3	£3,500		£3,067,942	£3,022,599	£2,977,256	£2,931,913	£2,886,570	£2,841,227	£2,795,884	£2,750,541	£2,705,198	£2,659,855	£2,614,512		
				4	£4,000	Queen Ediths	£3,882,325	£3,836,982	£3,791,639	£3,746,296	£3,700,953	£3,655,610	£3,610,267	£3,564,924	£3,519,581	£3,474,238	£3,428,895		
				5	£4,500		£4,696,707	£4,651,364	£4,606,021	£4,560,678	£4,515,335	£4,469,992	£4,424,649	£4,379,306	£4,333,963	£4,288,620			
				6	£5,000	Market	£5,141,202	£5,095,859	£5,050,516	£5,005,172	£4,959,829	£4,914,486	£4,869,143	£4,823,800	£4,778,457	£4,733,114			
7	£5,500																		
10 House - 30% AH (75% AR / 25% SO)	PDL / Employment / Existing Residential	895	40	1	£2,500	Cherry Hinton / Kings Hedges / Abbey / Romsey	£191,464	£178,030	£164,596	£151,162	£137,728	£124,294	£110,861	£97,427	£83,993				
				2	£3,000		£410,124	£396,690	£383,256	£369,822	£356,388	£342,955	£329,521	£316,087	£302,653				
				3	£3,500		£612,591	£599,503	£586,415	£573,327	£560,239	£547,151	£534,063	£520,975	£507,887				
				4	£4,000	Queen Ediths	£825,619	£812,532	£799,444	£786,356	£773,268	£760,180	£747,092	£734,004	£720,916	£707,828			
				5	£4,500		£1,038,648	£1,025,560	£1,012,473	£999,385	£986,297	£973,209	£960,121	£947,033	£933,945				
				6	£5,000	Market	£1,251,677	£1,238,589	£1,225,501	£1,212,414	£1,199,326	£1,186,238	£1,173,150	£1,160,062	£1,146,974	£1,133,886			
				7	£5,500		£1,447,977	£1,434,890	£1,421,802	£1,408,714	£1,395,626	£1,382,538	£1,369,450	£1,356,362	£1,343,274	£1,330,186			
				Residual Land Value (£/Ha)							£765,855	£712,119	£658,384	£604,648	£550,913	£497,178	£443,442	£389,707	£335,971
				1	£2,500	Cherry Hinton / Kings Hedges / Abbey / Romsey	£1,640,496	£1,586,760	£1,533,025	£1,479,289	£1,425,554	£1,371,819	£1,318,083	£1,264,348	£1,210,612	£1,156,877	£1,103,141		
				2	£3,000		£2,450,362	£2,396,019	£2,341,676	£2,287,333	£2,232,990	£2,178,647	£2,124,304	£2,069,961	£2,015,618	£1,961,275			
				3	£3,500		£3,302,478	£3,250,126	£3,197,775	£3,145,423	£3,093,072	£3,040,720	£2,988,368	£2,936,017	£2,883,665	£2,831,313			
				4	£4,000	Queen Ediths	£4,154,593	£4,102,242	£4,049,890	£3,997,539	£3,945,187	£3,892,836	£3,840,484	£3,788,133	£3,735,781	£3,683,429			
				5	£4,500		£5,006,709	£4,954,357	£4,902,006	£4,849,654	£4,797,303	£4,744,951	£4,692,600	£4,640,248	£4,587,897	£4,535,545			
				6	£5,000	Market	£5,791,910	£5,739,558	£5,687,207	£5,634,855	£5,582,504	£5,530,152	£5,477,801	£5,425,449	£5,373,097	£5,320,745			
7	£5,500																		
10 House - 20% AH (05% AR / 50% SO)	PDL / Employment / Existing Residential	895	40	1	£2,500	Cherry Hinton / Kings Hedges / Abbey / Romsey	£257,857	£242,343	£226,829	£211,315	£195,801	£180,287	£164,773	£149,259	£133,745				
				2	£3,000		£494,624	£479,509	£464,395	£449,281	£434,166	£419,052	£403,937	£388,823	£373,708				
				3	£3,500		£738,031	£722,917	£707,803	£692,688	£677,574	£662,460	£647,345	£632,231	£617,116				
				4	£4,000	Queen Ediths	£981,439	£966,325	£951,210	£936,096	£920,982	£905,867	£890,753	£875,639	£860,524				
				5	£4,500		£1,224,847	£1,209,733											

Table 1c: Residual Land Value Results by Value Level & CIL Rate - 10 Unit Scheme - Flats
75% Rented /25% LCHO

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)												
							Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL				
10 Flats - 0% AH	PDL / Existing Residential	700	70	1	£2,500		£157,493	£142,326	£127,159	£111,991	£96,824	£81,657	£66,490	£51,322	£36,155				
				2	£3,000	Arbury	£384,862	£369,694	£354,527	£339,360	£324,193	£309,025	£293,858	£278,691	£263,524				
				3	£3,500		£596,463	£581,686	£566,909	£552,133	£537,356	£522,579	£507,803	£493,026	£478,250				
				4	£4,000		£817,975	£803,199	£788,422	£773,646	£758,869	£744,092	£729,316	£714,539	£699,762				
				5	£4,500		£1,039,488	£1,024,712	£1,009,935	£995,158	£980,382	£965,605	£950,828	£936,052	£921,275				
				6	£5,000	Market	£1,261,001	£1,246,224	£1,231,448	£1,216,671	£1,201,894	£1,187,118	£1,172,341	£1,157,565	£1,142,788				
				7	£5,500		£1,482,514	£1,467,737	£1,452,960	£1,438,184	£1,423,407	£1,408,631	£1,393,854	£1,379,077	£1,364,301				
				Residual Land Value (£/Ha)							£1,102,453	£996,282	£890,111	£783,940	£677,769	£571,599	£465,428	£359,257	£253,086
				1	£2,500		£2,694,031	£2,587,861	£2,481,690	£2,375,519	£2,269,348	£2,163,177	£2,057,007	£1,950,836	£1,844,665				
				2	£3,000	Arbury	£4,175,239	£4,071,802	£3,968,366	£3,864,929	£3,761,493	£3,658,056	£3,554,620	£3,451,184	£3,347,747				
				3	£3,500		£5,725,828	£5,622,392	£5,518,955	£5,415,519	£5,312,082	£5,208,646	£5,105,209	£5,001,773	£4,898,336				
				4	£4,000		£7,276,418	£7,172,981	£7,069,545	£6,966,108	£6,862,672	£6,759,235	£6,655,799	£6,552,362	£6,448,926				
				5	£4,500		£8,827,007	£8,723,570	£8,620,134	£8,516,698	£8,413,261	£8,309,825	£8,206,388	£8,102,952	£7,999,515				
				6	£5,000	Market	£10,377,596	£10,274,160	£10,170,723	£10,067,287	£9,963,850	£9,860,414	£9,756,978	£9,653,541	£9,550,105				
7	£5,500																		
10 Flats - 40% AH (75% AR / 25% SO)	PDL / Existing Residential	700	70	1	£2,500		£17,727	£8,626	£151,381	£142,280	£133,180	£124,080	£114,979	£105,879	£96,779				
				2	£3,000	Arbury	£169,582	£160,481	£151,381	£142,280	£133,180	£124,080	£114,979	£105,879	£96,779				
				3	£3,500		£321,437	£312,336	£303,236	£294,135	£285,035	£275,935	£266,834	£257,734	£248,634				
				4	£4,000		£461,102	£452,001	£442,901	£433,801	£424,701	£415,601	£406,501	£397,401	£388,301				
				5	£4,500		£609,047	£600,146	£591,246	£582,346	£573,446	£564,546	£555,646	£546,746	£537,846				
				6	£5,000	Market	£756,991	£748,125	£739,259	£730,393	£721,527	£712,661	£703,795	£694,929	£686,063				
				7	£5,500		£893,345	£884,479	£875,613	£866,747	£857,881	£849,015	£840,149	£831,283	£822,417				
				Residual Land Value (£/Ha)							£124,086	£60,383	£1,059,666	£995,963	£932,261	£868,558	£804,856	£741,154	£677,451
				1	£2,500		£2,250,056	£2,186,353	£2,122,651	£2,058,948	£1,995,246	£1,931,543	£1,867,841	£1,804,138	£1,740,436				
				2	£3,000	Arbury	£3,227,717	£3,165,655	£3,103,593	£3,041,531	£2,979,469	£2,917,407	£2,855,345	£2,793,283	£2,731,221				
				3	£3,500		£4,263,326	£4,201,264	£4,139,202	£4,077,140	£4,015,078	£3,953,016	£3,890,954	£3,828,893	£3,766,831				
				4	£4,000		£5,298,935	£5,236,873	£5,174,811	£5,112,749	£5,050,687	£4,988,625	£4,926,563	£4,864,502	£4,802,440				
				5	£4,500		£6,253,413	£6,191,351	£6,129,289	£6,067,228	£6,005,166	£5,943,104	£5,881,042	£5,818,980	£5,756,918				
				6	£5,000	Market													
7	£5,500																		
10 Flats - 40% AH (50% AR / 50% SO)	PDL / Existing Residential	700	70	1	£2,500		£36,208	£27,108	£18,007	£8,907									
				2	£3,000	Arbury	£203,497	£194,397	£185,296	£176,196	£167,096	£157,995	£148,895	£139,795	£130,694				
				3	£3,500		£370,786	£361,686	£352,585	£343,485	£334,385	£325,284	£316,184	£307,084	£297,983				
				4	£4,000		£524,217	£515,117	£506,016	£496,916	£487,816	£478,716	£469,616	£460,516	£451,416				
				5	£4,500		£687,198	£678,098	£668,998	£659,898	£650,798	£641,698	£632,598	£623,498	£614,398				
				6	£5,000	Market	£850,179	£841,079	£831,979	£822,879	£813,779	£804,679	£795,579	£786,479	£777,379				
				7	£5,500		£917,957	£908,857	£899,757	£890,657	£881,557	£872,457	£863,357	£854,257	£845,157				
				Residual Land Value (£/Ha)							£253,457	£189,754	£1,262,052	£62,350	£1,169,670	£1,105,967	£1,042,265	£978,562	£914,860
				1	£2,500		£2,595,502	£2,531,800	£2,468,097	£2,404,395	£2,340,692	£2,276,990	£2,213,287	£2,149,585	£2,085,882				
				2	£3,000	Arbury	£3,669,522	£3,607,460	£3,545,398	£3,483,336	£3,421,274	£3,359,213	£3,297,151	£3,235,089	£3,173,027				
				3	£3,500		£4,810,386	£4,748,324	£4,686,262	£4,624,201	£4,562,139	£4,500,077	£4,438,016	£4,375,954	£4,313,891				
				4	£4,000		£5,951,250	£5,889,188	£5,827,127	£5,765,065	£5,703,003	£5,640,941	£5,578,879	£5,516,817	£5,454,755				
				5	£4,500		£6,425,697	£6,363,635	£6,301,573	£6,239,511	£6,177,449	£6,115,387	£6,053,325	£5,991,264	£5,929,202				
				6	£5,000	Market													
7	£5,500																		
10 Flats - 30% AH (75% AR / 25% SO)	PDL / Existing Residential	700	70	1	£2,500		£57,289	£46,672	£36,054	£25,437	£14,820	£4,203	£-7,595	£-20,166	£-32,738				
				2	£3,000	Arbury	£231,880	£221,263	£210,646	£200,029	£189,412	£178,795	£168,178	£157,561	£146,944				
				3	£3,500		£406,472	£395,855	£385,238	£374,621	£364,004	£353,387	£342,770	£332,153	£321,536				
				4	£4,000		£566,099	£555,482	£544,865	£534,248	£523,631	£513,014	£502,397	£491,780	£481,163				
				5	£4,500		£736,195	£725,578	£714,961	£704,344	£693,727	£683,110	£672,493	£661,876	£651,259				
				6	£5,000	Market	£906,290	£895,673	£885,056	£874,439	£863,822	£853,205	£842,588	£831,971	£821,354				
				7	£5,500		£1,046,790	£1,036,173	£1,025,556	£1,014,939	£1,004,322	£993,705	£983,088	£972,471	£961,854				
				Residual Land Value (£/Ha)							£401,020	£326,701	£252,381	£178,062	£103,742	£29,423	£-53,162	£-141,163	£-229,164
				1	£2,500		£1,623,163	£1,548,844	£1,474,524	£1,400,204	£1,325,885	£1,251,565	£1,177,246	£1,102,926	£1,028,607				
				2	£3,000	Arbury	£2,845,306	£2,770,986	£2,696,667	£2,622,347	£2,548,028	£2,473,708	£2,399,389	£2,325,069	£2,250,750				
				3	£3,500		£3,962,696	£3,890,290	£3,817,884	£3,745,478	£3,673,072	£3,600,666	£3,528,260	£3,455,854	£3,383,448				
				4	£4,000		£5,153,364	£5,080,958	£5,008,552	£4,936,146	£4,863,740	£4,791,334	£4,718,928	£4,646,522	£4,574,116				
				5	£4,500		£6,344,032	£6,271,626	£6,199,220	£6,126,814	£6,054,408	£5,982,002	£5,909,596	£5,837,190	£5,764,784				
				6	£5,000	Market	£7,327,530	£7,255,124	£7,182,718	£7,110,312	£7,037,906	£6,965,500	£6,893,094	£6,820,688	£6,748,282				
7	£5,500																		
10 Flats - 20% AH (50% AR / 50% SO)	PDL / Existing Residential	700	70	1	£2,500		£96,851	£84,717	£72,583	£60,449	£48,315	£36,182	£24,048	£11,914	£-260				
				2	£3,000	Arbury	£294,179	£282,046	£269,912	£257,778	£245,644	£233,510	£221,377	£209,243	£197,109				
				3	£3,500		£478,850	£467,028	£455,206	£443,384	£431,562	£419,740	£407,918	£396,096	£384,274				
				4	£4,000		£671,096	£659,274	£647,452	£635,630	£623,808	£611,986	£600,164	£588,342	£576,520				
				5	£4,500		£863,343	£851,521	£839,700	£827,878	£816,056	£804,234	£792,412	£780,590	£768,768				
				6	£5,000	Market	£1,055,590	£1,043,768	£1,031,946	£1,020,124	£1,008,302	£996,480	£984,658	£972,836	£961,014				
				7	£5,500		£1,200,235	£1,188,413	£1,176,591	£1,164,769	£1,152,947	£1,141,125	£1,129,303	£1,117,481	£1,105,659				
				Residual Land Value (£/Ha)							£677,955	£593,018	£508,081	£423,145	£338,208	£253,272	£168,335	£83,398	£-1,821
				1	£2,500		£2,059,255	£1,974,319	£1,889,382	£1,804,446	£1,719,509	£1,634,572	£1,549,636	£1,464,699	£1,379,762				
				2	£3,000	Arbury	£3,351,948	£3,269,199	£3,186,450	£3,103,701	£3,020,952	£2,938,202	£2,855,453	£2,772,704	£2,690,000				
				3	£3,500		£4,697,675	£4,614,926	£4,532,177	£4,449,428	£4,366,678	£4,283,929	£4,201,180	£4,118,431	£4,035,682				
				4	£4,000		£6,043,402	£5,960,653	£5,877,904	£5,795,154	£5,712,405	£5,629,656	£5,546,907	£5,464,158	£5,381,409				
				5	£4,500		£7,389,129	£7,306,379	£7,223,630	£7,140,881	£7,058,132	£6,975,383	£6,892,634	£6,809,885	£6,727,1				

**Table 1d: Residual Land Value Results by Value Level & CIL Rate - 15 Unit Scheme - Houses
75% Rented /25% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
15 Houses - 40% AH	PDL / Employment / Existing Residential	812	40	1	£2,500		£157,820	£140,466	£123,113	£105,760	£88,406	£71,053	£53,700	£36,346	£18,993				
				2	£3,000	Abbey / Coleridge	£420,989	£404,100	£397,857	£380,504	£363,150	£345,797	£328,444	£311,090	£293,737				
				3	£3,500		£688,382	£898,304	£654,604	£637,715	£620,826	£603,937	£587,048	£784,946	£553,270				
				4	£4,000		£955,775	£938,886	£921,997	£905,108	£888,219	£871,330	£854,440	£837,551	£1,049,273				
				5	£4,500		£1,223,167	£1,206,278	£1,189,389	£1,172,500	£1,155,611	£1,138,722	£1,121,833	£1,104,944	£1,088,055				
				6	£5,000	Newnham	£1,490,560	£1,747,964	£1,456,782	£1,439,893	£1,423,004	£1,406,115	£1,389,226	£1,372,337	£1,355,448				
				7	£5,500		£1,770,433	£1,753,544	£1,736,655	£1,719,766	£1,702,877	£1,685,988	£1,669,099	£1,652,210	£1,635,321				
				Residual Land Value (£/Ha)							£420,853	£374,577	£328,301	£282,026	£235,750	£189,475	£143,199	£96,923	£50,648
				1	£2,500		£1,122,639	£1,077,601	£1,060,952	£1,014,677	£968,401	£922,125	£875,850	£829,574	£783,298				
				2	£3,000	Abbey / Coleridge	£1,835,686	£2,395,478	£1,745,611	£1,700,573	£1,655,536	£1,610,498	£1,565,461	£1,520,424	£1,475,386				
				3	£3,500		£2,548,732	£2,503,695	£2,458,658	£2,413,620	£2,368,583	£2,323,545	£2,278,508	£2,233,471	£2,188,434				
				4	£4,000		£3,261,779	£3,216,742	£3,171,704	£3,126,667	£3,081,630	£3,036,592	£2,991,555	£2,946,517	£2,901,480				
				5	£4,500		£3,974,826	£4,661,237	£3,884,751	£3,839,714	£3,794,677	£3,749,639	£3,704,602	£3,659,564	£3,614,527				
				6	£5,000	Newnham	£4,721,156	£4,676,118	£4,631,081	£4,586,043	£4,541,006	£4,495,969	£4,450,931	£4,405,894	£4,360,856				
7	£5,500																		
15 Houses - 50% AH	PDL / Employment / Existing Residential	812	40	1	£2,500		£59,327	£45,799	£32,271	£18,743	£5,215	Negative RLV							
				2	£3,000	Abbey / Coleridge	£277,229	£263,701	£250,174	£236,646	£223,118	£209,590	£196,062	£182,534	£169,006				
				3	£3,500		£481,883	£468,717	£455,551	£442,385	£429,219	£416,053	£402,887	£400,436	£386,908				
				4	£4,000		£693,955	£680,789	£667,623	£654,457	£641,291	£628,125	£614,959	£601,793	£588,627				
				5	£4,500		£906,026	£892,860	£879,695	£866,529	£853,363	£840,197	£827,031	£813,865	£800,699				
				6	£5,000	Newnham	£1,118,098	£1,104,932	£1,091,766	£1,078,600	£1,065,434	£1,052,268	£1,039,102	£1,025,936	£1,012,770				
				7	£5,500		£1,371,470	£1,358,304	£1,345,138	£1,331,972	£1,318,807	£1,305,641	£1,292,475	£1,279,309	£1,266,143				
				Residual Land Value (£/Ha)							£158,206	£122,131	£86,057	£49,982	£13,908	Negative RLV			
				1	£2,500		£739,278	£703,204	£667,129	£631,055	£594,980	£558,906	£522,832	£486,757	£450,683				
				2	£3,000	Abbey / Coleridge	£1,285,022	£1,249,912	£1,214,803	£1,179,694	£1,144,585	£1,109,476	£1,074,366	£1,067,830	£1,031,755				
				3	£3,500		£1,850,546	£1,815,437	£1,780,328	£1,745,218	£1,710,109	£1,675,000	£1,639,891	£1,604,782	£1,569,672				
				4	£4,000		£2,416,070	£2,380,961	£2,345,852	£2,310,743	£2,275,634	£2,240,524	£2,205,415	£2,170,306	£2,135,197				
				5	£4,500		£2,981,595	£2,946,486	£2,911,376	£2,876,267	£2,841,158	£2,806,049	£2,770,940	£2,735,830	£2,700,721				
				6	£5,000	Newnham	£3,657,254	£3,622,145	£3,587,036	£3,551,927	£3,516,817	£3,481,708	£3,446,599	£3,411,490	£3,376,381				
7	£5,500																		
15 Houses - 40% AH - CFSH LS	PDL / Employment / Existing Residential	812	40	1	£2,500		£48,505	£31,151	£13,798	Negative RLV									
				2	£3,000	Abbey / Coleridge	£323,249	£305,895	£288,542	£271,189	£253,835	£236,482	£219,128	£201,775	£184,422				
				3	£3,500		£581,992	£565,103	£548,214	£531,325	£514,436	£497,547	£480,658	£463,769	£446,880				
				4	£4,000		£849,385	£832,495	£815,606	£798,717	£781,828	£764,939	£748,050	£731,161	£714,272				
				5	£4,500		£1,116,777	£1,099,888	£1,082,999	£1,066,110	£1,049,221	£1,032,332	£1,015,443	£998,554	£981,665				
				6	£5,000	Newnham	£1,384,170	£1,367,281	£1,350,392	£1,333,503	£1,316,614	£1,299,725	£1,282,836	£1,265,946	£1,249,057				
				7	£5,500		£1,664,043	£1,647,154	£1,630,265	£1,613,376	£1,596,487	£1,579,598	£1,562,709	£1,545,820	£1,528,931				
				Residual Land Value (£/Ha)							£129,346	£83,070	£36,794	Negative RLV					
				1	£2,500		£861,996	£815,721	£769,445	£723,170	£676,894	£630,618	£584,343	£538,067	£491,791				
				2	£3,000	Abbey / Coleridge	£1,551,978	£1,506,941	£1,461,904	£1,416,866	£1,371,829	£1,326,791	£1,281,754	£1,236,717	£1,191,679				
				3	£3,500		£2,265,025	£2,219,988	£2,174,951	£2,129,913	£2,084,876	£2,039,838	£1,994,801	£1,949,764	£1,904,726				
				4	£4,000		£2,978,072	£2,933,035	£2,887,997	£2,842,960	£2,797,923	£2,752,885	£2,707,848	£2,662,810	£2,617,773				
				5	£4,500		£3,691,119	£3,646,082	£3,601,044	£3,556,007	£3,510,970	£3,465,932	£3,420,895	£3,375,857	£3,330,820				
				6	£5,000	Newnham	£4,437,449	£4,392,411	£4,347,374	£4,302,336	£4,257,299	£4,212,261	£4,167,224	£4,122,187	£4,077,149				
7	£5,500																		

¹ Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:



RLV Lower than Viability Test 1.

Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000

Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)

Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)

Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)

Viability Test 5: Existing Residential (£2,900,000/ha)

Source: Dixon Searle LLP (January 2013)

**Table 1e: Residual Land Value Results by Value Level & CIL Rate - 15 Unit Scheme - Flats
75% Rented /25% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)									
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL	
15 Flats - 40% AH	PDL / Employment / Existing Residential	590	70	1	£2,500	Cherry Hinton / Abbey	Negative RLV									
				2	£3,000		£193,929	£181,320	£168,711	£156,102	£143,493	£130,884	£118,275	£105,666	£93,057	
				3	£3,500		£392,546	£379,937	£367,328	£354,719	£342,110	£329,501	£316,892	£304,283	£291,674	
				4	£4,000		£575,345	£563,073	£550,802	£538,530	£526,258	£513,987	£501,715	£489,444	£477,172	
				5	£4,500		£768,647	£756,376	£744,104	£731,832	£719,561	£707,289	£695,018	£682,746	£670,475	
				6	£5,000		£961,950	£949,678	£937,406	£925,135	£912,863	£900,592	£888,320	£876,049	£863,777	
				7	£5,500		£1,194,959	£1,182,688	£1,170,416	£1,158,144	£1,145,873	£1,133,601	£1,121,330	£1,109,058	£1,096,786	
				Residual Land Value (£/Ha)												
				1	£2,500		Negative RLV									
				2	£3,000		£905,002	£846,160	£787,318	£728,476	£669,635	£610,793	£551,951	£493,109	£434,267	
				3	£3,500		£1,831,881	£1,773,039	£1,714,197	£1,655,355	£1,596,513	£1,537,672	£1,478,830	£1,419,988	£1,361,146	
				4	£4,000		£2,684,942	£2,627,675	£2,570,408	£2,513,140	£2,455,873	£2,398,605	£2,341,338	£2,284,071	£2,226,803	
				5	£4,500		£3,587,020	£3,529,753	£3,472,485	£3,415,218	£3,357,951	£3,300,683	£3,243,416	£3,186,149	£3,128,881	
				6	£5,000		£4,489,098	£4,431,831	£4,374,563	£4,317,296	£4,260,029	£4,202,761	£4,145,494	£4,088,226	£4,030,959	
7	£5,500	£5,576,476	£5,519,208	£5,461,941	£5,404,674	£5,347,406	£5,290,139	£5,232,872	£5,175,604	£5,118,337						

¹ Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:



RLV Lower than Viability Test 1.

Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000

Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)

Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)

Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)

Viability Test 5: Existing Residential (£2,900,000/ha)

Source: Dixon Searle LLP (January 2013)

**Table 1f: Residual Land Value Results by Value Level & CIL Rate - 25 Unit Scheme - Houses
75% Rented /25% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
25 Houses - 40% AH	Greenfield	1407	25	1	£2,500		£246,864	£217,663	£188,463	£159,262	£130,061	£100,860	£71,659	£42,458	£13,257				
				2	£3,000		£685,102	£656,745	£628,389	£600,032	£571,675	£543,318	£514,962	£486,605	£458,248				
				3	£3,500	Trumpington	£1,130,476	£898,304	£1,073,763	£1,045,406	£1,017,049	£988,692	£960,336	£931,979	£903,622				
				4	£4,000		£1,575,850	£1,547,493	£1,519,137	£1,490,780	£1,462,423	£1,434,066	£1,405,710	£1,377,353	£1,348,996				
				5	£4,500		£2,021,224	£1,992,867	£1,964,511	£1,936,154	£1,907,797	£1,879,440	£1,851,084	£1,822,727	£1,794,370				
				6	£5,000		£2,466,598	£2,438,241	£2,409,885	£2,381,528	£2,353,171	£2,324,814	£2,296,458	£2,268,101	£2,239,744				
				7	£5,500		£2,906,859	£2,878,502	£2,850,146	£2,821,789	£2,793,432	£2,765,075	£2,736,719	£2,708,362	£2,680,005				
				Residual Land Value (£/Ha)							£246,864	£217,663	£188,463	£159,262	£130,061	£100,860	£71,659	£42,458	£13,257
				1	£2,500		£246,864	£217,663	£188,463	£159,262	£130,061	£100,860	£71,659	£42,458	£13,257				
				2	£3,000		£685,102	£656,745	£628,389	£600,032	£571,675	£543,318	£514,962	£486,605	£458,248				
				3	£3,500	Trumpington	£1,130,476	£898,304	£1,073,763	£1,045,406	£1,017,049	£988,692	£960,336	£931,979	£903,622				
				4	£4,000		£1,575,850	£1,547,493	£1,519,137	£1,490,780	£1,462,423	£1,434,066	£1,405,710	£1,377,353	£1,348,996				
				5	£4,500		£2,021,224	£1,992,867	£1,964,511	£1,936,154	£1,907,797	£1,879,440	£1,851,084	£1,822,727	£1,794,370				
				6	£5,000		£2,466,598	£2,438,241	£2,409,885	£2,381,528	£2,353,171	£2,324,814	£2,296,458	£2,268,101	£2,239,744				
7	£5,500		£2,906,859	£2,878,502	£2,850,146	£2,821,789	£2,793,432	£2,765,075	£2,736,719	£2,708,362	£2,680,005								
25 Houses - 50% AH	Greenfield	1407	25	1	£2,500		£26,090	£6,312	Negative RLV										
				2	£3,000		£363,260	£343,481	£323,703	£303,924	£284,146	£264,367	£244,589	£224,810	£205,032				
				3	£3,500	Trumpington	£680,182	£660,976	£641,769	£622,562	£603,355	£584,148	£564,942	£545,735	£526,528				
				4	£4,000		£1,007,606	£988,399	£969,192	£949,985	£930,778	£911,571	£892,365	£873,158	£853,951				
				5	£4,500		£1,335,029	£1,315,822	£1,296,615	£1,277,408	£1,258,201	£1,238,995	£1,219,788	£1,200,581	£1,181,374				
				6	£5,000		£1,662,452	£1,643,245	£1,624,038	£1,604,831	£1,585,624	£1,566,418	£1,547,211	£1,528,004	£1,508,797				
				7	£5,500		£1,941,757	£1,922,550	£1,903,343	£1,884,136	£1,864,930	£1,845,723	£1,826,516	£1,807,309	£1,788,102				
				Residual Land Value (£/Ha)							£26,090	£6,312	Negative RLV						
				1	£2,500		£26,090	£6,312	Negative RLV										
				2	£3,000		£363,260	£343,481	£323,703	£303,924	£284,146	£264,367	£244,589	£224,810	£205,032				
				3	£3,500	Trumpington	£680,182	£660,976	£641,769	£622,562	£603,355	£584,148	£564,942	£545,735	£526,528				
				4	£4,000		£1,007,606	£988,399	£969,192	£949,985	£930,778	£911,571	£892,365	£873,158	£853,951				
				5	£4,500		£1,335,029	£1,315,822	£1,296,615	£1,277,408	£1,258,201	£1,238,995	£1,219,788	£1,200,581	£1,181,374				
				6	£5,000		£1,662,452	£1,643,245	£1,624,038	£1,604,831	£1,585,624	£1,566,418	£1,547,211	£1,528,004	£1,508,797				
7	£5,500		£1,941,757	£1,922,550	£1,903,343	£1,884,136	£1,864,930	£1,845,723	£1,826,516	£1,807,309	£1,788,102								
25 Houses - 40% AH - CFSH LS	Greenfield	1407	25	1	£2,500		£64,845	£35,644	Negative RLV										
				2	£3,000		£508,344	£479,987	£451,631	£423,274	£394,917	£377,472	£348,271	£319,070	£289,869				
				3	£3,500	Trumpington	£953,718	£925,361	£897,005	£868,648	£840,291	£811,934	£783,578	£755,221	£726,864				
				4	£4,000		£1,399,092	£1,370,735	£1,342,379	£1,314,022	£1,285,665	£1,257,308	£1,228,952	£1,200,595	£1,172,238				
				5	£4,500		£1,844,466	£1,816,109	£1,787,753	£1,759,396	£1,731,039	£1,702,682	£1,674,326	£1,645,969	£1,617,612				
				6	£5,000		£2,289,840	£2,261,483	£2,233,127	£2,204,770	£2,176,413	£2,148,056	£2,119,700	£2,091,343	£2,062,986				
				7	£5,500		£2,730,101	£2,701,745	£2,673,388	£2,645,031	£2,616,674	£2,588,317	£2,559,961	£2,531,604	£2,503,247				
				Residual Land Value (£/Ha)							£64,845	£35,644	Negative RLV						
				1	£2,500		£64,845	£35,644	Negative RLV										
				2	£3,000		£508,344	£479,987	£451,631	£423,274	£394,917	£377,472	£348,271	£319,070	£289,869				
				3	£3,500	Trumpington	£953,718	£925,361	£897,005	£868,648	£840,291	£811,934	£783,578	£755,221	£726,864				
				4	£4,000		£1,399,092	£1,370,735	£1,342,379	£1,314,022	£1,285,665	£1,257,308	£1,228,952	£1,200,595	£1,172,238				
				5	£4,500		£1,844,466	£1,816,109	£1,787,753	£1,759,396	£1,731,039	£1,702,682	£1,674,326	£1,645,969	£1,617,612				
				6	£5,000		£2,289,840	£2,261,483	£2,233,127	£2,204,770	£2,176,413	£2,148,056	£2,119,700	£2,091,343	£2,062,986				
7	£5,500		£2,730,101	£2,701,745	£2,673,388	£2,645,031	£2,616,674	£2,588,317	£2,559,961	£2,531,604	£2,503,247								

¹ Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:



RLV Lower than Viability Test 1.

Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000

Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)

Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)

Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)

Viability Test 5: Existing Residential (£2,900,000/ha)

Source: Dixon Searle LLP (January 2013)

**Table 1g: Residual Land Value Results by Value Level & CIL Rate - 50 Unit Scheme - Flats
75% Rented /25% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)													
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL					
50 Flats - 40% AH	PDL / Employment / Existing Residential	2000	200	1	£2,500		Negative RLV													
				2	£3,000		£593,320	£553,012	£512,704	£472,396	£432,088	£391,780	£361,934	£320,426	£278,918					
				3	£3,500		£1,234,081	£1,193,773	£1,153,465	£1,113,157	£1,072,849	£1,032,541	£992,232	£951,924	£911,616					
				4	£4,000		£1,874,842	£1,834,534	£1,794,226	£1,753,917	£1,713,609	£1,673,301	£1,632,993	£1,592,685	£1,552,377					
				5	£4,500		£2,515,603	£2,475,294	£2,434,986	£2,394,678	£2,354,370	£2,314,062	£2,273,754	£2,233,446	£2,193,138					
				6	£5,000	Market	£3,156,363	£3,116,055	£3,075,747	£3,035,439	£2,995,131	£2,954,823	£2,914,515	£2,874,206	£2,833,898					
				7	£5,500	Market	£3,818,718	£3,778,410	£3,738,102	£3,697,794	£3,657,486	£3,617,178	£3,576,870	£3,536,562	£3,496,254					
											Residual Land Value (£/Ha)									
											Negative RLV									
				1	£2,500						£2,373,281	£2,212,049	£2,050,817	£1,889,584	£1,728,352	£1,567,119	£1,447,736	£1,281,704	£1,115,672	
				2	£3,000						£4,936,324	£4,775,092	£4,613,859	£4,452,627	£4,291,395	£4,130,162	£3,968,930	£3,807,697	£3,646,465	
				3	£3,500						£7,499,367	£7,338,135	£7,176,902	£7,015,670	£6,854,437	£6,693,205	£6,531,973	£6,370,740	£6,209,508	
				4	£4,000						£10,062,410	£9,901,178	£9,739,945	£9,578,713	£9,417,480	£9,256,248	£9,095,016	£8,933,783	£8,772,551	
				5	£4,500						£12,625,453	£12,464,221	£12,302,988	£12,141,756	£11,980,523	£11,819,291	£11,658,058	£11,496,826	£11,335,594	
6	£5,000	Market					£15,274,874	£15,113,641	£14,952,409	£14,791,176	£14,629,944	£14,468,712	£14,307,479	£14,146,247	£13,985,014					
7	£5,500	Market																		
50 Flats - 50% AH	PDL / Employment / Existing Residential	2000	200	1	£2,500		Negative RLV													
				2	£3,000		£463,834	£430,580	£397,326	£374,909	£340,665	£306,420	£272,176	£237,932	£203,688					
				3	£3,500		£1,033,323	£1,000,069	£966,814	£933,560	£900,306	£867,052	£833,798	£800,543	£767,289					
				4	£4,000		£1,602,812	£1,569,558	£1,536,303	£1,503,049	£1,469,795	£1,436,541	£1,403,287	£1,370,032	£1,336,778					
				5	£4,500		£2,172,301	£2,139,047	£2,105,792	£2,072,538	£2,039,284	£2,006,030	£1,972,776	£1,939,521	£1,906,267					
				6	£5,000	Market	£2,741,790	£2,708,535	£2,675,281	£2,642,027	£2,608,773	£2,575,519	£2,542,265	£2,509,010	£2,475,756					
				7	£5,500	Market	£3,179,608	£3,146,354	£3,113,100	£3,079,845	£3,046,591	£3,013,337	£2,980,083	£2,946,829	£2,913,574					
											Residual Land Value (£/Ha)									
											Negative RLV									
				1	£2,500						£1,855,336	£1,722,319	£1,589,302	£1,499,634	£1,362,658	£1,225,682	£1,088,706	£951,729	£814,753	
				2	£3,000						£4,133,291	£4,000,275	£3,867,258	£3,734,241	£3,601,224	£3,468,207	£3,335,191	£3,202,174	£3,069,157	
				3	£3,500						£6,411,247	£6,278,230	£6,145,214	£6,012,197	£5,879,180	£5,746,163	£5,613,146	£5,480,130	£5,347,113	
				4	£4,000						£8,689,203	£8,556,186	£8,423,169	£8,290,153	£8,157,136	£8,024,119	£7,891,102	£7,758,085	£7,625,069	
				5	£4,500						£10,967,159	£10,834,142	£10,701,125	£10,568,108	£10,435,092	£10,302,075	£10,169,058	£10,036,041	£9,903,024	
6	£5,000	Market					£12,718,432	£12,585,416	£12,452,399	£12,319,382	£12,186,365	£12,053,348	£11,920,332	£11,787,315	£11,654,298					
7	£5,500	Market																		

¹ - Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

² - Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

- RLV Lower than Viability Test 1.
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
- Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
- Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)
- Viability Test 5: Existing Residential (£2,900,000/ha)

Source: Dixon Searle LLP (January 2013)

**Table 1h: Residual Land Value Results by Value Level & CIL Rate - 100 Unit Scheme - Mixed
75% Rented /25% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)												
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL				
100 Mixed - 40% AH	PDL / Employment / Existing Residential	5277	55	1	£2,500	Abbey / Coleridge / Romsey	£672,098	£548,488	£424,877	£301,266	£177,655	£54,044	Negative RLV						
				2	£3,000		£2,525,896	£2,402,286	£2,278,675	£2,155,064	£2,031,453	£1,907,843	£1,784,232	£1,660,621	£1,537,010				
				3	£3,500	Coleridge / Petersfield	£4,379,695	£4,256,084	£4,132,473	£4,008,862	£3,885,252	£3,761,641	£3,638,030	£3,514,419	£3,390,808				
				4	£4,000		£6,233,493	£6,109,882	£5,986,271	£5,862,661	£5,739,050	£5,615,439	£5,491,828	£5,368,217	£5,244,607				
				5	£4,500		£8,087,291	£7,963,680	£7,840,070	£7,716,459	£7,592,848	£7,469,237	£7,345,626	£7,222,016	£7,098,405				
				6	£5,000		£8,087,291	£7,963,680	£7,840,070	£7,716,459	£7,592,848	£7,469,237	£7,345,626	£7,222,016	£7,098,405				
				7	£5,500		£11,794,887	£11,671,277	£11,547,666	£11,424,055	£11,300,444	£11,176,834	£11,053,223	£10,929,612	£10,806,001				
											Residual Land Value (£/Ha)								
				1	£2,500	Abbey / Coleridge / Romsey	£369,654	£301,668	£233,682	£165,696	£97,710	£29,724	Negative RLV						
				2	£3,000		£1,389,243	£1,321,257	£1,253,271	£1,185,285	£1,117,299	£1,049,313	£981,327	£913,342	£845,356				
				3	£3,500	Coleridge / Petersfield	£2,408,832	£2,340,846	£2,272,860	£2,204,874	£2,136,888	£2,068,902	£2,000,916	£1,932,931	£1,864,945				
				4	£4,000		£3,428,421	£3,360,435	£3,292,449	£3,224,463	£3,156,477	£3,088,491	£3,020,505	£2,952,520	£2,884,534				
				5	£4,500		£4,448,010	£4,380,024	£4,312,038	£4,244,052	£4,176,066	£4,108,080	£4,040,094	£3,972,109	£3,904,123				
				6	£5,000		£4,448,010	£4,380,024	£4,312,038	£4,244,052	£4,176,066	£4,108,080	£4,040,094	£3,972,109	£3,904,123				
7	£5,500		£6,487,188	£6,419,202	£6,351,216	£6,283,230	£6,215,244	£6,147,258	£6,079,273	£6,011,287	£5,943,301								

¹ Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)
	Viability Test 5: Existing Residential (£2,900,000/ha)

Source: Dixon Searle LLP (January 2013)

**Table 1i: Residual Land Value Results by Value Level & CIL Rate - 250 Unit Scheme - Mixed
75% Rented /25% LCHO**

Development Scenario	Typical Site Type	Market Floor Area	Site Density (dph)	Value Level	Value £/m ²	Typical Location ¹ & Value Level Indication ²	Residual Land Value (£)											
							Residual Land Value - £0/m ² CIL	Residual Land Value - £25/m ² CIL	Residual Land Value - £50/m ² CIL	Residual Land Value - £75/m ² CIL	Residual Land Value - £100/m ² CIL	Residual Land Value - £125/m ² CIL	Residual Land Value - £150/m ² CIL	Residual Land Value - £175/m ² CIL	Residual Land Value - £200/m ² CIL			
250 Mixed - 40% AH	PDL / Employment / Existing Residential	5277	55	1	£2,500	Cherry Hinton	Negative RLV											
				2	£3,000		£3,499,476	£3,190,727	£2,881,978	£2,573,230	£2,264,481	£1,955,732	£1,646,984	£1,338,235	£1,029,486			
				3	£3,500	£7,718,677	£7,409,929	£7,101,180	£6,792,432	£6,483,683	£6,174,934	£5,866,186	£5,557,437	£5,248,688				
				4	£4,000	Queen Ediths	£11,937,879	£11,629,131	£11,320,382	£11,011,633	£10,702,885	£10,394,136	£10,085,387	£9,776,639	£9,467,890			
				5	£4,500		£16,157,081	£15,848,333	£15,539,584	£15,230,835	£14,922,087	£14,613,338	£14,304,589	£13,995,841	£13,687,092			
				6	£5,000	£20,376,283	£20,067,535	£19,758,786	£19,450,037	£19,141,289	£18,832,540	£18,523,791	£18,215,043	£17,906,294				
				7	£5,500	£24,595,485	£24,286,736	£23,977,988	£23,669,239	£23,360,490	£23,051,742	£22,742,993	£22,434,244	£22,125,496				
				Residual Land Value (£/Ha)							Negative RLV							
				1	£2,500	Cherry Hinton	£769,885	£701,960	£634,035	£566,111	£498,186	£430,261	£362,336	£294,412	£226,487			
				2	£3,000		£1,698,109	£1,630,184	£1,562,260	£1,494,335	£1,426,410	£1,358,486	£1,290,561	£1,222,636	£1,154,711			
				3	£3,500	Queen Ediths	£2,626,333	£2,558,409	£2,490,484	£2,422,559	£2,354,635	£2,286,710	£2,218,785	£2,150,861	£2,082,936			
				4	£4,000		£3,554,558	£3,486,633	£3,418,708	£3,350,784	£3,282,859	£3,214,934	£3,147,010	£3,079,085	£3,011,160			
				5	£4,500	£4,482,782	£4,414,858	£4,346,933	£4,279,008	£4,211,083	£4,143,159	£4,075,234	£4,007,309	£3,939,385				
				6	£5,000	£5,411,007	£5,343,082	£5,275,157	£5,207,233	£5,139,308	£5,071,383	£5,003,458	£4,935,534	£4,867,609				
7	£5,500																	

¹ Based on typical SHLAA Appendix 13 Sites & Potential Local Plan Allocation Sites

² Typical value level by location noting that in practice values can vary significantly down even to street level. NB Wards mentioned in more than one Value Level due to values range typically covering more than one Value Level

Key:

	RLV Lower than Viability Test 1.
	Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
	Viability Test 2: Garden / Amenity Land Benchmark Land Value Range (£50 - £85 per sq. m / £500,000 to £850,000/ha)
	Viability Test 3: Industrial Benchmark Land Value / Commercial Range (£850,000 - £1,500,000)
	Viability Test 4: Between Industrial / Commercial Land and Existing Residential (£2,900,000/ha)
	Viability Test 5: Existing Residential (£2,900,000/ha)

Source: Dixon Searle LLP (January 2013)

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	1 Unit				
DEVELOPMENT SIZE (TOTAL m²) - GIA	125				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	1	1	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)				0.03	
VALUE / AREA				4	
REVENUE					
Affordable Housing Revenue				£0	
Open Market Housing Revenue				£500,000	
<u>Total Value of Scheme</u>				£500,000	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£129,500	
Fees, Contingencies, Planning Costs etc				£30,473	
Other Costs				£0	
Sustainable Design & Construction Costs / Lifetime Homes				£11,651	
<u>Total Build Costs</u>				£171,623	
Section 106 / CIL Costs				£16,625	
Marketing Costs & Legal Fees				£15,750	
<u>Total s106 & Marketing Costs</u>				£32,375	
<u>Finance on Build Costs</u>				£3,570	
<u>TOTAL DEVELOPMENT COSTS</u>				£207,568	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£100,000	
Affordable Housing Profit				£0	
<u>Total Operating Profit</u>				£100,000	
<u>GROSS RESIDUAL LAND VALUE</u>				£192,432	
<u>FINANCE & ACQUISITION COSTS</u>					
Arrangement Fee / Misc Fees (Surveyors etc)				£3,849	
Agents Fees				£2,886	
Legal Fees				£1,443	
Stamp Duty				£3,849	
Interest on Land Purchase				£14,312	
<u>Total Finance & Acquisition Costs</u>				£26,339	
<u>NET RESIDUAL LAND VALUE</u>				£166,093	(ignores finance & acquisition costs if GRLV Negative)
RLV (£ per Ha)				£4,982,780	
NRLV as % of GDV				33.2%	

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10 Houses				
DEVELOPMENT SIZE (TOTAL m²) - GIA	895				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	10	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)	0.25				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£3,580,000				
<u>Total Value of Scheme</u>	£3,580,000				
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs	£927,220				
Fees, Contingencies, Planning Costs etc	£221,975				
Sustainable Design & Construction Costs / Lifetime Homes	£94,992				
<u>Total Build Costs</u>	£1,244,187				
Section 106 / CIL Costs	£121,875				
Marketing Costs & Legal Fees	£114,900				
<u>Total s106 & Marketing Costs</u>	£236,775				
<u>Finance on Build Costs</u>	£38,875				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,519,837				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£716,000				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£716,000				
<u>GROSS RESIDUAL LAND VALUE</u>	£1,344,163				
<u>FINANCE & ACQUISITION COSTS</u>					
Arrangement Fee / Misc Fees (Surveyors etc)	£26,883				
Agents Fees	£20,162				
Legal Fees	£10,081				
Stamp Duty	£53,767				
Interest on Land Purchase	£127,317				
<u>Total Finance & Acquisition Costs</u>	£238,211				
<u>NET RESIDUAL LAND VALUE</u>	£1,105,952 (ignores finance & acquisition				
RLV (£ per Ha)	£4,423,808 costs if GRLV Negative)				
NRLV as % of GDV	30.9%				

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	10 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	700				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	10	10	0	0%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	100%	0%	0%	0%	0%
SITE SIZE (HA)	0.14				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£0				
Open Market Housing Revenue	£2,800,000				
<u>Total Value of Scheme</u>	£2,800,000				
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs	£824,600				
Fees, Contingencies, Planning Costs etc	£198,885				
Sustainable Design & Construction Costs / Lifetime Homes	£88,989				
<u>Total Build Costs</u>	£1,112,474				
Section 106 / CIL Costs	£97,500				
Marketing Costs & Legal Fees	£91,500				
<u>Total s106 & Marketing Costs</u>	£189,000				
<u>Finance on Build Costs</u>	£34,164				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,335,638				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£560,000				
Affordable Housing Profit	£0				
<u>Total Operating Profit</u>	£560,000				
<u>GROSS RESIDUAL LAND VALUE</u>	£904,362				
<u>FINANCE & ACQUISITION COSTS</u>					
Arrangement Fee / Misc Fees (Surveyors etc)	£18,087				
Agents Fees	£13,565				
Legal Fees	£6,783				
Stamp Duty	£36,174				
Interest on Land Purchase	£85,660				
<u>Total Finance & Acquisition Costs</u>	£160,270				
<u>NET RESIDUAL LAND VALUE</u>	£744,092 (ignores finance & acquisition				
RLV (£ per Ha)	£5,208,646 costs if GRLV Negative)				
NRLV as % of GDV	26.6%				

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	15 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	990				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	15	9	6	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	33%	7%	0%
SITE SIZE (HA)	0.21				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue	£617,655				
Open Market Housing Revenue	£2,360,000				
<u>Total Value of Scheme</u>	£2,977,655				
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs	£1,166,220				
Fees, Contingencies, Planning Costs etc	£282,425				
Sustainable Design & Construction Costs / Lifetime Homes	£129,349				
<u>Total Build Costs</u>	£1,577,993				
Section 106 / CIL Costs	£88,750				
Marketing Costs & Legal Fees	£100,580				
<u>Total s106 & Marketing Costs</u>	£189,330				
<u>Finance on Build Costs</u>	£61,856				
<u>TOTAL DEVELOPMENT COSTS</u>	£1,829,179				
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit	£472,000				
Affordable Housing Profit	£37,059				
<u>Total Operating Profit</u>	£509,059				
<u>GROSS RESIDUAL LAND VALUE</u>	£639,416				
<u>FINANCE & ACQUISITION COSTS</u>					
Arrangement Fee / Misc Fees (Surveyors etc)	£12,788				
Agents Fees	£9,591				
Legal Fees	£4,796				
Stamp Duty	£25,577				
Interest on Land Purchase	£72,678				
<u>Total Finance & Acquisition Costs</u>	£125,430				
<u>NET RESIDUAL LAND VALUE</u>	£513,987 (ignores finance & acquisition				
RLV (£ per Ha)	£2,398,605 costs if GRLV Negative)				
NRLV as % of GDV	17.3%				

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	25 Houses				
DEVELOPMENT SIZE (TOTAL m²) - GIA	2,313				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	25	15	10	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	32%	8%	0%
SITE SIZE (HA)	1.00				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£1,274,911	
Open Market Housing Revenue				£5,628,000	
<u>Total Value of Scheme</u>				£6,902,911	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£2,396,268	
Fees, Contingencies, Planning Costs etc				£572,535	
Sustainable Design & Construction Costs / Lifetime Homes				£242,057	
<u>Total Build Costs</u>				£3,210,860	
Section 106 / CIL Costs				£200,875	
Marketing Costs & Legal Fees				£225,837	
<u>Total s106 & Marketing Costs</u>				£426,712	
<u>Finance on Build Costs</u>				£190,973	
<u>TOTAL DEVELOPMENT COSTS</u>				£3,828,545	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,125,600	
Affordable Housing Profit				£76,495	
<u>Total Operating Profit</u>				£1,202,095	
<u>GROSS RESIDUAL LAND VALUE</u>				£1,872,271	
<u>FINANCE & ACQUISITION COSTS</u>					
Arrangement Fee / Misc Fees (Surveyors etc)				£37,445	
Agents Fees				£28,084	
Legal Fees				£14,042	
Stamp Duty				£74,891	
Interest on Land Purchase				£283,743	
<u>Total Finance & Acquisition Costs</u>				£438,205	
<u>NET RESIDUAL LAND VALUE</u>				£1,434,066 (ignores finance & acquisition	
RLV (£ per Ha)				£1,434,066 costs if GRLV Negative)	
NRLV as % of GDV				20.8%	

Residual Land Value Data Summary & Results

DEVELOPMENT TYPE	Residential				
DEVELOPMENT DESCRIPTION	50 Flats				
DEVELOPMENT SIZE (TOTAL m²) - GIA	3,300				
TOTAL NUMBER OF UNITS	Total	Private	Affordable	% AH	
	50	30	20	40%	
PERCENTAGE BY TENURE	% Private	% SR	%AR	% Int 1	% Int 2
	60%	0%	30%	10%	0%
SITE SIZE (HA)	0.25				
VALUE / AREA	4				
<u>REVENUE</u>					
Affordable Housing Revenue				£2,122,965	
Open Market Housing Revenue				£8,000,000	
<u>Total Value of Scheme</u>				£10,122,965	
<u>RESIDENTIAL BUILDING, MARKETING & S106 COSTS</u>					
Build Costs				£3,887,400	
Fees, Contingencies, Planning Costs etc				£941,415	
Sustainable Design & Construction Costs / Lifetime Homes				£431,163	
<u>Total Build Costs</u>				£5,259,978	
Section 106 / CIL Costs				£300,000	
Marketing Costs & Legal Fees				£341,189	
<u>Total s106 & Marketing Costs</u>				£641,189	
<u>Finance on Build Costs</u>				£309,811	
<u>TOTAL DEVELOPMENT COSTS</u>				£6,210,978	
<u>DEVELOPER'S RETURN FOR RISK AND PROFIT</u>					
Open Market Housing Profit				£1,600,000	
Affordable Housing Profit				£127,378	
<u>Total Operating Profit</u>				£1,727,378	
<u>GROSS RESIDUAL LAND VALUE</u>				£2,184,609	
<u>FINANCE & ACQUISITION COSTS</u>					
Arrangement Fee / Misc Fees (Surveyors etc)				£43,692	
Agents Fees				£32,769	
Legal Fees				£16,385	
Stamp Duty				£87,384	
Interest on Land Purchase				£331,077	
<u>Total Finance & Acquisition Costs</u>				£511,308	
<u>NET RESIDUAL LAND VALUE</u>				£1,673,301 (ignores finance & acquisition	
RLV (£ per Ha)				£6,693,205 costs if GRLV Negative)	
NRLV as % of GDV				16.5%	

SCHEME

Site Address Cambridge City Council - CIL Viability
 Site Reference
 File Source
 Scheme Description
 Date of appraisal 03/01/2013
 Net Residential Site Area (hectares) 1.81
 Author & Organisation
 HCA Investment Partner (where applicable) 0

Housing Mix (Affordable + Open Market)

Total Number of Units	100	units
Total Number of Open Market Units	60	units
Total Number of Affordable Units	40	units
Total Net Internal Area (sq m)	8,687	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	40.0%	
% Affordable by Area	39.3%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Hous	-	by number of units
% Social Rented within the Affordable Hous	-	by NIA of Units (sq m)
% Social Rented within the Affordable Hous	-	by habitable rooms
Density	55	units/ hectare
Total Number of A/H Persons	0	Persons
Number of Social and Affordable Rent	0	Persons
Number of Intermediate	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	2.26	hectares
Net Site Area	1.81	hectares
Net Internal Housing Area / Hectare	4,799	sq m / hectare

AH Residential Values

Full term yield based

Type of Unit	Social Rented	Shared Ownership phase 1	Affordable Rent phase 1	Shared Ownership phase 2	Affordable Rent phase 2
1 Bed Flat Low rise	£0	£0	£0	£480,000	£0
2 Bed Flat Low rise	£0	£482,655	£0	£504,000	£0
3 Bed Flat Low rise	£0	£0	£0	£0	£0
4 Bed + Flat Low rise	£0	£0	£0	£0	£0
1 Bed Flat High rise	£0	£0	£0	£0	£0
2 Bed Flat High rise	£0	£0	£0	£0	£0
3 Bed Flat High rise	£0	£0	£0	£0	£0
4 Bed + Flat High rise	£0	£0	£0	£0	£0
2 Bed House	£0	£455,105	£0	£597,600	£0
3 Bed House	£0	£1,589,784	£0	£0	£0
4 Bed House	£0	£855,744	£0	£0	£0
5 Bed House	£0	£0	£0	£0	£0
6 Bed+ House	£0	£0	£0	£0	£0
	£0	£3,383,288	£0	£1,581,600	£0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING) £4,964,888

RP Cross Subsidy (use of own assets) £0
 LA s106 commuted in lieu £0
 RP Re-cycled SHG £0
 Other source of funding 2 £0
 Land Remediation Tax Relief £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING) £4,964,888

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Open Market Phase 1:	5,277	£4,000	£21,108,000
Open Market Phase 2:	-	-	£0
Open Market Phase 3:	-	-	£0
Open Market Phase 4:	-	-	£0
Open Market Phase 5:	-	-	£0
Total	5,277	-	£21,108,000

Monthly Sales rate
2.40

	Average value (£ per unit)
Open Market Phase 1:	£351,800
Open Market Phase 2:	£0
Open Market Phase 3:	£0
Open Market Phase 4:	£0
Open Market Phase 5:	£0

Capital Value of Private Rental £0

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £21,108,000

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING £0

Ground rent

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
TOTAL CAPITALISED ANNUAL GROUND RENT	£0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME	£26,072,888
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Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community Use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME	£0
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TOTAL VALUE OF SCHEME	£26,072,888
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Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£3,740,156	-	Per sq meter	1,054
Open Market Housing Build Costs	£5,778,065	-		1,067
	£9,518,221			
Residential Car Parking Build Costs	£0			
External Works & Infrastructure Costs (£)				
Site Preparation/Demolition	£0		Per unit	
Roads and Sewers	£0			
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£0			
Site Specific Sustainability Initiatives	£0			
Surveys	£100,000		1,000	
Sustainable Design / Construction	£556,816		5,568	
Water efficiency measures	£523,502		5,235	
Other site costs				
Building Contingencies	7.0%	£666,275		6,663
Fees and certification		£1,018,450		10,184
Other Acquisition Costs (£)		£0		
Site Abnormals (£)				
De-canting tenants		£0		
Decontamination		£0		
Renewables / LTH etc		£407,500		4,075
	0	£0		
Total Building Costs inc Fees		£12,790,764		127,908

Statutory 106 Costs (£)

Education	£0	
Sport & Recreation	£0	
Social Infrastructure	£0	
Public Realm	£0	
Affordable Housing	£0	
Transport	£0	
Highway	£0	
Health	£0	
Public Art	£0	
Flood work	£0	
Community Infrastructure Levy	£675,458	6,596

Other Tariff		£0	
S106		£100,000	1,000
Other 2		£0	

Statutory 106 costs **£775,458**

Marketing (Open Market Housing ONLY)

Sales/letting Fees	3.0%	£633,240	per OM unit 10,554
Legal Fees (per Open Market unit):	£750	£45,000	750

Marketing (Affordable Housing)

Developer cost of sale to RP (£)		£0	per affordable unit
RP purchase costs (£)		£0	
Intermediate Housing Sales and Marketing (£)		£0	

Total Marketing Costs **£678,240**

Non-Residential Building & Marketing Costs

Building Costs

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs **£0**

TOTAL DIRECT COSTS: **£14,244,462**

Finance and acquisition costs

Land Value	£5,615,439	
Arrangement Fee	£12,850	0.9% of interest
Misc Fees (Surveyors etc)	£0	0.00% of scheme value
Agents Fees	£84,232	
Legal Fees	£42,116	
Stamp Duty	£224,618	
Total Interest Paid	£1,403,162	

Total Finance and Acquisition Costs **£7,382,416**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Value	20.0%	£4,221,600	70,360 per OM unit
Affordable Housing Return on Cost	6.0%	£224,409	5,610 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit **£4,446,009**

(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Surplus/(Deficit) at completion 3/1/2016

Present Value of Surplus (Deficit) at 3/1/2013

per unit

Scheme Investment IRR **24.3%** (before Developer's returns and interest to avoid double counting)

Measures

Site Value as a Percentage of Total Scheme Value	21.5%
Site Value per hectare	£0

SCHEME

Site Address Cambridge City Council - CIL Viability
 Site Reference
 File Source
 Scheme Description
 Date of appraisal 03/01/2013
 Net Residential Site Area (hectares) 5.55
 Author & Organisation
 HCA Investment Partner (where applicable) 0

Housing Mix (Affordable + Open Market)

Total Number of Units	250	units
Total Number of Open Market Units	150	units
Total Number of Affordable Units	100	units
Total Net Internal Area (sq m)	21,793	sq m
Total Habitable Rooms	0	habitable rooms
% Affordable by Unit	40.0%	
% Affordable by Area	39.3%	
% Affordable by Habitable Rooms	-	
% Social Rented within the Affordable Hous	-	by number of units
% Social Rented within the Affordable Hous	-	by NIA of Units (sq m)
% Social Rented within the Affordable Hous	-	by habitable rooms
Density	45	units/ hectare
Total Number of A/H Persons	0	Persons
Number of Social and Affordable Rent	0	Persons
Number of Intermediate	0	Persons
Total Number of Open Market Persons	0	Persons
Total Number of Persons	0	Persons
Gross site Area	6.94	hectares
Net Site Area	5.55	hectares
Net Internal Housing Area / Hectare	3,927	sq m / hectare

AH Residential Values

Full term yield based

Type of Unit	Social Rented	Shared Ownership phase 1	Affordable Rent phase 1	Shared Ownership phase 2	Affordable Rent phase 2
1 Bed Flat Low rise	£0	£344,820	£0	£600,000	£0
2 Bed Flat Low rise	£0	£772,248	£0	£1,344,000	£0
3 Bed Flat Low rise	£0	£0	£0	£0	£0
4 Bed + Flat Low rise	£0	£0	£0	£0	£0
1 Bed Flat High rise	£0	£0	£0	£0	£0
2 Bed Flat High rise	£0	£0	£0	£0	£0
3 Bed Flat High rise	£0	£0	£0	£0	£0
4 Bed + Flat High rise	£0	£0	£0	£0	£0
2 Bed House	£0	£1,092,252	£0	£2,390,400	£0
3 Bed House	£0	£4,088,016	£0	£0	£0
4 Bed House	£0	£1,996,736	£0	£0	£0
5 Bed House	£0	£0	£0	£0	£0
6 Bed+ House	£0	£0	£0	£0	£0
	£0	£8,294,072	£0	£4,334,400	£0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING OTHER FUNDING) £12,628,472

RP Cross Subsidy (use of own assets) £0
 LA s106 commuted in lieu £0
 RP Re-cycled SHG £0
 Other source of funding 2 £0
 Land Remediation Tax Relief £0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING OTHER FUNDING) £12,628,472

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
Open Market Phase 1:	13,227	£4,000	£52,908,000
Open Market Phase 2:	-	-	£0
Open Market Phase 3:	-	-	£0
Open Market Phase 4:	-	-	£0
Open Market Phase 5:	-	-	£0
Total	13,227	-	£52,908,000

Monthly Sales rate
2.46

	Average value (£ per unit)
Open Market Phase 1:	£352,720
Open Market Phase 2:	£0
Open Market Phase 3:	£0
Open Market Phase 4:	£0
Open Market Phase 5:	£0

Capital Value of Private Rental £0

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £52,908,000

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING

£0

Ground rent

	Capitalised annual ground rent
Social Rented	£0
Shared Ownership	£0
Affordable Rent	£0
Open market (all phases)	£0
TOTAL CAPITALISED ANNUAL GROUND RENT	£0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME**£65,536,472****Non-Residential Values**

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community Use	£0	£0

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME**£0****TOTAL VALUE OF SCHEME****£65,536,472****Residential Building, Marketing & Section 106 Costs**

Affordable Housing Build Costs	£9,316,456	-	Per sq meter	1,053
Open Market Housing Build Costs	£14,366,292	-		1,062
	£23,682,748			
Residential Car Parking Build Costs	£0			
External Works & Infrastructure Costs (£)			Per unit	
Site Preparation/Demolition	£2,220,000			8,880
Roads and Sewers	£0			
Services (Power, Water, Gas, Telco and IT)	£0			
Strategic Landscaping	£0			
Off Site Works	£0			
Public Open Space	£27,800			111
Site Specific Sustainability Initiatives	£0			
Surveys	£250,000			1,000
Sustainable Design / Construction	£1,385,441			5,542
Water efficiency measures	£1,302,551			5,210
Other site costs				
Building Contingencies	7.0%	£1,657,792		6,631
Fees and certification		£2,534,054		10,136
Other Acquisition Costs (£)		£0		
Site Abnormals (£)				
De-canting tenants		£0		
Decontamination		£0		
Renewables / LTH etc		£1,018,750		4,075
	0	£0		
Total Building Costs inc Fees		£34,079,136		136,317

Statutory 106 Costs (£)

Education	£0	
Sport & Recreation	£0	
Social Infrastructure	£0	
Public Realm	£0	
Affordable Housing	£0	
Transport	£0	
Highway	£0	
Health	£0	
Public Art	£0	
Flood work	£0	
Community Infrastructure Levy	£1,687,125	6,614

Other Tariff		£0	
S106		£250,000	1,000
Other 2		£0	

Statutory 106 costs **£1,937,125**

Marketing (Open Market Housing ONLY)

Sales/letting Fees	3.0%	£1,587,240	per OM unit 10,582
Legal Fees (per Open Market unit):	£750	£112,500	750

Marketing (Affordable Housing)

Developer cost of sale to RP (£)		£0	per affordable unit
RP purchase costs (£)		£0	
Intermediate Housing Sales and Marketing (£)		£0	

Total Marketing Costs **£1,699,740**

Non-Residential Building & Marketing Costs

Building Costs

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Non-Residential Costs **£0**

TOTAL DIRECT COSTS: **£37,716,001**

Finance and acquisition costs

Land Value	£10,394,136	
Arrangement Fee	£58,000	1.0% of interest
Misc Fees (Surveyors etc)	£0	0.00% of scheme value
Agents Fees	£155,912	
Legal Fees	£77,956	
Stamp Duty	£415,765	
Total Interest Paid	£5,578,114	

Total Finance and Acquisition Costs **£16,679,883**

Developer's return for risk and profit

Residential

Market Housing Return (inc OH) on Value	20.0%	£10,581,600	70,544 per OM unit
Affordable Housing Return on Cost	6.0%	£558,987	5,590 per affordable unit
Return on sale of Private Rent	0.0%	£0	#DIV/0! per PR unit

Non-residential

Office	£0	
Retail	£0	
Industrial	£0	
Leisure	£0	
Community-use	£0	£0

Total Operating Profit **£11,140,587**

(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Surplus/(Deficit) at completion 3/6/2019 **£0**

Present Value of Surplus (Deficit) at 3/1/2013

per unit

Scheme Investment IRR **15.6%** (before Developer's returns and interest to avoid double counting)

Measures

Site Value as a Percentage of Total Scheme Value	15.9%
Site Value per hectare	£0

Appendix IIb
Commercial Appraisal Results
Summary

Table 2: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
PDL Benchmark Comparison - 6.5% Yield

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)									Residual Land Value (£/Ha)												
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL				
A1 Large Format Retail	Supermarket	L	0.63	£1,007,180	£951,424	£895,667	£839,911	£784,154	£728,397	£672,641	£616,884	£561,128	£1,598,698	£1,510,197	£1,421,694	£1,333,192	£1,244,689	£1,156,186	£1,067,684	£979,181	£890,679				
		M	0.63	£1,596,447	£1,540,690	£1,484,934	£1,429,177	£1,373,421	£1,317,664	£1,261,908	£1,206,151	£1,150,395	£2,534,043	£2,445,540	£2,357,038	£2,268,535	£2,180,033	£2,091,530	£2,003,029	£1,914,525	£1,826,024				
		H	0.63	£2,185,714	£2,129,957	£2,074,201	£2,018,444	£1,962,688	£1,906,931	£1,851,174	£1,795,418	£1,739,661	£3,469,387	£3,380,884	£3,292,383	£3,203,879	£3,115,378	£3,026,875	£2,938,371	£2,849,870	£2,761,367				
A1 Large Format Retail	Retail Warehouse	L	0.63	£2,763,729	£2,709,476	£2,655,223	£2,600,970	£2,546,717	£2,492,464	£2,438,211	£2,383,958	£2,329,705	£4,386,871	£4,300,756	£4,214,640	£4,128,524	£4,042,408	£3,956,292	£3,870,176	£3,784,060	£3,697,944				
		M	0.63	£3,638,933	£3,584,680	£3,530,427	£3,476,174	£3,421,921	£3,367,668	£3,313,415	£3,259,162	£3,204,909	£5,776,084	£5,689,968	£5,603,852	£5,517,737	£5,431,621	£5,345,505	£5,259,389	£5,173,273	£5,087,157				
		H	0.63	£4,514,136	£4,459,883	£4,405,630	£4,351,377	£4,297,124	£4,242,871	£4,188,618	£4,134,365	£4,080,112	£7,165,295	£7,079,179	£6,993,063	£6,906,948	£6,820,832	£6,734,716	£6,648,600	£6,562,484	£6,476,368				
A1-A5 Small Retail	Convenience Store - City	L	0.04	£83,519	£76,571	£69,624	£62,676	£55,729	£48,781	£41,834	£34,886	£27,939	£2,087,975	£1,914,275	£1,740,600	£1,566,900	£1,393,225	£1,219,525	£1,045,850	£872,150	£698,475				
		M	0.04	£146,589	£139,707	£132,826	£125,944	£120,205	£113,257	£106,310	£99,362	£92,415	£3,664,725	£3,492,675	£3,320,650	£3,148,600	£2,976,525	£2,804,475	£2,632,425	£2,460,375	£2,288,325				
		H	0.04	£269,200	£262,447	£255,694	£248,941	£242,188	£235,435	£228,682	£221,929	£215,176	£6,730,000	£6,561,175	£6,392,350	£6,223,525	£6,054,700	£5,885,875	£5,717,050	£5,548,225	£5,379,400				
A1-A5 Small Retail	Convenience Store - Other Centres	L	0.04	Negative RLV									Negative RLV												
		M	0.04	Negative RLV									Negative RLV												
		H	0.04	£19,043	£12,095	£5,148	Negative RLV						£476,075	£302,375	£128,700	Negative RLV									
B1(a) Offices	City Centre Office Building	L	0.08	Negative RLV									Negative RLV												
		M	0.08	£238,490	£224,595	£210,700	£196,805	£182,910	£169,015	£155,120	£141,225	£127,330	£2,981,125	£2,807,438	£2,633,750	£2,460,063	£2,286,375	£2,112,688	£1,939,000	£1,765,313	£1,591,625				
		H	0.08	£487,549	£473,654	£459,759	£445,863	£431,968	£418,073	£404,178	£390,283	£376,388	£6,094,363	£5,920,675	£5,746,988	£5,573,288	£5,399,600	£5,225,913	£5,052,225	£4,878,538	£4,704,850				
B1(a) Offices	Out of City Office Building	L	0.50	Negative RLV									Negative RLV												
		M	0.50	£209,101	£162,784	£116,468	£70,151	£23,834	Negative RLV						£418,202	£325,568	£232,936	£140,302	£47,668	Negative RLV					
		H	0.50	£690,135	£643,818	£597,502	£551,185	£504,868	£458,551	£412,235	£365,918	£319,601	£1,380,270	£1,287,636	£1,195,004	£1,102,370	£1,009,736	£917,102	£824,470	£731,836	£639,202				
B1, B2, Industrial / B8 Warehousing	Storage & Distribution	L	1.25	£205,334	£89,543	Negative RLV						Negative RLV													
		M	1.25	£606,196	£490,404	£374,612	£258,821	£143,029	£27,237	Negative RLV						£164,267	£71,634	Negative RLV							
		H	1.25	£1,007,058	£891,266	£775,474	£659,682	£543,890	£428,099	£312,307	£196,515	£80,723	£484,957	£392,323	£299,690	£207,057	£114,423	£21,790	Negative RLV						
B1, B2, Industrial / B8 Warehousing	Large industrial warehousing including offices	L	0.38	Negative RLV									Negative RLV												
		M	0.38	Negative RLV									Negative RLV												
		H	0.38	Negative RLV									Negative RLV												
C2 Student Accommodation	Student Accommodation - speculative - 100 rooms	L	0.13	£40,674	£1,305	Negative RLV						Negative RLV													
		M	0.13	£691,449	£652,080	£612,711	£573,342	£533,972	£494,603	£455,234	£415,865	£376,496	£312,877	£10,038	Negative RLV										
		H	0.13	£1,339,198	£1,299,828	£1,260,459	£1,221,090	£1,181,721	£1,142,352	£1,102,982	£1,063,613	£1,024,244	£5,318,838	£5,016,000	£4,713,162	£4,410,323	£4,107,477	£3,804,638	£3,501,800	£3,198,962	£2,896,123				
C1 Hotel	Hotel - edge of City	L	0.42	£37,581	Negative RLV						Negative RLV														
		M	0.42	£292,546	£243,914	£195,281	£146,649	£98,016	£49,383	£751	Negative RLV						£696,538	£580,748	£464,955	£349,164	£233,371	£117,579	£1,788	Negative RLV	
		H	0.42	£811,476	£762,843	£714,211	£665,578	£616,945	£568,313	£519,680	£471,048	£422,415	£1,932,086	£1,816,293	£1,700,502	£1,584,710	£1,468,917	£1,353,126	£1,237,333	£1,121,543	£1,005,750				

Key:

- Lower than Viability Test 1
- Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
- Viability Test 2: Industrial Benchmark Land Value / Commercial Range (£500,000 - £1,500,000)
- Viability Test 3: Between Industrial / Commercial Land and Residential Permission (£2,900,000/ha)
- Viability Test 4: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (January 2013)

**Table 3: Residual Land Value Results by Use Class, Scheme Type, Value Level & CIL Rate
PDL Benchmark Comparison - 7.5% Yield**

Use Class / Type	Scheme Type	Value Level	Site Size (Ha)	Residual Land Value (£)										Residual Land Value (£/Ha)																	
				Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £25/m² CIL	Residual Land Value - £50/m² CIL	Residual Land Value - £75/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £125/m² CIL	Residual Land Value - £150/m² CIL	Residual Land Value - £175/m² CIL	Residual Land Value - £200/m² CIL										
A1 Large Format Retail	Supermarket	L	0.63	£393,474	£337,197	£280,921	£228,913	£171,567	£115,317	£57,421	Negative RLV					£624,562	£535,233	£445,906	£363,354	£272,329	£183,043	£91,144	Negative RLV								
		M	0.63	£894,923	£839,166	£783,410	£727,653	£671,896	£616,140	£560,383	£504,627	£453,055	Negative RLV					£1,420,513	£1,332,010	£1,243,508	£1,155,005	£1,066,502	£978,000	£889,497	£800,995	Negative RLV					
		H	0.63	£1,400,007	£1,344,250	£1,288,493	£1,232,737	£1,176,980	£1,121,224	£1,065,467	£1,009,711	£953,954	Negative RLV					£2,222,233	£2,133,730	£2,045,227	£1,956,725	£1,868,222	£1,779,721	£1,691,217	£1,602,716	£1,514,213	Negative RLV				
A1 Large Format Retail	Retail Warehouse	L	0.63	£2,124,676	£2,070,423	£2,016,170	£1,997,834	£1,942,587	£1,887,341	£1,832,095	£1,776,849	£1,721,603	Negative RLV					£3,372,502	£3,286,386	£3,200,270	£3,171,165	£3,083,471	£2,995,779	£2,908,087	£2,820,395	£2,732,703	Negative RLV				
		M	0.63	£2,874,848	£2,820,595	£2,766,342	£2,712,089	£2,657,836	£2,603,583	£2,549,330	£2,495,077	£2,440,824	Negative RLV					£4,563,251	£4,477,135	£4,391,019	£4,304,903	£4,218,787	£4,132,671	£4,046,555	£3,960,440	£3,874,324	Negative RLV				
		H	0.63	£3,625,020	£3,570,767	£3,516,514	£3,462,261	£3,408,008	£3,353,755	£3,299,502	£3,245,249	£3,190,996	Negative RLV					£5,754,000	£5,667,884	£5,581,768	£5,495,652	£5,409,537	£5,323,421	£5,237,305	£5,151,189	£5,065,073	Negative RLV				
A1-A5 Small Retail	Convenience Store - City	L	0.04	£28,252	£21,305	£14,357	£7,410	£462	£-14,625	£-22,259	£-29,893	£-29,893	Negative RLV					£706,300	£532,625	£358,925	£185,250	£11,550	£-365,625	£-556,475	£-747,325	£-747,325	Negative RLV				
		M	0.04	£83,517	£76,570	£69,622	£62,675	£55,727	£48,780	£41,832	£34,885	£27,937	Negative RLV					£2,087,925	£1,914,250	£1,740,550	£1,566,875	£1,393,175	£1,219,500	£1,045,800	£872,125	£698,425	Negative RLV				
		H	0.04	£137,464	£130,582	£124,887	£117,940	£110,992	£104,045	£97,097	£90,150	£83,202	Negative RLV					£3,436,600	£3,264,550	£3,122,175	£2,948,500	£2,774,800	£2,601,125	£2,427,425	£2,253,750	£2,080,050	Negative RLV				
A1-A5 Small Retail	Convenience Store - Other Centres	L	0.04	Negative RLV										Negative RLV																	
		M	0.04	Negative RLV										Negative RLV																	
		H	0.04	Negative RLV										Negative RLV																	
B1(a) Offices	City Centre Office Building	L	0.08	Negative RLV										Negative RLV																	
		M	0.08	£60,586	£46,691	£32,796	£18,901	£5,006	Negative RLV					£757,325	£583,638	£409,950	£236,263	£62,575	Negative RLV												
		H	0.08	£274,065	£260,170	£246,275	£232,380	£218,485	£204,590	£190,695	£176,800	£162,904	Negative RLV					£3,425,813	£3,252,125	£3,078,438	£2,904,750	£2,731,063	£2,557,375	£2,383,688	£2,210,000	£2,036,300	Negative RLV				
B1(a) Offices	Out of City Office Building	L	0.50	Negative RLV										Negative RLV																	
		M	0.50	Negative RLV										Negative RLV																	
		H	0.50	£117,462	£71,146	£24,829	Negative RLV					£234,924	£142,292	£49,658	Negative RLV					Negative RLV											
B1, B2, Industrial / B8 Warehousing	Storage & Distribution	L	1.25	Negative RLV										Negative RLV																	
		M	1.25	£90,790	Negative RLV									Negative RLV																	
		H	1.25	£434,385	£318,593	£202,801	£87,009	Negative RLV					£347,508	£254,874	£162,241	£69,607	Negative RLV					Negative RLV									
B1, B2, Industrial / B8 Warehousing	Large industrial warehousing including offices	L	0.38	Negative RLV										Negative RLV																	
		M	0.38	Negative RLV										Negative RLV																	
		H	0.38	Negative RLV										Negative RLV																	
C2 Student Accommodation	Student Accommodation - speculative - 100 rooms	L	0.13	Negative RLV										Negative RLV																	
		M	0.13	£206,473	£167,104	£127,735	£88,366	£48,996	£9,627	Negative RLV					£1,588,254	£1,285,415	£982,577	£679,738	£376,892	£74,054	Negative RLV										
		H	0.13	£767,015	£727,646	£688,277	£648,908	£609,539	£570,169	£530,800	£491,431	£452,062	Negative RLV					£5,900,115	£5,597,277	£5,294,438	£4,991,600	£4,688,762	£4,385,915	£4,083,077	£3,780,238	£3,477,400	Negative RLV				

Key: Lower than Viability Test 1
 Viability Test 1: Agricultural EUV (£18,500 per ha) - Benchmark Land Value (assuming minimum uplift from EUV factor of 20) - £370,000 - £500,000
 Viability Test 2: Industrial Benchmark Land Value / Commercial Range (£500,000 - £1,500,000)
 Viability Test 3: Between Industrial / Commercial Land and Residential Permission (£2,900,000/ha)
 Viability Test 4: Land with Residential Permission (£2,900,000/ha)

Source: Dixon Searle LLP (January 2013)

Dixon Searle Partnership

Development Appraisal

In centre retail (3,000sqm)

£75 CIL

Report Date: 25 February 2013

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP**

**In centre retail (3,000sqm)
£75 CIL**

Summary Appraisal for Phase 1

Currency in £

REVENUE**Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
City Centre Retail (3000sqm)	1	2,700.00	175.00	472,500	472,500	472,500

Investment Valuation**City Centre Retail (3000sqm)**

Current Rent	472,500	YP @	5.5000%	18.1818	8,590,909	
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GROSS DEVELOPMENT VALUE**8,590,909**

Purchaser's Costs

5.80% (498,273)

(498,273)

NET DEVELOPMENT VALUE**8,092,636****NET REALISATION****8,092,636****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.15 Ha 6,976,635.28 pHect)

1,046,495

Agent Fee

1.00% 10,465

Legal Fee

0.75% 7,849

Site Survey & Prep Costs

0.15 m² 100,000.00 pm² 15,000

1,079,809

CONSTRUCTION COSTS**Construction**

	m²	Rate m²	Cost
City Centre Retail (3000sqm)	3,000.00 m ²	878.00 pm ²	2,634,000
City Centre Retail (3000sqm) (Additional)	1,500.00	500.00	750,000
			3,384,000

Contingency

5.00% 169,200

CIL

3,000.00 m² 75.00 pm² 225,000

394,200

Other Construction

Site Works

20.00% 676,800

676,800

PROFESSIONAL FEES

All Professional

10.00% 406,080

406,080

MARKETING & LETTING

Letting Agent Fee

10.00% 47,250

Letting Legal Fee

0.75% 3,544

50,794

Additional Costs

Arrangement Fee

1.00% 10,465

10,465

MISCELLANEOUS FEES

Planning / Insurances

2.00% 67,680

BREEAM

5.00% 169,200

236,880

FINANCE

Debit Rate 6.500% Credit Rate 0.500% (Nominal)

Land

65,191

Construction

70,235

Total Finance Cost

135,427

TOTAL COSTS**6,374,455****PROFIT****1,718,182**

In centre retail (3,000sqm)**£75 CIL****Performance Measures**

Profit on Cost%	26.95%
Profit on GDV%	20.00%
Profit on NDV%	21.23%
Development Yield% (on Rent)	7.41%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR	80.96%
Rent Cover	3 yrs 8 mths
Profit Erosion (finance rate 6.500%)	3 yrs 8 mths

Dixon Searle Partnership

Development Appraisal

Supermarket (2,500sqm) - Medium Value

£75 CIL

Report Date: 25 February 2013

**Supermarket (2,500sqm) - Medium Value
£75 CIL**

Summary Appraisal for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Supermarket (2.500 sqm)	1	2,250.00	250.00	562,500	562,500	562,500

Investment Valuation

Supermarket (2.500 sqm)

Market Rent	562,500	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	8,125,677	

GROSS DEVELOPMENT VALUE

8,125,677

Purchaser's Costs		5.75%	(467,226)		(467,226)	
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NET DEVELOPMENT VALUE

7,658,451

NET REALISATION

7,658,451

OUTLAY

ACQUISITION COSTS

Residualised Price (0.63 Ha 2,268,535.49 pHect)				1,429,177		
Stamp Duty				57,167		
Agent Fee			1.50%	21,438		
Legal Fee			0.75%	10,719		
Site Survey & Prep Costs	0.63 m ²	100,000.00 pm ²		63,000		1,581,501

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Supermarket (2.500 sqm)	2,500.00 m ²	1,058.00 pm ²	2,645,000	2,645,000

Contingency		5.00%	132,250	
CIL	2,500.00 m ²	75.00 pm ²	187,500	319,750

Other Construction

Site Works		20.00%	529,000	529,000
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PROFESSIONAL FEES

All Professional		10.00%	317,400	317,400
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MARKETING & LETTING

Letting Agent Fee		10.00%	56,250	
Letting Legal Fee		1.00%	5,625	61,875

Additional Costs

Arrangement Fee		2.00%	28,584	28,584
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	52,900	
BREEAM		5.00%	132,250	185,150

FINANCE

Debit Rate 7.000% Credit Rate 0.500% (Nominal)				
Land			187,328	
Construction			177,728	
Total Finance Cost				365,056

TOTAL COSTS

6,033,315

PROFIT

1,625,135

**Supermarket (2,500sqm) - Medium Value
£75 CIL****Performance Measures**

Profit on Cost%	26.94%
Profit on GDV%	20.00%
Profit on NDV%	21.22%
Development Yield% (on Rent)	9.32%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	34.57%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 7.000%)	3 yrs 5 mths

Dixon Searle Partnership

Development Appraisal

Retail Warehouse (2,500sqm) - Medium Value

£75 CIL

Report Date: 25 February 2013

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Retail Warehouse (2,500sqm) - Medium Value
£75 CIL****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Retail (2,500 sqm)	1	2,250.00	275.00	618,750	618,750	618,750

Investment Valuation**Retail (2,500 sqm)**

Market Rent	618,750	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	8,938,245	

GROSS DEVELOPMENT VALUE**8,938,245**

Purchaser's Costs		5.75%	(513,949)	(513,949)		
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NET DEVELOPMENT VALUE**8,424,296****NET REALISATION****8,424,296****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.63 Ha 5,517,735.97 pHect)				3,476,174		
Stamp Duty				243,332		
Agent Fee			1.50%	52,143		
Legal Fee			0.75%	26,071		
Site Survey & Prep Costs	0.63 m ²	100,000.00 pm ²		63,000		
					3,860,720	

CONSTRUCTION COSTS

Construction	m ²	Rate m ²	Cost	
Retail (2,500 sqm)	2,500.00 m ²	547.00 pm ²	1,367,500	1,367,500

Contingency		5.00%	68,375	
CIL	2,500.00 m ²	75.00 pm ²	187,500	255,875

Other Construction

Site Works		20.00%	273,500	273,500
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PROFESSIONAL FEES

All Professional		10.00%	164,100	164,100
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MARKETING & LETTING

Letting Agent Fee		10.00%	61,875	
Letting Legal Fee		1.00%	6,188	68,063

Additional Costs

Arrangement Fee		2.00%	69,523	69,523
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	27,350	
BREEAM		5.00%	68,375	95,725

FINANCE

Debit Rate 7.000% Credit Rate 0.500% (Nominal)				
Land			394,705	
Construction			86,936	
Total Finance Cost				481,641

TOTAL COSTS**6,636,647****PROFIT****1,787,649**

**Retail Warehouse (2,500sqm) - Medium Value
£75 CIL****Performance Measures**

Profit on Cost%	26.94%
Profit on GDV%	20.00%
Profit on NDV%	21.22%
Development Yield% (on Rent)	9.32%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	30.35%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 7.000%)	3 yrs 5 mths

Dixon Searle Partnership

Development Appraisal

Convenience Store (300 sqm) - Medium Value

£75 CIL

Report Date: 25 February 2013

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Convenience Store (300 sqm) - Medium Value
£75 CIL****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Rental Area Summary**

	Units	m²	Rate m²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Convenience Store (300 sqm)	1	270.00	175.00	47,250	47,250	47,250

Investment Valuation**Convenience Store (300 sqm)**

Market Rent	47,250	YP @	6.5000%	15.3846		
(1yr Rent Free)		PV 1yr @	6.5000%	0.9390	682,557	

GROSS DEVELOPMENT VALUE**682,557**

Purchaser's Costs		5.75%	(39,247)	(39,247)		
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NET DEVELOPMENT VALUE**643,310****NET REALISATION****643,310****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.04 Ha 3,148,607.69 pHect)				125,944		
Stamp Duty				1,259		
Agent Fee		1.50%		1,889		
Legal Fee		0.75%		945		
Site Survey & Prep Costs	0.04 m ²	100,000.00 pm ²		4,000		
					134,037	

CONSTRUCTION COSTS

Construction	m²	Rate m²	Cost	
Convenience Store (300 sqm)	300.00 m ²	760.00 pm ²	228,000	228,000
Contingency		5.00%	11,400	
CIL	300.00 m ²	75.00 pm ²	22,500	
				33,900

Other Construction

Site Works		20.00%	45,600	45,600
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PROFESSIONAL FEES

All Professional		10.00%	27,360	27,360
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MARKETING & LETTING

Letting Agent Fee		10.00%	4,725	
Letting Legal Fee		1.00%	473	
				5,198

Additional Costs

Arrangement Fee		2.00%	2,519	2,519
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	4,560	
BREEAM		5.00%	11,400	
				15,960

FINANCE

Debit Rate 7.000% Credit Rate 0.500% (Nominal)				
Land			8,592	
Construction			5,633	
Total Finance Cost				14,225

TOTAL COSTS**506,799****PROFIT****136,511**

**Convenience Store (300 sqm) - Medium Value
£75 CIL****Performance Measures**

Profit on Cost%	26.94%
Profit on GDV%	20.00%
Profit on NDV%	21.22%
Development Yield% (on Rent)	9.32%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	67.64%
Rent Cover	2 yrs 11 mths
Profit Erosion (finance rate 7.000%)	3 yrs 5 mths

Dixon Searle Partnership

Development Appraisal

Student Accommodation

£125 CIL

Report Date: 25 February 2013

APPRAISAL SUMMARY**DIXON SEARLE PARTNERSHIP****Student Accomodation
£125 CIL****Summary Appraisal for Phase 1**

Currency in £

REVENUE**Rental Area Summary**

	Units	m ²	Rate m ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV	Net MRV at Sale
Student Accomodation	100	1,445.00	17.86	5,695	379,466	569,466	379,466

Investment Valuation**Student Accomodation**

Current Rent	379,466	YP @	6.5000%	15.3846	5,837,940		
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GROSS DEVELOPMENT VALUE**5,837,940**

Purchaser's Costs

5.75% (335,682)
(335,682)**NET DEVELOPMENT VALUE****5,502,258****NET REALISATION****5,502,258****OUTLAY****ACQUISITION COSTS**

Residualised Price (0.13 Ha 3,804,639.62 pHect)				494,603			
Agent Fee		1.50%		7,419			
Legal Fee		0.75%		3,710			
Site Survey & Prep Costs	0.13 m ²	100,000.00 pm ²		13,000			
						518,732	

CONSTRUCTION COSTS**Construction**

	m ²	Rate m ²	Cost	
Student Accomodation	1,700.00 m ²	1,346.00 pm ²	2,288,200	2,288,200
Contingency		5.00%	114,410	
CIL	1,700.00 m ²	125.00 pm ²	212,500	326,910
Other Construction				
Site Works		20.00%	457,640	457,640

PROFESSIONAL FEES

All Professional		10.00%	274,584	274,584
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MARKETING & LETTING

Letting Agent Fee		10.00%	37,947	
Letting Legal Fee		1.00%	3,795	
				41,741

Additional Costs

Arrangement Fee		2.00%	9,892	9,892
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MISCELLANEOUS FEES

Planning / Insurances		2.00%	45,764	
BREEAM		5.00%	114,410	
				160,174

FINANCE

Debit Rate 7.000% Credit Rate 0.500% (Nominal)				
Land			72,389	
Construction			184,408	
Total Finance Cost				256,797

TOTAL COSTS**4,334,670****PROFIT****1,167,588****Performance Measures**

Student Accomodation**£125 CIL**

Profit on Cost%	26.94%
Profit on GDV%	20.00%
Profit on NDV%	21.22%
Development Yield% (on Rent)	8.75%
Equivalent Yield% (Nominal)	6.50%
Equivalent Yield% (True)	6.77%
IRR	35.19%
Rent Cover	3 yrs 1 mth
Profit Erosion (finance rate 7.000%)	3 yrs 5 mths



Cambridge City Council
Viability Assessment

Appendix III
Market, Values and Assumptions Research
(Ref. DSP 12120)

Dixon Searle LLP
The Old Hayloft
28C Headley Road
Grayshott
Hindhead
GU26 6LD

www.dixonsearle.co.uk

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DSP indicative map (re alternative option for residential CIL charge differentiating, <u>only if applicable</u> through further consideration by the Council)	60
EGi property resource extracts (map, more on house price trends, commercial property availability and deals examples)	Follows above

Overall market review - October 2012

(Property advertised for sale / including sold subject to contract)

Individual Wards data -**King's Hedges Ward (32 Properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£380,000	£400,000
Semi-Detached	n/a	£250,000	£257,493	£249,995
Terraced	n/a	£188,332	£206,921	£230,000
Flats	£150,492	£160,650	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£150,492	£118,000	£131,250	£152,475	£173,738	£175,000
2-Bed Flats	£160,650	£152,000	£153,475	£154,950	£164,975	£175,000
2-Bed Houses	£203,749	£170,000	£184,996	£197,498	£216,250	£250,000
3-Bed Houses	£243,025	£198,500	£205,000	£215,000	£258,750	£380,000
4-Bed Houses	£293,332	£230,000	£239,998	£249,995	£324,998	£400,000

October 2012, www.rightmove.co.uk

Arbury Ward (19 Properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£375,000	£445,000
Semi-Detached	n/a	-	£390,000	£472,500
Terraced	n/a	£253,315	£195,000	£425,000
Flats	£127,500	£198,983	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£127,500	£110,000	£118,750	£127,500	£136,250	£145,000
2-Bed Flats	£198,983	£149,950	£150,975	£152,000	£223,500	£295,000
2-Bed Houses	£253,315	£179,995	£204,973	£229,950	£289,975	£350,000
3-Bed Houses	£330,000	£190,000	£262,500	£375,000	£385,000	£450,000
4-Bed Houses	£453,750	£395,000	£417,500	£435,000	£471,250	£550,000

October 2012, www.rightmove.co.uk

Castle Ward**(21 Properties)**

	1 Bed	2 Bed	3 Bed	4 Bed		
Detached	n/a	-	£775,000	£795,000		
Semi-Detached	n/a	£285,000	£346,238	£437,500		
Terraced	n/a	£352,500	£250,000	£510,000		
Flats	£185,000	£217,475	n/a	n/a		
	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£185,000	£185,000	£185,000	£185,000	£185,000	£185,000
2-Bed Flats	£217,475	£189,950	£203,713	£217,475	£231,238	£245,000
2-Bed Houses	£339,000	£285,000	£325,000	£325,000	£365,000	£395,000
3-Bed Houses	£454,993	£249,950	£262,500	£385,000	£550,000	£925,000
4-Bed Houses	£580,833	£375,000	£431,250	£547,500	£757,500	£795,000

October 2012, www.rightmove.co.uk

Newnham Ward**(19 Properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£625,000	£650,000
Semi-Detached	n/a	-	-	-
Terraced	n/a	£595,000	£565,833	£721,667
Flats	£250,000	£304,990	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£250,000	£250,000	£250,000	£250,000	£250,000	£250,000
2-Bed Flats	£304,990	£250,000	£300,000	£300,000	£325,000	£349,950
2-Bed Houses	£595,000	£595,000	£595,000	£595,000	£595,000	£595,000
3-Bed Houses	£574,286	£525,000	£562,500	£575,000	£585,000	£625,000
4-Bed Houses	£693,000	£650,000	£650,000	£695,000	£695,000	£775,000

October 2012, www.rightmove.co.uk

West Chesterton Ward**(53 Properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	#DIV/0!	£560,000
Semi-Detached	n/a	-	£437,495	£654,993
Terraced	n/a	£282,129	£302,136	£571,667
Flats	£120,284	£198,333	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£120,284	£64,950	£69,950	£114,950	£169,995	£205,000
2-Bed Flats	£198,333	£185,000	£190,000	£195,000	£205,000	£215,000
2-Bed Houses	£282,129	£245,000	£254,975	£265,000	£302,475	£350,000
3-Bed Houses	£381,759	£249,950	£285,000	£380,000	£450,000	£575,000
4-Bed Houses	£613,842	£435,000	£545,000	£625,000	£695,000	£795,000

October 2012, www.rightmove.co.uk

East Chesterton Ward**(53 properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£339,165	£474,988
Semi-Detached	n/a	£250,000	£300,549	£300,000
Terraced	n/a	£230,832	£265,000	£487,500
Flats	£117,994	£270,827	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£117,994	£89,500	£97,463	£100,000	£120,875	£220,000
2-Bed Flats	£270,827	£79,995	£246,238	£290,000	£315,000	£410,000
2-Bed Houses	£235,624	£222,500	£228,125	£234,998	£242,496	£250,000
3-Bed Houses	£298,792	£215,000	£259,748	£275,000	£344,998	£380,000
4-Bed Houses	£434,369	£275,000	£343,750	£467,500	£492,500	£599,950

October 2012, www.rightmove.co.uk

Market Ward**(30 Properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£775,000	-
Semi-Detached	n/a	-	-	-
Terraced	n/a	£450,714	£578,750	£745,000
Flats	£198,857	£412,499	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£198,857	£162,500	£183,000	£195,000	£219,250	£230,000
2-Bed Flats	£412,499	£250,000	£362,496	£424,998	£475,000	£550,000
2-Bed Houses	£450,714	£300,000	£337,500	£385,000	£585,000	£625,000
3-Bed Houses	£600,556	£385,000	£500,000	£575,000	£695,000	£850,000
4-Bed Houses	£745,000	£595,000	£670,000	£745,000	£820,000	£895,000

October 2012, www.rightmove.co.uk

Abbey Ward**(51 Properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	-	-
Semi-Detached	n/a	-	£272,932	£372,500
Terraced	n/a	£279,279	£271,989	£457,475
Flats	£134,216	£259,150	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£134,216	£111,000	£129,995	£132,500	£142,000	£150,000
2-Bed Flats	£259,150	£137,500	£219,950	£229,950	£285,000	£450,000
2-Bed Houses	£279,279	£150,000	£267,475	£295,000	£312,500	£350,000
3-Bed Houses	£272,718	£205,000	£225,000	£257,498	£292,500	£425,000
4-Bed Houses	£414,988	£330,000	£393,750	£420,000	£441,238	£489,950

October 2012, www.rightmove.co.uk

Petersfield Ward (34 Properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£445,000	-
Semi-Detached	n/a	-	-	-
Terraced	n/a	£321,662	£383,119	£562,500
Flats	£175,000	£262,483	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£175,000	£165,000	£170,000	£175,000	£180,000	£185,000
2-Bed Flats	£262,483	£209,950	£227,484	£267,475	£285,000	£325,000
2-Bed Houses	£321,662	£239,995	£289,998	£300,000	£337,500	£500,000
3-Bed Houses	£389,994	£335,000	£375,000	£385,000	£425,000	£445,000
4-Bed Houses	£562,500	£425,000	£493,750	£562,500	£631,250	£700,000

October 2012, www.rightmove.co.uk

Romsey Ward (67 properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£345,000	£500,000
Semi-Detached	n/a	-	£252,250	-
Terraced	n/a	£275,366	£316,970	£354,833
Flats	£139,149	£237,134	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£139,149	£99,995	£136,238	£139,950	£151,238	£165,000
2-Bed Flats	£237,134	£199,995	£219,998	£235,000	£257,475	£269,995
2-Bed Houses	£275,366	£210,000	£248,375	£275,000	£291,213	£350,000
3-Bed Houses	£313,780	£235,000	£267,498	£324,995	£350,000	£399,950
4-Bed Houses	£375,571	£280,000	£342,000	£375,000	£395,000	£500,000

October 2012, www.rightmove.co.uk

Coledrige Ward (56 Properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£525,000	£420,000
Semi-Detached	n/a	-	£321,318	£451,667
Terraced	n/a	£292,500	£251,800	£412,500
Flats	179,287	£262,568	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£179,287	£109,995	£139,995	£156,995	£225,000	£250,000
2-Bed Flats	£262,568	£148,500	£203,750	£277,500	£307,500	£350,000
2-Bed Houses	£292,500	£250,000	£271,250	£292,500	£313,750	£335,000
3-Bed Houses	£312,853	£229,500	£275,000	£300,000	£329,995	£525,000
4-Bed Houses	£433,333	£335,000	£405,000	£422,500	£443,750	£570,000

October 2012, www.rightmove.co.uk

Cherry Hinton Ward (60 Properties)

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	£200,000	£310,000	£424,989
Semi-Detached	n/a	£202,599	£271,140	£328,317
Terraced	n/a	£214,206	£242,499	-
Flats	£132,500	£178,333	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£132,500	£125,000	£128,750	£132,500	£136,250	£140,000
2-Bed Flats	£178,333	£165,000	£175,000	£185,000	£185,000	£185,000
2-Bed Houses	£208,649	£165,000	£189,995	£204,500	£225,000	£248,000
3-Bed Houses	£269,273	£210,000	£239,961	£266,500	£300,000	£335,000
4-Bed Houses	£388,737	£285,000	£342,500	£389,973	£418,750	£499,950

October 2012, www.rightmove.co.uk

Queen Ediths Ward**(23 Properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£485,000	£572,000
Semi-Detached	n/a	-	£372,000	-
Terraced	n/a	-	£438,000	-
Flats	£246,665	£243,738	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£246,665	£229,995	£232,498	£235,000	£255,000	£275,000
2-Bed Flats	£243,738	£180,000	£191,250	£222,475	£274,963	£350,000
2-Bed Houses	n/a	n/a	n/a	n/a	n/a	n/a
3-Bed Houses	£412,273	£250,000	£310,000	£415,000	£510,000	£625,000
4-Bed Houses	£572,000	£525,000	£525,000	£535,000	£550,000	£725,000

October 2012, www.rightmove.co.uk

Trumpington Ward**(51 Properties)**

	1 Bed	2 Bed	3 Bed	4 Bed
Detached	n/a	-	£325,000	£531,238
Semi-Detached	n/a	£307,500	£298,750	£986,667
Terraced	n/a	£262,500	£376,658	£574,363
Flats	£165,600	£288,239	n/a	n/a

	Overall Average	Minimum	1st Quartile	Median	3rd Quartile	Maximum
1-Bed Flats	£165,600	£58,000	£150,000	£165,000	£210,000	£245,000
2-Bed Flats	£288,239	£100,000	£241,213	£292,498	£316,250	£595,000
2-Bed Houses	£285,000	£240,000	£273,750	£292,500	£303,750	£315,000
3-Bed Houses	£343,632	£235,000	£274,975	£325,000	£325,000	£700,000
4-Bed Houses	£671,127	£209,950	£367,500	£525,000	£900,000	£1,425,000

October 2012, www.rightmove.co.uk

Cambridge City Council – Summary Data – Wards overview (October 2012)

Average Asking prices analysis - Flats and Houses - Ward areas sorted by average - highest to lowest (£/sq. m)*						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Newnham Ward	£5,556	£5,083	£7,933	£6,045	£5,544	£6,043
Market Ward	£4,419	£6,875	£6,010	£6,322	£5,960	£6,019
Queen Ediths Ward	£5,481	£4,062	£0	£4,340	£4,576	£4,537
Castle Ward	£4,111	£3,625	£4,520	£4,789	£4,647	£4,443
Trumpington Ward	£3,680	£4,804	£3,800	£3,617	£5,369	£4,384
Petersfield Ward	£3,889	£4,375	£4,289	£4,105	£4,500	£4,279
West Chesterton Ward	£2,673	£3,306	£3,762	£4,019	£4,911	£3,991
Coleridge Ward	£3,984	£4,376	£3,900	£3,293	£3,467	£3,701
Arbury Ward	£2,833	£3,316	£3,378	£3,474	£3,630	£3,409
Abbey Ward	£2,983	£4,319	£3,724	£2,871	£3,320	£3,401
East Chesterton Ward	£2,622	£4,514	£3,142	£3,145	£3,475	£3,394
Romsey Ward	£3,092	£3,952	£3,672	£3,303	£3,005	£3,353
Cherry Hinton Ward	£2,944	£2,972	£2,782	£2,834	£3,110	£2,944
King's Hedges Ward	£3,344	£2,678	£2,717	£2,558	£2,347	£2,628
Overall	£3,460	£4,402	£3,856	£3,558	£4,207	£3,932

* based on dwelling sizes as per DSP assumptions used for modelling purposes.

Average Asking Prices Analysis - Flats and Houses						
- Ward areas sorted by average asking price – highest to lowest (£marketing price)						
Settlement	1 Bed Flats	2 Bed Flats	2 Bed House	3 Bed House	4 Bed House	All Properties
Newnham Ward	£250,000	£304,990	£595,000	£574,286	£693,000	£518,682
Market Ward	£198,857	£412,499	£450,714	£600,556	£745,000	£461,233
Castle Ward	£185,000	£217,475	£339,000	£454,993	£580,833	£427,852
Queen Ediths Ward	£246,665	£243,738	£0	£412,273	£572,000	£396,085
Trumpington Ward	£165,600	£288,239	£285,000	£343,632	£671,127	£370,493
West Chesterton Ward	£120,284	£198,333	£282,129	£381,759	£613,842	£351,008
Petersfield Ward	£175,000	£262,483	£321,662	£389,994	£562,500	£334,846
Arbury Ward	£127,500	£198,983	£253,315	£330,000	£453,750	£301,942
Romsey Ward	£139,149	£237,134	£275,366	£313,780	£375,571	£282,829
East Chesterton Ward	£117,994	£270,827	£235,624	£298,792	£434,369	£277,701
Coleridge Ward	£179,287	£262,568	£292,500	£312,853	£433,333	£271,917
Cherry Hinton Ward	£132,500	£178,333	£208,649	£269,273	£388,737	£262,960
Abbey Ward	£134,216	£259,150	£279,279	£272,718	£414,988	£257,941
King's Hedges Ward	£150,492	£160,650	£203,749	£243,025	£293,332	£217,759
Overall	£155,687	£264,124	£289,203	£338,027	£525,896	£318,459

Average Asking Price Analysis - Flats and Houses		
1 Bed Flat	-	£155,687
2 Bed Flat	-	£264,124
2 Bed House	Terraced	£295,888
	Semi-Detached	£241,300
	Detached	£200,000
3 Bed House	Terraced	£343,774
	Semi-Detached	£310,335
	Detached	£434,166
4 Bed House	Terraced	£517,948
	Semi-Detached	£531,996
	Detached	£529,133

October 2012, www.rightmove.co.uk

Cambridge City Council – Available new-build housing – Marketing prices and DSP trial adjustments to those (October 2012)

Address	Description	Price	Size (sq. m)	Price per sq. m	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
King's Hedges Ward								
Houses								
Ramsden Square	2 Bed Detached	£250,000	n/k	n/k	n/k	n/k	n/k	Haart of Cambridge
Average		£250,000	n/k	n/k	n/k	n/k	n/k	
Castle Ward								
Houses								
Richmond Road	4 Bed Detached	£695,000	141.0	£4,929	£3,943	£4,436	£5,422	Enterprise Urban and Laragh Homes
	4 Bed Detached	£685,000	145.7	£4,702	£3,762	£4,232	£5,173	
	4 Bed Detached	£685,000	145.7	£4,701	£3,761	£4,231	£5,172	
	4 Bed Detached	£685,000	141.4	£4,845	£3,876	£4,360	£5,329	
Huntingd on Road CB3 OHH	3 Bed Terrace	£361,995	103.6	£3,495	£2,796	£3,145	£3,844	David Wilson Homes
	3 Bed Terrace	£360,995	101.5	£3,558	£2,846	£3,202	£3,913	
	3 Bed Terrace	£360,995	103.6	£3,485	£2,788	£3,137	£3,834	
Average		£547,712	126.1	£4,245	£3,396	£3,821	£4,670	
Flats								
Huntingd on Road CB3 OHH	2 Bed Flat	£279,995	60.2	£4,651	£3,721	£4,186	£5,116	David Wilson Homes
	2 Bed Flat	£272,995	64.3	£4,246	£3,397	£3,822	£4,671	
	2 Bed Flat	£269,995	60.2	£4,485	£3,588	£4,036	£4,933	
Hunting-	2 Bed Flat	£269,995	64.4	£4,194	£3,355	£3,774	£4,613	

Address	Description	Price	Size (sq. m)	Price per sq. m	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
don Rd, CB3 0HH	2 Bed Flat	£269,995	64.3	£4,200	£3,360	£3,780	£4,620	David Wilson Homes
	2 Bed Flat	£264,995	61.0	£4,342	£3,474	£3,908	£4,776	
	2 Bed Flat	£245,995	56.0	£4,391	£3,513	£3,952	£4,830	
Average		£267,709	61.5	£4,359	£3,487	£3,923	£4,794	
East Chesterton Ward								
Houses								
Pakenham Close Chesterton	3 Bed Semi-detached	£335,000	93.5	£3,583	£2,866	£3,225	£3,941	Tucker Gardner
Kings Mews Green End Road CB4	3 Bed Semi-detached	£335,000	74.1	£4,524	£3,619	£4,072	£4,976	Moody Home Bradshaws (Agent)
	3 Bed Semi-detached	£335,000	74.1	£4,521	£3,617	£4,069	£4,973	
	3 Bed Terrace	£325,000	71.7	£4,535	£3,628	£4,082	£4,989	
	3 Bed Terrace	£325,000	71.7	£4,533	£3,626	£4,079	£4,986	
	4 Bed Terrace	£350,000	84.3	£4,151	£3,321	£3,736	£4,566	
Average		£334,167	78.2	£4,308	£3,446	£3,877	£4,739	
Land								
Water Street CB4 1PA	5 Unit waterside development	£1,000,000	400.0					Abbotts Countrywide
Market Ward								
Flats								
Newmarket Road, Cambridge Riverside	3 Bed Flat	£775,000	105.0	£7,381	£5,905	£6,643	£8,119	Haart (Agent)
	2 Bed Flat	£579,500	79.0	£7,335	£5,868	£6,602	£8,069	
	2 Bed Flat	£450,000	82.0	£5,488	£4,390	£4,939	£6,037	Bidwells
	2 Bed Flat	£427,500	79.0	£5,411	£4,329	£4,870	£5,953	Haart (Agent)
	2 Bed Flat	£399,950	84.1	£4,757	£3,806	£4,282	£5,233	Berkeley Homes
Kingsly Walk	2 Bed Flat	£499,995	78.9	£6,337	£5,070	£5,703	£6,971	Savills

Address	Description	Price	Size (sq. m)	Price per sq. m	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Marlow House, Kingsly Walk	1 Bed Flat	£290,000	34.0	£8,522	£6,818	£7,670	£9,374	Bradshaws
Cambridge Riverside, CB4	2 Bed Flat	£499,950	84.1	£5,947	£4,757	£5,352	£6,542	Berkeley Homes
Average		£490,237	78.3	£6,397	£5,118	£5,758	£7,037	
Abbey Ward								
Flats								
Occupation Road, CB1	1 Bed Flat	£220,000	38.04	£5,783	£4,627	£5,205	£6,362	Bidwells Cambridge and County Developer(CaCD)
	2 Bed Flat	£255,000	60.0	£4,250	£3,400	£3,825	£4,675	
	2 Bed Flat	£260,000	61.0	£4,262	£3,410	£3,836	£4,689	
	2 Bed Flat	£265,000	61.0	£4,344	£3,475	£3,910	£4,779	
	2 Bed Flat	£275,000	61.0	£4,508	£3,607	£4,057	£4,959	
Average		£255,000	56.2	£4,630	£3,704	£4,167	£5,093	
Cherry Hinton								
Houses								
Aspire, Church End	3 Bed Terrace	£350,000	74.2	£4,720	£3,776	£4,248	£5,192	Bloor Homes
	3 Bed Semi	£335,000	59.3	£5,648	£4,519	£5,083	£6,213	
	3 Bed Semi	£315,000	62.2	£5,063	£4,050	£4,556	£5,569	
	3 Bed Semi	£310,000	63.2	£4,907	£3,926	£4,417	£5,398	
Felix Mews, High Street	3 Bed Terrace	£310,000	71.5	£4,336	£3,469	£3,902	£4,769	
Average		£324,000	66.1	£4,935	£3,948	£4,441	£5,428	
Coleridge Ward								
Flats								
Grand Central, Rustat Road	2 Bed Flat		n/k	n/k	n/k	n/k	n/k	n/k
	1 Bed Flat		n/k	n/k	n/k	n/k	n/k	
Average		n/k	n/k	n/k	n/k	n/k	n/k	

Address	Description	Price	Size (sq. m)	Price per sq. m	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Queen Ediths Ward								
Land								
Babraham Road, Cambridge	Land with outline consent for 347 dwellings plus 100 student acc. 7.78 hectares approx	£20,000,000	77800	Approx. £2.57m /ha				Knight Frank
Trumpington Ward								
Houses								
Seven Acres, Trumpington	4 Bed Terrace	£745,000	186.4	£3,997	£3,197	£3,597	£4,396	Skanska (developer), Savills (Agent)
	4 Bed Terrace	£619,500	153.4	£4,038	£3,231	£3,635	£4,442	
Addenbrookes Road, Trumpington	4 Bed Terrace	£559,950	161.9	£3,458	£2,767	£3,113	£3,804	Novo (countryside properties) AH - CPL
	4 Bed Terrace	£509,950	144.2	£3,537	£2,830	£3,184	£3,891	
	4 Bed Terrace	£494,950	144.2	£3,433	£2,747	£3,090	£3,777	
	4 Bed Terrace	£467,000	129.1	£3,618	£2,894	£3,256	£3,980	
	4 Bed Terrace	£311,000*	125.9	£2,470	£1,976	£2,223	£2,717	
	4 Bed Terrace	£267,000*	125.9	£2,121	£1,697	£1,909	£2,333	
	3 Bed Semi	£238,000*	98.7	£2,412	£1,930	£2,171	£2,654	
	3 Bed Semi	£222,500*	98.7	£2,254	£1,803	£2,029	£2,480	
	2 Bed Terrace	£217,000*	84.4	£2,573	£2,058	£2,315	£2,830	
	3 Bed Semi	£204,000*	98.7	£2,068	£1,654	£1,861	£2,274	
	2 Bed Terrace	£186,000*	84.4	£2,205	£1,764	£1,985	£2,426	
4 Bed Terrace	£178,000*	126.0	£1,413	£1,130	£1,272	£1,554		

Address	Description	Price	Size (sq. m)	Price per sq. m	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
	3 Bed Semi	£170,000*	98.7	£1,723	£1,378	£1,551	£1,895	
	2 Bed Terrace	£155,000*	84.4	£1,838	£1,470	£1,654	£2,021	
	3 Bed Semi	£136,000*	98.7	£1,378	£1,103	£1,241	£1,516	
	2 Bed Terrace	£124,000*	84.4	£1,470	£1,176	£1,323	£1,617	
Great Kneighton Trumpington	4 Bed Detached	£499,950	129.1	£3,873	£3,099	£3,486	£4,260	Novo (Countryside Properties)
	4 Bed Terrace	£467,000	129.1	£3,617	£2,894	£3,256	£3,979	
	4 Bed Terrace	£457,000	129.1	£3,540	£2,832	£3,186	£3,894	
	4 Bed Terrace	£457,000	129.1	£3,540	£2,832	£3,186	£3,894	
	4 Bed Terrace	£457,000	129.1	£3,540	£2,832	£3,186	£3,894	
	3 Bed Semi	£399,950	n/k	n/k	n/k	n/k	n/k	
Trumpington Meadows Hauxton Road	4 Bed Detached	£449,950	89.7	£5,014	£4,011	£4,513	£5,515	Barratt Homes
	4 Bed Detached	£449,950	89.7	£5,016	£4,013	£4,515	£5,518	
	4 Bed Semi	£444,950	108.3	£4,108	£3,286	£3,697	£4,519	
	4 Bed Detached	£444,950	106.8	£4,165	£3,332	£3,749	£4,582	
	3 Bed Terrace	£394,950	99.5	£3,970	£3,176	£3,573	£4,367	
	3 Bed Terrace	£394,950	99.5	£3,969	£3,175	£3,572	£4,366	
	3 Bed semi	£379,950	n/k	n/k	n/k	n/k	n/k	
	3 Bed Semi	£379,950	n/k	n/k	n/k	n/k	n/k	
Hauxton Road, Trumpington	3 Bed Semi	£399,950	76.0	£5,262	£4,209	£4,736	£5,788	Novo
	3 Bed Semi	£399,950	76.0	£5,263	£4,210	£4,736	£5,789	
	3 Bed Semi	£394,950	80.4	£4,914	£3,931	£4,422	£5,405	
Average		£373,634	112.5	£3,306	£2,645	£2,976	£3,637	
Flats								
Fitzwilliam Road, Cambridge	2 Bed Flat	£550,000	100.8	£5,457	£4,366	£4,911	£6,003	Crest Nicholson

Address	Description	Price	Size (sq. m)	Price per sq. m	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
	2 Bed Flat	£525,000	89.0	£5,899	£4,719	£5,309	£6,489	
	2 Bed Flat	£335,000	62.5	£5,360	£4,288	£4,824	£5,896	
	2 Bed Flat	£320,000	58.2	£5,498	£4,399	£4,948	£6,048	
	2 Bed Flat	£320,000	58.2	£5,498	£4,399	£4,948	£6,048	
	2 Bed Flat	£315,000	54.4	£5,788	£4,631	£5,209	£6,367	
	2 Bed Flat	£310,000	66.7	£4,648	£3,718	£4,183	£5,112	
	2 Bed Flat	£300,000	54.4	£5,515	£4,412	£4,963	£6,066	
	2 Bed Flat	£297,000	56.4	£5,266	£4,213	£4,739	£5,793	
	2 Bed Flat	£290,000	66.7	£4,348	£3,478	£3,913	£4,783	
	2 Bed Flat	£290,000	56.3	£5,151	£4,121	£4,636	£5,666	
	2 Bed Flat	£290,000	56.3	£5,151	£4,121	£4,636	£5,666	
	2 Bed Flat	£287,000	56.3	£5,098	£4,078	£4,588	£5,607	
	1 Bed Flat	£240,000	44.5	£5,393	£4,315	£4,854	£5,933	
	2 Bed Flat	£499,950	64.7	£7,732	£6,186	£6,959	£8,505	
	3 Bed Flat	£499,950	75.1	£6,661	£5,329	£5,995	£7,327	
	3 Bed Flat	£489,950	71.3	£6,874	£5,499	£6,186	£7,561	
	2 Bed Flat	£450,000	60.8	£7,401	£5,921	£6,661	£8,141	
	2 Bed Flat	£359,950	52.7	£6,830	£5,464	£6,147	£7,513	
	2 Bed Flat	£354,950	52.7	£6,735	£5,388	£6,062	£7,409	
	2 Bed Flat	£349,950	52.7	£6,640	£5,312	£5,976	£7,304	
	2 Bed Flat	£339,950	52.7	£6,451	£5,161	£5,806	£7,096	
	2 Bed Flat	£339,951	52.7	£6,451	£5,161	£5,806	£7,096	
	2 Bed Flat	£339,952	52.7	£6,451	£5,161	£5,806	£7,096	
	2 Bed Flat	£339,953	52.7	£6,451	£5,161	£5,806	£7,096	
	2 Bed Flat	£334,950	50.1	£6,691	£5,353	£6,022	£7,360	
	2 Bed Flat	£334,950	69.0	£4,853	£3,882	£4,368	£5,338	
	2 Bed Flat	£324,950	45.8	£7,092	£5,674	£6,383	£7,801	
	1 Bed Flat	£269,950	40.7	£6,629	£5,303	£5,966	£7,291	
	1 Bed Flat	£269,950	40.2	£6,710	£5,368	£6,039	£7,381	
	1 Bed Flat	£259,950	48.0	£5,412	£4,330	£4,871	£5,953	
	1 Bed Flat	£249,950	44.5	£5,617	£4,493	£5,055	£6,179	
	1 Bed Flat	£247,500	44.5	£5,562	£4,449	£5,006	£6,118	
	1 Bed Flat	£244,950	46.0	£5,327	£4,262	£4,795	£5,860	
	1 Bed Flat	£237,500	44.5	£5,337	£4,270	£4,803	£5,871	
	1 Bed Flat	£234,950	39.5	£5,948	£4,758	£5,353	£6,543	
High Street	2 Bed Flat	£285,000	53.89	£5,289	£4,231	£4,760	£5,817	Cheffins (Agent)
	2 Bed Flat	£250,000	62.09	£4,026	£3,221	£3,624	£4,429	

Address	Description	Price	Size (sq. m)	Price per sq. m	Price Less 20%	Price Less 10%	Price Plus 10%	Developer / Agent
Trumpington Meadows Hauxton Rd	2 Bed Flat	£284,950	66.98	£4,254	£3,403	£3,829	£4,680	Barratt Homes
	2 Bed Flat	£284,950	66.98	£4,254	£3,403	£3,829	£4,680	
	2 Bed Flat	£284,950	66.98	£4,254	£3,403	£3,829	£4,680	
	2 Bed Flat	£279,950	66.98	£4,180	£3,344	£3,762	£4,598	
	2 Bed Flat	£297,950	66.98	£4,448	£3,559	£4,004	£4,893	
	2 Bed Flat	£279,950	66.98	£4,180	£3,344	£3,762	£4,598	
	2 Bed Flat	£279,950	66.98	£4,180	£3,344	£3,762	£4,598	
	2 Bed Flat	£279,950	66.98	£4,180	£3,344	£3,762	£4,598	
	2 Bed Flat	£274,950	64.56	£4,259	£3,407	£3,833	£4,685	
2 Bed Flat	£274,950	64.56	£4,259	£3,407	£3,833	£4,685		
Great Kneighton	2 Bed Flat	£249,950	64.5	£3,875	£3,100	£3,488	£4,263	NOVO
	2 Bed Flat	£249,950	64.5	£3,875	£3,100	£3,488	£4,263	
Addenbrookes Rd	2 Bed Flat	£285,000	74.04	£3,849	£3,079	£3,464	£4,234	CPL
	2 Bed Flat	£249,950*	74.04	£3,376	£2,701	£3,038	£3,713	
	2 Bed Flat	£220,000*	46	£4,783	£3,826	£4,304	£5,261	
	2 Bed Flat	£175,000*	62.2	£2,814	£2,251	£2,532	£3,095	
	2 Bed Flat	£150,000*	51.52	£2,911	£2,329	£2,620	£3,203	
	2 Bed Flat	£125,000*	51.11	£2,446	£1,957	£2,201	£2,690	
Seven Acres	2 Bed Flat	£370,500	n/k	n/k	n/k	n/k	n/k	Savills
	2 Bed Flat	£295,000	n/k	n/k	n/k	n/k	n/k	
Average		£302,897	58.8	£5,185	£4,148	£4,667	£5,704	

* Affordable housing

Note: No new builds were found for Newnham Ward.

Source: October 2012 - www.rightmove.co.uk

Notes on above new builds information:

Not exhaustive – there may be other examples.

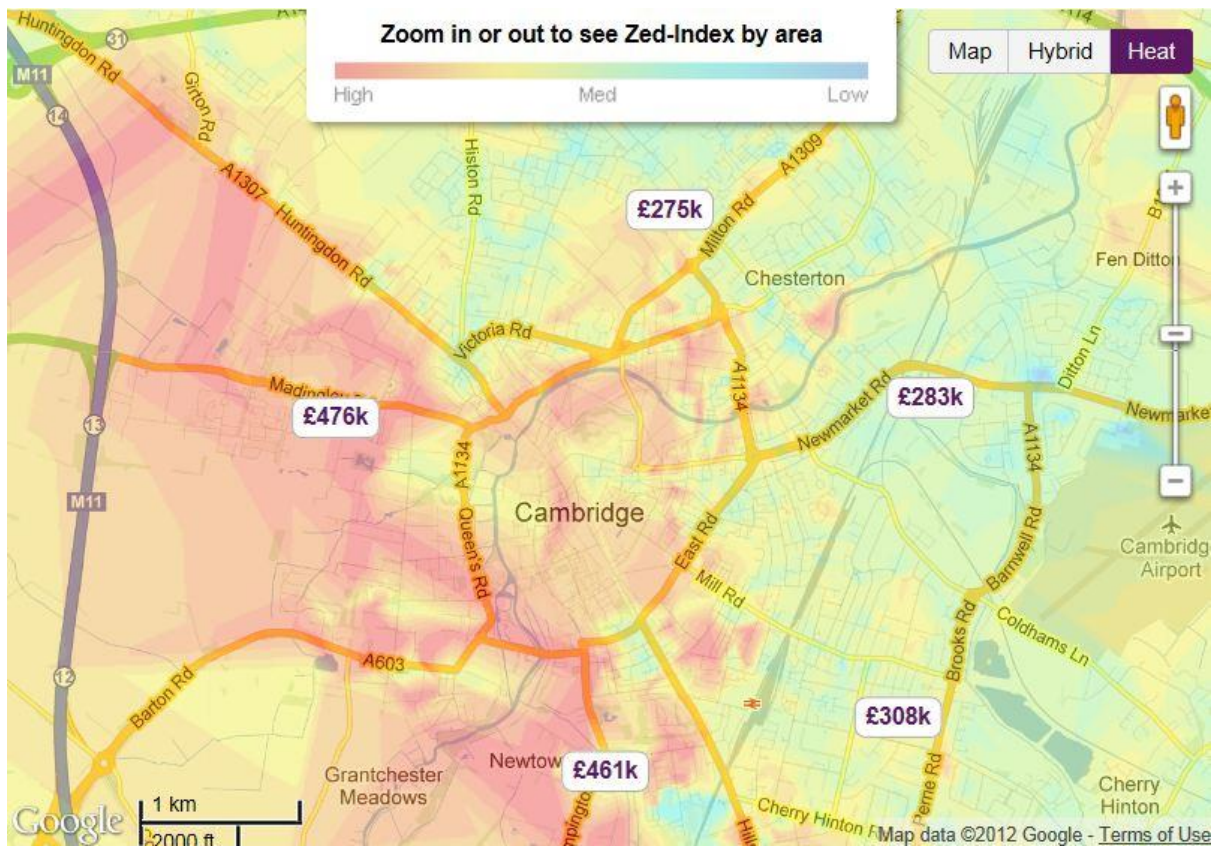
£ per sq. m (£/sq. m) values are necessarily indications.

Entries in *italics* text are based on estimated floor areas (by DSP) from plans or other information provided by Agents / house builders.

‘n/k’ = not known; where no plan or other information was readily available to allow us to estimate the floor area and therefore provide per sq m pricing indications.

Cambridge City Council Residential Values Research October 2012

Zoopla Sourced example data



Source: www.zoopla.co.uk (24/10/2012)

Average values data (searched on ward/locality names) follows:

(Source of information in tables on this and following pages: www.zoopla.co.uk – October 2012)

Cambridge

Property type	Avg. current value	Avg. £ per sq. ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£422,594	£275	4.0	£385,886
Semi-detached	£278,904	£286	3.2	£278,247
Terraced	£264,518	£309	2.8	£253,188
Flats	£207,992	£342	1.7	£212,454

Period	Average Price Paid (£)	No. of Sales
Last year	290,161	2,857
Last 3 years	286,318	10,144
Last 5 years	281,435	16,381
Last 7 years	274,297	26,714

Average current value estimate: £310,353

Average current asking price: £362,367

Chesterton

Property type	Avg. current value	Avg. £ per sq. ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£407,854	£292	4.0	£630,000
Semi-detached	£255,548	£285	2.9	£266,948
Terraced	£282,329	£263	2.9	£254,125
Flats	£223,291	£319	1.8	£182,454

Period	Average Price Paid (£)	No. of Sales
Last year	241,225	28
Last 3 years	264,956	109
Last 5 years	247,440	197
Last 7 years	244,024	369

Average current value estimate: £268,506

Average current asking price: £225,189

Source: www.zoopla.co.uk – October 2012

Cherry Hinton Ward

Property type	Avg. current value	Avg. £ per sq. ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£369,133	£314	3.6	£365,418
Semi-detached	£271,858	£280	3.1	£270,368
Terraced	£232,638	£280	2.8	£235,030
Flats	£166,462	£297	1.5	£177,250

Period	Average Price Paid (£)	No. of Sales
Last year	362,986	52
Last 3 years	414,560	207
Last 5 years	411,412	374
Last 7 years	388,798	551

Average current value estimate: £262,592

Average current asking price: £280,239

Trumpington Ward

Property type	Avg. current value	Avg. £ per sq. ft.	Avg. no. beds	Avg. £ paid (last 12 months)
Detached	£765,684	£359	4.5	£685,839
Semi-detached	£300,499	£288	3.1	£299,375
Terraced	£245,343	£264	2.9	£238,528
Flats	£310,967	£391	2.0	£277,109

Period	Average Price Paid (£)	No. of Sales
Last year	362,986	52
Last 3 years	414,560	207
Last 5 years	411,412	374
Last 7 years	388,798	551

Average current value estimate: £434,975

Average current asking price: £382,969

Source: www.zoopla.co.uk – October 2012

Feedback Log

Market indications gathered from various agents and developers operating in Cambridge - residential development and (where available) land sales.

Agents' / others' soundings

Company	Comments	Date
Bradshaws Residential	Agent indicated that the market in Cambridge is flooding with 1 and 2 bedroom flats, both new build and re-sale around the £230K - £280K. Re-sale flats are particularly difficult to sale and some have even been removed from the market. Suggested that 1 bedroom and studio flats around £160K - £180K are selling strongly to investment buyers or first time buyers. New-build family homes are also selling strongly and are in high demand. Felt that northern settlements of Cambridge are more sought after.	10/10/2012
Bradshaws Residential	'Seaby's Yard' development (Castle Ward) - although none of these family homes have sold yet there is strong interest. Confirmed that family housing is particularly strong and sought after in this area of Cambridge.	10/10/2012
Charles Church Homes	Charles Church Homes recently developed site in Coledrige ward –no further information.	17/10/2012
Bidwells	Recent residential development in Occupation Rd (Abbey Ward), as well as general market conditions/values in the Cambridge area - no further information.	17/10/2012
Bloor Homes	'Aspire' development (Cherry Hinton Ward) - 40 units in total with a mix of 2-5 beds with 30% affordable housing. Nothing sold yet but sales office has only just opened with show home not expected to be completed until the end of December. Sales office indicated a positive very early response from the market.	17/10/2012
Novo	Great Kneighton (Trumpington Ward). Development comprises 286 units in total with 40% affordable housing. Sales office indicated they have now sold 10% which includes four 2 bed houses, five 4 bed houses and 9 apartments.	17/10/2012
Novo	Sales office also explained that they have acquired adjoining land for development ('Abode') of 306 units with 40% affordable housing (2 year project). Sales office to open imminently.	

Stakeholder Consultation

DSP also facilitated (with Cambridge City Council and South Cambridgeshire District Council) a stakeholder consultation workshop on the 6th December 2012 held at South Cambridgeshire DC offices. Information about the introduction of CIL, the study, and DSP's provisional assumptions was emailed to an extensive list of local stakeholders; those whose organisations were represented at that meeting and a wider range of stakeholders were invited to comment and asked for any information that they could make available; combined list below:

Cambridge City Council
Various officer representatives, including: Planning Policy, Property Services, Housing Strategy
Cambridge Sub-Regional Housing Board
Sub Regional Housing Strategy Co-ordinator
South Cambridgeshire District Council
S.106 Officer
Cambridgeshire County Council
Head of Infrastructure Policy and Funding Strategic Asset and Development Manager
Homes and Communities Agency
Cambridge University
Senior Planner Bursar of Pembroke College (Sits on Bursars Committee)
Other Stakeholders including Agents and Developers
Atkins Global Bidwells Carter Jonas January Consultant Surveyors Savills Bloor Homes) Granta Housing Society/Metropolitan Housing Partnership Bedfordshire Pilgrims Housing Association

Other Stakeholders including Agents and Developers
Barratt Homes Eastern Counties
Countryside Properties (Special Projects) Ltd
FECRA (Cambridge Federation Of Residents Associations)
Beacon Planning
Taylor Vintners
Artek Design House Ltd
Freeland Rees Roberts Architects
Simon Ward Architectural
Drivers Jonas Deloitte
Beacon Planning
Barber Casanovas Ruffles
HTS Estates Ltd
Goodman Property

Those who attended this consultation were asked to help contribute by providing local market and residential / commercial values information in order to help inform the study assumptions, for review alongside our own research, experience and judgments - by way of a survey / pro-forma (containing suggested assumptions) supplied by email by DSP and discussed at the meeting. The meeting was also used to introduce the CIL principles and study approach.

The response overall was very limited, as is not unusual for this type of process in DSP's wide experience of undertaking CIL and other strategic level viability assessments to date. There are a range of sensitivities and aspects involved, which were acknowledged by DSP and all during the process.

Economic Context

Bank of England

Current official Bank Rate (Base Rate) remained at 0.5% - since being reduced to that level in March 2009.

Agents' summary of Business Conditions October 2012 (extracts re economic back-drop):

- *Spending on consumer goods and services continued to grow at a gradual pace. But the weather, together with sporting events over the summer, had affected the type and timing of purchases.*
- *Activity in the housing market picked up slightly. Contacts remained concerned though that this pickup would not be sustained, as continuing worries about the economic outlook restrained both potential buyers and sellers.*
- *Investment intentions continued to ease back, suggesting there would be little change in the level of capital spending by firms over the next six months.*
- *Export growth continued to slow, as euro-area demand weakened further.*
- *Turnover in the business services sector was still increasing at a gradual pace.*
- *Manufacturing output slowed further and was now broadly flat on a year ago. The slowdown appeared more widespread.*
- *Construction output continued to fall, as the slow recovery in private sector activity remained below the scale needed to replace public sector projects as they reached completion.*
- *For many companies the cost of borrowing appeared to be stabilising, albeit at levels well above a year ago.*
- *Typically larger firms had access to credit on good terms, but smaller firms still struggled to secure credit.*
- *Overall, demand for credit remained subdued.*
- *Employment intentions indicated there would be little job creation in the private sector over the next six months.*
- *In sectors where growth remained stronger, firms were operating close to capacity. Whereas in areas of persistent demand weakness, by contrast, there was typically a higher degree of slack. Manufacturers had seen capacity utilisation fall back recently, as activity slowed.*
- *Growth in labour costs per employee remained modest.*
- *Non-labour input cost inflation remained subdued. But contacts thought it less likely that inflation would fall further over the rest of the year, following the recent price increases of oil, cereals and some basic foodstuffs.*

- *Output price inflation had declined further, in response to past falls in input costs and weaker demand.*
- *The fall in consumer price inflation had slowed, in part as a result of renewed increases in energy and fresh food prices.*

Housing Market Context

Royal Institution of Chartered Surveyors (RICS) Housing Market Survey (extracts)

September 2012

'The RICS September 2012 Housing Market Survey highlights a broadly flat picture for both prices and transactions during the month. Expectations of price falls have become slightly less widespread, while there was a marked pick-up in sales expectations.'

'On the activity front, the numbers in September bounced around a little bit (instructions and enquiries increased a touch, agreed sales fell slightly) but they are overall consistent with a flat picture.'

There was only one surveyor feedback comment directly from Cambridge:

'Activity generally well below historical levels and little sign of change. General lack of confidence prevents moving home but much evidence of existing owners improving their property. An increase in the poor supply would generate an increase in demand.'

Land Registry House Price Index August 2012 (released 28th September 2012)

'The August data shows an annual price increase of 0.7 per cent. There is no increase in the monthly change from July to August'

'The most up-to-date figures available show that during June 2012, the number of completed house sales in England and Wales decreased by 3 per cent to 56,077 compared with 57,702 in June 2011.'

Summary of England and Wales picture:

Annual change in avg. house prices: 0.7% (positive)

Monthly change in avg. house prices: 0.0%

Average price: £163,376

Summary of East picture:

Annual change in avg. house prices: 1.9% (positive)

Monthly change in avg. house prices: 0.1% (positive)

Average price: £174,969

Summary of Cambridgeshire picture:

Annual change in avg. house prices: 1.7% (positive)

Monthly change in avg. house prices: 0.5% (positive)

Averages price: £179,717

CLG House Price Index August 2012 (released 16th October 2012)

'In the 12 months to August 2012 UK house prices increased by 1.8 per cent, down from a 2.0 per cent increase in the 12 months to July. House prices remain relatively stable across most of the UK'

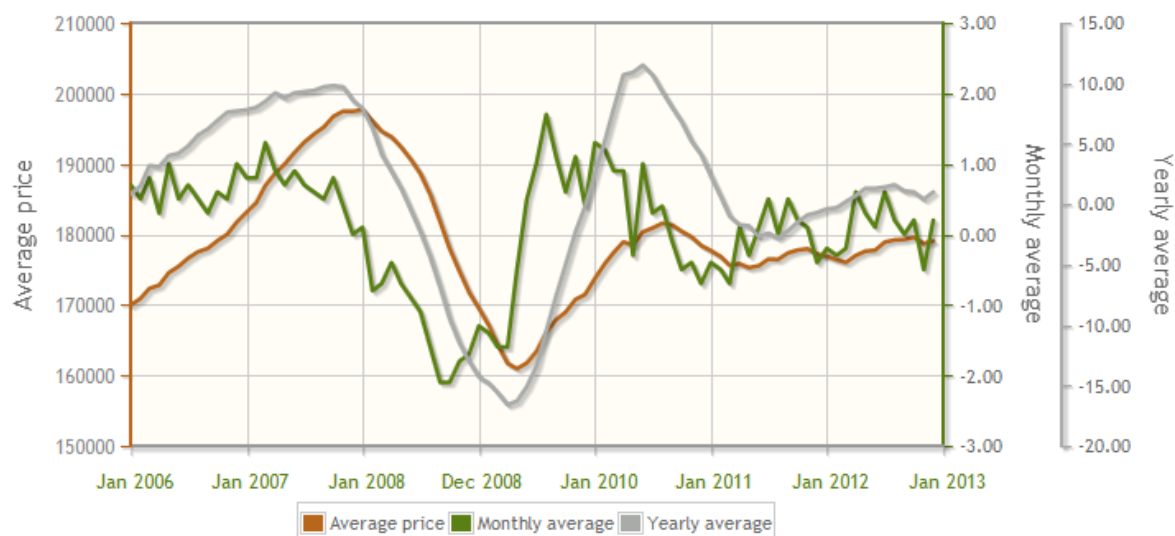
'Annual house price increases in England were driven by a 6.3 per cent rise in London and increases in the South East and West Midlands of 2.4 and 1.2 per cent respectively'

'Prices of new dwellings rose by 3.0 per cent during the 12 months to August 2012, while the price of pre-owned dwellings increased by 1.7 per cent in the same period'

'In August 2012, prices paid by first-time buyers were 2.9 per cent higher on average than in August 2011. For owner-occupiers (existing owners) prices increased by 1.4 per cent for the same period'

This latest trend indicates Cambridgeshire price trends are significantly more positive than the East Region picture; however these price trends are marginally negative when compared to the South East region. Following the significant market movements (peak to early 2008 followed by steep falls to the trough in early/mid 2009) of the preceding period, overall, house prices are indicated to have been relatively stagnant over the last year or so with relatively small house price movements, as the following Land Registry index trend graphs show: *(See graph below)*

Average price



Source: Land Registry – House Prices Index (Custom reports) –
<http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index>

Land Registry House Price Index report – Cambridgeshire Council

(January 2006 – December 2012)

(Source: <http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index>)

Month	Index	Average price (£)	Monthly average	Yearly average	Volume
January 2006	263.42	169,950	0.7	0.8	863
February 2006	264.87	170,884	0.5	1.5	803
March 2006	267.1	172,318	0.8	3.2	1167
April 2006	267.81	172,778	0.3	3.1	1118
May 2006	270.54	174,538	1	4	1206
June 2006	271.94	175,445	0.5	4.2	1446
July 2006	273.74	176,604	0.7	4.8	1415
August 2006	275.15	177,516	0.5	5.7	1393
September 2006	275.91	178,002	0.3	6.2	1406
October 2006	277.58	179,085	0.6	6.9	1321
November 2006	279	180,000	0.5	7.6	1362
December 2006	281.69	181,731	1	7.7	1534
January 2007	283.86	183,132	0.8	7.8	981
February 2007	285.99	184,507	0.8	8	959
March 2007	289.73	186,923	1.3	8.5	1211

April 2007	292.4	188,641	0.9	9.2	1103
May 2007	294.43	189,956	0.7	8.8	1205
June 2007	296.99	191,602	0.9	9.2	1518
July 2007	299.21	193,036	0.7	9.3	1268
August 2007	301.01	194,201	0.6	9.4	1419
September 2007	302.57	195,206	0.5	9.7	1195
October 2007	304.91	196,716	0.8	9.8	1172
November 2007	306.08	197,468	0.4	9.7	1084
December 2007	306.05	197,450	0	8.6	919
January 2008 (PEAK)	306.38	197,663	0.1	7.9	582
February 2008	303.9	196,061	-0.8	6.3	674
March 2008	301.64	194,605	-0.7	4.1	625
April 2008	300.43	193,825	-0.4	2.7	644
May 2008	298.2	192,386	-0.7	1.3	769
June 2008	295.43	190,601	-0.9	-0.5	712
July 2008	292.32	188,593	-1.1	-2.3	572
August 2008	287.74	185,639	-1.6	-4.4	621
September 2008	281.77	181,786	-2.1	-6.9	556
October 2008	275.82	177,946	-2.1	-9.5	627
November 2008	270.85	174,741	-1.8	-11.5	515
December 2008	266.25	171,775	-1.7	-13	526
January 2009	262.72	169,492	-1.3	-14.3	374
February 2009	259	167,094	-1.4	-14.8	371
March 2009	254.73	164,339	-1.6	-15.6	525
April 2009	250.63	161,695	-1.6	-16.6	504
May 2009 (TROUGH)	249.46	160,938	-0.5	-16.3	606
June 2009	250.71	161,749	0.5	-15.1	784
July 2009	253.21	163,362	1	-13.4	864
August 2009	257.43	166,082	1.7	-10.5	813
September 2009	260.23	167,889	1.1	-7.6	873
October 2009	261.89	168,962	0.6	-5	874
November 2009	264.69	170,766	1.1	-2.3	770
December 2009	265.76	171,457	0.4	-0.2	1003
January 2010	269.28	173,726	1.3	2.5	485
February 2010	272.52	175,821	1.2	5.2	603
March 2010	274.97	177,399	0.9	7.9	652
April 2010	277.35	178,932	0.9	10.7	635

May 2010	276.61	178,459	-0.3	10.9	650
June 2010	279.52	180,332	1	11.5	863
July 2010	280.37	180,883	0.3	10.7	888
August 2010	281.42	181,559	0.4	9.3	845
September 2010	281.07	181,333	-0.1	8	751
October 2010	279.68	180,434	-0.5	6.8	775
November 2010	278.45	179,644	-0.4	5.2	778
December 2010	276.57	178,428	-0.7	4.1	769
January 2011	275.41	177,685	-0.4	2.3	538
February 2011	274.12	176,848	-0.5	0.6	537
March 2011	272.21	175,617	-0.7	-1	611
April 2011	272.54	175,831	0.1	-1.7	635
May 2011	271.68	175,275	-0.3	-1.8	621
June 2011	272.08	175,532	0.1	-2.7	861
July 2011	273.56	176,490	0.5	-2.4	853
August 2011	273.5	176,448	0	-2.8	931
September 2011	274.91	177,357	0.5	-2.2	913
October 2011	275.54	177,769	0.2	-1.5	780
November 2011	275.82	177,949	0.1	-0.9	873
December 2011	274.69	177,218	-0.4	-0.7	932
January 2012	274.19	176,897	-0.2	-0.4	602
February 2012	273.42	176,396	-0.3	-0.3	602
March 2012	272.82	176,011	-0.2	0.2	810
April 2012	274.34	176,993	0.6	0.7	539
May 2012	275.28	177,596	0.3	1.3	667
June 2012	275.5	177,743	0.1	1.3	826
July 2012	277.28	178,886	0.6	1.4	705
August 2012	277.76	179,200	0.2	1.6	864
September 2012	277.87	179,271	0	1.1	623
October 2012 (RESEARCH POINT)	278.36	179,583	0.2	1	674
November 2012	276.97	178,688	-0.5	0.4	0
December 2012	277.56	179,067	0.2	1	0

(Source: <http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index> – highlighting emphasis by DSP)

Quick analysis of these Land Registry House Price Index trends:

Latest available information suggests –

- Values at their peak (approx. January 2008) were about 9% higher than current levels
- Values fell by about 18% from peak to trough
- Values have increased by about 11% from their trough (May 2009) levels
- In Cambridgeshire, values now are at similar levels to those seen Autumn 2006, late Spring 2010 and one year ago.
- Again, there has been little overall change in values over the last year.

Update on closing study:

The **RICS Housing Market Survey January 2013** was released under the headlines:

‘Activity levels edge up’:

- *‘National price balance indicates stable picture’*
- *‘Newly agreed sales rise’*
- *‘Price outlook more positive for 2013’*

‘The RICS January 2013 Housing Market Survey highlights four key points. Firstly, the national price picture remains stable. Secondly, whilst transactions increased, new buyer enquires and new instructions dipped slightly, partly due to the bad weather seen over the month. Thirdly, the price outlook continues to improve, especially at the 12 month horizon. Finally, the regional price picture remains fragmented, with the London and the South East continuing to record positive price balances.’

‘Turning to activity levels, the bad weather depressed new buyer enquiries and new instructions in January, with both recording slight falls. However, newly agreed sales volumes continued to trend upwards in January, with the net balance recording its fourth consecutive positive reading. Additionally, sales per surveyor also increased by 3%, rising to 15.9.’

‘The pickup in transaction volumes is being supported by falling mortgage rates (the 2-year 75% LTV [loan to value] rate has dropped 40 basis points since June 2012). Indeed, net secured lending to individuals increased to a seven month high in December, indicating some success from the government’s Funding for Lending Scheme.’

'Looking ahead, the near term outlook is a little mixed but the medium term view is rather more positive. Indeed, sales are expected to improve at the three month horizon but prices are expected to remain flat. However, both measures are positive at the twelve month horizon.'

'At the regional level, the divergence in price balances continues, with London recording its highest reading since May 2010. In addition, the South East and Wales were the other two regions showing positive net balances.'

The survey also provides sound-bites from a wide range of surveyors. The following are a sample only. Whilst in DSP's experience it is typical and representative to see a range of comments and views of the market, our overview at the beginning of 2013 is that these sentiments appear overall to be, on balance, more positive than they have been for some time:

'After the usual very quiet pre-Christmas period, the amount of activity, generally, during January was disappointing and lower than expected.'

'A very promising start to the New Year, with very strong levels of new enquiries, new instructions and sales.'

'There appears to be more positivity and confidence in the market. However, the shortage of stock is still preventing the market from moving forward at present.'

'The slow return of first time buyer mortgages continues to dictate market activity levels.'

'There is very definitely more activity, up on last month and on the same period last year. There also seems to be a little more confidence. Lack of good quality instructions remains an issue and vendors price expectations need adjusting.'

'The early part of 2013 was slow due to seasonal and weather factors but there are signs of increased activity now mortgage lending has eased.'

'The run-up to Christmas saw a lot of sales complete leaving a reduced level in sales to complete in the New Year. Activity has recommenced since Christmas and the expectation is for a higher number of sales this year more particularly at first time buyer end.'

'Encouraging start to 2013 with increased enquiries and viewings.'

'The month has been affected by the weather, although viewings have been encouraging. Confidence remains low, many are holding back. Springtime may improve sentiment.'

'The market is being hampered by a shortage of good quality instructions.'

'Buy to let investors are coming back to the market noticeably. Quality properties remain in short supply and creating additional pent-up demand.'

'The market remains very cautious and realistic pricing is key to achieving sales.'

'Despite snow, some heavy, the market has started the year more brightly than for the last 5 years.'

'More buying/renting activity post-Christmas, snow and cold weather slowed market for a week or so. Generally good viewing activity but buyers slow to commit.'

'The market has struggled to maintain any momentum, public holidays which vary in terms of school holidays etc., have a big impact as does the snow which has delayed properties coming into the market in the new year.'

'New applicants – similar number to 2012 but far more motivated. Generally more optimistic outlook with a desire to 'get on with it'. Europe - seems more settled. Stock market high. Businesses doing well, now ready to make aspirational move.'

'A cautious start by buyers to the 2013 market place.'

'Demand remains high, many good buyers are taking advantage of low mortgage rates. Competition exists for some houses in the market place.'

'A strong month despite awful weather.'

'A slow start to year due to seasonal factors / weather.'

'Encouraging start to the year with strong flow of new instructions and plentiful quality buyers to match. Activity continued throughout the snow and no sign of slowing to date.'

'More coming on the market since Christmas as expected but recent cold snap and continuing wet weather seems to have taken the edge of interest from potential buyers and renters.'

'Early signs of an improvement in activity during January, despite the adverse weather conditions.'

'Snow past two weeks but busy. Traditional activity. Mortgages still difficult.'

'The second half of January has seen very encouraging viewing levels, some good offers and sales agreed and at the same time it has been a good month for exchanges. A blip or the start of an improved market?'

'Currently there is a shortage of available stock which is having a positive impact on values. This is a consequence of demand increasing without the adequate stock to satisfy that demand which has been a continued problem in our market place over the last year.'

'Lettings still the stronger and will continue to be strong all year. Sales will be tough.'

'A positive start to the year with more coming on the market.'

'There has been a marked increase in sales. As a consequence our stock is very low and prices have increased moderately already this year because demand exceeds supply.'

'The market was typically quiet in the run-up to Christmas, but whereas the new year's recovery seemed remarkably slow last year, it has sprung into life this January. Demand from tenants is high.'

'Very buoyant January market, aside from the week disrupted by the snow.'

'Uncharacteristically busy January.'

'December was a quieter month but January is proving to be really busy with increased tenant demand for properties.'

(Source: RICS Housing Market Survey January 2013)

RICS Commercial Property Market Survey – Quarter 3 2012

This was released under the headline *'Demand falls as uncertainty prevails'*.

The survey report goes on to say that:

- *'Demand weakens while supply continues to edge upwards'*
- *'Rent expectation remain negative at headline level; London offices continue to buck the trend'*
- *'Investment enquiries fall and capital value expectations are routed in negative territory'*

'The RICS UK Commercial Market Survey for the third quarter shows that sentiment among surveyors dipped further, as the on-going weakness in the economy weighs on confidence in the sector.'

'11% more surveyors expect rents to fall as opposed to rise in the next quarter. Unsurprisingly, inducement packages offered by landlords are seen to be rising.'

'Anecdotal evidence from respondents suggests that occupiers are reluctant to commit to leasing decisions while the economy remains under pressure.'

'Investment activity also appears to have fallen back in Q3, as purchaser enquiries retreated over the period. Surveyors once again site the difficulty in raising finance as one of the chief reasons for the dearth of transaction activity'

'Looking at the sector breakdown, retail appears to be bearing the brunt of the downturn, with the sector showing the greatest falls in tenant demand and rental expectations. The contrast is provided by the industrial sector, which is broadly stable'

'Finally, capital values for retail and office units are the most negative, though they are also in decline for industrials.'

See below a surveyor feedback comment from the Cambridge area:

'The Cambridge office market remains strong. Secondary offices are beginning to be taken up as the amount of prime space declines. The industrial market is steady with a reasonable take up of space over the last 6 months. There are shortages of supply in many areas. The retail market is patchy.'

(Source: RICS UK Commercial Market Survey Q3 2012)

Residential Value Levels

Overall, for the purposes of this strategic overview of the viability scope for CIL, we decided to focus our appraisals on the following values range – represented by what we refer to as Value Levels ('VLs') 1 to 7 (1 being the lowest and 7 being the highest). We use the indicated sales value expressed in £/sq. m as the key descriptor for the values levels

Value Level	Value (£ / sq. m)	1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house	Indicative Settlement Relationship to Value Level	
VL1	£2,500	£125,000	£175,000	£207,500	£240,000	£312,500	Cherry Hinton / Kings Hedges	Falling Market
VL2	£3,000	£150,000	£210,000	£249,000	£288,000	£375,000		Arbury / Abbey / East Chesterton / Coleridge / West Chesterton / Romsey
VL3	£3,500	£175,000	£245,000	£290,500	£336,000	£437,500	Trumpington / Petersfield	
VL4	£4,000	£200,000	£280,000	£332,000	£384,000	£500,000		Queen Ediths / Castle
VL5	£4,500	£225,000	£315,000	£373,500	£432,000	£562,500		
VL6	£5,000	£250,000	£350,000	£415,000	£480,000	£625,000	Market / Newnham	
VL7	£5,500	£275,000	£385,000	£456,500	£528,000	£687,500		Improving Market

Assumed dwelling Sizes (sq. m)	Affordable	Private
1-bed flat	50	45
2-bed flat	67	60
2-bed house	75	75
3-bed house	85	95
4-bed house	110	125

VOA Property Market Report Data 2011 - Land

Residential Land – Valuation Office Agency indications so far as available from latest property market report

VOA Property Market Report - Agricultural Land as at 1st January 2011			
Region	Location	Equipped Land (£ per ha Site Area)	Unequipped Land (£ per ha Site Area)
East	Cambridgeshire	£18,525	£14,203

VOA Property Market Report - Industrial Land as at 1st January 2011		
Region	Location	Cleared Development Site – 0.5 – 1.0 ha (£ per ha Site Area)
East	Cambridge	£740,000

VOA Property Market Report - Value of Land for Residential Development as at 1st January 2011				
Region	Location	Suburban Sites of 0.5ha		
		£ per ha Site Area	£ per Hab. Room	£ per sq. m Completed Space GIA
East	Cambridge	£2,900,000	£18,300	£800

Source: www.voa.gov.uk/dvs/_downloads/pmr_2011.pdf

Commercial Rents & Yields (information as available)

Sources used:

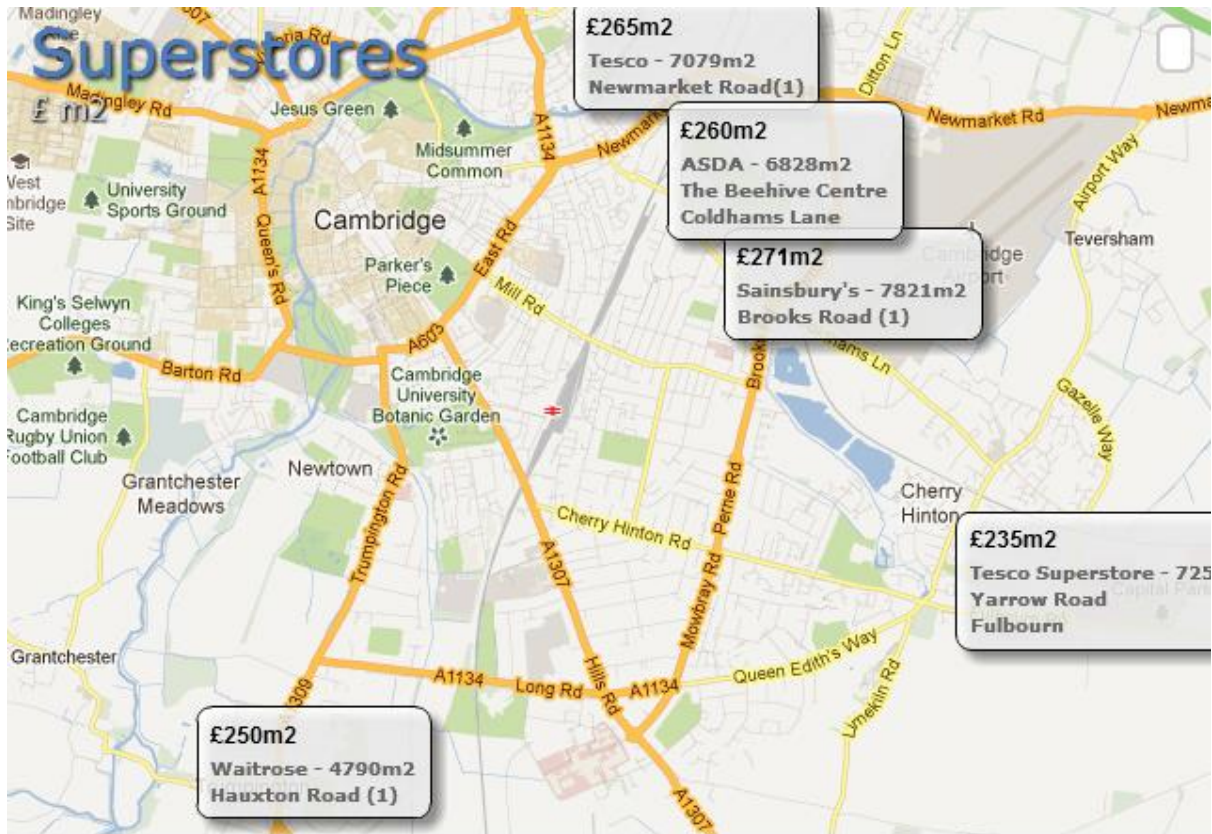
- EGi (Estates Gazette Interactive) based on search for Cambridge City Council – EGi reporting extracts follow these sections – all detail not quoted here (Source: EGi – www.egi.co.uk – subscription based Commercial Property Intelligence resource used and informed by a wide range of Agents and other property firms)
- Valuation Office Agency (VOA) Rating List
- Others web-based research, advertised property, etc.

Commercial Property Data extracted from the Valuation Office Agency (VOA) Rating List, including data mapped using 'Scribble Maps' (*Source: www.scribblemaps.com*)

NOTE: Research on VOA for Hotels and Petrol Filling Stations provided no valuation detail and are therefore not displayed here.

Superstores

Address	Description / Notes / Occupier	Average Size (sq. m)	Average / overall £/sq. m Annual Rental Indications
50, HAUXTON ROAD, CAMBRIDGE, CB2 9FT	Waitrose	4790.6	£250.00
BROOKS ROAD, CAMBRIDGE, CB1 3HP	Sainsbury's	7821.3	£271.50
NEWMARKET ROAD, CAMBRIDGE, CB5 8JE	Tesco	7079.5	£265.00
THE BEEHIVE CENTRE, COLDHAMS LANE, CAMBRIDGE, CB1 3ER	ASDA	6828.4	£260.00
YARROW ROAD, FULBOURN, CAMBRIDGE, CB1 9BF	Tesco Superstores	7253	£235.00



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MAPS

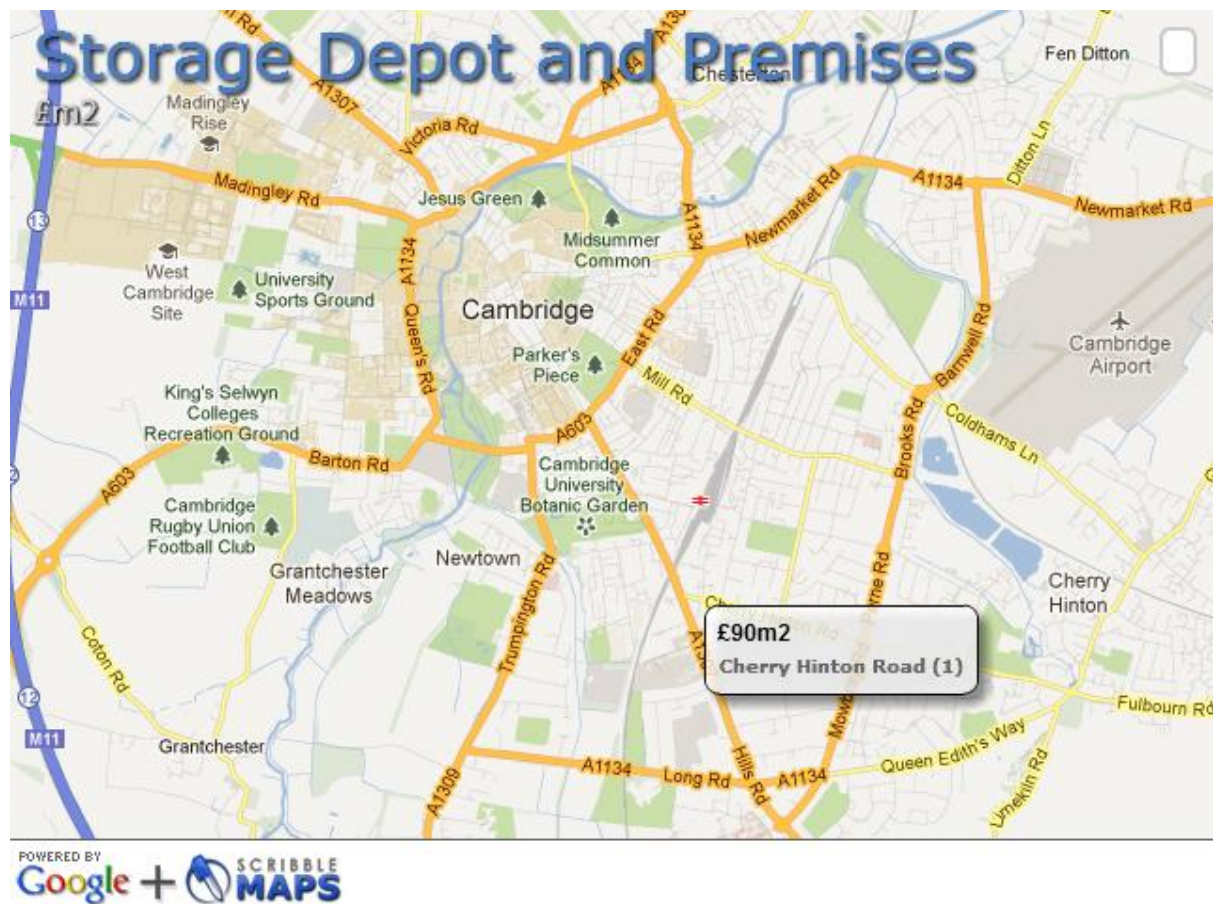
Hypermarkets and Premises

Address	Description / Notes / Occupier	Average Size (sq. m)	Average £/sq. m Annual Rental Indications
VIKING WAY, BAR HILL, CAMBRIDGE, CB3 8EX	1 entry - Tesco Extra	15580.4	£275.00



Storage Depot and Premises

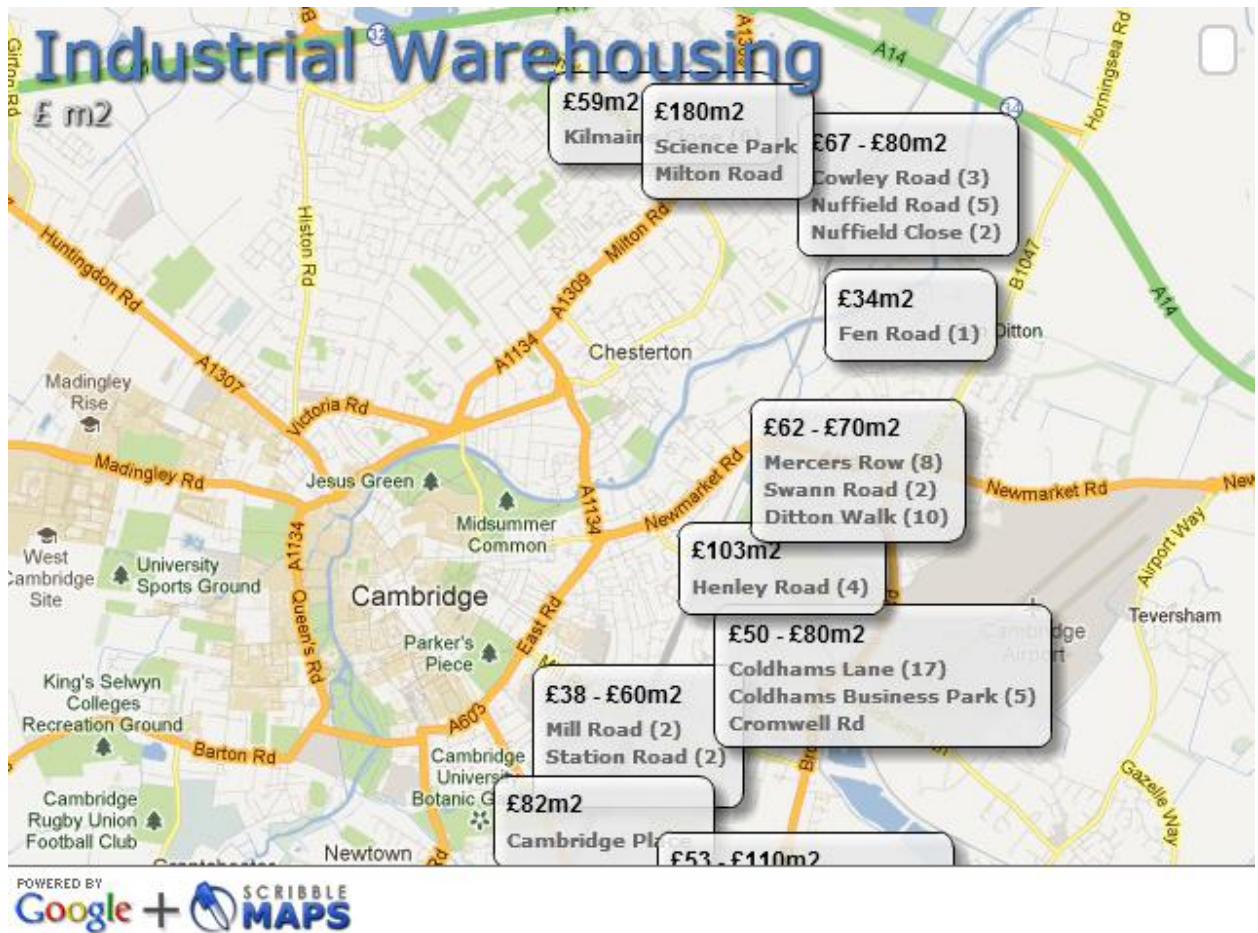
Address	Description / Notes / Occupier	Average Size (m2)	Average £/sq. m Annual Rental Indications
PARKS DEPOT, CHERRY HINTON ROAD, CAMBRIDGE, CB1 7AA		80.35	£90.00



Industrial Warehousing

Address	Description	Average Size (sq. m)	Smallest	Largest	Average £/sq. m Annual Rental Indications	Lowest Value	Highest Value
CB1							
CHERRY HINTON ROAD	12 entries	860	163	1557	£53.50	£50.00	£57.00
CLIFTON ROAD	27 entries	726	168	1284	£92.50	£75.00	£110.00
COLDHAMS BUSINESS PARK, NORMAN WAY, CAMBRIDGE, CB1 3LH		3886.9	3886.9		£71.50	£71.50	
COLDHAMS LANE - THE COLLEGE BUSINESS PARK	5 entries	788.5	618	959	£80.50	£76.00	£85.00
COLDHAMS ROAD	17 entries	1153.5	213	2094	£80.00	£65.00	£95.00
CROMWELL ROAD, CAMBRIDGE, CB1 3YB		12404.9	12405		£50.00	£50.00	
DEVONSHIRE ROAD, CAMBRIDGE, CB1 2BJ	1 entry - Travis Perkins Trading Ltd	3203.08	3203.1		£52.50	£52.50	
HENLEY ROAD	4 entries	689	393	985	£103.50	£97.00	£110.00
MILL ROAD	2 entries	265	265		£60.00	£60.00	
STATION ROAD	2 entries	518.5	462	575	£38.00	£37.00	£39.00
CB2							
HAUXTON ROAD, CAMBRIDGE, CB2 9FT	1 entry	6766.86	6766.9		£50.00	£50.00	
CAMBRIDGE PLACE, CAMBRIDGE, CB2 1NS	1 entry	272.04	272.04		£82.00	£82.00	
CLIFTON ROAD, CAMBRIDGE, CB1 7EA	1 entry	490.89	490.89		£110.00	£110.00	
COLDHAMS ROAD, CAMBRIDGE, CB1 3EW	1 entry	708.87	708.87		£85.00	£85.00	
THE MICHAEL YOUNG CENTRE, PURBECK ROAD, CAMBRIDGE, CB2 8PF	1 entry	296.52	296.52		£60.00	£60.00	
CB4							
CLIFTON ROAD, CAMBRIDGE, CB1 7EA	1 entry	483.24	483.24		£110.00	£110.00	
COLDHAMS ROAD, CAMBRIDGE, CB1 3EW	1 entry	450	450		£95.00	£95.00	

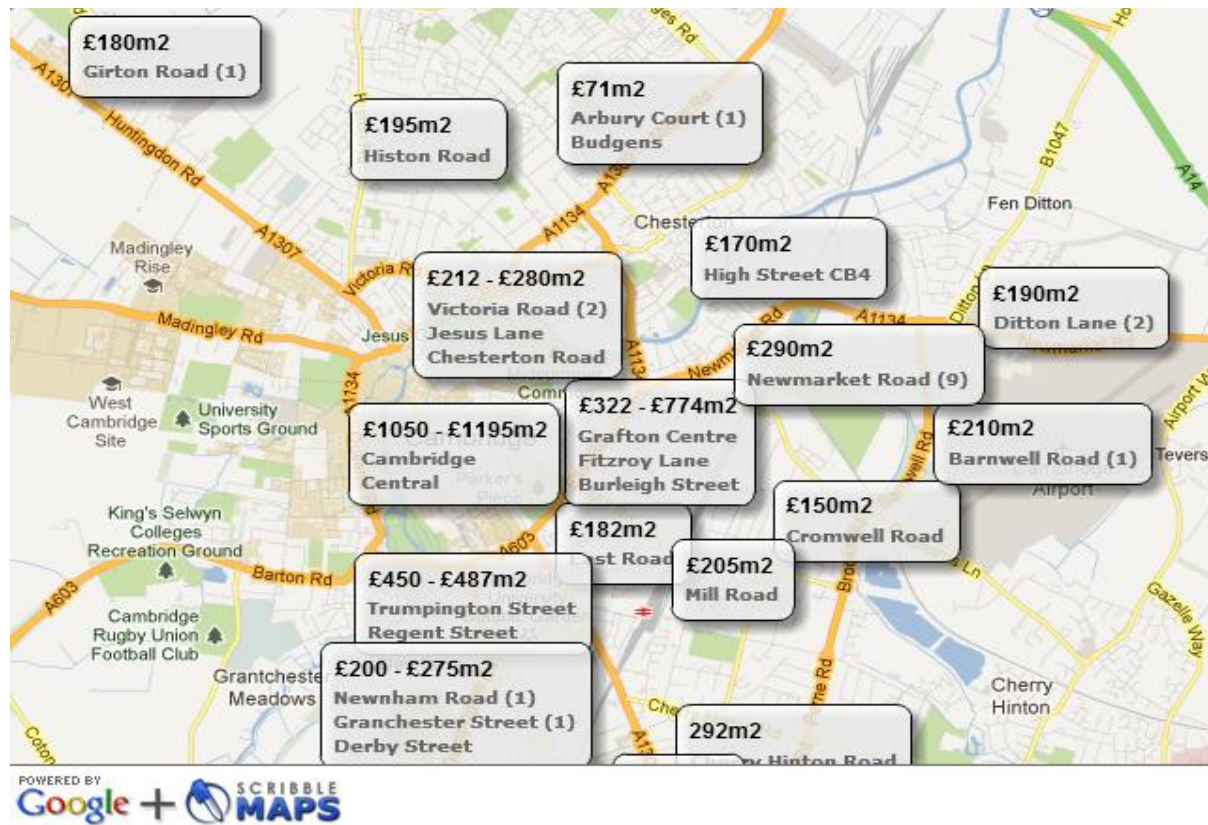
Address	Description	Average Size (sq. m)	Smallest	Largest	Average £/sq. m Annual Rental Indications	Lowest Value	Highest Value
COWLEY ROAD	2 entries	1305.5	239	2372	£72.00	£60.00	£84.00
COWLEY ROAD, CAMBRIDGE, CB4 0DL	1 entry	583	583		£72.50	£72.50	
FEN ROAD, MILTON, CAMBRIDGE, CB4 1UN	1 entry	695.8	695.8		£34.00	£34.00	
KILMAINE CLOSE	6 entries	1407	533	2281	£59.00	£40.00	£78.00
NUFFIELD CLOSE, CAMBRIDGE, CB4 1SS	2 entries	294	291	297	£80.50	£80.00	£81.00
NUFFIELD ROAD	5 entries	2840	109	5571	£67.50	£45.00	£90.00
ORWELL ROAD, CAMBRIDGE, CB4 0WY	1 entry	102.46	102.46		£85.00	£85.00	
SCIENCE PARK, MILTON ROAD, CAMBRIDGE, CB4 0FL	1 entry	746.99	746.99		£180.00	£180.00	
THE COLLEGE BUSINESS PARK, COLDHAMS LANE, CAMBRIDGE, CB1 3HD	1 entry	667	667		£85.00	£85.00	
CB5							
DITTON WALK	10 entries	1809.5	107	3512	£70.00	£40.00	£100.00
GOESDONE ROAD, CAMBRIDGE, CB5 8HR	1 entry	221.32	221.32		£60.00	£60.00	
MERCERS ROW	8 entries	1350	544	2156	£64.50	£60.00	£69.00
R/O GLOBAL SELF DRIVE LTD, SWANN ROAD, CAMBRIDGE, CB5 8JZ	2 entries	535.5	249	822	£62.50	£60.00	£65.00



Shops

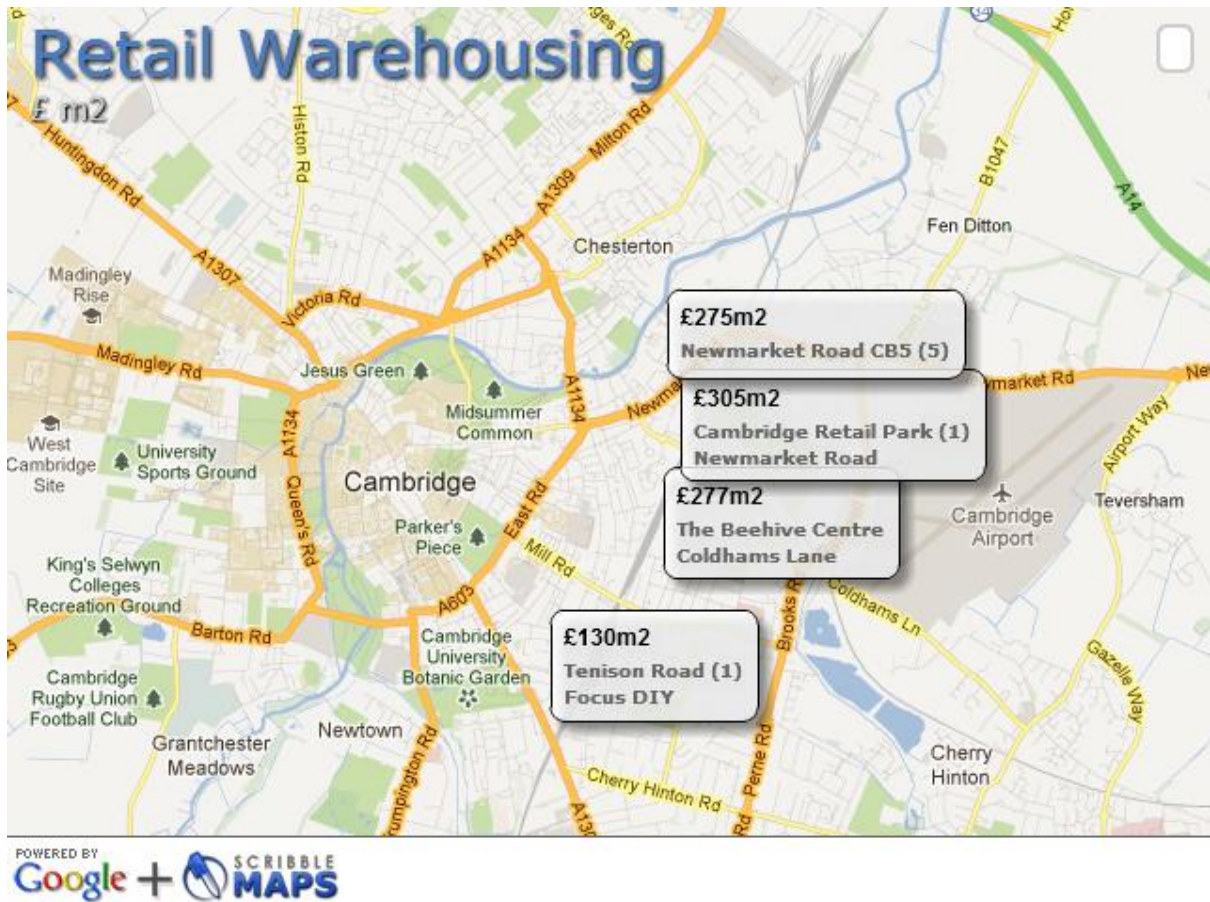
Address	Description	Size (sq. m)	Smallest	Largest	Average £/sq. m Annual Rental Indications / Zone As	Lowest Value	Highest Value
CB1							
BURLEIGH STREET		4503.5	104	8903	£322.50	£95.00	£550.00
CHERRY HINTON ROAD	Out of Town Retail (mostly small units)	255	113	397	£292.50	£285.00	£300.00
CHRISTS LANE	Central Cambridge (Market Ward), pedestrianised street	291.5	134	449	£1,150.00	£1,075.00	£1,225.00
CROMWELL ROAD		197	135	259	£150.00	£150.00	
EAST ROAD		893.5	178	1609	£182.50	£40.00	£325.00
FITZROY STREET		1425.5	127	2724	£516.50	£58.00	£975.00
GRAFTON CCENTRE EAST ROAD	Large Shopping centre (out of town)	4836.5	110	9563	£774.00	£98.00	£1,450.00
MILL ROAD		460.5	103	818	£205.00	£110.00	£300.00
CB2							
GRAND ARCADE IN ST ANDREWS STREET		978.5	101	1856	£1,195.00	£390.00	£2,000.00
HILLS ROAD		213	110	316	£297.50	£170.00	£425.00
KINGS PARADE		198	104	292	£1,050.00	£1,000.00	£1,100.00
MARKET STREET		1980.5	137	3824	£1,122.50	£245.00	£2,000.00
PETTY CURY	Boots the Chemist command the highest figures	2444	104	4784	£1,398.00	£246.00	£2,550.00
REGENT STREET		265.5	110	421	£487.50	£450.00	£525.00
ROSE CRESCENT		271.5	141	402	£1,000.00	£1,000.00	
SIDNERY STREET		2823.5	110	5537	£1,355.00	£160.00	£2,550.00
ST ANDREWS STREET		806	110	1502	£1,225.00	£300.00	£2,150.00
TRINITY STREET		799	103	1495	£1,000.00	£850.00	£1,150.00
TRUMPINGTON STREET		176	110	242	£450.00	£300.00	£600.00
CB3							
DERBY STREET	1 Unit	106	106		£200.00	£200.00	
GIRTON ROAD	1 Unit	178	178		£180.00	£180.00	
Grantchester Street	1 Unit	103	103		£275.00	£275.00	
NEWNHAM ROAD	1 Unit	153	153		£200.00	£200.00	
CB4							
ARBURY COURT	1 entry - Budgens	1241	1241		£71.00	£71.00	
CHESTERTON ROAD		253	101	405	£230.00	£140.00	£320.00
HIGH STREET		172	104	240	£170.00	£150.00	£190.00
HISTON ROAD	Highest figures represent Aldi at 157 Histon Road	649	137	1161	£195.00	£140.00	£250.00
MILTON ROAD		232	102	362	£212.50	£100.00	£325.00

VICTORIA ROAD	2 Units	157	100	214	£240.00	£240.00	
CB5							
BARNWELL ROAD	1 entry	174	174		£210.00	£210.00	
DITTON LANE	2 entries	148.5	125	172	£190.00	£180.00	£200.00
JESUS LANE	2 entries	160.5	153	168	£280.00	£185.00	£375.00
NEWMARKET ROAD	9 entries	326.5	102	551	£290.00	£210.00	£370.00



Retail Warehousing

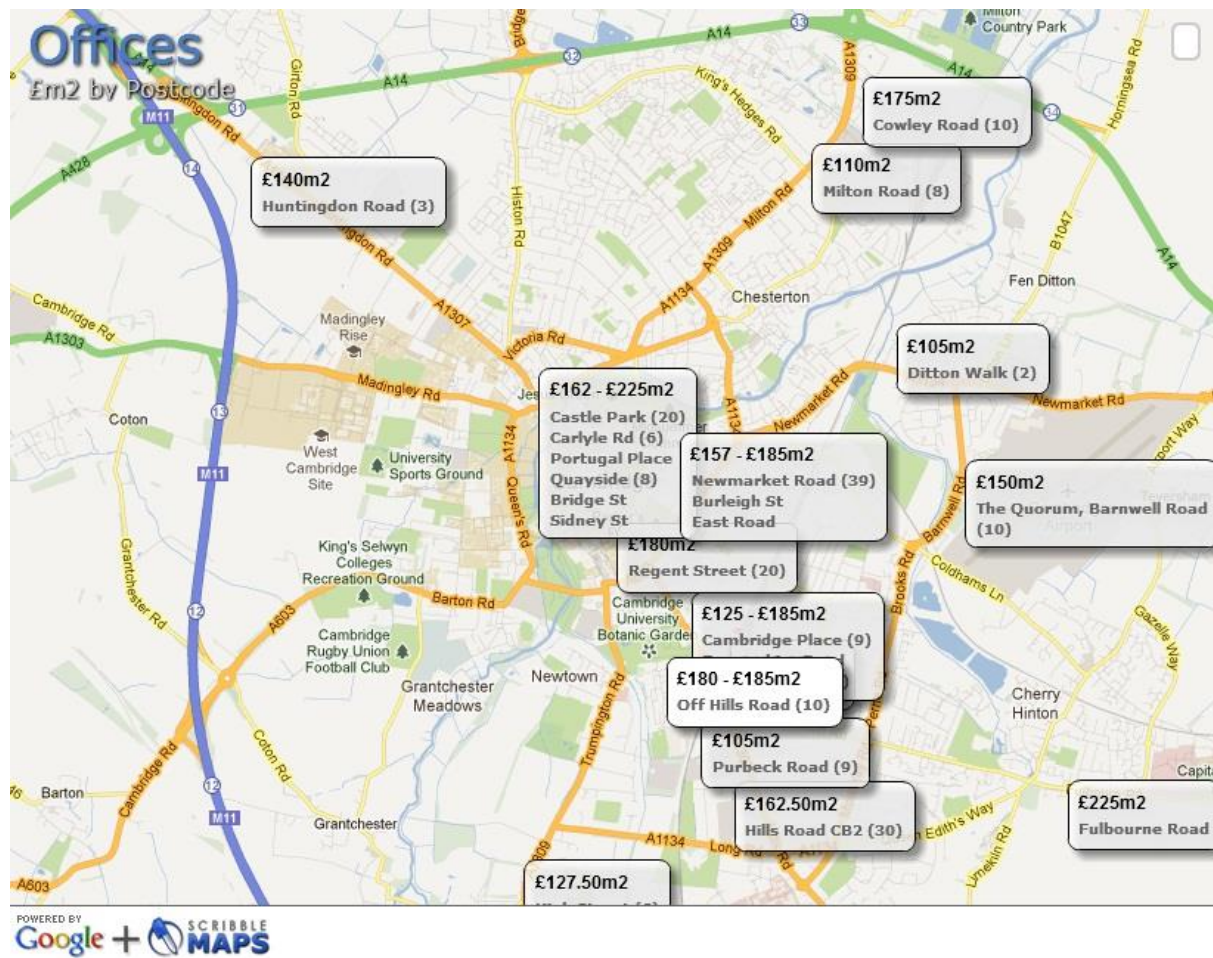
Address	Description	Size (sq. m)	Smallest	Largest	£/sq. m Annual Rental Indications	Lowest Value	Highest Value
CB1							
BEEHIVE CENTRE, COLDHAMS LANE		625	102	1148	£277.50	£235.00	£320.00
CAMBRIDGE RETAIL PARK, NEWMARKET ROAD	1 entry. After further research, this road comprises numerous retail warehousing from DIY stores to clothing outlets and restaurants / coffee shops.	4266	4266		£305.00	£305.00	
GREAT MILSS, TENISON ROAD	1 Entry - DSP suspect this is a 'Focus' DIY retail warehouse	3540	3540		£130.00	£130.00	
CB5							
NEWMARKET ROAD (Other side of the road from CB1)	5 entries	3186.5	381	5992	£275.00	£245.00	£305.00



Offices

Address	Description	Size (sq. m)	Smallest	Largest	£/sq. m Annual Rental Indications	Lowest Value	Highest Value
CB1							
BURLEIGH STREET	6 entries	284.5	107	462	£157.50	£130.00	£185.00
CLIFTON ROAD	3 entries	714.5	185	1244	£127.50	£85.00	£170.00
DEVEONSHIRE WALK	2 entries	261	130	392	£185.00	£185.00	
EAST ROAD	5 entries	308.5	113	504	£185.00	£185.00	
FULBOURN ROAD	8 entries	2394	475	4313	£225.00	£225.00	
HILLS ROAD	University Examinations Syndicate	9611	9611		£130.00	£130.00	
LINCOLN HOUSE, CHERRY HINTON ROAD	5 entries	204.5	139	270	£130.00	£130.00	
STATION ROAD	11 entries	1013	155	1871	£181.50	£178.00	£185.00
CB2							
CAMBRIDGE PLACE	9 entries	255	114	396	£180.00	£175.00	£185.00
BRIDGE STREET	9 entries	165.5	103	228	£185.00	£185.00	
CLAREDON HOUSE, CLARENDON ROAD	5 entries	349.5	320	379	£185.00	£185.00	
CLARENDON ROAD	5 entries	653	107	1199	£181.50	£178.00	£185.00
HIGH STREET, TRUMPINGTON	6 entries	834	113	1555	£127.50	£70.00	£185.00
HILLS ROAD	30 entries	1673	117	3229	£162.50	£140.00	£185.00
PURNECK ROAD	9 entries	403.5	103	704	£105.00	£60.00	£150.00
REGENT STREET	20 entries	1555	114	2996	£180.00	£175.00	£185.00
SIDNEY STREET	6 entries	202.5	100	305	£162.50	£140.00	£185.00
CB3							
CASTLE STREET	4 entries	383.5	182	585	£192.50	£185.00	£200.00
CASTLE PARK, CASTLE STREET	20 entries	806	177	1435	£170.50	£166.00	£175.00
HUNTINGDON ROAD	3 entries. Highest value from National Institute of Agricultural Botany	4695	222	9167	£140.00	£130.00	£150.00

MADINGLY ROAD	4 entries - highest value from British Antarctic Survey	6444	145	12743	£170.00	£140.00	£200.00
MOUNT PLEASANT	7 entries	665	360	970	£155.00	£155.00	
CB4							
MILTON ROAD	8 entries	228.5	110	347	£110.00	£70.00	£150.00
CAMBRIDGE BUSINESS PARK, COWLEY ROAD	27 entries	2429	134	4723	£190.00	£180.00	£200.00
CARLYLE ROAD	6 entries. Natwest occupy 2x units @ 179 and 196 sq m	169.5	113	226	£197.00	£197.00	
COWLEY ROAD	10 entries	1661	101	3221	£175.00	£150.00	£200.00
CB5							
NEWMARKET ROAD	39 entries	784	114	1454	£157.50	£120.00	£195.00
DITTON WALK	2 entries	836	117	1555	£105.00	£70.00	£140.00
PORTUGAL PLACE	2 entries	127	108	146	£185.00	£185.00	
QUAYSIDE	8 entries	497	165	829	£222.50	£200.00	£245.00
THE QUORUM, BARNWELLS ROAD	10 entries	1055	145	1965	£150.00	£120.00	£180.00



Car Showrooms

Address	Description / Notes / Occupier	Average Size (sq. m)	Average £/sq. m Annual Rental Indications
22, HIGH STREET, GRANTCHESTER, CAMBRIDGE, CB3 9NF	Car showroom and premises	318.69	£110.00
444, NEWMARKET ROAD, CAMBRIDGE, CB5 8JL	Car showroom and premises	740.26	£145.00



VOA Property Market Reporting

Retail Market

Region	Location	Standard Shop Unit £ per sq. m Zone A	Modern non-food warehouse Overall £ per square metre
East	Cambridge	£2,900	£290

Office Market

Region	Location	Self-contained office suite over 1000 square metres £ per square metre
East	Cambridge	£245

Industrial Market

Region	Location	Small starter/nursery unit 50-200 square metres £ per square metre GIA	Industrial/warehouse unit Circa 1000-3000 sq. m £ per square metre GIA
East	Cambridge	£95	£70

Address / Location	Details	Rent £p.p.p.w.	Length of tenancy (Weeks)	Cost for total tenancy	Cost for total tenancy plus University's advised 3.5% increase for Sep 2013
Newmarket Rd CB5	1 Bed Brunswick House (251 Total)	£224.00	42	£9,408	£9,737.28
	1 Bed Brunswick House (251 Total)	£207.00		£8,694	£8,998.29
	1 Bed Brunswick House (251 Total)	£190.00		£7,980	£8,259.30
	1 Bed Brunswick House (251 Total)	£187.00		£7,854	£8,128.89
	1 Bed Brunswick House (251 Total)	£175.00		£7,350	£7,607.25
	1 Bed Brunswick House (251 Total)	£165.00		£6,930	£7,172.55
	1 Bed Brunswick House (251 Total)	£158.00		£6,636	£6,868.26
	1 Bed Brunswick House (251 Total)	£155.00		£6,510	£6,737.85
	1 Bed Brunswick House (251 Total)	£152.00		£6,384	£6,607.44
Purbect Street	Purbeck House	£187.00	41	£7,667	£7,935.35
CB1 Accommodation	Off campus	£116.50	42	£4,893	£5,064.26
Peter Taylor Halls	On Campus	£112.00	41	£4,592	£4,752.72
Swinhoe Halls	On Campus	£101.85	41	£4,176	£4,322.00
Anastasia House	Adjacent to Campus	£129.50	41	£5,310	£5,495.33
Sedley Court	Off Campus. Managed by Aldwyck East HA - University has nomination rights to all 150 en-suite rooms	£108.00	43	£4,644	£4,806.54

Address / Location	Details	Rent £p.p.p.w.	Length of tenancy (Weeks)	Cost for total tenancy	Cost for total tenancy plus University's advised 3.5% increase for Sep 2013
YMCA (managed by)	Off Campus. University has nomination rights to 33 rooms	£110.00	40	£4,400	£4,554.00
The Forum	Off Campus. Managed by Whitfield Group - University has nomination rights to 109 rooms	£120.00	44	£5,280	£5,464.80

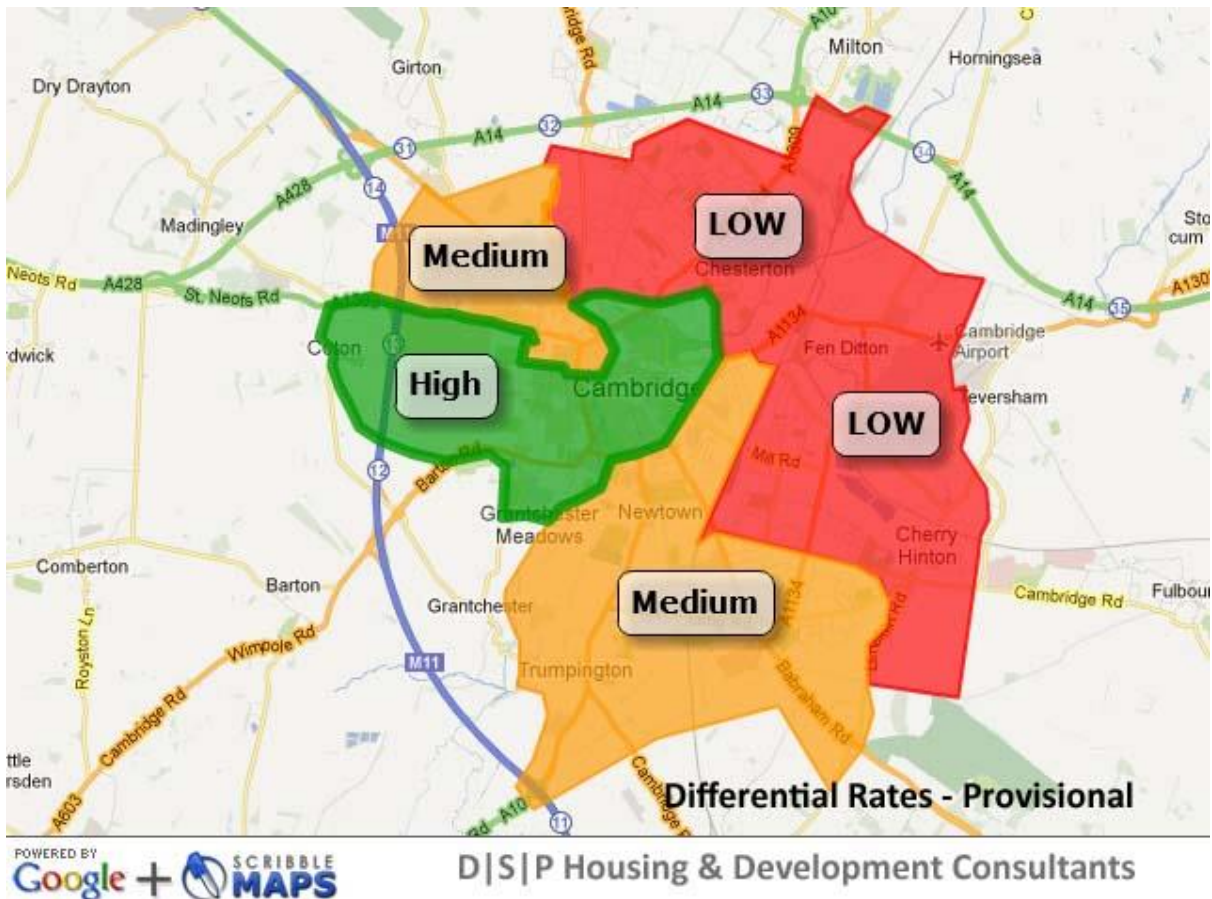
Notes to Appendix III

- This is not intended to be and must not be interpreted as definitive or formal valuation exercise.
- The research carried out has not been exhaustive. It has focused on information readily available from the Council and a range of other sources as noted in this Appendix and study report, as is appropriate to informing a range of assumptions and judgments in keeping with the high level nature of this viability overview.
- In practice, assumptions and appraisal inputs, as well as outcomes, will vary beyond the ranges explored here. In our opinion the most relevant range of guides and assumptions, bearing in mind the study purpose, have been used. These have enabled us to consider the points at which likely scheme viability would support CIL contributions of certain levels – to consider the potential “switch points” and assumptions combinations that could mean schemes moving in to viable or non-viable territory.
- As it does with other areas of policy and delivery, the Council will be able to keep an eye on market trends and consider keeping under review the type of information contained within this study Appendix (III) – to help inform its ongoing monitoring and any potential future review in light of market and cost movements, any changes in infrastructure requirements and regulations; and local delivery experiences.
- per sq. m (/sq. m) = per square metre (may also be seen as m²). Rental rates / price indications and floor areas given in sq m are normally rounded to the nearest (whole) sq. m using conventional rounding.
- per sq. ft. (/sq. ft.) = per square foot (may also be seen as ft²).
- 1 sq. m = 10.764 sq. ft
1 Hectare (Ha/ha) = 2.47 acres (1Ha = 10,000 sq. m)
- Appendix III text sections in italics are quoted from the sources listed; non-italic sections within or adjacent to those are comments or clarifications added by DSP. Emphasis (e.g. in **bold text**) is usually by DSP.

Appendix III text ends –

EGi reporting extracts follow.

DSP’s provisional version indicative map for the Council’s consideration - only in the event of pursuing an alternative to a single rate residential CIL charge (potential differentiation; 3 zones). To be reviewed and subject to confirmation / amendment if applicable – provides general potential alternative approach; boundaries TBC.





EGi Town Report Prepared

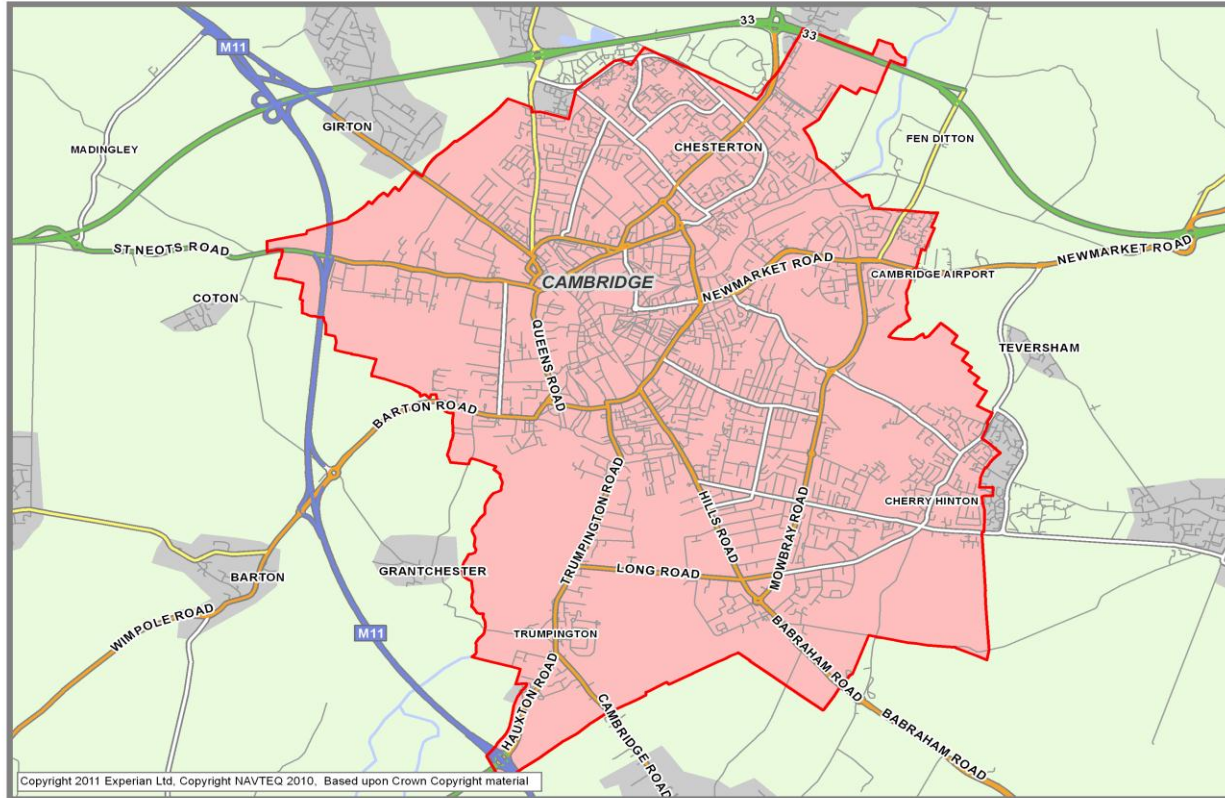
02 October 2012

Area: Cambridge (2010 Districts and Council Areas)

Map of Area



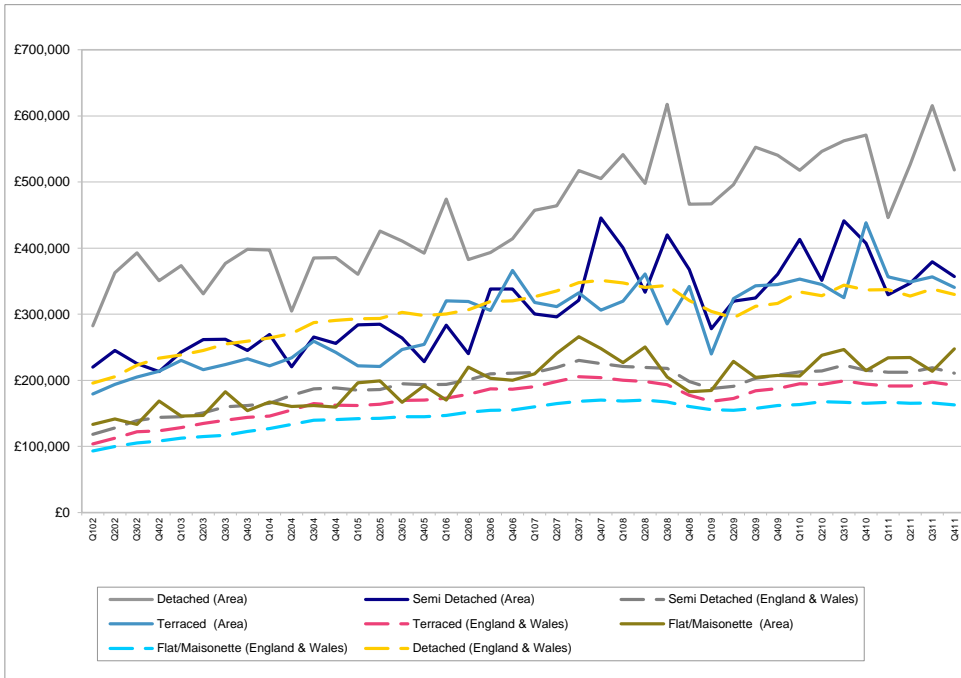
Area: Cambridge (2010 Districts and Council Areas)



Residential Property Prices



Area: Cambridge (2010 Districts and Council Areas)
Base: Great Britain



	Detached (Area)	Detached (England & Wales)	Semi Detached (Area)	Semi Detached (England & Wales)	Terraced (Area)	Terraced (England & Wales)	Flat/Maisonette (Area)	Flat/Maisonette (England & Wales)
Q102	£282,372	£196,044	£220,267	£118,512	£179,151	£103,613	£133,462	£93,150
Q202	£362,736	£205,705	£245,068	£128,151	£194,031	£112,439	£141,475	£99,836
Q302	£392,723	£223,059	£225,479	£139,248	£205,109	£122,311	£133,447	£105,226
Q402	£351,033	£233,596	£213,264	£143,911	£213,660	£123,523	£168,469	£108,325
Q103	£373,448	£238,212	£242,946	£144,905	£230,278	£128,323	£145,780	£112,572
Q203	£331,117	£245,157	£261,658	£150,946	£215,943	£134,896	£146,681	£115,133
Q303	£377,150	£254,895	£262,192	£160,183	£223,934	£139,446	£182,787	£117,104
Q403	£398,395	£259,345	£245,226	£162,054	£232,638	£143,999	£154,041	£122,732
Q104	£397,080	£264,315	£269,314	£165,144	£221,832	£145,877	£167,130	£127,132
Q204	£304,828	£271,079	£220,727	£177,211	£234,315	£154,906	£160,607	£133,433
Q304	£385,315	£287,458	£265,584	£187,136	£259,200	£164,738	£161,753	£139,440
Q404	£385,680	£290,669	£255,741	£188,561	£242,266	£162,640	£159,282	£140,371
Q105	£360,367	£293,287	£283,935	£185,121	£221,773	£162,103	£196,545	£142,110
Q205	£425,867	£293,444	£284,850	£185,914	£221,106	£164,041	£199,066	£142,433
Q305	£410,834	£302,735	£264,281	£194,731	£246,609	£169,897	£166,886	£145,010
Q405	£392,391	£298,099	£228,419	£193,378	£254,620	£170,138	£192,167	£145,021
Q106	£474,411	£300,219	£283,242	£193,745	£320,381	£172,820	£170,136	£146,870
Q206	£382,813	£306,661	£240,590	£200,709	£319,544	£178,961	£220,131	£151,702
Q306	£393,482	£319,137	£338,201	£209,747	£305,539	£186,872	£203,147	£154,479
Q406	£414,402	£320,476	£338,320	£210,616	£366,311	£186,563	£200,100	£155,059
Q107	£457,162	£326,363	£300,403	£211,759	£317,996	£190,281	£209,827	£160,140
Q207	£464,217	£335,484	£296,190	£219,550	£311,664	£198,421	£240,844	£164,999
Q307	£517,565	£348,092	£321,443	£230,083	£332,223	£205,580	£265,870	£168,438
Q407	£505,475	£351,058	£445,764	£225,482	£306,348	£203,822	£247,986	£170,270
Q108	£541,364	£347,179	£400,589	£220,939	£319,679	£200,213	£226,951	£168,706
Q208	£497,948	£340,709	£333,381	£219,663	£360,913	£198,402	£250,476	£170,021
Q308	£617,824	£343,333	£420,286	£218,174	£285,399	£193,256	£204,975	£167,368
Q408	£466,320	£320,534	£367,733	£198,363	£342,041	£177,211	£182,652	£160,545
Q109	£466,825	£304,328	£278,131	£187,464	£239,702	£168,188	£184,706	£155,790
Q209	£496,059	£294,403	£319,825	£190,931	£323,458	£172,387	£228,917	£154,797
Q309	£552,511	£311,996	£324,845	£203,058	£342,885	£184,237	£204,723	£157,786
Q409	£540,417	£316,271	£360,415	£207,763	£344,751	£187,433	£207,397	£161,832
Q110	£518,036	£333,730	£413,124	£212,908	£353,308	£194,672	£206,382	£163,614
Q210	£546,538	£328,031	£351,129	£214,459	£345,041	£193,673	£237,891	£167,544
Q310	£562,458	£343,793	£441,433	£223,007	£325,105	£198,991	£246,628	£166,974
Q410	£571,099	£336,692	£407,271	£215,288	£438,473	£194,266	£214,912	£165,119
Q111	£446,076	£337,241	£329,393	£212,139	£356,522	£191,405	£234,321	£166,616
Q211	£526,661	£327,347	£346,848	£212,276	£348,829	£191,486	£234,455	£165,380
Q311	£615,511	£338,083	£379,217	£219,236	£356,667	£197,313	£213,770	£165,741
Q411	£518,485	£329,912	£357,279	£211,010	£340,509	£192,266	£247,872	£162,917

(Not Available for Scotland)

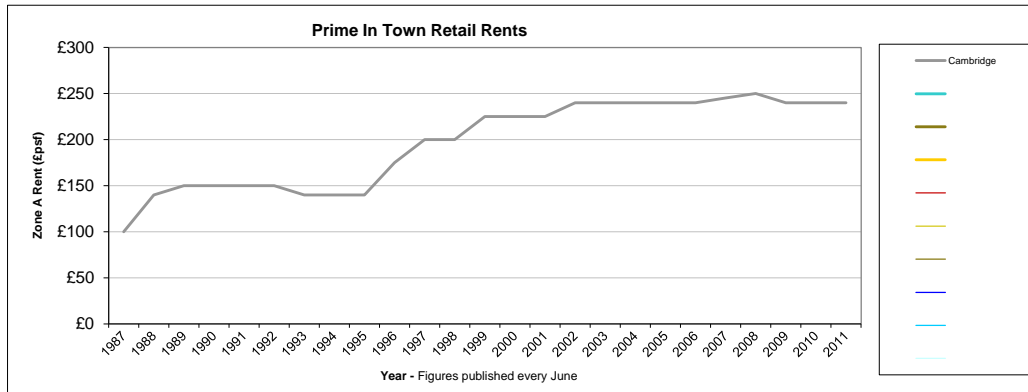
*Please note that if prices are shown as '£0' no data is available for the corresponding centre. Please also note that these quarters relate to financial quarters.

Retail Rents



Area: Cambridge (2010 Districts and Council Areas)
Base: Great Britain

Colliers International has provided its estimated prime retail rents for key In Town locations throughout the UK.



Provided by Colliers International ©.

The Colliers International In Town retail rents database is based upon their opinion of the open market Zone A rent in more than 600 shopping locations in the UK.

The rental values relate to a hypothetical shop unit of optimum size and configuration in the prime pitch. The figures have been arrived at by adopting zone sizes standard for the location and are expressed at £ per sq ft per annum.

In the case of shopping centre locations where the rent payable is the greater of the base Rent (a percentage of Full Rental Value (typically 80%)) or a percentage of turnover, the rental contained is Full Rental Value (i.e. grossed up Base Rent).

In assessing their opinion of the open market Zone A rent Colliers International only acknowledge the presence of shopping centres once completed and open to the public.

Contact: Dr Richard Doidge, Director of Research Consultancy, Colliers International. Email: richard.doidge@colliers.com Tel: 020 7344 6872

*Please note that if rent values are shown as '£0' no data is available for the corresponding years. Only the top ten centres whose rents are highest in 2010 are graphed.

Centre	Estimated Zone A Rents																								
	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Cambridge	£100	£140	£150	£150	£150	£150	£140	£140	£140	£175	£200	£200	£225	£225	£225	£240	£240	£240	£240	£240	£245	£250	£240	£240	£240

Office Availability



Powered by



Area: Cambridge (2010 Districts and Council Areas)

Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
26/09/2012	CB2 3BZ	St Andrews House St Andrews Street Cambridge CB2 3BZ	To Let	Barker Storey Mathews	57 - 358 sq m	£17 - 19 Per Sq Ft		http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3408233
21/09/2012	CB2 3HX	First And Second Floor 49 Sidney Street Cambridge CB2 3HX	To Let	Carter Jonas - Cambridge	113 - 274 sq m			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3326091
18/09/2012	CB2 4A	Carthouse III Copley Hill Business Park Babraham Cambridge CB2 4A	To Let	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3326633
13/09/2012	CB5 8A	3rd Floor Quayside Suite 3 Cambridge CB5 8A	To Let	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3283369
13/09/2012	CB5 8LP	2nd Floor 620 Newmarket Road Cambridge CB5 8LP	To Let	Barker Storey Mathews				http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3408239
12/09/2012	CB2 1HH	The Courtyard 18 George IV Street Cambridge CB2 1HH		Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3417022
12/09/2012	CB2 3PN	10 Peas Hill Cambridge CB2 3PN	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3411789
12/09/2012	CB2 1AB	1st Floor Office Suite Ravenscroft House 59-61 Regent Street Cambridge CB2 1AB	To Let	Dodson Jones	93 - 228 sq m			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3417869
12/09/2012	CB5 8DT	24 Newmarket Road Cambridge CB5 8DT	To Let	Barker Storey Mathews				http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3408266
12/09/2012	CB5 8DZ	4 9 Dukes Court 54-62 Newmarket Road Cambridge CB5 8DZ	To Let	Carter Jonas - Cambridge	182 - 254 sq m			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=33349778
12/09/2012	CB5 8HY	20 Mercers Row Cambridge CB5 8HY	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3367829
12/09/2012	CB5 8RG	Unit 5 Barnwell Road Cambridge CB5 8RG		Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3417816
12/09/2012	CB4 1TG	Dencora Business Centre Nuffield Road Cambridge CB4 1TG	To Let	Carter Jonas - Cambridge	6 - 49 sq m			http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedDLList=3311039

12/09/2012	CB4 0WZ	Cavendish House Cambridge Business Park Cambridge CB4 0WZ	To Let	Carter Jonas - Cambridge		http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3363384
12/09/2012	CB5 8RE	The QuorumBarnwell Road Cambridge CB5 8RE	To Let	Carter Jonas - Cambridge	146 - 609 sq m	http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3346174
11/09/2012	CB3 0AR	Black Horse HouseCastle Park Cambridge CB3 0AR	To Let	Barker Storey Matthews	430 - 1846 sq m	http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3408257
06/09/2012	CB1 2AD	CB1 Eastern Cambridge CB1 2AD	To Let	Jones Lang LaSalle	5838 - 12179 sq m	http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3417144
04/09/2012	CB23 8A	The Irwin Centre Unit 4Scotland Road Dry Drayton Dry Drayton CB23 8A	To Let	CHEFFINS		http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3326634
01/09/2012	CB2 1RQ	Millers YardMill Lane Cambridge CB2 1RQ	To Let	Lambert Smith Hampton	89 - 341 sq m	http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3284561
01/09/2012	CB2 3HX	51 Sidney Street Cambridge CB2 3HX	To Let	Lambert Smith Hampton		http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3417315
01/09/2012	CB4 3BQ	Henry Giles House73-79 Chesterton Road Cambridge CB4 3BQ	To Let	Lambert Smith Hampton	252 - 721 sq m	http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3284800
01/09/2012	CB5 8LA	6&7 Signet CourtSwann's Road Cambridge CB5 8LA	For Sale	Lambert Smith Hampton		http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3285397
01/09/2012	CB1 3LB	66 Church EndCherry Hinton Cambridge CB1 3LB	To Let	Lambert Smith Hampton	184 - 184 sq m	http://www.egi.co.uk/Research/AvailabilityDetails.aspx?hdnSelectedIDList=3418977

Office Deals Listing



Area: Cambridge (2010 Districts and Council Areas)

Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price	Rental PSM	Yield (%)
30/08/2012	CB1 1DY	1 Dover Street, East Road, Cambridge, Cambridgeshire, CB1 1DY	Lease	Lessee: Belvoir Lettings	143.441 Net sq m	N/A	£195.15	N/A
29/07/2012	CB4 2JS	1a Fortescue Road, Cambridge, Cambridgeshire, CB4 2JS	Lease	Lessee: Inclusion Limited	239.409 Net sq m	N/A	N/A	N/A
25/07/2012	CB4 3BQ	Henry Giles House, 73-79 Chesterton Road, Cambridge, Cambridgeshire, CB4 3BQ	Lease	Lessee: Seetec Limited	439.706 Net sq m	N/A	N/A	N/A
09/07/2012	CB2 1LA	66-68 Hills Road, Cambridge, Cambridgeshire, CB2 1LA	Lease	Lessee: Strutt & Parker	418.06 Net sq m	N/A	£234.12	N/A
07/07/2012	CB3 0AJ	St. Giles Court, 24 Castle Street, Cambridge, Cambridgeshire, CB3 0AJ	Lease	Lessee: Camfed International	387.681 Net sq m	N/A	N/A	N/A
01/07/2012	CB4 0WS	St John's Innovation Centre, Main Building, Cowley Road, Cambridge, Cambridgeshire, CB4 0WS	Lease	Lessee: Cambridge Wireless Limited	19.5095 Net sq m	N/A	N/A	N/A
01/07/2012	CB4 0WS	St John's Innovation Centre, Main Building, Cowley Road, Cambridge, Cambridgeshire, CB4 0WS	Lease	Lessee: Bailey Fisher Executive Search	55.7414 Net sq m	N/A	N/A	N/A
30/06/2012	CB2 1AB	Ravenscroft House, 61 Regent Street, Cambridge, Cambridgeshire, CB2 1AB	Lease	Lessee: Private individual(s)	128.205 Net sq m	N/A	£193.75	N/A
24/06/2012	CB2 8FH	Lockton House, Clarendon Road, Cambridge, Cambridgeshire, CB2 8FH	Sub-Letting	Lessee: Bromium UK Limited (The)	486.808 Net sq m	N/A	£231.86	N/A
15/06/2012	CB2 1AW	Devonshire House, 89 Regent Street, Cambridge, Cambridgeshire, CB2 1AW	Sale	Purchaser: St Andrews Tutorial Services Limited	366.964 Net sq m	£1003300	N/A	N/A
15/06/2012	CB1 1JE	33 Parkside, Cambridge, Cambridgeshire, CB1 1JE	Lease	Lessee: Cambridge Family Law Practice Limited Liability Partnership	282.516 Net sq m	N/A	£200.00	N/A
01/06/2012	CB2 1SJ	11c Kings Parade, Cambridge, Cambridgeshire, CB2 1SJ	Lease	Lessee: Stanes Rand LLP	54.8123 Net sq m	N/A	£236.81	N/A
01/06/2012	CB1 1DJ	52 Burleigh Street, Cambridge, Cambridgeshire, CB1 1DJ	Lease	N/A	85.0985 Net sq m	N/A	£141.01	N/A
01/06/2012	CB1 2SN	The Courtyard, Sturton Street, Cambridge, Cambridgeshire, CB1 2SN	Lease	Lessee: Cambridge Ethnic Community Forum	78.9669 Net sq m	N/A	£177.28	N/A
01/06/2012	CB4 0WS	St John's Innovation Centre, Main Building, Cowley Road, Cambridge, Cambridgeshire, CB4 0WS	Lease	Lessee: Equinox Graphics Limited	69.6767 Net sq m	N/A	N/A	N/A

01/06/2012	CB4 0WS	St John's Innovation Centre, Main Building, Cowley Road, Cambridge, Cambridgeshire, CB4 0WS	Lease	Lessee: Jobstream Group Plc	28.7997 Net sq m	N/A	N/A	N/A
01/06/2012	CB4 0WS	St John's Innovation Centre, Main Building, Cowley Road, Cambridge, Cambridgeshire, CB4 0WS	Lease	Lessee: Jobstream Group Plc	25.5481 Net sq m	N/A	N/A	N/A
01/06/2012	CB4 0WS	St John's Innovation Centre, Main Building, Cowley Road, Cambridge, Cambridgeshire, CB4 0WS	Lease	Lessee: Drive Tech UK Limited	28.7997 Net sq m	N/A	N/A	N/A
30/05/2012	CB2 3DD	St Andrews House, 59 St Andrews Street, Cambridge, Cambridgeshire, CB2 3DD	Lease	Lessee: Manpower	129.784 Net sq m	N/A	£182.99	N/A
15/05/2012	CB4 1DL	St Andrew's House, 90 St Andrews Road, Cambridge, Cambridgeshire, CB4 1DL	Lease	Lessee: Pitman Training Group plc	111.761 Net sq m	N/A	N/A	N/A
15/05/2012	CB4 1TG	Trinity Hall Farm Industrial Estate, Nuffield Road, Cambridge, Cambridgeshire, CB4 1TG	Lease	Lessee: Heyes Communication Limited	198.718 Net sq m	N/A	£110.76	N/A

Area: Cambridge (2010 Districts and Council Areas)
Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
St John's Innovation Centre, Main Building, Cowley Road, Cambridge, Cambridgeshire, CB4 0WS	App	24/07/2012		Business (B1a)	4423	Gross sq m	Cambridge City Council
Homerton Business Centre, Purbeck Road, Cambridge, Cambridgeshire, CB2 8PF	PPG	06/06/2012	30/07/2012	Business (B1a), Non-resi Institutional (D1), General	N/A	N/A	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, CB1 2JH	Ref	20/04/2012		Business (B1a), Retail (A1), Retail (A3)	15583	Gross sq m	Cambridge City Council
20 Mercers Row, Cambridge, Cambridgeshire, CB5 8HY	PPG	16/03/2012	30/05/2012	Business (B1c), Business (B1a)	N/A	N/A	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, CB1 2JH	With	21/11/2011		Retail (A1), Retail (A3), Business (B1a)	15987	Gross sq m	Cambridge City Council
Unex House, 132-134 Hills Road, Cambridge, Cambridgeshire, CB2 2PA	With	04/11/2011		Business (B1a)	4688	Gross sq m	Cambridge City Council
Unex House, 132-134 Hills Road, Cambridge, Cambridgeshire, CB2 2PA	App	04/11/2011		Business (B1a)	4688	Gross sq m	Cambridge City Council
Janus House, 46-52 St Andrews Street, Regent Street, Cambridge, Cambridgeshire, CB2 3AH	PPG	15/07/2011	08/09/2011	Business (B1a), General	N/A	N/A	Cambridge City Council
Cambridge Business Park, Cavendish House, Cowley Road, Cambridge, Cambridgeshire, CB4 0WZ	PPG	04/07/2011	26/08/2011	Business (B1a)	2356	Gross sq m	Cambridge City Council
Land At Eastern Court, 9-15 Harvest Way, Cambridge, Cambridgeshire, CB1 2RA	PPG	28/02/2011	11/07/2012	Residential (C3), Residential (C3), Retail (A1), Retail (A2), Retail (A3), Business (B1a), Non-resi Institutional (D1), General	N/A	N/A	Cambridge City Council
Unex House, 132-134 Hills Road, Cambridge, Cambridgeshire, CB2 2PA	PPG	23/11/2010	18/01/2012	Business (B1a)	3559	Gross sq m	Cambridge City Council
Unex House, 132-134 Hills Road, Cambridge, Cambridgeshire, CB2 2PA	App	23/11/2010		Business (B1a)	3559	Gross sq m	Cambridge City Council
St Stephens Church, 24 Brooks Road, Cambridge, Cambridgeshire, CB1 3HR	Ref	13/09/2010		Business (B1a), Retail (A3), General, Non-resi Institutional (D1)	N/A	N/A	Cambridge City Council
28 Panton Street, Cambridge, Cambridgeshire, CB2 1HP	PPG	29/07/2010	11/11/2010	Business (B1a), Non-resi Institutional (D1)	495	Gross sq m	Cambridge City Council
Unex House, 132-134 Hills Road, Cambridge, Cambridgeshire, CB2 2PA	With	22/04/2010		Business (B1a)	3600	Gross sq m	Cambridge City Council
Unex House, 132-134 Hills Road, Cambridge, Cambridgeshire, CB2 2PA	With	22/04/2010		Business (B1a)	3600	Gross sq m	Cambridge City Council
Reuben House, 19a Covent Garden, Cambridge, Cambridgeshire, CB1 2HS	Comp	03/03/2008	25/04/2008	Business (B1a)	N/A	Gross sq m	Cambridge City Council

CB1 Development, Station Road, Cambridge, Cambridgeshire, CB1 2JB	App	22/02/2008	Residential (C3), Residential (C3), Residential Institutional (C2), Business (B1a), Retail (A1/2/3/4/5), Non-resi Institutional (D1), Non-resi Institutional (D1), Non-resi Institutional (D1), Hotels (C1), Retail (A1)	53560	Gross sq m	Cambridge City Council
CB1 Development, Station Road, Cambridge, Cambridgeshire, CB1 2JB	App	22/02/2008	Residential (C3), Residential (C3), Residential Institutional (C2), Business (B1a), Retail (A1/2/3/4/5), Non-resi Institutional (D1), Non-resi Institutional (D1), Non-resi Institutional (D1), Hotels (C1), Retail (A1)	53560	Gross sq m	Cambridge City Council
Three Crowns House, 72 Hills Road, Cambridge, Cambridgeshire, CB2 1LA	Ref	13/12/2007	Business (B1a)	N/A	N/A	Cambridge City Council
Three Crowns House, 72 Hills Road, Cambridge, Cambridgeshire, CB2 1LA	Ref	13/12/2007	Business (B1a)	N/A	N/A	Cambridge City Council

Retail Availability



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Area: Cambridge (2010 Districts and Council Areas)
Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
26/09/2012	CB1 2A	Mill Road 76 Cambridge CB1 2A	To Let	CHEFFINS	70 - 135 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3367357
26/09/2012	CB4 1BG	255 Chesterton Road Cambridge CB4 1BG	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3394208
12/09/2012	CB3 0AJ	80 Castle Street Cambridge CB3 0AJ	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3328415
12/09/2012	CB3 0AJ	82 Castle Street Cambridge CB3 0AJ	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3407303
12/09/2012	CB4 1EP	62-64 Chesterton Road Cambridge CB4 1EP	Development Opportunity,For Sale,Investment	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3311133
12/09/2012	CB4 2JQ	16 - 18 Arbury Court Cambridge CB4 2JQ	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3311214
12/09/2012	CB1 3NF	258 - 260Mill Road Cambridge CB1 3NF	To Let	Carter Jonas - Cambridge	96 - 264 sq m	£17600 - 35000 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3376475
12/09/2012	CB1 1DJ	54 Burleigh Street Cambridge CB1 1DJ	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3311137
12/09/2012	CB1 1DB	169 East Road Cambridge CB1 1DB	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3373161
11/09/2012	CB1 2AS	Part First Floor48 Mill Road Cambridge CB1 2AS	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3319867
08/09/2012	CB4 1NL	153 High Street153 High Street Chesterton, Cambridge CB4 1NL	For Sale,Investment	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408262
07/09/2012	CB4 1XE	121 Milton Road Cambridge CB4 1XE	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3416763
06/09/2012	CB2 1DB	14 Regent Street Cambridge CB2 1DB	To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3411200
01/09/2012	CB1 3EN	The Greyhound Site93 Coldhams Lane Cambridge CB1 3EN	To Let	Lambert Smith Hampton	372 - 743 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3368148
24/08/2012	CB1 1PA	Sussex Street 9 Cambridge CB1 1PA	To Let	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3304179
17/08/2012	CB1 1EW	24/26 Fitzroy Street Cambridge CB1 1EW	To Let	Roche Chartered Surveyors				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3411067
16/08/2012	CB4 1ND	25-27High Street Chesterton Cambridge CB4 1ND	For Sale,To Let	Carter Jonas - Cambridge				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3336642
15/08/2012	CB2 3JU	5 Green StreetCambridge CB2 3JU	To Let	Bidwells				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3413953
09/08/2012	CB1 3NW	1-3 Brookfields, Mill Road Cambridge CB1 3NW	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3413185
09/08/2012	CB5 8JL	444Newmarket Road Cambridge CB5 8JL	For Sale	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408220

Retail Deals Listing



Area: Cambridge (2010 Districts and Council Areas)

Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Zone A Rent	Yield (%)
01/07/2012	CB3 9EY	47 Newnham Road, Cambridge, Cambridgeshire, CB3 9EY	Lease	Lessee: Private individual(s)	38.4615 Net sq m	N/A	£9750	N/A
11/06/2012	CB1 3AN	193 Mill Road, Cambridge, Cambridgeshire, CB1 3AN	Lease	Lessee: Northwood Ltd	52.9543 Net sq m	N/A	£14000	N/A
01/05/2012	CB2 3JX	29 Green Street, Cambridge, Cambridgeshire, CB2 3JX	Lease	Lessee: Oskar Ladieswear	65.3103 Net sq m	N/A	£23500	N/A
15/03/2012	CB3 9EY	32 Newnham Road, Cambridge, Cambridgeshire, CB3 9EY	Lease	Lessee: Camal Architects Limited	58.8071 Net sq m	N/A	£10000	N/A
15/03/2012	CB2 3HS	30 Sidney Street, Cambridge, Cambridgeshire, CB2 3HS	Lease	Lessee: Oliver Bonas	387.588 Net sq m	N/A	£120000	N/A
15/03/2012	CB2 1DP	90-92 Regent Street, Cambridge, Cambridgeshire, CB2 1DP	Lease	Lessee: Tito Kiko Limited	82.7759 Net sq m	N/A	N/A	N/A
15/03/2012	CB2 1DP	90-92 Regent Street, Cambridge, Cambridgeshire, CB2 1DP	Lease	Lessee: Private individual(s)	67.1683 Net sq m	N/A	N/A	N/A
15/03/2012	CB2 1AW	75 Regent Street, Cambridge, Cambridgeshire, CB2 1AW	Lease	Lessee: Cheque Centre	92.3449 Net sq m	N/A	£32500	N/A
01/03/2012	CB2 1UR	73 Bridge Street, Cambridge, Cambridgeshire, CB2 1UR	Lease	N/A	51.375 Net sq m	N/A	N/A	N/A
01/02/2012	CB2 3JU	16-17 Green Street, Cambridge, Cambridgeshire, CB2 3JU	Lease	Lessee: Harriet's Cafe Tearooms	181 Net sq m	N/A	£56700	N/A
31/01/2012	CB2 3HG	18-19 Sidney Street, Cambridge, Cambridgeshire, CB2 3HG	Investment Sale	Lessee: JD Sports, Purchaser: Private Investor	1086.96 Net sq m	N/A	£342000	N/A
31/01/2012	CB1 1NW	21 Hobson Street, Cambridge, Cambridgeshire, CB1 1NW	Investment Sale	Lessee: No Saints, Purchaser: Private Investor	1505.02 Net sq m	N/A	£170000	N/A
23/12/2011	CB1 1ER	39 Fitzroy Street, Cambridge, Cambridgeshire, CB1 1ER	Lease	Lessee: Starbucks Coffee	111.483 Net sq m	N/A	£60000	N/A
23/12/2011	CB1 1ER	19-25 Fitzroy Street, Cambridge, Cambridgeshire, CB1 1ER	Lease	Lessee: Poundland	464.511 Net sq m	N/A	£240000	N/A
01/12/2011	CB1 3NF	226 Mill Road, Cambridge, Cambridgeshire, CB1 3NF	Lease	Lessee: Private individual(s)	46.1724 Net sq m	N/A	£12500	N/A
29/11/2011	CB1 1ER	19-23 Fitzroy Street, Cambridge, Cambridgeshire, CB1 1ER	Lease	Lessee: Pine Direct Ltd	232.256 Net sq m	N/A	£55680	N/A
28/11/2011	CB5 8DD	The Zebra, 80 Maids Causeway, Cambridge, Cambridgeshire, CB5 8DD	Sale	Purchaser: GKL Ltd	209.773 Net sq m	£500000	N/A	N/A
15/11/2011	CB2 3QN	14-16 Benet Street, Cambridge, Cambridgeshire, CB2 3QN	Sale	Purchaser: Wrenbridge Land Limited	2322.56 Net sq m	N/A	N/A	N/A
15/11/2011	CB2 1UW	36 Bridge Street, Cambridge, Cambridgeshire, CB2 1UW	Lease	Lessee: Nor Design	90.7655 Net sq m	N/A	N/A	N/A
01/11/2011	CB1 7DY	Cambridge Leisure Park, Clifton Way, Cambridge, Cambridgeshire, CB1 7DY	Lease	Lessee: Sainsburys Supermarkets Limited	399.48 Net sq m	N/A	N/A	N/A

01/11/2011	CB5 8HU	72 Beche Road, Cambridge, Cambridgeshire, CB5 8HU	Lease	Lessee: Private	54.9052 Net sq m	N/A	£11000	N/A
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Planning Applications - Retail



Area: Cambridge (2010 Districts and Council Areas)

Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Lion Yard Shopping Centre, St Tibbs Row, Cambridge, Cambridgeshire, CB2 3ET	PPG	18/05/2012	23/07/2012	Retail (A1)	12987.7	Gross sq m	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, Ref CB1 2JH		20/04/2012		Business (B1a), Retail (A1), Retail (A3)	271	Gross sq m	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, Ref CB1 2JH		20/04/2012		Business (B1a), Retail (A1), Retail (A3)	N/A	N/A	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, Ref CB1 2JH		20/04/2012		Business (B1a), Retail (A1), Retail (A3)	271	Gross sq m	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, Ref CB1 2JH		20/04/2012		Business (B1a), Retail (A1), Retail (A3)	N/A	N/A	Cambridge City Council
444 Newmarket Road, Cambridge, Cambridgeshire, PPG CB5 8JL		21/02/2012	10/07/2012	Retail (A1)	N/A	N/A	Cambridge City Council
Cambridge Retail Park, Newmarket Road, Cambridge, Cambridgeshire, CB5 8WR	Comp Sold	08/02/2012	18/05/2012	Retail (A1)	21692.7	Net sq m	Cambridge City Council
14-16 Benet Street, Cambridge, Cambridgeshire, PPG CB2 3QN		22/11/2011	17/05/2012	Residential Institutional (C2), Retail (A3)	1081	Gross sq m	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, With CB1 2JH		21/11/2011		Retail (A1), Retail (A3), Business (B1a)	41	Gross sq m	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, With CB1 2JH		21/11/2011		Retail (A1), Retail (A3), Business (B1a)	N/A	N/A	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, With CB1 2JH		21/11/2011		Retail (A1), Retail (A3), Business (B1a)	41	Gross sq m	Cambridge City Council
32-38 Station Road, Cambridge, Cambridgeshire, With CB1 2JH		21/11/2011		Retail (A1), Retail (A3), Business (B1a)	N/A	N/A	Cambridge City Council
309-313 Mill Road, Cambridge, Cambridgeshire, App CB1 3DF		08/11/2011		Residential (C3), Retail (A3), Non-resi Institutional (D1), Non-resi Institutional (D1)	168	Gross sq m	Cambridge City Council
Grafton Centre, Fitzroy Street, Cambridge, Cambridgeshire, CB1 1PS	PPG	19/10/2011	12/12/2011	Retail (A1)	1665	Gross sq m	Cambridge City Council
Grafton Centre, Fitzroy Street, Cambridge, Cambridgeshire, CB1 1PS	PPG	19/10/2011	13/12/2011	Retail (A1)	39019	Gross sq m	Cambridge City Council
19-25 Fitzroy Street, Cambridge, Cambridgeshire, PPG CB1 1ER	PPG	18/10/2011	12/12/2011	Retail (A1)	986	Gross sq m	Cambridge City Council
The Beehive Centre, Coldhams Lane, Cambridge, Cambridgeshire, CB1 3ET	PPG	16/08/2011	23/09/2011	Retail (A1)	818	Gross sq m	Cambridge City Council
The Beehive Centre, Coldhams Lane, Cambridge, Cambridgeshire, CB1 3ET	PPG	16/08/2011	16/02/2012	Retail (A1)	22743	Gross sq m	Cambridge City Council
Cambridge Retail Park, Newmarket Road, Cambridge, Cambridgeshire, CB5 8WR	PPG	16/08/2011	31/05/2012	Retail (A1)	23250	Gross sq m	Cambridge City Council
Cambridge Retail Park, Newmarket Road, Cambridge, Cambridgeshire, CB5 8WR	PPG	16/08/2011	31/05/2012	Retail (A1), Retail (A3)	23250	Gross sq m	Cambridge City Council
Cambridge Retail Park, Newmarket Road, Cambridge, Cambridgeshire, CB5 8WR	PPG	16/08/2011	31/05/2012	Retail (A1), Retail (A3)	N/A	N/A	Cambridge City Council
Cambridge Retail Park, Newmarket Road, Cambridge, Cambridgeshire, CB5 8WR	PPG	16/08/2011	31/05/2012	Retail (A1), Retail (A3)	23250	Gross sq m	Cambridge City Council
Cambridge Retail Park, Newmarket Road, Cambridge, Cambridgeshire, CB5 8WR	PPG	16/08/2011	31/05/2012	Retail (A1), Retail (A3)	N/A	N/A	Cambridge City Council

Shopping Centre Details



Area: Cambridge (2010 Districts and Council Areas)

Base: Great Britain

02/10/2012

Details from EGI's Shopping Centre Research. The Shopping Centre Research database contains information on purpose-built retail schemes - shopping centre, retail park, factory outlet, or shopping park. The database focuses on schemes of in excess of 50.

Address	Opening Date	Total Size (sq m)	Opening Hours	Anchor Tenants	Owner(s)
Grand Arcade, Downing Street, Cambridge, Cambridgeshire, CB2 3DS	27/03/2008	41806	Mon-Sat 9:00-18:00, Weds only 9:00-20:00, Sun & BH 11:00-17:00	John Lewis	Grosvenor, Universities Superannuation Scheme Limited
Cambridge Retail Park, Newmarket Road, Cambridge, Cambridgeshire, CB5 8WR	15/11/2000	21692.7	N/A	N/A	Merrill Lynch International
Grafton Centre, Fitzroy Street, Cambridge, Cambridgeshire, CB1 1PS	20/10/1983	39019	Mon, Tue, Thurs-Sat 09:00-17:30, Wed 09:00-20:00, Sun 11:00-17:00	Bhs, Debenhams, Next	Grosvenor, Prudential Assurance Company Limited
The Beehive Centre, Coldhams Lane, Cambridge, Cambridgeshire, CB1 3ET	01/12/1980	21924.9	N/A	ASDA	Beehive Centre Cambridge Limited (The), BL Universal, BL Universal Ltd
Lion Yard Shopping Centre, St Tibbs Row, Cambridge, Cambridgeshire, CB2 3ET	31/12/1974	12987.7	Mon-Tues 09:00-17:30, Wed 09:00-20:00, Thur-Sat 09:00-17:30, Sun 10:00-17:00	HMV	Barclays Nominees (George Yard) Limited
Christ's Lane, St Andrews Street, Cambridge, Cambridgeshire, CB2 3BZ	01/06/1965	7282.42	N/A	N/A	Land Securities Development Limited

Industrial Availability



Powered by



Area: Cambridge (2010 Districts and Council Areas)

Base: Great Britain

Data provided by EGPropertyLink - all live availability records are listed. The 20 most recent on the market are displayed, click on the filter arrows to view more. Use the listed URL to view more details of these properties.

Date	Postcode	Address	Type	Agents	Floorspace	Rental	Asking Price	URL
26/09/2012	CB5 8LD	Bodyshop Centre Cheddars LaneNewmarket Road Newmarket Road Cambridge CB5 8LD	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408227
26/09/2012	CB4 1TF	Unit 11Nuffield Road Cambridge CB4 1TF	For Sale	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408265
19/09/2012	CB1 2LG	Unit 523 - 25 Gwydir Street Cambridge CB1 2LG	To Let	Cambridge City Council	85 sq m	£12800 PA		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3419246
11/09/2012	CB4 1SS	Unit 6 Nuffield CloseNuffield Road Cambridge CB4 1SS	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3408249
11/09/2012	CB4 1SS	Unit 2Nuffield Close, Nuffield Road Cambridge CB4 1SS	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3410566
01/09/2012	CB1 7EB	Unit 25 Clifton Road Industrial Estate Cambridge CB1 7EB	To Let	Lambert Smith Hampton	238 - 238 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3285548
01/09/2012	CB5 8QD	Camfields Resource CentreDitton Walk Cambridge CB5 8QD	For Sale	Lambert Smith Hampton				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3411984
01/09/2012	CB4 0DL	Unit 4B Cambridge Commercial ParkCowley Road Cambridge CB4 0DL	To Let	Lambert Smith Hampton				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3398350
21/08/2012	CB4 2HP	KINGS COURT CAMBRIDGE CB4 2HP	To Let	Colliers International	353 - 2697 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3264443
21/08/2012	CB4 2PH	Unit 6Kings Court CAMBRIDGE CB4 2PH	To Let	Colliers International				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3315245
03/08/2012	CB5 8PY	The Old Maltings FF Office BlockDitton Walk Cambridge CB5 8PY	To Let	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3290997
01/08/2012	CB5 8PD	Unit E Beadle Industrial EstateDitton Walk Ditton Walk Cambridge CB5 8PD	To Let	Lambert Smith Hampton	1270 - 1270 sq m			http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3376558
31/07/2012	CB4 1TG	Trinity Hall Farm EstateNuffield Road Unit 3 Cambridge CB4 1TG	To Let	CHEFFINS				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3404049
10/07/2012	CB5 8LD	Bodyshop CentreCheddars Lane Newmarket Road Cambridge CB5 8LD	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3407033
10/07/2012	CB4 1SS	Unit 6 Nuffield CloseNuffield Road Cambridge CB4 1SS	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3407056
10/07/2012	CB4 1TF	11Nuffield Road Cambridge CB4 1TF	To Let	Barker Storey Matthews				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3407072
01/07/2012	CB4 0DL	Unit 11 Cambridge Commercial ParkCowley Road Cambridge CB4 0DL	To Let	Lambert Smith Hampton				http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3407276

29/06/2012	CB5 8PX	Ronald Rolph CourtWadloes Road Cambridge CB5 8PX	To Let	Carter Jonas - Cambridge		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3383310
29/06/2012	CB5 8UZ	Barnwell Business ParkBarnwell Drive Cambridge CB5 8UZ	To Let	Carter Jonas - Cambridge		http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3311224
28/06/2012	cb4 3np		To Let	Januays	92 sq m	http://www.egi.co.uk/Research/AvailabilityDetail.aspx?hdnSelectedIDList=3406196

Industrial Deals Listing



Area: Cambridge (2010 Districts and Council Areas)

Base: Great Britain

The 20 most recent deals for this area and sector are displayed below, click on the arrows on the date heading to show all the deals.

Date	Postcode	Address	Type	Lessee/ Purchaser	Total Space	Price (£)	Rental PSM	Yield (%)
07/12/2011	CB1 3JS	515 Coldhams Lane, Cambridge, Cambridgeshire, CB1 3JS	Sub-Letting	Lessee: Leica Microsystems (UK) Limited	759.012 Net sq m	N/A	N/A	N/A
15/11/2011	CB3 8TX	The Links, Storeys Way, Cambridge, Cambridgeshire, CB3 8TX	Lease	N/A	570 Net sq m	N/A	N/A	N/A
01/11/2011	CB1 8DH	The Paddocks Trading Estate, Cherry Hinton Road, Cambridge, Cambridgeshire, CB1 8DH	Lease	Lessee: Private	329.989 Net sq m	N/A	N/A	N/A
16/06/2011	CB1 3EN	Former Greyhound Site, 93 Coldhams Lane, Cambridge, Cambridgeshire, CB1 3EN	Sale	Purchaser: Essex County Council	0.202339 Hectares	£650000	N/A	N/A
15/05/2011	CB1 3HG	The Paddocks, Cherry Hinton Road, Cambridge, Cambridgeshire, CB1 3HG	Lease	Lessee: JMF Logistics Limited	328.688 Net sq m	N/A	N/A	N/A
15/05/2011	CB4 1SS	7-10 Nuffield Close, Cambridge, Cambridgeshire, CB4 1SS	Lease	Lessee: Howden Joinery Properties Limited	965.069 Net sq m	N/A	N/A	N/A
15/03/2011	CB5 8HR	19-21 Godesdome Road, Cambridge, Cambridgeshire, CB5 8HR	Lease	Lessee: Midsummer Energy Limited	229.933 Net sq m	N/A	N/A	N/A
03/03/2011	CB4 1RN	190-192 Green End Road, Cambridge, Cambridgeshire, CB4 1RN	Lease	N/A	115.106 Net sq m	N/A	£191.13	N/A
15/01/2011	CB1 3EW	Former Wellington Garage, Coldhams Road, Cambridge, Cambridgeshire, CB1 3EW	Sale	Purchaser: Private individual(s)	122.352 Net sq m	£140000	N/A	N/A
15/10/2010	CB4 3JD	149B Histon Road, Cambridge, Cambridgeshire, CB4 3JD	Lease	Lessee: Vendominium Limited	451.412 Net sq m	N/A	£63.18	N/A
15/10/2010	CB1 7ED	43 Clifton Road, Cambridge, Cambridgeshire, CB1 7ED	Lease	Lessee: Inder's Kitchen Limited	206.336 Net sq m	N/A	N/A	N/A
15/08/2010	CB4 2QF	Kilmaine Close, Kings Hedges Road, Cambridge, Cambridgeshire, CB4 2QF	Lease	Lessee: Andrew Page Limited	504.273 Net sq m	N/A	N/A	N/A
03/08/2010	CB5 8RQ	249-251 Barnwell Road, Cambridge, Cambridgeshire, CB5 8RQ	Lease	Lessee: Private individual(s)	473.151 Net sq m	N/A	£137.35	N/A
15/07/2010	CB1 7EA	14 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA	Lease	Lessee: Plumbcity Ltd	295.336 Net sq m	N/A	N/A	N/A
15/05/2010	CB4 1TP	11 Nuffield Road, Cambridge, Cambridgeshire, CB4 1TP	Lease	N/A	948.997 Net sq m	N/A	N/A	N/A

15/04/2010	CB1 7ED	35 Clifton Road, Cambridge, Cambridgeshire, CB1 7ED	Lease	Lessee: Cambridge Copy Studio	178.93 Net sq m	N/A	N/A	N/A
01/04/2010	CB1 7EB	31c Clifton Road, Cambridge, Cambridgeshire, CB1 7EB	Lease	N/A	166.202 Net sq m	N/A	£118.73	N/A
15/03/2010	CB1 2QR	24-29 Occupation Road, Cambridge, Cambridgeshire, CB1 2QR	Lease	N/A	531.215 Net sq m	N/A	N/A	N/A
10/03/2010	CB4	Former Rentokil Unit, Former Rentokil Unit, Cambridge, Cambridgeshire, CB4	Sale	Purchaser: A Dama Limited	634 Net sq m	N/A	N/A	N/A
07/12/2009	CB1 1DU	The Old Matlings, Prospect Row, Cambridge, Cambridgeshire, CB1 1DU	Licence	N/A	540.041 Net sq m	N/A	£1.85	N/A

Planning Applications - Industrial



Area: Cambridge (2010 Districts and Council Areas)

Base: Great Britain

Planning applications for this use type in this area. The most recent 20 are displayed, use the filter arrows to display more.

Address	Status	Application Date	Permission Date	Subsector	Proposed Size	Units	Planning Authority
Former Greyhound Site, 93 Coldhams Lane, Cambridge, Cambridgeshire, CB1 3EN	PPG	24/02/2012	21/06/2012	Industrial (B1/2/8)	784	Gross sq m	Cambridge City Council
Travis Perkins Trading Co, Devonshire Road, Cambridge, Cambridgeshire, CB1 2BJ	App	05/12/2011		Industrial (B8)	1169	Gross sq m	Cambridge City Council
7-10 Nuffield Close, Cambridge, Cambridgeshire, CB4 1SS	PPG	23/02/2011	20/04/2011	Industrial (B8)	965	Gross sq m	Cambridge City Council
8 Rosemary Lane, Cambridge, Cambridgeshire, CB1 3LQ	PPG	23/12/2010	17/02/2011	Industrial (B8)	930	Gross sq m	Cambridge City Council
Clifton Road Industrial Estate, Clifton Road, Cambridge, Cambridgeshire, CB1 7EA	PPG	15/09/2010	20/01/2011	General, Industrial (B8)	N/A	N/A	Cambridge City Council
West Cambridge Campus, Madingley Road, Cambridge, Cambridgeshire, CB3 0ES	PPG	09/06/2010	23/09/2010	Industrial (B2), General	N/A	N/A	Cambridge City Council
The Paddocks, Cherry Hinton Road, Cambridge, Cambridgeshire, CB1 3HG	App	19/11/2008		Industrial (B2)	N/A	N/A	Cambridge City Council
Sawston Business Park, Mill Lane, Sawston, Cambridgeshire, CB2 4	Ref	06/08/2008		Industrial (B1/2/8)	N/A	N/A	South Cambridgeshire District Council
Sawston Business Park, Mill Lane, Sawston, Cambridgeshire, CB2 4	OutApp	01/08/2008		Industrial (B1/2/8)	N/A	N/A	South Cambridgeshire District Council
505 Coldhams Lane, Cambridge, Cambridgeshire, CB1 3JS	PPG	21/12/2007	20/03/2008	Industrial (B2), Industrial (B8)	N/A	N/A	Cambridge City Council
Cambridge Retail Park, Newmarket Road, Cambridge, Cambridgeshire, CB5 8WR	Ref	20/09/2005		Industrial (B1/2/8)	921	Gross sq m	Cambridge City Council
32-53 Clifton Road, Cambridge, Cambridgeshire, CB1 7EB	App	21/10/2003		Industrial (B2)	912	Gross sq m	Cambridge City Council
Nestle Purina Petcare (uk) Ltd, Cromwell Road, Cambridge, Cambridgeshire, CB1 3EB	App	15/09/2003		Industrial (B2)	5200	Gross sq m	Cambridge City Council
Land At Eastern Court, 9-15 Harvest Way, Cambridge, Cambridgeshire, CB1 2RA	OutApp	18/07/2002		Residential (C3), Business (B1a), Industrial (B2), Assembly & Leisure (D2)	360	Net sq m	Cambridge City Council

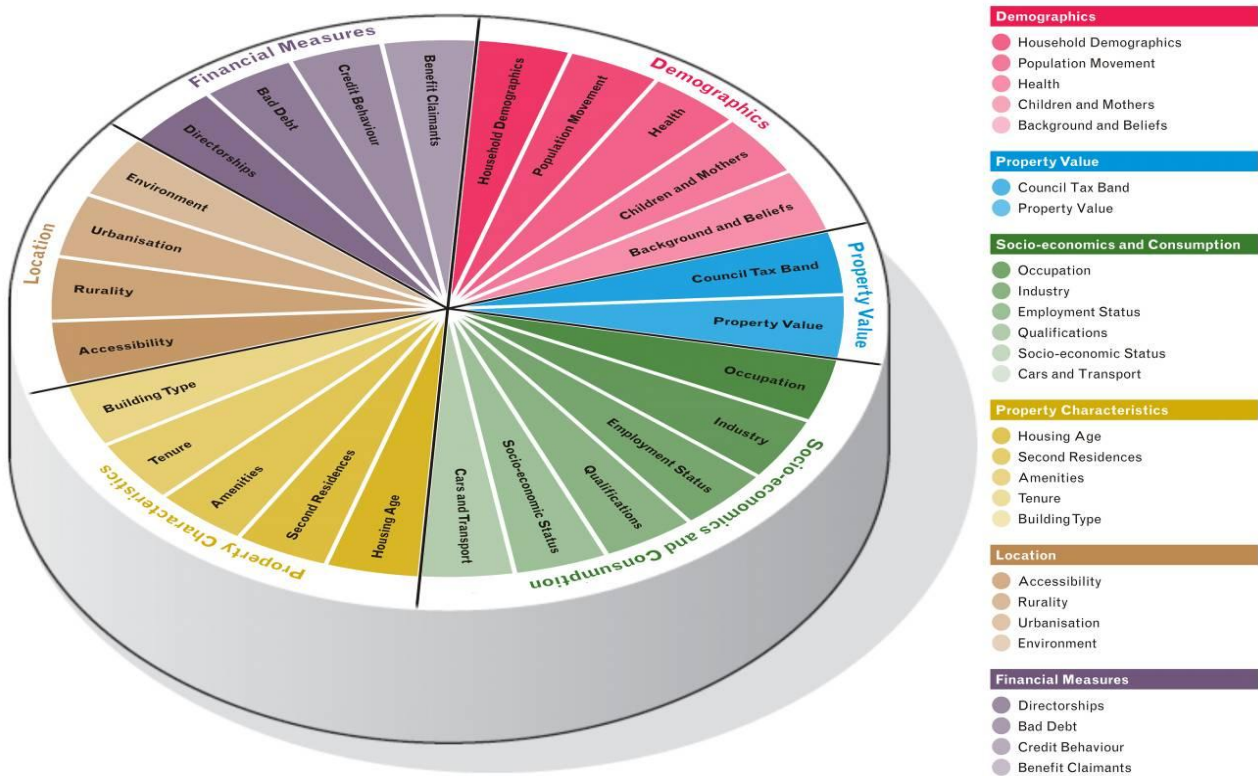
Buckingway Business Park, BOXWORTH END, Swavesey, Cambridgeshire, CB4 5	OutPPG	05/11/2001	07/11/2001	Industrial (B8), Business (B1b), Industrial (B1/2/8), Industrial (B2)	46451	Gross sq m	South Cambridgeshire District Council
Former Quarry & Norman Works Site, Coldhams Lane, Cambridge, Cambridgeshire, CB1 3JS	With	02/07/2001		Industrial (B2), Industrial (B8)	9290	Gross sq m	Cambridge City Council
Land North and South of Fletton Parkway/West of F1, Fletton, Cambridgeshire, CB1 3GB	App	14/05/2001		Industrial (B8)	92902	Gross sq m	Peterborough City Council
Former Quarry & Norman Works Site, Coldhams Lane, Cambridge, Cambridgeshire, CB1 3JS	PPG	07/05/2001	11/05/2001	Industrial (B2), Industrial (B8)	9290	Gross sq m	Cambridge City Council

Data Sources

A total of 440 data elements have been used to build this latest version of Mosaic UK. These have been selected as inputs to the classification on the basis of their volume, quality, consistency and sustainability.

62 percent of the information used to build Mosaic UK is sourced from a combination of data that includes Experian's UK Consumer Dynamics Database, which provides consumer demographic information for the UK's 47 million adults and 24 million households. This database is built from an unrivalled variety of privacy-compliant public and Experian proprietary data and statistical models. These include the edited Electoral Roll, Council Tax property valuations, house sale prices, selfreported lifestyle surveys and other compiled consumer data.

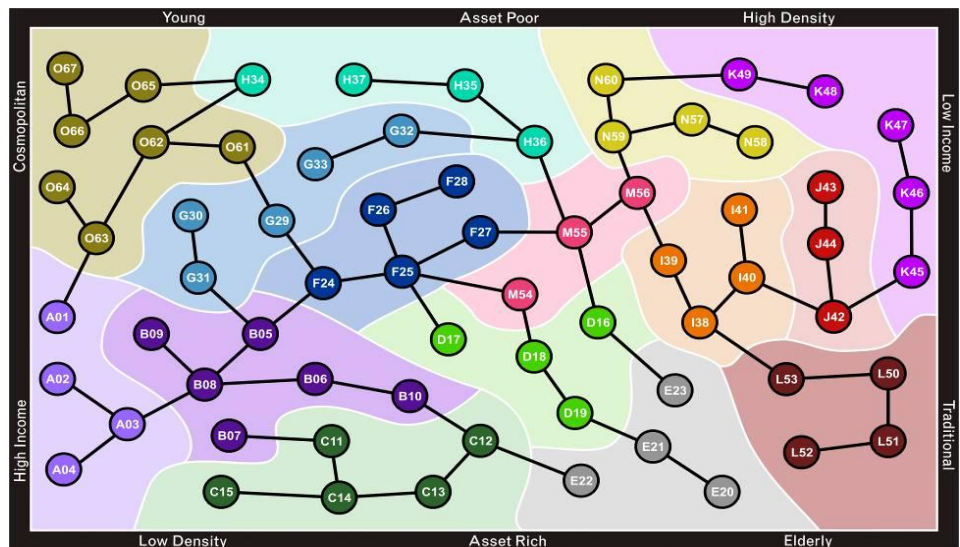
The remaining 38 percent of the data is sourced from Census current year estimates that Experian has produced by utilising its wealth of data assets to track change in key 2001 Census variables. All of the information used to build Mosaic UK is continuously updated. This enables Experian to verify and update the classification twice a year.



The Mosaic Family Tree

The Mosaic Family Tree illustrates the major demographic and lifestyle polarities between the Types and Groups, and shows how the Mosaic Types relate to each other.

Mosaic Migration helps to determine the probable location paths of different Mosaic Types and how households might move through the Mosaic Family Tree over time. This is useful for understanding the origin, stability and aspirations of the people within each Mosaic Type.



For more about Mosaic UK, please visit the [interactive guide](#).

EGi Availability Report (Retail) - Exported 29/10/2012

Street	Postcode	Unit description	Unit size (sq m)	Type of tenure	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Agent details
Burleigh Street	CB1 1DJ	Retail Unit	59	Leasehold	Retail (A1)	Second-hand (Retail)	06/19/2012	No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Fitzroy Street	CB1 1EW	Ground	93	Leasehold	Retail (A1)	Second-hand (Retail)	11/09/2011	No	Not quoted	Not quoted	Not quoted	Roche Chartered Surveyors - Tel:
Napier Street	CB1 1HP	Ground	14	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Robinson Layer LLP - Tel: 01223
Napier Street	CB1 1HP	Ground	46	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Robinson Layer LLP - Tel: 01223
Napier Street	CB1 1HP	Ground	59	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Robinson Layer LLP - Tel: 01223
King Street	CB1 1LN	Ground	35	Leasehold	Retail (A1)	Second-hand (Retail)	01/17/2012	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
King Street	CB1 1LN	Entire Building	48	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Robinson Layer LLP - Tel: 01223
Fitzroy Street	CB1 1PS	Ground	51	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935
Fitzroy Street	CB1 1PS	Ground and First	120	Leasehold	Retail (A1)	Second-hand (Retail)		Yes	£751.54	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935
Fitzroy Street	CB1 1PS	Ground	130	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935
Fitzroy Street	CB1 1PS	Ground	154	Leasehold	Retail (A1)	New - Refurb		No	Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935
Fitzroy Street	CB1 1PS	Ground	176	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	10 years	Briant Champion Long - Tel: 020 7434
Fitzroy Street	CB1 1PS	Ground	181	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935
Fitzroy Street	CB1 1PS	Ground	362	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935
Fitzroy Street	CB1 1PS	Ground	426	Leasehold	Retail (A1)	Second-hand (Retail)		No	£587.07	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935
Fitzroy Street	CB1 1PS	Ground and First	455	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Cushman & Wakefield - Tel: 020 7935
Mill Road	CB1 2AS	Retail Unit	135	Leasehold	Retail (A1)	Second-hand (Retail)	05/19/2012	No	Not quoted	Not quoted	Not quoted	Cheffins - Tel: 01223 213666
Mill Road	CB1 2AZ	Ground	55	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Robinson Layer LLP - Tel: 01223
Station Road	CB1 2JB	125 Hills Road	153	Leasehold	Retail	New - New Build (pre-	09/15/2011	No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000, Bidwells
Station Road	CB1 2JB	Building M6	282	Leasehold	Retail	New - New Build (pre-	09/15/2011	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Station Road	CB1 2JB	Building M5	351	Leasehold	Retail	New - New Build (pre-	09/15/2011	No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000, Bidwells
Coldhams Lane	CB1 3ET	Ground floor	446	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Wilkinson Williams - Tel: 020 7495
Mill Road	CB1 3LP	Shop Unit, Flat 1 and	106	Freehold	Retail (A1)	Second-hand (Retail)	05/25/2012	No	Not quoted	£0.3 m	Not quoted	Russell Property Consultants - Tel:
Mill Road	CB1 3NF	Right Unit	96	Leasehold	Retail (A1)	Second-hand (Retail)	02/21/2012	No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Mill Road	CB1 3NF	Left Unit	169	Leasehold	Retail (A1)	Second-hand (Retail)	02/21/2012	No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Brookfields	CB1 3NW	Ground	42	Leasehold	Retail (A1)	Second-hand (Retail)	08/10/2012	No	£311.83	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
High Street	CB1 9HX	Ground	51	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Robinson Layer LLP - Tel: 01223
High Street	CB1 9HY	Ground	157	Leasehold	Retail (A3)	Second-hand (Retail)	09/19/2012	No	Not quoted	Not quoted	Not quoted	Januaries Commercial Property
Regent Street	CB2 1AB	Ground (part)	51	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Dodson Jones - Tel: 01223 358114
Regent Street	CB2 1AB	Ground (part)	59	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Dodson Jones - Tel: 01223 358114
Regent Street	CB2 1DP	Entire Building	169	Leasehold	Retail	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Dodson Jones - Tel: 01223 358114
Regent Street	CB2 1DP	Basement and	238	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Mill Lane	CB2 1RQ	Ground	396	Leasehold	Retail (A3)	Second-hand (Retail)	03/16/2012	No	£220.88	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223
Trinity Street	CB2 1SU	Basement and	117	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	CBRE - Tel: 020 7182 2000
Bridge Street	CB2 1UR	Ground	87	Leasehold	Retail (A1)	Second-hand (Retail)	02/20/2012	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
St Tibbs Row	CB2 3ET	Ground Floor	80	Leasehold	Retail (A1)	New - Refurb		No	Not quoted	Not quoted	10 years	Smith Price - Tel: 020 7409 2100
St Tibbs Row	CB2 3ET	Ground Floor	80	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Smith Price - Tel: 020 7409 2100
St Tibbs Row	CB2 3ET	Ground Floor	136	Leasehold	Retail (A1)	New - Refurb		No	Not quoted	Not quoted	10 years	Smith Price - Tel: 020 7409 2100
St Tibbs Row	CB2 3ET	Ground Floor	148	Leasehold	Retail (A1)	New - Refurb		No	Not quoted	Not quoted	10 years	Smith Price - Tel: 020 7409 2100
St Tibbs Row	CB2 3ET	Ground Floor	169	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	10 years	Smith Price - Tel: 020 7409 2100
St Tibbs Row	CB2 3ET	Ground Floor	229	Leasehold	Retail (A1)	New - Refurb		No	Not quoted	Not quoted	10 years	Smith Price - Tel: 020 7409 2100
St Tibbs Row	CB2 3ET	Ground Floor	237	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Orme Retail - Tel: 020 7499 0440
St Tibbs Row	CB2 3ET	First Floor	413	Leasehold	Retail (A1)	New - Refurb		No	Not quoted	Not quoted	10 years	Smith Price - Tel: 020 7409 2100
Market Street	CB2 3PA	Entire Building	142	Leasehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	Not quoted	Not quoted	Briant Champion Long - Tel: 020 7434
Benet Street	CB2 3QN	Ground	93	Leasehold	Retail (A1)	Second-hand (Retail)		No	£274.19	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Castle Street	CB3 0AJ	Ground	38	Leasehold	Retail (A1)	New - Refurb (pre-		No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Chesterton Road	CB4 1BG	Ground	51	Leasehold	Retail (A1)	Second-hand (Retail)	05/30/2012	No	£311.40	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Chesterton Road	CB4 1EP	Entire Building	380	Freehold	Retail (A1)	Second-hand (Retail)		No	Not quoted	£0.5 m	Not quoted	Carter Jonas Llp - Tel: 01223 368771

EGi Availability Report (Retail) - Exported 29/10/2012

Street	Postcode	Unit description	Unit size (sq m)	Type of tenure	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Agent details
Milton Road	CB4 1JY	Ground	84	Leasehold	Retail (A3)	Second-hand (Retail)	01/05/2012	No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
High Street	CB4 1ND	Unit 27	372	Leasehold or	Retail (A1)	Second-hand (Retail)	01/25/2012	No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01733 344414
High Street	CB4 1NL	Entire Building	97	Freehold	Retail (A1)	Second-hand (Retail)	02/20/2012	No	Not quoted	£0.32 m	Not quoted	Barker Storey Matthews - Tel: 01223
Milton Road	CB4 1XE	Ground	79	Leasehold	Retail (A1)	Second-hand (Retail)	09/19/2012	No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Arbury Court	CB4 2JQ	Retail Premises	254	Leasehold	Retail (A1)	Second-hand (Retail)		No	£106.13	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Newmarket Road	CB5 8DT	Ground and	74	Leasehold	Retail (A1)	Second-hand (Retail)	05/18/2012	No	Not quoted	Not quoted	Not quoted	Cheffins - Tel: 01223 213666
Newmarket Road	CB5 8JE	Entire Building	207	Freehold	Retail (A4)	Not Applicable	09/19/2012	No	Not quoted	£0.4 m	Not quoted	Januays Commercial Property

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records. If you wish to receive more data then ple:

* To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

EGi -- Comparable Deals Data

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records; If you wish to receive more data then please contact our Client Support team (client.services@estatesgazette.com)

EGi Deal ID	Address	Street	Town	Postcode	Deal Date	Property Type	Property Sub Type	Transaction Type	Total Space		Currency	Price	Yield %	Rental Income		Premium
									Value	UoM				per annum	per sq m	
30094181	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	10/10/2012	Offices	(B1a)	Lease	243	Gross sq m	UKP	0	0.00	78,420	323	
30095304	Rene Court Coldhams Road	Coldhams Road	Cambridge	CB1 3EW	30/09/2012	Industrial	(B1/B2/B8)	Lease	985	Gross sq m	UKP	0	0.00	0	41	
30094322	Former Botanic House 98-100	Hills Road, Station Road	Cambridge	CB2 1JZ	01/09/2012	Offices	(B1a)	Sub-Letting	661	Gross sq m	UKP	0	0.00	220,472	334	
30091653	1 Dover Street Cambridge	Dover Street, East Road	Cambridge	CB1 1DY	30/08/2012	Offices	(B1a)	Lease	143	Gross sq m	UKP	0	0.00	0	195	
30086686	Crowne Plaza 20 Downing	Downing Street	Cambridge	CB2 3DT	01/08/2012	Leisure	(C1) Hotel	Sale	198	Gross sq m	UKP	35,000,000	0.00	0	0	
30095351	Clifton Court 5a Clifton Road	Clifton Road	Cambridge	CB1 7BN	01/08/2012	Offices	(B1b)	Lease	149	Gross sq m	UKP	0	0.00	0	0	
30086885	1a Fortescue Road	Fortescue Road	Cambridge	CB4 2JS	29/07/2012	Offices	(B1a)	Lease	239	Gross sq m	UKP	0	0.00	0	0	
30086884	Henry Giles House 73-79	Chesterton Road	Cambridge	CB4 3BQ	25/07/2012	Offices	(B1a)	Lease	440	Gross sq m	UKP	0	0.00	0	0	
30086367	66-68 Hills Road Cambridge	Hills Road	Cambridge	CB2 1LA	09/07/2012	Offices	(B1a)	Lease	418	Gross sq m	UKP	0	0.00	97,875	234	
30086887	St. Giles Court 24 Castle	Castle Street	Cambridge	CB3 0AJ	07/07/2012	Offices	(B1a)	Lease	388	Gross sq m	UKP	0	0.00	0	0	
30087721	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/07/2012	Offices	(B1a)	Lease	56	Gross sq m	UKP	0	0.00	0	0	
30087720	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/07/2012	Offices	(B1a)	Lease	20	Gross sq m	UKP	0	0.00	0	0	
30089059	Ravenscroft House 61 Regent	Regent Street	Cambridge	CB2 1AB	30/06/2012	Offices	(B1a)	Lease	128	Gross sq m	UKP	0	0.00	24,840	194	
30086759	Lockton House Clarendon	Clarendon Road	Cambridge	CB2 8FH	24/06/2012	Offices	(B1a)	Sub-Letting	487	Gross sq m	UKP	0	0.00	112,875	232	
30087804	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/06/2012	Offices	(B1b)	Lease	51	Gross sq m	UKP	0	0.00	11,502	224	
30087800	Devonshire House 89 Regent	Regent Street	Cambridge	CB2 1AW	15/06/2012	Offices	(B1a)	Sale	367	Gross sq m	UKP	1,003,300	0.00	0	0	
30088382	33 Parkside Cambridge	Parkside	Cambridge	CB1 1JE	15/06/2012	Offices	(B1a)	Lease	283	Gross sq m	UKP	0	0.00	56,500	200	
30088379	Vitrum Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2012	Offices	(B1b)	Lease	587	Gross sq m	UKP	0	0.00	132,762	226	
30087719	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2012	Offices	(B1a)	Lease	29	Gross sq m	UKP	0	0.00	0	0	
30087718	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2012	Offices	(B1a)	Lease	26	Gross sq m	UKP	0	0.00	0	0	
30087716	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2012	Offices	(B1a)	Lease	29	Gross sq m	UKP	0	0.00	0	0	
30087715	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2012	Offices	(B1a)	Lease	70	Gross sq m	UKP	0	0.00	0	0	
30088061	11c Kings Parade Cambridge	Kings Parade	Cambridge	CB2 1SJ	01/06/2012	Offices	(B1a)	Lease	55	Gross sq m	UKP	0	0.00	0	237	
30081930	The Courtyard Sturton Street	Sturton Street	Cambridge	CB1 2SN	01/06/2012	Offices	(B1a)	Lease	79	Gross sq m	UKP	0	0.00	14,000	177	
30085812	52 Burleigh Street Cambridge	Burleigh Street	Cambridge	CB1 1DJ	01/06/2012	Offices	(B1a)	Lease	85	Gross sq m	UKP	0	0.00	12,000	141	
30087489	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	30/05/2012	Offices	(B1a)	Lease	130	Gross sq m	UKP	0	0.00	23,749	183	
30083804	Edinburgh House Cowley	Cowley Road	Cambridge	CB4 0WS	29/05/2012	Offices	(B1b)	Lease	695	Gross sq m	UKP	0	0.00	179,592	258	
30080947	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	24/05/2012	Offices	(B1b)	Lease	479	Gross sq m	UKP	0	0.00	0	0	
30087799	Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TG	15/05/2012	Offices	(B1a)	Lease	199	Gross sq m	UKP	0	0.00	22,010	111	
30089216	St Andrew's House 90 St	St Andrews Road	Cambridge	CB4 1DL	15/05/2012	Offices	(B1a)	Lease	112	Gross sq m	UKP	0	0.00	0	0	
30087713	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/05/2012	Offices	(B1a)	Lease	30	Gross sq m	UKP	0	0.00	0	0	
30087710	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/05/2012	Offices	(B1a)	Lease	29	Gross sq m	UKP	0	0.00	0	0	
30087709	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/05/2012	Offices	(B1a)	Lease	26	Gross sq m	UKP	0	0.00	0	0	
30085379	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	01/05/2012	Offices	(B1a)	Lease	353	Gross sq m	UKP	0	0.00	113,940	323	
30080952	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	30/04/2012	Offices	(B1b)	Lease	367	Gross sq m	UKP	0	0.00	0	0	
30087487	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	30/04/2012	Offices	(B1a)	Lease	108	Gross sq m	UKP	0	0.00	19,720	183	
30086757	Lockton House Clarendon	Clarendon Road	Cambridge	CB2 8FH	24/04/2012	Offices	(B1a)	Lease	103	Gross sq m	UKP	0	0.00	29,125	283	
30087793	Dukes Court 54-62 Newmarket	Newmarket Road	Cambridge	CB5 8DZ	15/04/2012	Offices	(B1a)	Lease	182	Gross sq m	UKP	0	0.00	36,260	199	
30087823	4 Hawthorn Way Cambridge	Hawthorn Way	Cambridge	CB4 1AX	15/04/2012	Offices	(B1a)	Lease	195	Gross sq m	UKP	0	0.00	30,009	154	
30095339	The Lodge Hawthorn Way	Hawthorn Way	Cambridge	CB4 1BT	01/04/2012	Offices	(B1a)	Lease	60	Gross sq m	UKP	0	0.00	0	225	
30087700	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/04/2012	Offices	(B1a)	Lease	37	Gross sq m	UKP	0	0.00	0	0	
30087699	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/04/2012	Offices	(B1a)	Lease	26	Gross sq m	UKP	0	0.00	0	0	
30087698	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/04/2012	Offices	(B1a)	Lease	26	Gross sq m	UKP	0	0.00	0	0	
30081919	Oast House Malting Lane	Malting Lane	Cambridge	CB3 9HF	01/04/2012	Offices	(B1a)	Lease	77	Gross sq m	UKP	0	0.00	28,875	377	
30086883	Park House Castle Hill	Castle Hill	Cambridge	CB3 0AY	01/04/2012	Offices	(B1b)	Lease	501	Gross sq m	UKP	0	0.00	0	0	
30085318	Pound Hill House Pound Hill	Pound Hill	Cambridge	CB3 0AE	01/04/2012	Offices	(B1a)	Lease	37	Gross sq m	UKP	0	0.00	16,500	443	
30082715	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	01/04/2012	Offices	(B1a)	Lease	663	Gross sq m	UKP	0	0.00	0	183	
30087488	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	30/03/2012	Offices	(B1a)	Lease	76	Gross sq m	UKP	0	0.00	24,993	328	
30087666	Block 6/7 Milton Road	Milton Road	Cambridge	CB4 1YG	29/03/2012	Offices	(B1a)	Lease	826	Gross sq m	UKP	0	0.00	0	0	
30087662	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	29/03/2012	Offices	(B1a)	Lease	162	Gross sq m	UKP	0	0.00	0	0	
30076933	The Warehouse 33 Bridge	Bridge Street	Cambridge	CB2 1UW	26/03/2012	Offices	(B1a)	Lease	152	Gross sq m	UKP	0	0.00	32,760	215	
30087928	Barnwell Drive Cambridge	Barnwell Drive	Cambridge	CB5 8UX	15/03/2012	Industrial	(B2)	Lease	194	Gross sq m	UKP	0	0.00	0	0	

30087778	Barnwell Road Cambridge	Barnwell Road	Cambridge	CB5 8RE	15/03/2012	Offices (B1a)	Lease	285	Gross sq m	UKP	0	0.00	46,710	164
30087504	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	15/03/2012	Offices (B1a)	Lease	14	Gross sq m	UKP	0	0.00	4,201	292
30076925	Poseidon House Castle Park	Castle Park	Cambridge	CB3 0RD	15/03/2012	Offices (B1a)	Lease	317	Gross sq m	UKP	0	0.00	0	0
30088413	34a Fitzroy Street Cambridge	Fitzroy Street	Cambridge	CB1 1EW	15/03/2012	Offices (B1a)	Lease	68	Gross sq m	UKP	0	0.00	9,581	140
30086755	25 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	06/03/2012	Offices (B1a)	Lease	114	Gross sq m	UKP	0	0.00	24,000	208
30075466	30 Station Road Cambridge	Station Road	Cambridge	CB1 2RE	01/03/2012	Offices (B1a)	Lease	696	Gross sq m	UKP	0	0.00	202,284	291
30082768	Wellington Court 4 Wellington	Wellington Street	Cambridge	CB1 1HZ	01/03/2012	Offices (B1a)	Lease	104	Gross sq m	UKP	0	0.00	20,000	193
30086451	The Enterprise Centre Ditton	Ditton Walk	Cambridge	CB5 8QD	15/02/2012	Offices (B1a)	Lease	77	Gross sq m	UKP	0	0.00	9,005	117
30087814	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/02/2012	Offices (B1b)	Lease	30	Gross sq m	UKP	0	0.00	0	0
30078486	11b Kings Parade Cambridge	Kings Parade	Cambridge	CB2 1SJ	15/02/2012	Offices (B1a)	Lease	85	Gross sq m	UKP	0	0.00	12,824	151
30074414	Byron House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	06/02/2012	Offices (B1b)	Lease	649	Gross sq m	UKP	0	0.00	164,195	253
30087659	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/02/2012	Offices (B1a)	Lease	37	Gross sq m	UKP	0	0.00	0	0
30087657	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/02/2012	Offices (B1a)	Lease	26	Gross sq m	UKP	0	0.00	0	0
30089179	Poseidon House Castle Park	Castle Park	Cambridge	CB3 0RD	01/02/2012	Offices (B1a)	Lease	233	Gross sq m	UKP	0	0.00	0	0
30084797	16-17 Green Street	Green Street	Cambridge	CB2 3JU	01/02/2012	Leisure (A3) Food	Lease	181	Gross sq m	UKP	0	0.00	56,700	0
30087653	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	30/01/2012	Offices (B1b)	Lease	19	Gross sq m	UKP	0	0.00	0	0
30087905	Accordia Brooklands Avenus	Brooklands Avenus,	Cambridge	CB2 8DL	15/01/2012	Offices (B1a)	Lease	120	Gross sq m	UKP	0	0.00	0	163
30073518	85 Regent Street Cambridge	Regent Street	Cambridge	CB2 1AW	15/01/2012	Offices (B1a)	Lease	66	Gross sq m	UKP	0	0.00	7,000	0
30087654	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/01/2012	Offices (B1b)	Lease	29	Gross sq m	UKP	0	0.00	0	0
30089056	Edinburgh House Cowley	Cowley Road	Cambridge	CB4 0WS	30/12/2011	Offices (B1b)	Lease	111	Gross sq m	UKP	0	0.00	29,800	269
30063785	Carlyle House Carlyle Road	Carlyle Road	Cambridge	CB4 3DH	15/12/2011	Offices (B1a)	Lease	118	Gross sq m	UKP	0	0.00	0	0
30065164	Radio House St Andrews	St Andrews Road	Cambridge	CB4 1GR	15/12/2011	Offices (B1a)	Investment Sale	3,902	Gross sq m	UKP	0	8.21	1,356,352	0
30065166	St Andrew's House 90 St	St Andrews Road	Cambridge	CB4 1DL	15/12/2011	Offices (B1a)	Investment Sale	4,109	Gross sq m	UKP	0	8.21	1,356,352	0
30064515	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	15/12/2011	Offices (B1a)	Lease	40	Gross sq m	UKP	0	0.00	5,220	129
30066656	Lothbury House Newmarket	Newmarket Road	Cambridge	CB5 8PB	07/12/2011	Offices (B1a)	Lease	1,275	Gross sq m	UKP	0	0.00	0	0
30066661	515 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	07/12/2011	Industrial (B1/B2/B8)	Sub-Letting	759	Gross sq m	UKP	0	0.00	0	0
30061302	Ditton Walk Cambridge	Ditton Walk	Cambridge	CB5 8PD	01/12/2011	Industrial (B2)	Investment Sale	7,052	Gross sq m	UKP	3,143,201	8.08	330,775	0
30063242	509 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	30/11/2011	Offices (B1a)	Lease	1,446	Gross sq m	UKP	0	0.00	295,000	0
30063568	The Zebra 80 Maids	Maids Causeway	Cambridge	CB5 8DD	28/11/2011	Leisure (A4)	Sale	210	Gross sq m	UKP	500,000	0.00	0	0
30062394	23-25 Gwydir Street	Gwydir Street	Cambridge	CB1 2LG	28/11/2011	Offices (B1a)	Lease	16	Gross sq m	UKP	0	0.00	3,000	188
30086449	The Enterprise Centre Ditton	Ditton Walk	Cambridge	CB5 8QD	15/11/2011	Offices (B1a)	Lease	77	Gross sq m	UKP	0	0.00	9,005	117
30064287	Kirkwood Road Cambridge	Kirkwood Road, Kilmaine	Cambridge	CB4 2PF	15/11/2011	Industrial (B2)	Sale	420	Gross sq m	UKP	545,000	0.00	0	0
30064381	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/11/2011	Offices (B1a)	Lease	0	Gross sq m	UKP	0	0.00	0	0
30064379	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/11/2011	Offices (B1a)	Lease	58	Gross sq m	UKP	0	0.00	0	0
30064377	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/11/2011	Offices (B1a)	Lease	18	Gross sq m	UKP	0	0.00	0	0
30064376	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/11/2011	Offices (B1a)	Lease	25	Gross sq m	UKP	0	0.00	0	0
30064373	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/11/2011	Offices (B1a)	Lease	0	Gross sq m	UKP	0	0.00	0	0
30063794	Platinum Building Cowley	Cowley Road	Cambridge	CB4 0WS	15/11/2011	Offices (B1b)	Lease	397	Gross sq m	UKP	0	0.00	85,360	215
30086432	Anstey Hall Courtyard Maris	Maris Lane	Cambridge	CB2 9LN	15/11/2011	Offices (B1a)	Lease	27	Gross sq m	UKP	0	0.00	5,500	201
30063847	1-2 Brooklands Avenue	Brooklands Avenue	Cambridge	CB2 8BB	15/11/2011	Offices (B1b)	Sale	285	Gross sq m	UKP	775,000	0.00	0	0
30064260	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	15/11/2011	Industrial (B2)	Lease	325	Gross sq m	UKP	0	0.00	0	0
30065119	Lower Court I Cambridge	Cambridge Road	Cambridge	CB2 4AF	02/11/2011	Offices (B1b)	Lease	503	Gross sq m	UKP	0	0.00	12,304	0
30063928	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	01/11/2011	Offices (B1b)	Lease	10	Gross sq m	UKP	0	0.00	1,799	188
30063925	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	01/11/2011	Offices (B1b)	Lease	14	Gross sq m	UKP	0	0.00	4,419	305
30063961	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	01/11/2011	Offices (B1a)	Lease	46	Gross sq m	UKP	0	0.00	0	0
30065115	Lower Court I Cambridge	Cambridge Road	Cambridge	CB2 4AF	01/11/2011	Offices (B1b)	Lease	77	Gross sq m	UKP	0	0.00	7,044	0
30055062	Former Botanic House 98-100	Hills Road, Station Road	Cambridge	CB2 1JZ	01/11/2011	Offices (B1a)	Pre-Let	4,831	Gross sq m	UKP	0	0.00	1,508,000	312
30085409	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	01/11/2011	Industrial (B1/B2/B8)	Lease	330	Gross sq m	UKP	0	0.00	0	0
30064863	509 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	01/11/2011	Offices (B1a)	Investment Sale	1,446	Gross sq m	UKP	3,323,000	7.64	0	0
30065112	Lower Court I Cambridge	Cambridge Road	Cambridge	CB2 4AF	31/10/2011	Offices (B1b)	Lease	72	Gross sq m	UKP	0	0.00	12,560	0
30064353	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	15/10/2011	Offices (B1a)	Lease	1,282	Gross sq m	UKP	0	0.00	0	0
30064359	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/10/2011	Offices (B1a)	Lease	26	Gross sq m	UKP	0	0.00	0	0
30064356	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/10/2011	Offices (B1a)	Lease	16	Gross sq m	UKP	0	0.00	0	0
30064288	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/10/2011	Offices (B1b)	Lease	460	Gross sq m	UKP	0	0.00	0	0
30064280	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/10/2011	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	0	0
30063934	Spectrum Building Purbeck	Purbeck Road	Cambridge	CB2 8HP	15/10/2011	Offices (B1a)	Investment Sale	12,667	Gross sq m	UKP	0	0.00	0	0
30064216	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/10/2011	Industrial (B2)	Lease	669	Gross sq m	UKP	0	0.00	0	0
30063796	Adkins Corner 4 Perne Road	Perne Road, Cherry	Cambridge	CB1 3RU	15/10/2011	Offices (B1a)	Lease	53	Gross sq m	UKP	0	0.00	7,488	142

30063797	30 Station Road Cambridge	Station Road	Cambridge	CB1 2RE	15/10/2011	Offices (B1a)	Lease	214	Gross sq m	UKP	0	0.00	74,718	350
30056343	Building One Cowley Road	Cowley Road	Cambridge	CB4 0WZ	14/10/2011	Offices (B1b)	Lease	1,185	Gross sq m	UKP	0	0.00	299,343	253
30071963	1 Quayside Cambridge	Quayside	Cambridge	CB5 8AB	01/10/2011	Leisure (A3) Food	Lease	502	Gross sq m	UKP	0	0.00	150,000	0
30063988	48 Mill Road Cambridge	Mill Road	Cambridge	CB1 2AS	01/10/2011	Offices (B1a)	Lease	82	Gross sq m	UKP	0	0.00	10,502	128
30063984	9 Burleigh Street Cambridge	Burleigh Street	Cambridge	CB1 1DG	01/10/2011	Leisure (A3) Food	Sale	57	Gross sq m	UKP	0	0.00	0	0
30056154	Dales Brewery Gwydir Street	Gwydir Street	Cambridge	CB1 2LJ	29/09/2011	Offices (B1a)	Lease	72	Gross sq m	UKP	0	0.00	10,300	143
30064329	Newmarket Road Cambridge	Newmarket Road	Cambridge	CB5 8PB	15/09/2011	Offices (B1b)	Lease	418	Gross sq m	UKP	0	0.00	0	0
30056128	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/09/2011	Offices (B1b)	Lease	473	Gross sq m	UKP	0	0.00	0	0
30086435	Anstey Hall Courtyard Maris	Maris Lane	Cambridge	CB2 9LN	15/09/2011	Offices (B1a)	Lease	37	Gross sq m	UKP	0	0.00	7,000	188
30063801	Church Farm Maris Lane	Maris Lane	Cambridge	CB2 9LG	15/09/2011	Offices (B1a)	Lease	33	Gross sq m	UKP	0	0.00	7,560	226
30086448	67 Regent Street Cambridge	Regent Street	Cambridge	CB2 1AB	15/09/2011	Offices (B1a)	Lease	23	Gross sq m	UKP	0	0.00	6,000	258
30064254	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	15/09/2011	Industrial (B2)	Lease	164	Gross sq m	UKP	0	0.00	0	0
30064323	515 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	15/09/2011	Offices (B1a)	Lease	4,538	Gross sq m	UKP	0	0.00	0	0
30055351	505 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	15/09/2011	Offices (B1a)	Lease	56	Gross sq m	UKP	0	0.00	14,456	259
30087882	Wellington Court 5 Wellington	Wellington Street	Cambridge	CB1 1HZ	15/09/2011	Offices (B1a)	Lease	195	Gross sq m	UKP	0	0.00	0	0
30053388	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	01/09/2011	Offices (B1a)	Lease	41	Gross sq m	UKP	0	0.00	13,200	322
30064011	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	01/09/2011	Offices (B1a)	Lease	14	Gross sq m	UKP	0	0.00	3,000	218
30066649	37 Hills Road Cambridge	Hills Road	Cambridge	CB2 1XL	26/08/2011	Offices (B1a)	Lease	926	Gross sq m	UKP	0	0.00	0	0
30053392	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	15/08/2011	Offices, (B1a)	Sale	155	Gross sq m	UKP	0	0.00	0	0
30053391	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	15/08/2011	Offices, (B1a)	Sale	151	Gross sq m	UKP	0	0.00	0	0
30064311	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	15/08/2011	Offices (B1a)	Lease	167	Gross sq m	UKP	0	0.00	0	0
30064308	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	15/08/2011	Offices (B1a)	Lease	136	Gross sq m	UKP	0	0.00	0	0
30064319	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/08/2011	Offices (B1a)	Lease	13	Gross sq m	UKP	0	0.00	0	0
30064303	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/08/2011	Offices (B1b)	Lease	57	Gross sq m	UKP	0	0.00	0	0
30064284	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/08/2011	Offices (B1b)	Lease	0	Gross sq m	UKP	0	0.00	0	0
30064281	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/08/2011	Offices (B1b)	Lease	169	Gross sq m	UKP	0	0.00	0	0
30063802	Platinum Building Cowley	Cowley Road	Cambridge	CB4 0WS	15/08/2011	Offices (B1b)	Lease	275	Gross sq m	UKP	0	0.00	57,642	210
30063803	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	15/08/2011	Offices (B1a)	Lease	67	Gross sq m	UKP	0	0.00	25,130	377
30054598	Norman House Cambridge	Cambridge Place	Cambridge	CB2 1NS	15/08/2011	Offices (B1a)	Lease	135	Gross sq m	UKP	0	0.00	20,000	148
30064206	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/08/2011	Industrial (B2)	Lease	364	Gross sq m	UKP	0	0.00	0	0
30064075	253 Barnwell Road	Barnwell Road	Cambridge	CB5 8SL	01/08/2011	Leisure (D2)	Lease	202	Gross sq m	UKP	0	0.00	13,003	64
30064060	39 Newnham Road	Newnham Road	Cambridge	CB3 9EY	01/08/2011	Offices (B1a)	Lease	249	Gross sq m	UKP	0	0.00	40,140	161
30051097	509 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	01/08/2011	Offices (B1a)	Investment Sale	1,446	Gross sq m	UKP	2,800,000	0.00	0	0
30063496	Edinburgh House Cowley	Cowley Road	Cambridge	CB4 0WS	23/07/2011	Offices (B1b)	Lease	184	Gross sq m	UKP	0	0.00	47,448	0
30053937	Dukes Court 54-62 Newmarket	Newmarket Road	Cambridge	CB5 8DZ	15/07/2011	Offices (B1a)	Lease	180	Gross sq m	UKP	0	0.00	35,760	199
30063990	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	15/07/2011	Offices (B1a)	Lease	3,013	Gross sq m	UKP	0	0.00	681,114	226
30064277	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/07/2011	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	0	0
30064272	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/07/2011	Offices (B1b)	Lease	76	Gross sq m	UKP	0	0.00	0	0
30064269	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/07/2011	Offices (B1b)	Lease	58	Gross sq m	UKP	0	0.00	0	0
30064267	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/07/2011	Offices (B1b)	Lease	11	Gross sq m	UKP	0	0.00	0	0
30063494	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	15/07/2011	Offices (B1a)	Lease	195	Gross sq m	UKP	0	0.00	0	323
30063548	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/07/2011	Offices (B1a)	Lease	30	Gross sq m	UKP	0	0.00	5,457	0
30063992	3D Kings Parade Cambridge	Kings Parade	Cambridge	CB2 1SJ	15/07/2011	Offices (B1a)	Lease	61	Gross sq m	UKP	0	0.00	15,175	247
30064195	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/07/2011	Industrial (B2)	Lease	561	Gross sq m	UKP	0	0.00	0	0
30053932	1 Dover Street Cambridge	Dover Street, East Road	Cambridge	CB1 1DY	15/07/2011	Offices (B1a)	Sub-Letting	56	Gross sq m	UKP	0	0.00	12,000	0
30050507	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	11/07/2011	Offices (B1a)	Lease	151	Gross sq m	UKP	0	0.00	48,720	323
30051015	Gusto Mills Huntingdon Road	Huntingdon Road	Cambridge	CB3 0DL	23/06/2011	Offices (B1a)	Lease	97	Gross sq m	UKP	0	0.00	8,000	83
30047704	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	22/06/2011	Offices (B1a)	Lease	561	Gross sq m	UKP	0	0.00	161,597	288
30047703	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	22/06/2011	Offices (B1a)	Lease	304	Gross sq m	UKP	0	0.00	96,554	318
30065978	Former Greyhound Site 93	Coldhams Lane	Cambridge	CB1 3EN	16/06/2011	Industrial (B1/B2/B8)	Sale	0	Gross sq m	UKP	650,000	0.00	0	0
30053938	Dukes Court 54-62 Newmarket	Newmarket Road	Cambridge	CB5 8DZ	15/06/2011	Offices (B1a)	Lease	139	Gross sq m	UKP	0	0.00	0	194
30051041	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/06/2011	Offices (B1b)	Lease	18	Gross sq m	UKP	0	0.00	0	0
30051039	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/06/2011	Offices (B1b)	Lease	78	Gross sq m	UKP	0	0.00	0	0
30051038	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/06/2011	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	0	0
30051037	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/06/2011	Offices (B1b)	Lease	37	Gross sq m	UKP	0	0.00	0	0
30051036	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	15/06/2011	Offices (B1a)	Lease	123	Gross sq m	UKP	0	0.00	0	0
30056073	5 Brooklands Avenue	Brooklands Avenue	Cambridge	CB2 8BB	15/06/2011	Offices (B1a)	Sale	224	Gross sq m	UKP	575,585	0.00	0	0
30051095	Millers Yard Mill Lane	Mill Lane	Cambridge	CB2 1RQ	15/06/2011	Offices (B1a)	Lease	87	Gross sq m	UKP	0	0.00	0	161

30050975	35-39 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	15/06/2011	Offices (B1a)	Lease	36	Gross sq m	UKP	0	0.00	0	0
30064478	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/06/2011	Industrial (B2)	Lease	232	Gross sq m	UKP	0	0.00	0	0
30048650	170 Mill Road Cambridge	Mill Road	Cambridge	CB1 3LF	15/06/2011	Offices (B1a)	Lease	30	Gross sq m	UKP	0	0.00	0	0
30050972	Boltons Warehouse 23	Tenison Road	Cambridge	CB1 2DG	15/06/2011	Offices (B1a)	Lease	231	Gross sq m	UKP	0	0.00	0	0
30050980	48 Mill Road Cambridge	Mill Road	Cambridge	CB1 2AS	15/06/2011	Offices (B1a)	Lease	70	Gross sq m	UKP	0	0.00	0	0
30045735	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	27/05/2011	Industrial (B2)	Lease	329	Gross sq m	UKP	0	0.00	0	0
30064937	Merlin Place Milton Road	Milton Road	Cambridge	CB4 0DP	23/05/2011	Offices (B1b)	Investment Sale	2,706	Gross sq m	UKP	5,500,000	9.20	0	0
30050545	The Enterprise Centre Ditton	Ditton Walk	Cambridge	CB5 8QD	15/05/2011	Offices (B1a)	Lease	75	Gross sq m	UKP	0	0.00	8,280	111
30063362	7-10 Nuffield Close	Nuffield Close	Cambridge	CB4 1SS	15/05/2011	Industrial (B1/B2/B8)	Lease	965	Gross sq m	UKP	0	0.00	70,119	0
30051166	Trinity House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	15/05/2011	Offices (B1b)	Lease	23	Gross sq m	UKP	0	0.00	0	0
30051035	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	15/05/2011	Offices (B1a)	Lease	186	Gross sq m	UKP	0	0.00	0	0
30051094	24 Hills Road Cambridge	Hills Road	Cambridge	CB2 1JW	15/05/2011	Offices (B1a)	Lease	223	Gross sq m	UKP	0	0.00	0	0
30064476	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/05/2011	Industrial (B2)	Lease	225	Gross sq m	UKP	0	0.00	0	0
30064474	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/05/2011	Industrial (B2)	Lease	195	Gross sq m	UKP	0	0.00	0	0
30064469	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/05/2011	Industrial (B2)	Lease	258	Gross sq m	UKP	0	0.00	0	0
30064468	The Paddocks Cherry Hinton	Cherry Hinton Road	Cambridge	CB1 3HG	15/05/2011	Industrial (B1/B2/B8)	Lease	329	Gross sq m	UKP	0	0.00	0	0
30051168	Tenison Road Cambridge	Tenison Road	Cambridge	CB1 2RY	15/05/2011	Offices (B1a)	Lease	413	Gross sq m	UKP	0	0.00	0	0
30044573	5 Brooklands Avenue	Brooklands Avenue	Cambridge	CB2 8BB	06/05/2011	Offices (B1a)	Sale	224	Gross sq m	UKP	575,575	0.00	0	0
30045694	Kirkwood Road Cambridge	Kirkwood Road, Kilmaine	Cambridge	CB4 2PF	01/05/2011	Industrial (B2)	Lease	484	Gross sq m	UKP	0	0.00	45,500	94
30050771	Anstey Hall Courtyard Maris	Maris Lane	Cambridge	CB2 9LN	01/05/2011	Offices (B1a)	Lease	41	Gross sq m	UKP	0	0.00	0	0
30065095	Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TF	26/04/2011	Industrial (B2)	Sale	1,695	Gross sq m	UKP	250,000	0.00	0	0
30050505	Edinburgh House Cowley	Cowley Road	Cambridge	CB4 0WS	26/04/2011	Offices (B1b)	Lease	120	Gross sq m	UKP	0	0.00	32,325	0
30050892	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/04/2011	Offices (B1b)	Lease	6	Gross sq m	UKP	0	0.00	2,599	406
30064611	St Andrew's House 90 St	St Andrews Road	Cambridge	CB4 1DL	15/04/2011	Offices (B1a)	Lease	372	Gross sq m	UKP	0	0.00	0	0
30050885	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	15/04/2011	Offices (B1a)	Lease	46	Gross sq m	UKP	0	0.00	0	0
30051033	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/04/2011	Offices (B1b)	Lease	88	Gross sq m	UKP	0	0.00	0	0
30051032	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/04/2011	Offices (B1b)	Lease	115	Gross sq m	UKP	0	0.00	0	0
30051031	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/04/2011	Offices (B1b)	Lease	26	Gross sq m	UKP	0	0.00	0	0
30051030	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/04/2011	Offices (B1b)	Lease	25	Gross sq m	UKP	0	0.00	0	0
30032175	Titan House Castle Park	Castle Park	Cambridge	CB3 0AY	15/04/2011	Offices (B1b)	Lease	929	Gross sq m	UKP	0	0.00	210,000	226
30051024	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	15/04/2011	Offices (B1a)	Lease	91	Gross sq m	UKP	0	0.00	0	0
30051028	17 Emmanuel Road	Emmanuel Road, Orchard	Cambridge	CB1 1JW	15/04/2011	Offices (B1a)	Sale	139	Gross sq m	UKP	0	0.00	0	0
30050501	Avebury House 36a Union	Union Lane	Cambridge	CB4 1QB	01/04/2011	Offices (B1a)	Sale	120	Gross sq m	UKP	281,000	0.00	0	0
30042339	33-35 Green Street	Green Street	Cambridge	CB2 3JX	25/03/2011	Leisure (A3) Food	Lease	502	Gross sq m	UKP	0	0.00	134,000	267
30065225	Janus House 46-52 St	St Andrews Street,	Cambridge	CB2 3AH	24/03/2011	Offices (B1a)	Lease	132	Gross sq m	UKP	0	0.00	0	0
30063165	19-21 Godesdone Road	Godesdone Road	Cambridge	CB5 8HR	15/03/2011	Industrial (B1/B2/B8)	Lease	230	Gross sq m	UKP	0	0.00	34,500	0
30050895	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	15/03/2011	Offices (B1a)	Lease	26	Gross sq m	UKP	0	0.00	0	0
30051006	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/03/2011	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	0	0
30051005	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/03/2011	Offices (B1b)	Lease	26	Gross sq m	UKP	0	0.00	0	0
30051002	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/03/2011	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	0	0
30043444	Godwin House Castle Park	Castle Park	Cambridge	CB3 0RA	15/03/2011	Offices (B1a)	Sub-Letting	191	Gross sq m	UKP	0	0.00	34,000	178
30051009	Clarendon House Clarendon	Clarendon Road	Cambridge	CB2 8FH	15/03/2011	Offices (B1a)	Lease	374	Gross sq m	UKP	0	0.00	104,754	280
30050530	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/03/2011	Offices (B1a)	Lease	153	Gross sq m	UKP	0	0.00	29,019	0
30051089	Janus House 46-52 St	St Andrews Street,	Cambridge	CB2 3AH	15/03/2011	Offices (B1a)	Lease	132	Gross sq m	UKP	0	0.00	22,100	0
30050535	Adkins Corner 4 Perne Road	Perne Road, Cherry	Cambridge	CB1 3RU	15/03/2011	Offices (B1a)	Lease	55	Gross sq m	UKP	0	0.00	0	0
30069607	Twenty One Station Road 21	Station Road	Cambridge	CB1 2TR	15/03/2011	Offices (B1a)	Investment Sale	7,757	Gross sq m	UKP	37,000,000	6.00	0	0
30051012	30 Station Road Cambridge	Station Road	Cambridge	CB1 2RE	15/03/2011	Offices (B1a)	Lease	657	Gross sq m	UKP	0	0.00	0	0
30050533	30 Station Road Cambridge	Station Road	Cambridge	CB1 2RE	15/03/2011	Offices (B1a)	Lease	156	Gross sq m	UKP	0	0.00	0	0
30055622	190-192 Green End Road	Green End Road	Cambridge	CB4 1RN	03/03/2011	Industrial, (A1)	Lease	115	Gross sq m	UKP	0	0.00	22,000	191
30050497	33-35 Regent Street	Regent Street	Cambridge	CB2 1AB	01/03/2011	Offices (B1a)	Lease	43	Gross sq m	UKP	0	0.00	4,000	92
30065039	Lower Court Cambridge	Cambridge Road	Cambridge	CB2 4AF	28/02/2011	Offices (B1b)	Lease	42	Gross sq m	UKP	0	0.00	9,500	0
30050504	Edinburgh House Cowley	Cowley Road	Cambridge	CB4 0WS	17/02/2011	Offices (B1b)	Lease	186	Gross sq m	UKP	0	0.00	48,072	0
30030989	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	15/02/2011	Offices (B1a)	Lease	14	Gross sq m	UKP	0	0.00	0	0
30051019	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/02/2011	Offices (B1b)	Lease	87	Gross sq m	UKP	0	0.00	0	0
30051018	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/02/2011	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	0	0
30064466	London Road Sawston	London Road	Sawston	CB2 4EE	01/02/2011	Industrial (B2)	Lease	1,001	Gross sq m	UKP	0	0.00	0	0
30051707	Selwyn House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	15/01/2011	Offices (B1a)	Lease	650	Gross sq m	UKP	0	0.00	0	0
30050999	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/01/2011	Offices (B1b)	Lease	26	Gross sq m	UKP	0	0.00	0	0

30055644	Former Wellington Garage	Coldhams Road	Cambridge	CB1 3EW	15/01/2011	Industrial (B1/B2/B8)	Sale	122	Gross sq m	UKP	140,000	0.00	0	0
30050529	Lincoln House Cherry Hinton	Cherry Hinton Road	Cambridge	CB1 8DH	01/01/2011	Offices (B1a)	Lease	61	Gross sq m	UKP	0	0.00	0	0
30031941	5-7 Portugal Place Cambridge	Portugal Place	Cambridge	CB5 8AF	15/12/2010	Offices (B1a)	Lease	143	Gross sq m	UKP	0	0.00	0	0
30031910	St Andrew's House 90 St	St Andrews Road	Cambridge	CB4 1DL	15/12/2010	Offices (B1a)	Lease	308	Gross sq m	UKP	0	0.00	0	0
30050944	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	15/12/2010	Offices (B1a)	Lease	14	Gross sq m	UKP	0	0.00	0	0
30031894	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	15/12/2010	Offices (B1a)	Lease	825	Gross sq m	UKP	0	0.00	0	0
30031810	Rustat House 62 Clifton Road	Clifton Road	Cambridge	CB1 7EG	15/12/2010	Offices (B1a)	Lease	546	Gross sq m	UKP	0	0.00	0	0
30029567	1-2 Petty Cury Cambridge	Petty Cury	Cambridge	CB2 3NE	02/12/2010	Leisure (A3) Food	Pre-Let	310	Gross sq m	UKP	0	0.00	130,000	0
30032131	Quayside Cambridge	Quayside	Cambridge	CB5 8AB	01/12/2010	Offices (B1a)	Lease	437	Gross sq m	UKP	0	0.00	110,427	253
30055646	158 Shelford Road	Shelford Road	Cambridge	CB2 9NE	01/12/2010	Industrial (B1c)	Sale	312	Gross sq m	UKP	550,000	0.00	0	0
30029879	22 Hills Road Cambridge	Hills Road	Cambridge	CB2 1JP	01/12/2010	Offices (B1a)	Lease	49	Gross sq m	UKP	0	0.00	8,000	165
30050527	Rustat House 62 Clifton Road	Clifton Road	Cambridge	CB1 7EG	01/12/2010	Offices (B1a)	Lease	541	Gross sq m	UKP	0	0.00	0	0
30017103	Charter House 62-68 Hills	Hills Road	Cambridge	CB2 1LA	30/11/2010	Offices (B1a)	Lease	449	Gross sq m	UKP	0	0.00	87,030	194
30050513	150-160 Hills Road	Hills Road	Cambridge	CB2 2RJ	24/11/2010	Offices (B1a)	Lease	135	Gross sq m	UKP	0	0.00	30,000	0
30030987	Tennyson House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	15/11/2010	Offices (B1b)	Lease	1,027	Gross sq m	UKP	0	0.00	237,683	231
30032752	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/11/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	0	0
30032751	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/11/2010	Offices (B1b)	Lease	96	Gross sq m	UKP	0	0.00	0	0
30030986	57 Regent Street Cambridge	Regent Street	Cambridge	CB2 1AQ	15/11/2010	Offices (B1a)	Lease	131	Gross sq m	UKP	0	0.00	0	0
30032375	Old Canteen & Former	Cherry Hinton Road,	Cambridge	CB1 8DH	15/11/2010	Offices (B1a)	Lease	58	Gross sq m	UKP	0	0.00	0	0
30033516	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/11/2010	Industrial (B2)	Lease	325	Gross sq m	UKP	0	0.00	0	0
30031271	Henley Road Cambridge	Henley Road	Cambridge	CB1 3DY	15/11/2010	Industrial (B2)	Lease	331	Gross sq m	UKP	0	0.00	0	0
30032189	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/11/2010	Offices (B1b)	Lease	661	Gross sq m	UKP	0	0.00	0	0
30033354	City House 126-130 Hills Road	Hills Road, Brooklands	Cambridge	CB2 1RE	30/10/2010	Offices (B1a)	Lease	568	Gross sq m	UKP	0	0.00	137,610	242
30032138	Lockton House Clarendon	Clarendon Road	Cambridge	CB2 8FH	20/10/2010	Offices (B1a)	Sub-Letting	102	Gross sq m	UKP	0	0.00	0	269
30031298	Ditton Walk Cambridge	Ditton Walk	Cambridge	CB5 8PD	15/10/2010	Industrial (B2)	Lease	1,205	Gross sq m	UKP	0	0.00	58,374	0
30033123	149B Histon Road Cambridge	Histon Road	Cambridge	CB4 3JD	15/10/2010	Industrial (B1/B2/B8)	Lease	451	Gross sq m	UKP	0	0.00	28,500	63
30031316	Kirkwood Road Cambridge	Kirkwood Road, Kilmaine	Cambridge	CB4 2PF	15/10/2010	Industrial (B2)	Sale	469	Gross sq m	UKP	0	0.00	0	0
30031281	Kirkwood Road Cambridge	Kirkwood Road, Kilmaine	Cambridge	CB4 2PF	15/10/2010	Industrial (B2)	Lease	453	Gross sq m	UKP	0	0.00	0	0
30030959	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	15/10/2010	Offices (B1a)	Lease	13	Gross sq m	UKP	0	0.00	1,500	0
30032758	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/10/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	0	0
30032757	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/10/2010	Offices (B1b)	Lease	78	Gross sq m	UKP	0	0.00	0	0
30032756	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/10/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	0	0
30030966	98 Hartington Grove	Hartington Grove	Cambridge	CB1 7UB	15/10/2010	Offices (B1a)	Lease	74	Gross sq m	UKP	0	0.00	11,000	0
30031305	43 Clifton Road Cambridge	Clifton Road	Cambridge	CB1 7ED	15/10/2010	Industrial (B1/B2/B8)	Lease	206	Gross sq m	UKP	0	0.00	0	0
30032859	City House 126-130 Hills Road	Hills Road, Brooklands	Cambridge	CB2 1RE	11/10/2010	Offices (B1a)	Assignment	238	Gross sq m	UKP	0	0.00	60,899	0
30030795	Central Building 110 Fulbourn	Fulbourn Road	Cambridge	CB1 9NJ	06/10/2010	Offices (B1a)	Lease	2,761	Gross sq m	UKP	0	0.00	0	231
30031275	Fulbourn Road Cambridge	Fulbourn Road	Cambridge	CB1 9JN	01/10/2010	Offices (B1b)	Assignment	2,761	Gross sq m	UKP	0	0.00	640,000	232
30024601	Edinburgh House Cowley	Cowley Road	Cambridge	CB4 0WS	21/09/2010	Offices (B1b)	Lease	184	Gross sq m	UKP	0	0.00	47,448	258
30032764	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/09/2010	Offices (B1b)	Lease	27	Gross sq m	UKP	0	0.00	0	0
30032762	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/09/2010	Offices (B1b)	Lease	40	Gross sq m	UKP	0	0.00	0	0
30032761	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/09/2010	Offices (B1b)	Lease	16	Gross sq m	UKP	0	0.00	0	0
30032759	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/09/2010	Offices (B1b)	Lease	18	Gross sq m	UKP	0	0.00	0	0
30032364	Church Farm Maris Lane	Maris Lane	Cambridge	CB2 9LG	15/09/2010	Offices (B1a)	Lease	11	Gross sq m	UKP	0	0.00	0	0
30033511	Janus House 46-52 St	St Andrews Street,	Cambridge	CB2 3AH	15/09/2010	Offices (B1a)	Lease	132	Gross sq m	UKP	0	0.00	0	0
30050551	69a Lensfield Road	Lensfield Road	Cambridge	CB2 1EN	15/09/2010	Offices (B1a)	Lease	33	Gross sq m	UKP	0	0.00	0	0
30032244	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	01/09/2010	Offices (B1a)	Lease	0	Gross sq m	UKP	0	0.00	0	0
30032547	Francis House 112 Hills Road	Hills Road	Cambridge	CB2 1PH	01/09/2010	Offices (B1a)	Investment Sale	3,284	Gross sq m	UKP	9,500,000	6.82	0	0
30030947	The Enterprise Centre Ditton	Ditton Walk	Cambridge	CB5 8QD	15/08/2010	Offices (B1a)	Lease	78	Gross sq m	UKP	0	0.00	0	0
30031421	Kilmaine Close Kings Hedges	Kings Hedges Road	Cambridge	CB4 2QF	15/08/2010	Industrial (B8)	Lease	504	Gross sq m	UKP	0	0.00	0	0
30032725	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/08/2010	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	0	0
30032724	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/08/2010	Offices (B1b)	Lease	37	Gross sq m	UKP	0	0.00	0	0
30032157	Thomas House 14 George IV	George IV Street	Cambridge	CB2 1HH	15/08/2010	Offices (B1a)	Lease	193	Gross sq m	UKP	0	0.00	0	0
30014198	Twenty One Station Road 21	Station Road	Cambridge	CB1 2TR	15/08/2010	Offices (B1a)	Pre-Let	7,757	Gross sq m	UKP	0	0.00	2,538,400	327
30031419	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	05/08/2010	Industrial (B2)	Lease	204	Gross sq m	UKP	0	0.00	21,000	103
30024806	249-251 Barnwell Road	Barnwell Road	Cambridge	CB5 8RQ	03/08/2010	Industrial (B1/B2/B8)	Lease	473	Gross sq m	UKP	0	0.00	65,000	137
30050509	22 Hills Road Cambridge	Hills Road	Cambridge	CB2 1JP	03/08/2010	Offices (B1a)	Lease	45	Gross sq m	UKP	0	0.00	6,000	132
30032248	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/08/2010	Offices (B1b)	Lease	269	Gross sq m	UKP	0	0.00	0	0
30020428	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/08/2010	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	7,800	600

30030940	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/07/2010	Offices (B1b)	Lease	51	Gross sq m	UKP	0	0.00	12,000	0
30020138	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	15/07/2010	Offices (B1a)	Pre-Let	195	Gross sq m	UKP	0	0.00	63,000	323
30032728	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/07/2010	Offices (B1a)	Lease	40	Gross sq m	UKP	0	0.00	7,361	183
30032190	Kefford House Maris Lane	Maris Lane	Cambridge	CB2 2LG	15/07/2010	Offices (B1a)	Lease	813	Gross sq m	UKP	0	0.00	0	0
30028081	Parker's House 46-60 Regent	Regent Street	Cambridge	CB2 1DP	15/07/2010	Leisure (A3) Food	Lease	126	Gross sq m	UKP	0	0.00	28,500	0
30035038	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/07/2010	Industrial (B2)	Lease	295	Gross sq m	UKP	0	0.00	33,400	113
30031738	14 Clifton Road Cambridge	Clifton Road	Cambridge	CB1 7EA	15/07/2010	Industrial (B1/B2/B8)	Lease	295	Gross sq m	UKP	0	0.00	20,000	0
30050569	Carlyle House Carlyle Road	Carlyle Road	Cambridge	CB4 3DH	02/07/2010	Offices (B1a)	Lease	217	Gross sq m	UKP	0	0.00	0	194
30032512	Ortona House 110 Hills Road	Hills Road	Cambridge	CB2 1LQ	01/07/2010	Offices (B1a)	Sale	232	Gross sq m	UKP	0	0.00	0	0
30020632	Sheraton House Castle Park	Castle Park	Cambridge	CB3 0AX	18/06/2010	Offices (B1a)	Lease	2,323	Gross sq m	UKP	0	0.00	0	0
30032736	4 Newmarket Road	Newmarket Road	Cambridge	CB5 8DT	15/06/2010	Offices (B1a)	Lease	163	Gross sq m	UKP	0	0.00	26,250	161
30021006	Kings Hedges Road	Kings Hedges Road,	Cambridge	CB4 2QH	15/06/2010	Offices (B1a)	Lease	286	Gross sq m	UKP	0	0.00	0	0
30030922	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/06/2010	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	0	0
30020402	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/06/2010	Offices (B1b)	Lease	58	Gross sq m	UKP	0	0.00	25,380	441
30043522	Clarendon House Clarendon	Clarendon Road	Cambridge	CB2 8FH	15/06/2010	Offices (B1a)	Lease	488	Gross sq m	UKP	0	0.00	0	269
30017757	69a Lensfield Road	Lensfield Road	Cambridge	CB2 1EN	15/06/2010	Offices (B1a)	Lease	23	Gross sq m	UKP	0	0.00	10,800	469
30031451	21 Hobson Street Cambridge	Hobson Street	Cambridge	CB1 1NW	15/06/2010	Leisure (D2)	Lease	1,022	Gross sq m	UKP	0	0.00	0	0
30020219	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	01/06/2010	Offices (B1a)	Lease	10	Gross sq m	UKP	0	0.00	0	0
30032535	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	0	0
30020458	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2010	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	7,800	600
30020397	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2010	Offices (B1b)	Lease	18	Gross sq m	UKP	0	0.00	9,120	517
30020395	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2010	Offices (B1b)	Lease	27	Gross sq m	UKP	0	0.00	13,200	483
30020393	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	15,000	351
30020243	St Giles Hall Pound Hill	Pound Hill	Cambridge	CB3 0AE	01/06/2010	Offices (B1a)	Lease	267	Gross sq m	UKP	0	0.00	47,487	178
30020135	Kett House 1 Station Road	Station Road, Hills Road	Cambridge	CB1 2JY	01/06/2010	Offices (B1a)	Lease	382	Gross sq m	UKP	0	0.00	0	0
30020133	Kett House 1 Station Road	Station Road, Hills Road	Cambridge	CB1 2JY	01/06/2010	Offices (B1a)	Lease	361	Gross sq m	UKP	0	0.00	0	0
30026967	44-46 Mill Road Cambridge	Mill Road	Cambridge	CB1 2AS	01/06/2010	Leisure, (A1)	Investment Sale	262	Gross sq m	UKP	600,000	0.00	0	0
30020190	The Tram Shed 185 East Road	East Road	Cambridge	CB1 1BG	01/06/2010	Offices (B1a)	Lease	111	Gross sq m	UKP	0	0.00	22,200	199
30030925	11 Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TP	15/05/2010	Industrial (B1/B2/B8)	Lease	949	Gross sq m	UKP	0	0.00	0	0
30020441	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/05/2010	Offices (B1b)	Lease	23	Gross sq m	UKP	0	0.00	8,750	377
30020440	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/05/2010	Offices (B1b)	Lease	78	Gross sq m	UKP	0	0.00	26,720	344
30020436	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/05/2010	Offices (B1b)	Lease	20	Gross sq m	UKP	0	0.00	7,320	358
30020435	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/05/2010	Offices (B1b)	Lease	14	Gross sq m	UKP	0	0.00	120	9
30020434	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/05/2010	Offices (B1b)	Lease	119	Gross sq m	UKP	0	0.00	44,400	373
30020443	Ravenscroft House 61 Regent	Regent Street	Cambridge	CB2 1AB	15/05/2010	Offices (B1a)	Sub-Letting	93	Gross sq m	UKP	0	0.00	16,422	176
30016471	Leda House 20 Station Road	Station Road	Cambridge	CB1 2JB	15/05/2010	Offices (B1a)	Lease	298	Gross sq m	UKP	0	0.00	90,313	303
30021635	40-42 Hills Road Cambridge	Hills Road	Cambridge	CB2 1LA	05/05/2010	Leisure (A3) Food	Lease	123	Gross sq m	UKP	0	0.00	0	0
30020290	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	01/05/2010	Offices (B1b)	Lease	30	Gross sq m	UKP	0	0.00	0	0
30020289	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	01/05/2010	Offices (B1b)	Lease	102	Gross sq m	UKP	0	0.00	0	0
30020288	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	01/05/2010	Offices (B1b)	Lease	55	Gross sq m	UKP	0	0.00	0	0
30020437	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/05/2010	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	7,800	600
30020128	8a Kings Parade Cambridge	Kings Parade	Cambridge	CB2 1SJ	01/05/2010	Offices (B1a)	Lease	60	Gross sq m	UKP	0	0.00	0	0
30020132	Bateman House 82-88 Hills	Hills Road	Cambridge	CB2 1LQ	01/05/2010	Offices (B1a)	Lease	318	Gross sq m	UKP	0	0.00	71,799	226
30020130	Adkins Corner 4 Perne Road	Perne Road, Cherry	Cambridge	CB1 3RU	01/05/2010	Offices (B1a)	Lease	60	Gross sq m	UKP	0	0.00	0	0
30013327	Abbey Stadium Newmarket	Newmarket Road	Cambridge	CB5 8LN	19/04/2010	Leisure (D2)	Sale	2	Gross sq m	UKP	3,500,000	0.00	0	0
30015647	104 Regent Street Cambridge	Regent Street	Cambridge	CB2 1DP	19/04/2010	Offices (B1a)	Lease	86	Gross sq m	UKP	0	0.00	11,500	134
30020236	Dukes Court 54-62 Newmarket	Newmarket Road	Cambridge	CB5 8DZ	15/04/2010	Offices (B1a)	Lease	364	Gross sq m	UKP	0	0.00	70,434	194
30020442	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/04/2010	Offices (B1b)	Lease	267	Gross sq m	UKP	0	0.00	86,340	323
30020415	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/04/2010	Offices (B1b)	Lease	218	Gross sq m	UKP	0	0.00	69,600	319
30020407	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/04/2010	Offices (B1b)	Lease	26	Gross sq m	UKP	0	0.00	13,200	517
30017088	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	15/04/2010	Offices (B1a)	Lease	371	Gross sq m	UKP	0	0.00	0	0
30032400	Ravenscroft House 61 Regent	Regent Street	Cambridge	CB2 1AB	15/04/2010	Offices (B1a)	Lease	93	Gross sq m	UKP	0	0.00	18,693	200
30031697	35 Clifton Road Cambridge	Clifton Road	Cambridge	CB1 7ED	15/04/2010	Industrial (B1/B2/B8)	Lease	179	Gross sq m	UKP	0	0.00	0	0
30035046	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/04/2010	Industrial (B2)	Lease	187	Gross sq m	UKP	0	0.00	18,144	97
30033526	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/04/2010	Industrial (B2)	Lease	510	Gross sq m	UKP	0	0.00	0	0
30020286	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	01/04/2010	Offices (B1b)	Lease	14	Gross sq m	UKP	0	0.00	0	0
30020422	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/04/2010	Offices (B1b)	Lease	12	Gross sq m	UKP	0	0.00	7,800	646
30020109	Lockton House Clarendon	Clarendon Road	Cambridge	CB2 8FH	01/04/2010	Offices (B1a)	Lease	302	Gross sq m	UKP	0	0.00	0	0

30031458	31c Clifton Road Cambridge	Clifton Road	Cambridge	CB1 7EB	01/04/2010	Industrial (B1/B2/B8)	Lease	166	Gross sq m	UKP	0	0.00	19,750	119
30033196	Chesterton Medical Centre 35	Union Lane	Cambridge	CB4 1PX	24/03/2010	Offices (B1a)	Assignment	268	Gross sq m	UKP	0	0.00	0	0
30033191	City House 126-130 Hills Road	Hills Road, Brooklands	Cambridge	CB2 1RE	22/03/2010	Offices (B1a)	Lease	254	Gross sq m	UKP	0	0.00	66,401	261
30033500	Barnwell Road Cambridge	Barnwell Road	Cambridge	CB5 8RE	15/03/2010	Offices (B1a)	Lease	1,957	Gross sq m	UKP	0	0.00	0	0
30024581	Kirkwood Road Cambridge	Kirkwood Road, Kilmaine	Cambridge	CB4 2PF	15/03/2010	Industrial (B2)	Lease	420	Gross sq m	UKP	0	0.00	38,437	91
30020417	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/03/2010	Offices (B1b)	Lease	96	Gross sq m	UKP	0	0.00	6,720	70
30020416	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/03/2010	Offices (B1b)	Lease	102	Gross sq m	UKP	0	0.00	30,600	301
30020413	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/03/2010	Offices (B1b)	Lease	25	Gross sq m	UKP	0	0.00	990	40
30020411	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/03/2010	Offices (B1b)	Lease	23	Gross sq m	UKP	0	0.00	11,220	483
30020409	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/03/2010	Offices (B1b)	Lease	87	Gross sq m	UKP	0	0.00	15,000	173
30030917	Trumpington Mews 40b High	High Street	Cambridge	CB2 9LS	15/03/2010	Offices (B1a)	Lease	50	Gross sq m	UKP	0	0.00	0	0
30020097	Church Farm Maris Lane	Maris Lane	Cambridge	CB2 9LG	15/03/2010	Offices (B1a)	Lease	25	Gross sq m	UKP	0	0.00	0	0
30030906	25 Hills Road Cambridge	Hills Road	Cambridge	CB2 1NW	15/03/2010	Offices (B1a)	Lease	116	Gross sq m	UKP	0	0.00	0	0
30033525	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/03/2010	Industrial (B2)	Lease	882	Gross sq m	UKP	0	0.00	0	0
30033524	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/03/2010	Industrial (B2)	Lease	280	Gross sq m	UKP	0	0.00	0	0
30033523	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/03/2010	Industrial (B2)	Lease	510	Gross sq m	UKP	0	0.00	0	0
30009779	505 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	15/03/2010	Offices (B1a)	Licence	37	Gross sq m	UKP	0	0.00	0	0
30030908	24-29 Occupation Road	Occupation Road	Cambridge	CB1 2QR	15/03/2010	Industrial (B1/B2/B8)	Lease	531	Gross sq m	UKP	0	0.00	0	0
30030904	Wellington Court 1-2	Wellington Street	Cambridge	CB1 1HZ	15/03/2010	Offices (B1a)	Lease	91	Gross sq m	UKP	0	0.00	0	0
30010134	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	03/03/2010	Offices (B1a)	Pre-Let	139	Gross sq m	UKP	0	0.00	45,000	323
30020211	Byron House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	01/03/2010	Offices (B1b)	Lease	216	Gross sq m	UKP	0	0.00	49,248	228
30020412	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/03/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	7,500	176
30020209	40b High Street Trumpington	High Street	Cambridge	CB2 9LS	01/03/2010	Offices (B1a)	Lease	50	Gross sq m	UKP	0	0.00	0	0
30020100	Lockton House Clarendon	Clarendon Road	Cambridge	CB2 8FH	01/03/2010	Offices (B1a)	Lease	425	Gross sq m	UKP	0	0.00	0	0
30032546	Adkins Corner 4 Perne Road	Perne Road, Cherry	Cambridge	CB1 3RU	01/03/2010	Offices (B1a)	Investment Sale	1,420	Gross sq m	UKP	2,500,000	7.53	0	0
30020210	Wellington Court 3 Wellington	Wellington Street	Cambridge	CB1 1HZ	01/03/2010	Offices (B1a)	Lease	91	Gross sq m	UKP	0	0.00	4,000	44
30031581	Ditton Walk Cambridge	Ditton Walk	Cambridge	CB5 8PD	15/02/2010	Industrial (B2)	Lease	1,587	Gross sq m	UKP	0	0.00	0	0
30032490	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/02/2010	Offices (B1b)	Lease	0	Gross sq m	UKP	0	0.00	0	0
30032212	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/02/2010	Offices (B1b)	Lease	19	Gross sq m	UKP	0	0.00	0	0
30020433	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/02/2010	Offices (B1b)	Lease	58	Gross sq m	UKP	0	0.00	1,800	31
30020432	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/02/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	18,000	421
30033522	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/02/2010	Industrial (B2)	Lease	325	Gross sq m	UKP	0	0.00	0	0
30033521	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	15/02/2010	Industrial (B2)	Lease	372	Gross sq m	UKP	0	0.00	0	0
30020394	Henry Giles House 73-79	Chesterton Road	Cambridge	CB4 3BQ	02/02/2010	Offices (B1a)	Lease	440	Gross sq m	UKP	0	0.00	44,301	101
30020206	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	01/02/2010	Offices (B1a)	Lease	19	Gross sq m	UKP	0	0.00	0	0
30020457	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/02/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	10,200	239
30020455	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/02/2010	Offices (B1b)	Lease	23	Gross sq m	UKP	0	0.00	9,600	413
30020431	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/02/2010	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	0	0
30020257	27-28 Bridge Street	Bridge Street	Cambridge	CB2 1UJ	01/02/2010	Offices (B1a)	Lease	221	Gross sq m	UKP	0	0.00	40,000	181
30044869	52 Burleigh Street Cambridge	Burleigh Street	Cambridge	CB1 1DJ	31/01/2010	Offices, (A1)	Investment Sale	426	Gross sq m	UKP	1,250,000	0.00	0	0
30007413	2 Hills Road Cambridge	Hills Road, Union Road	Cambridge	CB2 1JP	22/01/2010	Offices (B1a)	Lease	353	Gross sq m	UKP	0	0.00	85,500	242
30032152	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/01/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	0	0
30032125	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/01/2010	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	0	0
30015708	Adkins Corner 4 Perne Road	Perne Road, Cherry	Cambridge	CB1 3RU	15/01/2010	Offices (B1a)	Lease	232	Gross sq m	UKP	0	0.00	0	0
30004606	66 Church End Cambridge	Church End	Cambridge	CB1 3LB	15/01/2010	Offices (B1a)	Lease	73	Gross sq m	UKP	0	0.00	0	0
30008296	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	01/01/2010	Offices (B1a)	Lease	46	Gross sq m	UKP	0	0.00	2,900	62
30020464	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/01/2010	Offices (B1b)	Lease	28	Gross sq m	UKP	0	0.00	9,600	338
30020462	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/01/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	16,200	379
30020461	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/01/2010	Offices (B1b)	Lease	58	Gross sq m	UKP	0	0.00	7,800	135
30020439	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/01/2010	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	15,180	355
30020400	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/01/2010	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,720	517
30020093	Three Crowns House 72 Hills	Hills Road	Cambridge	CB2 1LA	01/01/2010	Offices (B1a)	Sale	2,375	Gross sq m	UKP	0	0.00	0	0
30006522	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	23/12/2009	Industrial (B2)	Lease	454	Gross sq m	UKP	0	0.00	0	0
30005845	Barnwell Road Cambridge	Barnwell Road	Cambridge	CB5 8RE	15/12/2009	Offices (B1a)	Lease	251	Gross sq m	UKP	0	0.00	0	0
30004627	24 Newmarket Road	Newmarket Road	Cambridge	CB5 8EW	15/12/2009	Offices (B1a)	Lease	178	Gross sq m	UKP	0	0.00	0	0
30005832	Janus House 46-52 St	St Andrews Street,	Cambridge	CB2 3AH	15/12/2009	Offices (B1a)	Lease	106	Gross sq m	UKP	0	0.00	0	0
30004613	25 Hills Road Cambridge	Hills Road	Cambridge	CB2 1NW	15/12/2009	Offices (B1a)	Lease	57	Gross sq m	UKP	0	0.00	0	0
30004617	3 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	15/12/2009	Offices (B1a)	Lease	212	Gross sq m	UKP	0	0.00	0	0

30005522	Richmond House 16-20	Regent Street	Cambridge	CB2 1DB	15/12/2009	Offices (B1a)	Sub-Letting	146	Gross sq m	UKP	0	0.00	26,775	183
30005837	Rustat House 62 Clifton Road	Clifton Road	Cambridge	CB1 7EG	15/12/2009	Offices (B1a)	Lease	1,035	Gross sq m	UKP	0	0.00	0	0
30005841	511 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	15/12/2009	Offices (B1a)	Lease	540	Gross sq m	UKP	0	0.00	0	0
30004134	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	14/12/2009	Offices (B1b)	Lease	14	Gross sq m	UKP	0	0.00	7,080	488
30004131	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	14/12/2009	Offices (B1b)	Lease	31	Gross sq m	UKP	0	0.00	13,200	424
30004128	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	14/12/2009	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,720	536
30004138	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	13/12/2009	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,000	478
30004141	Coldhams Lane Cambridge	Coldhams Lane	Cambridge	CB1 3EP	12/12/2009	Industrial (B2)	Lease	507	Gross sq m	UKP	0	0.00	49,150	97
30006663	The Old Matlings Prospect	Prospect Row	Cambridge	CB1 1DU	07/12/2009	Industrial (B1/B2/B8)	Licence	540	Gross sq m	UKP	0	0.00	1,000	2
24125740	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	01/12/2009	Offices (B1a)	Lease	1,146	Gross sq m	UKP	0	0.00	246,680	215
30011489	88 Regent Street Cambridge	Regent Street	Cambridge	CB2 1DP	16/11/2009	Offices (B1a)	Lease	132	Gross sq m	UKP	0	0.00	0	0
30005975	Chesterton Tower Chapel	Chapel Street	Cambridge	CB4 1DY	15/11/2009	Offices (B1a)	Lease	85	Gross sq m	UKP	0	0.00	0	0
30005831	53/54 Sidney Street	Sidney Street	Cambridge	CB2 3HX	15/11/2009	Offices (B1a)	Lease	239	Gross sq m	UKP	0	0.00	0	103
30004187	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	10/11/2009	Offices (B1b)	Lease	20	Gross sq m	UKP	0	0.00	10,320	517
24124641	505 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	05/11/2009	Offices (B1a)	Licence	37	Gross sq m	UKP	0	0.00	9,620	259
24124630	505 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	05/11/2009	Offices (B1a)	Licence	19	Gross sq m	UKP	0	0.00	4,992	269
30004917	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/11/2009	Offices (B1b)	Lease	14	Gross sq m	UKP	0	0.00	6,720	464
30005628	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	01/11/2009	Industrial (B2)	Lease	187	Gross sq m	UKP	0	0.00	0	0
30005058	Burleigh Street Cambridge	Burleigh Street	Cambridge	CB1 1DG	30/10/2009	Offices (B1a)	Lease	121	Gross sq m	UKP	0	0.00	42,000	346
30004244	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	26/10/2009	Offices (B1b)	Lease	54	Gross sq m	UKP	0	0.00	12,000	223
30004253	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	19/10/2009	Offices (B1b)	Lease	26	Gross sq m	UKP	0	0.00	12,000	470
30004249	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	19/10/2009	Offices (B1b)	Lease	58	Gross sq m	UKP	0	0.00	28,200	490
30010022	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	06/10/2009	Offices (B1a)	Pre-Let	715	Gross sq m	UKP	0	0.00	205,975	288
24121891	Logic House 143-147	Newmarket Road	Cambridge	CB5 8HA	28/09/2009	Offices (B1a)	Lease	309	Gross sq m	UKP	0	0.00	43,200	140
24121885	Unit D Kings Hedges Road	Kings Hedges Road,	Cambridge	CB4 2QH	28/09/2009	Offices (B1a)	Lease	307	Gross sq m	UKP	0	0.00	49,500	161
30004328	Kirkwood Road Cambridge	Kirkwood Road, Kilmaine	Cambridge	CB4 2PF	23/09/2009	Industrial (B2)	Lease	353	Gross sq m	UKP	0	0.00	32,000	91
30004432	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	21/09/2009	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	14,400	337
30020189	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	01/09/2009	Offices (B1a)	Lease	251	Gross sq m	UKP	0	0.00	47,610	190
30004445	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/09/2009	Offices (B1b)	Lease	115	Gross sq m	UKP	0	0.00	51,000	443
30004433	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/09/2009	Offices (B1b)	Lease	26	Gross sq m	UKP	0	0.00	12,000	470
30004431	Platinum Building Cowley	Cowley Road	Cambridge	CB4 0WS	01/09/2009	Offices (B1b)	Lease	388	Gross sq m	UKP	0	0.00	77,293	199
24121166	31 Bridge Street Cambridge	Bridge Street	Cambridge	CB2 1UJ	01/09/2009	Offices (B1a)	Lease	101	Gross sq m	UKP	0	0.00	14,000	139
30005486	Newnham Mill Newnham	Newnham Road	Cambridge	CB3 9EY	28/08/2009	Offices (B1a)	Lease	361	Gross sq m	UKP	0	0.00	60,000	166
30004457	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	25/08/2009	Offices (B1b)	Lease	57	Gross sq m	UKP	0	0.00	21,900	384
30004469	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	17/08/2009	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,720	517
24119067	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	15/08/2009	Offices (B1a)	Assignment	218	Gross sq m	UKP	0	0.00	38,000	174
30005470	St Andrew's House 90 St	St Andrews Road	Cambridge	CB4 1DL	15/08/2009	Offices (B1a)	Lease	185	Gross sq m	UKP	0	0.00	33,881	183
30004709	Tennyson House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	15/08/2009	Offices (B1b)	Lease	1,027	Gross sq m	UKP	0	0.00	237,000	0
30005995	Mount Pleasant House Mount	Mount Pleasant,	Cambridge	CB3 0RN	15/08/2009	Offices (B1a)	Lease	475	Gross sq m	UKP	0	0.00	0	0
24125480	21-24 Northampton Street	Northampton Street	Cambridge	CB3 0AD	15/08/2009	Leisure (A3) Food	Assignment	105	Gross sq m	UKP	0	0.00	44,000	0
30005780	Bejeman House 104 Hills	Hills Road, Station Road	Cambridge	CB2 1LQ	15/08/2009	Offices (B1a)	Lease	399	Gross sq m	UKP	0	0.00	0	0
30004472	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	03/08/2009	Offices (B1b)	Lease	23	Gross sq m	UKP	0	0.00	12,000	517
30004482	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/08/2009	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,720	517
30004473	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/08/2009	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	21,000	491
30006519	St Andrew's House 90 St	St Andrews Road	Cambridge	CB4 1DL	27/07/2009	Offices (B1a)	Lease	573	Gross sq m	UKP	0	0.00	0	0
30004747	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	15/07/2009	Offices (B1a)	Lease	46	Gross sq m	UKP	0	0.00	6,000	0
30004755	Dog & Pheasant 169 High	High Street	Cambridge	CB4 1NL	15/07/2009	Leisure (A4)	Sale	372	Gross sq m	UKP	0	0.00	0	0
24117298	St George House 1 Guildhall	Guildhall Street	Cambridge	CB2 3NH	15/07/2009	Offices (B1a)	Sub-Letting	534	Gross sq m	UKP	0	0.00	87,688	164
24116273	35 Hills Road Cambridge	Hills Road, Glisson Road	Cambridge	CB2 1NT	15/07/2009	Offices (B1a)	Lease	366	Gross sq m	UKP	0	0.00	0	0
30005785	Bejeman House 104 Hills	Hills Road, Station Road	Cambridge	CB2 1LQ	15/07/2009	Offices (B1a)	Lease	669	Gross sq m	UKP	0	0.00	0	0
30020168	Compass House 80	Newmarket Road, East	Cambridge	CB5 8DZ	01/07/2009	Offices (B1a)	Lease	465	Gross sq m	UKP	0	0.00	0	0
30004498	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	30/06/2009	Offices (B1b)	Lease	28	Gross sq m	UKP	0	0.00	10,800	380
30004503	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	24/06/2009	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	16,200	379
30004512	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	22/06/2009	Offices (B1b)	Lease	28	Gross sq m	UKP	0	0.00	6,720	236
24116166	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/06/2009	Offices (B1b)	Lease	371	Gross sq m	UKP	0	0.00	66,916	180
24114468	Barnwell Drive Cambridge	Barnwell Drive	Cambridge	CB5 8UX	01/06/2009	Industrial (B2)	Lease	142	Gross sq m	UKP	0	0.00	13,900	98
24116359	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	01/06/2009	Offices (B1a)	Lease	93	Gross sq m	UKP	0	0.00	16,500	178
30004522	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2009	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,720	517

30004516	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2009	Offices (B1b)	Lease	58	Gross sq m	UKP	0	0.00	21,600	375
24116165	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2009	Offices (B1b)	Lease	19	Gross sq m	UKP	0	0.00	9,360	491
24112159	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2009	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,720	517
24116362	7 Downing Place Cambridge	Downing Place	Cambridge	CB2 3EL	01/06/2009	Offices (B1a)	Sub-Letting	31	Gross sq m	UKP	0	0.00	8,400	272
24116368	Anstey Hall Maris Lane	Maris Lane	Cambridge	CB2 2LG	01/06/2009	Offices (B1a)	Lease	41	Gross sq m	UKP	0	0.00	10,734	260
30004676	21 Hobson Street Cambridge	Hobson Street	Cambridge	CB1 1NW	01/06/2009	Leisure (D2) Bingo	Investment Sale	1,208	Gross sq m	UKP	1,750,000	0.00	0	0
24116162	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	22/05/2009	Offices (B1a)	Lease	166	Gross sq m	UKP	0	0.00	34,847	210
30001574	Newmarket Road Cambridge	Newmarket Road,	Cambridge	CB1 3EP	19/05/2009	Industrial (B1/B2/B8)	Investment Sale	3,473	Gross sq m	UKP	3,000,000	0.00	190,400	55
30005173	5 Shaftesbury Road	Shaftesbury Road	Cambridge	CB2 8BW	16/05/2009	Offices (B1a)	Lease	320	Gross sq m	UKP	0	0.00	64,000	200
24116261	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	15/05/2009	Offices (B1a)	Lease	334	Gross sq m	UKP	0	0.00	0	0
24116258	10C St Edwards Passage	St Edwards Passage	Cambridge	CB2 3PJ	15/05/2009	Offices (B1a)	Lease	27	Gross sq m	UKP	0	0.00	0	0
24116263	8 Wellington Mews	Wellington Mews,	Cambridge	CB1 1HW	15/05/2009	Offices (B1a)	Lease	217	Gross sq m	UKP	0	0.00	0	0
24116159	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	13/05/2009	Offices (B1a)	Lease	384	Gross sq m	UKP	0	0.00	80,613	210
24116158	Platinum Building Cowley	Cowley Road	Cambridge	CB4 0WS	06/05/2009	Offices (B1b)	Lease	697	Gross sq m	UKP	0	0.00	68,400	98
30004727	Elizabeth House 1 High Street	High Street	Cambridge	CB4 1YW	01/05/2009	Offices (B1a)	Sub-Letting	289	Gross sq m	UKP	0	0.00	56,000	194
24116157	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/05/2009	Offices (B1b)	Lease	11	Gross sq m	UKP	0	0.00	6,000	538
30005588	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	01/05/2009	Industrial (B2)	Lease	301	Gross sq m	UKP	0	0.00	0	0
24116148	Block 1 Milton Road	Milton Road	Cambridge	CB4 1YG	29/04/2009	Offices (B1b)	Lease	334	Gross sq m	UKP	0	0.00	68,400	205
24116147	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	28/04/2009	Offices (B1b)	Lease	476	Gross sq m	UKP	0	0.00	82,000	172
24116145	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	24/04/2009	Offices (B1b)	Lease	16	Gross sq m	UKP	0	0.00	8,160	517
24116144	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	24/04/2009	Offices (B1b)	Lease	23	Gross sq m	UKP	0	0.00	9,900	426
24111543	Kett House 1 Station Road	Station Road, Hills Road	Cambridge	CB1 2JY	24/04/2009	Offices (B1a)	Investment Sale	3,311	Gross sq m	UKP	9,750,000	8.40	867,000	262
30004924	St Andrew's House 90 St	St Andrews Road	Cambridge	CB4 1DL	15/04/2009	Offices (B1a)	Lease	30	Gross sq m	UKP	0	0.00	8,000	269
24116036	Lower Court I Cambridge	Cambridge Road	Cambridge	CB2 4AF	15/04/2009	Offices (B1b)	Lease	38	Gross sq m	UKP	0	0.00	8,243	214
24116142	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	13/04/2009	Offices (B1b)	Lease	26	Gross sq m	UKP	0	0.00	13,440	517
24116141	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	13/04/2009	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,720	517
24116347	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	01/04/2009	Offices (B1b)	Lease	9	Gross sq m	UKP	0	0.00	0	0
24116346	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	01/04/2009	Offices (B1b)	Lease	6	Gross sq m	UKP	0	0.00	2,280	356
24116343	William James House Cowley	Cowley Road	Cambridge	CB4 0WX	01/04/2009	Offices (B1a)	Lease	418	Gross sq m	UKP	0	0.00	43,700	105
24116138	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/04/2009	Offices (B1b)	Lease	371	Gross sq m	UKP	0	0.00	75,905	205
24116137	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/04/2009	Offices (B1b)	Lease	12	Gross sq m	UKP	0	0.00	6,600	546
24116135	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/04/2009	Offices (B1b)	Lease	19	Gross sq m	UKP	0	0.00	10,080	522
30001367	Bateman House 82-88 Hills	Hills Road	Cambridge	CB2 1LQ	01/04/2009	Offices (B1a)	Investment Sale	1,679	Gross sq m	UKP	3,600,000	8.83	0	0
30005579	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	01/04/2009	Industrial (B2)	Lease	422	Gross sq m	UKP	0	0.00	0	0
24116964	George Pateman Court	Tenison Road	Cambridge	CB1 2RG	01/04/2009	Offices (B1a)	Lease	61	Gross sq m	UKP	0	0.00	13,000	214
24116133	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	16/03/2009	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	19,200	449
30004728	St Andrew's House 90 St	St Andrews Road	Cambridge	CB4 1DL	15/03/2009	Offices (B1a)	Lease	54	Gross sq m	UKP	0	0.00	9,900	182
24116254	Lockton House Clarendon	Clarendon Road	Cambridge	CB2 8FH	15/03/2009	Offices (B1a)	Lease	487	Gross sq m	UKP	0	0.00	0	0
24107463	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	06/03/2009	Offices (B1a)	Lease	138	Gross sq m	UKP	0	0.00	0	0
24107465	1 Tredgold Lane Cambridge	Tredgold Lane, Napier	Cambridge	CB1 1HN	06/03/2009	Offices (B1a)	Lease	62	Gross sq m	UKP	0	0.00	9,500	153
24107464	1 Tredgold Lane Cambridge	Tredgold Lane, Napier	Cambridge	CB1 1HN	06/03/2009	Offices (B1a)	Lease	31	Gross sq m	UKP	0	0.00	4,850	154
24116335	26 Newmarket Road	Newmarket Road	Cambridge	CB5 8DT	01/03/2009	Offices (B1a)	Lease	122	Gross sq m	UKP	0	0.00	20,000	163
24116132	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/03/2009	Offices (B1b)	Lease	57	Gross sq m	UKP	0	0.00	12,960	227
30081920	34a Fitzroy Street Cambridge	Fitzroy Street	Cambridge	CB1 1EW	01/03/2009	Offices (B1a)	Lease	68	Gross sq m	UKP	0	0.00	0	0
24116962	46 Eden Street Cambridge	Eden Street	Cambridge	CB1 1EL	01/03/2009	Offices (B1a)	Lease	102	Gross sq m	UKP	0	0.00	15,950	156
24116129	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	23/02/2009	Offices (B1b)	Lease	30	Gross sq m	UKP	0	0.00	18,000	596
24114182	212-214 Newmarket Road	Newmarket Road	Cambridge	CB5 8JL	15/02/2009	Industrial (B1/B2/B8)	Lease	268	Gross sq m	UKP	0	0.00	50,000	187
30004859	76-78 Newmarket Road	Newmarket Road	Cambridge	CB5 8EE	15/02/2009	Offices (B1a)	Lease	93	Gross sq m	UKP	0	0.00	0	0
30005566	Church Farm Maris Lane	Maris Lane	Cambridge	CB2 9LG	15/02/2009	Offices (B1a)	Lease	11	Gross sq m	UKP	0	0.00	0	0
30004878	Anstey Hall Maris Lane	Maris Lane	Cambridge	CB2 2LG	15/02/2009	Offices (B1a)	Lease	139	Gross sq m	UKP	0	0.00	0	0
24116127	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	09/02/2009	Offices (B1b)	Lease	58	Gross sq m	UKP	0	0.00	29,760	517
24116126	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	09/02/2009	Offices (B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,960	535
24116124	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	02/02/2009	Offices (B1b)	Lease	23	Gross sq m	UKP	0	0.00	11,256	485
24116123	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	02/02/2009	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	20,700	484
24104875	Jedburgh Court Jedburgh	Jedburgh Close	Cambridge	CB4 2XH	01/02/2009	Industrial (B1c) Light	Lease	34	Gross sq m	UKP	0	0.00	4,750	138
24116325	50-51 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	01/02/2009	Offices (B1a)	Lease	68	Gross sq m	UKP	0	0.00	16,000	237
24104939	24 Mill Road Cambridge	Mill Road	Cambridge	CB1 2AD	01/02/2009	Leisure (A3) Food	Lease	38	Gross sq m	UKP	0	0.00	15,500	0
24116323	Wellington Court 7 Wellington	Wellington Street	Cambridge	CB1 1HZ	01/02/2009	Offices (B1a)	Sale	121	Gross sq m	UKP	255,000	0.00	0	0

24106697	19a Hills Road Cambridge	Hills Road	Cambridge	CB2 1NW	30/01/2009	Leisure	(A3) Food	Lease	120	Gross sq m	UKP	0	0.00	25,000	208
24116121	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	29/01/2009	Offices	(B1a)	Lease	27	Gross sq m	UKP	0	0.00	7,436	280
24106293	23-25 Gwydir Street	Gwydir Street	Cambridge	CB1 2LG	23/01/2009	Offices	(B1a)	Lease	16	Gross sq m	UKP	0	0.00	2,800	172
24116027	Poseidon House Castle Park	Castle Park	Cambridge	CB3 0RD	15/01/2009	Offices	(B1a)	Lease	292	Gross sq m	UKP	0	0.00	56,520	194
24116245	8c Kings Parade Cambridge	Kings Parade	Cambridge	CB2 1SJ	15/01/2009	Offices	(B1a)	Lease	58	Gross sq m	UKP	0	0.00	0	0
24116119	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	07/01/2009	Offices	(B1b)	Lease	26	Gross sq m	UKP	0	0.00	13,440	517
24116117	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	05/01/2009	Offices	(B1b)	Lease	19	Gross sq m	UKP	0	0.00	11,280	592
24116114	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	05/01/2009	Offices	(B1b)	Lease	25	Gross sq m	UKP	0	0.00	1,200	49
24116322	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	01/01/2009	Offices	(B1b)	Lease	11	Gross sq m	UKP	0	0.00	3,300	304
24098871	6 Regent Terrace Cambridge	Regent Terrace	Cambridge	CB2 1AA	01/01/2009	Offices	(B1a)	Lease	26	Gross sq m	UKP	0	0.00	6,500	254
24116959	90-92 Regent Street	Regent Street	Cambridge	CB2 1DP	25/12/2008	Offices	(B1a)	Lease	341	Gross sq m	UKP	0	0.00	0	0
24100205	30 Station Road Cambridge	Station Road	Cambridge	CB1 2RE	22/12/2008	Offices	(B1a)	Lease	226	Gross sq m	UKP	0	0.00	63,388	280
24100921	Eastern Gate Newmarket	Newmarket Road,	Cambridge	CB5 8HE	15/12/2008	Leisure	(D2)	Lease	6,503	Gross sq m	UKP	0	0.00	1,150,000	177
24100924	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/12/2008	Offices	(B1b)	Lease	51	Gross sq m	UKP	0	0.00	0	0
24100319	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/12/2008	Offices	(B1b)	Lease	58	Gross sq m	UKP	0	0.00	27,900	484
24100210	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/12/2008	Offices	(B1b)	Lease	169	Gross sq m	UKP	0	0.00	7,800	46
24097972	Lockton House Clarendon	Clarendon Road	Cambridge	CB2 8FH	15/12/2008	Offices	(B1a)	Assignment	1,281	Gross sq m	UKP	0	0.00	258,230	202
24116025	Carthouse II Cambridge Road	Cambridge Road	Cambridge	CB2 4AF	15/12/2008	Offices	(B1b)	Lease	27	Gross sq m	UKP	0	0.00	4,719	178
24116024	Carthouse III Cambridge Road	Cambridge Road	Cambridge	CB2 4AF	15/12/2008	Offices	(B1b)	Lease	84	Gross sq m	UKP	0	0.00	14,966	178
24101189	Charter House 62-68 Hills	Hills Road	Cambridge	CB2 1LA	15/12/2008	Offices	(B1a)	Sub-Letting	385	Gross sq m	UKP	0	0.00	83,235	216
30042321	Gonville Place 95-97 Regent	Regent Street, Hills Road	Cambridge	CB2 1BQ	15/12/2008	Offices	(B1a)	Investment Sale	2,310	Gross sq m	UKP	6,700,000	0.00	475,000	0
24097511	Lloyds House Regent Terrace	Regent Terrace	Cambridge	CB2 1AA	12/12/2008	Offices	(B1a)	Investment Sale	0	Gross sq m	UKP	6,700,000	6.70	0	0
24100329	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	08/12/2008	Offices	(B1b)	Lease	11	Gross sq m	UKP	0	0.00	5,760	517
24099292	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	01/12/2008	Offices	(B1a)	Sub-Letting	76	Gross sq m	UKP	0	0.00	15,000	198
24100331	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/12/2008	Offices	(B1b)	Lease	13	Gross sq m	UKP	0	0.00	6,000	478
24101384	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	01/12/2008	Industrial	(B2)	Lease	427	Gross sq m	UKP	0	0.00	0	0
24095841	Caminus House Castle Park	Castle Park	Cambridge	CB3 0RA	26/11/2008	Offices	(B1a)	Assignment	559	Gross sq m	UKP	0	0.00	99,500	178
24100346	Ravenscroft House 61 Regent	Regent Street	Cambridge	CB2 1AB	24/11/2008	Offices	(B1a)	Sub-Letting	79	Gross sq m	UKP	0	0.00	15,885	200
24101531	Lincoln House Cherry Hinton	Cherry Hinton Road	Cambridge	CB1 8DH	24/11/2008	Offices	(B1a)	Lease	61	Gross sq m	UKP	0	0.00	0	0
24095044	The Enterprise Centre Ditton	Ditton Walk	Cambridge	CB5 8QD	15/11/2008	Offices	(B1a)	Lease	78	Gross sq m	UKP	0	0.00	9,000	116
24095046	165-167 Newmarket Road	Newmarket Road	Cambridge	CB5 8HA	15/11/2008	Offices	(B1a)	Lease	122	Gross sq m	UKP	0	0.00	15,500	127
24100955	Anstey Hall Maris Lane	Maris Lane	Cambridge	CB2 2LG	15/11/2008	Offices	(B1a)	Lease	66	Gross sq m	UKP	0	0.00	14,000	211
24096793	The Paddocks Cherry Hinton	Cherry Hinton Road	Cambridge	CB1 3HG	15/11/2008	Industrial	(B1c) Light	Lease	541	Gross sq m	UKP	0	0.00	30,000	55
24097026	The Old Bakery 19A Belgrave	Belgrave Road	Cambridge	CB1 3DE	15/11/2008	Offices	(B1a)	Lease	68	Gross sq m	UKP	0	0.00	10,500	154
24094800	24 Clifton Road Cambridge	Clifton Road	Cambridge	CB1 7EB	14/11/2008	Industrial	(B1/B2/B8)	Lease	244	Gross sq m	UKP	0	0.00	24,800	102
24099287	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	11/11/2008	Offices	(B1a)	Sub-Letting	139	Gross sq m	UKP	0	0.00	28,200	203
24094790	Abbeygate House 164-167	East Road	Cambridge	CB1 1DB	11/11/2008	Offices	(B1a)	Lease	310	Gross sq m	UKP	0	0.00	32,312	104
24101443	Former Botanic House 98-100	Hills Road, Station Road	Cambridge	CB2 1JZ	31/10/2008	Offices	(B1a)	Lease	277	Gross sq m	UKP	0	0.00	0	0
24100360	Adkins Corner 4 Perne Road	Perne Road, Cherry	Cambridge	CB1 3RU	24/10/2008	Offices	(B1a)	Lease	65	Gross sq m	UKP	0	0.00	6,500	101
24100362	30 Station Road Cambridge	Station Road	Cambridge	CB1 2RE	22/10/2008	Offices	(B1a)	Lease	426	Gross sq m	UKP	0	0.00	114,550	269
24093042	Ronald Rolph Court Wadloes	Wadloes Road	Cambridge	CB5 8PX	15/10/2008	Industrial	(B8)	Lease	67	Gross sq m	UKP	0	0.00	7,000	104
24101455	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/10/2008	Offices	(B1b)	Lease	9	Gross sq m	UKP	0	0.00	0	0
24101432	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/10/2008	Offices	(B1b)	Lease	30	Gross sq m	UKP	0	0.00	8,000	266
24116017	Clifton Court 4 Clifton Road	Clifton Road	Cambridge	CB1 7BN	15/10/2008	Offices	(B1a)	Assignment	222	Gross sq m	UKP	0	0.00	38,208	172
24101437	Bejerman House 104 Hills	Hills Road, Station Road	Cambridge	CB2 1LQ	14/10/2008	Offices	(B1a)	Lease	534	Gross sq m	UKP	0	0.00	0	0
24101310	Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TG	07/10/2008	Industrial	(B2)	Lease	106	Gross sq m	UKP	0	0.00	0	0
24101299	Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TG	07/10/2008	Industrial	(B2)	Lease	223	Gross sq m	UKP	0	0.00	0	0
24101389	Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TG	01/10/2008	Industrial	(B2)	Lease	108	Gross sq m	UKP	0	0.00	0	0
24100396	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/10/2008	Offices	(B1b)	Lease	19	Gross sq m	UKP	0	0.00	9,360	491
24100390	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/10/2008	Offices	(B1b)	Lease	57	Gross sq m	UKP	0	0.00	6,000	105
24090741	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	15/09/2008	Industrial	(B1/B2/B8)	Lease	71	Gross sq m	UKP	0	0.00	8,400	118
24101428	Former Botanic House 98-100	Hills Road, Station Road	Cambridge	CB2 1JZ	15/09/2008	Offices	(B1a)	Lease	832	Gross sq m	UKP	0	0.00	0	0
24101100	57 Regent Street Cambridge	Regent Street	Cambridge	CB2 1AQ	15/09/2008	Offices	(B1a)	Lease	36	Gross sq m	UKP	0	0.00	5,000	141
24101097	57 Regent Street Cambridge	Regent Street	Cambridge	CB2 1AQ	15/09/2008	Offices	(B1a)	Lease	29	Gross sq m	UKP	0	0.00	4,000	138
24100765	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	04/09/2008	Offices	(B1a)	Lease	172	Gross sq m	UKP	0	0.00	45,374	264
24100762	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/09/2008	Offices	(B1b)	Lease	460	Gross sq m	UKP	0	0.00	64,350	140
24100750	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	22/08/2008	Offices	(B1b)	Lease	371	Gross sq m	UKP	0	0.00	75,905	205
24100753	Ravenscroft House 61 Regent	Regent Street	Cambridge	CB2 1AB	22/08/2008	Offices	(B1a)	Sub-Letting	134	Gross sq m	UKP	0	0.00	26,920	201

24101230	20 Mercers Row Cambridge	Mercers Row	Cambridge	CB5 8HY	15/08/2008	Offices (B1a)	Assignment	172	Gross sq m	UKP	0	0.00	23,250	135
24100227	Broers Building 21 JJ	JJ Thompson Avenue	Cambridge	CB3 0FA	15/08/2008	Offices (B1a)	Pre-Let	1,107	Gross sq m	UKP	0	0.00	318,726	288
24101241	Mwb Business Exchange East	East Road	Cambridge	CB1 1BH	15/08/2008	Offices (B1a)	Lease	215	Gross sq m	UKP	0	0.00	49,956	232
24100617	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	04/08/2008	Offices (B1a)	Lease	79	Gross sq m	UKP	0	0.00	37,200	471
24100615	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	04/08/2008	Offices (B1a)	Lease	58	Gross sq m	UKP	0	0.00	12,000	208
24086183	20 Mercers Row Cambridge	Mercers Row	Cambridge	CB5 8HY	01/08/2008	Industrial (B1/B2/B8)	Lease	215	Gross sq m	UKP	0	0.00	0	0
24085694	Burleigh House 13-15	Newmarket Road	Cambridge	CB5 8EG	25/07/2008	Offices (B1a)	Lease	255	Gross sq m	UKP	0	0.00	0	0
24085704	Units A&B Kings Hedges Road	Kings Hedges Road,	Cambridge	CB4 2QH	25/07/2008	Offices (B1a)	Lease	638	Gross sq m	UKP	0	0.00	79,166	124
24086261	Barnwell Drive Cambridge	Barnwell Drive	Cambridge	CB5 8UX	15/07/2008	Industrial (B1c) Light	Lease	113	Gross sq m	UKP	0	0.00	12,000	107
24101244	The Enterprise Centre Ditton	Ditton Walk	Cambridge	CB5 8QD	15/07/2008	Industrial (B2)	Lease	145	Gross sq m	UKP	0	0.00	16,000	110
24101248	38-40 Humberstone Road	Humberstone Road	Cambridge	CB4 1JG	15/07/2008	Offices (B1a)	Lease	119	Gross sq m	UKP	0	0.00	15,000	126
24100007	Oast House Malting Lane	Malting Lane	Cambridge	CB3 9HF	15/07/2008	Offices (B1a)	Lease	77	Gross sq m	UKP	0	0.00	14,999	196
24084806	The Box Bar Napier Street	Napier Street	Cambridge	CB1 1HR	14/07/2008	Leisure (A3) Food	Sale	75	Gross sq m	UKP	95,000	0.00	0	0
24100595	Ravenscroft House 61 Regent	Regent Street	Cambridge	CB2 1AB	09/07/2008	Offices (B1a)	Sub-Letting	98	Gross sq m	UKP	0	0.00	19,620	201
24085692	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	30/06/2008	Industrial (B2)	Lease	74	Gross sq m	UKP	0	0.00	8,230	111
24100549	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	23/06/2008	Offices (B1a)	Lease	43	Gross sq m	UKP	0	0.00	12,000	281
24100546	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	20/06/2008	Offices (B1b)	Lease	57	Gross sq m	UKP	0	0.00	18,000	316
24082541	The Merrifield Centre 12	Rosemary Lane	Cambridge	CB1 3LQ	20/06/2008	Offices (B1a)	Lease	1,076	Gross sq m	UKP	0	0.00	175,000	163
24082686	Newnham House Cowley	Cowley Road	Cambridge	CB4 0WZ	15/06/2008	Offices (B1b)	Lease	2,462	Gross sq m	UKP	0	0.00	596,250	242
24082685	Pembroke House Cowley	Cowley Road	Cambridge	CB4 0WZ	15/06/2008	Offices (B1b)	Lease	1,026	Gross sq m	UKP	0	0.00	253,989	248
24084317	46a Regent Street Cambridge	Regent Street	Cambridge	CB2 1DP	15/06/2008	Offices (B1a)	Lease	32	Gross sq m	UKP	0	0.00	4,999	158
24101273	66 Church End Cambridge	Church End	Cambridge	CB1 3LB	15/06/2008	Industrial (B1/B2/B8)	Sale	316	Gross sq m	UKP	430,000	0.00	0	0
24100539	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	06/06/2008	Offices (B1b)	Lease	16	Gross sq m	UKP	0	0.00	7,800	494
24085901	Ravenscroft House 61 Regent	Regent Street	Cambridge	CB2 1AB	06/06/2008	Offices (B1a)	Sub-Letting	132	Gross sq m	UKP	0	0.00	26,356	200
24079885	Carlton Arms Carlton Way	Carlton Way	Cambridge	CB4 2BY	28/05/2008	Leisure (A4)	Assignment	0	Gross sq m	UKP	0	0.00	20,300	0
24083875	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	27/05/2008	Offices (B1a)	Lease	1,196	Gross sq m	UKP	0	0.00	238,206	199
24100518	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	23/05/2008	Offices (B1b)	Lease	43	Gross sq m	UKP	0	0.00	11,400	267
24079468	Mount Pleasant House Mount	Mount Pleasant,	Cambridge	CB3 0RN	20/05/2008	Offices (B1a)	Lease	604	Gross sq m	UKP	0	0.00	104,000	172
24085958	Janus House 46-52 St	St Andrews Street,	Cambridge	CB2 3AH	15/05/2008	Offices (B1a)	Investment Sale	0	Gross sq m	UKP	4,850,000	0.00	0	0
24101278	309-313 Mill Road Cambridge	Mill Road	Cambridge	CB1 3DF	15/05/2008	Industrial (B1/B2/B8)	Sale	2,323	Gross sq m	UKP	4,000,000	0.00	0	0
24100517	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	08/05/2008	Offices (B1a)	Lease	25	Gross sq m	UKP	0	0.00	12,000	478
24079820	35-39 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	08/05/2008	Offices (B1a)	Lease	26	Gross sq m	UKP	0	0.00	6,500	252
24100511	Kirkwood Road Cambridge	Kirkwood Road, Kilmaine	Cambridge	CB4 2PF	07/05/2008	Industrial (B2)	Sale	328	Gross sq m	UKP	660,000	0.00	0	0
24100497	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	06/05/2008	Offices (B1a)	Lease	19	Gross sq m	UKP	0	0.00	9,360	491
24100492	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	06/05/2008	Offices (B1a)	Lease	120	Gross sq m	UKP	0	0.00	55,380	463
24100482	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	28/04/2008	Offices (B1a)	Lease	43	Gross sq m	UKP	0	0.00	19,800	458
24099938	7A Jesus Lane Cambridge	Jesus Lane	Cambridge	CB5 8BA	15/04/2008	Leisure Clubs &	Lease	285	Gross sq m	UKP	0	0.00	35,000	123
24101170	Mount Pleasant House Mount	Mount Pleasant,	Cambridge	CB3 0RN	15/04/2008	Offices (B1a)	Lease	1,486	Gross sq m	UKP	0	0.00	256,000	172
24077404	Essex House 67-73 Regent	Regent Street	Cambridge	CB2 1AB	15/04/2008	Offices (B1a)	Lease	38	Gross sq m	UKP	0	0.00	6,000	159
24077403	Clifton Court 5a Clifton Road	Clifton Road	Cambridge	CB1 7BN	15/04/2008	Offices (B1a)	Lease	149	Gross sq m	UKP	0	0.00	26,450	178
24101340	505 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	15/04/2008	Industrial (B1/B2/B8)	Lease	0	Gross sq m	UKP	0	0.00	136,000	0
24100435	Dirac House 6 Cowley Road	Cowley Road	Cambridge	CB4 0WS	28/03/2008	Offices (B1b)	Lease	120	Gross sq m	UKP	0	0.00	49,297	412
24100412	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	24/03/2008	Offices (B1a)	Lease	16	Gross sq m	UKP	0	0.00	11,930	755
24083860	Clarendon House Clarendon	Clarendon Road	Cambridge	CB2 8FH	18/03/2008	Offices (B1a)	Lease	374	Gross sq m	UKP	0	0.00	94,682	253
24101721	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/03/2008	Offices (B1a)	Investment Sale	1,610	Gross sq m	UKP	0	5.58	0	0
24084329	Clifton Court 5a Clifton Road	Clifton Road	Cambridge	CB1 7BN	15/03/2008	Offices (B1a)	Lease	149	Gross sq m	UKP	0	0.00	26,499	178
24083924	48 Mill Road Cambridge	Mill Road	Cambridge	CB1 2AS	15/03/2008	Offices (B1a)	Lease	82	Gross sq m	UKP	0	0.00	10,500	128
24101655	6 Christ's Lane Cambridge	Christ's Lane	Cambridge	CB1 1NP	15/03/2008	Leisure (A3) Food	Lease	279	Gross sq m	UKP	0	0.00	0	0
24074772	Richmond House 16-20	Regent Street	Cambridge	CB2 1DB	10/03/2008	Offices (B1a)	Sub-Letting	146	Gross sq m	UKP	0	0.00	29,997	205
24079105	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	06/03/2008	Offices (B1a)	Lease	218	Gross sq m	UKP	0	0.00	42,267	194
24072969	16 Chesterton Road	Chesterton Road	Cambridge	CB4 3AX	05/03/2008	Leisure (A4)	Sub-Letting	758	Gross sq m	UKP	0	0.00	82,500	0
24100374	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/03/2008	Offices (B1a)	Lease	119	Gross sq m	UKP	0	0.00	30,000	252
24101329	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	29/02/2008	Industrial (B2)	Lease	211	Gross sq m	UKP	0	0.00	0	0
24085889	Leda House 20 Station Road	Station Road	Cambridge	CB1 2JB	21/02/2008	Offices (B1a)	Lease	499	Gross sq m	UKP	0	0.00	125,994	253
24101325	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	15/02/2008	Offices (B1a)	Lease	218	Gross sq m	UKP	0	0.00	42,267	194
24074312	98 Hartington Grove	Hartington Grove	Cambridge	CB1 7UB	15/02/2008	Offices (B1a)	Lease	50	Gross sq m	UKP	0	0.00	7,500	150
24074928	St George House 1 Guildhall	Guildhall Street	Cambridge	CB2 3NH	12/02/2008	Offices (B1a)	Lease	951	Gross sq m	UKP	0	0.00	156,114	164
24079112	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	06/02/2008	Offices (B1a)	Lease	46	Gross sq m	UKP	0	0.00	9,000	195

24072958	63 Ditton Walk Cambridge	Ditton Walk	Cambridge	CB5 8QD	15/01/2008	Industrial (B1/B2/B8)	Lease	201	Gross sq m	UKP	0	0.00	0	0
24101394	Cintra House 12 Hills Road	Hills Road	Cambridge	CB2 1PF	15/01/2008	Offices (B1a)	Lease	170	Gross sq m	UKP	0	0.00	31,000	182
24084343	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	15/01/2008	Offices (B1a)	Sub-Letting	153	Gross sq m	UKP	0	0.00	37,950	248
24072960	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/01/2008	Offices (B1a)	Lease	42	Gross sq m	UKP	0	0.00	0	0
24077142	20 Mercers Row Cambridge	Mercers Row	Cambridge	CB5 8HY	08/01/2008	Industrial (B2)	Sale	215	Gross sq m	UKP	1,005,000	0.00	0	0
24085888	Ravenscroft House 61 Regent	Regent Street	Cambridge	CB2 1AB	04/01/2008	Offices (B1a)	Sub-Letting	125	Gross sq m	UKP	0	0.00	25,036	200
24073282	Backstreet Brasserie 205	Victoria Road	Cambridge	CB4 3LF	15/12/2007	Leisure (A3) Food	Sale	139	Gross sq m	UKP	100,000	0.00	0	0
24084359	Quayside Magdalene Street	Magdalene Street,	Cambridge	CB3 0AF	15/12/2007	Offices (B1a)	Lease	217	Gross sq m	UKP	0	0.00	53,144	245
24084349	Janus House 46-52 St	St Andrews Street,	Cambridge	CB2 3AH	15/12/2007	Offices (B1a)	Lease	136	Gross sq m	UKP	0	0.00	21,301	156
30081308	Doubletree By Hilton Granta	Granta Place, Mill Lane	Cambridge	CB2 1RT	15/12/2007	Leisure (C1) Hotel	Investment Sale	122	Gross sq m	UKP	50,000,000	0.00	0	0
24069743	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/12/2007	Industrial (B1/B2/B8)	Lease	93	Gross sq m	UKP	0	0.00	0	0
24085885	Lammas Field Pavillion	Newnham Road	Cambridge	CB3 9HX	14/12/2007	Offices (B1a)	Lease	260	Gross sq m	UKP	0	0.00	51,856	199
24070879	Cambridge Garden House	Granta Place	Cambridge	CB2 1RT	03/12/2007	Leisure (C1) Hotel	Sale	122	Gross sq m	UKP	50,000,000	0.00	0	0
24063991	Cambridge Garden House	Granta Place	Cambridge	CB2 1RT	03/12/2007	Leisure (C1) Hotel	Investment Sale	122	Gross sq m	UKP	50,000,000	0.00	0	0
24064203	Bishop Bateman Court New	New Park Street	Cambridge	CB5 8AG	30/11/2007	Offices (B1a)	Lease	148	Gross sq m	UKP	0	0.00	30,013	203
24063623	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	28/11/2007	Offices (B1a)	Sale	115	Gross sq m	UKP	225,000	0.00	0	0
24063366	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	16/11/2007	Industrial (B2)	Lease	838	Gross sq m	UKP	0	0.00	49,500	59
24072569	Ronald Rolph Court Wadloes	Wadloes Road	Cambridge	CB5 8PX	15/11/2007	Industrial (B1/B2/B8)	Lease	33	Gross sq m	UKP	0	0.00	4,150	128
24065211	21 Burleigh Street Cambridge	Burleigh Street	Cambridge	CB1 1DG	15/11/2007	Leisure (A3) Food	Lease	117	Gross sq m	UKP	0	0.00	25,000	0
24085884	Leda House 20 Station Road	Station Road	Cambridge	CB1 2JB	07/11/2007	Offices (B1a)	Lease	499	Gross sq m	UKP	0	0.00	115,477	231
24064474	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	06/11/2007	Industrial (B2)	Lease	85	Gross sq m	UKP	0	0.00	8,950	105
24064483	23-25 Gwydir Street	Gwydir Street	Cambridge	CB1 2LG	06/11/2007	Offices (B1a)	Lease	11	Gross sq m	UKP	0	0.00	1,880	171
24068670	Barnwell Road Cambridge	Barnwell Road	Cambridge	CB5 8RE	29/10/2007	Offices (B1a)	Lease	146	Gross sq m	UKP	0	0.00	0	0
24060841	7A Jesus Lane Cambridge	Jesus Lane	Cambridge	CB5 8BA	18/10/2007	Leisure (A4)	Assignment	0		UKP	0	0.00	30,000	0
24069720	Platinum Building Cowley	Cowley Road	Cambridge	CB4 0WS	15/10/2007	Offices (B1b)	Sale	4,968	Gross sq m	UKP	0	0.00	0	0
24067856	Vitrum Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/10/2007	Offices (B1b)	Lease	184	Gross sq m	UKP	0	0.00	39,560	215
24061214	Orwell Furlong Cowley Road	Cowley Road	Cambridge	CB4 0PP	15/10/2007	Industrial (B1c) Light	Lease	93	Gross sq m	UKP	0	0.00	9,600	103
24062081	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	15/10/2007	Offices (B1a)	Lease	118	Gross sq m	UKP	0	0.00	22,806	194
24062080	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	15/10/2007	Offices (B1a)	Lease	32	Gross sq m	UKP	0	0.00	6,260	194
24062078	Spectrum Building Purbeck	Purbeck Road	Cambridge	CB2 8HP	15/10/2007	Offices (B1a)	Assignment	104	Gross sq m	UKP	0	0.00	18,582	179
24084367	Charter House 62-68 Hills	Hills Road	Cambridge	CB2 1LA	15/10/2007	Offices (B1a)	Lease	798	Gross sq m	UKP	0	0.00	165,033	207
24062083	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	15/10/2007	Leisure (A3) Food	Lease	260	Gross sq m	UKP	0	0.00	65,000	0
24083906	22-23 Burleigh Street	Burleigh Street	Cambridge	CB1 1DG	15/10/2007	Offices (B1a)	Lease	139	Gross sq m	UKP	0	0.00	20,000	144
24116014	Abbeygate House 164-167	East Road	Cambridge	CB1 1DB	15/10/2007	Offices (B1a)	Assignment	153	Gross sq m	UKP	0	0.00	27,505	180
24084510	Clarendon House Clarendon	Clarendon Road	Cambridge	CB2 8FH	08/10/2007	Offices (B1a)	Lease	368	Gross sq m	UKP	0	0.00	89,190	242
24068572	Botolph House 17 Botolph	Botolph Lane, 13	Cambridge	CB2 3RE	02/10/2007	Offices (B1a)	Sale	321	Gross sq m	UKP	0	0.00	0	0
24059641	The Courtyard 18 George Iv	George Iv Street	Cambridge	CB2 1HH	26/09/2007	Offices (B1a)	Lease	87	Gross sq m	UKP	0	0.00	17,500	202
24083830	Clarendon House Clarendon	Clarendon Road	Cambridge	CB2 8FH	24/09/2007	Offices (B1a)	Lease	328	Gross sq m	UKP	0	0.00	77,355	242
24068658	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	24/09/2007	Industrial (B2)	Lease	329	Gross sq m	UKP	0	0.00	0	0
24058255	1 Dover Street Cambridge	Dover Street, East Road	Cambridge	CB1 1DY	12/09/2007	Offices (B1a)	Lease	56	Gross sq m	UKP	0	0.00	12,000	216
24059884	4 Hills Road Cambridge	Hills Road, Union Road	Cambridge	CB2 1JP	07/09/2007	Offices (B1a)	Lease	139	Gross sq m	UKP	0	0.00	30,000	216
24041367	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	20/08/2007	Offices (B1a)	Lease	138	Gross sq m	UKP	0	0.00	25,500	185
24066381	City House 126-130 Hills Road	Hills Road, Brooklands	Cambridge	CB2 1RE	15/08/2007	Offices (B1a)	Lease	261	Gross sq m	UKP	0	0.00	45,467	174
24060824	11b Kings Parade Cambridge	Kings Parade	Cambridge	CB2 1SJ	13/08/2007	Offices (B1a)	Lease	81	Gross sq m	UKP	0	0.00	17,360	215
24060274	25 Oxford Road Cambridge	Oxford Road	Cambridge	CB4 3PH	07/08/2007	Offices (B1a)	Lease	104	Gross sq m	UKP	0	0.00	9,500	91
24068678	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	30/07/2007	Offices (B1b)	Lease	199	Gross sq m	UKP	0	0.00	0	0
24057210	Chartwell House 620-622	Newmarket Road	Cambridge	CB5 8LP	15/07/2007	Offices (B1a)	Lease	118	Gross sq m	UKP	0	0.00	19,000	161
24054728	Cherry Hinton Hall Cottage	Cherry Hinton Road	Cambridge	CB1 8DW	25/06/2007	Offices (B1a)	Lease	455	Gross sq m	UKP	0	0.00	0	0
24054765	Barnwell Road Cambridge	Barnwell Road	Cambridge	CB5 8RE	22/06/2007	Offices (B1a)	Lease	460	Gross sq m	UKP	0	0.00	0	0
24052363	The Courtyard Sturton Street	Sturton Street	Cambridge	CB1 2SN	20/06/2007	Offices (B1a)	Lease	81	Gross sq m	UKP	0	0.00	10,875	134
24056195	Ronald Rolph Court Wadloes	Wadloes Road	Cambridge	CB5 8PX	18/06/2007	Industrial (B1c) Light	Lease	63	Gross sq m	UKP	0	0.00	6,500	103
24056234	23-25 Gwydir Street	Gwydir Street	Cambridge	CB1 2LG	18/06/2007	Offices (B1a)	Lease	40	Gross sq m	UKP	0	0.00	8,820	223
24061129	Barnwell Drive Cambridge	Barnwell Drive	Cambridge	CB5 8UX	15/06/2007	Industrial (B2)	Lease	113	Gross sq m	UKP	0	0.00	12,000	107
24061128	Robert Davies Court Nuffield	Nuffield Road	Cambridge	CB4 1TP	15/06/2007	Industrial (B1/B2/B8)	Lease	648	Gross sq m	UKP	0	0.00	6,800	10
24054810	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	15/06/2007	Offices (B1a)	Lease	185	Gross sq m	UKP	0	0.00	13,750	74
24054809	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	15/06/2007	Offices (B1a)	Lease	94	Gross sq m	UKP	0	0.00	20,000	108
24056908	8B Kings Parade Cambridge	Kings Parade	Cambridge	CB2 1SJ	15/06/2007	Offices (B1a)	Lease	57	Gross sq m	UKP	0	0.00	0	0
24056213	Leda House 20 Station Road	Station Road	Cambridge	CB1 2JB	15/06/2007	Offices (B1a)	Lease	998	Gross sq m	UKP	0	0.00	230,953	231

24068446	62 St Andrews Street	St Andrews Street	Cambridge	CB2 3DD	30/05/2007	Leisure	(A3) Food	Lease	161	Gross sq m	UKP	0	0.00	0	0
24054744	Bishop Bateman Court New	New Park Street	Cambridge	CB5 8AG	10/05/2007	Offices	(B1a)	Lease	88	Gross sq m	UKP	0	0.00	20,013	228
24049128	The Courtyard Sturton Street	Sturton Street	Cambridge	CB1 2SN	10/05/2007	Offices	(B1a)	Lease	81	Gross sq m	UKP	0	0.00	11,250	138
24054755	20 Mercers Row Cambridge	Mercers Row	Cambridge	CB5 8HY	09/05/2007	Offices	(B1a)	Lease	170	Gross sq m	UKP	0	0.00	20,000	118
24052893	Bidwell House Trumpington	Trumpington Road	Cambridge	CB2 9LD	08/05/2007	Offices	(B1a)	Lease	213	Gross sq m	UKP	0	0.00	0	0
24054763	Clarendon House Clarendon	Clarendon Road	Cambridge	CB2 8FH	08/05/2007	Offices	(B1a)	Lease	361	Gross sq m	UKP	0	0.00	0	0
24048491	71a Lensfield Road	Lensfield Road	Cambridge	CB2 1EN	04/05/2007	Offices	(B1a)	Lease	73	Gross sq m	UKP	0	0.00	11,300	155
24052227	4 Brooklands Avenue	Brooklands Avenue	Cambridge	CB2 8BB	30/04/2007	Offices	(B1a)	Lease	38	Gross sq m	UKP	0	0.00	7,500	199
24055133	Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TG	17/04/2007	Industrial	(B2)	Lease	98	Gross sq m	UKP	0	0.00	0	0
24047685	Radio House St Andrews	St Andrews Road	Cambridge	CB4 1GR	15/04/2007	Offices	(B1a)	Lease	3,902	Gross sq m	UKP	0	0.00	0	0
24054788	The Courtyard Sturton Street	Sturton Street	Cambridge	CB1 2SN	15/04/2007	Offices	(B1a)	Lease	61	Gross sq m	UKP	0	0.00	9,250	151
24054051	1 Tredgold Lane Cambridge	Tredgold Lane, Napier	Cambridge	CB1 1HN	13/04/2007	Offices	(B1a)	Lease	24	Gross sq m	UKP	0	0.00	3,795	161
24054757	Mount Pleasant House Mount	Mount Pleasant,	Cambridge	CB3 0RN	11/04/2007	Offices	(B1a)	Lease	555	Gross sq m	UKP	0	0.00	0	0
24053443	Barnwell Drive Cambridge	Barnwell Drive	Cambridge	CB5 8UX	10/04/2007	Industrial	(B8)	Lease	85	Gross sq m	UKP	0	0.00	8,950	105
24053446	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	10/04/2007	Offices	(B1a)	Lease	22	Gross sq m	UKP	0	0.00	4,000	178
24053445	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	10/04/2007	Offices	(B1a)	Lease	20	Gross sq m	UKP	0	0.00	3,500	179
24053444	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	10/04/2007	Offices	(B1a)	Lease	15	Gross sq m	UKP	0	0.00	2,750	179
24053442	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	10/04/2007	Offices	(B1a)	Lease	15	Gross sq m	UKP	0	0.00	2,800	183
24053423	Ronald Rolph Court Wadloes	Wadloes Road	Cambridge	CB5 8PX	10/04/2007	Industrial	(B1/B2/B8)	Lease	86	Gross sq m	UKP	0	0.00	8,750	101
24053419	Robert Davies Court Nuffield	Nuffield Road	Cambridge	CB4 1TP	10/04/2007	Industrial	(B1c) Light	Lease	430	Gross sq m	UKP	0	0.00	5,000	12
24084314	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	01/04/2007	Offices	(B1a)	Sub-Letting	295	Gross sq m	UKP	0	0.00	58,721	199
24054789	Sidney House Sussex Street	Sussex Street	Cambridge	CB1 1PE	01/04/2007	Offices	(B1a)	Lease	146	Gross sq m	UKP	0	0.00	22,000	150
24049181	Abbeygate House 164-167	East Road	Cambridge	CB1 1DB	29/03/2007	Offices	(B1a)	Lease	284	Gross sq m	UKP	0	0.00	48,960	172
24051458	35-39 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	28/03/2007	Offices	(B1a)	Lease	113	Gross sq m	UKP	0	0.00	24,420	215
24053439	Barnwell Drive Cambridge	Barnwell Drive	Cambridge	CB5 8UX	26/03/2007	Industrial	(B8)	Lease	161	Gross sq m	UKP	0	0.00	14,100	87
24053440	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	26/03/2007	Offices	(B1a)	Lease	46	Gross sq m	UKP	0	0.00	0	0
24047326	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	22/03/2007	Offices	(B1b)	Lease	149	Gross sq m	UKP	0	0.00	0	0
24045043	35-39 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	20/03/2007	Offices	(B1a)	Lease	36	Gross sq m	UKP	0	0.00	7,500	210
24045039	Wellington Court 9 Wellington	Wellington Street	Cambridge	CB1 1HZ	20/03/2007	Offices	(B1a)	Lease	74	Gross sq m	UKP	0	0.00	15,000	203
24048947	4 Newmarket Road	Newmarket Road	Cambridge	CB5 8DT	19/03/2007	Offices	(B1a)	Lease	160	Gross sq m	UKP	0	0.00	28,850	180
24054787	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/03/2007	Offices	(B1b)	Lease	55	Gross sq m	UKP	0	0.00	14,820	270
24054786	Dencora Business Centre	Nuffield Road	Cambridge	CB4 1TG	15/03/2007	Offices	(B1b)	Lease	6	Gross sq m	UKP	0	0.00	2,080	324
24053421	9 Orwell Furlong Cambridge	Orwell Furlong	Cambridge	CB4 0WY	15/03/2007	Industrial	(B1/B2/B8)	Lease	93	Gross sq m	UKP	0	0.00	9,500	102
24068325	71a Regent Street Cambridge	Regent Street	Cambridge	CB2 1AB	15/03/2007	Leisure	(A3) Food	Lease	46	Gross sq m	UKP	0	0.00	12,450	0
24068322	43-45 Regent Street	Regent Street	Cambridge	CB2 1AB	15/03/2007	Leisure	(A3) Food	Lease	203	Gross sq m	UKP	0	0.00	72,000	0
24044184	Quayside Magdalene Street	Magdalene Street,	Cambridge	CB3 0AF	12/03/2007	Offices,	(B1a)	Investment Sale	4,079	Gross sq m	UKP	10,000,000	4.70	0	0
24050254	25 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	02/03/2007	Offices,	(B1a)	Investment Sale	114	Gross sq m	UKP	360,000	5.25	19,000	167
24054739	35-39 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	27/02/2007	Offices	(B1a)	Investment Sale	228	Gross sq m	UKP	0	0.00	0	0
24047338	Freemans Hall Bateman Street	Bateman Street	Cambridge	CB2 1NA	26/02/2007	Offices	(B1a)	Lease	210	Gross sq m	UKP	0	0.00	0	0
24042243	Byron House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	09/02/2007	Offices	(B1b)	Lease	688	Gross sq m	UKP	0	0.00	158,574	230
24047164	Ditton Walk Cambridge	Ditton Walk	Cambridge	CB5 8PD	01/02/2007	Industrial	(B2)	Lease	1,587	Gross sq m	UKP	0	0.00	0	0
24048942	2 Newmarket Road	Newmarket Road	Cambridge	CB5 8DT	01/02/2007	Offices	(B1a)	Sale	167	Gross sq m	UKP	0	0.00	0	0
24047162	Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TG	01/02/2007	Industrial	(B2)	Lease	329	Gross sq m	UKP	0	0.00	0	0
24047165	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	01/02/2007	Industrial	(B2)	Lease	618	Gross sq m	UKP	0	0.00	0	0
24040298	Bioscience Innovation Centre	Cowley Road	Cambridge	CB4 0WS	19/01/2007	Offices	(B1b)	Investment Sale	1,842	Gross sq m	UKP	5,300,000	6.10	340,000	185
24047321	20 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	16/01/2007	Offices	(B1a)	Lease	392	Gross sq m	UKP	0	0.00	0	0
24056171	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	15/01/2007	Offices	(B1a)	Lease	437	Gross sq m	UKP	0	0.00	86,950	199
24106233	Clarendon House Clarendon	Clarendon Road	Cambridge	CB2 8FH	15/01/2007	Offices	(B1a)	Lease	361	Gross sq m	UKP	0	0.00	0	0
24054808	The Courtyard Sturton Street	Sturton Street	Cambridge	CB1 2SN	15/01/2007	Offices	(B1a)	Lease	31	Gross sq m	UKP	0	0.00	5,000	159
24042244	The Old Bakery 19A Belgrave	Belgrave Road	Cambridge	CB1 3DE	09/01/2007	Offices	(B1a)	Lease	68	Gross sq m	UKP	0	0.00	10,500	154
24047159	20 Mercers Row Cambridge	Mercers Row	Cambridge	CB5 8HY	08/01/2007	Industrial	(B1/B2/B8)	Lease	328	Gross sq m	UKP	0	0.00	0	0
24047317	Rustat House 62 Clifton Road	Clifton Road	Cambridge	CB1 7EG	04/01/2007	Offices	(B1a)	Lease	515	Gross sq m	UKP	0	0.00	0	0
24047158	20 Mercers Row Cambridge	Mercers Row	Cambridge	CB5 8HY	03/01/2007	Industrial	(B1/B2/B8)	Lease	212	Gross sq m	UKP	0	0.00	0	0
24054799	Quayside Magdalene Street	Magdalene Street,	Cambridge	CB3 0AF	01/01/2007	Offices	(B1a)	Lease	435	Gross sq m	UKP	0	0.00	0	0
24045932	24 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	01/01/2007	Offices	(B1a)	Lease	113	Gross sq m	UKP	0	0.00	21,000	186
24040494	Mount Pleasant House Mount	Mount Pleasant,	Cambridge	CB3 0RN	15/12/2006	Offices	(B1a)	Lease	389	Gross sq m	UKP	0	0.00	0	0
24056007	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	15/12/2006	Offices	(B1b)	Lease	56	Gross sq m	UKP	0	0.00	7,200	129
24056004	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	15/12/2006	Offices	(B1b)	Lease	46	Gross sq m	UKP	0	0.00	6,000	129

24040500	Rustat House 62 Clifton Road	Clifton Road	Cambridge	CB1 7EG	15/12/2006	Offices (B1a)	Lease	224	Gross sq m	UKP	0	0.00	0	0
24056006	Clifton Court 4 Clifton Road	Clifton Road	Cambridge	CB1 7BN	08/12/2006	Offices (B1a)	Lease	232	Gross sq m	UKP	0	0.00	41,250	178
24054736	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	04/12/2006	Offices (B1b)	Lease	275	Gross sq m	UKP	0	0.00	0	0
24054746	Platinum Building Cowley	Cowley Road	Cambridge	CB4 0WS	01/12/2006	Offices (B1b)	Lease	385	Gross sq m	UKP	0	0.00	76,000	197
24049633	Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TG	30/11/2006	Industrial (B2)	Lease	108	Gross sq m	UKP	0	0.00	0	0
24037301	Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TG	22/11/2006	Industrial (B2)	Lease	476	Gross sq m	UKP	0	0.00	38,500	81
24054806	London Road Sawston	London Road	Sawston	CB2 4EE	15/11/2006	Industrial (B2)	Lease	178	Gross sq m	UKP	0	0.00	0	0
24108646	15 Market Hill Cambridge	Market Hill	Cambridge	CB2 3NP	15/11/2006	Leisure (A3) Food	Assignment	0		UKP	0	0.00	82,500	0
24075689	Dykelands Guest House 157	Mowbray Road	Cambridge	CB1 7SP	08/11/2006	Leisure (C1) Hotel	Sale	9	Gross sq m	UKP	675,000	0.00	0	0
24036044	Building One Cowley Road	Cowley Road	Cambridge	CB4 0WZ	27/10/2006	Offices (B1b)	Lease	1,178	Gross sq m	UKP	0	0.00	281,250	242
24037403	The Warehouse 33 Bridge	Bridge Street	Cambridge	CB2 1UW	16/10/2006	Offices (B1a)	Lease	134	Gross sq m	UKP	0	0.00	0	0
24036756	Essex House 67-73 Regent	Regent Street	Cambridge	CB2 1AB	16/10/2006	Offices (B1a)	Lease	38	Gross sq m	UKP	0	0.00	6,000	159
24054792	35-39 Cambridge Place	Cambridge Place	Cambridge	CB2 1NS	15/10/2006	Offices (B1a)	Lease	143	Gross sq m	UKP	0	0.00	32,000	224
24056191	Jupiter House Station Road	Station Road	Cambridge	CB1 2RP	15/10/2006	Offices (B1a)	Lease	516	Gross sq m	UKP	0	0.00	105,526	205
24056030	Alex Wood Hall 75 Norfolk	Norfolk Street	Cambridge	CB1 2LD	15/10/2006	Offices (B1a)	Lease	139	Gross sq m	UKP	0	0.00	21,000	151
24045929	10D St. Edwards Passage	St. Edwards Passage	Cambridge	CB2 3PJ	13/10/2006	Offices (B1a)	Lease	70	Gross sq m	UKP	0	0.00	13,553	194
24036755	Church End Cambridge	Church End	Cambridge	CB1 3LB	12/10/2006	Industrial (B2)	Lease	105	Gross sq m	UKP	0	0.00	8,000	76
24034829	Janus House 46-52 St	St Andrews Street,	Cambridge	CB2 3AH	04/10/2006	Offices (B1a)	Lease	123	Gross sq m	UKP	0	0.00	16,000	130
24034828	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	04/10/2006	Leisure (A3) Food	Lease	41	Gross sq m	UKP	0	0.00	15,000	0
24054734	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	02/10/2006	Offices (B1a)	Lease	416	Gross sq m	UKP	0	0.00	0	0
24056003	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	28/09/2006	Offices (B1b)	Lease	185	Gross sq m	UKP	0	0.00	32,250	174
24054764	Covent Garden Cambridge	Covent Garden	Cambridge	CB1 2HS	26/09/2006	Offices (B1a)	Lease	84	Gross sq m	UKP	0	0.00	14,000	167
24054793	Byron House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	15/09/2006	Offices (B1b)	Lease	325	Gross sq m	UKP	0	0.00	56,000	172
24042252	Byron House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	15/09/2006	Offices (B1b)	Lease	325	Gross sq m	UKP	0	0.00	0	0
24038353	Unex House 132-134 Hills	Hills Road	Cambridge	CB2 2PA	15/09/2006	Offices (B1a)	Lease	725	Gross sq m	UKP	0	0.00	133,870	185
24038351	City House 126-130 Hills Road	Hills Road, Brooklands	Cambridge	CB2 1RE	15/09/2006	Offices (B1a)	Lease	279	Gross sq m	UKP	0	0.00	50,350	181
24035427	Coldhams Lane Cambridge	Coldhams Lane	Cambridge	CB1 3EP	15/09/2006	Industrial (B2)	Lease	808	Gross sq m	UKP	0	0.00	0	0
24056181	Leda House 20 Station Road	Station Road	Cambridge	CB1 2JB	15/09/2006	Offices (B1a)	Lease	499	Gross sq m	UKP	0	0.00	99,954	200
24054760	Alexander House Milton Road	Milton Road	Cambridge	CB4 1UY	01/09/2006	Offices (B1a)	Lease	108	Gross sq m	UKP	0	0.00	11,620	108
24041368	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	25/08/2006	Offices (B1a)	Lease	54	Gross sq m	UKP	0	0.00	9,950	183
24032974	St John's House Cowley Road	Cowley Road	Cambridge	CB4 0WS	23/08/2006	Offices (B1b)	Lease	3,131	Gross sq m	UKP	0	0.00	0	0
24032671	Cowley Road Cambridge	Cowley Road	Cambridge	CB4 0WZ	16/08/2006	Industrial (B8)	Assignment	1,407	Gross sq m	UKP	0	0.00	79,284	56
24056180	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	15/08/2006	Offices (B1a)	Lease	169	Gross sq m	UKP	0	0.00	31,998	190
24056173	40-42 Hills Road Cambridge	Hills Road	Cambridge	CB2 1LA	15/08/2006	Offices (B1a)	Sale	172	Gross sq m	UKP	0	0.00	0	0
24056000	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	07/08/2006	Offices (B1b)	Lease	72	Gross sq m	UKP	0	0.00	0	0
24055999	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	07/08/2006	Offices (B1a)	Lease	36	Gross sq m	UKP	0	0.00	0	0
24031903	Platinum Building Cowley	Cowley Road	Cambridge	CB4 0WS	01/08/2006	Offices (B1a)	Lease	1,744	Gross sq m	UKP	0	0.00	295,628	170
24033820	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	19/07/2006	Offices (B1a)	Lease	133	Gross sq m	UKP	0	0.00	25,000	188
24033704	77 Shelford Road Cambridge	Shelford Road	Cambridge	CB2 2NB	19/07/2006	Industrial (B1/B2/B8)	Lease	606	Gross sq m	UKP	0	0.00	34,963	58
24033670	2 Orwell Furlong Cambridge	Orwell Furlong	Cambridge	CB4 0WY	18/07/2006	Industrial (B1/B2/B8)	Lease	93	Gross sq m	UKP	0	0.00	9,410	101
24054732	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/07/2006	Offices (B1b)	Lease	201	Gross sq m	UKP	0	0.00	0	0
24038322	Poseidon House Castle Park	Castle Park	Cambridge	CB3 0RD	15/07/2006	Offices (B1a)	Lease	233	Gross sq m	UKP	0	0.00	42,568	183
24041370	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/07/2006	Offices (B1a)	Lease	64	Gross sq m	UKP	0	0.00	15,649	246
24040521	10D Kings Parade Cambridge	Kings Parade	Cambridge	CB2 1SJ	15/07/2006	Offices (B1a)	Lease	42	Gross sq m	UKP	0	0.00	0	0
24056168	30 Station Road Cambridge	Station Road	Cambridge	CB1 2RE	15/07/2006	Offices (B1a)	Lease	229	Gross sq m	UKP	0	0.00	43,050	188
24056158	The Eden Centre City Road	City Road	Cambridge	CB1 1DP	15/07/2006	Offices (B1a)	Lease	305	Gross sq m	UKP	0	0.00	59,130	194
24031008	Black Horse House Castle	Castle Park	Cambridge	CB3 0AR	12/07/2006	Offices (B1a)	Lease	474	Gross sq m	UKP	0	0.00	79,000	167
24033696	27-28 Bridge Street	Bridge Street	Cambridge	CB2 1JJ	12/07/2006	Offices (B1a)	Lease	347	Gross sq m	UKP	0	0.00	59,762	172
24033668	5 Clifton Road Cambridge	Clifton Road	Cambridge	CB1 7EA	07/07/2006	Industrial (B1/B2/B8)	Lease	281	Gross sq m	UKP	0	0.00	27,464	98
24055996	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	05/07/2006	Offices (B1a)	Lease	164	Gross sq m	UKP	0	0.00	28,014	171
24041968	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	02/07/2006	Offices (B1a)	Lease	265	Gross sq m	UKP	0	0.00	41,325	156
24056247	Clifton Court 9-10 Clifton Road	Clifton Road	Cambridge	CB1 7BN	01/07/2006	Offices (B1a)	Lease	220	Gross sq m	UKP	0	0.00	0	0
24030136	Chartwell House 620-622	Newmarket Road	Cambridge	CB5 8LP	27/06/2006	Offices (B1a)	Lease	66	Gross sq m	UKP	0	0.00	11,000	166
24031803	26-29 Sidney Street	Sidney Street	Cambridge	CB2 3HW	27/06/2006	Offices (B1a)	Lease	306	Gross sq m	UKP	0	0.00	78,952	258
24030193	55A Hills Road Cambridge	Hills Road	Cambridge	CB2 1NT	27/06/2006	Leisure (A3) Food	Assignment	60	Gross sq m	UKP	0	0.00	11,500	0
24030131	44/45 Burleigh Street	Burleigh Street	Cambridge	CB1 1DJ	27/06/2006	Offices (B1a)	Investment Sale	344	Gross sq m	UKP	677,500	4.67	33,450	97
24031813	9 Orwell Furlong Cambridge	Orwell Furlong	Cambridge	CB4 0WY	23/06/2006	Industrial (B1/B2/B8)	Lease	93	Gross sq m	UKP	0	0.00	9,510	102
24031681	Bejeman House 104 Hills	Hills Road, Station Road	Cambridge	CB2 1LQ	15/06/2006	Offices (B1a)	Lease	836	Gross sq m	UKP	0	0.00	0	0

24054813	1a Campbell Street	Campbell Street	Cambridge	CB1 3NE	15/06/2006	Offices (B1a)	Sale	90	Gross sq m	UKP	185,000	0.00	0	0
24031828	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	08/06/2006	Offices (B1a)	Lease	26	Gross sq m	UKP	0	0.00	4,750	183
24028601	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	30/05/2006	Offices (B1a)	Assignment	76	Gross sq m	UKP	0	0.00	0	0
24028590	72A Regent Street Cambridge	Regent Street	Cambridge	CB2 1DP	30/05/2006	Offices (B1a)	Lease	163	Gross sq m	UKP	0	0.00	0	0
24030326	Lincoln House Cherry Hinton	Cherry Hinton Road	Cambridge	CB1 8DH	30/05/2006	Offices (B1a)	Lease	121	Gross sq m	UKP	0	0.00	15,629	129
24030470	Wellington Court 8 Wellington	Wellington Street	Cambridge	CB1 1HZ	23/05/2006	Offices (B1a)	Lease	74	Gross sq m	UKP	0	0.00	15,000	203
24027848	Vitrum Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/05/2006	Offices (B1b)	Lease	587	Gross sq m	UKP	0	0.00	0	0
24028757	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	10/05/2006	Offices (B1a)	Lease	49	Gross sq m	UKP	0	0.00	8,523	174
30000066	Units A&B Kings Hedges Road	Kings Hedges Road,	Cambridge	CB4 2QH	09/05/2006	Offices (B1a)	Lease	574	Gross sq m	UKP	0	0.00	0	0
24028740	Barnwell Road Cambridge	Barnwell Road	Cambridge	CB5 8RE	02/05/2006	Offices (B1a)	Lease	418	Gross sq m	UKP	0	0.00	0	0
24049641	Alex Wood Hall 75 Norfolk	Norfolk Street	Cambridge	CB1 2LD	28/04/2006	Offices (B1a)	Lease	42	Gross sq m	UKP	0	0.00	10,420	249
24043388	47 Trumpington High Street	Trumpington High Street	Cambridge	CB2 2SU	31/03/2006	Offices (B1a)	Sale	366	Gross sq m	UKP	0	0.00	0	0
24027307	Ronald Rolph Court Wadloes	Wadloes Road	Cambridge	CB5 8PX	29/03/2006	Industrial (B8)	Lease	92	Gross sq m	UKP	0	0.00	9,121	99
24027298	Ronald Rolph Court Wadloes	Wadloes Road	Cambridge	CB5 8PX	29/03/2006	Industrial (B8)	Lease	1,180	Gross sq m	UKP	0	0.00	10,542	9
24027310	Robert Davies Court Nuffield	Nuffield Road	Cambridge	CB4 1TP	29/03/2006	Industrial (B1/B2/B8)	Lease	39	Gross sq m	UKP	0	0.00	5,247	135
24025295	St. Marys House 47 High	High Street	Cambridge	CB2 2HZ	29/03/2006	Offices (B1a)	Sale	366	Gross sq m	UKP	850,000	0.00	0	0
24032725	Kilmaine Close Kings Hedges	Kings Hedges Road	Cambridge	CB4 2QF	16/03/2006	Industrial (B8)	Lease	534	Gross sq m	UKP	0	0.00	0	0
24049605	Kilmaine Close Cambridge	Kilmaine Close	Cambridge	CB4 2PH	16/03/2006	Industrial (B1/B2/B8)	Lease	534	Gross sq m	UKP	0	0.00	0	0
24031942	Byron House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	15/03/2006	Offices (B1b)	Lease	301	Gross sq m	UKP	0	0.00	53,459	178
30000055	Mount Pleasant House Mount	Mount Pleasant,	Cambridge	CB3 0RN	10/03/2006	Offices (B1a)	Lease	589	Gross sq m	UKP	0	0.00	0	0
24027269	28 Hills Road Cambridge	Hills Road	Cambridge	CB2 1LA	03/03/2006	Offices (B1a)	Lease	85	Gross sq m	UKP	0	0.00	22,500	265
24049643	The Cottages, Grange Farm	Grange Road	Cambridge	CB2 4QF	01/03/2006	Offices (B1a)	Lease	140	Gross sq m	UKP	0	0.00	21,000	150
24028588	Millers Yard Mill Lane	Mill Lane	Cambridge	CB2 1RQ	28/02/2006	Offices (B1a)	Lease	68	Gross sq m	UKP	0	0.00	0	0
24021864	Chesterton Tower Chapel	Chapel Street	Cambridge	CB4 1DY	20/02/2006	Offices (B1a)	Lease	85	Gross sq m	UKP	0	0.00	0	0
24026876	Ronald Rolph Court Wadloes	Wadloes Road	Cambridge	CB5 8PX	15/02/2006	Industrial (B8)	Lease	95	Gross sq m	UKP	0	0.00	9,582	101
24043511	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	15/02/2006	Offices (B1a)	Investment Sale	11,427	Gross sq m	UKP	30,500,000	6.72	0	0
24020441	Godwin House Castle Park	Castle Park	Cambridge	CB3 0RA	30/01/2006	Offices (B1a)	Sub-Letting	191	Gross sq m	UKP	0	0.00	35,910	188
24020443	52 Burleigh Street Cambridge	Burleigh Street	Cambridge	CB1 1DJ	30/01/2006	Offices (B1a)	Lease	213	Gross sq m	UKP	0	0.00	35,500	167
24020384	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	25/01/2006	Offices (B1a)	Lease	1,892	Gross sq m	UKP	0	0.00	366,660	194
24020385	Bejeman House 104 Hills	Hills Road, Station Road	Cambridge	CB2 1LQ	25/01/2006	Offices (B1a)	Lease	1,078	Gross sq m	UKP	0	0.00	0	0
24023584	1 Tredgold Lane Cambridge	Tredgold Lane, Napier	Cambridge	CB1 1HN	25/01/2006	Leisure (A3) Food	Licence	29	Gross sq m	UKP	0	0.00	5,500	0
24023633	Orwell House Cowley Road	Cowley Road	Cambridge	CB4 0PP	04/01/2006	Offices (B1a)	Lease	27	Gross sq m	UKP	0	0.00	4,819	178
24023439	69a Lensfield Road	Lensfield Road	Cambridge	CB2 1EN	04/01/2006	Offices (B1a)	Lease	47	Gross sq m	UKP	0	0.00	7,356	157
24020770	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	22/12/2005	Offices (B1b)	Lease	246	Gross sq m	UKP	0	0.00	0	0
24017609	Newnham House Cowley	Cowley Road	Cambridge	CB4 0WZ	15/12/2005	Offices (B1b)	Lease	1,232	Gross sq m	UKP	0	0.00	0	0
24019923	Clarendon House Clarendon	Clarendon Road	Cambridge	CB2 8FH	15/12/2005	Offices (B1a)	Lease	374	Gross sq m	UKP	0	0.00	0	0
24020181	53/54 Sidney Street	Sidney Street	Cambridge	CB2 3HX	15/12/2005	Offices (B1a)	Lease	232	Gross sq m	UKP	0	0.00	22,275	96
24023301	Wellington Court 5 Wellington	Wellington Street	Cambridge	CB1 1HZ	15/12/2005	Offices (B1a)	Lease	195	Gross sq m	UKP	0	0.00	35,074	180
24021255	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	12/12/2005	Offices, (B1a)	Lease	76	Gross sq m	UKP	0	0.00	15,519	204
24019854	Clifton Road Industrial Estate	Clifton Road	Cambridge	CB1 7EA	28/11/2005	Industrial (B2)	Lease	187	Gross sq m	UKP	0	0.00	19,000	102
24016209	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	17/11/2005	Leisure (D2)	Lease	93	Gross sq m	UKP	0	0.00	28,100	302
24019269	Ronald Rolph Court Wadloes	Wadloes Road	Cambridge	CB5 8PX	16/11/2005	Industrial (B8)	Lease	33	Gross sq m	UKP	0	0.00	3,843	11
24016392	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	15/11/2005	Leisure (A3) Food	Lease	93	Gross sq m	UKP	0	0.00	28,100	0
24019248	Barnwell House Barnwell	Barnwell Drive	Cambridge	CB5 8UU	03/11/2005	Offices (B1a)	Lease	16	Gross sq m	UKP	0	0.00	2,868	179
24015475	22 Clifton Road Cambridge	Clifton Road	Cambridge	CB1 7EB	02/11/2005	Industrial (B8)	Lease	321	Gross sq m	UKP	0	0.00	34,970	109
24020124	149B Histon Road Cambridge	Histon Road	Cambridge	CB4 3JD	15/10/2005	Industrial (B1/B2/B8)	Lease	357	Gross sq m	UKP	0	0.00	24,986	70
24018226	25 Sidney Street Cambridge	Sidney Street	Cambridge	CB2 3HW	15/10/2005	Leisure (A3) Food	Lease	80	Gross sq m	UKP	0	0.00	105,000	0
24019885	515 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	15/10/2005	Industrial, (B1/B2/B8)	Investment Sale	4,538	Gross sq m	UKP	8,150,000	0.00	0	0
24020190	Alex Wood Hall 75 Norfolk	Norfolk Street	Cambridge	CB1 2LD	15/10/2005	Offices (B1a)	Lease	6	Gross sq m	UKP	0	0.00	1,300	215
24020143	Alex Wood Hall 75 Norfolk	Norfolk Street	Cambridge	CB1 2LD	15/10/2005	Offices (B1a)	Lease	19	Gross sq m	UKP	0	0.00	4,020	215
24014571	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	14/10/2005	Offices (B1b)	Lease	473	Gross sq m	UKP	0	0.00	81,408	172
24018079	8 Mercers Row Cambridge	Mercers Row	Cambridge	CB5 8HY	13/10/2005	Industrial (B8)	Lease	1,356	Gross sq m	UKP	0	0.00	0	0
24018149	23-25 Gwydir Street	Gwydir Street	Cambridge	CB1 2LG	06/10/2005	Offices (B1a)	Lease	29	Gross sq m	UKP	0	0.00	4,270	147
24018017	86 Regent Street Cambridge	Regent Street	Cambridge	CB2 1DP	26/09/2005	Offices (B1a)	Lease	66	Gross sq m	UKP	0	0.00	29,000	439
24013258	1A Ditton Walk Cambridge	Ditton Walk	Cambridge	CB5 8QD	23/09/2005	Offices (B1a)	Lease	35	Gross sq m	UKP	0	0.00	475	14
24013255	13a Sturton Street Cambridge	Sturton Street	Cambridge	CB1 2SN	23/09/2005	Offices (B1a)	Lease	59	Gross sq m	UKP	0	0.00	7,907	133
24020142	2 Newmarket Road	Newmarket Road	Cambridge	CB5 8DT	15/09/2005	Offices (B1a)	Sale	167	Gross sq m	UKP	0	0.00	0	0
24019942	Platinum Building Cowley	Cowley Road	Cambridge	CB4 0WS	01/09/2005	Offices (B1a)	Lease	1,744	Gross sq m	UKP	0	0.00	0	0

24014661	17-19 Brookside Cambridge	Brookside	Cambridge	CB2 1JE	01/09/2005	Offices	(B1a)	Lease	1,040	Gross sq m	UKP	0	0.00	0	0
24011703	9 Portugal Place Cambridge	Portugal Place	Cambridge	CB5 8AF	19/08/2005	Offices	(B1a)	Lease	70	Gross sq m	UKP	0	0.00	13,500	192
24019935	Clarendon House Clarendon	Clarendon Road	Cambridge	CB2 8FH	16/08/2005	Offices	(B1a)	Lease	368	Gross sq m	UKP	0	0.00	0	0
24015864	85 Regent Street Cambridge	Regent Street	Cambridge	CB2 1AW	15/08/2005	Offices	(B1a)	Lease	74	Gross sq m	UKP	0	0.00	20,000	270
24020103	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/08/2005	Industrial	(B2)	Lease	84	Gross sq m	UKP	0	0.00	7,011	84
24014348	Barnwell Drive Cambridge	Barnwell Drive	Cambridge	CB5 8UX	10/08/2005	Industrial	(B2)	Lease	85	Gross sq m	UKP	0	0.00	11,235	132
24010963	Kilmaine Close Cambridge	Kilmaine Close	Cambridge	CB4 2PH	29/07/2005	Industrial	(B8)	Sale	836	Gross sq m	UKP	0	0.00	0	0
24012075	Block 1 Milton Road	Milton Road	Cambridge	CB4 1YG	27/07/2005	Offices	(B1b)	Lease	628	Gross sq m	UKP	0	0.00	0	0
24010965	Mount Pleasant House Mount	Mount Pleasant,	Cambridge	CB3 0RN	20/07/2005	Offices	(B1a)	Lease	363	Gross sq m	UKP	0	0.00	64,515	178
24012842	The Tram Shed 185 East Road	East Road	Cambridge	CB1 1BG	01/07/2005	Offices,	(B1a)	Lease	95	Gross sq m	UKP	0	0.00	17,000	600
24014673	11c Kings Parade Cambridge	Kings Parade	Cambridge	CB2 1SJ	27/06/2005	Offices	(B1a)	Lease	55	Gross sq m	UKP	0	0.00	11,800	215
24011222	49-51 High Street	High Street	Cambridge	CB2 2HZ	17/06/2005	Offices	(B1a)	Lease	204	Gross sq m	UKP	0	0.00	0	0
24019883	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	17/06/2005	Offices	(B1a)	Lease	172	Gross sq m	UKP	0	0.00	0	0
24020177	2 Portugal Place Cambridge	Portugal Place	Cambridge	CB5 8AF	15/06/2005	Offices	(B1a)	Lease	66	Gross sq m	UKP	0	0.00	0	0
24020138	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/06/2005	Offices	(B1a)	Lease	757	Gross sq m	UKP	0	0.00	104,972	139
24020073	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/06/2005	Industrial	(B2)	Lease	175	Gross sq m	UKP	0	0.00	11,794	67
24020186	38 Fitzroy Street Cambridge	Fitzroy Street	Cambridge	CB1 1EW	15/06/2005	Offices	(B1a)	Lease	206	Gross sq m	UKP	0	0.00	31,094	151
24012096	Wellington Court 4 Wellington	Wellington Street	Cambridge	CB1 1HZ	13/06/2005	Offices	(B1a)	Lease	114	Gross sq m	UKP	0	0.00	20,000	176
24007440	180 Newmarket Road	Newmarket Road	Cambridge	CB5 8HF	06/06/2005	Industrial	(B1/B2/B8)	Lease	601	Gross sq m	UKP	0	0.00	0	0
24019887	Huntingdon Road Cambridge	Huntingdon Road	Cambridge	CB3 0LE	03/06/2005	Offices	(B1a)	Lease	115	Gross sq m	UKP	0	0.00	0	0
24019889	Milton Road Cambridge	Milton Road	Cambridge	CB4 1YG	27/05/2005	Offices	(B1a)	Lease	511	Gross sq m	UKP	0	0.00	0	0
24006942	Grebe House 21 Mercers Row	Mercers Row	Cambridge	CB5 8HY	18/05/2005	Industrial	(B8)	Lease	1,431	Gross sq m	UKP	0	0.00	0	0
24010353	22 Hills Road Cambridge	Hills Road	Cambridge	CB2 1JP	16/05/2005	Offices	(B1a)	Lease	54	Gross sq m	UKP	0	0.00	9,000	167
24014378	The Mermaid Inn 207 Green	Green End Road	Ellington	CB4 1RJ	13/05/2005	Leisure	(A3) Food	Sale	40	Gross sq m	UKP	525,000	0.00	0	0
24006166	9 Portugal Place Cambridge	Portugal Place	Cambridge	CB5 8AF	10/05/2005	Offices	(B1a)	Sale	77	Gross sq m	UKP	216,000	0.00	0	0
24005950	Quayside Cambridge	Quayside	Cambridge	CB5 8AB	10/05/2005	Leisure	(A3) Food	Lease	39	Gross sq m	UKP	0	0.00	22,000	0
24005492	3-5 Quayside Cambridge	Quayside	Cambridge	CB5 8AB	06/05/2005	Leisure	(A4)	Assignment	100	Gross sq m	UKP	0	0.00	75,000	300
24007685	Coldhams Lane Cambridge	Coldhams Lane	Cambridge	CB1 3EP	04/05/2005	Offices	(B1a)	Lease	69	Gross sq m	UKP	0	0.00	0	0
24006027	8 Nuffield Road Cambridge	Nuffield Road	Cambridge	CB4 1TP	22/04/2005	Industrial	(B1/B2/B8)	Investment Sale	633	Gross sq m	UKP	350,000	9.20	33,500	53
24007682	Jeffreys Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	15/04/2005	Offices	(B1b)	Lease	475	Gross sq m	UKP	0	0.00	86,919	183
24007442	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	05/04/2005	Offices	(B1a)	Lease	2,064	Gross sq m	UKP	0	0.00	0	0
24003679	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	05/04/2005	Leisure,	(A1)	Investment Sale	11,970	Gross sq m	UKP	39,000,000	6.50	2,400,000	201
24006687	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	01/04/2005	Offices	(B1a)	Sale	133	Gross sq m	UKP	240,000	0.00	0	0
24019929	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	31/03/2005	Offices	(B1a)	Lease	347	Gross sq m	UKP	0	0.00	0	0
24019924	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	31/03/2005	Offices	(B1a)	Lease	369	Gross sq m	UKP	0	0.00	0	0
24005647	Signet Court Swann Road	Swann Road	Cambridge	CB5 8LA	16/03/2005	Offices	(B1a)	Lease	133	Gross sq m	UKP	0	0.00	25,025	188
24019964	Quayside Cambridge	Quayside	Cambridge	CB5 8AB	15/03/2005	Leisure	(A3) Food	Assignment	46	Gross sq m	UKP	0	0.00	0	0
24020171	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/03/2005	Offices	(B1a)	Lease	99	Gross sq m	UKP	0	0.00	16,965	171
24020097	509 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	15/03/2005	Industrial	(B1/B2/B8)	Lease	372	Gross sq m	UKP	0	0.00	0	0
24020091	509 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	15/03/2005	Industrial	(B1/B2/B8)	Lease	372	Gross sq m	UKP	0	0.00	0	0
24019972	2-14 Fitzroy Street Cambridge	Fitzroy Street	Cambridge	CB1 1EW	15/03/2005	Leisure	(A3) Food	Pre-Let	199	Gross sq m	UKP	0	0.00	0	0
24020170	75 Burleigh Street Cambridge	Burleigh Street	Cambridge	CB1 1DJ	15/03/2005	Offices	(B1a)	Lease	78	Gross sq m	UKP	0	0.00	13,440	172
24001991	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	11/03/2005	Leisure	(A3) Food	Lease	614	Gross sq m	UKP	0	0.00	0	0
24001990	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	11/03/2005	Leisure	(A4)	Lease	155	Gross sq m	UKP	0	0.00	0	277
24004345	St Andrew's House 90 St	St Andrews Road	Cambridge	CB4 1DL	09/03/2005	Offices	(B1a)	Lease	691	Gross sq m	UKP	0	0.00	118,992	172
24001168	Poseidon House Castle Park	Castle Park	Cambridge	CB3 0RD	21/02/2005	Offices	(B1a)	Lease	253	Gross sq m	UKP	0	0.00	0	0
24019949	19 Lion Yard Cambridge	Lion Yard	Cambridge	CB2 3NA	15/02/2005	Leisure	(A3) Food	Lease	59	Gross sq m	UKP	0	0.00	0	0
24019950	2-14 Fitzroy Street Cambridge	Fitzroy Street	Cambridge	CB1 1EW	15/02/2005	Leisure	(A3) Food	Pre-Let	34	Gross sq m	UKP	0	0.00	0	0
24000181	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	11/02/2005	Offices	(B1a)	Lease	172	Gross sq m	UKP	0	0.00	0	0
21013086	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	07/02/2005	Offices	(B1a)	Lease	369	Gross sq m	UKP	0	0.00	83,391	226
24004272	15-17 Sturton Street	Sturton Street	Cambridge	CB2 2SN	28/01/2005	Offices	(B1a)	Lease	242	Gross sq m	UKP	0	0.00	33,930	140
24000188	Poseidon House Castle Park	Castle Park	Cambridge	CB3 0RD	27/01/2005	Offices	(B1a)	Lease	253	Gross sq m	UKP	0	0.00	41,571	164
21011992	149B Histon Road Cambridge	Histon Road	Cambridge	CB4 3JD	11/01/2005	Industrial	(B8)	Lease	358	Gross sq m	UKP	0	0.00	21,500	60
24007441	Janus House 46-52 St	St Andrews Street,	Cambridge	CB2 3AH	11/01/2005	Offices	(B1a)	Lease	123	Gross sq m	UKP	0	0.00	16,500	134
21012001	36 Clifton Road Cambridge	Clifton Road	Cambridge	CB1 4ZN	11/01/2005	Industrial	(B8)	Assignment	162	Gross sq m	UKP	0	0.00	16,080	99
24007351	Ravenscroft House 61 Regent	Regent Street	Cambridge	CB2 1AB	01/01/2005	Offices	(B1a)	Assignment	57	Gross sq m	UKP	0	0.00	0	0
21011523	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	15/12/2004	Offices	(B1a)	Lease	69	Gross sq m	UKP	0	0.00	8,940	129
21011522	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	15/12/2004	Offices	(B1a)	Lease	33	Gross sq m	UKP	0	0.00	4,200	129

24000207	Building 5 Milton Road	Milton Road	Cambridge	CB4 1YG	13/12/2004	Offices (B1b)	Lease	1,135	Gross sq m	UKP	0	0.00	220,000	194
24000656	Henley Road Cambridge	Henley Road	Cambridge	CB1 3DY	09/12/2004	Industrial (B8)	Lease	394	Gross sq m	UKP	0	0.00	46,640	118
24000209	Huntingdon Road Cambridge	Huntingdon Road	Cambridge	CB3 0LE	24/11/2004	Offices (B1a)	Lease	173	Gross sq m	UKP	0	0.00	22,332	129
21009207	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	17/11/2004	Leisure (A3) Food	Lease	314	Gross sq m	UKP	0	0.00	0	269
21009206	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	17/11/2004	Leisure (A3) Food	Lease	470	Gross sq m	UKP	0	0.00	0	215
21009204	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	17/11/2004	Leisure (A3) Food	Lease	563	Gross sq m	UKP	0	0.00	0	215
24000697	162 Histon Road Cambridge	Histon Road	Cambridge	CB4 3JP	15/11/2004	Offices (B1a)	Lease	92	Gross sq m	UKP	0	0.00	17,500	190
24000197	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	11/11/2004	Offices (B1b)	Lease	1,404	Gross sq m	UKP	0	0.00	253,109	180
21008100	City House 126-130 Hills Road	Hills Road, Brooklands	Cambridge	CB2 1RE	01/11/2004	Offices (B1a)	Lease	2,199	Gross sq m	UKP	0	0.00	0	0
21007800	8 Mercers Row Cambridge	Mercers Row	Cambridge	CB5 8HY	07/10/2004	Offices (B1b)	Lease	1,335	Gross sq m	UKP	0	0.00	0	0
21007839	77 Shelford Road Cambridge	Shelford Road	Cambridge	CB2 2NB	07/10/2004	Industrial (B8)	Lease	564	Gross sq m	UKP	0	0.00	0	0
21005203	Lion House Lion Yard	Lion Yard	Cambridge	CB2 3NA	01/10/2004	Offices (B1a)	Lease	1,022	Gross sq m	UKP	0	0.00	145,000	140
21005720	2 Emmanuel Road	Emmanuel Road	Cambridge	CB1 1JW	30/09/2004	Leisure (A3) Food	Lease	56	Gross sq m	UKP	0	0.00	35,000	577
21006311	Churchill House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	28/09/2004	Offices (B1b)	Lease	4,924	Gross sq m	UKP	0	0.00	825,000	168
24000242	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	24/09/2004	Offices (B1a)	Lease	255	Gross sq m	UKP	0	0.00	59,082	231
21006227	Terrington House 13-15 Hills	Hills Road	Cambridge	CB2 1NP	22/09/2004	Offices (B1a)	Lease	368	Gross sq m	UKP	0	0.00	0	0
21008146	Charter House 62-68 Hills	Hills Road	Cambridge	CB2 1LA	21/09/2004	Offices (B1a)	Lease	449	Gross sq m	UKP	0	0.00	0	0
21008143	72A Regent Street Cambridge	Regent Street	Cambridge	CB2 1DP	21/09/2004	Offices (B1a)	Lease	163	Gross sq m	UKP	0	0.00	21,000	129
21008004	Bishop Bateman Court	Thompsons Lane	Cambridge	CB5 8AQ	09/09/2004	Offices, (B1a)	Lease	86	Gross sq m	UKP	0	0.00	0	0
21008161	Caminus House Castle Park	Castle Park	Cambridge	CB3 0RA	08/09/2004	Offices, (B1a)	Lease	170	Gross sq m	UKP	0	0.00	0	0
21008810	Burleigh House 13-15	Newmarket Road	Cambridge	CB5 8EG	01/09/2004	Offices (B1a)	Lease	255	Gross sq m	UKP	0	0.00	46,716	183
21011584	64 Regent Street Cambridge	Regent Street	Cambridge	CB2 1DP	15/08/2004	Offices (B1a)	Sub-Letting	79	Gross sq m	UKP	0	0.00	0	0
23000087	St George House 1 Guildhall	Guildhall Street	Cambridge	CB2 3NH	13/08/2004	Offices (B1a)	Lease	1,078	Gross sq m	UKP	0	0.00	145,001	135
21003835	Block 6/7 Milton Road	Milton Road	Cambridge	CB4 1YG	01/08/2004	Offices (B1a)	Sub-Letting	296	Gross sq m	UKP	0	0.00	0	0
23000081	Rustat House 62 Clifton Road	Clifton Road	Cambridge	CB1 7EG	30/07/2004	Offices (B1a)	Lease	518	Gross sq m	UKP	0	0.00	0	0
23000073	511 Coldhams Lane	Coldhams Lane	Cambridge	CB1 3JS	19/07/2004	Industrial (B8)	Lease	272	Gross sq m	UKP	0	0.00	0	0
21011579	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/07/2004	Offices (B1b)	Lease	52	Gross sq m	UKP	0	0.00	11,520	223
21011578	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/07/2004	Offices (B1b)	Licence	15	Gross sq m	UKP	0	0.00	4,420	303
21011555	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/07/2004	Industrial (B2)	Lease	97	Gross sq m	UKP	0	0.00	7,500	77
21002328	Ditton Walk Cambridge	Ditton Walk	Cambridge	CB5 8PD	14/07/2004	Industrial (B2)	Investment Sale	7,193	Gross sq m	UKP	4,700,000	8.15	405,120	56
21008232	52 Burleigh Street Cambridge	Burleigh Street	Cambridge	CB1 1DJ	12/07/2004	Offices (B1a)	Lease	101	Gross sq m	UKP	0	0.00	0	0
21008217	Block 2 Milton Road	Milton Road	Cambridge	CB4 1YG	07/07/2004	Offices, (B1a)	Lease	217	Gross sq m	UKP	0	0.00	0	0
21008235	2 Hills Road Cambridge	Hills Road, Union Road	Cambridge	CB2 1JP	07/07/2004	Offices, (B1a)	Lease	353	Gross sq m	UKP	0	0.00	0	0
21001944	Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 8DH	21/06/2004	Industrial (B2)	Investment Sale	13,536	Gross sq m	UKP	12,550,000	5.71	758,071	56
21008556	Anstey Hall Maris Lane	Maris Lane	Cambridge	CB2 2LG	17/06/2004	Offices, (B1a)	Lease	92	Gross sq m	UKP	0	0.00	0	0
30032862	City House 126-130 Hills Road	Hills Road, Brooklands	Cambridge	CB2 1RE	14/06/2004	Offices (B1a)	Lease	238	Gross sq m	UKP	0	0.00	0	0
23000085	5-7 Portugal Place Cambridge	Portugal Place	Cambridge	CB5 8AF	01/06/2004	Offices (B1a)	Sale	393	Gross sq m	UKP	700,000	0.00	0	0
24002833	Main Building Cowley Road	Cowley Road	Cambridge	CB4 0WS	01/06/2004	Offices (B1b)	Lease	708	Gross sq m	UKP	0	0.00	102,870	145
24002917	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	01/06/2004	Offices (B1a)	Investment Sale	0		UKP	13,750,000	0.00	0	0
24002834	Bejerman House 104 Hills	Hills Road, Station Road	Cambridge	CB2 1LQ	01/06/2004	Offices (B1a)	Lease	0		UKP	0	0.00	0	0
21011545	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/05/2004	Offices (B1a)	Lease	165	Gross sq m	UKP	0	0.00	0	0
21011526	6 Regent Terrace Cambridge	Regent Terrace	Cambridge	CB2 1AA	15/04/2004	Offices (B1a)	Lease	26	Gross sq m	UKP	0	0.00	7,500	294
21011427	75 Burleigh Street Cambridge	Burleigh Street	Cambridge	CB1 1DJ	15/04/2004	Offices (B1a)	Lease	88	Gross sq m	UKP	0	0.00	10,000	114
11006766	Mount Pleasant House Mount	Mount Pleasant,	Cambridge	CB3 0RN	05/02/2004	Offices (B1a)	Assignment	390	Gross sq m	UKP	0	0.00	75,600	194
11006768	92a Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 7AG	05/02/2004	Offices (B1a)	Lease	223	Gross sq m	UKP	0	0.00	21,600	97
21009208	Clifton Way Cambridge	Clifton Way	Cambridge	CB1 7DY	15/01/2004	Leisure (A3) Food	Lease	93	Gross sq m	UKP	0	0.00	22,500	0
17000079	Mount Pleasant House Mount	Mount Pleasant,	Cambridge	CB3 0RN	30/12/2003	Offices (B1a)	Assignment	409	Gross sq m	UKP	0	0.00	79,199	194
11005779	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/12/2003	Industrial (B1/B2/B8)	Lease	141	Gross sq m	UKP	0	0.00	14,000	100
17000071	24 Hills Road Cambridge	Hills Road	Cambridge	CB2 1JW	30/11/2003	Offices (B1a)	Lease	274	Gross sq m	UKP	0	0.00	57,229	209
17000080	5 Covent Garden Cambridge	Covent Garden	Cambridge	CB1 2HS	30/11/2003	Offices (B1a)	Sale	149	Gross sq m	UKP	376,620	0.00	0	0
17000086	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	25/11/2003	Offices (B1a)	Lease	149	Gross sq m	UKP	0	0.00	27,999	188
17000078	95 Tenison Road Cambridge	Tenison Road	Cambridge	CB1 2DJ	01/11/2003	Offices (B1a)	Lease	0		UKP	0	0.00	0	193
21003764	Demeter House Station Road	Station Road	Cambridge	CB1 2RS	29/10/2003	Offices (B1a)	Investment Sale	2,072	Gross sq m	UKP	3,000,000	6.43	0	0
11005766	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/10/2003	Offices (B1a)	Lease	99	Gross sq m	UKP	0	0.00	17,000	172
11005757	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/10/2003	Offices (B1b)	Licence	18	Gross sq m	UKP	0	0.00	5,460	300
21003446	Coldhams Road Cambridge	Coldhams Road	Cambridge	CB1 3EW	15/10/2003	Industrial (B2)	Lease	467	Gross sq m	UKP	0	0.00	50,310	108
11005677	12-16 Bridge Street	Bridge Street	Cambridge	CB2 1UF	15/09/2003	Leisure (A3) Food	Lease	291	Gross sq m	UKP	0	0.00	0	0
11005762	Rustat House 62 Clifton Road	Clifton Road	Cambridge	CB1 7EG	15/09/2003	Offices (B1a)	Assignment	530	Gross sq m	UKP	0	0.00	99,000	187

11005756	25 City Road Cambridge	City Road	Cambridge	CB1 1DP	15/09/2003	Offices	(B1a)	Lease	93	Gross sq m	UKP	0	0.00	18,000	194
17000082	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	01/09/2003	Offices	(B1a)	Lease	214	Gross sq m	UKP	0	0.00	40,251	188
17000073	Charter House 62-68 Hills	Hills Road	Cambridge	CB2 1LA	01/09/2003	Offices	(B1a)	Sub-Letting	0		UKP	0	0.00	0	194
17000072	92a Cherry Hinton Road	Cherry Hinton Road	Cambridge	CB1 7AG	10/08/2003	Offices	(B1a)	Lease	223	Gross sq m	UKP	0	0.00	21,601	97
11001765	Cowley Road Cambridge	Cowley Road	Cambridge	CB4 0WZ	08/08/2003	Offices	(B1b)	Assignment	1,525	Gross sq m	UKP	0	0.00	170,000	112
17000074	Former Botanic House 98-100	Hills Road, Station Road	Cambridge	CB2 1JZ	31/07/2003	Offices	(B1a)	Lease	836	Gross sq m	UKP	0	0.00	180,000	215
11005792	St Andrews House 59 St	St Andrews Street	Cambridge	CB2 3DD	15/07/2003	Offices	(B1a)	Lease	223	Gross sq m	UKP	0	0.00	33,670	151
11001599	Trinity House Cowley Road	Cowley Road	Cambridge	CB4 0WZ	01/07/2003	Offices	(B1b)	Licence	19	Gross sq m	UKP	0	0.00	0	0
11000182	Anstey Hall Maris Lane	Maris Lane	Cambridge	CB2 2LG	01/07/2003	Offices	(B1a)	Lease	186	Gross sq m	UKP	0	0.00	0	0
11001336	Cowley Road Cambridge	Cowley Road	Cambridge	CB4 0WZ	17/06/2003	Offices	(B1b)	Lease	15	Gross sq m	UKP	0	0.00	0	0
11002447	Stanley Road Cambridge	Stanley Road	Cambridge	CB5 8LB	02/06/2003	Industrial	(B8)	Lease	400	Gross sq m	UKP	0	0.00	20,000	50
11000183	Former Botanic House 98-100	Hills Road, Station Road	Cambridge	CB2 1JZ	01/06/2003	Offices	(B1a)	Lease	836	Gross sq m	UKP	0	0.00	0	0
17000076	Coach House Anstey Hall	Anstey Hall Courtyard,	Cambridge	CB2 2LG	30/05/2003	Offices	(B1a)	Lease	117	Gross sq m	UKP	0	0.00	25,201	215
11005786	Janus House 46-52 St	St Andrews Street,	Cambridge	CB2 3AH	15/05/2003	Offices	(B1a)	Lease	529	Gross sq m	UKP	0	0.00	90,000	170
135820	12-16 Bridge Street	Bridge Street	Cambridge	CB2 1UF	05/05/2003	Leisure	(A3) Food	Lease	384	Gross sq m	UKP	0	0.00	90,000	0
11005758	Church End Cambridge	Church End	Cambridge	CB1 3LD	15/04/2003	Offices	(B1b)	Licence	13	Gross sq m	UKP	0	0.00	4,160	320
17000077	Anstey Hall Maris Lane	Maris Lane	Cambridge	CB2 2LG	01/04/2003	Offices	(B1a)	Lease	150	Gross sq m	UKP	0	0.00	29,088	194
11000184	Anstey Hall Maris Lane	Maris Lane	Cambridge	CB2 2LG	01/04/2003	Offices	(B1a)	Lease	186	Gross sq m	UKP	0	0.00	0	0
17000087	Michael Young Centre (NEC)	Purbeck Road	Cambridge	CB2 8HP	31/03/2003	Offices	(B1a)	Lease	91	Gross sq m	UKP	0	0.00	18,583	205
21001063	Kefford House Maris Lane	Maris Lane	Cambridge	CB2 2LG	19/03/2003	Offices	(B1a)	Lease	836	Gross sq m	UKP	0	0.00	130,000	155

Lease Length	Start Date	Estimated?	Expiry Date	Estimated?	Vendor/Lessor	Purchaser/Lessee	Vendor/Lessor's Agent	Purchaser / Lessee's Agent	Notes
0.00	10/10/2012	No		No	Naffield Developments	Nokia	Januays Commercial Property	CBRE	
0.00	30/09/2012	Yes		No			Barker Storey Matthews		Asking rent: £3.77 per Sq Ft
0.00	01/09/2012	No		No	Mills & Reeve	KPMG LLP	Savills	Knight Frank	
5.00	30/08/2012	Yes	30/08/2017	Yes		Belvoir Lettings	Carter Jonas Llp		Date on the market: 25/02/2012 Asking rent: £18.13 per sq ft
0.00		No		No		London & Regional Estates Limited	Christie + Co		The sale was for the long leasehold interest (104 years unexpired).
5.00	01/08/2012	Yes	01/08/2017	Yes			Cheffins		Date on the market: 23/05/2012 Asking rent: £17.14 per sq ft Unit:
0.00	29/07/2012	No		No		Inclusion Limited	Lambert Smith Hampton		
0.00	25/07/2012	No		No		Seetec Limited	Lambert Smith Hampton		
0.00	01/09/2012	Yes		No		Strutt & Parker	Cheffins		Date on the market: 15/10/2011
0.00	07/07/2012	No		No		Camfed International		Lambert Smith Hampton	
0.00	01/07/2012	No		No		Bailey Fisher Executive Search	Savills		
0.00	01/07/2012	No		No		Cambridge Wireless Limited	Savills		
0.00	30/06/2012	No		No		Private individual(s)	Dodson Jones		
7.00	24/06/2012	No	15/03/2019	No	Primary Capital Limited	Bromium UK Limited (The)	Januays Commercial Property		
0.00	15/06/2012	No		No		First Point Homecare Limited	Carter Jonas Llp		
0.00		No		No		St Andrews Tutorial Services Limited	Carter Jonas Llp		
10.00	15/06/2012	No	15/06/2022	No		Cambridge Family Law Practice	Bidwells Property Consultants Limited		First 12 months is half rent.
10.00	01/06/2012	No	01/06/2022	No		Nvidia	Bidwells Property Consultants Limited		
0.00	01/06/2012	No		No		Drive Tech UK Limited	Savills		
0.00	01/06/2012	No		No		Jobstream Group Plc	Savills		
0.00	01/06/2012	No		No		Jobstream Group Plc	Savills		
0.00	01/06/2012	No		No		Equinox Graphics Limited	Savills		
5.00	01/06/2012	Yes	01/06/2017	Yes		Stanes Rand LLP	Bidwells Property Consultants Limited		Date on the market: 12/03/2012
6.00	01/06/2012	No	01/06/2018	No	A & T Goddard Pension Scheme	Cambridge Ethnic Community Forum	Robinson Layer LLP		
0.00	01/06/2012	Yes		No			Cheffins		Date on the market: 03/06/2010
10.00	30/05/2012	No	30/05/2022	No	PRUPIM (Prudential Property	Manpower	Barker Storey Matthews, Bidwells		
5.00	29/05/2012	Yes	29/05/2017	No	Turnstone Estates	Cambridge Medical Innovations	Januays Commercial Property	Bray Fox Smith LLP	First year £149,660 2nd year £187,143 3rd year: £164,626 4th year: £172,109
5.00	24/05/2012	No	24/05/2017	No	St John's College Cambridge	Global Inkjet Systems Limited	Savills		
5.00	15/05/2012	No	15/05/2017	No		Heyes Communication Limited	Carter Jonas Llp, Bidwells Property		Date on the market: 08/10/2011 Asking rent: £11.00 per Sq Ft
0.00	15/05/2012	No		No		Pitman Training Group plc	Bidwells Property Consultants Limited		
0.00	01/05/2012	No		No		Mirlife Health Management	Savills		
0.00	01/05/2012	No		No		2CS Communications Limited	Savills		
0.00	01/05/2012	No		No		Praemonitus Limited	Savills		
5.00	01/05/2012	No	01/05/2017	No		Base4 Innovation	Bidwells Property Consultants Limited		
5.00	30/04/2012	No	30/04/2017	No	St John's College Cambridge	Bridge Partners Limited	Savills		
5.00	30/04/2012	No	30/04/2017	No	PRUPIM (Prudential Property	David Amos Training Limited	Barker Storey Matthews, Cheffins,		Date on the market: 19/10/2011
3.00	24/04/2012	No	24/04/2015	No	Woodfines Winter & Bullock	BDO Stoy Hayward LLP	Januays Commercial Property	Lambert Smith Hampton	
0.00	15/04/2012	No		No		Fine & Country (Gpea)	Carter Jonas Llp		
0.00	15/04/2012	No		No		ABC Languages Limited	Carter Jonas Llp		
5.00	01/04/2012	Yes	01/04/2017	Yes			Cambridge City Council		Date on the market: 13/09/2011
0.00	01/04/2012	No		No		Costello Medical Consulting Limited	Savills		
0.00	01/04/2012	No		No		Pathology Diagnostics	Savills		
0.00	01/04/2012	No		No		Argon Design Limited	Savills		
3.00	01/04/2012	No	01/04/2015	No		Moses Cameron Williams Limited	Bidwells Property Consultants Limited		
0.00	01/04/2012	No		No		Siemens Limited	Lambert Smith Hampton		
0.00	01/04/2012	No		No			Barker Storey Matthews		Date on the market: 13/01/2012
0.00	01/04/2012	No		No			Barker Storey Matthews		
5.00	30/04/2012	No	30/04/2017	No	PRUPIM (Prudential Property	CCMoss Sensors	Barker Storey Matthews, Cheffins,		Date on the market: 19/10/2011
0.00	29/03/2012	No		No		Premier Holidays Limited	Savills		
0.00	29/03/2012	No		No		Solaflare	Savills		
10.00	26/03/2012	No	26/03/2022	No		Turnstone Estates	Savills	Januays Commercial Property	
0.00	15/03/2012	No		No			Carter Jonas Llp		

5.00	15/03/2012	No	15/03/2017	No		Linaro Limited	Carter Jonas Llp, Bidwells Property		
0.00	15/03/2012	No		No		Animal DNA Diagnostics Limited	Carter Jonas Llp		
0.00	15/03/2012	No		No		True Knowledge Limited	Cheffins		
3.00	15/03/2012	No	15/03/2015	No		First Education Translation	Bidwells Property Consultants Limited		
3.00	06/03/2012	No	06/03/2015	No	Mutty Property	Healthcare Analytic Limited	Januarys Commercial Property		
10.00	01/03/2012	No	01/03/2022	No	Brookgate CB1 Limited	Alertme.com	Savills, Bidwells Property Consultants	Jones Lang LaSalle	
5.00	01/03/2012	No	01/03/2017	No		Cambridge Professional Academy	Savills, Bidwells Property Consultants		
0.00	15/02/2012	No		No		Rather Good Catering	Goodman Property		
0.00	15/02/2012	No		No		Atkins & Gregory	Carter Jonas Llp		
5.00	15/02/2012	No	15/02/2017	No		Academy of Ancient Music Limited	Bidwells Property Consultants Limited		
0.00	06/02/2012	No		No		Cadence Design Systems Limited	Savills, Carter Jonas Llp		
0.00	01/02/2012	No		No		Cambridge Technology Group	Savills		
0.00	01/02/2012	No		No		Risk Capital Management Limited	Savills		
0.00	01/02/2012	Yes		No			Cheffins		
10.00	01/02/2012	No	01/02/2022	No		Harriet's Cafe Tearooms	Bidwells Property Consultants Limited		
0.00	30/01/2012	No		No		PSF Accounting Limited	Savills		
0.00	15/01/2012	No		No		Private individual(s)	Carter Jonas Llp		
0.00	15/01/2012	Yes		No		IQ Capital Partners LLP	Robinson Layer LLP		
0.00	01/01/2012	No		No		Bensasson & Chalmers Limited	Savills		
0.00	30/12/2011	No		No		Macro Innovations Limited	Januarys Commercial Property		
0.00	15/12/2011	No		No		Special Agent	Bidwells Property Consultants Limited,		
0.00		No		No	AXA Real Estate Investment Managers	Orchard Street Investment		Lambert Smith Hampton	Sold together with for Andrew's House for £15,150,000.
0.00		No		No	AXA Real Estate Investment Managers	Orchard Street Investment		Lambert Smith Hampton	Sold together with Radio house for £15,150,000.
0.00	15/12/2011	No		No		Corvia	Carter Jonas Llp		
0.00	07/12/2011	No		No	Unex Group	Leica Microsystems (UK) Limited	Savills	Lambert Smith Hampton	
5.00	07/12/2011	No	01/09/2017	No	Inca Digital Printers Limiteds	Leica Microsystems (UK) Limited	Lambert Smith Hampton		
0.00	01/02/2007	No		No	Aviva Investors Global Services	EXEL Europe Limited, Wolseley UK	Bidwells Property Consultants Limited	DTZ	
10.00	30/11/2011	No	30/11/2021	No	Wrenbridge Land Limited	Carl Ziess	Lambert Smith Hampton	Savills	
0.00		No		No	Greene King	GKL Ltd	Januarys Commercial Property		
0.00	28/11/2011	Yes		No		Private individual(s)	Cambridge City Council		
0.00	15/11/2011	No		No		Pavitts	Goodman Property		
0.00	15/11/2011	No		No	Salmon Harvester Properties Limited	Chips Away	Colliers International, Bidwells Property		
0.00	15/11/2011	Yes		No		Aquaterra Energy Limited	Savills		
0.00	15/11/2011	Yes		No		Stanton Shallcross Limited	Savills		
0.00	15/11/2011	Yes		No		Pearson Education Limited	Savills		
0.00	15/11/2011	Yes		No		East Of England Trade Limited	Savills		
0.00	15/11/2011	Yes		No		Mobile Assistance Technologies	Savills		
5.00	15/11/2011	No	15/11/2016	No		Amantys Limited	Bidwells Property Consultants Limited	DTZ	
0.00	15/11/2011	No		No		Corner Shop Direct Limited	Goodman Property		Date on the market: 22/08/2011
0.00	15/11/2011	No		No	Home Office (The)	Private individual(s)	Barker Storey Matthews		
0.00	15/11/2011	No		No		APC Overnight Limited	Bidwells Property Consultants Limited		
0.00	02/11/2011	No		No		Private individual(s)	Cheffins		
0.00	01/11/2011	No		No		Rubben UK	Carter Jonas Llp		
0.00	01/11/2011	No		No		Tienda Limited	Carter Jonas Llp		
0.00	01/11/2011	No		No		Morgan Woods Limited	Carter Jonas Llp		
0.00	01/11/2011	No		No		Private individual(s)	Cheffins		
15.00	01/11/2011	No	01/11/2026	No	Pace Investments Limited	Mills & Reeve	Bidwells Property Consultants Limited	Savills	
0.00	01/11/2011	Yes		No		Private	Bidwells Property Consultants Limited		Date on the market: 26/09/2011
0.00		No		No	Wrenbridge Land Limited	Croudace Properties Limited, Carl	Jones Lang LaSalle	Bidwells Property Consultants Limited	
0.00	31/10/2011	No		No		Private individual(s)	Cheffins		
0.00	15/10/2011	Yes		No		Rand	Savills		
0.00	15/10/2011	No		No		TSHM	Savills		
0.00	15/10/2011	No		No		Bespak Europe Limited	Savills		
0.00	15/10/2011	Yes		No		Linguamatics Limited	Savills		
0.00	15/10/2011	No		No		Vet VT Specialists	Savills		
0.00		No		No		Private individual(s)	Savills		
0.00	15/10/2011	No		No		Solar Semi Engineering Limited	Bidwells Property Consultants Limited		
5.00	15/10/2011	No	15/10/2016	No		Ipcos UK Limited	Bidwells Property Consultants Limited		

2.00	15/10/2011	No	15/10/2013	No		Skanska AB	Savills, Bidwells Property Consultants		
10.00	14/07/2011	No	14/07/2021	No	Crown Estate (The)	Ernst & Young LLP	Savills, Carter Jonas Llp	DTZ	
20.00	01/10/2011	Yes	01/10/2031	Yes	Private individual(s)	Las Iguanas		Nash Bond	
0.00	01/10/2011	No		No		Young Alice	Carter Jonas Llp		
0.00		No		No		Private individual(s)	Carter Jonas Llp		
0.00	29/09/2011	No		No		Private individual(s)	Cambridge City Council		
0.00	15/09/2011	Yes		No		Cytozell Limited	Savills		
0.00	15/09/2011	Yes		No		IDEA Limited	Savills		
0.00	15/09/2011	No		No		Private	Goodman Property		
5.00	15/09/2011	No	15/09/2016	No		Cosmex Clinic	Bidwells Property Consultants Limited		
0.00	15/09/2011	No		No		Vista Education Limited	Goodman Property		
0.00	15/09/2011	No		No		Rosewood (Joinery) Limited	Bidwells Property Consultants Limited		
0.00	15/09/2011	Yes		No		Inca Digital Printers Limiteds	Lambert Smith Hampton, Savills		
0.00	15/09/2011	No		No		Private	Goodman Property		
0.00	15/09/2011	Yes		No			Carter Jonas Llp		
0.00	01/09/2011	Yes		No		Private individual(s)	Noyes & Noyes		
0.00	01/09/2011	No		No		Executive Car Services	Carter Jonas Llp		
0.00	26/08/2011	No		No	Winterthur Group Services Limited	KPMG LLP	Lambert Smith Hampton		
0.00		No		No		Private individual(s)	Noyes & Noyes		
0.00		No		No		Private individual(s)	Noyes & Noyes		
0.00	15/08/2011	No		No		Elsevier Limited	Savills		
0.00	15/08/2011	No		No		Solarflare	Savills		
0.00	15/08/2011	Yes		No		Private individual(s)	Savills		
0.00	15/08/2011	Yes		No		Pneumacare Limited	Savills		
0.00	15/08/2011	Yes		No		Exact Sourcing Limited	Savills		
0.00	15/08/2011	Yes		No		Linguamatics Limited	Savills		
10.00	15/08/2011	No	15/08/2021	No		Ensors	Savills, Bidwells Property Consultants	Carter Jonas Llp	
5.00	15/08/2011	No	15/08/2016	No		Andago UK Limited	Bidwells Property Consultants Limited		
3.00	15/08/2011	No	15/08/2014	No		Alpha Plus Group Limited	Bidwells Property Consultants Limited		
0.00	15/08/2011	No		No		TLC	Bidwells Property Consultants Limited		
0.00	01/08/2011	No		No		Gymphobics Limited	Carter Jonas Llp		
0.00	01/08/2011	No		No		Granta Dental Limited	Carter Jonas Llp		
0.00		No		No	Semitool Europe Limited	Wrenbridge Land Limited	Barker Storey Matthews	Lambert Smith Hampton	
5.00	23/07/2011	No	23/07/2016	No	Turnstone Estates	Open Cloud Limited	Januaries Commercial Property		The lease has been taken on a stepped rental: year one £41,517, year two
5.00	15/07/2011	No	15/07/2016	No		Russell Lettings Limited	Carter Jonas Llp		
10.00	15/07/2011	No	15/07/2021	No	LaSalle Investment Management	Booking.com	Savills, Bidwells Property Consultants	Dodson Jones	
0.00	15/07/2011	Yes		No		Lawson Marketing Consultancy Limited	Savills		
0.00	15/07/2011	No		No		Q Communications Limited	Savills		
0.00	15/07/2011	Yes		No		Amantys Limited	Savills		
0.00	15/07/2011	Yes		No		China Business Solutions Limited	Savills		
0.00	15/07/2011	No		No		HLBB Shaw Limited	Januaries Commercial Property		
3.00	15/07/2011	Yes	15/07/2014	No	PRUPIM (Prudential Property)	Initio Studio	Barker Storey Matthews		
5.00	15/07/2011	No	15/07/2016	No		Creative Places LLP	Bidwells Property Consultants Limited		
0.00	15/07/2011	No		No		O'Sullivan Shopfitting (Cambridge)	Bidwells Property Consultants Limited		
1.00	15/07/2011	No	15/07/2012	No		Opencredo	Carter Jonas Llp		
5.00	11/07/2011	No	11/07/2016	No	Nafield Properties Limited	Enthought Limited	Januaries Commercial Property		
4.00	23/06/2011	No	23/06/2015	No		Advanced Performance Limited	Cheffins		
15.00	22/06/2011	Yes	22/06/2026	No	Nafield Properties Limited	Elektron Technology plc	Januaries Commercial Property		
5.00	22/06/2011	Yes	22/06/2016	No	Nafield Properties Limited	Comsol Limited	Januaries Commercial Property		
0.00		No		No	Criterion Asset Management Limited	Essex County Council	Motcomb Estates	Lambert Smith Hampton	
10.00	15/06/2011	No	15/06/2021	No		Cambs School International Limited	Carter Jonas Llp		
0.00	15/06/2011	No		No		Icoseon	Savills		
0.00	15/06/2011	No		No		Global Inkjet Systems Limited	Savills		
0.00	15/06/2011	No		No		Coalescence Product Development	Savills		
0.00	15/06/2011	No		No		Preamonitus	Savills		
0.00	15/06/2011	No		No		Bell Educational Trust Limited	Savills		
0.00	15/06/2011	Yes		No	Rustat Property Company Limited	Cambridge Property Management	Barker Storey Matthews	Cheffins	
5.00	15/06/2011	No	15/06/2016	No	Pace Trustees Limited	Me Tail	Lambert Smith Hampton		

0.00	15/06/2011	Yes	No		Citygreen	Carter Jonas Llp		Deal took place at 38 Cambridge Place.
0.00	15/06/2011	Yes	No		Autowindscreens Limited	Bidwells Property Consultants Limited		
0.00	15/06/2011	Yes	No		Private individual(s)	Robinson Layer LLP		
0.00	15/06/2011	Yes	No		Igenics Limited	Carter Jonas Llp		
0.00	15/06/2011	Yes	No		Oslers Solicitors	Carter Jonas Llp		
0.00	27/05/2011	No	No		JMF Logistics Limited	Bidwells Property Consultants Limited		
0.00		No	15/12/2015	Yes	Henderson Global Investors	Taylor Vinters, Private individual(s)	Capita Symonds	Bidwells Property Consultants Limited
6.00	15/05/2011	No	15/05/2017	No	Private individual(s)	Rao	Goodman Property	
15.00	15/05/2011	Yes	15/05/2026	No	Norwich Union Investment	Howden Joinery Properties Limited	Barker Storey Matthews	
0.00	15/05/2011	Yes	No		VSLI Research	Bidwells Property Consultants Limited		
0.00	15/05/2011	No	No		Private individual(s)	Savills		
0.00	15/05/2011	No	No		Trillium Limited		Lambert Smith Hampton	
0.00	15/05/2011	Yes	No		Benchmark	Bidwells Property Consultants Limited		
0.00	15/05/2011	Yes	No		Travis Perkins	Bidwells Property Consultants Limited		
0.00	15/05/2011	Yes	No		Acorn Architectural Assocs	Bidwells Property Consultants Limited		
0.00	15/05/2011	Yes	No		JMF Logistics Limited	Bidwells Property Consultants Limited		
0.00	15/05/2011	Yes	No		Allia Limited	Bidwells Property Consultants Limited		
0.00		No	No		Rustat Property Company Limited	Barker Storey Matthews, Cheffins		
0.00	01/05/2011	No	No		Salmon Harvester Properties Limited	FujiFilm Speciality Ink Systems Limited	Colliers International	
0.00	01/05/2011	Yes	No		Anstey Hall	Private individual(s)	Goodman Property	
0.00		No	No				Cheffins	Sale of Long leasehold
3.00	26/04/2011	No	26/04/2014	No	Turnstone Estates	Cogent Environmental Limited	Januaries Commercial Property	
0.00	15/04/2011	No	No		Pinnacle Building Supplies Limited	Carter Jonas Llp		
0.00	15/04/2011	Yes	No		Alpha CRC Limited	Bidwells Property Consultants Limited	Dodson Jones	
0.00	15/04/2011	No	No		Solar Gen Energy Limited	Jeffersons Commercial (now trading		
0.00	15/04/2011	No	No		Taptu Limited	Savills		
0.00	15/04/2011	No	No		Open Objects Software Limited	Savills		
0.00	15/04/2011	No	No		IPICS	Savills		
0.00	15/04/2011	No	No		AMI Intelligence Software	Savills		
10.00	15/04/2011	No	15/04/2021	No	Phoenix Life Limited	Tees Solicitors	Lambert Smith Hampton, Savills	
0.00	15/04/2011	No	No		Pangenetics BV	Savills		
0.00		No	No		Private	Private individual(s)	Savills	
0.00		No	No		T M Trustees Limited	Precedence Technologies Limited	Januaries Commercial Property	
25.00	25/03/2011	No	25/03/2036	No	Aegon UK	Bill's Produce Store	Prime Retail	Insight Retail Consulting Limited
0.00	24/03/2011	No	No		Legal & General Assurance Society	Jesus College		Lambert Smith Hampton
6.00	15/03/2011	No	15/03/2017	No	Ocho Rios Limited	Midsummer Energy Limited	Barker Storey Matthews	
0.00	15/03/2011	No	No		Dloebis Scientifica Books	Jeffersons Commercial (now trading		
0.00	15/03/2011	No	No		Cambell Black Recruitment	Savills		
0.00	15/03/2011	No	No		Homaatrix Limited	Savills		
0.00	15/03/2011	No	No		Uviltec	Savills		
2.00	15/03/2011	Yes	15/03/2013	No		Cadshroer (UK) Limited	Cheffins	
10.00	15/03/2011	No	15/03/2021	No		Reddie & Grose	Savills	Cheffins
0.00	15/03/2011	Yes	No		Prudential Property Investment	Open Frontiers Limited	Barker Storey Matthews, Bidwells	
1.00	15/03/2011	No	15/03/2012	No	Jesus College	Legal & General Assurance Society	Bidwells Property Consultants Limited	Lambert Smith Hampton
0.00	15/03/2011	No	No			Kip McGrath Education Centre	Bidwells Property Consultants Limited	
0.00		No	No		Brookgate Limited	Microsoft Limited, Orchard Street	Bidwells Property Consultants Limited	Lambert Smith Hampton
0.00	15/03/2011	No	No		Birketts	Savills		
0.00	15/03/2011	Yes	No			Gardiner & Theobald LLP	Savills, Bidwells Property Consultants	
5.00	03/03/2011	Yes	03/03/2016	No			Januaries Commercial Property	
3.00	01/03/2011	No	01/03/2014	No	Endurance Estates Limited	Busby Consultants Limited	Januaries Commercial Property	
7.00	28/02/2011	No	28/02/2018	No		Private individual(s)	Cheffins	
5.00	17/02/2011	No	17/02/2016	No	Turnstone Estates	Open Cloud Limited	Januaries Commercial Property	Stepped Rent: Year 1 £42,063 Year 2: £44,066 Year 3: £46,069 Year 4-5:
0.00	15/02/2011	No	No			Builder Limited	Jeffersons Commercial (now trading	
0.00	15/02/2011	No	No		Altacor Limited	Savills		
0.00	15/02/2011	No	No		Chemical Computing Group	Savills		
0.00	01/02/2011	Yes	No			Private individual(s)	Carter Jonas Llp	
0.00	15/01/2011	No	No		Cambridge Silicon Radio Limited	Carter Jonas Llp		
0.00	15/01/2011	No	No		Property Search Group Limited	Savills		

0.00	No	No	Trustees of New Square Holdings	Private individual(s)	Januaries Commercial Property	
0.00	01/01/2011	No	No	NBM Massucco Shelbourne	Bidwells Property Consultants Limited	
0.00	15/12/2010	No	No	Cambridge Antibody Technology	Bidwells Property Consultants Limited	
0.00	15/12/2010	No	No	Ingenium Archial	Bidwells Property Consultants Limited	
1.00	15/12/2010	No	15/06/2011	Trade Recruitment (Eastern) Limited	Jeffersons Commercial (now trading)	
0.00	15/12/2010	No	No	Golden Web Foundation (The)	Januaries Commercial Property	
0.00	15/12/2010	No	No	Red Hat UK Limited	Bidwells Property Consultants Limited	
15.00	02/12/2010	No	02/12/2025	Aberdeen Property Investors UK	Yo! Sushi	twentyretail
5.00	01/12/2010	No	01/12/2015	No	Solid Works Limited	Cheffins
0.00	No	No	No	Total UK Limited	James Howarth & Co Limited	Januaries Commercial Property
3.00	01/12/2010	No	01/12/2013	Private individual(s)	Northmore Associates Limited	Januaries Commercial Property
0.00	01/12/2010	No	No	No	Progress Software Limited	Bidwells Property Consultants Limited
6.00	30/11/2010	No	18/05/2015	No	WSP Management Services Limited	Cheffins
10.00	24/11/2010	No	24/11/2020	No	Highland Properties Limited	Leaders Limited
10.00	15/11/2010	No	15/11/2020	No	Jeyes Ltd	Savills, Jeffersons Commercial (now
0.00	15/11/2010	No	No	No	21 Designs	Savills
0.00	15/11/2010	No	No	No	Ultrasoc Technologies Limited	Savills
0.00	15/11/2010	No	No	No	No	Jeffersons Commercial (now trading)
0.00	15/11/2010	No	No	USS Limited	Event Travel Limited	Bidwells Property Consultants Limited
0.00	15/11/2010	No	No	No	CEF	Bidwells Property Consultants Limited
0.00	15/11/2010	No	No	No	Tile Giant	Bidwells Property Consultants Limited
0.00	01/11/2010	No	No	No	Zeus Technology Limited	Savills
9.00	30/10/2010	No	30/10/2019	No	Sony (U.K.) Limited	Cantab Capital Limited
0.00	20/10/2010	No	No	No	Linaro Limited	Bidwells Property Consultants Limited,
5.00	15/10/2010	No	15/10/2015	No	Aviva Investors Global Services	AIV Europe Limited
5.00	15/10/2010	No	15/10/2015	No	No	Vendominium Limited
0.00	15/10/2010	No	No	No	Cambridge Land Investments LLP	Bidwells Property Consultants Limited
0.00	15/10/2010	No	No	No	Applied Medical Technology	Bidwells Property Consultants Limited
0.00	15/10/2010	No	No	No	City Security Services Limited	Jeffersons Commercial (now trading)
0.00	15/10/2010	No	No	No	I Bubble	Savills
0.00	15/10/2010	No	No	No	Citrix Systems UK Limited	Savills
0.00	15/10/2010	No	No	No	Local Secrets Limited	Savills
3.00	15/10/2010	No	15/10/2013	No	Into Sport	Jeffersons Commercial (now trading)
0.00	15/10/2010	No	No	No	Inder's Kitchen Limited	Bidwells Property Consultants Limited
0.00	11/10/2010	No	No	DEFRA (Department for Environment,	Rathbone Bros. Limited	Lambert Smith Hampton
0.00	06/10/2010	No	No	No	ARM Limited	Juniper Real Estate
0.00	01/10/2010	No	01/10/2023	No	ARM Limited	Carter Jonas Llp
5.00	21/09/2010	No	21/09/2015	No	Turnstone Estates	Open Cloud Limited
0.00	15/09/2010	No	No	No	Openhub Limited	Savills
0.00	15/09/2010	No	No	No	Tebira Limited	Savills
0.00	15/09/2010	No	No	No	Cambridge Executive Education	Savills
0.00	15/09/2010	No	No	No	Eagle Crown Productions Limited	Savills
0.00	15/09/2010	No	No	No	Ferret Films Limited	Bidwells Property Consultants Limited
2.00	15/09/2010	No	15/03/2012	No	Emmanuel College Cambridge	Aptco Limited
0.00	15/09/2010	No	No	Private	Private individual(s)	Goodman Property
0.00	01/09/2010	No	No	No	Elsevier Limited	Savills
0.00	No	No	No	ABF Pension Trust Acs Ltd	Mills & Reeve, Pace Developments	Bidwells Property Consultants Limited
0.00	15/08/2010	No	No	No	No	Jeffersons Commercial (now trading)
0.00	05/08/2010	No	No	No	Andrew Page Limited	Bidwells Property Consultants Limited
0.00	15/08/2010	No	No	No	Hoffmann & Kippner	Savills
0.00	15/08/2010	No	No	No	RedBite Solutions Limited	Savills
0.00	15/08/2010	No	No	No	Cambridge University	Bidwells Property Consultants Limited
20.00	15/08/2010	Yes	15/08/2030	Yes	Brookgate Construction Ltd	Microsoft Limited
5.00	15/08/2010	No	15/08/2015	No	Universities Superannuation Scheme	Crystal Valeting
15.00	03/08/2010	No	03/08/2025	No	No	Private individual(s)
3.00	03/08/2010	No	03/08/2013	No	Private individual(s)	Dixon Phillips Limited
0.00	01/08/2010	No	No	No	Verius Limited	Savills
2.00	01/08/2010	No	01/08/2012	No	No	Ellexus Limited

0.00	15/07/2010	No	No		Rubben UK	Jeffersons Commercial (now trading)	
5.00	15/07/2010	No	15/07/2010	No	Nafield Properties Limited	HLBB Shaw Limited	Januays Commercial Property
3.00	15/07/2010	No	15/07/2013	No	PRUPIM (Prudential Property)	Inverto Digital Labs	Barker Storey Matthews
0.00	15/07/2010	No	No			Cambridge University Hospitals NHS	Bidwells Property Consultants Limited
10.00	15/07/2010	No	15/07/2020	No		Cafe Julian	Bidwells Property Consultants Limited
10.00	15/07/2010	No	15/07/2020	No	Universities Superannuation Scheme	Plumbcity Ltd	Jones Lang LaSalle (Previously King
10.00	15/07/2010	No	15/07/2020	No		Plumbcity Ltd	Bidwells Property Consultants Limited
10.00	02/07/2010	No	02/07/2020	No		Public Library of Science	Fenn Wright Limited
0.00	No	No	No			Workplace Law Group	Jeffersons Commercial (now trading)
0.00	18/06/2010	No	No			Citibase	Savills
6.00	15/06/2010	Yes	15/06/2016	Yes	Private individual(s)	ABDI Limited	Lambert Smith Hampton
0.00	15/06/2010	No	No			Conductive Inkjet Technology Limited	Barker Storey Matthews
0.00	15/06/2010	No	No				Bidwells Property Consultants Limited
2.00	15/06/2010	No	15/06/2012	No		AA Driving School Limited	Jeffersons Commercial (now trading)
10.00	15/06/2010	No	15/06/2020	No		Towry Law plc	Savills
0.00	15/06/2010	No	No		State of Design Limited	Allen Pyke Associates	Goodman Property
25.00	15/06/2010	Yes	15/06/2035	Yes		Private Client	Bidwells Property Consultants Limited
0.00	01/06/2010	No	No		Coulson Group Limited		Jeffersons Commercial (now trading)
0.00	01/06/2010	No	No			Amantys Limited	Savills
2.00	01/06/2010	No	01/06/2012	No		PSF Accounting Limited	Savills
2.00	01/06/2010	No	01/06/2012	No		Teleexpress Limited	Savills
2.00	01/06/2010	No	01/06/2012	No		Bensasson & Chalmers Limited	Savills
2.00	01/06/2010	No	01/06/2012	No		Amantys Limited	Savills
7.00	01/06/2010	No	01/06/2017	No		Omobono Limited	Carter Jonas Llp
0.00	01/06/2010	No	No			CEG Limited	Bidwells Property Consultants Limited
0.00	01/06/2010	No	No			Collabora Limited	Bidwells Property Consultants Limited
0.00	No	No	No			Private individual(s), Private	James A Baker Property Consultants
5.00	01/06/2010	No	01/06/2015	No		Ranstad	Jeffersons Commercial (now trading)
0.00	15/05/2010	No	No				Jeffersons Commercial (now trading)
2.00	15/05/2010	No	15/05/2012	No		Cambrionix Limited	Savills
2.00	15/05/2010	No	15/05/2012	No		Argon Design Limited	Savills
2.00	15/05/2010	No	15/05/2012	No		Cambridge Wireless Limited	Savills
2.00	15/05/2010	No	15/05/2012	No		Jobstream Group Plc	Savills
2.00	15/05/2010	No	15/05/2012	No		Jobstream Group Plc	Savills
3.00	15/05/2010	No	15/05/2013	No		Liquorice Recruitment Limited	Savills, Barker Storey Matthews
4.00	15/05/2010	No	15/05/2014	No	Brookgate Construction Ltd	First Capital Connect Limited	Savills
0.00	05/05/2010	No	No		Private	Costa Coffee	Jeffersons Commercial (now trading)
0.00	01/05/2010	No	No				The lease was taken at 40 Hills Road.
0.00	01/05/2010	No	No				Jeffersons Commercial (now trading)
0.00	01/05/2010	No	No				Jeffersons Commercial (now trading)
0.00	01/05/2010	No	No				Jeffersons Commercial (now trading)
2.00	15/05/2010	No	15/05/2012	No		Risk Capital Research & Technology	Savills
0.00	01/05/2010	No	No			IP Cambridge	Bidwells Property Consultants Limited
5.00	01/05/2010	No	01/05/2015	No		Tucker Gardner Residential Limited	Carter Jonas Llp, Bidwells Property
0.00	01/05/2010	No	No			Trilium Associates	Bidwells Property Consultants Limited
0.00	No	No	No		Bideawhile 445 Limited	Grosvenor, Wrenbridge Limited	
3.00	19/04/2010	No	19/04/2013	No		JC Lawyers Limited	Cheffins
0.00	15/04/2010	No	No			Booking.com	Jeffersons Commercial (now trading)
2.00	15/04/2010	No	15/04/2012	No		Azuro UK Limited	Savills
2.00	15/04/2010	No	15/04/2012	No		Cambridge Technology Group	Savills
2.00	15/04/2010	No	15/04/2012	No		Business Link East of England	Savills
10.00	15/04/2010	No	15/04/2020	No		SOS Children's villages UK	Bidwells Property Consultants Limited
2.00	15/04/2010	Yes	15/04/2012	Yes	Initial Facilities Management Limited	Rochair Limited	Barker Storey Matthews
0.00	15/04/2010	No	No			Cambridge Copy Studio	Bidwells Property Consultants Limited
5.00	15/04/2010	No	15/04/2015	No	Universities Superannuation Scheme	Copy Studio	Jones Lang LaSalle (Previously King
6.00	15/04/2010	No	15/04/2016	No	USS Limited	Capital Valves	Bidwells Property Consultants Limited
0.00	01/04/2010	No	No				Jeffersons Commercial (now trading)
2.00	01/04/2010	No	01/04/2012	No		TUV NEL Limited	Savills
0.00	01/04/2010	No	No			Towry Law Central Services Limited	Bidwells Property Consultants Limited

5.00	01/04/2010	No	01/04/2015	No			Cheffins	
0.00	24/03/2010	No		No	NHS Direct	Primary Care Trust	Lambert Smith Hampton	
0.00	22/03/2010	No		No	Unex Group	National Blood Service	Lambert Smith Hampton	
0.00	15/03/2010	No		No	MGHP Limited	ProQuest	Bidwells Property Consultants Limited	
0.00	15/03/2010	No		No	Salmon Harvester Properties Limited	Chips Away	Colliers International, Bidwells Property	
2.00	15/03/2010	No	15/03/2012	No		Primonitor	Savills	
2.00	15/03/2010	No	15/03/2012	No		Costello Medical Consulting Limited	Savills	
2.00	15/03/2010	No	15/03/2012	No		Zip Media	Savills	
2.00	15/03/2010	No	15/03/2012	No		Pathology Diagnostics	Savills	
2.00	15/03/2010	No	15/03/2012	No		Bailey Fisher Executive Search	Savills	
0.00	15/03/2010	No		No			Jeffersons Commercial (now trading	
0.00	15/03/2010	No		No		Ziath Limited	Bidwells Property Consultants Limited	
0.00	15/03/2010	No		No			Jeffersons Commercial (now trading	The lease was for office and retail space.
10.00	15/03/2010	No	15/03/2020	No	USS Limited	Rexel UK Limited	Bidwells Property Consultants Limited	
0.00	15/03/2010	No		No	USS Limited	AK Hair & Beauty	Bidwells Property Consultants Limited	
5.00	15/03/2010	No	15/03/2015	No	Canada Life Limited	Wolseley plc	Bidwells Property Consultants Limited	
0.00	15/03/2010	No		No	Safebox	Akai Digital Limited	Goodman Property	
0.00	15/03/2010	No		No			Jeffersons Commercial (now trading	
0.00	15/03/2010	No		No			Jeffersons Commercial (now trading	
5.00	03/03/2010	No	03/03/2015	No	Nafield Properties Limited	Base 4 Innovation	Januays Commercial Property	
0.00	01/03/2010	No		No	Crown Estate (The)	Impulse	Jeffersons Commercial (now trading	
2.00	15/03/2010	No	15/03/2012	No		2CS Communications Limited	Savills	
0.00	01/03/2010	No		No			Jeffersons Commercial (now trading	
0.00	01/03/2010	No		No		Woodfines Winter & Bullock	Bidwells Property Consultants Limited	Juniper Real Estate
0.00		No		No	Threadneedle	SJK Properties		Bidwells Property Consultants Limited,
0.00	01/03/2010	No		No	Private individual(s)	Liberal Democrat Party	Jeffersons Commercial (now trading	
5.00	05/02/2010	No	05/02/2015	No		DHL Excel Supply Chain	Bidwells Property Consultants Limited	
0.00	15/02/2010	No		No		Kolila Consulting Limited	Savills	
0.00	15/02/2010	No		No		Microlife Health Management Limited	Savills	
2.00	15/02/2010	No	15/02/2012	No		Gyrodatta Drilling Automation Limited	Savills	
2.00	15/02/2010	No	15/02/2012	No		Global Inkjet Systems Limited	Savills	
2.00	15/02/2010	No	15/02/2012	No	USS Limited	Global Distribution Limited	Bidwells Property Consultants Limited	
15.00	15/02/2010	No	15/02/2025	No	USS Limited	Plumbase Limited	Bidwells Property Consultants Limited	
0.00	02/02/2010	No		No	Telereal Trillium Limited	A4E Limited	Lambert Smith Hampton	
0.00	01/02/2010	No		No	Coulson Group Limited	Scienta Innovation Limited	Jeffersons Commercial (now trading	
2.00	01/02/2010	No	01/02/2012	No		Tristart	Savills	
2.00	01/02/2010	No	01/02/2012	No		Cambrionix Limited	Savills	
0.00	01/02/2010	No		No		Image Semantics Limited	Savills	
0.00	01/02/2010	No		No		University of the Third Age	Cheffins	
0.00		No		No	Private individual(s)	Chambers Farming Group Limited		
6.00	22/01/2010	Yes	22/01/2016	Yes	Seven Networks Limited	Chard Robinson Group	Colliers International	Property Week, p.76, 22/01/2010
0.00	15/01/2010	No		No		Vogt Solar	Savills	
0.00	15/01/2010	No		No		Cambridge Data Solutions	Savills	
0.00	15/01/2010	No		No			Savills	
0.00	15/01/2010	No		No	Cambridge Logic Limited	Mortgage Solutions Centre Limited	Jeffersons Commercial (now trading	
0.00	01/01/2010	No		No	Cambridge City Council			
2.00	01/01/2010	No	01/01/2012	No		Iris Diagnostics (UK) Limited	Savills	
2.00	01/01/2010	No	01/01/2012	No		Applied Ecology Limited	Savills	
2.00	01/01/2010	No	01/01/2012	No		Scene Systems Limited	Savills	
2.00	01/01/2010	No	01/01/2012	No		Interact Solutions Limited	Savills	
2.00	01/01/2010	No	01/01/2012	No		Simba HPC Limited	Savills	
0.00		No		No	Royal London Mutual Insurance	Cambridge Assessment	Bidwells Property Consultants Limited,	Januays Commercial Property
0.00	23/12/2009	No		No	Universities Superannuation Scheme	Nationwide Autocentre	Bidwells Property Consultants Limited	
0.00	15/12/2009	No		No	Marshalls	Suckling Airways (Cambridge) Limited	Bidwells Property Consultants Limited	
0.00	15/12/2009	No		No			Jeffersons Commercial (now trading	
0.00	15/12/2009	No		No	Emmanuel College	Cambridge Professional Academy	Bidwells Property Consultants Limited	
0.00	15/12/2009	No		No			Jeffersons Commercial (now trading	
0.00	15/12/2009	No		No	Newinco		Jeffersons Commercial (now trading	

4.00	15/12/2009	No	15/12/2013	No		GMT Maritime Limited	Carter Jonas Lip		
5.00	15/12/2009	No	15/12/2014	No		Granta Design Limited	Bidwells Property Consultants Limited		
10.00	15/12/2009	No	15/12/2019	No	Dencora Limited	British Red Cross Society (The)	Bidwells Property Consultants Limited		
2.00	14/12/2009	No	14/12/2011	No		Cambridge Wireless Limited	Savills		
2.00	14/12/2009	No	14/12/2011	No		Cintelliq Limited	Savills		
2.00	14/12/2009	No	14/12/2011	No		Cambridge Data Solutions Limited	Savills		
2.00	13/12/2009	No	13/12/2011	No		Lets Cell It.Com Limited	Savills		
5.00	12/12/2009	No	12/12/2014	No	Standard Life Assurance Company	Inca Digital Printers Limiteds	Savills, Bidwells Property Consultants		
1.00	07/12/2009	No	07/06/2010	No	Hill Residential Limited		Cheffins		
10.00	01/12/2009	No	01/12/2019	No	UK pension fund	Sentec Limited	Savills, Bidwells Property Consultants	Colliers International	
0.00	16/11/2009	No		No		Private	Colliers International		
0.00	15/11/2009	No		No	Trinity College Cambridge		Bidwells Property Consultants Limited		
10.00	15/11/2009	Yes	15/11/2019	Yes	McMullen & Sons	Cambridge & District Chamber of	Barker Storey Matthews		
2.00	10/11/2009	No	10/11/2011	No		Thomas Edward Hays	Savills		
1.00	05/11/2009	No	05/05/2010	No		Cambridge Laptop Repairs	Goodman Property		
1.00	05/11/2009	No	05/05/2010	No	Safebox	Cambridge Laptop Repairs	Goodman Property		
2.00	01/11/2009	No	01/11/2011	No		Account Mentors	Savills		
0.00	01/11/2009	No		No	USS Limited	Trinity College Cambridge	Bidwells Property Consultants Limited		
0.00	30/10/2009	No		No		Volker Fitzpatrick Limited	Cheffins		
2.00	26/10/2009	No	26/10/2011	No		Augmenta Limited	Savills		
2.00	19/10/2009	No	19/10/2011	No		Local Secrets Limited	Savills		
2.00	19/10/2009	No	19/10/2011	No		Firmstep Limited	Savills		
0.00	06/10/2009	No		No	Turnstone Estates	Nokia Telecommunications Limited	Januarys Commercial Property	Cushman & Wakefield	
10.00	28/09/2009	No	28/09/2019	No	Vine Court Estates Limited	Cambridge Seminars Limited	Barker Storey Matthews	Colliers International	
5.00	28/09/2009	No	28/09/2014	No	Padmanor Investments Limited	Beacon Computer Technology Limited	Colliers International, Bidwells Property		
0.00	23/09/2009	No		No	Salmon Harvester Properties Limited	Kuehne & Nagel Limited	Savills, Bidwells Property Consultants		
2.00	21/09/2009	No	21/09/2011	No		Argon Design Limited	Savills		
0.00	01/09/2009	No		No	ARC International (UK) Limited	Cambridge Mechatronics Limited	Jeffersons Commercial (now trading		
2.00	01/09/2009	No	01/09/2011	No		Global Inkjet Systems Limited	Savills		
2.00	01/09/2009	No	01/09/2011	No		Costello Medical Consulting Limited	Savills		
5.00	01/09/2009	No	01/09/2014	No		Light Blue Optics Limited	Savills		The deal is for a lease renewal.
0.00	01/09/2009	Yes		No		Private individual(s)	Cheffins		
0.00	28/08/2009	No		No		Bluestone Capital Management	Cheffins		
2.00	25/08/2009	No	25/08/2011	No		Media Managers Limited	Savills		
2.00	17/08/2009	No	17/08/2011	No		Obsidian Consultancy	Savills		
0.00	15/08/2009	No		No	Go East Limited	Homes & Communities Agency	Lambert Smith Hampton	Drivers Jonas Deloitte	The lease is due to expire in 2013.
5.00	15/08/2009	Yes	15/08/2014	Yes	Prudential	TNG Limited	Barker Storey Matthews		
10.00	15/08/2009	No	15/08/2019	No	Crown Estate (The)	1Spatial Group Limited	Jeffersons Commercial (now trading		
0.00	15/08/2009	Yes		No	USS Limited		Bidwells Property Consultants Limited		
6.00	15/08/2009	Yes	31/12/2015	Yes	Prezzo	Cambis Cuisine	In Leisure	Intrinsic (Now trading as HNG Limited)	
0.00	15/08/2009	Yes		No	Pace Investments Limited	Staccato	Bidwells Property Consultants Limited		
2.00	03/08/2009	No	03/08/2011	No		Simba HPC Limited	Savills		
2.00	01/08/2009	No	01/08/2011	No		PI Consulting Services Limited	Savills		
2.00	01/08/2009	No	01/08/2011	No		Imsence Limited	Savills		
0.00	27/07/2009	No		No	AXA Sun Life Holdings	Cambridge Semiconductor Limited	Bidwells Property Consultants Limited		
2.00	15/07/2009	No	15/07/2011	No		Private individual(s)	Jeffersons Commercial (now trading		
0.00		No		No			Jeffersons Commercial (now trading		
4.00	15/07/2009	No	15/07/2013	No	NatWest Bank	Anglia Ruskin University	Lambert Smith Hampton		
10.00	15/07/2009	No	15/07/2019	No		Gareth John Training Limited	Bidwells Property Consultants Limited		
0.00	15/07/2009	Yes		No	Pace Investments Limited	Transversal Limited	Bidwells Property Consultants Limited		
0.00	01/07/2009	No		No	Genus Plc	Alertme.com	Jeffersons Commercial (now trading		
2.00	30/06/2009	No	30/06/2011	No		Iris Diagnostics (UK) Limited	Savills		
2.00	24/06/2009	No	24/06/2011	No		Applied Ecology Limited	Savills		
2.00	22/06/2009	No	22/06/2011	No		Cambrionix Limited	Savills		
1.00	15/06/2009	No	15/06/2010	No		Azuro UK Limited	Savills		
3.00	01/06/2009	No	01/06/2012	No			Cambridge City Council		
0.00	01/06/2009	No		No		Nurseplus Limited	Jeffersons Commercial (now trading		
2.00	01/06/2009	No	01/06/2011	No		Work Out Of Office Limited	Savills		

2.00	01/06/2009	No	01/06/2011	No		Scene Systems Limited	Savills		
2.00	01/06/2009	No	01/06/2011	No		Covalab UK Limited	Savills		
2.00	01/06/2009	No	01/06/2011	No		Obsidian Consultancy	Savills		
0.00	01/06/2009	No		No		Private individual(s)	Jeffersons Commercial (now trading)		
2.00	01/06/2009	No	01/06/2011	No	Stratagem Limited	Blue Splodge Ltd	Jeffersons Commercial (now trading)		
0.00		No		No	Gala Bingo	Albanwise Limited	Colliers International	Bidwells Property Consultants Limited	
5.00	22/05/2009	No	22/05/2014	No		Phonetic Arts Limited	Savills, Bidwells Property Consultants		
0.00	19/05/2009	No		No	Cambridge Retail Park Limited	G4S Cash Services (UK) Limited	Lambert Smith Hampton	Mason Philips Limited	
2.00	16/05/2009	No	16/05/2011	No		Reddie & Grose	Colliers International	Cheffins	
3.00	15/05/2009	No	02/01/2012	No		Rand Europe	Bidwells Property Consultants Limited		
5.00	15/05/2009	No	15/05/2014	No		Private individual(s)	Bidwells Property Consultants Limited		
10.00	15/05/2009	No	15/05/2019	No		Cintra Limited	Bidwells Property Consultants Limited		
5.00	13/05/2009	No	13/05/2014	No		Solarflare	Savills		
5.00	06/05/2009	No	06/05/2014	No		Teraview Limited	Savills		
0.00	01/05/2009	No		No			Cheffins		
2.00	01/05/2009	No	01/05/2011	No		Peter Elsworth and Moore	Savills		
0.00	01/05/2009	No		No	Equiton GP Ltd	Euro Car Parts	Bidwells Property Consultants Limited		
3.00	29/04/2009	No	29/04/2012	No		Rand Europe	Savills		
1.00	28/04/2009	No	28/04/2010	No		Zeus Technology Limited	Savills		
2.00	24/04/2009	No	24/04/2011	No		China Business Solutions Limited	Savills		
2.00	24/04/2009	No	24/04/2011	No		N E Technology Limited	Savills		
11.00		No	01/01/2020	Yes	Royal London Asset Management	Eversheds LLP, IM Properties plc	Knight Frank, Strutt & Parker	CBRE	
3.00	15/04/2009	Yes	15/04/2012	Yes	Prudential	Private individual(s)	Barker Storey Matthews		
7.00	15/04/2009	No	15/04/2016	No	Copley Estates Limited	Camfridge Limited	Cheffins		
0.00	13/04/2009	No		No		Image Semantics Limited	Savills		
2.00	13/04/2009	No	13/04/2011	No		Equinox Graphics	Savills		
0.00	01/04/2009	No		No	Dencora Trinity LLP	Private individual(s)	Jeffersons Commercial (now trading)		
0.00	01/04/2009	No		No	Dencora Trinity LLP	City Security Services Limited	Jeffersons Commercial (now trading)		
10.00	01/04/2009	No	01/04/2019	No		Source Bioscience Plc	Jeffersons Commercial (now trading)		
5.00	01/04/2009	No	01/04/2014	No		C3	Savills		
2.00	01/04/2009	No	01/04/2011	No		Pathology Diagnostics Limited	Savills		
2.00	01/04/2009	No	01/04/2011	No		Linaud Limited	Savills		
0.00		No		No	AXA Real Estate Investment Managers	Master and Fellows of Trinity Hall	Knight Frank	Carter Jonas Llp	
0.00	01/04/2009	No		No	Brixton Limited	, Toolstation	Bidwells Property Consultants Limited		
7.00	01/04/2009	No	01/04/2016	No		Masucco Buttress	Carter Jonas Llp		
2.00	16/03/2009	No	16/03/2011	No		Cambridge Financial Partners LLP	Savills		
3.00	15/03/2009	Yes	15/03/2012	Yes	Prudential	BNA	Barker Storey Matthews		
10.00	15/03/2009	No	15/03/2019	No		Primary Care Trust	Bidwells Property Consultants Limited		
0.00	06/03/2009	Yes		No			Layer Associates (Now trading as		
0.00	06/03/2009	Yes		No			Layer Associates (Now trading as		
0.00	06/03/2009	Yes		No			Layer Associates (Now trading as		
0.00	01/03/2009	No		No	Whitfield Group	Corporate Architecture Limited	Jeffersons Commercial (now trading)		
2.00	01/03/2009	No	01/03/2011	No		Russell Associates	Savills		
0.00	01/03/2009	No		No			Bidwells Property Consultants Limited		
10.00	01/03/2009	No	01/03/2019	No		Shelley & Co	Carter Jonas Llp		
2.00	23/02/2009	No	23/02/2011	No		Provide Consulting Limited	Savills		
15.00	15/02/2009	Yes	15/02/2024	Yes		Sliderobes	Rapleys Llp, Januarys Commercial		
0.00	15/02/2009	No		No			Jeffersons Commercial (now trading)		
0.00	15/02/2009	No		No	Trumpington Farm Company	Icon Books Limited	Bidwells Property Consultants Limited		
0.00	15/02/2009	No		No			Jeffersons Commercial (now trading)		
2.00	09/02/2009	No	09/02/2011	No		ST Microelectronics Ltd	Savills		
2.00	09/02/2009	No	09/02/2011	No		Ultrasoc Technologies Limited	Savills		
2.00	02/02/2009	No	02/02/2011	No		China Business Solutions Limited	Savills		
2.00	02/02/2009	No	02/02/2011	No		Local Secrets Limited	Savills		
0.00	01/02/2009	Yes		No			Cambridge City Council		
3.00	01/02/2009	No	01/02/2012	No	Leonard Martin		Jeffersons Commercial (now trading)		
5.00	01/02/2009	Yes	01/02/2014	Yes		Baguette Express	Jeffersons Commercial (now trading)	Culverwell	
0.00		No		No		Wright Design	Jeffersons Commercial (now trading)		

15.00	30/01/2009	No	30/01/2024	No		Subway	Savills	Lambert Smith Hampton	
0.00	29/01/2009	No		No		Roku Limited	Savills		
0.00	23/01/2009	Yes		No			Cambridge City Council		
0.00	15/01/2009	No		No	SAIC Limited	Spatial Technology Limited	Cheffins		
5.00	15/01/2009	No	15/01/2014	No		Corpus Christi College, Fluency In	Bidwells Property Consultants Limited		
2.00	07/01/2009	No	07/01/2011	No		Cell Metric Limited	Savills		
2.00	05/01/2009	No	05/01/2011	No		Wind Technologies Limited	Savills		
2.00	05/01/2009	No	05/01/2011	No		Lispworks Limited	Savills		
0.00	01/01/2009	No		No	Dencora Trinity LLP	Private individual(s)	Jeffersons Commercial (now trading)		
0.00	01/01/2009	Yes		No			Barker Storey Matthews		
0.00	25/12/2008	No		No		Nash Matthews	Carter Jonas Llp		
5.00	22/12/2008	No	22/12/2013	No		Cambridge University	Savills		
0.00	15/12/2008	No		No			Jeffersons Commercial (now trading)		
0.00	15/12/2008	No		No			Jeffersons Commercial (now trading)		The property has been let on a short term lease.
0.00	15/12/2008	No		No		Global Inkjet Systems Limited	Savills		
2.00	15/12/2008	No	15/12/2010	No		Linguamatics Limited	Savills		
7.00	15/12/2008	No	15/10/2015	No	Secretary Of State	Primary Care Trust	Cheffins, Januarys Commercial		A reverse premium of £487,500 was paid.
7.00	15/12/2008	No	15/12/2015	No	Copley Estates Limited	AGM Partners LLP	Cheffins		
7.00	15/12/2008	No	15/12/2015	No	Copley Estates Limited	Aptitude	Cheffins		
6.00	15/12/2008	No	15/12/2014	No		True Knowledge Limited	Colliers International, Cheffins		
16.00		No		No	Wrenbridge Land Limited	Howard Property Group, Lloyds TSB			The deal comprises the Lloyds TSB building, Lloyds House, in Gonville Place
0.00		No		No	Wrenbridge Limited	Lloyds Banking Group, Howard Group			
2.00	08/12/2008	No	08/12/2010	No		Rom Data Limited	Savills		
5.00	01/12/2008	Yes	01/12/2013	Yes	Private individual(s)	Citizens Advice Bureau (CAB)	Layer Associates (Now trading as)	Lambert Smith Hampton	
0.00	01/12/2008	No		No		ARC International (UK) Limited	Savills		
15.00	01/12/2008	No	01/12/2023	No		RCCG	Bidwells Property Consultants Limited		
5.00	26/11/2008	No	26/11/2013	No	D-Cubed	Autodesk Limited	Vail Williams LLP	Colliers International	
4.00	24/11/2008	No	23/01/2012	No		Availl Healthcare	Savills		
3.00	24/11/2008	No	23/11/2011	No		Just Personnel Limited	Bidwells Property Consultants Limited		
6.00	15/11/2008	No	15/11/2014	No		Cambridge Laptop Repairs	Jeffersons Commercial (now trading)		
10.00	15/11/2008	No	15/11/2018	No			Jeffersons Commercial (now trading)		
3.00	15/11/2008	No	15/11/2011	No			Jeffersons Commercial (now trading)		
0.00	15/11/2008	Yes		No			Barker Storey Matthews		
0.00	15/11/2008	Yes		No			Jeffersons Commercial (now trading)		
0.00	14/11/2008	Yes		No			Cheffins		
5.00	11/11/2008	Yes	01/06/2013	Yes	Go East Limited	Zenith Staybrite	Lambert Smith Hampton		
0.00	11/11/2008	Yes		No			Cheffins		
4.00	31/10/2008	No	31/10/2012	No		Woodfines Winter & Bullock	Bidwells Property Consultants Limited	Juniper Real Estate	
2.00	24/10/2008	No	03/03/2010	No		Euro Staff Limited	Savills		
2.00	22/10/2008	No	24/12/2010	No		Cantab Capital Limited	Savills		
0.00	15/10/2008	Yes		No			Cambridge City Council		
0.00	15/10/2008	No		No		Private	Jeffersons Commercial (now trading)		
0.00	15/10/2008	No		No	Private	Euro Staff Limited	Jeffersons Commercial (now trading)		
3.00	15/10/2008	No	15/12/2011	No	Eurotech Products Limited	Dante	Cheffins		
1.00	14/10/2008	No	13/06/2010	No		Real VNC Limited	Bidwells Property Consultants Limited		
8.00	07/10/2008	No	06/10/2016	No		Grifols UK Limited	Bidwells Property Consultants Limited		
8.00	07/10/2008	No	06/10/2016	No		Grifols UK Limited	Bidwells Property Consultants Limited		
3.00	01/10/2008	No	01/10/2011	No		Pi Shulok Limited	Bidwells Property Consultants Limited		
2.00	01/10/2008	No	01/10/2010	No		EPT Computing Limited	Savills		
2.00	01/10/2008	No	01/10/2010	No		Stanton Shallcross Limited	Savills		
0.00	15/09/2008	Yes		No			Cambridge City Council		
4.00	15/09/2008	No	14/09/2012	No		Tucker Gardner Financial Limited	Bidwells Property Consultants Limited		
0.00	15/09/2008	No		No		Dangpeng Educational Services	Jeffersons Commercial (now trading)		
5.00	15/09/2008	No	15/09/2013	No		Cast Recruitment Limited	Jeffersons Commercial (now trading)		
5.00	04/09/2008	No	04/09/2013	No		Co-operative Group (The)	Savills		
3.00	01/09/2008	Yes	01/09/2011	Yes		1 Limited	Savills		
5.00	22/08/2008	Yes	22/08/2013	Yes		Computer & Communications	Savills		
4.00	23/01/2008	No	23/01/2012	No		FutureSpace Limited	Savills		

9.00	15/08/2005	No	15/08/2017	No			Jeffersons Commercial (now trading)		
10.00	15/08/2008	Yes	15/08/2018	No	Turnstone Estates	Nokia	Januays Commercial Property	Cushman & Wakefield	
1.00	15/08/2008	No	15/08/2009	No		Wimba com	Jeffersons Commercial (now trading)		
2.00	04/08/2008	No	04/08/2010	No		Hotprints Limited	Savills		
2.00	04/08/2008	Yes	04/08/2010	Yes		Alphasights Limited	Savills		
0.00	01/08/2008	Yes		No		AC Leigh Limited	Bidwells Property Consultants Limited,		
4.00	25/07/2008	No	25/01/2012	No	Information Transfer	eg technology Limited	Savills		The new lease came about due to the previous lease to Seven Networks
3.00	25/07/2008	No	25/07/2011	No	Padmanor Estates	Cambridge Regional College (CRC)	Colliers International, Bidwells Property		
0.00	15/07/2008	Yes		No			Cambridge City Council		
10.00	15/07/2008	No	15/07/2018	No			Jeffersons Commercial (now trading)		
2.00	15/07/2008	No	15/07/2010	No		Airsource Limited	Jeffersons Commercial (now trading)		
2.00	15/07/2008	No	15/07/2010	No		Cyres Limited	Carter Jonas Llp		
0.00		No		No			Christie + Co		This sale was for the Leasehold interest.
4.00	09/07/2008	Yes	23/01/2012	Yes		Clickview Limited	Savills		
3.00	30/06/2008	No	30/06/2011	No	Cambridge City Council				
0.00	23/06/2008	Yes		No		Vairex Limited	Savills		
2.00	20/06/2008	No	20/06/2010	No		Media Managers Limited	Savills		
5.00	20/06/2008	No	20/06/2013	No		Cancer Reserach Technology Limited	Bidwells Property Consultants Limited	Colliers International	The rent is due to rise to £200,000 per annum at the end of the fifth year.
0.00	15/06/2008	Yes		No	Crown Estate (The)	Red Gate Software Limited	Jeffersons Commercial (now trading)		
15.00	15/06/2008	No	15/06/2023	No	Crown Estate (The)	BBC Limited	Jeffersons Commercial (now trading)	Lambert Smith Hampton	
3.00	15/06/2008	No	15/06/2011	No	Acrecrest Limited	Fairfield Solicitors	Cheffins		
0.00		No		No			Jeffersons Commercial (now trading)		
2.00	06/06/2008	No	06/06/2010	No		Innovated Marketing Limited	Savills		
4.00	06/06/2008	No	30/12/2012	No		Pellys LLP Solicitors	Savills		
5.00	28/05/2008	No	15/10/2012	No	Private individual(s)	Private individual(s)	Christie + Co		The property comprises public and lounge bars, a games area, three bedroom
10.00	27/05/2008	No	26/05/2018	No		Ninja Theory Limited	Savills, Bidwells Property Consultants		
2.00	23/05/2008	Yes	23/05/2010	Yes		EPT Computing Limited	Savills		
5.00	20/05/2008	No	20/05/2013	No	USS Limited	DisplayLink (UK) Limited	DTZ	Colliers International	
0.00		No		No	Jesus College, Janus Investments	Emmanuel College	Januays Commercial Property		The property comprises office to the upper floors with retail on street level. All
0.00		No		No			Jeffersons Commercial (now trading)		
0.00	08/05/2008	Yes		No		RedBite Solutions Limited	Savills		
6.00	08/05/2008	Yes	08/05/2014	Yes		Romero Limited	Jeffersons Commercial (now trading)		
0.00		No		No		Compserve Limited	Savills, Bidwells Property Consultants		
2.00	06/05/2008	Yes	06/05/2010	Yes		Cain Medical Limited	Savills		
2.00	06/05/2008	Yes	06/05/2010	Yes		Bridge Partners Limited	Savills		
2.00	28/04/2008	Yes	28/04/2010	Yes		Printed Electronics Limited	Savills		
25.00	15/04/2008	No	15/04/2033	No		Niche Leisure Limited	Carter Jonas Llp		
0.00	15/04/2008	No		No		DisplayLink (UK) Limited	Colliers International		Re gear of the two existing leases plus additional space taken.
0.00	15/04/2008	Yes		No			Barker Storey Matthews		
0.00	15/04/2008	Yes		No			Barker Storey Matthews		
0.00	15/04/2008	No		No			Jeffersons Commercial (now trading)		
2.00	28/03/2008	Yes	28/03/2010	Yes		Owlstone Limited	Savills		
2.00	24/03/2008	Yes	24/03/2010	Yes		m spatial Limited	Savills		
5.00	18/03/2008	No	17/03/2013	No		Gardiner & Theobald LLP	Bidwells Property Consultants Limited		
0.00		No		No		Cambridge College		Bidwells Property Consultants Limited	
5.00	15/03/2008	No	15/03/2013	No	CBRE Investors Limited	Britannic Power Limited	Cheffins		
6.00	15/03/2008	No	15/03/2014	No	European Settled Estates	Advice For Life UK	Jeffersons Commercial (now trading)		
10.00	15/03/2008	No	15/03/2018	No		Starbucks Coffee Company Limited	Bidwells Property Consultants Limited		
3.00	10/03/2008	No	10/03/2011	No	N W Brown Trustees Limited	Davies Solicitors	Carter Jonas Llp		
5.00	06/03/2008	Yes	05/03/2013	Yes		Purcell Miller Tritton LLP	Savills, Jeffersons Commercial (now		
0.00	05/03/2008	Yes		No	Mitchells & Butlers Plc	MAMA Group Plc	Colliers International		The property, formally known as The Graduate is to be known as Barfly.
2.00	01/03/2008	Yes	01/03/2010	Yes		Business Web Software Limited	Savills		
5.00	28/02/2008	No	28/08/2013	No		Tribal Education	Bidwells Property Consultants Limited		
6.00	21/02/2008	No	24/03/2014	No		Ramboll Whitbybird Limited	Savills		The lease is due to expire in 2014.
5.00	15/02/2008	No	15/02/2013	No			Jeffersons Commercial (now trading)		
4.00	15/02/2008	No	15/02/2012	No		Rock Baptist Church	Jeffersons Commercial (now trading)		
5.00	12/02/2008	No	12/02/2013	No		Anglia Ruskin University	Cheffins, Bidwells Property		
0.00	06/02/2008	Yes		No		QIT Training Limited	Jeffersons Commercial (now trading)		

0.00	15/01/2008	Yes	No			Layer Associates (Now trading as	
5.00	15/01/2008	No	15/01/2013	No		Jeffersons Commercial (now trading	
2.00	15/01/2008	No	15/08/2009	No	Clinical Cell Culture Europe Ltd	Private individual(s)	Cheffins
0.00	15/01/2008	Yes	No			Layer Associates (Now trading as	
0.00	No	No	No	Dencora Limited	Munro Group	Bidwells Property Consultants Limited	Jeffersons Commercial (now trading
5.00	04/01/2008	No	30/12/2012	No		IQ Capital Partners LLP	Savills
0.00	No	No	No		Meghna Tandoori Indian Restaurant	Jeffersons Commercial (now trading	
7.00	15/12/2007	No	15/06/2014	No	Magdalen College Cambridge	Cambridge University	Cheffins
4.00	15/12/2007	No	15/03/2012	No		Cambridge City Council	Cheffins
0.00	02/04/2008	No	No	Whitehall Fund	Ability Developments Limited	CBRE	
0.00	15/12/2007	Yes	No			Layer Associates (Now trading as	
10.00	14/12/2007	No	14/12/2017	No		Anglia Orthodontics	Savills
0.00	No	No	No	Whitehall Fund	Ability Developments Limited	CBRE	
0.00	No	No	No	Whitehall Fund	Ability Developments Limited	CBRE	
5.00	30/11/2007	Yes	30/11/2012	Yes		Russell Publishing Limited	Carter Jonas Llp
0.00	No	No	No	Private individual(s)	Secure Safe Limited	Jeffersons Commercial (now trading	
5.00	16/11/2007	No	16/11/2012	No		NHS Trust	Barker Storey Matthews, Bidwells
0.00	15/11/2007	Yes	No	Cambridge City Council			The lessee is the East of England Ambulance Service NHS Trust.
0.00	15/11/2007	Yes	No			Januays Commercial Property	Main restaurant with storage situated over two floors.
7.00	07/11/2007	No	13/04/2014	No		Mott MacDonald Group Limited	Savills
0.00	06/11/2007	Yes	No			Cambridge City Council	
0.00	06/11/2007	Yes	No	Cambridge City Council			
0.00	29/10/2007	Yes	No		HF Network Limited	Bidwells Property Consultants Limited	
10.00	No	No	03/05/2017	No		Shelly Sandzer	
0.00	No	No	No		Pfizer Limited	DTZ	
0.00	15/10/2007	Yes	No		HSBC	BNP Paribas Real Estate, Carter Jonas	CBRE
0.00	15/10/2007	Yes	No			Cambridge City Council	
5.00	15/10/2007	Yes	15/10/2012	Yes	National Extension College	Scott Wilson	Savills, Jeffersons Commercial (now
5.00	15/10/2007	Yes	15/10/2012	Yes	National Extension College	Albany Vintners	Savills, Jeffersons Commercial (now
0.00	No	No	23/03/2008	No	MDA Advice Training Standards	Europa Science Limited	Jeffersons Commercial (now trading
0.00	15/10/2007	No	No	Cambridge Silicon Radio Limited	Marks & Clerk	Cheffins	
25.00	15/10/2007	Yes	15/10/2032	Yes	X-Leisure Limited Partnership	Blue Spice (Cambridge) Limited	Green & Co, Jeffersons Commercial
15.00	15/10/2007	No	15/10/2022	No		Jark Group	Jeffersons Commercial (now trading
0.00	15/10/2007	No	No	Ecclesastical Insurance	Select Education	Cheffins	A reverse premium of £80,000 was paid.
7.00	08/10/2007	No	07/10/2014	No		ACTIV Financial Systems Limited	Bidwells Property Consultants Limited
0.00	No	No	No		Pembroke College	Bidwells Property Consultants Limited	
5.00	26/09/2007	Yes	26/09/2012	Yes		Cambridge Centre for Sixth Form	Jeffersons Commercial (now trading
5.00	24/09/2007	No	23/09/2012	No		Charles Russell	Savills, Bidwells Property Consultants
0.00	24/09/2007	Yes	No			Suffolk Shredding	Bidwells Property Consultants Limited
5.00	15/06/2007	Yes	15/06/2012	Yes	Private individual(s)	CFMC Europe Limited	Jeffersons Commercial (now trading
0.00	07/09/2007	Yes	No			Januays Commercial Property	
0.00	20/08/2007	Yes	No	Prudential Property Investment	Bovis Estates Ltd	Barker Storey Matthews	
5.00	15/08/2007	Yes	15/08/2012	Yes		Lambert Smith Hampton	
0.00	13/08/2007	Yes	No		Collabora Limited	Bidwells Property Consultants Limited	
0.00	07/08/2007	Yes	No			Layer Associates (Now trading as	
0.00	30/07/2007	Yes	No	Dencora Limited	Smart Holograms Limited	Bidwells Property Consultants Limited	
3.00	15/07/2007	Yes	15/07/2010	Yes	Private individual(s)	Verius Limited	Jeffersons Commercial (now trading
10.00	25/06/2007	Yes	25/06/2017	Yes	Cambridge City Council	Sancton Ward School	Lambert Smith Hampton
10.00	22/06/2007	Yes	22/06/2017	Yes		IPV Limited	Bidwells Property Consultants Limited
0.00	20/06/2007	Yes	No	CQK Limited	Citizens Advice Bureau	Jeffersons Commercial (now trading	
0.00	18/06/2007	Yes	No			Cambridge City Council	
0.00	18/06/2007	Yes	No	Cambridge City Council			
0.00	15/06/2007	Yes	No			Cambridge City Council	
0.00	15/06/2007	Yes	No			Cambridge City Council	
0.00	15/06/2007	No	No	National Extension College	Kajima Construction Europe (UK)	Savills, Jeffersons Commercial (now	
0.00	15/06/2007	Yes	No	National Extension College	Cam FPD	Savills, Jeffersons Commercial (now	
0.00	27/07/2007	Yes	No			Bidwells Property Consultants Limited	
0.00	15/06/2007	Yes	No			Savills	

0.00	30/05/2007	Yes	No		The Deli Limited	Bidwells Property Consultants Limited	
6.00	10/05/2007	No	10/05/2013	No	Brand Recruitment	Carter Jonas Llp	
3.00	10/05/2007	Yes	10/05/2010	Yes	Private Pension Fund	Cambridge Women's aid	Jeffersons Commercial (now trading
5.00	15/05/2007	Yes	15/05/2012	Yes	Dencora Properties Limited	Peak Services Limited	Bidwells Property Consultants Limited,
5.00	08/05/2007	Yes	08/05/2012	Yes		Faber Maunsell Limited	Bidwells Property Consultants Limited
10.00	08/05/2007	Yes	08/05/2017	No			Bidwells Property Consultants Limited
0.00	15/07/2006	Yes	No		Cambridge City Council		
0.00	30/04/2007	Yes	No			Barker Storey Matthews	
5.00	17/04/2007	Yes	17/04/2012	Yes			Bidwells Property Consultants Limited
0.00	15/04/2007	Yes	No		AXA Real Estate Investment Managers	Sapura Limited	Bidwells Property Consultants Limited
3.00	15/04/2007	Yes	15/04/2010	Yes		Law for All	Jeffersons Commercial (now trading
0.00	13/04/2007	Yes	No				Layer Associates (Now trading as
4.00	11/04/2007	Yes	11/04/2011	Yes		Mouchel Parkman Services Limited	Bidwells Property Consultants Limited
0.00	10/04/2007	Yes	No				Cambridge City Council
0.00	10/04/2007	Yes	No				Cambridge City Council
0.00	10/04/2007	Yes	No				Cambridge City Council
0.00	10/04/2007	Yes	No				Cambridge City Council
0.00	10/04/2007	Yes	No				Cambridge City Council
0.00	01/04/2007	No	No		RMJM London Limited		Lambert Smith Hampton
0.00	01/04/2007	Yes	No		The Hospital Medical Group		Cheffins
0.00	29/03/2007	Yes	No		Insolvency Service (The)		Bidwells Property Consultants Limited
5.00	28/03/2007	No	28/03/2012	No	Start		Savills, Carter Jonas Llp
0.00	26/03/2007	Yes	No				Cambridge City Council
0.00	26/03/2007	Yes	No				Cambridge City Council
5.00	22/03/2007	Yes	22/03/2012	Yes		Cavaleri Partnership Limited	Bidwells Property Consultants Limited
3.00	20/03/2007	Yes	20/03/2010	Yes	Daniels Construction Limited	Royal Town Planning Institute	Jeffersons Commercial (now trading
3.00	20/03/2007	Yes	20/03/2010	No	SW Wheeler Properties	West One Hotel & Catering	Jeffersons Commercial (now trading
0.00	19/03/2007	Yes	No				Barker Storey Matthews
0.00	15/03/2007	Yes	No		Dencora Trinity LLP	Lysander Media	Jeffersons Commercial (now trading
0.00	15/03/2007	Yes	No		Dencora Trinity LLP	Elpo Catering	Jeffersons Commercial (now trading
0.00	10/04/2007	Yes	No				Cambridge City Council
0.00	15/03/2007	Yes	No			Private individual(s)	Jeffersons Commercial (now trading
0.00	15/03/2007	Yes	No		Private individual(s)	Gourmet Burger Kitchen	Jeffersons Commercial (now trading
0.00	No	No	No		LOGICAL PROPERTIES LIMITED	AXA Real Estate Investment Managers	David Baroukh Associates
0.00	No	No	No			Private Investor	Januargs Commercial Property
0.00	No	No	No			NPK Holdings Ltd	Savills, Carter Jonas Llp
7.00	26/02/2007	Yes	26/02/2014	Yes		Brothers Group Holdings Limited	Bidwells Property Consultants Limited
0.00	09/02/2007	Yes	No		Crown Estate (The)	Grifols UK Limited	Jeffersons Commercial (now trading
3.00	01/02/2007	Yes	01/02/2010	Yes		Excel Europe Limited	Bidwells Property Consultants Limited
0.00	No	No	No				Barker Storey Matthews
10.00	01/02/2007	Yes	01/02/2017	Yes		Grifols UK Limited	Bidwells Property Consultants Limited
10.00	01/02/2007	Yes	01/02/2017	Yes		Screwfix	Savills, Cheffins
0.00	No	No	01/01/2024	Yes	Royal London Mutual Insurance	Turnstone Estates, Bioscience	Bidwells Property Consultants Limited
5.00	16/01/2007	Yes	16/01/2012	Yes			Januargs Commercial Property
0.00	15/01/2007	Yes	No				Bidwells Property Consultants Limited
0.00	15/01/2007	No	No		LaSalle Investment Management	Rand Europe	Savills, Bidwells Property Consultants
3.00	15/01/2007	Yes	15/01/2010	Yes	CQK Limited	BDO Stoy Hayward LLP	Bidwells Property Consultants Limited
3.00	09/01/2007	Yes	09/01/2010	Yes	The Long Island Tea Company Limited	CIAC	Jeffersons Commercial (now trading
10.00	08/01/2007	Yes	08/01/2017	Yes		Outplay Media Limited	Jeffersons Commercial (now trading
5.00	04/01/2007	Yes	04/01/2012	Yes			Bidwells Property Consultants Limited
10.00	03/01/2007	Yes	03/01/2017	Yes		Mulletboy Limited	Bidwells Property Consultants Limited
0.00	01/01/2007	Yes	No				Cheffins
5.00	01/01/2007	Yes	01/01/2012	Yes		Short Fuze Limited	Layer Associates (Now trading as
0.00	15/12/2006	Yes	No				Bidwells Property Consultants Limited
0.00	15/12/2006	Yes	No		Cambridge Centre for Languages		Barker Storey Matthews
0.00	15/12/2006	Yes	No		Cambridge Training & Development		Barker Storey Matthews

* For all enquiries please contact EGi Client Support (client.services@estatesgazette.com).

0.00	15/12/2006	Yes	No					Bidwells Property Consultants Limited		
0.00	08/12/2006	Yes	No					Barker Storey Matthews		
0.00	04/12/2006	Yes	No				Red Gate Software Limited	Carter Jonas Llp		
0.00	01/12/2006	Yes	No				Light Blue Optics Limited	Cheffins		
5.00	30/11/2006	Yes	30/11/2011	Yes	Dencora Limited		McMann Interiors Limited	Bidwells Property Consultants Limited		
10.00	22/11/2006	Yes	22/11/2016	Yes	Dencora Limited		Core Cambridge	Bidwells Property Consultants Limited	Ward Howard Rowlett	
0.00	15/11/2006	Yes	No				Camrider	Jeffersons Commercial (now trading		
0.00	15/11/2006	No	No	No	Watches of Switzerland		West Cornwall Pasty Co.	Downing Associates		An undisclosed premium was paid.
0.00		No	No	No				Colliers International		This property offers nine bedrooms (seven en-suite), a 16-seat breakfast
10.00	27/10/2006	Yes	27/10/2016	Yes	Crown Estate (The)		Jagex Limited	Januaries Commercial Property		
5.00	16/10/2006	Yes	16/10/2011	Yes			Omobono Limited	Carter Jonas Llp		
0.00	16/10/2006	Yes	No					Cheffins		
0.00	15/10/2006	Yes	No	No	Private individual(s)		Line (UK) Limited	Jeffersons Commercial (now trading		
0.00	15/10/2006	Yes	No				Fauna & Flora	Savills		
0.00	15/10/2006	Yes	No					Barker Storey Matthews		
5.00	13/10/2006	No	17/07/2011	No				Bidwells Property Consultants Limited		
0.00	12/10/2006	Yes	No					Barker Storey Matthews		
0.00	04/10/2006	Yes	No	No	Janus Investments (Cambridge)		Blue Splodge Ltd	Januaries Commercial Property		
0.00	04/10/2006	Yes	No	No	Turnstone Estates		Kings News	Jeffersons Commercial (now trading		
0.00	02/10/2006	Yes	No				RMJM	Carter Jonas Llp		
0.00	28/09/2006	Yes	No				Styles & Wood Limited	Barker Storey Matthews		
0.00	26/09/2006	Yes	No				Alium Design	Cheffins		
0.00	15/09/2006	Yes	No	No	Crown Estate (The)		Handelsbanken	Jeffersons Commercial (now trading	Cheffins	
0.00	15/09/2006	Yes	No				Venner Shipley & Co	Jeffersons Commercial (now trading		
0.00	15/09/2006	Yes	No	No	Unex Group		Savills	Lambert Smith Hampton		
0.00	15/09/2006	Yes	No	No	Unex Group		Robert Half International	Lambert Smith Hampton		
5.00	15/09/2006	Yes	15/09/2011	Yes			Inca Digital Printers Limiteds	Bidwells Property Consultants Limited		
0.00	15/09/2006	Yes	No					Savills		
0.00	01/09/2006	Yes	No				NEXUS PARTNERSHIP LIMITED	Cheffins		
0.00	25/08/2006	Yes	No	No	Prudential Property Investment		Bovis Estates Ltd	Barker Storey Matthews		
0.00	23/08/2006	Yes	No				Cambridge Silicon Radio Limited	Carter Jonas Llp, Cheffins		
0.00		No	No	No	Cambridge Consultants Limited		Minster Insulation and Dry Lining	Bidwells Property Consultants Limited	Jones Lang LaSalle (Previously King	The assignment was taken by St Gobain subsidiary company, Minster. The
0.00	15/08/2006	Yes	No				Max Fordham and Partners	Savills		
0.00		No	No				Private	Savills		
0.00	07/08/2006	Yes	No					Barker Storey Matthews		
0.00	07/08/2006	Yes	No					Barker Storey Matthews		
10.00	01/08/2006	Yes	01/08/2016	Yes	Cadence Design Systems Limited		Telstra Europe Limited		LSM Partners	
10.00	19/07/2006	Yes	19/07/2016	Yes				Layer Associates (Now trading as		
0.00	19/07/2006	Yes	No					Layer Associates (Now trading as		
0.00	18/07/2006	Yes	No		Cambridge City Council					
0.00	15/07/2006	Yes	No				CamriVox	Carter Jonas Llp		
7.00	15/07/2006	Yes	15/07/2013	Yes	SAIC Limited		D3 Publisher Of Europe Limited	Lambert Smith Hampton, Cheffins		
1.00	15/07/2006	Yes	15/07/2007	Yes	Prudential Property Investment		Byrne Brothers Limited	Barker Storey Matthews		
0.00	15/07/2006	Yes	No					Bidwells Property Consultants Limited		
0.00	15/07/2006	Yes	No				Cantab Capital Limited	Savills		
0.00	15/07/2006	Yes	No				Golden Web Design	Savills		
5.00	12/07/2006	Yes	12/07/2011	Yes	Lloyds Banking Group		Xensource UK Limited	Lambert Smith Hampton		
0.00	12/07/2006	Yes	No				Alertme.com	Cheffins		
0.00	07/07/2006	Yes	No					Cheffins		
0.00	05/07/2006	Yes	No				PELCOMBE TRAINING LIMITED	Barker Storey Matthews		
5.00	02/07/2006	Yes	02/07/2011	Yes	Prudential Property Investment		YMCA Training	Barker Storey Matthews		
0.00	01/07/2006	Yes	No					Colliers International		
3.00	27/06/2006	Yes	27/06/2009	Yes	Chartwell House Corporate Services		Mortgage Solutions Centre Limited	Jeffersons Commercial (now trading		
0.00	27/06/2006	Yes	No					Cheffins		
8.00		No	No	No	Cheekys Coffee & Sandwich Bar		Joy Cafe & Bar	Jeffersons Commercial (now trading		
0.00		No	No	No	Private Clients		Lemontree Properties (UK) Limited	Jeffersons Commercial (now trading		The property comprises both office and retail use type.
0.00	23/06/2006	Yes	No		Cambridge City Council					
0.00	15/06/2006	Yes	No		Pace Investments Limited		Envisional Limited	Bidwells Property Consultants Limited		

0.00	No	No	Private	Private	Jeffersons Commercial (now trading)		
0.00	08/06/2006	Yes	No	Cambridge City Council			
0.00	No	No			Jeffersons Commercial (now trading)		
0.00	30/05/2006	Yes	No		Jeffersons Commercial (now trading)		
0.00	30/05/2006	Yes	No		Barker Storey Matthews		
3.00	23/05/2006	Yes	23/05/2009	Yes	SW Wheeler Properties	35 Finance Limited	Lambert Smith Hampton
0.00	15/05/2006	Yes	No	Lattice Group Pension Scheme	Ultra Electronics Limited	BNP Paribas Real Estate, Carter Jonas	
0.00	10/05/2006	Yes	No	Cambridge City Council			
0.00	09/05/2006	Yes	No			Bidwells Property Consultants Limited	
0.00	02/05/2006	Yes	No			Bidwells Property Consultants Limited	
0.00	28/04/2006	Yes	No	Cambridge Labour Party		Barker Storey Matthews	
0.00	No	No				Bidwells Property Consultants Limited	
0.00	29/03/2006	Yes	No	Cambridge City Council			
0.00	29/03/2006	Yes	No	Cambridge City Council			
0.00	29/03/2006	Yes	No	Cambridge City Council			
0.00	No	No				Cheffins, Bidwells Property	
0.00	16/03/2006	Yes	No			Bidwells Property Consultants Limited	
10.00	16/03/2006	Yes	16/03/2016	Yes		Kingsway Tyres Limited	Bidwells Property Consultants Limited
10.00	15/03/2006	Yes	15/03/2016	Yes		Svenska Handelsbanken AB (Publ)	Jeffersons Commercial (now trading) Cheffins
0.00	10/03/2006	Yes	No			Bidwells Property Consultants Limited	
15.00	03/03/2006	Yes	03/03/2021	Yes		Robinson Property Consultants (now	
0.00	01/03/2006	Yes	No	PARKER FARMS LIMITED		Barker Storey Matthews	
0.00	28/02/2006	Yes	No			Jeffersons Commercial (now trading)	
0.00	20/02/2006	Yes	No	Cambridge College	Thump Limited	Bidwells Property Consultants Limited	
0.00	15/02/2006	Yes	No	Cambridge City Council			
0.00	No	No	Burford Holdings Limited	LaSalle Investment Management		Bidwells Property Consultants Limited	
8.00	30/01/2006	Yes	22/06/2013	No		Cheffins	
0.00	30/01/2006	Yes	No			Cheffins	
0.00	25/01/2006	Yes	No	Burford Group Limited		Cheffins	
0.00	25/01/2006	Yes	No	Logica CMG Limited	Artimi	Cheffins	
0.00	No	No				Layer Associates (Now trading as	The lessee is trading in specialist food.
0.00	04/01/2006	Yes	No	Cambridge City Council			
0.00	04/01/2006	Yes	No	Cambridge City Council			
0.00	22/12/2005	Yes	No			Bidwells Property Consultants Limited	
0.00	15/12/2005	Yes	No			Jeffersons Commercial (now trading)	
5.00	15/12/2005	Yes	15/12/2010	Yes	Pension Fund	Bidwells Property Consultants Limited	The lessee is the HSBC Pension Fund.
0.00	15/12/2005	Yes	No	Office Angels	Berkeley Scott	Barker Storey Matthews	
0.00	15/12/2005	Yes	No			Jeffersons Commercial (now trading)	
0.00	12/12/2005	Yes	No			Layer Associates (Now trading as	
10.00	28/11/2005	No	28/11/2015	No	Equiton	Valeader Engineering Limited	Bidwells Property Consultants Limited
25.00	17/11/2005	Yes	17/11/2030	Yes	The X Leisure Limited Partnership	Tempt Limited	CBRE, Jeffersons Commercial (now
0.00	16/11/2005	Yes	No	Cambridge City Council			The lessee has taken the lease on the first floor of the leisure foyer at the
25.00	15/11/2005	Yes	15/11/2030	Yes	Turnstone Estates, X-Leisure Limited	Tempt Limited	CBRE, Jeffersons Commercial (now
0.00	03/11/2005	Yes	No	Cambridge City Council			
10.00	02/11/2005	Yes	02/11/2015	No	Equiton Nominee Limited	Brandon Hire Limited	Bidwells Property Consultants Limited
0.00	15/10/2005	Yes	No	P.G.B. (Builders) Limited	Talking T's	Barker Storey Matthews	
15.00	15/10/2005	Yes	15/10/2020	Yes	Sidney Sussex College	Costa Limited	Cheffins Cushman & Wakefield Finance
0.00	No	No				Bidwells Property Consultants Limited	
3.00	15/10/2005	Yes	15/10/2008	Yes	Cambridge Labour Party	Private	Barker Storey Matthews
3.00	15/10/2005	Yes	15/10/2008	Yes	Cambridge Labour Party	Oxygen Red	Barker Storey Matthews
3.00	14/10/2005	Yes	14/10/2008	Yes		Red Gate Software Limited	Carter Jonas Llp
0.00	13/10/2005	Yes	No			Dodson Jones	
3.00	06/10/2005	Yes	06/10/2008	Yes	Cambridge City Council		The lessee is trading in construction.
15.00	26/09/2005	Yes	26/09/2020	Yes			Westley & Huff
1.00	23/09/2005	Yes	23/09/2006	Yes	Greenside (Over) Limited	Camtax Cabs	Jeffersons Commercial (now trading)
2.00	23/09/2005	Yes	23/09/2007	Yes	K.J. (HOLDINGS) LIMITED	City Explorer Enterprises Limited	Jeffersons Commercial (now trading)
0.00	No	No	No	Milton Hall Estates		Barker Storey Matthews	
11.00	01/09/2005	No	01/09/2016	No			Bidwells Property Consultants Limited

0.00	01/09/2005	Yes	No			Bidwells Property Consultants Limited		
2.00	19/08/2005	Yes	19/08/2007	Yes		Carter Jonas Llp		
5.00	16/08/2005	Yes	16/08/2010	Yes	Pension Fund	Bidwells Property Consultants Limited		The lessor is HSBC Pension Trust
0.00	15/08/2005	Yes	No			Layer Associates (Now trading as		The lessee is a residential estate agents.
5.00	15/08/2005	Yes	15/08/2010	Yes	Ventress Property Developments	Arrow Express Limited	Barker Storey Matthews	
0.00	10/08/2005	Yes	No		Cambridge City Council			
0.00	No	No	No		National Express Group plc	Padmanor Investments Limited	Bidwells Property Consultants Limited	Dodson Jones
0.00	27/07/2005	Yes	No			Lambert Smith Hampton		The property is the former National Express Depot.
5.00	20/07/2005	No	20/07/2010	No	USS Limited	Newnham Research Limited	Bidwells Property Consultants Limited	The property can be split to form two suites 628 Net sq m (4,413 sq ft) to 218
5.00	01/07/2005	Yes	01/07/2010	No		Beresford Blake Thomas Limited (Not	Robinson Property Consultants (now	The property comprises a ground floor office of 28 net sq m (305 sq ft) and
5.00	27/06/2005	No	27/06/2010	No	Corpus Christi College	B'Nai B'Rith Hillel Foundation	Bidwells Property Consultants Limited	
0.00	04/08/2005	Yes	No				Bidwells Property Consultants Limited	
0.00	17/06/2005	Yes	No		Gonville & Caius College	Kennedys	Bidwells Property Consultants Limited	
0.00	15/06/2005	Yes	No		Private	The Cogwheel Trust (International)	Barker Storey Matthews	
3.00	15/06/2005	Yes	15/06/2008	Yes	Prudential	Bovis Lend Lease Limited	Barker Storey Matthews	
5.00	15/06/2005	Yes	15/06/2010	Yes	Ventress Property Developments		Barker Storey Matthews	The lessee is trading as Aristocats.
0.00	15/06/2005	Yes	No		USF Nominees Limited	Bentley Systems (UK) Limited		Barker Storey Matthews
5.00	13/06/2005	Yes	13/06/2010	Yes	Private individual(s)		Jeffersons Commercial (now trading	
3.00	06/06/2005	Yes	06/06/2008	No			Jeffersons Commercial (now trading	
1.00	03/06/2005	No	03/06/2006	No	NIAB	Cambridge Biostability Limited	Bidwells Property Consultants Limited	
5.00	27/05/2005	No	27/05/2010	No	Burford Group Limited	Rand Europe	Bidwells Property Consultants Limited	
0.00	18/05/2005	Yes	No				Bidwells Property Consultants Limited	
5.00	16/05/2005	No	16/05/2010	No			Dodson Jones	
0.00	No	No	No		Private individual(s)	Private	Christie + Co	The Mermaid Inn was purchased for around £525,000.
0.00	No	No	No				Cheffins	
10.00	09/05/2005	No	09/05/2015	No	Magdalene College Green Properties	Subway Realty Limited		Lambert Smith Hampton
0.00	No	No	No		Enterprise Inns	Potters	Christie + Co	The deal was for the remaining term of the 20 year lease.
0.00	04/05/2005	Yes	No				Barker Storey Matthews	
25.00	29/09/1989	No	No			Kindale Limited	Lambert Smith Hampton	Stuart Gotkine Associates
0.00	15/04/2005	Yes	No				Carter Jonas Llp	
0.00	05/04/2005	Yes	No				Bidwells Property Consultants Limited	
0.00	No	No	No		Turnstone Estates	X-Leisure Limited Partnership	CBRE, Januarys Commercial Property	Montagu Evans
0.00	No	No	No		Begbies Traynor Limited	Chalcroft Construction	Lambert Smith Hampton	
10.00	31/03/2005	No	31/03/2015	No	Gonville & Caius College	Heritage Lottery Fund	Bidwells Property Consultants Limited	Redmayne Arnold & Harris
5.00	31/03/2005	No	31/03/2010	No		Kennedys	Bidwells Property Consultants Limited	
0.00	16/03/2005	Yes	No				Layer Associates (Now trading as	
0.00	No	No	No		Starbucks Coffee	Subway		Bidwells Property Consultants Limited
0.00	15/03/2005	Yes	No		Prudential	Thomson Prometric	Barker Storey Matthews	
0.00	15/03/2005	Yes	No		Semitool Europe Limited	Informatix Limited	Barker Storey Matthews	
0.00	15/03/2005	Yes	No		Semitool Europe Limited		Barker Storey Matthews	The lessee is trading as Reira.
0.00	No	No	No		Jesus College	Bakers Oven	Bidwells Property Consultants Limited	
10.00	15/03/2005	Yes	15/03/2015	Yes	Co-Operative Bank PLC (The)	Reed Health Group plc	Barker Storey Matthews	
25.00	11/03/2005	No	11/03/2030	No	Turnstone Estates	Private individual(s)	Januarys Commercial Property	The lessee was trading as Lucky Star Chinese Restaurant..
25.00	11/03/2005	No	11/03/1930	No	Turnstone Estates	Spirit Bar Limited	Jeffersons Limited, Januarys	
0.00	09/03/2005	Yes	No		AXA Real Estate Investment Managers	Lion Bioscience Limited	Carter Jonas Llp, Bidwells Property	Taylor Wessing
0.00	21/02/2005	Yes	No			Thomson Wealth Management	Lambert Smith Hampton	
0.00	15/02/2005	Yes	No		Aberdeen Property Investments	Real Pasty Company (The)	Bidwells Property Consultants Limited	
0.00	No	No	No		Jesus College	O'Briens	Bidwells Property Consultants Limited	
5.00	11/02/2005	No	11/02/2010	No	Bidwells Property Consultants Limited,	Gardiner & Theobald LLP		The lease was taken outside of the security of provisions of tenure under the
10.00	07/02/2005	Yes	07/02/2015	Yes	Gonville & Caius College	Clydesdale Bank plc	Bidwells Property Consultants Limited	Lambert Smith Hampton
3.00	28/01/2005	Yes	28/01/2008	No			Robinson Property Consultants (now	
9.00	27/01/2005	No	22/06/2013	No	SAIC Europe Limited	AWD Group Services Limited	Lambert Smith Hampton, Bidwells	The nine months rent free were split over the first three years.
0.00	11/01/2005	Yes	No				Cheffins	
3.00	11/01/2005	Yes	11/01/2008	No	Janus Investments Limited	Greenbeach Limited	Jeffersons Commercial (now trading	
0.00	No	No	No				Cheffins	
0.00	No	No	No				Lambert Smith Hampton	
5.00	15/12/2004	Yes	15/12/2009	Yes	BAE Systems Pension Funds	Crossroads Care	Barker Storey Matthews	
3.00	15/12/2004	Yes	15/12/2007	Yes	BAE Systems Pension Funds	M I Broadcast Limited	Barker Storey Matthews	

5.00	13/12/2004	No	23/06/2009	No	Burford Group Limited	Ricardo Uk Limited	Bidwells Property Consultants Limited		
10.00	09/12/2004	No	09/12/2014	No		Bathstore	Bidwells Property Consultants Limited		
3.00	24/11/2004	Yes	31/03/2007	No	NIAB	Cambridge Biostability Limited	Bidwells Property Consultants Limited		The rent was £21,401.50, equivalent to £123.79 per sq m (£11.50 per sq ft)
25.00	17/11/2004	Yes	17/11/2029	Yes	Turnstone Estates	Nando's	Januays Commercial Property	Paul Benjamin Associates	
25.00	17/11/2004	Yes	17/11/2029	Yes	Turnstone Estates	Bella Italia	Januays Commercial Property	Teague & Capital	
25.00	17/11/2004	Yes	17/11/2029	Yes	Turnstone Estates	Outback Steakhouse	Januays Commercial Property	Colliers International	
13.00	15/11/2004	Yes	15/03/2018	No			Robinson Property Consultants (now		The property comprised of a ground floor of 31 sq m (330 sq ft) and first floor
10.00	11/11/2004	No	11/11/2014	No	Cadence Design Systems Limited	Teraview Limited	Bidwells Property Consultants Limited		
15.00	01/11/2004	Yes	01/11/2019	Yes	Unex Group	Deloitte & Touche LLP	Savills		
0.00	07/10/2004	Yes		No			Bidwells Property Consultants Limited		The property was a two-storey office/laboratory building which had two distinct
0.00	07/10/2004	Yes		No			Layer Associates (Now trading as		The property was a detached building on self contained site which could be
10.00	01/10/2004	Yes	01/10/2014	Yes	Barclays Bank UK Retirement Fund	Cambridge City Council	Bidwells Property Consultants Limited		Cambridge County Council moved to new offices due to the scheduled
15.00	30/09/2004	Yes	30/09/2019	Yes	Prudential Property Investment	Subway	Bidwells Property Consultants Limited	Gerald Eve	The property consisted of a 56.39 sq m (607 sq ft) ground floor and a 60.66 sq
0.00	28/09/2004	Yes		No		Cambridge Silicon Radio Limited	Januays Commercial Property	Cheffins	
10.00	24/09/2004	No	24/09/2014	No	Gonville & Caius College	Hays Personnel Services Limited	Bidwells Property Consultants Limited		Should the tenant take the third year break option then they will pay a penalty
5.00	22/09/2004	Yes	22/09/2009	Yes		Clinical Cell Culture Europe Ltd		Cheffins	The property was fully refurbished to include air conditioning and raised floors.
0.00	21/09/2004	Yes		No			Savills, Januays Commercial Property		The property was in a city centre location and had underground parking. The
0.00	21/09/2004	Yes		No			Januays Commercial Property		The property was a self contained period office located in an established
0.00	09/09/2004	Yes		No			Dodson Jones		The asking rent was £14,300 pa.
0.00	08/09/2004	Yes		No			Carter Jonas Lp		
0.00	01/09/2004	No		No	Information Transfer	Smartner Ltd	Savills		The rent varied according to the floor.
5.00	15/08/2004	Yes	15/08/2009	Yes	Spicer McCoil Limited	Cambridge Professional Academy	Barker Storey Matthews		The break option at the end of the third year was tenant only.
10.00	13/08/2004	No	13/08/2014	No			Bidwells Property Consultants Limited		
10.00	01/08/2004	Yes	01/08/2014	Yes	Government Office For Eastern Region	CPP INTERNATIONAL HOLDINGS	Lambert Smith Hampton		
8.00	30/07/2004	No	30/07/2012	No			Bidwells Property Consultants Limited		
5.00	19/07/2004	No	19/07/2009	No			Bidwells Property Consultants Limited		
3.00	15/07/2004	Yes	15/07/2007	Yes	Ventress Property Developments		Barker Storey Matthews		The lease was for three years with six monthly break options.
1.00	15/07/2004	Yes	15/01/2005	Yes	Ventress Property Developments	Private individual(s)	Barker Storey Matthews		The licence was for a minimum term of six months.
5.00	15/07/2004	No	15/07/2009	No	Ventress Property Developments	Private individual(s)	Barker Storey Matthews		
0.00		No		No	HSBC Bank Plc, Willowbrite Limited	Morley Pooled Pensions Limited (Now	Bidwells Property Consultants Limited	DTZ	The estate comprised five industrial units. Tenants included Pipeline Centre,
0.00	12/07/2004	Yes		No			Cheffins		The suite was accessed via a shared entrance and provided a mixture of
0.00	07/07/2004	Yes		No			Dodson Jones		The asking rent was £41,350 pa.
0.00	07/07/2004	Yes		No			Dodson Jones		The property was a self contained period office within a Grade II listed
0.00		No		No	Bedford Estates (The)	LaSalle Investment Management	Savills, Bidwells Property Consultants	Jones Lang LaSalle	
0.00	17/06/2004	Yes		No			Savills		On site car parking was provided within the grounds. The asking rent was
0.00	14/06/2004	No		No	Unex Group	DEFRA (Department for Environment,			
0.00		No		No			Bidwells Property Consultants Limited		
0.00	01/06/2004	Yes		No		Ultra Electronics Limited	BNP Paribas Real Estate, Carter Jonas		Ultra Electronics moved here from Cambridge Business Park
0.00		No		No	Prudential Assurance Company	AXA Sun Life Holdings			
0.00	01/06/2004	Yes		No		Artimi	Cheffins		
0.00	15/05/2004	Yes		No	Prudential plc	Pearson plc	Barker Storey Matthews	Cushman & Wakefield	
5.00	15/04/2004	Yes	15/04/2009	Yes	Private individual(s)	UK Web Works Limited	Barker Storey Matthews		The lease was taken outside of the security of tenure provisions of the
1.00	15/04/2004	Yes	15/11/2004	Yes	Co-operative Group (The)	Bovis Lend Lease Limited	Barker Storey Matthews		The rent was inclusive of a service charge.
2.00	05/02/2004	Yes	05/02/2006	Yes			Savills		The tenant is to take on dilapidations
5.00	05/02/2004	Yes	05/02/2009	Yes		CAMBRIDGE APARTMENTS LIMITED	Savills		
15.00	15/01/2004	Yes	15/01/2019	Yes	Turnstone Estates	Subway	Januays Commercial Property	Gerald Eve	
3.00	30/12/2003	Yes	30/12/2006	Yes			Savills	Jones Lang LaSalle	
3.00	15/12/2003	Yes	15/12/2006	Yes			Barker Storey Matthews		
7.00	30/11/2003	Yes	30/11/2010	Yes			Savills		
0.00		No		No			Savills		
10.00	25/11/2003	Yes	25/11/2013	Yes			Savills		The building is being refurbished by the tenant for an extensive rent free.
5.00	01/11/2003	Yes	01/11/2008	Yes			Savills		
0.00	25/12/1972	No	25/12/2071	No	Kodak Pension Fund	Ashwell Investments Limited	DERNFORD (REGENT) LIMITED	Bidwells Property Consultants Limited	
5.00	15/10/2003	Yes	15/10/2008	Yes			Barker Storey Matthews		
0.00	15/10/2003	Yes		No			Barker Storey Matthews		The rental is inclusive.
10.00	15/10/2003	Yes	15/10/2013	Yes	Merrill Lynch International	TOPPS TILES PLC		Bidwells Property Consultants Limited	
25.00	15/09/2003	Yes	15/09/2028	Yes		ASK Restaurants Limited	Bidwells Property Consultants Limited		
0.00	15/09/2003	Yes		No			Barker Storey Matthews		

0.00	15/09/2003	Yes	No			Barker Storey Matthews		
5.00	01/09/2003	Yes	01/09/2008	Yes		Savills		
12.00	01/09/2003	Yes	01/09/2015	Yes		Savills, Januarys Commercial Property		
5.00	10/08/2003	Yes	10/08/2008	Yes		Savills		
3.00	08/08/2003	Yes	08/08/2006	Yes		Carter Jonas Llp		The rent rises to £190,000 in year 2 and £220,000 in year 3.
5.00	31/07/2003	Yes	31/07/2008	Yes		Savills, BNP Paribas Real Estate		
5.00	15/07/2003	Yes	15/07/2008	Yes		Barker Storey Matthews		The lease is taken outside of the Landlord & Tenant Act.
0.00	01/07/2003	Yes	No				Lambert Smith Hampton	
0.00	01/07/2003	Yes	No		Stella Archer	Savills		
0.00	17/06/2003	Yes	No		HQ Executive Offices (UK) Limited	AIB Group (UK) Plc	Lambert Smith Hampton	The deal is for a three person office. An all inclusive rental was agreed.
8.00	02/06/2003	Yes	02/06/2011	Yes	Private	Akzo Nobel Decorative Coatings	Cheffins	Rapleys Llp
0.00	01/06/2003	Yes	No			Ashwell Property Group	Savills	
5.00	30/05/2003	Yes	30/05/2008	Yes			Savills	Change of use from B1 to D1.
0.00	15/05/2003	Yes	No				Barker Storey Matthews	
25.00	05/05/2003	Yes	05/05/2028	Yes	Masters, Fellows and Scholars of	La Tasca Restaurants	Bidwells Property Consultants Limited	Bradys
0.00	15/04/2003	Yes	No				Barker Storey Matthews	The rental is inclusive.
5.00	01/04/2003	Yes	01/04/2008	Yes			Savills	Refurbished period accommodation.
0.00	01/04/2003	Yes	No			Strategems Limited	Savills	
5.00	31/03/2003	Yes	31/03/2008	Yes			Savills	
0.00	19/03/2003	Yes	No		NHS Trust			Bidwells Property Consultants Limited

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Street	Postcode	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Agent details
East Road	CB1 1BG	Entire Building	95	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£199.46	Not quoted	Not quoted	Robinson Layer LLP - Tel: 01223
East Road	CB1 1BG	Entire Building	348	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£193.97	Not quoted	Not quoted	Juniper Real Estate - Tel: 01223
Burleigh Street	CB1 1DJ	1st and 2nd	334	Leasehold	Office	Business (B1a)	Second-hand Grade	06/03/2010	No	Not quoted	Not quoted	Not quoted	Cheffins - Tel: 01223 213666
Burleigh Street	CB1 1DJ	1st, 2nd and 3rd	701	Leasehold	Office	Business (B1a)	Second-hand Grade	05/27/2010	Yes	Not quoted	Not quoted	Not quoted	Cheffins - Tel: 01223 213666
City Road	CB1 1DP	Entire Building	95	Leasehold	Office	Business (B1a)	Second-hand Grade	01/04/2012	No	£173.30	Not quoted	Not quoted	Cheffins - Tel: 01223 213666
Station Road	CB1 2JH	Office Suite	291	Leasehold	Office	Business (B1a)	Second-hand Grade	06/01/2012	No	£215.28	Not quoted	Not quoted	Januarys Commercial Property
Station Road	CB1 2JH	Ground (part)	291	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£215.28	Not quoted	Not quoted	Januarys Commercial Property
Sturton Street	CB1 2SN	Unit H	75	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£167.06	Not quoted	Not quoted	Robinson Layer LLP - Tel: 01223
Station Road	CB1 2TR	Entire Proposed Building	12985	Leasehold	Office	Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Clifton Road	CB1 7EA	Unit 25	238	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£126.05	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223
Clifton Road	CB1 7EG	1st (part)	530	Leasehold	Office	Business (B1a)	New - Refurb		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Clifton Road	CB1 7EG	Ground (part) and 1st	1067	Leasehold	Office	Business (B1a)	New - Refurb		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Cherry Hinton	CB1 8DH	Suites 10-16	90	Leasehold	Office	Business (B1a)	New - Refurb		No	£161.00	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Cherry Hinton	CB1 8DH	Suites 1-5	138	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Cherry Hinton	CB1 8DH	Suites 17-18	207	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Regent Terrace	CB2 1AA	Basement and Ground	61	Leasehold	Office	Business (B1a)	Second-hand Grade	07/10/2012	No	Not quoted	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
Regent Street	CB2 1AB	1st	228	Leasehold	Office	Business (B1a)	Second-hand Grade	10/23/2012	No	£219.69	Not quoted	Not quoted	Dodson Jones - Tel: 01223 358114
Regent Street	CB2 1BQ	2nd	790	Leasehold	Office	Business (B1a)	New - Refurb (under		No	Not quoted	Not quoted	Not quoted	Juniper Real Estate - Tel: 01223
Regent Street	CB2 1DP	2nd (part)	13	Leasehold	Serviced	Business (B1a)	Second-hand Grade		No	£576.63	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Regent Street	CB2 1DP	2nd (part)	15	Leasehold	Serviced	Business (B1a)	Second-hand Grade		No	£544.98	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Regent Street	CB2 1DP	1st (part)	15	Leasehold	Serviced	Business (B1a)	Second-hand Grade		No	£579.10	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Regent Street	CB2 1DP	2nd (part)	15	Leasehold	Serviced	Business (B1a)	Second-hand Grade		No	£525.07	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Regent Street	CB2 1DP	1st (part)	15	Leasehold	Serviced	Business (B1a)	Second-hand Grade		No	£554.56	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Regent Street	CB2 1DP	1st (part)	15	Leasehold	Serviced	Business (B1a)	Second-hand Grade		No	£551.12	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Regent Street	CB2 1DP	2nd (part)	26	Leasehold	Serviced	Business (B1a)	Second-hand Grade		No	£440.57	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Regent Street	CB2 1DP	1st and 2nd	70	Leasehold	Office	Business (B1a)	Second-hand Grade	05/19/2012	No	£142.30	Not quoted	Not quoted	Cheffins - Tel: 01223 213666
Hills Road	CB2 1JP	Ground	268	Leasehold	Office	Business (B1a)	Second-hand Grade	06/18/2012	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Hills Road	CB2 1JZ	Entire Building	913	Leasehold	Office	Business (B1a)	New - New Build (pre-	07/02/2010	No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000
Bateman Street	CB2 1LR	Lower ground floor	81	Leasehold	Office	Business (B1a)	Second-hand Grade		Yes	Not quoted	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Bateman Street	CB2 1LR	Ground floor	245	Leasehold	Office	Business (B1a)	Second-hand Grade		Yes	Not quoted	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Bateman Street	CB2 1LR	Second floor	280	Leasehold	Office	Business (B1a)	Second-hand Grade		Yes	Not quoted	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Bateman Street	CB2 1LR	First floor	281	Leasehold	Office	Business (B1a)	Second-hand Grade		Yes	Not quoted	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Cambridge Place	CB2 1NS	Ground (part)	69	Leasehold	Office	Business (B1a)	Second-hand Grade	01/26/2012	No	£254.57	Not quoted	Not quoted	Dodson Jones - Tel: 01223 358114
Cambridge Place	CB2 1NS	Ground, 1st (part) and	114	Leasehold	Office	Business (B1a)	Second-hand Grade	03/08/2012	No	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223
Cambridge Place	CB2 1NS	Entire Building	116	Leasehold	Office	Business (B1a)	Second-hand Grade	10/21/2011	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Cambridge Place	CB2 1NS	Entire Building	389	Leasehold	Office	Business (B1a)	Second-hand Grade	10/11/2011	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Mill Lane	CB2 1RQ	1st (part)	89	Leasehold	Office	Business (B1a)	Second-hand Grade	07/15/2011	No	£161.46	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223
Mill Lane	CB2 1RQ	1st (part)	95	Leasehold	Office	Business (B1a)	Second-hand Grade	07/14/2010	No	£161.46	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223
Mill Lane	CB2 1RQ	1st (part)	157	Leasehold	Office	Business (B1a)	Second-hand Grade	07/14/2010	No	£161.46	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223
Bridge Street	CB2 1UW	Ground	152	Leasehold	Office	Business (B1a)	New - Refurb	10/25/2011	No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000
St. Andrews	CB2 3DD	Suite 321	30	Leasehold	Office	Business (B1a)	Second-hand Grade	10/19/2011	No	£184.50	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
St. Andrews	CB2 3DD	Suite 2D	54	Leasehold	Office	Business (B1a)	Second-hand Grade	07/19/2012	No	£182.99	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
St. Andrews	CB2 3DD	Suite 586	54	Leasehold	Office	Business (B1a)	Second-hand Grade	10/19/2011	No	£182.99	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
St. Andrews	CB2 3DD	Suite 1B	57	Leasehold	Office	Business (B1a)	Second-hand Grade	07/19/2012	No	£182.99	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
St. Andrews	CB2 3DD	Suite 2H	99	Leasehold	Office	Business (B1a)	Second-hand Grade	07/19/2012	No	£182.99	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
St. Andrews	CB2 3DD	Suite 2B	108	Leasehold	Office	Business (B1a)	Second-hand Grade	07/19/2012	No	£182.99	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
St. Andrews	CB2 3DD	Suite 1165	108	Leasehold	Office	Business (B1a)	Second-hand Grade	10/19/2011	No	£182.99	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
St. Andrews	CB2 3DD	Suite 1D	185	Leasehold	Office	Business (B1a)	Second-hand Grade	07/19/2012	No	£182.99	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
St. Andrews	CB2 3DD	Suite 3A	217	Leasehold	Office	Business (B1a)	Second-hand Grade	07/19/2012	No	£204.52	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223

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Street	Postcode	Unit description	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Agent details
St. Andrews	CB2 3DD	Suite 1H	358	Leasehold	Office	Business (B1a)	Second-hand Grade	07/19/2012	No	£182.99	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
Sidney Street	CB2 3HX	1st	113	Leasehold	Office	Business (B1a)	Second-hand Grade		Yes	£150.70	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Sidney Street	CB2 3HX	2nd	161	Leasehold	Office	Business (B1a)	Second-hand Grade		Yes	£150.70	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Peas Hill	CB2 3PN	Entire Building	336	Leasehold	Office	Business (B1a)	Second-hand Grade	07/27/2012	No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Brooklands	CB2 8BB	Entire Building	178	Freehold	Office	Business (B1a)	Second-hand Grade	02/13/2012	No	Not quoted	£0.7 m	Not quoted	Redmayne Arnold & Harris - Tel: 01223
Shaftesbury	CB2 8BW	Entire Building	507	Leasehold	Office	Business (B1a)	New - Refurb (under	01/26/2012	No	Not quoted	Not quoted	Not quoted	Dodson Jones - Tel: 01223 358114
Clarendon Road	CB2 8FH	1st (part)	194	Leasehold	Office	Business (B1a)	New - Refurb		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Hills Road	CB2 8PA	Entire Building	2858	Leasehold	Office	Business (B1a)	New - New Build (pre-	07/23/2010	No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000
Purbeck Road	CB2 8PF	Unit 5	91	Leasehold	Office	Business (B1a)	Second-hand Grade	08/29/2012	No	£165.12	Not quoted	Not quoted	Januays Commercial Property
Purbeck Road	CB2 8PF	Unit 8	193	Leasehold	Office	Business (B1a)	Second-hand Grade	07/03/2012	No	£155.54	Not quoted	Not quoted	Januays Commercial Property
High Street	CB2 9HZ	Entire Building	210	Leasehold	Office	Business (B1a)	Second-hand Grade	03/15/2012	No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000
Maris Lane	CB2 9LG	Entire Building	167	Leasehold	Office	Business (B1a)	Second-hand Grade	06/13/2012	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Castle Park	CB3 0AR	Entire Building	1846	Leasehold	Office	Business (B1a)	Second-hand Grade	01/31/2012	No	£177.61	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
J J Thomson	CB3 0FA	1st (part) and 2nd	1842	Leasehold	Office	Business (B1a)	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Januays Commercial Property
Castle Park	CB3 0RD	1st and 3rd	1143	Leasehold	Office	Business (B1a)	New - Refurb	07/13/2010	Yes	£166.84	Not quoted	Not quoted	Cheffins - Tel: 01223 213666
Mount Pleasant	CB3 0RN	1st (part)	466	Leasehold	Office	Business (B1a)	Second-hand Grade	06/17/2010	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Milton Road	CB4 0EY	Suite 55	45	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Cowley Road	CB4 0PP	Entire Building	55	Leasehold	Office	Business (B1a)	Second-hand Grade	05/31/2012	No	£165.44	Not quoted	Not quoted	Cambridge City Council - Tel: 01223
Milton Road	CB4 0WG	Entire Building	5403	Leasehold	Office -	Business (B1b)	Second-hand Grade	09/15/2012	No	Not quoted	Not quoted	Not quoted	CBRE - Tel: 0117 943 5757, Juniper
Cowley Road	CB4 0WS	Ground (part) and 1st	93	Leasehold	Office -	Business (B1a)	New - New Build		No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000
Cowley Road	CB4 0WS	Ground (part)	472	Leasehold	Office -	Business (B1a)	New - Refurb		No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000
Cowley Road	CB4 0WS	Ground (part)	473	Leasehold	Office -	Business (B1a)	New - Refurb		No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000
Cowley Road	CB4 0WZ	Ground	649	Leasehold	Office -	Business (B1b)	New - Refurb	06/01/2012	No	£252.95	Not quoted	Not quoted	Savills - Tel: 01223 347000, Carter
Cowley Road	CB4 0WZ	1st	1020	Leasehold	Office -	Business (B1b)	New - Refurb	07/07/2010	No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
St Andrews	CB4 1DL	2nd (part)	706	Leasehold	Office	Business (B1a)	Second-hand Grade	02/27/2012	No	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223
Nuffield Road	CB4 1TG	Ground (part)	56	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Milton Road	CB4 1XQ	Entire Building	263	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£179.76	Not quoted	Not quoted	Robinson Layer LLP - Tel: 01223
Milton Road	CB4 1YG	Ground (part)	188	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£188.37	Not quoted	2 years	DTZ - Tel: 020 7408 1161, Januays
Kings Hedges	CB4 2QH	Entire Building	246	Leasehold	Office -	Business (B1b)	New - Refurb	06/17/2010	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Chesterton Road	CB4 3BQ	1st (part)	721	Leasehold	Office	Business (B1a)	Second-hand Grade	03/04/2010	No	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223
Victoria Road	CB4 3BW	Ground	24	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Redmayne Arnold & Harris - Tel: 01223
Carlyle Road	CB4 3DN	Ground (part)	118	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Chivers Way	CB4 9ZR	1st (part)	583	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	DTZ - Tel: 020 7408 1161, Savills - Tel:
Chivers Way	CB4 9ZR	1st (part)	635	Leasehold	Office -	Business (B1a)	Second-hand Grade		No	£202.36	Not quoted	Not quoted	DTZ - Tel: 020 7408 1161, Savills - Tel:
Quayside	CB5 8AB	Suite 3	203	Leasehold	Office	Business (B1a)	Second-hand Grade	09/13/2012	No	£245.85	Not quoted	Not quoted	Cheffins - Tel: 01223 213666
Newmarket Road	CB5 8DT	Entire Building	178	Leasehold	Office	Business (B1a)	Second-hand Grade	07/18/2012	No	£168.24	Not quoted	Not quoted	Noyes & Noyes - Tel: 01223 311800,
Mercers Row	CB5 8HY	Entire Building	188	Leasehold	Office	Business (B1a)	Second-hand Grade	01/17/2012	No	£119.37	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Swann Road	CB5 8LA	Unit 13	109	Leasehold	Office	Business (B1a)	Second-hand Grade	05/25/2012	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Newmarket Road	CB5 8LP	2nd (part)	122	Leasehold	Office	Business (B1a)	Second-hand Grade	07/28/2010	No	£158.45	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223
Newmarket Road	CB5 8PB	Ground and 1st	465	Leasehold	Office -	Business (B1b)	Second-hand Grade		No	£139.93	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Barnwell Road	CB5 8RE	Suite 355 (part)	146	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Barnwell Road	CB5 8RE	Suite 315 (part)	149	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Barnwell Road	CB5 8RE	Suite 210 (part)	609	Leasehold	Office	Business (B1a)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited -
Barnwell Drive	CB5 8UU	Entire Building	49	Leasehold	Office	Business (B1a)	Second-hand Grade		No	£175.13	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records. If you wish to receive more data then please contact

* To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

Egi - Comparable Data

52 Burleigh Street	Burleigh Street	CB1 1DJ	31/01/2010	Offices, (A1)	Investment Sale	426	Gross sq	1,250,000	0.00	0	0	0.00
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Egi - Comparable Data															
Broers Building 21 JJ	JJ Thompson Avenue	CB3 0FA	10/10/2012	Offices	(B1a)	Lease	243	Gross sq	0	0.00	78,420	323	0.00	Januaries Commercial Property	CBRE
Former Botanic House 98-	Hills Road, Station Road	CB2 1JZ	01/09/2012	Offices	(B1a)	Sub-Letting	661	Gross sq	0	0.00	220,472	334	0.00	Savills	Knight Frank
1 Dover Street Cambridge	Dover Street, East Road	CB1 1DY	30/08/2012	Offices	(B1a)	Lease	143	Gross sq	0	0.00	0	195	5.00	Carter Jonas Lip	Date on the market: 25/02/2012 Asking rent: £18.13 per sq ft
Clifton Court 5a Clifton Road	Clifton Road	CB1 7BN	01/08/2012	Offices	(B1b)	Lease	149	Gross sq	0	0.00	0	0	5.00	Cheffins	Date on the market: 23/05/2012 Asking rent: £17.14 per sq ft
1a Fortescue Road	Fortescue Road	CB4 2JS	29/07/2012	Offices	(B1a)	Lease	239	Gross sq	0	0.00	0	0	0.00	Lambert Smith Hampton	
Henry Giles House 73-79	Chesterton Road	CB4 3BQ	25/07/2012	Offices	(B1a)	Lease	440	Gross sq	0	0.00	0	0	0.00	Lambert Smith Hampton	
66-68 Hills Road Cambridge	Hills Road	CB2 1LA	09/07/2012	Offices	(B1a)	Lease	418	Gross sq	0	0.00	97,875	234	0.00	Cheffins	Date on the market: 15/10/2011
St. Giles Court 24 Castle	Castle Street	CB3 0AJ	07/07/2012	Offices	(B1a)	Lease	388	Gross sq	0	0.00	0	0	0.00	Lambert Smith Hampton	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/07/2012	Offices	(B1a)	Lease	56	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/07/2012	Offices	(B1a)	Lease	20	Gross sq	0	0.00	0	0	0.00	Savills	
Ravenscroft House 61 Regent	Regent Street	CB2 1AB	30/06/2012	Offices	(B1a)	Lease	128	Gross sq	0	0.00	24,840	194	0.00	Dodson Jones	
Lockton House Clarendon	Clarendon Road	CB2 8FH	24/06/2012	Offices	(B1a)	Sub-Letting	487	Gross sq	0	0.00	112,875	232	7.00	Januaries Commercial Property	
Dencora Business Centre	Nuffield Road	CB4 1TG	15/06/2012	Offices	(B1b)	Lease	51	Gross sq	0	0.00	11,502	224	0.00	Carter Jonas Lip	
Devonshire House 89 Regent	Regent Street	CB2 1AW	15/06/2012	Offices	(B1a)	Sale	367	Gross sq	1,003,300	0.00	0	0	0.00	Carter Jonas Lip	
33 Parkside Cambridge	Parkside	CB1 1JE	15/06/2012	Offices	(B1a)	Lease	283	Gross sq	0	0.00	56,500	200	10.00	Bidwells Property Consultants Limited	First 12 months is half rent.
Vitrum Building Cowley Road	Cowley Road	CB4 0WS	01/06/2012	Offices	(B1b)	Lease	587	Gross sq	0	0.00	132,762	226	10.00	Bidwells Property Consultants Limited	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/06/2012	Offices	(B1a)	Lease	29	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/06/2012	Offices	(B1a)	Lease	26	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/06/2012	Offices	(B1a)	Lease	29	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/06/2012	Offices	(B1a)	Lease	70	Gross sq	0	0.00	0	0	0.00	Savills	
11c Kings Parade Cambridge	Kings Parade	CB2 1SJ	01/06/2012	Offices	(B1a)	Lease	55	Gross sq	0	0.00	0	237	5.00	Bidwells Property Consultants Limited	Date on the market: 12/03/2012
The Courtyard Sturton Street	Sturton Street	CB1 2SN	01/06/2012	Offices	(B1a)	Lease	79	Gross sq	0	0.00	14,000	177	6.00	Robinson Layer LLP	
52 Burleigh Street	Burleigh Street	CB1 1DJ	01/06/2012	Offices	(B1a)	Lease	85	Gross sq	0	0.00	12,000	141	0.00	Cheffins	Date on the market: 03/06/2010
St Andrews House 59 St	St Andrews Street	CB2 3DD	30/05/2012	Offices	(B1a)	Lease	130	Gross sq	0	0.00	23,749	183	10.00	Barker Storey Matthews, Bidwells	
Edinburgh House Cowley	Cowley Road	CB4 0WS	29/05/2012	Offices	(B1b)	Lease	695	Gross sq	0	0.00	179,592	258	5.00	Januaries Commercial Property	Bray Fox Smith LLP
Jeffreys Building Cowley	Cowley Road	CB4 0WS	24/05/2012	Offices	(B1b)	Lease	479	Gross sq	0	0.00	0	0	5.00	Savills	First year £149,660 2nd year £187,143 3rd year: £164,626 4th year:
Nuffield Road Cambridge	Nuffield Road	CB4 1TG	15/05/2012	Offices	(B1a)	Lease	199	Gross sq	0	0.00	22,010	111	5.00	Carter Jonas Lip, Bidwells Property	Date on the market: 08/10/2011 Asking rent: £11.00 per Sq Ft
St Andrew's House 90 St	St Andrews Road	CB4 1DL	15/05/2012	Offices	(B1a)	Lease	112	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/05/2012	Offices	(B1a)	Lease	30	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/05/2012	Offices	(B1a)	Lease	29	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/05/2012	Offices	(B1a)	Lease	26	Gross sq	0	0.00	0	0	0.00	Savills	
Broers Building 21 JJ	JJ Thompson Avenue	CB3 0FA	01/05/2012	Offices	(B1a)	Lease	353	Gross sq	0	0.00	113,940	323	5.00	Bidwells Property Consultants Limited	
Jeffreys Building Cowley	Cowley Road	CB4 0WS	30/04/2012	Offices	(B1b)	Lease	367	Gross sq	0	0.00	0	0	5.00	Savills	
St Andrews House 59 St	St Andrews Street	CB2 3DD	30/04/2012	Offices	(B1a)	Lease	108	Gross sq	0	0.00	19,720	183	5.00	Barker Storey Matthews, Cheffins,	Date on the market: 19/10/2011
Lockton House Clarendon	Clarendon Road	CB2 8FH	24/04/2012	Offices	(B1a)	Lease	103	Gross sq	0	0.00	29,125	283	3.00	Januaries Commercial Property	Lambert Smith Hampton
Dukes Court 54-62	Newmarket Road	CB5 8DZ	15/04/2012	Offices	(B1a)	Lease	182	Gross sq	0	0.00	36,260	199	0.00	Carter Jonas Lip	
4 Hawthorn Way Cambridge	Hawthorn Way	CB4 1AX	15/04/2012	Offices	(B1a)	Lease	195	Gross sq	0	0.00	30,009	154	0.00	Carter Jonas Lip	
The Lodge Hawthorn Way	Hawthorn Way	CB4 1BT	01/04/2012	Offices	(B1a)	Lease	60	Gross sq	0	0.00	0	225	5.00	Cambridge City Council	Date on the market: 13/09/2011
Main Building Cowley Road	Cowley Road	CB4 0WS	01/04/2012	Offices	(B1a)	Lease	37	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/04/2012	Offices	(B1a)	Lease	26	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/04/2012	Offices	(B1a)	Lease	26	Gross sq	0	0.00	0	0	0.00	Savills	
Oast House Malting Lane	Malting Lane	CB3 9HF	01/04/2012	Offices	(B1a)	Lease	77	Gross sq	0	0.00	28,875	377	3.00	Bidwells Property Consultants Limited	
Park House Castle Hill	Castle Hill	CB3 0AY	01/04/2012	Offices	(B1b)	Lease	501	Gross sq	0	0.00	0	0	0.00	Lambert Smith Hampton	
Pound Hill House Pound Hill	Pound Hill	CB3 0AE	01/04/2012	Offices	(B1a)	Lease	37	Gross sq	0	0.00	16,500	443	0.00	Barker Storey Matthews	Date on the market: 13/01/2012
St Andrews House 59 St	St Andrews Street	CB2 3DD	01/04/2012	Offices	(B1a)	Lease	663	Gross sq	0	0.00	0	183	0.00	Barker Storey Matthews	
St Andrews House 59 St	St Andrews Street	CB2 3DD	30/03/2012	Offices	(B1a)	Lease	76	Gross sq	0	0.00	24,993	328	5.00	Barker Storey Matthews, Cheffins,	Date on the market: 19/10/2011
Block 6/7 Milton Road	Milton Road	CB4 1YG	29/03/2012	Offices	(B1a)	Lease	826	Gross sq	0	0.00	0	0	0.00	Savills	
Milton Road Cambridge	Milton Road	CB4 1YG	29/03/2012	Offices	(B1a)	Lease	162	Gross sq	0	0.00	0	0	0.00	Savills	
The Warehouse 33 Bridge	Bridge Street	CB2 1UW	26/03/2012	Offices	(B1a)	Lease	152	Gross sq	0	0.00	32,760	215	10.00	Savills	Januaries Commercial
Barnwell Road Cambridge	Barnwell Road	CB5 8RE	15/03/2012	Offices	(B1a)	Lease	285	Gross sq	0	0.00	46,710	164	5.00	Carter Jonas Lip, Bidwells Property	
William James House Cowley	Cowley Road	CB4 0WX	15/03/2012	Offices	(B1a)	Lease	14	Gross sq	0	0.00	4,201	292	0.00	Carter Jonas Lip	
Poseidon House Castle Park	Castle Park	CB3 0RD	15/03/2012	Offices	(B1a)	Lease	317	Gross sq	0	0.00	0	0	0.00	Cheffins	
34a Fitzroy Street Cambridge	Fitzroy Street	CB1 1EW	15/03/2012	Offices	(B1a)	Lease	68	Gross sq	0	0.00	9,581	140	3.00	Bidwells Property Consultants Limited	
25 Cambridge Place	Cambridge Place	CB2 1NS	06/03/2012	Offices	(B1a)	Lease	114	Gross sq	0	0.00	24,000	208	3.00	Januaries Commercial Property	
30 Station Road Cambridge	Station Road	CB1 2RE	01/03/2012	Offices	(B1a)	Lease	696	Gross sq	0	0.00	202,284	291	10.00	Savills, Bidwells Property Consultants	Jones Lang LaSalle
Wellington Court 4 Wellington	Wellington Street	CB1 1HZ	01/03/2012	Offices	(B1a)	Lease	104	Gross sq	0	0.00	20,000	193	5.00	Savills, Bidwells Property Consultants	
The Enterprise Centre Ditton	Ditton Walk	CB5 8QD	15/02/2012	Offices	(B1a)	Lease	77	Gross sq	0	0.00	9,005	117	0.00	Goodman Property	
Dencora Business Centre	Nuffield Road	CB4 1TG	15/02/2012	Offices	(B1b)	Lease	30	Gross sq	0	0.00	0	0	0.00	Carter Jonas Lip	
11b Kings Parade	Kings Parade	CB2 1SJ	15/02/2012	Offices	(B1a)	Lease	85	Gross sq	0	0.00	12,824	151	5.00	Bidwells Property Consultants Limited	
Byron House Cowley Road	Cowley Road	CB4 0WZ	06/02/2012	Offices	(B1b)	Lease	649	Gross sq	0	0.00	164,195	253	0.00	Savills, Carter Jonas Lip	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/02/2012	Offices	(B1a)	Lease	37	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/02/2012	Offices	(B1a)	Lease	26	Gross sq	0	0.00	0	0	0.00	Savills	
Poseidon House Castle Park	Castle Park	CB3 0RD	01/02/2012	Offices	(B1a)	Lease	233	Gross sq	0	0.00	0	0	0.00	Cheffins	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	30/01/2012	Offices	(B1b)	Lease	19	Gross sq	0	0.00	0	0	0.00	Savills	
Accordia Brooklands Avenus	Brooklands Avenus,	CB2 8DL	15/01/2012	Offices	(B1a)	Lease	120	Gross sq	0	0.00	0	163	0.00	Carter Jonas Lip	
85 Regent Street Cambridge	Regent Street	CB2 1AW	15/01/2012	Offices	(B1a)	Lease	66	Gross sq	0	0.00	7,000	0	0.00	Robinson Layer LLP	

* For all enquiries please contact EGI Client Support (client.services@estatesgazette.com).

Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/01/2012	Offices (B1b)	Lease	29	Gross sq	0	0.00	0	0	0.00	Savills	
Edinburgh House Cowley	Cowley Road	CB4 0WS	30/12/2011	Offices (B1b)	Lease	111	Gross sq	0	0.00	29,800	269	0.00	Januaries Commercial Property	
Carlyle House Carlyle Road	Carlyle Road	CB4 3DH	15/12/2011	Offices (B1a)	Lease	118	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants	
Radio House St Andrews	St Andrews Road	CB4 1GR	15/12/2011	Offices (B1a)	Investment Sale	3,902	Gross sq	0	8.21	1,356,352	0	0.00	Lambert Smith Hampton	Sold together with for Andrew's House for £15,150,000.
St Andrew's House 90 St	St Andrews Road	CB4 1DL	15/12/2011	Offices (B1a)	Investment Sale	4,109	Gross sq	0	8.21	1,356,352	0	0.00	Lambert Smith Hampton	Sold together with Radio house for £15,150,000.
William James House Cowley	Cowley Road	CB4 0WX	15/12/2011	Offices (B1a)	Lease	40	Gross sq	0	0.00	5,220	129	0.00	Carter Jonas Lip	
Lothbury House Newmarket	Newmarket Road	CB5 8PB	07/12/2011	Offices (B1a)	Lease	1,275	Gross sq	0	0.00	0	0	0.00	Savills	Lambert Smith Hampton
509 Coldhams Lane	Coldhams Lane	CB1 3JS	30/11/2011	Offices (B1a)	Lease	1,446	Gross sq	0	0.00	295,000	0	10.00	Lambert Smith Hampton	Savills
23-25 Gwydir Street	Gwydir Street	CB1 2LG	28/11/2011	Offices (B1a)	Lease	16	Gross sq	0	0.00	3,000	188	0.00	Cambridge City Council	
The Enterprise Centre Ditton	Ditton Walk	CB5 8QD	15/11/2011	Offices (B1a)	Lease	77	Gross sq	0	0.00	9,005	117	0.00	Goodman Property	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/11/2011	Offices (B1a)	Lease	0	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/11/2011	Offices (B1a)	Lease	58	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/11/2011	Offices (B1a)	Lease	18	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/11/2011	Offices (B1a)	Lease	25	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/11/2011	Offices (B1a)	Lease	0	Gross sq	0	0.00	0	0	0.00	Savills	
Platinum Building Cowley	Cowley Road	CB4 0WS	15/11/2011	Offices (B1b)	Lease	397	Gross sq	0	0.00	85,360	215	5.00	Bidwells Property Consultants Limited	DTZ
Anstey Hall Courtyard Maris	Maris Lane	CB2 9LN	15/11/2011	Offices (B1a)	Lease	27	Gross sq	0	0.00	5,500	201	0.00	Goodman Property	Date on the market: 22/08/2011
1-2 Brooklands Avenue	Brooklands Avenue	CB2 8BB	15/11/2011	Offices (B1b)	Sale	285	Gross sq	775,000	0.00	0	0	0.00	Barker Storey Matthews	
Lower Court I Cambridge	Cambridge Road	CB2 4AF	02/11/2011	Offices (B1b)	Lease	503	Gross sq	0	0.00	12,304	0	0.00	Cheffins	
Dencora Business Centre	Nuffield Road	CB4 1TG	01/11/2011	Offices (B1b)	Lease	10	Gross sq	0	0.00	1,799	188	0.00	Carter Jonas Lip	
Dencora Business Centre	Nuffield Road	CB4 1TG	01/11/2011	Offices (B1b)	Lease	14	Gross sq	0	0.00	4,419	305	0.00	Carter Jonas Lip	
William James House Cowley	Cowley Road	CB4 0WX	01/11/2011	Offices (B1a)	Lease	46	Gross sq	0	0.00	0	0	0.00	Carter Jonas Lip	
Lower Court I Cambridge	Cambridge Road	CB2 4AF	01/11/2011	Offices (B1b)	Lease	77	Gross sq	0	0.00	7,044	0	0.00	Cheffins	
Former Botanic House 98-509 Coldhams Lane	Hills Road, Station Road	CB2 1JZ	01/11/2011	Offices (B1a)	Pre-Let	4,831	Gross sq	0	0.00	1,508,000	312	15.00	Bidwells Property Consultants Limited	Savills
509 Coldhams Lane	Coldhams Lane	CB1 3JS	01/11/2011	Offices (B1a)	Investment Sale	1,446	Gross sq	3,323,000	7.64	0	0	0.00	Jones Lang LaSalle	Bidwells Property
Lower Court I Cambridge	Cambridge Road	CB2 4AF	31/10/2011	Offices (B1b)	Lease	72	Gross sq	0	0.00	12,560	0	0.00	Cheffins	
Milton Road Cambridge	Milton Road	CB4 1YG	15/10/2011	Offices (B1a)	Lease	1,262	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/10/2011	Offices (B1a)	Lease	26	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/10/2011	Offices (B1a)	Lease	16	Gross sq	0	0.00	0	0	0.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/10/2011	Offices (B1b)	Lease	460	Gross sq	0	0.00	0	0	0.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/10/2011	Offices (B1b)	Lease	13	Gross sq	0	0.00	0	0	0.00	Savills	
Spectrum Building Purbeck	Purbeck Road	CB2 8HP	15/10/2011	Offices (B1a)	Investment Sale	12,667	Gross sq	0	0.00	0	0	0.00	Savills	
Adkins Corner 4 Perne Road	Perne Road, Cherry	CB1 3RU	15/10/2011	Offices (B1a)	Lease	53	Gross sq	0	0.00	7,488	142	5.00	Bidwells Property Consultants Limited	
30 Station Road Cambridge	Station Road	CB1 2RE	15/10/2011	Offices (B1a)	Lease	214	Gross sq	0	0.00	74,718	350	2.00	Savills, Bidwells Property Consultants	
Building One Cowley Road	Cowley Road	CB4 0WZ	14/10/2011	Offices (B1b)	Lease	1,185	Gross sq	0	0.00	299,343	253	10.00	Savills, Carter Jonas Lip	DTZ
48 Mill Road Cambridge	Mill Road	CB1 2AS	01/10/2011	Offices (B1a)	Lease	82	Gross sq	0	0.00	10,502	128	0.00	Carter Jonas Lip	
Dales Brewery Gwydir Street	Gwydir Street	CB1 2LJ	29/09/2011	Offices (B1a)	Lease	72	Gross sq	0	0.00	10,300	143	0.00	Cambridge City Council	
Newmarket Road Cambridge	Newmarket Road	CB5 8PB	15/09/2011	Offices (B1b)	Lease	418	Gross sq	0	0.00	0	0	0.00	Savills	
Jeffreys Building Cowley	Cowley Road	CB4 0WS	15/09/2011	Offices (B1b)	Lease	473	Gross sq	0	0.00	0	0	0.00	Savills	
Anstey Hall Courtyard Maris	Maris Lane	CB2 9LN	15/09/2011	Offices (B1a)	Lease	37	Gross sq	0	0.00	7,000	188	0.00	Goodman Property	
Church Farm Maris Lane	Maris Lane	CB2 9LG	15/09/2011	Offices (B1a)	Lease	33	Gross sq	0	0.00	7,560	226	5.00	Bidwells Property Consultants Limited	
67 Regent Street Cambridge	Regent Street	CB2 1AB	15/09/2011	Offices (B1a)	Lease	23	Gross sq	0	0.00	6,000	258	0.00	Goodman Property	
515 Coldhams Lane	Coldhams Lane	CB1 3JS	15/09/2011	Offices (B1a)	Lease	4,538	Gross sq	0	0.00	0	0	0.00	Lambert Smith Hampton, Savills	
505 Coldhams Lane	Coldhams Lane	CB1 3JS	15/09/2011	Offices (B1a)	Lease	56	Gross sq	0	0.00	14,456	259	0.00	Goodman Property	
Wellington Court 5 Wellington	Wellington Street	CB1 1HZ	15/09/2011	Offices (B1a)	Lease	195	Gross sq	0	0.00	0	0	0.00	Carter Jonas Lip	
Signet Court Swann Road	Swann Road	CB5 8LA	01/09/2011	Offices (B1a)	Lease	41	Gross sq	0	0.00	13,200	322	0.00	Noyes & Noyes	
William James House Cowley	Cowley Road	CB4 0WX	01/09/2011	Offices (B1a)	Lease	14	Gross sq	0	0.00	3,000	218	0.00	Carter Jonas Lip	
37 Hills Road Cambridge	Hills Road	CB2 1XL	26/08/2011	Offices (B1a)	Lease	926	Gross sq	0	0.00	0	0	0.00	Lambert Smith Hampton	
Milton Road Cambridge	Milton Road	CB4 1YG	15/08/2011	Offices (B1a)	Lease	167	Gross sq	0	0.00	0	0	0.00	Savills	
Milton Road Cambridge	Milton Road	CB4 1YG	15/08/2011	Offices (B1a)	Lease	136	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/08/2011	Offices (B1a)	Lease	13	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/08/2011	Offices (B1b)	Lease	57	Gross sq	0	0.00	0	0	0.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/08/2011	Offices (B1b)	Lease	0	Gross sq	0	0.00	0	0	0.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/08/2011	Offices (B1b)	Lease	169	Gross sq	0	0.00	0	0	0.00	Savills	
Platinum Building Cowley	Cowley Road	CB4 0WS	15/08/2011	Offices (B1b)	Lease	275	Gross sq	0	0.00	57,642	210	10.00	Savills, Bidwells Property Consultants	Carter Jonas Lip
Broers Building 21 JJ	JJ Thompson Avenue	CB3 0FA	15/08/2011	Offices (B1a)	Lease	67	Gross sq	0	0.00	25,130	377	5.00	Bidwells Property Consultants Limited	
Norman House Cambridge	Cambridge Place	CB2 1NS	15/08/2011	Offices (B1a)	Lease	135	Gross sq	0	0.00	20,000	148	3.00	Bidwells Property Consultants Limited	
39 Newnham Road	Newnham Road	CB3 9EY	01/08/2011	Offices (B1a)	Lease	249	Gross sq	0	0.00	40,140	161	0.00	Carter Jonas Lip	
509 Coldhams Lane	Coldhams Lane	CB1 3JS	01/08/2011	Offices (B1a)	Investment Sale	1,446	Gross sq	2,800,000	0.00	0	0	0.00	Barker Storey Matthews	Lambert Smith Hampton
Edinburgh House Cowley	Cowley Road	CB4 0WS	23/07/2011	Offices (B1b)	Lease	184	Gross sq	0	0.00	47,448	0	5.00	Januaries Commercial Property	The lease has been taken on a stepped rental: year one £41,517, year two
Dukes Court 54-62	Newmarket Road	CB5 8DZ	15/07/2011	Offices (B1a)	Lease	180	Gross sq	0	0.00	35,760	199	5.00	Carter Jonas Lip	
Milton Road Cambridge	Milton Road	CB4 1YG	15/07/2011	Offices (B1a)	Lease	3,013	Gross sq	0	0.00	681,114	226	10.00	Savills, Bidwells Property Consultants	Dodson Jones
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/07/2011	Offices (B1b)	Lease	13	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/07/2011	Offices (B1b)	Lease	76	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/07/2011	Offices (B1b)	Lease	58	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/07/2011	Offices (B1b)	Lease	11	Gross sq	0	0.00	0	0	0.00	Savills	
Broers Building 21 JJ	JJ Thompson Avenue	CB3 0FA	15/07/2011	Offices (B1a)	Lease	195	Gross sq	0	0.00	0	323	0.00	Januaries Commercial Property	
St Andrews House 59 St	St Andrews Street	CB2 3DD	15/07/2011	Offices (B1a)	Lease	30	Gross sq	0	0.00	5,457	0	3.00	Barker Storey Matthews	
3D Kings Parade Cambridge	Kings Parade	CB2 1SJ	15/07/2011	Offices (B1a)	Lease	61	Gross sq	0	0.00	15,175	247	5.00	Bidwells Property Consultants Limited	

1 Dover Street Cambridge	Dover Street, East Road	CB1 1DY	15/07/2011	Offices (B1a)	Sub-Letting	56	Gross sq	0	0.00	12,000	0	1.00	Carter Jonas Llp	
Broers Building 21 Jj	JJ Thompson Avenue	CB3 0FA	11/07/2011	Offices (B1a)	Lease	151	Gross sq	0	0.00	48,720	323	5.00	Januaries Commercial Property	
Gusto Mills Huntingdon Road	Huntingdon Road	CB3 0DL	23/09/2011	Offices (B1a)	Lease	97	Gross sq	0	0.00	8,000	83	4.00	Cheffins	
Broers Building 21 Jj	JJ Thompson Avenue	CB3 0FA	22/06/2011	Offices (B1a)	Lease	561	Gross sq	0	0.00	161,597	288	15.00	Januaries Commercial Property	
Broers Building 21 Jj	JJ Thompson Avenue	CB3 0FA	22/06/2011	Offices (B1a)	Lease	304	Gross sq	0	0.00	96,554	318	5.00	Januaries Commercial Property	
Dukes Court 54-62	Newmarket Road	CB5 8DZ	15/06/2011	Offices (B1a)	Lease	139	Gross sq	0	0.00	0	194	10.00	Carter Jonas Llp	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/06/2011	Offices (B1b)	Lease	18	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/06/2011	Offices (B1b)	Lease	78	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/06/2011	Offices (B1b)	Lease	43	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/06/2011	Offices (B1b)	Lease	37	Gross sq	0	0.00	0	0	0.00	Savills	
Michael Young Centre (NEC)	Purbeck Road	CB2 8HP	15/06/2011	Offices (B1a)	Lease	123	Gross sq	0	0.00	0	0	0.00	Savills	
5 Brooklands Avenue	Brooklands Avenue	CB2 8BB	15/06/2011	Offices (B1a)	Sale	224	Gross sq	575,585	0.00	0	0	0.00	Barker Storey Matthews, Cheffins	
Millers Yard Mill Lane	Mill Lane	CB2 1RQ	15/06/2011	Offices (B1a)	Lease	87	Gross sq	0	0.00	0	161	5.00	Lambert Smith Hampton	
35-39 Cambridge Place	Cambridge Place	CB2 1NS	15/06/2011	Offices (B1a)	Lease	36	Gross sq	0	0.00	0	0	0.00	Carter Jonas Llp	Deal took place at 38 Cambridge Place.
170 Mill Road Cambridge	Mill Road	CB1 3LF	15/06/2011	Offices (B1a)	Lease	30	Gross sq	0	0.00	0	0	0.00	Robinson Loyer LLP	
Boltons Warehouse 23	Tenison Road	CB1 2DG	15/06/2011	Offices (B1a)	Lease	231	Gross sq	0	0.00	0	0	0.00	Carter Jonas Llp	
48 Mill Road Cambridge	Mill Road	CB1 2AS	15/06/2011	Offices (B1a)	Lease	70	Gross sq	0	0.00	0	0	0.00	Carter Jonas Llp	
Merlin Place Milton Road	Milton Road	CB4 0DP	23/05/2011	Offices (B1b)	Investment Sale	2,706	Gross sq	5,500,000	9.20	0	0	0.00	Capita Symonds	Bidwells Property
The Enterprise Centre Ditton	Ditton Walk	CB5 8QD	15/05/2011	Offices (B1a)	Lease	75	Gross sq	0	0.00	8,280	111	6.00	Goodman Property	
Trinity House Cowley Road	Cowley Road	CB4 0WZ	15/05/2011	Offices (B1b)	Lease	23	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Michael Young Centre (NEC)	Purbeck Road	CB2 8HP	15/05/2011	Offices (B1a)	Lease	186	Gross sq	0	0.00	0	0	0.00	Savills	
24 Hills Road Cambridge	Hills Road	CB2 1JW	15/05/2011	Offices (B1a)	Lease	223	Gross sq	0	0.00	0	0	0.00		Lambert Smith Hampton
Tenison Road Cambridge	Tenison Road	CB1 2RY	15/05/2011	Offices (B1a)	Lease	413	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
5 Brooklands Avenue	Brooklands Avenue	CB2 8BB	06/05/2011	Offices (B1a)	Sale	224	Gross sq	575,575	0.00	0	0	0.00	Barker Storey Matthews, Cheffins	
Anstey Hall Courtyard Maris	Maris Lane	CB2 9LN	01/05/2011	Offices (B1a)	Lease	41	Gross sq	0	0.00	0	0	0.00	Goodman Property	
Edinburgh House Cowley	Cowley Road	CB4 0WS	26/04/2011	Offices (B1b)	Lease	120	Gross sq	0	0.00	32,325	0	3.00	Januaries Commercial Property	
Dencora Business Centre	Nuffield Road	CB4 1TG	15/04/2011	Offices (B1b)	Lease	6	Gross sq	0	0.00	2,599	406	0.00	Carter Jonas Llp	
St Andrew's House 90 St	St Andrews Road	CB4 1DL	15/04/2011	Offices (B1a)	Lease	372	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	Dodson Jones
William James House Cowley	Cowley Road	CB4 0WX	15/04/2011	Offices (B1a)	Lease	46	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/04/2011	Offices (B1b)	Lease	88	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/04/2011	Offices (B1b)	Lease	115	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/04/2011	Offices (B1b)	Lease	26	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/04/2011	Offices (B1b)	Lease	25	Gross sq	0	0.00	0	0	0.00	Savills	
Titan House Castle Park	Castle Park	CB3 0AY	15/04/2011	Offices (B1b)	Lease	929	Gross sq	0	0.00	210,000	226	10.00	Lambert Smith Hampton, Savills	
Michael Young Centre (NEC)	Purbeck Road	CB2 8HP	15/04/2011	Offices (B1a)	Lease	91	Gross sq	0	0.00	0	0	0.00	Savills	
17 Emmanuel Road	Emmanuel Road,	CB1 1JW	15/04/2011	Offices (B1a)	Sale	139	Gross sq	0	0.00	0	0	0.00	Savills	
Avebury House 36a Union	Union Lane	CB4 1QB	01/04/2011	Offices (B1a)	Sale	120	Gross sq	281,000	0.00	0	0	0.00	Januaries Commercial Property	
Janus House 46-52 St	St Andrews Street,	CB2 3AH	24/03/2011	Offices (B1a)	Lease	132	Gross sq	0	0.00	0	0	0.00		Lambert Smith Hampton
William James House Cowley	Cowley Road	CB4 0WX	15/03/2011	Offices (B1a)	Lease	26	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/03/2011	Offices (B1b)	Lease	13	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/03/2011	Offices (B1b)	Lease	26	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/03/2011	Offices (B1b)	Lease	13	Gross sq	0	0.00	0	0	0.00	Savills	
Godwin House Castle Park	Castle Park	CB3 0RA	15/03/2011	Offices (B1a)	Sub-Letting	191	Gross sq	0	0.00	34,000	178	2.00	Cheffins	
Clarendon House Clarendon	Clarendon Road	CB2 8FH	15/03/2011	Offices (B1a)	Lease	374	Gross sq	0	0.00	104,754	280	10.00	Savills	Cheffins
St Andrews House 59 St	St Andrews Street	CB2 3DD	15/03/2011	Offices (B1a)	Lease	153	Gross sq	0	0.00	29,019	0	0.00	Barker Storey Matthews, Bidwells	
Janus House 46-52 St	St Andrews Street,	CB2 3AH	15/03/2011	Offices (B1a)	Lease	132	Gross sq	0	0.00	22,100	0	1.00	Bidwells Property Consultants Limited	Lambert Smith Hampton
Adkins Corner 4 Perne Road	Perne Road, Cherry	CB1 3RU	15/03/2011	Offices (B1a)	Lease	55	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Twenty One Station Road 21	Station Road	CB1 2TR	15/03/2011	Offices (B1a)	Investment Sale	7,757	Gross sq	37,000,000	6.00	0	0	0.00	Bidwells Property Consultants Limited	Lambert Smith Hampton
30 Station Road Cambridge	Station Road	CB1 2RE	15/03/2011	Offices (B1a)	Lease	657	Gross sq	0	0.00	0	0	0.00	Savills	
30 Station Road Cambridge	Station Road	CB1 2RE	15/03/2011	Offices (B1a)	Lease	156	Gross sq	0	0.00	0	0	0.00	Savills, Bidwells Property Consultants	
33-35 Regent Street	Regent Street	CB2 1AB	01/03/2011	Offices (B1a)	Lease	43	Gross sq	0	0.00	4,000	92	3.00	Januaries Commercial Property	
Lower Court I Cambridge	Cambridge Road	CB2 4AF	28/02/2011	Offices (B1b)	Lease	42	Gross sq	0	0.00	9,500	0	7.00	Cheffins	
Edinburgh House Cowley	Cowley Road	CB4 0WS	17/02/2011	Offices (B1b)	Lease	186	Gross sq	0	0.00	48,072	0	5.00	Januaries Commercial Property	Stepped Rent: Year 1 £42,063 Year 2: £44,066 Year 3: £46,069 Year 4-5:
William James House Cowley	Cowley Road	CB4 0WX	15/02/2011	Offices (B1a)	Lease	14	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/02/2011	Offices (B1b)	Lease	87	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/02/2011	Offices (B1b)	Lease	43	Gross sq	0	0.00	0	0	0.00	Savills	
Selwyn House Cowley Road	Cowley Road	CB4 0WZ	15/01/2011	Offices (B1a)	Lease	650	Gross sq	0	0.00	0	0	0.00	Carter Jonas Llp	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/01/2011	Offices (B1b)	Lease	26	Gross sq	0	0.00	0	0	0.00	Savills	
Lincoln House Cherry Hinton	Cherry Hinton Road	CB1 8DH	01/01/2011	Offices (B1a)	Lease	61	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
5-7 Portugal Place	Portugal Place	CB5 8AF	15/12/2010	Offices (B1a)	Lease	143	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
St Andrew's House 90 St	St Andrews Road	CB4 1DL	15/12/2010	Offices (B1a)	Lease	308	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
William James House Cowley	Cowley Road	CB4 0WX	15/12/2010	Offices (B1a)	Lease	14	Gross sq	0	0.00	0	0	1.00	Jeffersons Commercial (now trading)	
Broers Building 21 Jj	JJ Thompson Avenue	CB3 0FA	15/12/2010	Offices (B1a)	Lease	825	Gross sq	0	0.00	0	0	0.00	Januaries Commercial Property	
Rustat House 62 Clifton Road	Clifton Road	CB1 7EG	15/12/2010	Offices (B1a)	Lease	546	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Quayside Cambridge	Quayside	CB5 8AB	01/12/2010	Offices (B1a)	Lease	437	Gross sq	0	0.00	110,427	253	5.00	Cheffins	
22 Hills Road Cambridge	Hills Road	CB2 1JP	01/12/2010	Offices (B1a)	Lease	49	Gross sq	0	0.00	8,000	165	3.00	Januaries Commercial Property	
Rustat House 62 Clifton Road	Clifton Road	CB1 7EG	01/12/2010	Offices (B1a)	Lease	541	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Charter House 62-68 Hills	Hills Road	CB2 1LA	30/11/2010	Offices (B1a)	Lease	449	Gross sq	0	0.00	87,030	194	6.00	Cheffins	
150-160 Hills Road	Hills Road	CB2 2RJ	24/11/2010	Offices (B1a)	Lease	135	Gross sq	0	0.00	30,000	0	10.00	Januaries Commercial Property	Deal took place at 150 Hills Road Stepped Rent : Year 1 £12,500 Years 2-5

Tennyson House Cowley	Cowley Road	CB4 0WZ	15/11/2010	Offices (B1b)	Lease	1,027	Gross sq	0	0.00	237,683	231	10.00	Savills, Jeffersons Commercial (now	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/11/2010	Offices (B1b)	Lease	43	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/11/2010	Offices (B1b)	Lease	96	Gross sq	0	0.00	0	0	0.00	Savills	
57 Regent Street Cambridge	Regent Street	CB2 1AQ	15/11/2010	Offices (B1a)	Lease	131	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	The property comprises office and retail space.
Old Canteen & Former	Cherry Hinton Road,	CB1 8DH	15/11/2010	Offices (B1a)	Lease	58	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Jeffreys Building Cowley	Cowley Road	CB4 0WS	01/11/2010	Offices (B1b)	Lease	661	Gross sq	0	0.00	0	0	0.00	Savills	
City House 126-130 Hills	Hills Road, Brooklands	CB2 1RE	30/10/2010	Offices (B1a)	Lease	568	Gross sq	0	0.00	137,610	242	9.00	Bidwells Property Consultants Limited	
Lockton House Clarendon	Clarendon Road	CB2 8FH	20/10/2010	Offices (B1a)	Sub-Letting	102	Gross sq	0	0.00	0	269	0.00	Bidwells Property Consultants	
William James House Cowley	Cowley Road	CB4 0WX	15/10/2010	Offices (B1a)	Lease	13	Gross sq	0	0.00	1,500	0	0.00	Jeffersons Commercial (now trading	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/10/2010	Offices (B1b)	Lease	43	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/10/2010	Offices (B1b)	Lease	78	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/10/2010	Offices (B1b)	Lease	43	Gross sq	0	0.00	0	0	0.00	Savills	
98 Hartington Grove	Hartington Grove	CB1 7UB	15/10/2010	Offices (B1a)	Lease	74	Gross sq	0	0.00	11,000	0	3.00	Jeffersons Commercial (now trading	
City House 126-130 Hills	Hills Road, Brooklands	CB2 1RE	11/10/2010	Offices (B1a)	Assignment	238	Gross sq	0	0.00	60,899	0	0.00		Lambert Smith Hampton
Central Building 110 Fulbourn	Fulbourn Road	CB1 9NJ	06/10/2010	Offices (B1a)	Lease	2,761	Gross sq	0	0.00	0	231	0.00	Juniper Real Estate	
Fulbourn Road Cambridge	Fulbourn Road	CB1 9UN	01/10/2010	Offices (B1b)	Assignment	2,761	Gross sq	0	0.00	640,000	232	0.00		Carter Jonas Llp
Edinburgh House Cowley	Cowley Road	CB4 0WS	21/09/2010	Offices (B1b)	Lease	184	Gross sq	0	0.00	47,448	258	5.00	Januaries Commercial Property	Stepped Rent : Year 1 £41,517 Year 2: £43,494 Year 3: £45,471 Year 4-5:
Main Building Cowley Road	Cowley Road	CB4 0WS	15/09/2010	Offices (B1b)	Lease	27	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/09/2010	Offices (B1b)	Lease	40	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/09/2010	Offices (B1b)	Lease	16	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/09/2010	Offices (B1b)	Lease	18	Gross sq	0	0.00	0	0	0.00	Savills	
Church Farm Maris Lane	Maris Lane	CB2 9LG	15/09/2010	Offices (B1a)	Lease	11	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Janus House 46-52 St	St Andrews Street,	CB2 3AH	15/09/2010	Offices (B1a)	Lease	132	Gross sq	0	0.00	0	0	2.00	Bidwells Property Consultants Limited	
69a Lensfield Road	Lensfield Road	CB2 1EN	15/09/2010	Offices (B1a)	Lease	33	Gross sq	0	0.00	0	0	0.00	Goodman Property	
Milton Road Cambridge	Milton Road	CB4 1YG	01/09/2010	Offices (B1a)	Lease	0	Gross sq	0	0.00	0	0	0.00	Savills	
Francis House 112 Hills Road	Hills Road	CB2 1PH	01/09/2010	Offices (B1a)	Investment Sale	3,284	Gross sq	9,500,000	6.82	0	0	0.00		Bidwells Property
The Enterprise Centre Ditton	Ditton Walk	CB5 8QD	15/08/2010	Offices (B1a)	Lease	78	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/08/2010	Offices (B1b)	Lease	13	Gross sq	0	0.00	0	0	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/08/2010	Offices (B1b)	Lease	37	Gross sq	0	0.00	0	0	0.00	Savills	
Thomas House 14 George IV	George IV Street	CB2 1HH	15/08/2010	Offices (B1a)	Lease	193	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	Thomas House currently being used by Cam Yoga (Cambridge University
Twenty One Station Road 21	Station Road	CB1 2TR	15/08/2010	Offices (B1a)	Pre-Let	7,757	Gross sq	0	0.00	2,538,400	327	20.00	Savills, Bidwells Property Consultants	Lambert Smith Hampton, Source: Estates Gazette, P24, 24/04/2010
22 Hills Road Cambridge	Hills Road	CB2 1JP	03/08/2010	Offices (B1a)	Lease	45	Gross sq	0	0.00	6,000	132	3.00	Januaries Commercial Property	Additional £500 pax for 2nd car parking space
Jeffreys Building Cowley	Cowley Road	CB4 0WS	01/08/2010	Offices (B1b)	Lease	269	Gross sq	0	0.00	0	0	0.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/08/2010	Offices (B1b)	Lease	13	Gross sq	0	0.00	7,800	600	2.00	Savills	
Dencora Business Centre	Nuffield Road	CB4 1TG	15/07/2010	Offices (B1b)	Lease	51	Gross sq	0	0.00	12,000	0	0.00	Jeffersons Commercial (now trading	
Broers Building 21 JJ	JJ Thompson Avenue	CB3 0FA	15/07/2010	Offices (B1a)	Pre-Let	195	Gross sq	0	0.00	63,000	323	5.00	Januaries Commercial Property	
St Andrews House 59 St	St Andrews Street	CB2 3DD	15/07/2010	Offices (B1a)	Lease	40	Gross sq	0	0.00	7,361	183	3.00	Barker Storey Matthews	
Kefford House Maris Lane	Maris Lane	CB2 2LG	15/07/2010	Offices (B1a)	Lease	813	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Carlyle House Carlyle Road	Carlyle Road	CB4 3DH	02/07/2010	Offices (B1a)	Lease	217	Gross sq	0	0.00	0	194	10.00	Jeffersons Commercial (now trading	
Ortona House 110 Hills Road	Hills Road	CB2 1LQ	01/07/2010	Offices (B1a)	Sale	232	Gross sq	0	0.00	0	0	0.00	Savills	
Sheraton House Castle Park	Castle Park	CB3 0AX	18/06/2010	Offices (B1a)	Lease	2,323	Gross sq	0	0.00	0	0	0.00	Lambert Smith Hampton	
4 Newmarket Road	Newmarket Road	CB5 8DT	15/06/2010	Offices (B1a)	Lease	163	Gross sq	0	0.00	26,250	161	6.00	Barker Storey Matthews	
Kings Hedges Road	Kings Hedges Road,	CB4 2QH	15/06/2010	Offices (B1a)	Lease	286	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Dencora Business Centre	Nuffield Road	CB4 1TG	15/06/2010	Offices (B1b)	Lease	13	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/06/2010	Offices (B1b)	Lease	58	Gross sq	0	0.00	25,380	441	2.00	Savills	
Clarendon House Clarendon	Clarendon Road	CB2 8FH	15/06/2010	Offices (B1a)	Lease	488	Gross sq	0	0.00	0	269	10.00		
69a Lensfield Road	Lensfield Road	CB2 1EN	15/06/2010	Offices (B1a)	Lease	23	Gross sq	0	0.00	10,800	469	0.00	Goodman Property	
William James House Cowley	Cowley Road	CB4 0WX	01/06/2010	Offices (B1a)	Lease	10	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Jeffreys Building Cowley	Cowley Road	CB4 0WS	01/06/2010	Offices (B1b)	Lease	43	Gross sq	0	0.00	0	0	0.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/06/2010	Offices (B1b)	Lease	13	Gross sq	0	0.00	7,800	600	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/06/2010	Offices (B1b)	Lease	18	Gross sq	0	0.00	9,120	517	2.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/06/2010	Offices (B1b)	Lease	27	Gross sq	0	0.00	13,200	483	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/06/2010	Offices (B1b)	Lease	43	Gross sq	0	0.00	15,000	351	2.00	Savills	
St Giles Hall Pound Hill	Pound Hill	CB3 0AE	01/06/2010	Offices (B1a)	Lease	267	Gross sq	0	0.00	47,487	178	7.00	Carter Jonas Llp	
Kett House 1 Station Road	Station Road, Hills Road	CB1 2JY	01/06/2010	Offices (B1a)	Lease	382	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Kett House 1 Station Road	Station Road, Hills Road	CB1 2JY	01/06/2010	Offices (B1a)	Lease	361	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
The Tram Shed 185 East	East Road	CB1 1BG	01/06/2010	Offices (B1a)	Lease	111	Gross sq	0	0.00	22,200	199	5.00	Jeffersons Commercial (now trading	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/05/2010	Offices (B1b)	Lease	23	Gross sq	0	0.00	8,750	377	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/05/2010	Offices (B1b)	Lease	78	Gross sq	0	0.00	26,720	344	2.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/05/2010	Offices (B1b)	Lease	20	Gross sq	0	0.00	7,320	358	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/05/2010	Offices (B1b)	Lease	14	Gross sq	0	0.00	120	9	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	15/05/2010	Offices (B1b)	Lease	119	Gross sq	0	0.00	44,400	373	2.00	Savills	
Ravenscroft House 61 Regent	Regent Street	CB2 1AB	15/05/2010	Offices (B1a)	Sub-Letting	93	Gross sq	0	0.00	16,422	176	3.00	Savills, Barker Storey Matthews	
Leda House 20 Station Road	Station Road	CB1 2JB	15/05/2010	Offices (B1a)	Lease	298	Gross sq	0	0.00	90,313	303	4.00	Savills	
Dencora Business Centre	Nuffield Road	CB4 1TG	01/05/2010	Offices (B1b)	Lease	30	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Dencora Business Centre	Nuffield Road	CB4 1TG	01/05/2010	Offices (B1b)	Lease	102	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Dencora Business Centre	Nuffield Road	CB4 1TG	01/05/2010	Offices (B1b)	Lease	55	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/05/2010	Offices (B1b)	Lease	13	Gross sq	0	0.00	7,800	600	2.00	Savills	
8a Kings Parade Cambridge	Kings Parade	CB2 1SJ	01/05/2010	Offices (B1a)	Lease	60	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	

Bateman House 82-88 Hills	Hills Road	CB2 1LQ	01/05/2010	Offices	(B1a)	Lease	318	Gross sq	0	0.00	71,799	226	5.00	Carter Jonas Llp, Bidwells Property
Adkins Corner 4 Perne Road	Perne Road, Cherry	CB1 3RU	01/05/2010	Offices	(B1a)	Lease	60	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
104 Regent Street	Regent Street	CB2 1DP	19/04/2010	Offices	(B1a)	Lease	86	Gross sq	0	0.00	11,500	134	3.00	Cheffins
Dukes Court 54-62	Newmarket Road	CB5 8DZ	15/04/2010	Offices	(B1a)	Lease	364	Gross sq	0	0.00	70,434	194	0.00	Jeffersons Commercial (now trading)
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/04/2010	Offices	(B1b)	Lease	267	Gross sq	0	0.00	86,340	323	2.00	Savills
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/04/2010	Offices	(B1b)	Lease	218	Gross sq	0	0.00	69,600	319	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	15/04/2010	Offices	(B1b)	Lease	26	Gross sq	0	0.00	13,200	517	2.00	Savills
Terrington House 13-15 Hills	Hills Road	CB2 1NP	15/04/2010	Offices	(B1a)	Lease	371	Gross sq	0	0.00	0	0	10.00	Bidwells Property Consultants Limited
Ravenscroft House 61 Regent	Regent Street	CB2 1AB	15/04/2010	Offices	(B1a)	Lease	93	Gross sq	0	0.00	18,693	200	2.00	Barker Storey Matthews
Dencora Business Centre	Nuffield Road	CB4 1TG	01/04/2010	Offices	(B1b)	Lease	14	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/04/2010	Offices	(B1b)	Lease	12	Gross sq	0	0.00	7,800	646	2.00	Savills
Lockton House Clarendon	Clarendon Road	CB2 8FH	01/04/2010	Offices	(B1a)	Lease	302	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
Chesteron Medical Centre 35	Union Lane	CB4 1PX	24/03/2010	Offices	(B1a)	Assignment	268	Gross sq	0	0.00	0	0	0.00	Lambert Smith Hampton
City House 126-130 Hills	Hills Road, Brooklands	CB2 1RE	22/03/2010	Offices	(B1a)	Lease	254	Gross sq	0	0.00	66,401	261	0.00	Lambert Smith Hampton
Barnwell Road Cambridge	Barnwell Road	CB5 8RE	15/03/2010	Offices	(B1a)	Lease	1,957	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
Main Building Cowley Road	Cowley Road	CB4 0WS	15/03/2010	Offices	(B1b)	Lease	96	Gross sq	0	0.00	6,720	70	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	15/03/2010	Offices	(B1b)	Lease	102	Gross sq	0	0.00	30,600	301	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	15/03/2010	Offices	(B1b)	Lease	25	Gross sq	0	0.00	990	40	2.00	Savills
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/03/2010	Offices	(B1b)	Lease	23	Gross sq	0	0.00	11,220	483	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	15/03/2010	Offices	(B1b)	Lease	87	Gross sq	0	0.00	15,000	173	2.00	Savills
Trumington Mews 40b High	High Street	CB2 9LS	15/03/2010	Offices	(B1a)	Lease	50	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
Church Farm Maris Lane	Maris Lane	CB2 9LG	15/03/2010	Offices	(B1a)	Lease	25	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
25 Hills Road Cambridge	Hills Road	CB2 1NW	15/03/2010	Offices	(B1a)	Lease	116	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
505 Coldhams Lane	Coldhams Lane	CB1 3JS	15/03/2010	Offices	(B1a)	Licence	37	Gross sq	0	0.00	0	0	0.00	Goodman Property
Wellington Court 1-2	Wellington Street	CB1 1HZ	15/03/2010	Offices	(B1a)	Lease	91	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
Broers Building 21 JJ	JJ Thompson Avenue	CB3 0FA	03/03/2010	Offices	(B1a)	Pre-Let	139	Gross sq	0	0.00	45,000	323	5.00	Januarys Commercial Property
Byron House Cowley Road	Cowley Road	CB4 0WZ	01/03/2010	Offices	(B1b)	Lease	216	Gross sq	0	0.00	49,248	228	0.00	Jeffersons Commercial (now trading)
Main Building Cowley Road	Cowley Road	CB4 0WS	01/03/2010	Offices	(B1b)	Lease	43	Gross sq	0	0.00	7,500	176	2.00	Savills
40b High Street Trumington	High Street	CB2 9LS	01/03/2010	Offices	(B1a)	Lease	50	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
Lockton House Clarendon	Clarendon Road	CB2 8FH	01/03/2010	Offices	(B1a)	Lease	425	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited Juniper Real Estate
Adkins Corner 4 Perne Road	Perne Road, Cherry	CB1 3RU	01/03/2010	Offices	(B1a)	Investment Sale	1,420	Gross sq	2,500,000	7.53	0	0	0.00	Bidwells Property
Wellington Court 3 Wellington	Wellington Street	CB1 1HZ	01/03/2010	Offices	(B1a)	Lease	91	Gross sq	0	0.00	4,000	44	0.00	Jeffersons Commercial (now trading)
Main Building Cowley Road	Cowley Road	CB4 0WS	15/02/2010	Offices	(B1b)	Lease	0	Gross sq	0	0.00	0	0	0.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	15/02/2010	Offices	(B1b)	Lease	19	Gross sq	0	0.00	0	0	0.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	15/02/2010	Offices	(B1b)	Lease	58	Gross sq	0	0.00	1,800	31	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	15/02/2010	Offices	(B1b)	Lease	43	Gross sq	0	0.00	18,000	421	2.00	Savills
Henry Giles House 73-79	Chesteron Road	CB4 3BQ	02/02/2010	Offices	(B1a)	Lease	440	Gross sq	0	0.00	44,301	101	0.00	Lambert Smith Hampton
William James House Cowley	Cowley Road	CB4 0WX	01/02/2010	Offices	(B1a)	Lease	19	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
Main Building Cowley Road	Cowley Road	CB4 0WS	01/02/2010	Offices	(B1b)	Lease	43	Gross sq	0	0.00	10,200	239	2.00	Savills
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/02/2010	Offices	(B1b)	Lease	23	Gross sq	0	0.00	9,600	413	2.00	Savills
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/02/2010	Offices	(B1b)	Lease	13	Gross sq	0	0.00	0	0	0.00	Savills
27-28 Bridge Street	Bridge Street	CB2 1UJ	01/02/2010	Offices	(B1a)	Lease	221	Gross sq	0	0.00	40,000	181	0.00	Cheffins
2 Hills Road Cambridge	Hills Road, Union Road	CB2 1JP	22/01/2010	Offices	(B1a)	Lease	353	Gross sq	0	0.00	85,500	242	6.00	Colliers International
Main Building Cowley Road	Cowley Road	CB4 0WS	15/01/2010	Offices	(B1b)	Lease	43	Gross sq	0	0.00	0	0	0.00	Savills
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	15/01/2010	Offices	(B1b)	Lease	13	Gross sq	0	0.00	0	0	0.00	Savills
Adkins Corner 4 Perne Road	Perne Road, Cherry	CB1 3RU	15/01/2010	Offices	(B1a)	Lease	232	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
66 Church End Cambridge	Church End	CB1 3LB	15/01/2010	Offices	(B1a)	Lease	73	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
Barnwell House Barnwell	Barnwell Drive	CB5 8UU	01/01/2010	Offices	(B1a)	Lease	46	Gross sq	0	0.00	2,900	62	0.00	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/01/2010	Offices	(B1b)	Lease	28	Gross sq	0	0.00	9,600	338	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	01/01/2010	Offices	(B1b)	Lease	43	Gross sq	0	0.00	16,200	379	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	01/01/2010	Offices	(B1b)	Lease	58	Gross sq	0	0.00	7,800	135	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	01/01/2010	Offices	(B1b)	Lease	43	Gross sq	0	0.00	15,180	355	2.00	Savills
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/01/2010	Offices	(B1b)	Lease	13	Gross sq	0	0.00	6,720	517	2.00	Savills
Three Crowns House 72 Hills	Hills Road	CB2 1LA	01/01/2010	Offices	(B1a)	Sale	2,375	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Januarys Commercial
Barnwell Road Cambridge	Barnwell Road	CB5 8RE	15/12/2009	Offices	(B1a)	Lease	251	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
24 Newmarket Road	Newmarket Road	CB5 8EW	15/12/2009	Offices	(B1a)	Lease	178	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
Janus House 46-52 St	St Andrews Street,	CB2 3AH	15/12/2009	Offices	(B1a)	Lease	106	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
25 Hills Road Cambridge	Hills Road	CB2 1NW	15/12/2009	Offices	(B1a)	Lease	57	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
3 Cambridge Place	Cambridge Place	CB2 1NS	15/12/2009	Offices	(B1a)	Lease	212	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)
Richmond House 16-20	Regent Street	CB2 1DB	15/12/2009	Offices	(B1a)	Sub-Letting	146	Gross sq	0	0.00	26,775	183	4.00	Carter Jonas Llp
Rustat House 62 Clifton Road	Clifton Road	CB1 7EG	15/12/2009	Offices	(B1a)	Lease	1,035	Gross sq	0	0.00	0	0	5.00	Bidwells Property Consultants Limited
511 Coldhams Lane	Coldhams Lane	CB1 3JS	15/12/2009	Offices	(B1a)	Lease	540	Gross sq	0	0.00	0	0	10.00	Bidwells Property Consultants Limited
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	14/12/2009	Offices	(B1b)	Lease	14	Gross sq	0	0.00	7,080	488	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	14/12/2009	Offices	(B1b)	Lease	31	Gross sq	0	0.00	13,200	424	2.00	Savills
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	14/12/2009	Offices	(B1b)	Lease	13	Gross sq	0	0.00	6,720	536	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	13/12/2009	Offices	(B1b)	Lease	13	Gross sq	0	0.00	6,000	478	2.00	Savills
Milton Road Cambridge	Milton Road	CB4 1YG	01/12/2009	Offices	(B1a)	Lease	1,146	Gross sq	0	0.00	246,680	215	10.00	Savills, Bidwells Property Consultants Colliers International
88 Regent Street Cambridge	Regent Street	CB2 1DP	16/11/2009	Offices	(B1a)	Lease	132	Gross sq	0	0.00	0	0	0.00	Colliers International
Chesteron Tower Chapel	Chapel Street	CB4 1DY	15/11/2009	Offices	(B1a)	Lease	85	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited

53/54 Sidney Street	Sidney Street	CB2 3HX	15/11/2009	Offices (B1a)	Lease	239	Gross sq	0	0.00	0	103	10.00	Barker Storey Matthews	
Main Building Cowley Road	Cowley Road	CB4 0WS	10/11/2009	Offices (B1b)	Lease	20	Gross sq	0	0.00	10,320	517	2.00	Savills	
505 Coldhams Lane	Coldhams Lane	CB1 3JS	05/11/2009	Offices (B1a)	Licence	37	Gross sq	0	0.00	9,620	259	1.00	Goodman Property	
505 Coldhams Lane	Coldhams Lane	CB1 3JS	05/11/2009	Offices (B1a)	Licence	19	Gross sq	0	0.00	4,992	269	1.00	Goodman Property	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/11/2009	Offices (B1b)	Lease	14	Gross sq	0	0.00	6,720	464	2.00	Savills	
Burleigh Street Cambridge	Burleigh Street	CB1 1DG	30/10/2009	Offices (B1a)	Lease	121	Gross sq	0	0.00	42,000	346	0.00	Cheffins	
Main Building Cowley Road	Cowley Road	CB4 0WS	26/10/2009	Offices (B1b)	Lease	54	Gross sq	0	0.00	12,000	223	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	19/10/2009	Offices (B1b)	Lease	26	Gross sq	0	0.00	12,000	470	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	19/10/2009	Offices (B1b)	Lease	58	Gross sq	0	0.00	28,200	490	2.00	Savills	
Broers Building 21 JJ	JJ Thompson Avenue	CB3 0FA	06/10/2009	Offices (B1a)	Pre-Let	715	Gross sq	0	0.00	205,975	288	0.00	Januaries Commercial Property	Cushman & Wakefield
Logic House 143-147	Newmarket Road	CB5 8HA	28/09/2009	Offices (B1a)	Lease	309	Gross sq	0	0.00	43,200	140	10.00	Barker Storey Matthews	Colliers International
Unit D Kings Hedges Road	Kings Hedges Road,	CB4 2QH	28/09/2009	Offices (B1a)	Lease	307	Gross sq	0	0.00	49,500	161	5.00	Colliers International, Bidwells	
Main Building Cowley Road	Cowley Road	CB4 0WS	21/09/2009	Offices (B1b)	Lease	43	Gross sq	0	0.00	14,400	337	2.00	Savills	
Milton Road Cambridge	Milton Road	CB4 1YG	01/09/2009	Offices (B1a)	Lease	251	Gross sq	0	0.00	47,610	190	0.00	Jeffersons Commercial (now trading)	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/09/2009	Offices (B1b)	Lease	115	Gross sq	0	0.00	51,000	443	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/09/2009	Offices (B1b)	Lease	26	Gross sq	0	0.00	12,000	470	2.00	Savills	
Platinum Building Cowley	Cowley Road	CB4 0WS	01/09/2009	Offices (B1b)	Lease	388	Gross sq	0	0.00	77,293	199	5.00	Savills	The deal is for a lease renewal.
31 Bridge Street Cambridge	Bridge Street	CB2 1UJ	01/09/2009	Offices (B1a)	Lease	101	Gross sq	0	0.00	14,000	139	0.00	Cheffins	
Newnham Mill Newnham	Newnham Road	CB3 9EY	28/08/2009	Offices (B1a)	Lease	361	Gross sq	0	0.00	60,000	166	0.00	Cheffins	
Main Building Cowley Road	Cowley Road	CB4 0WS	25/08/2009	Offices (B1b)	Lease	57	Gross sq	0	0.00	21,900	384	2.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	17/08/2009	Offices (B1b)	Lease	13	Gross sq	0	0.00	6,720	517	2.00	Savills	
Milton Road Cambridge	Milton Road	CB4 1YG	15/08/2009	Offices (B1a)	Assignment	218	Gross sq	0	0.00	38,000	174	0.00	Lambert Smith Hampton	Drivers Jonas Deloitte
St Andrew's House 90 St	St Andrews Road	CB4 1DL	15/08/2009	Offices (B1a)	Lease	185	Gross sq	0	0.00	33,881	183	5.00	Barker Storey Matthews	
Tennyson House Cowley	Cowley Road	CB4 0WZ	15/08/2009	Offices (B1b)	Lease	1,027	Gross sq	0	0.00	237,000	0	10.00	Jeffersons Commercial (now trading)	
Mount Pleasant House Mount	Mount Pleasant,	CB3 0RN	15/08/2009	Offices (B1a)	Lease	475	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Bejeman House 104 Hills	Hills Road, Station Road	CB2 1LQ	15/08/2009	Offices (B1a)	Lease	399	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	03/08/2009	Offices (B1b)	Lease	23	Gross sq	0	0.00	12,000	517	2.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/08/2009	Offices (B1b)	Lease	13	Gross sq	0	0.00	6,720	517	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/08/2009	Offices (B1b)	Lease	43	Gross sq	0	0.00	21,000	491	2.00	Savills	
St Andrew's House 90 St	St Andrews Road	CB4 1DL	27/07/2009	Offices (B1a)	Lease	573	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Signet Court Swann Road	Swann Road	CB5 8LA	15/07/2009	Offices (B1a)	Lease	46	Gross sq	0	0.00	6,000	0	2.00	Jeffersons Commercial (now trading)	
St George House 1 Guildhall	Guildhall Street	CB2 3NH	15/07/2009	Offices (B1a)	Sub-Letting	534	Gross sq	0	0.00	87,688	164	4.00	Lambert Smith Hampton	
35 Hills Road Cambridge	Hills Road, Glisson Road	CB2 1NT	15/07/2009	Offices (B1a)	Lease	366	Gross sq	0	0.00	0	0	10.00	Bidwells Property Consultants Limited	
Bejeman House 104 Hills	Hills Road, Station Road	CB2 1LQ	15/07/2009	Offices (B1a)	Lease	669	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Compass House 80	Newmarket Road, East	CB5 8DZ	01/07/2009	Offices (B1a)	Lease	465	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)	
Main Building Cowley Road	Cowley Road	CB4 0WS	30/06/2009	Offices (B1b)	Lease	28	Gross sq	0	0.00	10,800	380	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	24/06/2009	Offices (B1b)	Lease	43	Gross sq	0	0.00	16,200	379	2.00	Savills	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	22/06/2009	Offices (B1b)	Lease	28	Gross sq	0	0.00	6,720	236	2.00	Savills	
Jeffreys Building Cowley	Cowley Road	CB4 0WS	15/06/2009	Offices (B1b)	Lease	371	Gross sq	0	0.00	66,916	180	1.00	Savills	
William James House Cowley	Cowley Road	CB4 0WX	01/06/2009	Offices (B1a)	Lease	93	Gross sq	0	0.00	16,500	178	0.00	Jeffersons Commercial (now trading)	
Dirac House 6 Cowley Road	Cowley Road	CB4 0WS	01/06/2009	Offices (B1b)	Lease	13	Gross sq	0	0.00	6,720	517	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/06/2009	Offices (B1b)	Lease	58	Gross sq	0	0.00	21,600	375	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/06/2009	Offices (B1b)	Lease	19	Gross sq	0	0.00	9,360	491	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/06/2009	Offices (B1b)	Lease	13	Gross sq	0	0.00	6,720	517	2.00	Savills	
7 Downing Place Cambridge	Downing Place	CB2 3EL	01/06/2009	Offices (B1a)	Sub-Letting	31	Gross sq	0	0.00	8,400	272	0.00	Jeffersons Commercial (now trading)	
Anstey Hall Maris Lane	Maris Lane	CB2 2LG	01/06/2009	Offices (B1a)	Lease	41	Gross sq	0	0.00	10,734	260	2.00	Jeffersons Commercial (now trading)	
Milton Road Cambridge	Milton Road	CB4 1YG	22/05/2009	Offices (B1a)	Lease	166	Gross sq	0	0.00	34,847	210	5.00	Savills, Bidwells Property Consultants	
5 Shaftesbury Road	Shaftesbury Road	CB2 8BW	16/05/2009	Offices (B1a)	Lease	320	Gross sq	0	0.00	64,000	200	2.00	Colliers International	Cheffins
Milton Road Cambridge	Milton Road	CB4 1YG	15/05/2009	Offices (B1a)	Lease	334	Gross sq	0	0.00	0	0	3.00	Bidwells Property Consultants Limited	
10C St Edwards Passage	St Edwards Passage	CB2 3PJ	15/05/2009	Offices (B1a)	Lease	27	Gross sq	0	0.00	0	0	5.00	Bidwells Property Consultants Limited	
8 Wellington Mews	Wellington Mews,	CB1 1HW	15/05/2009	Offices (B1a)	Lease	217	Gross sq	0	0.00	0	0	10.00	Bidwells Property Consultants Limited	
Milton Road Cambridge	Milton Road	CB4 1YG	13/05/2009	Offices (B1a)	Lease	384	Gross sq	0	0.00	80,613	210	5.00	Savills	
Platinum Building Cowley	Cowley Road	CB4 0WS	06/05/2009	Offices (B1b)	Lease	697	Gross sq	0	0.00	68,400	98	5.00	Savills	
Elizabeth House 1 High Street	High Street	CB4 1YW	01/05/2009	Offices (B1a)	Sub-Letting	289	Gross sq	0	0.00	56,000	194	0.00	Cheffins	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/05/2009	Offices (B1b)	Lease	11	Gross sq	0	0.00	6,000	538	2.00	Savills	
Block 1 Milton Road	Milton Road	CB4 1YG	29/04/2009	Offices (B1b)	Lease	334	Gross sq	0	0.00	68,400	205	3.00	Savills	
Jeffreys Building Cowley	Cowley Road	CB4 0WS	28/04/2009	Offices (B1b)	Lease	476	Gross sq	0	0.00	82,000	172	1.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	24/04/2009	Offices (B1b)	Lease	16	Gross sq	0	0.00	8,160	517	2.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	24/04/2009	Offices (B1b)	Lease	23	Gross sq	0	0.00	9,900	426	2.00	Savills	
Kett House 1 Station Road	Station Road, Hills Road	CB1 2JY	24/04/2009	Offices (B1a)	Investment Sale	3,311	Gross sq	9,750,000	8.40	867,000	262	11.00	Knight Frank, Strutt & Parker	CBRE
St Andrew's House 90 St	St Andrews Road	CB4 1DL	15/04/2009	Offices (B1a)	Lease	30	Gross sq	0	0.00	8,000	269	3.00	Barker Storey Matthews	
Lower Court I Cambridge	Cambridge Road	CB2 4AF	15/04/2009	Offices (B1b)	Lease	38	Gross sq	0	0.00	8,243	214	7.00	Cheffins	
Main Building Cowley Road	Cowley Road	CB4 0WS	13/04/2009	Offices (B1b)	Lease	26	Gross sq	0	0.00	13,440	517	0.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	13/04/2009	Offices (B1b)	Lease	13	Gross sq	0	0.00	6,720	517	2.00	Savills	
Dencora Business Centre	Nuffield Road	CB4 1TG	01/04/2009	Offices (B1b)	Lease	9	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)	
Dencora Business Centre	Nuffield Road	CB4 1TG	01/04/2009	Offices (B1b)	Lease	6	Gross sq	0	0.00	2,280	356	0.00	Jeffersons Commercial (now trading)	
William James House Cowley	Cowley Road	CB4 0WX	01/04/2009	Offices (B1a)	Lease	418	Gross sq	0	0.00	43,700	105	10.00	Jeffersons Commercial (now trading)	
Jeffreys Building Cowley	Cowley Road	CB4 0WS	01/04/2009	Offices (B1b)	Lease	371	Gross sq	0	0.00	75,905	205	5.00	Savills	
Main Building Cowley Road	Cowley Road	CB4 0WS	01/04/2009	Offices (B1b)	Lease	12	Gross sq	0	0.00	6,600	546	2.00	Savills	

Main Building Cowley Road	Cowley Road	CB4 0WS	01/04/2009	Offices (B1b)	Lease	19	Gross sq	0	0.00	10,080	522	2.00	Savills
Bateman House 82-88 Hills	Hills Road	CB2 1LQ	01/04/2009	Offices (B1a)	Investment Sale	1,679	Gross sq	3,600,000	8.83	0	0	0.00	Knight Frank Carter Jonas Lip
George Pateman Court	Tenison Road	CB1 2RG	01/04/2009	Offices (B1a)	Lease	61	Gross sq	0	0.00	13,000	214	7.00	Carter Jonas Lip
Main Building Cowley Road	Cowley Road	CB4 0WS	16/03/2009	Offices (B1b)	Lease	43	Gross sq	0	0.00	19,200	449	2.00	Savills
St Andrew's House 90 St	St Andrews Road	CB4 1DL	15/03/2009	Offices (B1a)	Lease	54	Gross sq	0	0.00	9,900	182	3.00	Barker Storey Matthews
Lockton House Clarendon	Clarendon Road	CB2 8FH	15/03/2009	Offices (B1a)	Lease	487	Gross sq	0	0.00	0	0	10.00	Bidwells Property Consultants Limited
Signet Court Swann Road	Swann Road	CB5 8LA	06/03/2009	Offices (B1a)	Lease	138	Gross sq	0	0.00	0	0	0.00	Layer Associates (Now trading as
1 Tredgold Lane Cambridge	Tredgold Lane, Napier	CB1 1HN	06/03/2009	Offices (B1a)	Lease	62	Gross sq	0	0.00	9,500	153	0.00	Layer Associates (Now trading as
1 Tredgold Lane Cambridge	Tredgold Lane, Napier	CB1 1HN	06/03/2009	Offices (B1a)	Lease	31	Gross sq	0	0.00	4,850	154	0.00	Layer Associates (Now trading as
26 Newmarket Road	Newmarket Road	CB5 8DT	01/03/2009	Offices (B1a)	Lease	122	Gross sq	0	0.00	20,000	163	0.00	Jeffersons Commercial (now trading
Main Building Cowley Road	Cowley Road	CB4 0WS	01/03/2009	Offices (B1b)	Lease	57	Gross sq	0	0.00	12,960	227	2.00	Savills
34a Fitzroy Street Cambridge	Fitzroy Street	CB1 1EW	01/03/2009	Offices (B1a)	Lease	68	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
46 Eden Street Cambridge	Eden Street	CB1 1EL	01/03/2009	Offices (B1a)	Lease	102	Gross sq	0	0.00	15,950	156	10.00	Carter Jonas Lip
Main Building Cowley Road	Cowley Road	CB4 0WS	23/02/2009	Offices (B1b)	Lease	30	Gross sq	0	0.00	18,000	596	2.00	Savills
76-78 Newmarket Road	Newmarket Road	CB5 8EE	15/02/2009	Offices (B1a)	Lease	93	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading
Church Farm Maris Lane	Maris Lane	CB2 9LG	15/02/2009	Offices (B1a)	Lease	11	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
Anstey Hall Maris Lane	Maris Lane	CB2 2LG	15/02/2009	Offices (B1a)	Lease	139	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading
Main Building Cowley Road	Cowley Road	CB4 0WS	09/02/2009	Offices (B1b)	Lease	58	Gross sq	0	0.00	29,760	517	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	09/02/2009	Offices (B1b)	Lease	13	Gross sq	0	0.00	6,960	535	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	02/02/2009	Offices (B1b)	Lease	23	Gross sq	0	0.00	11,256	485	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	02/02/2009	Offices (B1b)	Lease	43	Gross sq	0	0.00	20,700	484	2.00	Savills
50-51 Cambridge Place	Cambridge Place	CB2 1NS	01/02/2009	Offices (B1a)	Lease	68	Gross sq	0	0.00	16,000	237	3.00	Jeffersons Commercial (now trading
Wellington Court 7 Wellington	Wellington Street	CB1 1HZ	01/02/2009	Offices (B1a)	Sale	121	Gross sq	255,000	0.00	0	0	0.00	Jeffersons Commercial (now trading
Michael Young Centre (NEC)	Purbeck Road	CB2 8HP	29/01/2009	Offices (B1a)	Lease	27	Gross sq	0	0.00	7,436	280	0.00	Savills
23-25 Gwydir Street	Gwydir Street	CB1 2LG	23/01/2009	Offices (B1a)	Lease	16	Gross sq	0	0.00	2,800	172	0.00	Cambridge City Council
Poseidon House Castle Park	Castle Park	CB3 0RD	15/01/2009	Offices (B1a)	Lease	292	Gross sq	0	0.00	56,520	194	0.00	Cheffins
8c Kings Parade Cambridge	Kings Parade	CB2 1SJ	15/01/2009	Offices (B1a)	Lease	58	Gross sq	0	0.00	0	0	5.00	Bidwells Property Consultants Limited
Main Building Cowley Road	Cowley Road	CB4 0WS	07/01/2009	Offices (B1b)	Lease	26	Gross sq	0	0.00	13,440	517	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	05/01/2009	Offices (B1b)	Lease	19	Gross sq	0	0.00	11,280	592	2.00	Savills
Main Building Cowley Road	Cowley Road	CB4 0WS	05/01/2009	Offices (B1b)	Lease	25	Gross sq	0	0.00	1,200	49	2.00	Savills
Dencora Business Centre	Nuffield Road	CB4 1TG	01/01/2009	Offices (B1b)	Lease	11	Gross sq	0	0.00	3,300	304	0.00	Jeffersons Commercial (now trading
6 Regent Terrace Cambridge	Regent Terrace	CB2 1AA	01/01/2009	Offices (B1a)	Lease	26	Gross sq	0	0.00	6,500	254	0.00	Barker Storey Matthews

Egi - Comparable Data													
Signet Court Swann Road	Swann Road	CBS 8LA	15/09/2011	Offices, (B1a)	Sale	155	Gross sq	0	0.00	0	0	0.00	Noyes & Noyes
Signet Court Swann Road	Swann Road	CBS 8LA	15/08/2011	Offices, (B1a)	Sale	151	Gross sq	0	0.00	0	0	0.00	Noyes & Noyes

EGi Availability Report - Exported 29/10/2012

Street	Postcode	Unit	Unit size	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£ psm)	Asking price	Lease length	Agent details
Gwydir Street	CB1 2LG	Unit 5	85	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	09/19/2012	No	£150.48	Not quoted	Not quoted	Cambridge City Council - Tel: 01223 457000
Coldhams Lane	CB1 3EN	Site	743	Leasehold	General	Industrial (B2)	Second-hand Grade	01/18/2012	No	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223 276336
Coldhams Road	CB1 3EW	Ground	100	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	£0.6 m	Not quoted	Westley & Huff - Tel: 01223 355665
Clifton Road	CB1 7EA	Unit 9	28	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	10/13/2011	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Clifton Road	CB1 7EA	Unit 47	201	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	10/13/2011	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Clifton Road	CB1 7EA	Unit 50	285	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	12/07/2011	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Clifton Road	CB1 7EA	Unit 51	285	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	10/11/2011	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Clifton Road	CB1 7EA	Unit 34	361	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	10/13/2011	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Clifton Road	CB1 7EA	Unit 18	430	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	10/13/2011	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Cherry Hinton	CB1 8DH	Unit B	312	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£60.90	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Cherry Hinton	CB1 8DH	Unit X & Y	462	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Cherry Hinton	CB1 8DH	Unit U	531	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Cambridge Road	CB2 4AF	Unit D	621	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£80.51	Not quoted	Not quoted	Goodman Property - Tel: 01223 873195
Shelford Road	CB2 9NB	Entire Building	606	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£48.55	Not quoted	Not quoted	Robinson Laver LLP - Tel: 01223 300966
Cowley Road	CB4 0DL	Unit 156	247	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	01/27/2012	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841, Barker
Cowley Road	CB4 0DL	Unit 11	248	Leasehold	Mixed Industrial - Industrial	Industrial	New - Refurb (pre-	06/14/2012	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Cowley Road	CB4 0DL	Entire Building	840	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£50.59	Not quoted	Not quoted	Savills - Tel: 01223 347000
Cowley Road	CB4 0DL	Unit 4b	1630	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	02/07/2012	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841,
Cowley Road	CB4 0DN	Entire Building	82	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£175.78	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Nuffield Close	CB4 1SS	Unit 2	292	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	09/06/2011	No	£78.79	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841, Barker
Nuffield Close	CB4 1SS	Unit 6	375	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	09/06/2011	No	£79.65	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841, Barker
Nuffield Road	CB4 1TF	Unit 2	292	Leasehold	Mixed Industrial - Industrial	Industrial	New - Refurb	09/05/2011	No	£78.79	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223 467155
Nuffield Road	CB4 1TF	Unit 6	376	Leasehold	Mixed Industrial - Industrial	Industrial	New - Refurb	09/05/2011	No	£79.65	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223 467155
Nuffield Road	CB4 1TF	Unit 11	571	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	07/10/2012	No	£78.79	Not quoted	Not quoted	Noyes & Noyes - Tel: 01223 311800, Barker Storey Matthews - Tel:
Nuffield Road	CB4 1TG	Unit H	106	Leasehold	Mixed Industrial - Industrial	Industrial	New - Refurb	06/14/2012	No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel: 01223 841841
Nuffield Road	CB4 1TG	Unit 3	342	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	07/13/2012	No	£66.63	Not quoted	Not quoted	Cheffins - Tel: 01223 213666
Nuffield Road	CB4 1TP	Industrial	571	Leasehold	General	Industrial (B2)	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771, Noyes & Noyes - Tel: 01223
Kirkwood Road	CB4 2PF	Unit 6	517	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Colliers International - Tel: 020 7935 4499, Bidwells Property
Histon Road	CB4 3JP	Workshop	1032	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Rapleys Llp - Tel: 0870 777 6292
Frenchs Road	CB4 3NP	Unit 4	92	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	08/30/2012	No	Not quoted	Not quoted	Not quoted	Januaries Commercial Property Consultants - Tel: 01223 326800
Mercers Row	CB5 8HY	Entire Building	2275	Leasehold or	Mixed Industrial - Industrial	Industrial	Second-hand Grade	10/04/2011	No	£30.57	£0.33 m	Not quoted	Edward Symmons LLP - Tel: 020 7955 8454
Swann Road	CB5 8LA	Units 6&7	386	Freehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	£0.92 m	Not quoted	Lambert Smith Hampton - Tel: 01223 276336
Cheddars Lane	CB5 8LD	Warehouse	860	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	£55.22	Not quoted	Not quoted	Barker Storey Matthews - Tel: 01223 467155
Newmarket	CB5 8PB	Unit 2	468	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade		No	Not quoted	Not quoted	Not quoted	Savills - Tel: 01223 347000
Ditton Walk	CB5 8PD	Unit E	1269	Leasehold	Mixed Industrial - Industrial	Industrial	New - Refurb	02/21/2012	No	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223 276336, Bidwells Property
Wadloes Road	CB5 8PX	Unit 5	0	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	05/31/2012	No	Not quoted	Not quoted	Not quoted	Cambridge City Council - Tel: 01223 457000
Wadloes Road	CB5 8PX	Unit D	0	Leasehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	05/31/2012	No	Not quoted	Not quoted	Not quoted	Cambridge City Council - Tel: 01223 457000
Ditton Walk	CB5 8QD	Development	1113	Freehold	Mixed Industrial - Industrial	Industrial	Second-hand Grade	01/20/2012	Yes	Not quoted	Not quoted	Not quoted	Lambert Smith Hampton - Tel: 01223 276336

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records. If you wish to receive more data then please contact

* To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

Egi - Comparable Data

Coldhams Road	CB1 3EW	30/09/2012	Industrial	(B1/B2/B8)	Lease	985	Gross sq m	0	0.00	0	41	0.00	Barker Storey Matthews	Asking rent: £3.77 per Sq Ft
Barnwell Drive	CB5 8UX	15/03/2012	Industrial	(B2)	Lease	194	Gross sq m	0	0.00	0	0	0.00	Carter Jonas Llp	
Coldhams Lane	CB1 3JS	07/12/2011	Industrial	(B1/B2/B8)	Sub-Letting	759	Gross sq m	0	0.00	0	0	5.00	Lambert Smith Hampton	
Ditton Walk	CB5 8PD	01/12/2011	Industrial	(B2)	Investment Sale	7,052	Gross sq m	3,143,201	8.08	330,775	0	0.00	Bidwells Property Consultants Limited	
Kirkwood Road, Kilmaine	CB4 2PF	15/11/2011	Industrial	(B2)	Sale	420	Gross sq m	545,000	0.00	0	0	0.00	Colliers International, Bidwells Property	
Cherry Hinton Road	CB1 8DH	15/11/2011	Industrial	(B2)	Lease	325	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Cherry Hinton Road	CB1 8DH	01/11/2011	Industrial	(B1/B2/B8)	Lease	330	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	Date on the market: 26/09/2011
Clifton Road	CB1 7EA	15/10/2011	Industrial	(B2)	Lease	669	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Cherry Hinton Road	CB1 8DH	15/09/2011	Industrial	(B2)	Lease	164	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	15/08/2011	Industrial	(B2)	Lease	364	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	15/07/2011	Industrial	(B2)	Lease	561	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Coldhams Lane	CB1 3EN	16/06/2011	Industrial	(B1/B2/B8)	Sale	0	Gross sq m	650,000	0.00	0	0	0.00	Motcomb Estates	
Clifton Road	CB1 7EA	15/06/2011	Industrial	(B2)	Lease	232	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Cherry Hinton Road	CB1 8DH	27/05/2011	Industrial	(B2)	Lease	329	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Nuffield Close	CB4 1SS	15/05/2011	Industrial	(B1/B2/B8)	Lease	965	Gross sq m	0	0.00	70,119	0	15.00	Barker Storey Matthews	
Clifton Road	CB1 7EA	15/05/2011	Industrial	(B2)	Lease	225	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	15/05/2011	Industrial	(B2)	Lease	195	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	15/05/2011	Industrial	(B2)	Lease	258	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Cherry Hinton Road	CB1 3HG	15/05/2011	Industrial	(B1/B2/B8)	Lease	329	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Kirkwood Road, Kilmaine	CB4 2PF	01/05/2011	Industrial	(B2)	Lease	484	Gross sq m	0	0.00	45,500	94	0.00	Colliers International	
Nuffield Road	CB4 1TF	26/04/2011	Industrial	(B2)	Sale	1,695	Gross sq m	250,000	0.00	0	0	0.00	Cheffins	Sale of Long leasehold
Godesdone Road	CB5 8HR	15/03/2011	Industrial	(B1/B2/B8)	Lease	230	Gross sq m	0	0.00	34,500	0	6.00	Barker Storey Matthews	
London Road	CB2 4EE	01/02/2011	Industrial	(B2)	Lease	1,001	Gross sq m	0	0.00	0	0	0.00	Carter Jonas Llp	
Coldhams Road	CB1 3EW	15/01/2011	Industrial	(B1/B2/B8)	Sale	122	Gross sq m	140,000	0.00	0	0	0.00	Januaries Commercial Property	
Shelford Road	CB2 9NE	01/12/2010	Industrial	(B1c)	Sale	312	Gross sq m	550,000	0.00	0	0	0.00		Overage - If residential secured within 5 years, 30% of the increased value to
Clifton Road	CB1 7EA	15/11/2010	Industrial	(B2)	Lease	325	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Henley Road	CB1 3DY	15/11/2010	Industrial	(B2)	Lease	331	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Ditton Walk	CB5 8PD	15/10/2010	Industrial	(B2)	Lease	1,205	Gross sq m	0	0.00	58,374	0	5.00	Bidwells Property Consultants Limited	
Histon Road	CB4 3JD	15/10/2010	Industrial	(B1/B2/B8)	Lease	451	Gross sq m	0	0.00	28,500	63	5.00	Barker Storey Matthews	
Kirkwood Road, Kilmaine	CB4 2PF	15/10/2010	Industrial	(B2)	Sale	469	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	The deal was for a long leasehold.
Kirkwood Road, Kilmaine	CB4 2PF	15/10/2010	Industrial	(B2)	Lease	453	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7ED	15/10/2010	Industrial	(B1/B2/B8)	Lease	206	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Kings Hedges Road	CB4 2QF	15/08/2010	Industrial	(B8)	Lease	504	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	05/08/2010	Industrial	(B2)	Lease	204	Gross sq m	0	0.00	21,000	103	5.00	Jones Lang LaSalle (Previously King	The lease is based on a stepped rental at, year 1 - £17,000, year 2 - £18,500,
Barnwell Road	CB5 8RQ	03/08/2010	Industrial	(B1/B2/B8)	Lease	473	Gross sq m	0	0.00	65,000	137	15.00	Cheffins	
Clifton Road	CB1 7EA	15/07/2010	Industrial	(B2)	Lease	295	Gross sq m	0	0.00	33,400	113	10.00	Jones Lang LaSalle (Previously King	
Clifton Road	CB1 7EA	15/07/2010	Industrial	(B1/B2/B8)	Lease	295	Gross sq m	0	0.00	20,000	0	10.00	Bidwells Property Consultants Limited	
Nuffield Road	CB4 1TP	15/05/2010	Industrial	(B1/B2/B8)	Lease	949	Gross sq m	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Clifton Road	CB1 7ED	15/04/2010	Industrial	(B1/B2/B8)	Lease	179	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	15/04/2010	Industrial	(B2)	Lease	187	Gross sq m	0	0.00	18,144	97	5.00	Jones Lang LaSalle (Previously King	
Clifton Road	CB1 7EA	15/04/2010	Industrial	(B2)	Lease	510	Gross sq m	0	0.00	0	0	6.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EB	01/04/2010	Industrial	(B1/B2/B8)	Lease	166	Gross sq m	0	0.00	19,750	119	5.00	Cheffins	
Kirkwood Road, Kilmaine	CB4 2PF	15/03/2010	Industrial	(B2)	Lease	420	Gross sq m	0	0.00	38,437	91	0.00	Colliers International, Bidwells Property	
Clifton Road	CB1 7EA	15/03/2010	Industrial	(B2)	Lease	882	Gross sq m	0	0.00	0	0	10.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	15/03/2010	Industrial	(B2)	Lease	280	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	15/03/2010	Industrial	(B2)	Lease	510	Gross sq m	0	0.00	0	0	5.00	Bidwells Property Consultants Limited	
Occupation Road	CB1 2QR	15/03/2010	Industrial	(B1/B2/B8)	Lease	531	Gross sq m	0	0.00	0	0	0.00	Jeffersons Commercial (now trading	
Ditton Walk	CB5 8PD	15/02/2010	Industrial	(B2)	Lease	1,587	Gross sq m	0	0.00	0	0	5.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	15/02/2010	Industrial	(B2)	Lease	325	Gross sq m	0	0.00	0	0	2.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	15/02/2010	Industrial	(B2)	Lease	372	Gross sq m	0	0.00	0	0	15.00	Bidwells Property Consultants Limited	
Clifton Road	CB1 7EA	23/12/2009	Industrial	(B2)	Lease	454	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Coldhams Lane	CB1 3EP	12/12/2009	Industrial	(B2)	Lease	507	Gross sq m	0	0.00	49,150	97	5.00	Savills, Bidwells Property Consultants	
Prospect Row	CB1 1DU	07/12/2009	Industrial	(B1/B2/B8)	Licence	540	Gross sq m	0	0.00	1,000	2	1.00	Cheffins	
Clifton Road	CB1 7EA	01/11/2009	Industrial	(B2)	Lease	187	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	

Kirkwood Road, Kilmaine	CB4 2PF	23/09/2009	Industrial	(B2)	Lease	353	Gross sq m	0	0.00	32,000	91	0.00	Savills, Bidwells Property Consultants
Barnwell Drive	CB5 8UX	01/06/2009	Industrial	(B2)	Lease	142	Gross sq m	0	0.00	13,900	98	3.00	Cambridge City Council
Newmarket Road,	CB1 3EP	19/05/2009	Industrial	(B1/B2/B8)	Investment Sale	3,473	Gross sq m	3,000,000	0.00	190,400	55	0.00	Lambert Smith Hampton
Clifton Road	CB1 7EA	01/05/2009	Industrial	(B2)	Lease	301	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
Clifton Road	CB1 7EA	01/04/2009	Industrial	(B2)	Lease	422	Gross sq m	0	0.00	0	0	0.00	Bidwells Property Consultants Limited
Newmarket Road	CB5 8JL	15/02/2009	Industrial	(B1/B2/B8)	Lease	268	Gross sq m	0	0.00	50,000	187	15.00	Rapleys Llp, Januarys Commercial
Jedburgh Close	CB4 2XH	01/02/2009	Industrial	(B1c) Light	Lease	34	Gross sq m	0	0.00	4,750	138	0.00	Cambridge City Council

Egi - Comparable Data													
190-192 Green End Road	Green End Road	CB4 1RN	03/03/2011	Industrial, (A1)	Lease	115	Gross sq	0	0.00	22,000	191	5.00	Januarys Commercial Property

EGi Availability Report (Leisure) - Exported 29/10/2012

Street	Postcode	Unit description	Unit size (sq	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£	Asking price	Lease length	Agent details
Perne Road	CB1 3RR	Hotel	0	Freehold	Hotel	Hotels (C1)	Not Applicable	12/02/201	No	Not quoted	£0.7 m	Not quoted	Goodman Property - Tel:

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records. If you wish to receive more data then please

* To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

Egi - Comparable Data															
Crowne Plaza 20 Downing	Downing Street	CB2 3DT	01/08/2012	Leisure	(C1) Hotel	Sale	198	Gross sq	35,000,000	0.00	0	0	0.00	Christie + Co	The sale was for the long leasehold interest (104 years unexpired).
16-17 Green Street	Green Street	CB2 3JU	01/02/2012	Leisure	(A3) Food	Lease	181	Gross sq	0	0.00	56,700	0	10.00	Bidwells Property Consultants Limited	
The Zebra 80 Maids	Maids Causeway	CB5 8DD	28/11/2011	Leisure	(A4)	Sale	210	Gross sq	500,000	0.00	0	0	0.00	Januaries Commercial Property	
1 Quayside Cambridge	Quayside	CB5 8AB	01/10/2011	Leisure	(A3) Food	Lease	502	Gross sq	0	0.00	150,000	0	20.00		Nash Bond
9 Burleigh Street Cambridge	Burleigh Street	CB1 1DG	01/10/2011	Leisure	(A3) Food	Sale	57	Gross sq	0	0.00	0	0	0.00	Carter Jonas Llp	
253 Barnwell Road	Barnwell Road	CB5 8SL	01/08/2011	Leisure	(D2)	Lease	202	Gross sq	0	0.00	13,003	64	0.00	Carter Jonas Llp	
33-35 Green Street	Green Street	CB2 3JX	25/03/2011	Leisure	(A3) Food	Lease	502	Gross sq	0	0.00	134,000	267	25.00	Prime Retail	Insight Retail Consulting
1-2 Petty Cury Cambridge	Petty Cury	CB2 3NE	02/12/2010	Leisure	(A3) Food	Pre-Let	310	Gross sq	0	0.00	130,000	0	15.00	Smith Price	twentyretail
Parker's House 46-60 Regent	Regent Street	CB2 1DP	15/07/2010	Leisure	(A3) Food	Lease	126	Gross sq	0	0.00	28,500	0	10.00	Bidwells Property Consultants Limited	
21 Hobson Street Cambridge	Hobson Street	CB1 1NW	15/06/2010	Leisure	(D2)	Lease	1,022	Gross sq	0	0.00	0	0	25.00	Bidwells Property Consultants Limited	
40-42 Hills Road Cambridge	Hills Road	CB2 1LA	05/05/2010	Leisure	(A3) Food	Lease	123	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)	The lease was taken at 40 Hills Road.
Abbey Stadium Newmarket	Newmarket Road	CB5 8LN	19/04/2010	Leisure	(D2)	Sale	2	Gross sq	3,500,000	0.00	0	0	0.00		
21-24 Northampton Street	Northampton Street	CB3 0AD	15/08/2009	Leisure	(A3) Food	Assignment	105	Gross sq	0	0.00	44,000	0	6.00	In Leisure	Intrinsic (Now trading as
Dog & Pheasant 169 High	High Street	CB4 1NL	15/07/2009	Leisure	(A4)	Sale	372	Gross sq	0	0.00	0	0	0.00	Jeffersons Commercial (now trading)	
21 Hobson Street Cambridge	Hobson Street	CB1 1NW	01/06/2009	Leisure	(D2) Bingo	Investment Sale	1,208	Gross sq	1,750,000	0.00	0	0	0.00	Colliers International	Bidwells Property
24 Mill Road Cambridge	Mill Road	CB1 2AD	01/02/2009	Leisure	(A3) Food	Lease	38	Gross sq	0	0.00	15,500	0	5.00	Jeffersons Commercial (now trading)	Culverwell
19a Hills Road Cambridge	Hills Road	CB2 1NW	30/01/2009	Leisure	(A3) Food	Lease	120	Gross sq	0	0.00	25,000	208	15.00	Savills	Lambert Smith Hampton
Eastern Gate Newmarket	Newmarket Road,	CB5 8HE	15/12/2008	Leisure	(D2)	Lease	6,503	Gross sq	0	0.00	1,150,000	177	0.00	Jeffersons Commercial (now trading)	
The Box Bar Napier Street	Napier Street	CB1 1HR	14/07/2008	Leisure	(A3) Food	Sale	75	Gross sq	95,000	0.00	0	0	0.00	Christie + Co	This sale was for the Leasehold interest.
Carlton Arms Carlton Way	Carlton Way	CB4 2BY	28/05/2008	Leisure	(A4)	Assignment	0	Gross sq	0	0.00	20,300	0	5.00	Christie + Co	The property comprises public and lounge bars, a games area, three
7A Jesus Lane Cambridge	Jesus Lane	CB5 8BA	15/04/2008	Leisure	Clubs &	Lease	285	Gross sq	0	0.00	35,000	123	25.00	Carter Jonas Llp	
6 Christ's Lane Cambridge	Christ's Lane	CB1 1NP	15/03/2008	Leisure	(A3) Food	Lease	279	Gross sq	0	0.00	0	0	10.00	Bidwells Property Consultants Limited	
16 Chesterton Road	Chesterton Road	CB4 3AX	05/03/2008	Leisure	(A4)	Sub-Letting	758	Gross sq	0	0.00	82,500	0	0.00	Colliers International	The property, formally known as The Graduate is to be known as Barfly.
Backstreet Brasserie 205	Victoria Road	CB4 3LF	15/12/2007	Leisure	(A3) Food	Sale	139	Gross sq	100,000	0.00	0	0	0.00	Jeffersons Commercial (now trading)	
Doubletree By Hilton Granta	Granta Place, Mill Lane	CB2 1RT	15/12/2007	Leisure	(C1) Hotel	Investment Sale	122	Gross sq	50,000,000	0.00	0	0	0.00	CBRE	
Cambridge Garden House	Granta Place	CB2 1RT	03/12/2007	Leisure	(C1) Hotel	Sale	122	Gross sq	50,000,000	0.00	0	0	0.00	CBRE	
Cambridge Garden House	Granta Place	CB2 1RT	03/12/2007	Leisure	(C1) Hotel	Investment Sale	122	Gross sq	50,000,000	0.00	0	0	0.00	CBRE	
21 Burleigh Street	Burleigh Street	CB1 1DG	15/11/2007	Leisure	(A3) Food	Lease	117	Gross sq	0	0.00	25,000	0	0.00	Januaries Commercial Property	Main restaurant with storage situated over two floors.
7A Jesus Lane Cambridge	Jesus Lane	CB5 8BA	18/10/2007	Leisure	(A4)	Assignment	0	Gross sq	0	0.00	30,000	0	10.00	Shelly Sandzer	
Clifton Way Cambridge	Clifton Way	CB1 7DY	15/10/2007	Leisure	(A3) Food	Lease	260	Gross sq	0	0.00	65,000	0	25.00	Green & Co, Jeffersons Commercial	
62 St Andrews Street	St Andrews Street	CB2 3DD	30/05/2007	Leisure	(A3) Food	Lease	161	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
71a Regent Street	Regent Street	CB2 1AB	15/03/2007	Leisure	(A3) Food	Lease	46	Gross sq	0	0.00	12,450	0	0.00	Jeffersons Commercial (now trading)	
43-45 Regent Street	Regent Street	CB2 1AB	15/03/2007	Leisure	(A3) Food	Lease	203	Gross sq	0	0.00	72,000	0	0.00	Jeffersons Commercial (now trading)	
15 Market Hill Cambridge	Market Hill	CB2 3NP	15/11/2006	Leisure	(A3) Food	Assignment	0	Gross sq	0	0.00	82,500	0	0.00		Downing Associates
Dykelands Guest House 157	Mowbray Road	CB1 7SP	08/11/2006	Leisure	(C1) Hotel	Sale	9	Gross sq	675,000	0.00	0	0	0.00	Colliers International	An undisclosed premium was paid.
Clifton Way Cambridge	Clifton Way	CB1 7DY	04/10/2006	Leisure	(A3) Food	Lease	41	Gross sq	0	0.00	15,000	0	0.00	Jeffersons Commercial (now trading)	This property offers nine bedrooms (seven en-suite), a 16-seat breakfast
55A Hills Road Cambridge	Hills Road	CB2 1NT	27/06/2006	Leisure	(A3) Food	Assignment	60	Gross sq	0	0.00	11,500	0	8.00	Jeffersons Commercial (now trading)	
1 Tredgold Lane Cambridge	Tredgold Lane, Napier	CB1 1HN	25/01/2006	Leisure	(A3) Food	Licence	29	Gross sq	0	0.00	5,500	0	0.00	Layer Associates (Now trading as	The lessee is trading in specialist food.
Clifton Way Cambridge	Clifton Way	CB1 7DY	17/11/2005	Leisure	(D2)	Lease	93	Gross sq	0	0.00	28,100	302	25.00	CBRE, Jeffersons Commercial (now	The lessee has taken the lease on the first floor of the leisure foyer at the
Clifton Way Cambridge	Clifton Way	CB1 7DY	15/11/2005	Leisure	(A3) Food	Lease	93	Gross sq	0	0.00	28,100	0	25.00	CBRE, Jeffersons Commercial (now	
25 Sidney Street Cambridge	Sidney Street	CB2 3HW	15/10/2005	Leisure	(A3) Food	Lease	80	Gross sq	0	0.00	105,000	0	15.00	Cheffins	Cushman & Wakefield
The Mermaid Inn 207 Green	Green End Road	CB4 1RJ	13/05/2005	Leisure	(A3) Food	Sale	40	Gross sq	525,000	0.00	0	0	0.00	Christie + Co	The Mermaid Inn was purchased for around £525,000.
Quayside Cambridge	Quayside	CB5 8AB	10/05/2005	Leisure	(A3) Food	Lease	39	Gross sq	0	0.00	22,000	0	10.00		Lambert Smith Hampton
3-5 Quayside Cambridge	Quayside	CB5 8AB	06/05/2005	Leisure	(A4)	Assignment	100	Gross sq	0	0.00	75,000	300	0.00	Christie + Co	The deal was for the remaining term of the 20 year lease.
Quayside Cambridge	Quayside	CB5 8AB	15/03/2005	Leisure	(A3) Food	Assignment	46	Gross sq	0	0.00	0	0	0.00		Bidwells Property
2-14 Fitzroy Street	Fitzroy Street	CB1 1EW	15/03/2005	Leisure	(A3) Food	Pre-Let	199	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Way Cambridge	Clifton Way	CB1 7DY	11/03/2005	Leisure	(A3) Food	Lease	614	Gross sq	0	0.00	0	0	25.00	Januaries Commercial Property	The lessee was trading as Lucky Star Chinese Restaurant.
Clifton Way Cambridge	Clifton Way	CB1 7DY	11/03/2005	Leisure	(A4)	Lease	155	Gross sq	0	0.00	0	277	25.00	Jeffersons Limited, Januaries	
19 Lion Yard Cambridge	Lion Yard	CB2 3NA	15/02/2005	Leisure	(A3) Food	Lease	59	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
2-14 Fitzroy Street	Fitzroy Street	CB1 1EW	15/02/2005	Leisure	(A3) Food	Pre-Let	34	Gross sq	0	0.00	0	0	0.00	Bidwells Property Consultants Limited	
Clifton Way Cambridge	Clifton Way	CB1 7DY	17/11/2004	Leisure	(A3) Food	Lease	314	Gross sq	0	0.00	0	269	25.00	Januaries Commercial Property	Paul Benjamin
Clifton Way Cambridge	Clifton Way	CB1 7DY	17/11/2004	Leisure	(A3) Food	Lease	470	Gross sq	0	0.00	0	215	25.00	Januaries Commercial Property	Teague & Capital
Clifton Way Cambridge	Clifton Way	CB1 7DY	17/11/2004	Leisure	(A3) Food	Lease	563	Gross sq	0	0.00	0	215	25.00	Januaries Commercial Property	Colliers International
2 Emmanuel Road	Emmanuel Road	CB1 1JW	30/09/2004	Leisure	(A3) Food	Lease	56	Gross sq	0	0.00	35,000	577	15.00	Bidwells Property Consultants Limited	Gerald Eve
Clifton Way Cambridge	Clifton Way	CB1 7DY	15/01/2004	Leisure	(A3) Food	Lease	93	Gross sq	0	0.00	22,500	0	15.00	Januaries Commercial Property	Gerald Eve
12-16 Bridge Street	Bridge Street	CB2 1UF	15/09/2003	Leisure	(A3) Food	Lease	291	Gross sq	0	0.00	0	0	25.00	Bidwells Property Consultants Limited	
12-16 Bridge Street	Bridge Street	CB2 1UF	05/05/2003	Leisure	(A3) Food	Lease	384	Gross sq	0	0.00	90,000	0	25.00	Bidwells Property Consultants Limited	Bradys

Egi - Comparable Data

44-46 Mill Road Cambridge	Mill Road	CB1 2AS	01/06/2010	Leisure, (A1)	Investment Sale	262	Gross sq	600,000	0.00	0	0	0.00	James A Baker Property Consultants
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EGi Availability Report (Other) - Exported 29/10/2012

Street	Postcode	Unit description	Unit size (sq m)	Type of tenure	Use type	Sub use type	Grade of space	Date on market	Under offer?	Asking rent (£)	Asking price	Lease length	Agent details
Foster Road	CB2 1SJ	Ground	26992	Freehold	Site Area	General	Not Applicable	07/11/2012	No	Not quoted	Not quoted	Not quoted	Cambridge City Council - Tel: 01223
Hills Road	CB2 2QQ	Land Area	215000	Leasehold	Land Area	General	Design & Build		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel:
Long Road	CB2 8PX	Residential Development	26992	Freehold	Land Area	General	Second-hand Grade	07/14/2012	No	Not quoted	Not quoted	Not quoted	Cambridge City Council - Tel: 01223
Milton Road	CB4 1JY	Development Site	890	Freehold	Land Area	General	New - New Build (pre-	06/18/2012	No	Not quoted	Not quoted	Not quoted	Januaries Commercial Property Consultants
Milton Road	CB4 1UY	Development Opportunity	4047	Freehold	Site Area	General	New - New Build (pre-		No	Not quoted	Not quoted	Not quoted	Januaries Commercial Property Consultants
Kilmaine	CB4 2PH	Land	2000	Leasehold or	Land Area	General	Design & Build		No	Not quoted	Not quoted	Not quoted	Bidwells Property Consultants Limited - Tel:
Mercers Row	CB5 8HY	Open Storage Site	956	Leasehold or	Storage Area	General	Second-hand Grade		No	£11.66	Not quoted	Not quoted	Carter Jonas Llp - Tel: 01223 368771
Swann Road	CB5 8JZ	Land	3237	Freehold	Land Area	General	Design & Build		No	Not quoted	£0.4 m	Not quoted	Bidwells Property Consultants Limited - Tel:
Stanley Road	CB5 8LB	Storage	490	Leasehold	Storage Area	General	Not Applicable	08/17/2012	No	£6.57	Not quoted	Not quoted	Cheffins - Tel: 01223 213666

* The maximum number of records returned in one spreadsheet cannot exceed 1,000 records. If you wish to receive more data then please conta

* To sort these details please select the rows horizontally from the headings row downwards and then sort by heading

Appendix IV
Glossary

CAMBRIDGE CITY COUNCIL

COMMUNITY INFRASTRUCTURE LEVY VIABILITY STUDY

GLOSSARY OF TERMS

This glossary attempts to define some of the more commonly used terms within viability studies carried out by DSP. It is not an exhaustive list and in most cases, the report itself explains any acronyms and provides definitions. Note – since the introduction of the National Planning Policy Framework in March 2012, all previous Planning Policy Statements have been replaced by the NPPF. References have been included within this Glossary for information purposes only.

A

Abnormal Development Costs - Costs that are not allowed for specifically within normal development costs. These can include costs associated with unusual ground conditions, contamination, etc.

Affordable Housing - The National Planning Policy Framework defines affordable housing as:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable

Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Affordable Rented housing – See definition above.

B

Base Build Costs - for construction only (excluding fees, contingencies and extras) as explained in the study.

BH/BF - preceded by a number – abbreviations used to indicate how many bedrooms a dwelling has.

BREEAM - the Building Research Establishment Environmental Assessment Methodology which assesses the sustainability credentials of industrial, commercial and institutional buildings.

Building Cost Information Services (BCIS) - A subscriber service of RICS to facilitate the exchange of detailed building construction costs. The service is available from an independent body to those of any discipline who are willing and able to contribute and receive data on a reciprocal basis.

C

Capital value - The value of a building or land as distinct from its rental value.

Cash flow - The movement of money by way of income, expenditure and capital receipts and payments during the course of a development.

Cascade Mechanism/Principle - A Cascade is a mechanism which enables the form and/or quantum of affordable housing provision to be varied according to the availability of grant funding, thus ensuring that at least a base level of need-related

accommodation is provided without compromising overall scheme viability. The approach aids delivery of both the market and affordable tenures by providing adaptability where needed, thus avoiding the need to renegotiate Section 106 agreements with the time delays and cost issues that process brings.

Charging Authority – is the Local Planning Authority as defined by section 37 of the Planning and Compulsory Purchase Act 2004 for England.

Charging schedule – sets out the rates of CIL which will apply in the authority’s area. This involves consultation and independent examination.

Code for Sustainable Homes (‘CfSH’, ‘CSH’ or ‘Code’) - CLG is proposing to gradually tighten building regulations to increase the energy efficiency of new homes and thus reduce their carbon impact. In parallel with these changes to the building regulations, the CfSH has been introduced as a tool to encourage house builders to create more sustainable dwellings, and to inform buyers/occupiers about the green credentials of new housing. CfSH compliance, to levels over those generally operated in the market, is also compulsory for all public (HCA) funded affordable housing development. The Code is intended to provide a route map, signalling the direction of change towards low carbon sustainable homes that will become mandatory under the building regulations. The Code, again in parallel with building regulations and other initiatives, also covers a wider range of sustainability requirements – beyond lower carbon.

Community Infrastructure Levy - A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. Charging authorities must express CIL rates as pounds per square metre, as CIL will be levied on the gross internal floorspace of the net additional liable development. The published rate(s) within an authority’s charging schedule will enable liable parties to anticipate their expected CIL liability.

Commutated Sum - See “Payment in lieu” below.

Core Strategy - The key *Development Plan Document* (‘DPD’) through which a local authority sets out its strategic planning approach for its area. Accompanied by other DPDs, usually dealing with aspects such as site allocations or regeneration areas, and

in some cases covering particular topics such as affordable housing (see below for other definitions). See also Local Plan.

Current Use Value - Market Value on the special assumption reflecting the current use of the property only and disregarding any prospect of development other than for continuation/expansion of the current use

D

Density ('Indicative Density') - Represents the intensity of use of a site by way of how many dwellings (or in some cases other measures such as habitable rooms) are provided on it. Usually described by reference to '*dwellings per hectare*' (DPH).

Development Appraisal - A financial appraisal of a development to calculate either: (i) the residual site value (deducting all development costs, including an allowance for the developer's profit/return, from the scheme's total capital value); or (ii) the residual development profit/return (deducting all development costs, including the site value/cost, from the scheme's total capital value). The appraisal(s) would normally look to determine an approximate *Residual Land Value* (RLV). Assuming a developer has already reached the initial conclusion that, in principle, a site is likely to be suitable and viable for development, an appraisal is then carried out to fine tune scheme feasibility and discover what sum they can afford to pay for the site. This would normally be subject to a range of caveats and clauses based on circumstances unknown to the developer at the time of making an offer. As an example, an offer could be subject to the granting of planning permission or subject to no abnormal conditions existing, etc.

Development Cost - This is the cost associated with the development of a scheme and includes acquisition costs, site-specific related costs, build costs, fees and expenses, interest and financing costs.

Development Plan ('Plan') - This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

Development Plan Document (DPD) - Spatial planning documents that are subject to independent examination, and together with any relevant regional plans, inform the planning policies for a local authority. They include a Core Strategy and also often cover site-specific allocations of land, area action plans and generic development control policies. See also **Development Plan**.

Developer's Profit - The developer's reward for risk taken in pursuing and running the project, required to secure project funding. This is the gross profit, before tax. It will usually cover an element of overheads, but varies. The profit element used in these appraisals is profit expressed as a percentage of Gross Development Value (the most commonly expressed way) although developers will sometimes use other methods, for example profit on cost.

Development Viability (or 'Viability') - The viability of the development - meaning its health in financial terms. A viable development would normally be one which proceeds (or at least there is no financial reason for it not to proceed) – it would show the correct relationship between GDV (see below) and Development Cost. There would be a sufficient gap between the GDV and Development Cost to support a sufficient return (developer's profit) for the risk taken by the developer in pursuing the scheme (and possibly in this connection to support funding requirements), and a sufficiently attractive land value for the landowner. An un-viable scheme is one where a poor relationship exists between GDV and Development Cost, so that insufficient profit rewards and/or land value can be generated.

E

Existing Use Value (EUV) - is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller, in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion, assuming the buyer is granted vacant possession of all parts of the property required by the business and disregarding potential alternative uses and any other characteristics of the property that would cause its Market value to differ from that needed to replace the remaining service potential at least cost (see also Current Use Value and Market Value).

Edge of centre - For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

F

Finance - Costs associated with financing the development cost. Varying views are taken on the length of the relevant construction projects as to how long these costs need to be carried for on each occasion.

Financial Contribution - see “Payment in lieu”.

G

Gross external area (GEA) - The aggregate superficial area of a building taking each floor into account. As per the RICS Code of Measuring Practice this includes: external walls and projections, columns, piers, chimney breasts, stairwells and lift wells, tank and plant rooms, fuel stores whether or not above main roof level (except for Scotland, where for rating purposes these are excluded); and open-side covered areas and enclosed car parking areas; but excludes; open balconies; open fire escapes, open covered ways or minor canopies; open vehicle parking areas, terraces, etc.; domestic outside WCs and coalhouses. In calculating GEA, party walls are measured to their centre line, while areas with a headroom of less than 1.5m are excluded and quoted separately.

Gross Internal Area (GIA) - Broadly speaking GIA is the whole enclosed area of a building within the external walls taking each floor into account and excluding the thickness of the external walls. GIA will include: Areas occupied by internal walls (whether structural or not) and partitions; service accommodation such as WCs, showers, changing rooms and the like; columns, piers, whether free standing or projecting inwards from an external wall, chimney breasts, lift wells, stairwells etc; lift rooms, plant rooms, tank rooms, fuel stores, whether or not above roof level; open-sided covered areas.

Gross Development Value (GDV) - The amount the developer ultimately receives on completion or sale of the scheme whether through open market sales alone or a combination of those and the receipt from a Registered Provider for completed affordable housing units - before all costs are subtracted.

H

Homes and Communities Agency (HCA) - The Government's Agency charged with delivering the affordable housing (investment) programme ('AHP') and the vehicle through which public funds in the form of Social Housing Grant ('SHG') are allocated, where available and where the HCA's investment criteria are met, for affordable housing development.

Hope value - Any element of open Market Value of a property in excess of the current use value, reflecting the prospect of some more valuable future use or development. It takes account of the uncertain nature or extent of such prospects, including the time which would elapse before one could expect planning permission to be obtained or any relevant constraints overcome, so as to enable the more valuable use to be implemented.

I

Infrastructure - The full range of transport networks, utilities, services and facilities that are needed to create sustainable neighbourhoods and support new development. It includes physical items such as roads and social infrastructure such as schools and healthcare centres.

Intermediate Affordable Housing - See 'Affordable Housing'

J

K

L

Land Costs - Costs associated with securing the land and bringing it forward – activities which precede the construction phase, and, therefore, costs which are usually borne for a longer period than the construction phase (a lead in period). They include financing the land acquisition and associated costs such as land surveys,

planning application and sometimes infrastructure costs, land acquisition expenses and stamp duty land tax.

Land Residual as a percentage (%) of GDV - The amount left for land purchase expressed as a percentage of the Gross Development Value. A common guideline used in the development industry. Readers may be familiar with the rule of thumb that upwards of approximately one third of development value is comprised of land value. In practice this has always varied, but with increasing burdens on land value from a range of planning infrastructure requirements (including affordable housing) traditional views on where land values lie are having to be revised.

Local Development Framework (LDF) - A non-statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. An LDF is comprised of:

- Development Plan Documents (which form part of the statutory development plan).
- Supplementary Planning Documents.

The local development framework will also comprise:

- The Statement of Community Involvement ('SCI').
- The Local Development Scheme ('LDS').
- The Annual Monitoring Report ('AMR').
- Any Local Development Orders or Simplified Planning Zones that may have been added.

Local Plan - The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Local Planning Authority - The public authority whose duty it is to carry out specific planning functions for a particular area. Local planning authorities include district councils, London borough councils, county councils, Broads Authority, National Park Authorities and the Greater London Authority.

M

Market Value (MV) or Open Market Value (OMV) – is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings in relation to residential appraisals.

N

National Planning Policy Framework (NPPF) - The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Net internal area (NIA) - The usable space within a building measured to the internal finish of structural, external or party walls, but excluding toilets, lift and plant rooms, stairs and lift wells, common entrance halls, lobbies and corridors, internal structural walls and columns and car parking areas.

O

Open Market Value (OMV) or Market Value (MV) – is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The usual measure of value in this study context. Used here to build up the development scheme's *GDV* and also to distinguish between this level of value and the lower level of receipt usually associated with the affordable dwellings (see *Developer Payment*).

Out of centre - A location which is not in or on the edge of a centre but not necessarily outside the urban area.

Out of town - A location out of centre that is outside the existing urban area.

P

Payment in lieu - A financial payment made by a developer or landowners instead of providing the planning-led affordable housing requirement on the site of the market (private sale) housing scheme (see also “*Commuted Sum/Financial Contribution*”).

Payment Table - This is normally referred to where a local authority prescribes or guides as to the levels of receipt the developer will get for selling completed affordable housing units of set types and sizes to a Housing Association. In this context it normally relates to an approach which assumes nil grant and is based on what the Housing Association can afford to pay through finance raised (mortgage funded) against the rental or shared ownership income flow. See also *Developer Payment*. It is sometimes used in a looser context, for example in the setting out of financial contribution levels for payments in lieu of on-site affordable housing provision.

Percentage (%) Reduction in Residual Land Value (RLV) - The percentage by which the residual land value falls as a result of the impacts from the range of affordable housing policy options. This is expressed as the fall in residual land value compared to a site that previously required zero affordable housing or a site that was required to provide affordable housing previously, but at a lower percentage.

Planning obligations - A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Planning-led Affordable Housing - Affordable housing required on new market (private sale) housing developments of certain types (which are set locally – see “Threshold” and “Proportion” below) as set out by the National Planning Policy Framework (NPPF).

Planning Policy Statement 3: Housing (‘PPS3’) – Now obsolete national statement of the Government’s planning policy on Housing – including the planning-led affordable housing we consider here.

Previously developed land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed

that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Q

R

Rateable value - The figure upon which the uniform business rate is charged.

Recycled Capital Grant ('RCG') - An internal fund within the accounts of a Registered Provider used to recycle SHG in accordance with Homes and Communities Agency policies and procedures.

Renewable Energy/Renewal Energy Measures - Measures which are required for developments to ensure that a proportion (often expressed as a % target) of total energy needs of the scheme are supplied through renewable sources (for example solar, wind, ground heat, biomass, etc) rather than through conventional energy supply means. Usually in the context of viability studies we are referring to small scale *on-site* measures or equipment that will supply a proportion of the development's needs. Increasingly, there are also moves to investigate the potential for larger developments or groups of developments to benefit from similar principles but through group/combined/communal schemes usually involving significant plant installations.

Rental value - The income that can be derived under a lease or tenancy for use of land or a building.

Residual Valuation - The process by which *Residual Land Value ('RLV')* is estimated. So called because it starts with the *GDV* at the top of the calculation and deducts all *Development Costs* and *Developer's Profit* so as to indicate the amount left remaining (hence "residual") for land purchase – including land value.

Residual Land Value (RLV) - The amount left for land purchase once all development, finance, land costs and profit have been deducted from the *GDV*, normally expressed in monetary terms (£). This acknowledges the sum subtracted for affordable housing and other planning obligations where applicable. It is relevant to calculate land value in this way as land value is a direct result of what *scheme type* specifically can be created on a site, the issues that have to be dealt with to create it and costs associated with those.

Registered Provider (RP) - This legal definition has replaced the previously recognised term of Registered Social Landlord (RSL) and incorporates most Housing Associations. However the new definition explicitly allows both profit and non-profit making social housing providers to be registered (with the Tenant Services Agency).

Regional Spatial Plan (RSS) - The spatial plan for a region, promoted and managed by the relevant regional assembly, and in the case of London – the Mayor’s ‘London Plan’. It comprises higher level guidance which sub-regional and local authority level planning needs to take account of as a part of delivering strategic objectives for an area. See also Development Plan.

S

Saved Policies - former *development plan* policies whose life has been extended pending the replacement plan being in place. A formal direction is required in order for policies to be saved.

Scheme Type - The scheme (development project) types modelled in the appraisals consist of either entirely flatted or housing schemes or schemes with a mix of houses and flats. They are notional, rather than actual, scheme types consistent with the strategic overview the study needs to make.

Section 106 (S106) - (of the Town and Country Planning Act 1990). The legally binding planning agreement which runs with the interest in the land and requires the landowner (noting that ultimately the developer usually becomes the landowner) through covenants to agree to meet the various planning obligations once they implement the planning permission to which the *S106 agreement* relates. It usually sets out the principal affordable housing obligations, and is the usual tool by which planning-led affordable housing is secured by the Local Planning Authority. Section 106 of this Act refers to “agreements regulating development or use of land”. These

agreements often cover a range of planning obligations as well as affordable housing. There is a related type of agreement borne out of the same requirements and legislation – whereby a developer unilaterally offers a similar set of obligations, often in appeal or similar set of circumstances where a quick route to confirming a commitment to a set of obligations may be needed (a *Unilateral Undertaking* – a term not used in this study).

Shared Ownership - Shared ownership is an intermediate form of Affordable Housing and provides a way of buying a stake in a property where the purchaser cannot afford to buy it outright. They have sole occupancy rights.

Shared ownership properties are usually offered for sale by Registered Providers. The purchaser buys a share of a property and pays rent to the RP for the remainder. The monthly outgoings will include repayments on any mortgage taken out, plus rent on the part of the property retained by the housing association. Later, as the purchaser's financial circumstances change, they may be able to increase their share until they own the whole property (see '*stair-casing*' below). See also **Affordable Housing**.

Sliding Scale - Refers in this context to a set of affordable housing policies which require a lower *proportion* of affordable housing on the smallest sites, increasing with site size – to provide a graduated approach.

Special Protection Areas - Areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

Social Rented Housing – see 'Affordable Housing'

Stair-casing Receipt - Payment an RP receives when a shared ownership leaseholder (shared owner) acquires additional equity (a further share of the freehold) in a dwelling.

Supplementary Planning Document (SPD) - Provides supplementary information in respect of the policies in Development Plan Documents, and their more detailed application. These do not form part of the development plan and are not subject to independent examination.

T

Tenure/Tenure Type – the mode of occupation of a property – normally used in the context of varying *affordable housing* tenure types – in essence includes buying part or whole, and renting; although there are now many tenure models and variations which also include elements of buying and renting.

Tenure Mix - The tenure types of affordable housing provided on a site – refers to the balance between, for example, affordable rented accommodation and shared ownership or other *Intermediate* tenure.

Threshold - Affordable housing threshold i.e. the point (development scheme and/or site size) at which the local authority determines that affordable housing provision should be sought, or in this study context the potential points at which the local authority wishes to test viability with a view to considering and selecting future policy or policy options.

U

V

Valuation Office Agency (VOA) - The Valuation Office Agency (VOA) is an executive agency of HM Revenue & Customs (HMRC). Their main functions are to compile and maintain the business rating and council tax valuation lists for England and Wales; value property in England, Wales and Scotland for the purposes of taxes administered by the HM Revenue & Customs; provide statutory and non-statutory property valuation services in England, Wales and Scotland; give policy advice to Ministers on property valuation matters. The VOA publishes twice-yearly Property Market Reports that include data on residential and commercial property, and land values.

Value Level(s) - DSP usually carry out sensitivity testing based on a range of new build property values which represent typically found prices for ordinary new developments in the area at the time of the study research.

Viability - See *Development Viability*.

X

Y

Yields - As applied to different commercial elements of a scheme (i.e. office, retail, etc.) and is usually calculated as a year's rental income as a percentage of the value of the property.

Z