

NEWMARKET ROAD · CAMBRIDGE · CB5 8DZ

Dukes Court

A rare residential investment opportunity in the heart of Cambridge

35 APARTMENTS

5.04% AVERAGE YIELD

COMPLETION SPRING 2027

THE OPPORTUNITY

A rare chance to acquire at scale, in one of the UK's strongest markets

Dukes Court presents a rare opportunity to acquire a high-quality residential portfolio in one of the UK's strongest rental markets. The scheme comprises 35 new and converted apartments on Newmarket Road, supported by extensive amenities and secure basement parking.

Offered freehold and with car parking at one-to-one, the development is under construction with anticipated completion in Spring 2027 — offering investors a rare turnkey opportunity in a market defined by chronic undersupply and exceptional employment growth and rental growth.

£13.99m
Gross development value

5.04%
Average gross yield

1:1
Car parking ratio



DUKES COURT, CAMBRIDGE

At a Glance

35
One and two bedroom apartments with basement parking

1.2mi
To the historic university city centre

15min
Walk to Cambridge Central railway station

49min
Direct rail to London Liverpool Street

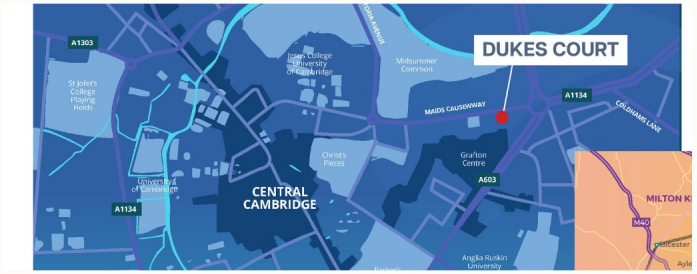
5.04%
Average anticipated gross yield

61
Basement car parking spaces, 1:1 with apartments

2027
Anticipated completion, Spring

#3
Ranked University in the World

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Why Cambridge

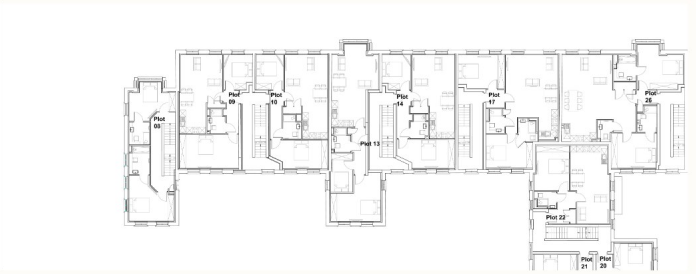
A city built on brilliance, enterprise and enduring demand



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35 apartments across ground, first and second floors



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Connectivity

Rail, road and cycle links across the region

SECTION ONE

Why Cambridge

A city built on eight centuries of brilliance, one of the world's most intensive technology clusters, and a rental market defined by chronic undersupply.



WHY INVEST IN CAMBRIDGE

Europe's largest technology cluster, and one of the UK's most resilient rental markets

Cambridge pairs an 800-year academic legacy with a modern innovation economy of extraordinary scale. For investors, that combination has produced one of the country's tightest and most durable private rental markets — underpinned by students, academics, researchers and a fast-growing professional workforce who cannot all be housed by the University or the city's constrained supply of new homes.

6.4%
Annual growth in knowledge-intensive jobs over the past six years

627
Life sciences companies based in and around the city

800+
High-tech manufacturing companies in the Cambridge cluster

26,000
Companies in Cambridge's knowledge economy, turning over £47bn a year

308.7
Patent applications per 100,000 people — the highest of any UK city

5,300
Knowledge-intensive firms employing around 68,000 people locally

31
Constituent colleges of the University of Cambridge, founded in 1209

+6%
Rental Growth in 2025/26

EIGHT CENTURIES IN THE MAKING

A city that has never stopped attracting the world's brightest

Founded in 1209, the University of Cambridge is the fourth-oldest university in the world and remains one of its most consistently highly ranked. Its 31 colleges, ancient courts and riverside Backs sit alongside a thriving, contemporary city of markets, independent shops and a calendar of cultural life that draws visitors year-round.

Today the University teaches almost 25,000 students from 144 countries, supported by over 13,000 staff — a permanent, deep-rooted source of housing demand that has endured for eight centuries and shows no sign of slowing.

1209
Year the University was founded

24,927
Students at the University today

144
Countries represented among the student body



SILICON FEN

An economy built to keep growing

Nicknamed "Silicon Fen," Cambridge is home to one of the world's most concentrated technology and life sciences clusters — now recognised as the most intensive science and technology cluster on Earth. Major employers sit alongside a dense web of start-ups, spin-outs and world-leading research institutes.

- Microsoft Research Cambridge
- AstraZeneca global HQ
- Apple & Amazon offices
- ARM Holdings
- Darktrace
- Wellcome Sanger Institute
- MRC Laboratory of Molecular Biology
- 25 science & business parks

1,500+
Technology & life sciences companies in the cluster

50,000+
People employed across the cluster

GRAFTON CENTRE REGENERATION

Directly behind Dukes Court, the Grafton Centre is undergoing a major transformation into a mixed retail and science/technology hub — delivering new lab and office space, over 2,000 new jobs, a revitalised retail and leisure environment and a new public square. This regeneration will significantly strengthen rental demand for residential accommodation from professionals and researchers on Dukes Court's doorstep.

£14bn
Combined annual revenue generated

2,000+
New jobs from the Grafton Centre redevelopment alone

SILICON FEN

GlaxoSmithKline

GlaxoSmithKline (GSK) has announced that it will move its flagship R&D operations from Stevenage to a new 300,000 sq ft centre on the Cambridge Biomedical Campus, bringing more than 1,000 scientists to the city. The move is part of a £400m investment GSK has committed to making in Cambridge between 2026 and 2029.

- Three interconnected buildings on Discovery Drive
- Developed by Prologis UK
- Phased move completing by 2029
- Oncology, respiratory, hepatology, vaccines and HIV
- Laboratories linking research to clinical practice

WHAT IT MEANS FOR DUKES COURT

The campus sits roughly three miles from Dukes Court. Adding GSK to Cambridge's existing cluster of life sciences employers is expected to deepen demand for high-quality rental homes from scientists and professionals, in a market that is already chronically undersupplied.

300,000 sq ft
New GSK R&D centre on the Cambridge Biomedical Campus

1,000+
Scientists moving to Cambridge

£400m
GSK investment in Cambridge, 2026 to 2029

2029
Phased move to Cambridge complete

Source: GSK press release, 28 July 2026

Chronic undersupply meets exceptional demand

WHAT IS DRIVING RENTAL DEMAND

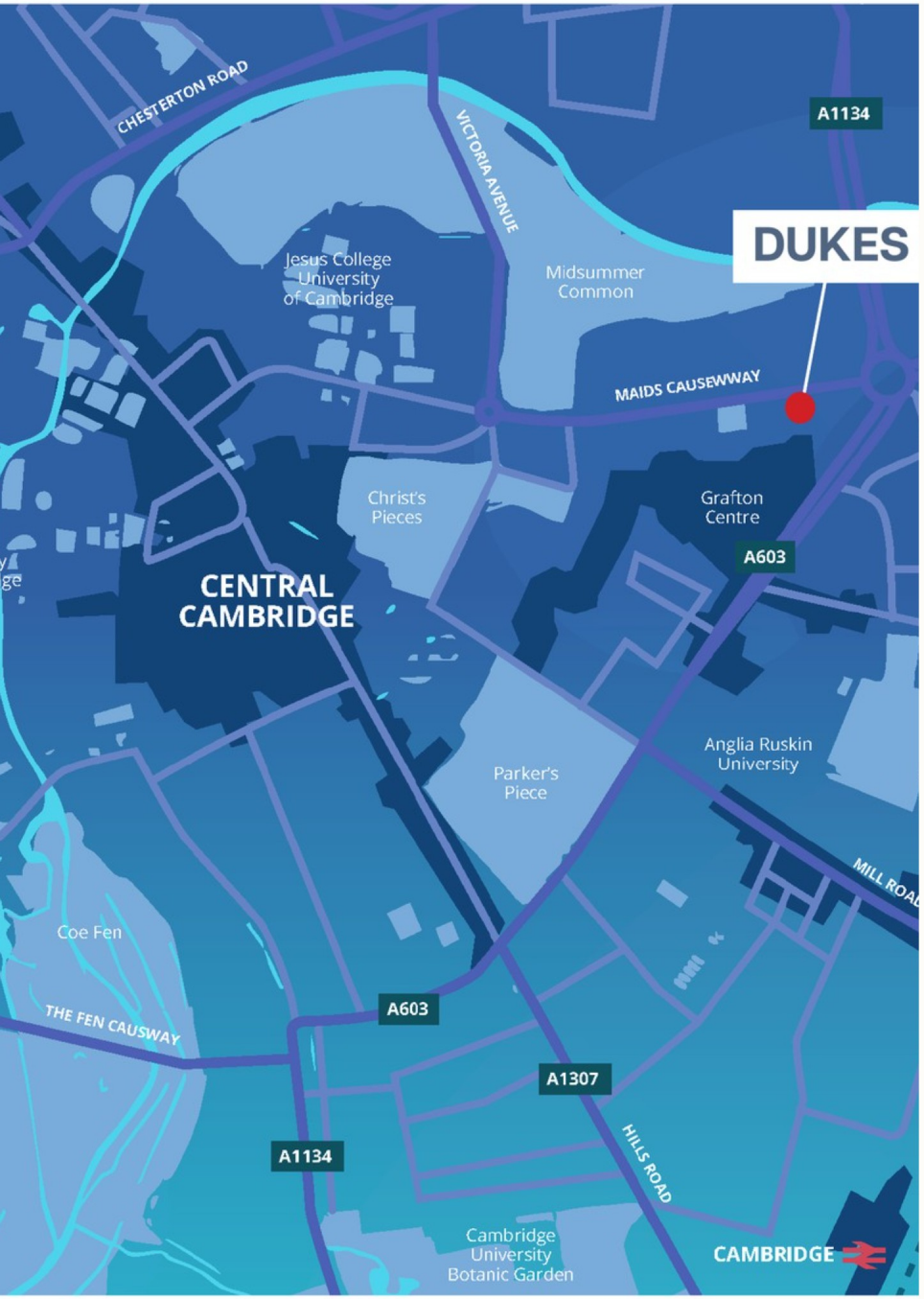
- **Home ownership affordability** — affordability pressures and economic uncertainty are expected to push more residents into the rental market through 2026/2027.
- **Expansion of Cambridge's knowledge economy** — the Cambridge Cluster now includes 26,000 companies generating £47bn in turnover, with more than 5,300 knowledge-intensive firms employing around 68,000 people.
- **Student demand** — with several Cambridge Colleges within walking distance and an open residential planning consent, the scheme is well placed to attract student overspill for those who cannot secure College accommodation or choose not to live on campus.
- **Grafton Centre regeneration** — new lab and office space, over 2,000 new jobs and a revitalised public realm immediately behind the development.

LOCAL EMPLOYMENT CATCHMENT

Dukes Court sits within minutes of:

- Cambridge Science Park
- University of Cambridge departments
- Cambridge Colleges
- The Grafton Centre redevelopment
- Major life-science and technology employers
- CB1 at Cambridge Central railway station

This ensures a deep and resilient tenant pool of professionals, researchers, academics and graduates — with no other new development as central, and with parking, currently coming to the Cambridge market.



SEAMLESS CONNECTIONS

A strategic position on the north-eastern gateway to the city

Dukes Court benefits from excellent sustainable and public transport connections, with immediate access to frequent local buses, dedicated Park & Ride services and cycling routes linking directly into central Cambridge station. The Chisholm Trail — a mostly traffic-free active travel route — connects Cambridge North and Cambridge Central stations just a short distance away.

BY CYCLE	DIST.
University / City Centre	1.2 mi
Cambridge Station	1.5 mi
Cambridge Science Park	2.2 mi
Addenbrooke's Hospital	3.0 mi

BY ROAD	DIST.
M11 (J9)	3 mi
A14	3.9 mi
A11	3 mi
London Stansted Airport	21 mi

BY RAIL	JOURNEY TIME
Ely	14 mins
London Stansted Airport	30 mins
London King's Cross	48 mins
London Liverpool Street	49 mins



SECTION TWO

The Development

35 one and two bedroom apartments on Newmarket Road — the north-eastern gateway into Cambridge's historic city centre.

NEWMARKET ROAD, CAMBRIDGE

A landmark building on the gateway into the city

Dukes Court occupies a prominent position on Newmarket Road, forming the north-eastern gateway into Cambridge's historic city centre. The development comprises 35 thoughtfully designed one and two bedroom apartments, arranged across ground, first and second floors above a secure basement car park.

Every apartment is finished to a premium specification and offered with the benefit of a car parking space at a one-to-one ratio — a rare and valuable provision so close to the heart of Cambridge. The development is being sold with the benefit of vacant possession, freehold, and is under construction with anticipated completion in Spring 2027.





INTERIORS

Considered living, from the first day

Open-plan kitchen, living and dining spaces are designed for modern tenant expectations — light-filled, generously proportioned and finished with contemporary fittings that require no investment from day one.



SPECIFICATION SUMMARY

Premium fittings, throughout

Residents benefit from a premium specification including:

- Secure gated basement parking
- Audio/visual entry systems (excluding apartments with direct street access)
- CCTV to common areas
- Bosch oven, hob & microwave
- Indesit integrated fridge/freezer, washer/dryer & dishwasher
- Quartz worktops
- PV Pannels
- Contemporary bathrooms
- Wood-effect vinyl flooring
- Gas combi boilers for heating and hot water
- Full fibre BT broadband
- Lift access from basement to ground floor
- New double glazed windows and doors
- 10-year ICW warranty & target EPC rating minimum B
- EV charging available

SECTION THREE

Floor Plans

35 apartments across ground, first and second floors, above secure basement parking.

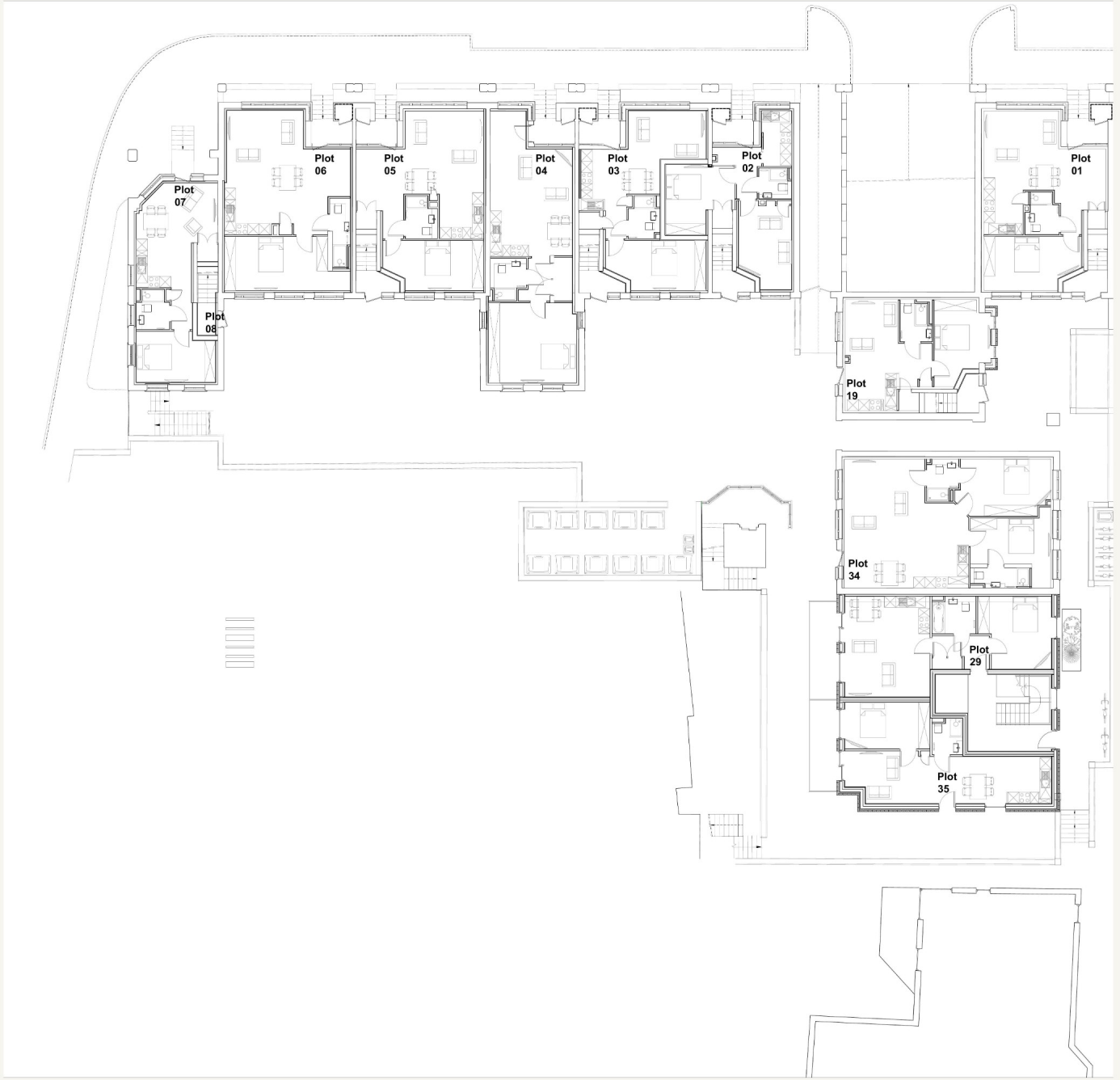


FLOOR PLANS

Ground Floor

11 apartments

FLAT	BEDS	SQ FT	ANTICIPATED £
1	1	547	£340,000
2	1	398	£305,000
3	1	450	£330,000
4	1	651	£370,000
5	1	568	£340,000
6	1	640	£370,000
7	1	405	£305,000
19	1	400	£305,000
29	1	562	£330,000
34	2	829	£510,000
35	1	469	£335,000



First Floor

12 apartments

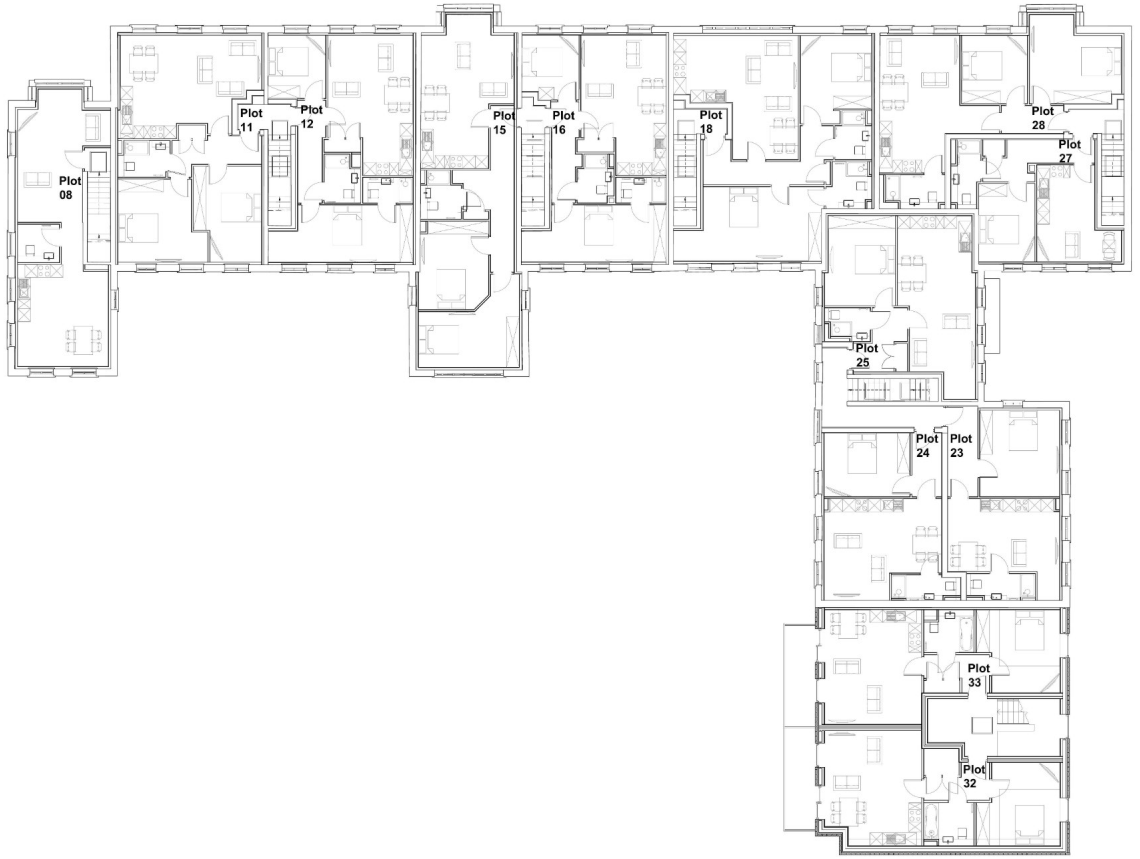
FLAT	BEDS	SQ FT	ANTICIPATED £
8	2	1,184	£570,000
9	2	677	£470,000
10	2	659	£470,000
13	2	678	£470,000
14	2	656	£470,000
17	2	797	£515,000
20	1	477	£335,000
21	1	481	£310,000
22	1	525	£335,000
26	2	1,005	£545,000
30	1	543	£340,000
31	1	540	£340,000



Second Floor

12 apartments

FLAT	BEDS	SQ FT	ANTICIPATED £
11	2	748	£500,000
12	2	693	£485,000
15	2	783	£500,000
16	2	690	£485,000
18	2	887	£530,000
23	1	501	£340,000
24	1	480	£315,000
25	1	552	£345,000
27	1	406	£310,000
28	2	665	£480,000
32	1	543	£345,000
33	1	545	£345,000



FLOOR PLANS

Basement Parking

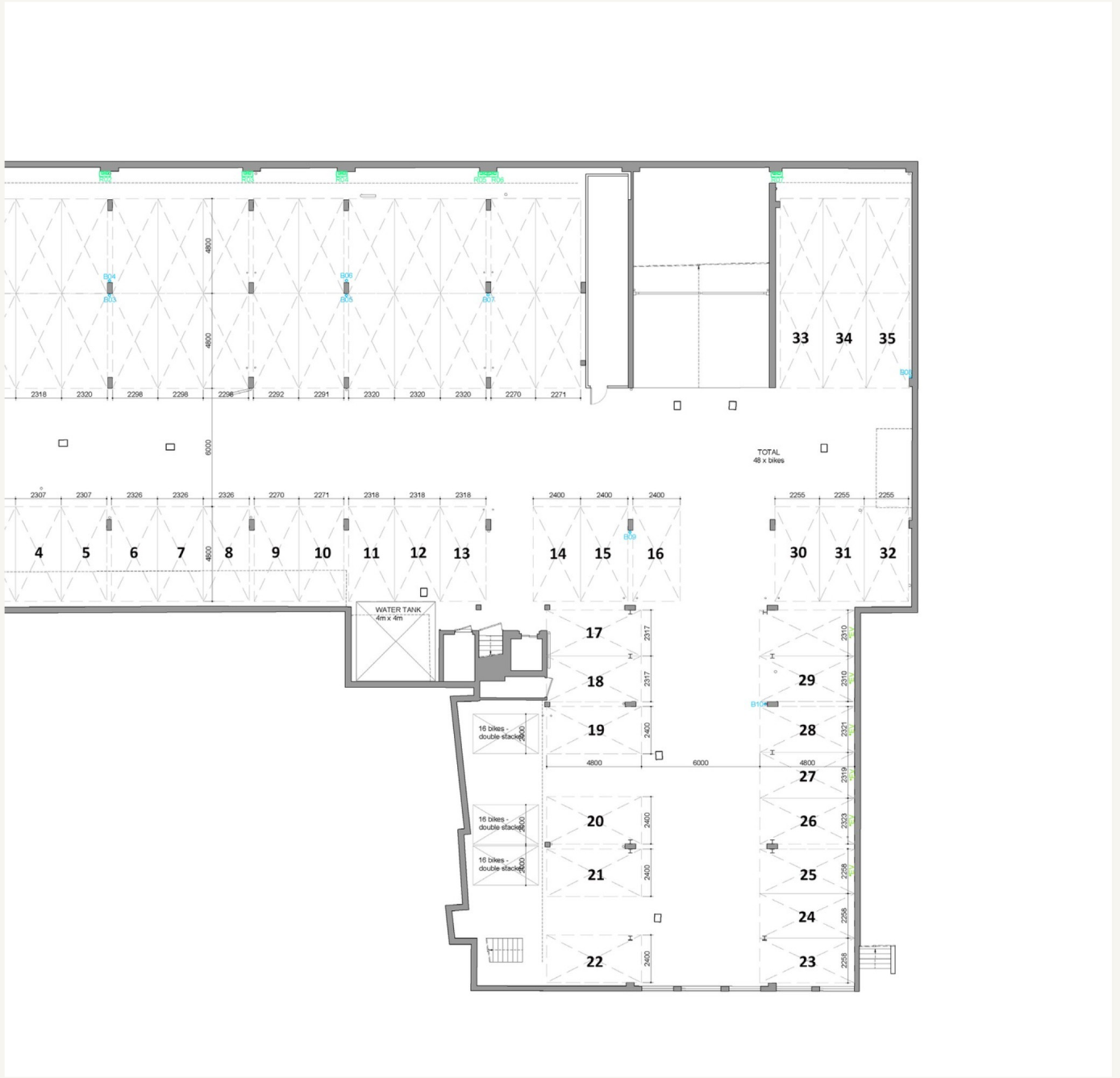
A secure, gated basement car park provides 29 spaces in total — one space for every apartment, plus 26 additional double-banked spaces available separately.

61

Total basement parking spaces

£1.029m

Additional value of 26 double car spaces, pre-let potential





SECTION FOUR

The Investment

Accommodation schedule, headline figures, and the case for Dukes Court.

All 35 apartments (1 of 3)

Flat	Floor	Beds	Sq ft	Anticipated £	£/sq ft	Rent pcm	Rent pa
1	G	1	547	£340,000	£622	£1,550	£18,600
2	G	1	398	£305,000	£766	£1,400	£16,800
3	G	1	450	£330,000	£733	£1,450	£17,400
4	G	1	651	£370,000	£568	£1,550	£18,600
5	G	1	568	£340,000	£598	£1,500	£18,000
6	G	1	640	£370,000	£578	£1,550	£18,600
7	G	1	405	£305,000	£754	£1,400	£16,800
8	1	2	1,184	£570,000	£481	£2,100	£25,200
9	1	2	677	£470,000	£694	£1,750	£21,000
10	1	2	659	£470,000	£713	£1,750	£21,000
11	2	2	748	£500,000	£668	£1,800	£21,600
12	2	2	693	£485,000	£700	£1,800	£21,600
13	1	2	678	£470,000	£693	£1,750	£21,000

All 35 apartments (2 of 3)

Flat	Floor	Beds	Sq ft	Anticipated £	£/sq ft	Rent pcm	Rent pa
14	1	2	656	£470,000	£717	£1,800	£21,600
15	2	2	783	£500,000	£639	£1,650	£19,800
16	2	2	690	£485,000	£703	£1,850	£22,200
17	1	2	797	£515,000	£647	£1,850	£22,200
18	2	2	887	£530,000	£598	£1,900	£22,800
19	G	1	400	£305,000	£762	£1,450	£17,400
20	1	1	477	£335,000	£703	£1,500	£18,000
21	1	1	481	£310,000	£644	£1,500	£18,000
22	1	1	525	£335,000	£638	£1,550	£18,600
23	2	1	501	£340,000	£679	£1,550	£18,600
24	2	1	480	£315,000	£656	£1,450	£17,400
25	2	1	552	£345,000	£625	£1,550	£18,600
26	1	2	1,005	£545,000	£542	£2,100	£25,200

ACCOMMODATION SCHEDULE & FINANCIALS

All 35 apartments (3 of 3)

Flat	Floor	Beds	Sq ft	Anticipated £	£/sq ft	Rent pcm	Rent pa
27	2	1	406	£310,000	£764	£1,450	£17,400
28	2	2	665	£480,000	£722	£1,800	£21,600
29	G	1	562	£330,000	£587	£1,500	£18,000
30	1	1	543	£340,000	£627	£1,575	£18,900
31	1	1	540	£340,000	£629	£1,575	£18,900
32	2	1	543	£345,000	£636	£1,575	£18,900
33	2	1	545	£345,000	£633	£1,575	£18,900
34	G	2	829	£510,000	£615	£1,850	£22,200
35	G	1	469	£335,000	£714	£1,575	£18,900
Total / Average			21,634	£13,990,000	£647	£57,525	£690,300
						Average gross yield	5.04%

Figures are anticipated pricing and rents and do not form part of any contract; they are subject to change. Additional 26 double car parking spaces available separately, valued at £1,029,000 (pre-let potential), bringing the total package to £15,019,000.

HEADLINE FIGURES

The Investment Case

£13.99m
Gross development value, including car parking at 1:1

£1.029m
Addtional value of 26 double car parking saces (pre let potential)

£15.019m
Total Package Value including Parking

£690,300
Total anticipated rent per annum, including car spaces

£647
Average price per square foot across the schedule

5.04%
Average anticipated Gross Yield

Offers are invited for the whole development or for part, and the scheme can be split by staircase to suit investors seeking a smaller lot size.
Figures are anticipated pricing and rents based on the current specification and do not form part of any contract.

IN SUMMARY

Ten reasons to invest in Dukes Court

Dukes Court combines the fundamentals investors look for in a residential portfolio — scale, location and yield — with the structural tailwinds of one of the world's most resilient city economies.

THE OPPORTUNITY

- Prime central Cambridge — 35 apartments
- Car parking provided at one-to-one
- Sold freehold, with vacant possession on completion
- No comparable new development as central, with parking, currently on the market
- Offers invited for the whole scheme or part, splittable by staircase

THE FUNDAMENTALS

- Total anticipated rent of £690,300 per annum inc. car spaces
- Average gross yield of 5.04%
- Strong, structural rental demand and growth
- Strong rental growth +6%
- Premium specification with a 10-year ICW warranty
- Under construction, with anticipated completion Spring 2027
- Exchange with delayed completion payment

5.04%
Average gross yield

1:1
Parking ratio

2027
Anticipated completion



Dukes Court

Newmarket Road, Cambridge, CB5 8DZ

BIDWELLS

Rebecca Wilson & Alex Bloxham

bidwells.co.uk

CARTER JONAS

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