



REAFF HOUSE

21 HILLS ROAD, CAMBRIDGE, CB2 1NW

EXECUTIVE SUMMARY

- Unrivalled opportunity to fund REAFF House, a prime and unique mixed-use office and restaurant / bar development.
- Located in the heart of Cambridge, between the railway station (5 mins walk) and the City centre (10 mins walk).
- REAFF House will deliver a high specification development. BREEAM 'Excellent'.
- The offices will be arranged over basement, ground and 3 upper floors totalling approx. 12,917 sq ft (1,200 sq m).
- Restaurant / bar over ground floor and basement totalling approx. 2,971 sq ft (276 sq m).
- Projected Rent:
 - Offices - £748,529 per annum (£60.00 per sq ft with 25% discount for basement level and £3,000 for parking space).
 - Restaurant / bar - £65,000 per annum (£21.88 per sq ft).
 - Total - **£816,529** per annum.
- Start on site Q1 2025.
Practical completion Q2 2026.



PROPOSAL

Offers to fund or joint venture the development will be considered.



PARKSIDE POOL

UNIVERSITY CRICKET CLUB


GONVILLE HOTEL

PARKERS PIECE

SCOTT POLAR RESEARCH CENTRE




DEPARTMENT OF CHEMISTRY

REAFF HOUSE

 CAMBRIDGE

CB1 QUARTER

BOTANIC PLACE DEVELOPMENT SITE

 LOCAL OFFICE PROVISION  CB1 QUARTER  OFFICES / RETAIL



CAMBRIDGE

Cambridge is world-renowned for its **esteemed University**, acclaimed academic institutions, cultural heritage and historic architecture.

This tradition has led to the city's unrefuted reputation for being one of the **world's cutting-edge centres of innovation, research, science and technology**.

Cambridge is also a highly desirable **tourist destination** with visitor numbers totalling over **5 million a year** (Visit Cambridge and Beyond).

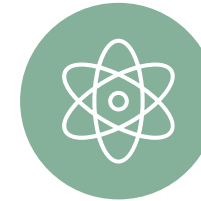
Within the Cambridge ecosystem there are over 4,500 knowledge intensive companies registered within a 25-mile radius, **attracting significant global investment**, with corresponding investment in the commercial real estate sector.

Research by the Centre of Economic & Business Research forecasts that Cambridge will be the **fastest growing economy in the UK** over the next 10 years, **growing by 2.5% per annum**, compared to trend rate growth for the UK of 2.2% per annum.

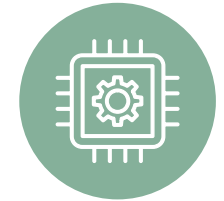
Inward investment from the likes of **AstraZeneca, Apple, ARM, Amazon, Samsung, Microsoft** and **Siemens** highlights the importance of Cambridge and particularly the CB1 vicinity, as one of the world's top innovation ecosystems.



Research undertaken by the Centre for Business Research at the University of Cambridge found that employment across the Cambridge city region in the knowledge intensive sectors grew by 5.7% from 2021-23.



Innovation clusters in the Cambridge city region, particularly life sciences and tech were the driving force of the local economy.



There are 25,580 companies in the Cambridge Cluster generating a turnover of £51bn and employing 219,000 people. (source: Cambridge Ahead)



According to research by the Centre of Economic & Business Research, Cambridge is projected to be the fastest-growing economy in the UK over the next decade, with an expected growth rate of 2.8% per annum, outpacing the national trend of 2.2% per annum.



The pace of economic and employment growth is set to continue, driven by the high growth sectors underpinning the Cambridge economy. The city is first in the country for patent applications with 258 per 100,000 population which will drive future growth. (source: Centre for Cities)



Data shows that Cambridge's nationally and globally important Life Sciences, Information Technology and Telecommunications cluster employs close to 50,000 people across over 3,500 firms generating an annual turnover of £12.7bn. (source: Cambridge Ahead)

CONNECTIVITY



J11 of the M11 Motorway is 3.5 miles from Station Road and Junction 31 of the A14 is under 6 miles away. Cambridge is approximately 64 miles north of Central London, at the junction of the M11 and the A14 which links the Port of Felixstowe to the east with the M1 and M6 to the west.



Cambridge has an effective Park & Ride service encircling the city.



Queen Anne car park (540 spaces) is a 10 minute walk from the property.



The **Guided Busway** stops at Cambridge Railway Station, serviced by Routes A, D, P and U.



Cambridge has an extensive bus network, with regular services running in and out of the city centre. There are multiple bus stops within a short walk from the Property.



Cambridge is Britain's cycling capital. A compact city centre, a university which forbids its students to own cars, and flat, forgiving terrain all combine to make a city where the bike truly is king. Recent years have seen an extensive cycle network created, with new cycle bridges installed, vast cycle parking and an outstanding cycleway to the countryside.



	DISTANCE (MILES)
Stansted	35
Heathrow	72
Birmingham	92
Gatwick	94



CAMBRIDGE STATION	TIME (MINS)
Cambridge North	4
Stansted	35
King's Cross	45
Liverpool Street	70
Gatwick	110



REAFF HOUSE IS A 5 MINUTE WALK FROM CAMBRIDGE RAILWAY STATION

LOCATION

UNIVERSITY OF CAMBRIDGE – KEY SITES

- 1 Department of Chemistry (Global Ranking* 4th)
- 2 Department of Engineering (Global Ranking* 2nd)
- 3 School of the Biological Sciences: 'The Biocentrum' (Global Ranking* 3rd)
- 4 Judge Business School, including 'Accelerate Cambridge' (Global Ranking* 8th)
- 5 Cambridge Institute for Sustainability Leadership, including 'The Canopy' Accelerator for innovative businesses
- 6 Sainsbury Laboratory (Plant Sciences)
- 7 MRC Cognition and Brain Sciences Unit
- 8 ideaSpace (innovation platform)
- 9 Museum of Archaeology & Anthropology
- 10 Museum of Zoology
- 11 Department of Physiology
- 12 Department of Biochemistry
- 13 Department of Pharmacology

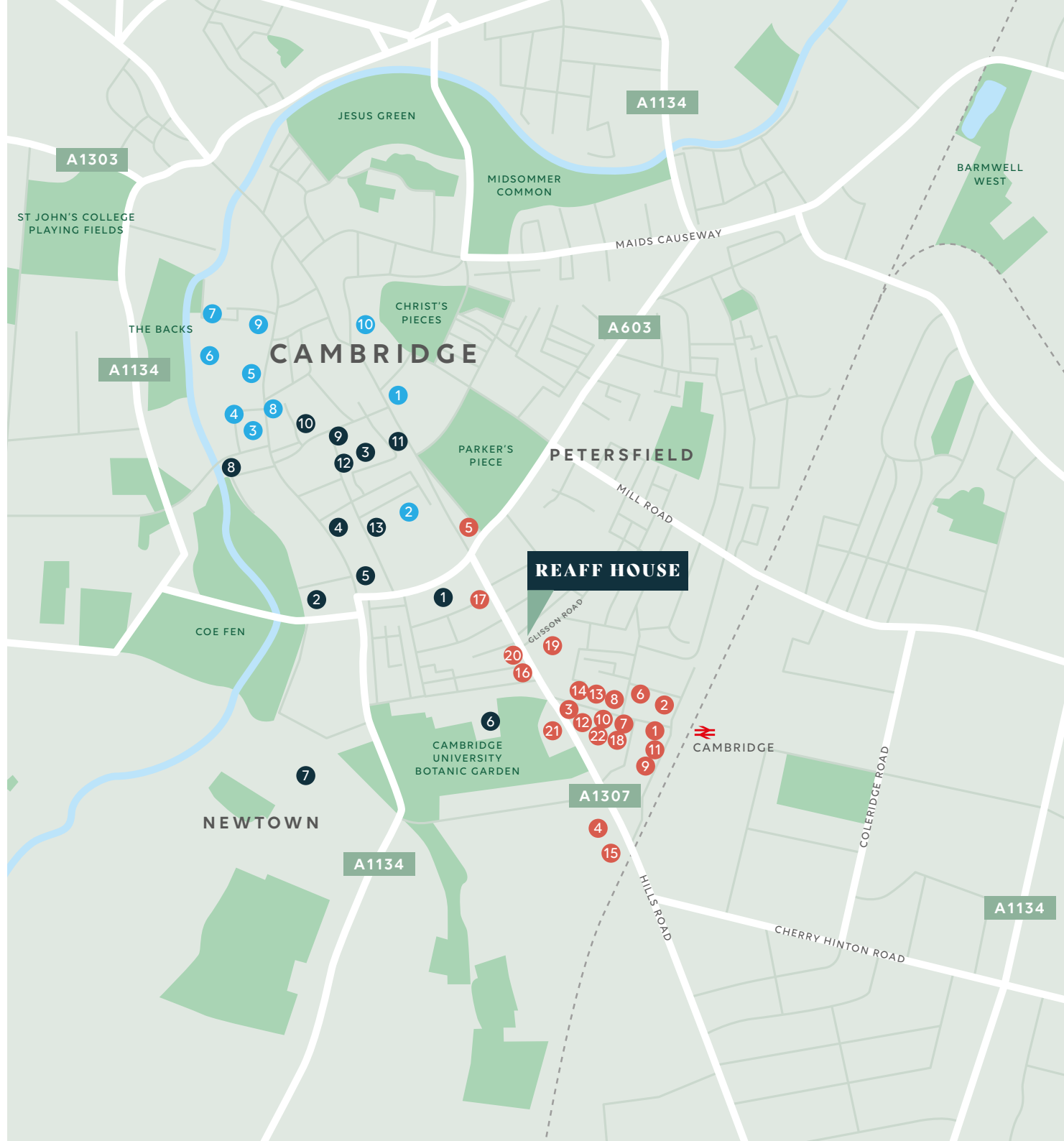
UNIVERSITY OF CAMBRIDGE – COLLEGES

- | | |
|--------------------------|----------------------------|
| 1 Emmanuel College | 6 Clare College |
| 2 Downing College | 7 Trinity College |
| 3 St Catharine's College | 8 Corpus Christi College |
| 4 Queens' College | 9 Gonville & Caius College |
| 5 King's College | 10 Christ's College |

CAMBRIDGE CITY CENTRE OCCUPIERS

- | | |
|---|--|
| 1 Apple Research (R&D) | 12 Graphcore (AI / ML) |
| 2 Amazon Development Center (R&D) | 13 Sano Genetics (Biotech) |
| 3 Siemens Digital Industries (Software) | 14 Genestack (Bioinformatics) |
| 4 Second Mind (AI / ML) | 15 AstraZeneca (Pharmaceuticals) |
| 5 Moonlake TX | 16 BIOS Health (AI / ML) |
| 6 Microsoft (R&D, software) | 17 Cambridge Intelligence (Data visualisation) |
| 7 Genomics plc (Biotech) | 18 Taylor Wessing |
| 8 Silcom Technologies | 19 Raspberry Pi Foundation |
| 9 NeuroKernel Research | 20 Healx |
| 10 ADS Biotec | 21 Mills & Reeve |
| 11 Costello Medical | 22 KPMG |

* University rankings are QS World University Rankings for 2022



DESCRIPTION

REAFF House will provide a newly developed mixed-use building, with the façade of the existing Emperor Public House being retained due to it forming an important element of the scheme's design, behind which a highly specified office building will be constructed.

The offices will be suitable as an impressive headquarters for a single occupier, or, capable of being occupied on a floor by floor basis. Accommodation will be arranged over basement, ground and three upper floors totalling approximately 12,917 sq ft (1,200 sq m) NIA.

The main office entrance will be off Cambridge Place, with rear entrance for staff, bicycle and service access from St Paul's Place.

On the basement level will be a large cycle and bin store, along with male, female and disabled WCs, showers and changing rooms. There will be a further smaller store and cycle provision at ground level.

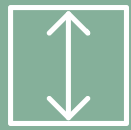
The restaurant / bar will be arranged over basement and ground floors totalling approximately 2,971 sq ft (276 sq m) GIA.

RESTAURANT / BAR

The restaurant / bar will be delivered to shell specification and any internal partitions shown on the plans are for illustrative purposes only, except for accessible ground floor WC, fire lobby and staircase.



OFFICE SPECIFICATION



Floor to floor dimensions;
3.35m basement to
ground floor, 3.17m ground
to first floor and 3.15m for
the floors above.

Ventilation via
localised MVHR units

Heating and cooling
via a comfort
cooling system

PV (Photovoltaic)
panels

1 X person
passenger lift plus
a bin and cycle lift

4 x Unisex and
5 x disabled WCs

Suspended
LED lighting



3 showers
(2 with changing
facilities)



Fire alarm
/ CCTV



Fully accessible raised
floors of 75mm - 100mm



58 cycle parking
(including visitors)



1 car parking space with EV charging (1 additional unofficial space)
Queen Ann Car Park - 10 min walk 570 spaces, hourly or day rates,
annual permits available
St Pauls Road - 2 min walk, street metered parking
Cambridge Place - 2 min walk, annual permits

SUSTAINABILITY CREDENTIALS

Sustainability is an increasingly important issue with development, with buildings contributing to almost half of the annual CO2 production within the UK. Sustainability and energy saving features have been carefully considered within the design of the proposed scheme. This will be demonstrated through targeting an 'Excellent' rating in the Building Research Establishment's Environmental Assessment Methodology (BREEAM). Several sustainable features will be included within the design.

SUSTAINABLE DESIGN

The development has been assessed via the latest BREEAM criteria to demonstrate compliance with the requirements of Policy 28 "Carbon reduction, community energy networks, sustainable design and construction, and water use" of Cambridge City Council's Local Plan (2018).

This includes the following minimum standards of sustainable construction, carbon reduction and water efficiency:

- Minimum BREEAM Level: Excellent
- On-site Carbon reduction: In line with the requirements associated with BREEAM 'excellent'
- Water use reduction
- Sustainable modes of transport
- Heating via ASHP
- Thermal insulation giving a target EPC rating of A
- LEDs throughout
- PVs to reduce power consumption
- Sustainable building materials
- Green flat roof

ACCOMMODATION

DESCRIPTION		SQ M	SQ FT
Basement	Restaurant / Bar	127	1,367
Ground floor	Restaurant / Bar	149	1,604
SUB TOTAL		276	2,971
Basement	Offices	164	1,765
Ground floor	Offices	202	2,174
First floor	Offices	356	3,832
Second floor	Offices	328	3,531
Third floor	Offices	150	1,615
SUB TOTAL		1,200	12,917
TOTAL		1,476	15,888

TENURE

Freehold.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved

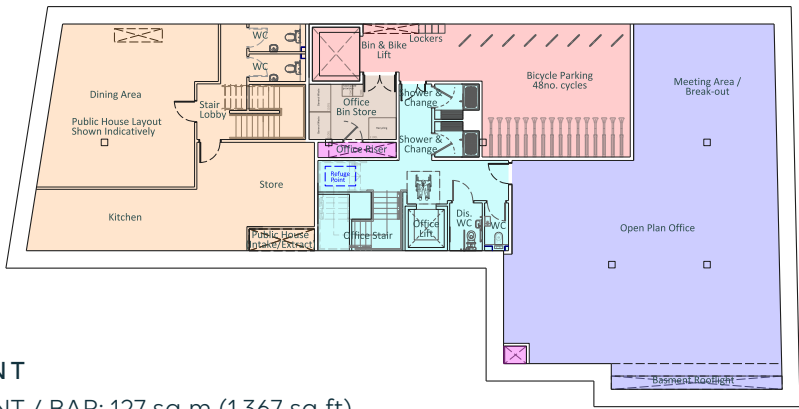
NOT TO SCALE.
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FLOOR PLANS

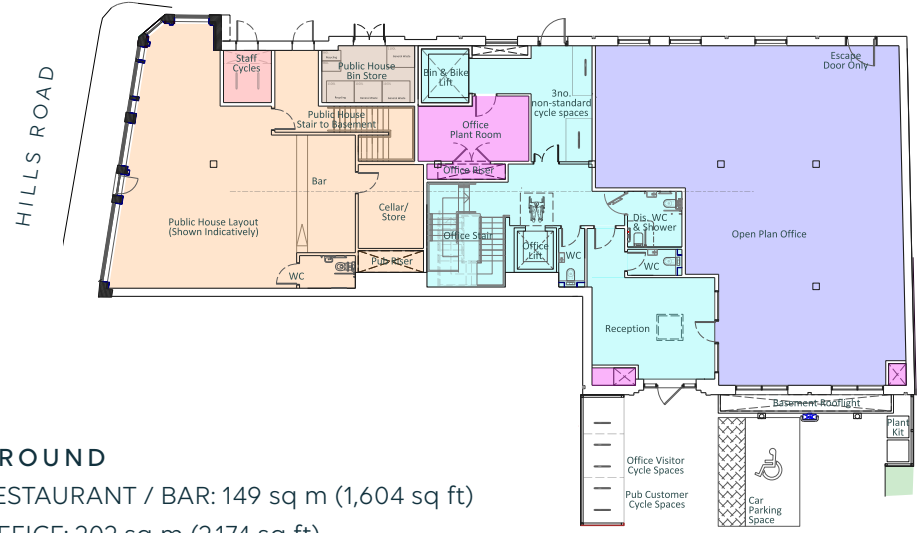
TOTAL AREA: 1,476 sq m (15,888 sq ft)

RESTAURANT / BAR OFFICE

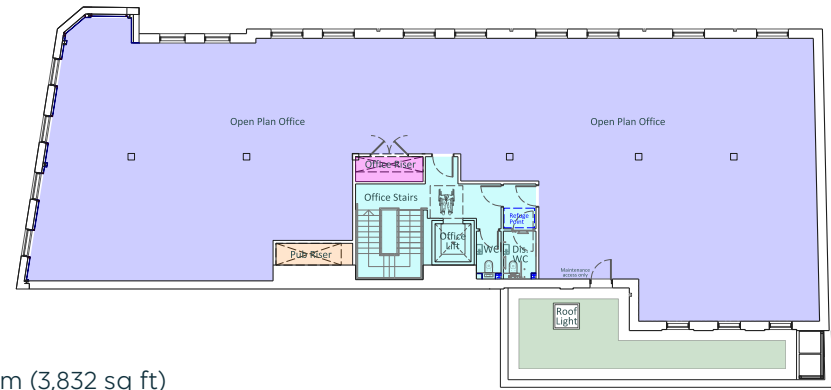


BASEMENT
RESTAURANT / BAR: 127 sq m (1,367 sq ft)
OFFICE: 164 sq m (1,765 sq ft)

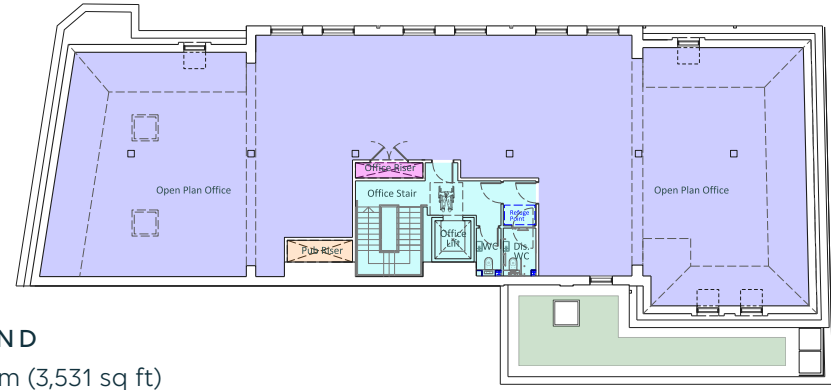
ST PAUL'S PLACE



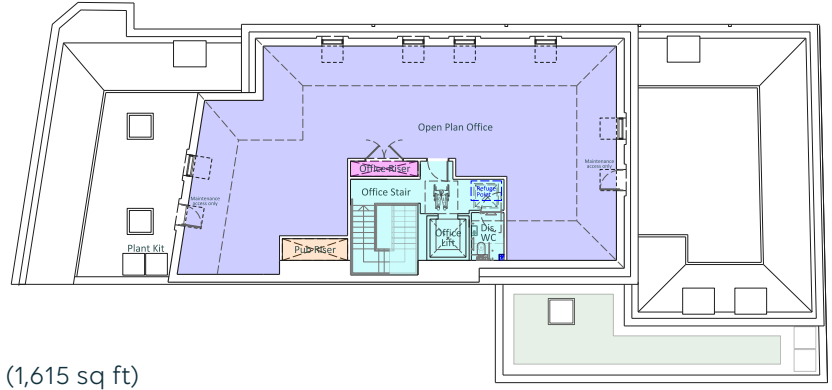
GROUND
RESTAURANT / BAR: 149 sq m (1,604 sq ft)
OFFICE: 202 sq m (2,174 sq ft)



FIRST
356 sq m (3,832 sq ft)



SECOND
328 sq m (3,531 sq ft)



THIRD
150 sq m (1,615 sq ft)

MARKET COMMENTARY

H1 2024 experienced robust levels of activity pushing availability across the wider Cambridge market down to 732,300 sq ft.

DEMAND

At Q3 2024 office take up levels were steady at c. 210,000 sq ft. Q4 is forecast to show stronger levels of take up than all previous quarter YTD with significant volumes of space already advanced or under offer.

Active office demand grew in Q3 2024 to c. 875,000 sq ft. Office demand is driven by tech, life sciences and professional services businesses in the central city area.

Source: Bidwells

SUPPLY

Q1 2024 saw the delivery of B2 Brooklands with c.50% let with further spaces under offer. 10 Station Road PC'd in Q3 2024 and has multiple parties considering.

No new office space in the Central Station area is expected to be delivered over the coming two years.

GROWTH

Prime office rents have been achieved in the mid £60's during 2024. Steady Growth is expected to continue over the coming years with limited supply in the near term.

3 yr average	5 yr average	10 yr average
10.3%	6.9%	6.7%

INVESTMENT MARKET

Over £700m was invested in the Cambridge office and laboratory sectors in 2021 [Bidwells]. Overseas capital with little exposure to the UK was responsible for nearly three quarters of activity. In most cases these specialist funds work with established UK partners, including academia, to leverage the power of the Cambridge cluster.

While there were only a few small office and lab investment transactions in the first half of 2024, a number of deals that had previously stalled have started to progress.

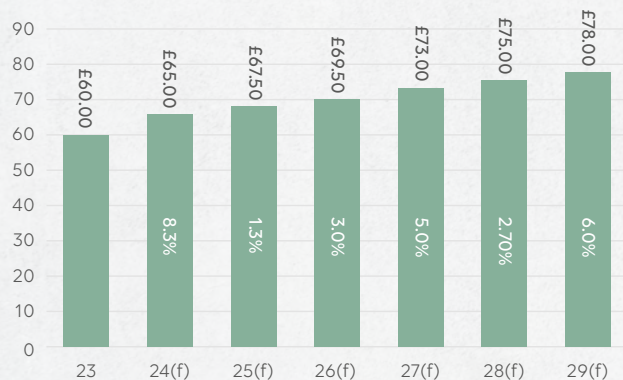
The nascent recovery in the investment market has translated into improved sentiment. Concerns about pricing going down has been replaced with confidence that the market is recovering and investors getting active again. This can be attributed in part to the repricing of assets since mid-2022 and confidence that the Bank of England will continue to steadily cut interest rates.

5-year swap rates are the anchor point for real estate and debt costs have fallen from 5.2% in mid-2023 to 4.0% by mid-2024. Prime Cambridge office yields rose slightly to 6.0%, their highest since 2013 echoing national trends in the sector but confidence is returning as the market stabilises.

RENTAL GROWTH FORECAST

CAMBRIDGE OFFICE PRIME RENTS

We forecast prime rents will approach £70 per sq ft by 2026.



Source: H1 2024 Summer Bidwells Databook

LATEST OFFICE LETTINGS

DATE	ADDRESS	TENANT	TRANSACTION	AREA (SQ FT)	RENT (£PSF)
Q2 2024	B1 Brooklands	Legal Occupier	New OML (pre Let)	1,991	£65.00
Q1 2023	Meade House	DTRE	2nd Hand OML	1,085	£55.00
Q4 2022	B2 Brooklands	Siemens	New OML (pre let)	27,631	£53.50
Q3 2022	4 Station Square, CB1	Taylor Vinters	New OML	7,655	£54.00
Q2 2022	3 Station Square, CB1	Charles Stanley	New OML	2,593	£57.84

DEVELOPER



Established in 1994, MPM Properties is a regional development company based in Cambridge. They develop quality buildings across all market sectors; office to industrial parks, student accommodation to hotels and houses to apartment blocks.

Commercial – MPM’s aim is to create quality commercial developments that successfully meet the requirements of occupiers and funders alike. The strength of their project teams enables them to work within the given financial, site and planning constraints of each development and ensures their reputation for delivering profitable projects.

Some of the organisations MPM have worked with: Jesus College Cambridge, Downing College Cambridge, St Catharine’s College Oxford, the NHS, Standard Life, Bank of Kuwait, Great Yarmouth Borough Council, Huntingdon Town Council, AXA, Scottish Life and Royal London.

PROJECT TIMELINE



RENTAL ASSUMPTIONS

UNIT	PROJECTED RENT (£PSF)	RENT (£PA)
Offices	£60.00	£748,529
Restaurant / Bar	£21.88	£65,000
Car Parking	£4,725	£4,725
TOTAL		£818,254

PROFESSIONAL TEAM

Architect	CMP Architects
Civil & Structural, Life Cycle Impact, Sustainability	Sweco
Quantity Surveyor, Employers Agent, Principal Designer	Marstan BDB
Solicitor	HCR Hewitsons
Acoustics, Energy Assessment, Flood Risk, Surface & Foul Water, Highways	SLR Consulting
Building Control	Salus
Daylight & Sunlight	GIA
Party Wall	Award Associates
Planning	Carter Jonas
Right of Light	Rapleys
Heritage	Asset Heritage
Leasing Agents	Bidwells & Carter Jonas
Funding Agent	Bidwells
MEP and BREEAM	JSH

PROJECTED RENT

- Offices - £748,529 per annum (£60.00 per sq ft with 25% discount for basement level and £3,000 for parking space).
- Restaurant / bar - £65,000 per annum (£21.88 per sq ft).
- Total - **£816,529** per annum.

FURTHER INFORMATION

EPC

The development will be targeting an EPC A. Further information can be found in the data room.

VAT

VAT will be chargeable on the purchase price.

CAPITAL ALLOWANCES

No capital allowances are to be claimed by the developer, so will be available to a qualifying Funder.

AML/KYC

Prospective purchasers will be asked to produce identification of the intended purchaser and other documentation in order to support any offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation.

PROPOSAL

Offers to fund or joint venture the development will be considered.

CONTACT

Should you have any queries or wish to view the site please contact:



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