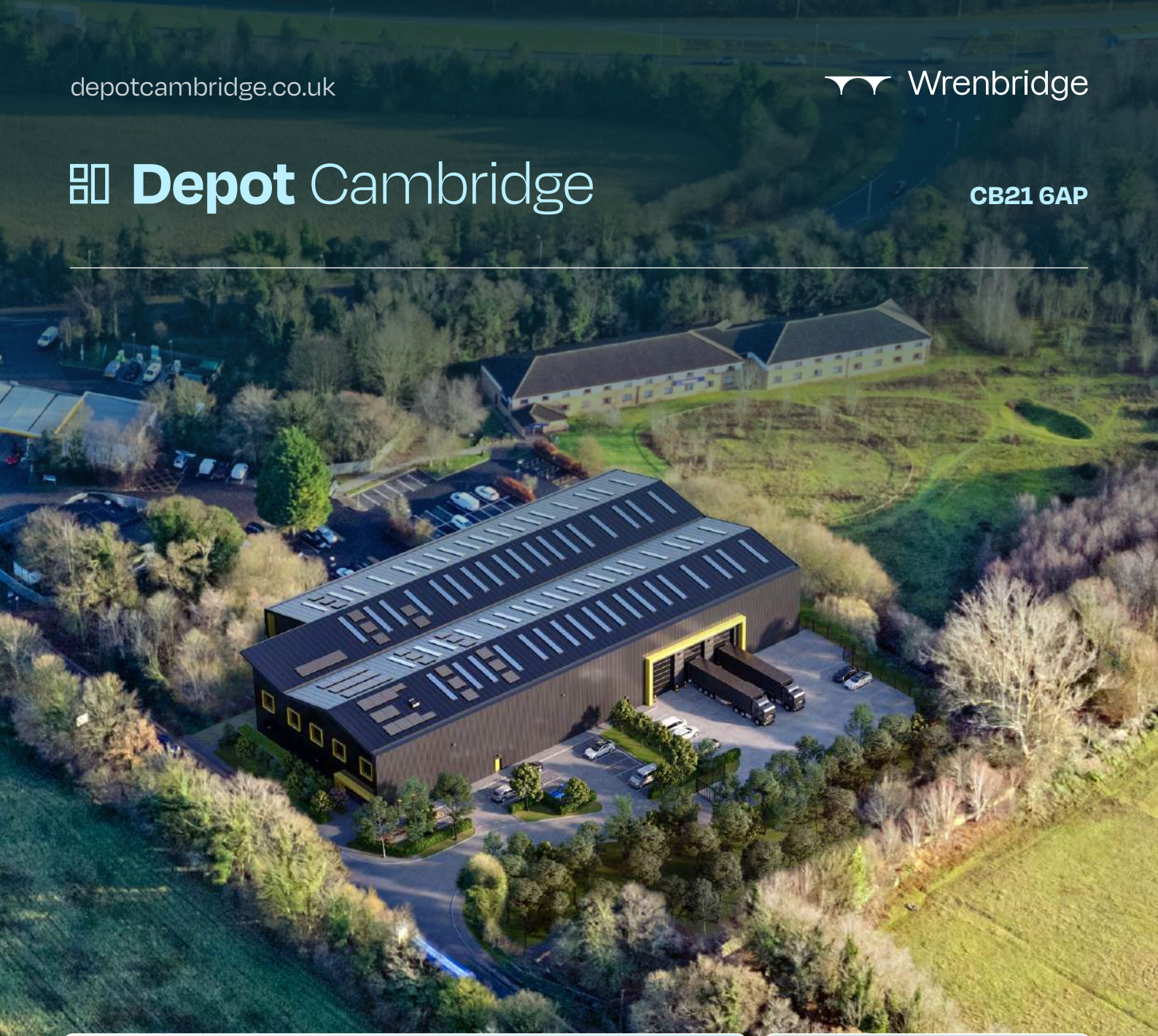
depotcambridge.co.uk

Wrenbridge

Depot Cambridge

CB21 6AP



Welcome to Depot, Cambridge.

A landmark 39,579 Sq Ft warehouse and logistics building. BREEAM Excellent specification and future-ready infrastructure in a strategic Cambridge location.

Powering Property, Places and People.

4MVA

Power Available

OXFORD - CAMBRIDGE ARC

Positioned in the Oxford - Cambridge innovation arc.

03 Mins

From the M11

Just 1.5 miles from the M11 via the A11 to M11 Junction 9.

A strategic gateway to the Cambridge Cluster and beyond via the M11

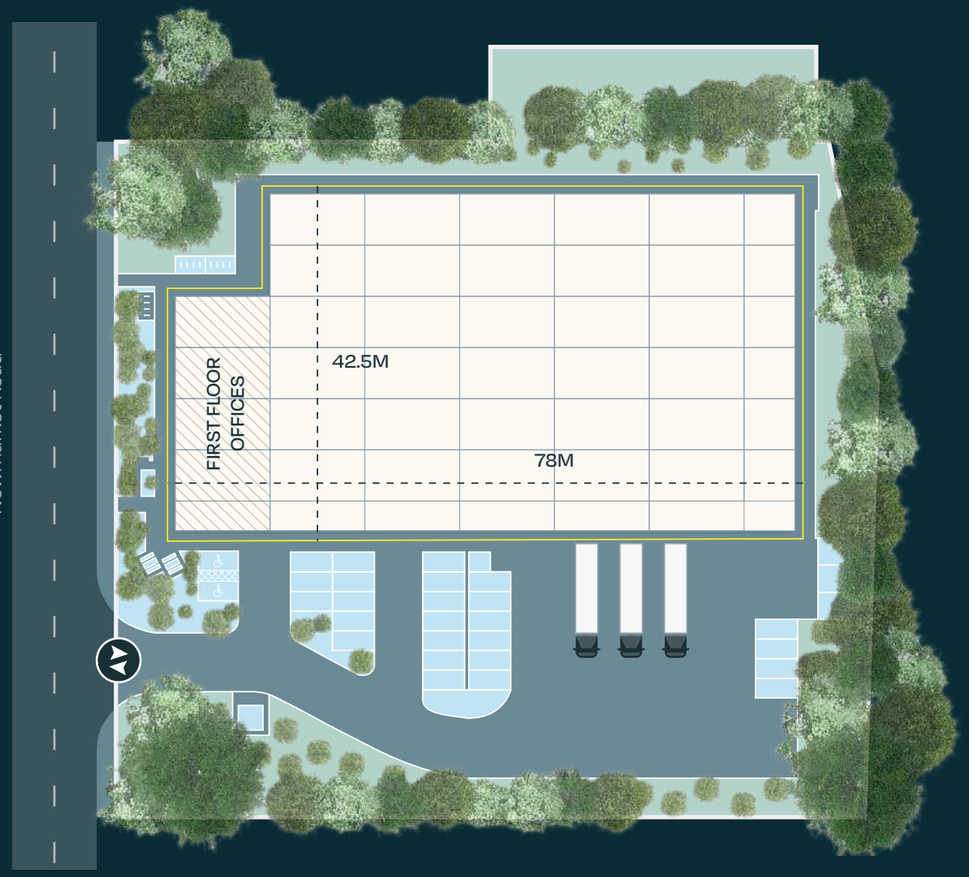
Introduction

Delivering 39,579 Sq Ft (3,677 Sq M) of high specification commercial space, this scheme provides a clean, contemporary facility designed to meet the demands of modern occupiers. Targeting a BREEAM ‘Excellent’ rating, the building combines flexible Class E(g), B2, and B8 accommodation with market-leading sustainability credentials to ensure long-term operational efficiency.

Strategically positioned at the Fourwentways interchange, this development offers exceptional connectivity via the A11 and A1307. With direct links to the M11 motorway network and located just 15 minutes from Cambridge city centre, the site is perfectly placed to support the region’s thriving science, technology, and innovation campuses.



High-specification & future-proofed design



	Sq Ft	Sq M
Ground Floor	35,252	3,275
First Floor Offices	4,327	402
Total GEA	39,579	3,677



This development sets a new benchmark for industrial accommodation in the region, combining striking contemporary architecture with a highly functional, institutional-grade specification. Every element has been engineered to maximise operational efficiency and adaptability.

- 3 level access loading doors, finished in black
- 10m clear internal haunch rising to a 14.5m ridge
- 27 allocated car parking spaces
- Doors rated to LPS 1175 SR2 security standard
- Service yard for 16.5m articulated vehicles
- High-specification first-floor offices
- Self contained site secured by 2.4m high fencing
- Secure cycle shelters with green roofs

Developed for a positive and sustainable future

Sustainability is central to the design philosophy, ensuring the development not only minimises its environmental footprint but also delivers long-term operational efficiency. Adopting a holistic approach to environmental protection, the scheme targets a BREEAM ‘Excellent’ rating.

- Targeting a BREEAM ‘Excellent’ rating
- Extensive photovoltaic (PV) panels
- 20% active EV charging points (Potential for 80%)
- Roof lights covering approximately 15% of the warehouse
- High-efficiency LED lighting systems
- Permeable paving and rain gardens (bioretention basins)
- Enhancement of existing dense tree belts
- Secure cycle shelters with bio diverse green roofs



Green roof cycle shelter



Water bioretention basins



EV charging points

*Indicative imagery

The UK research and logistics corridor

At the base of the globally significant Oxford-Cambridge innovation arc.

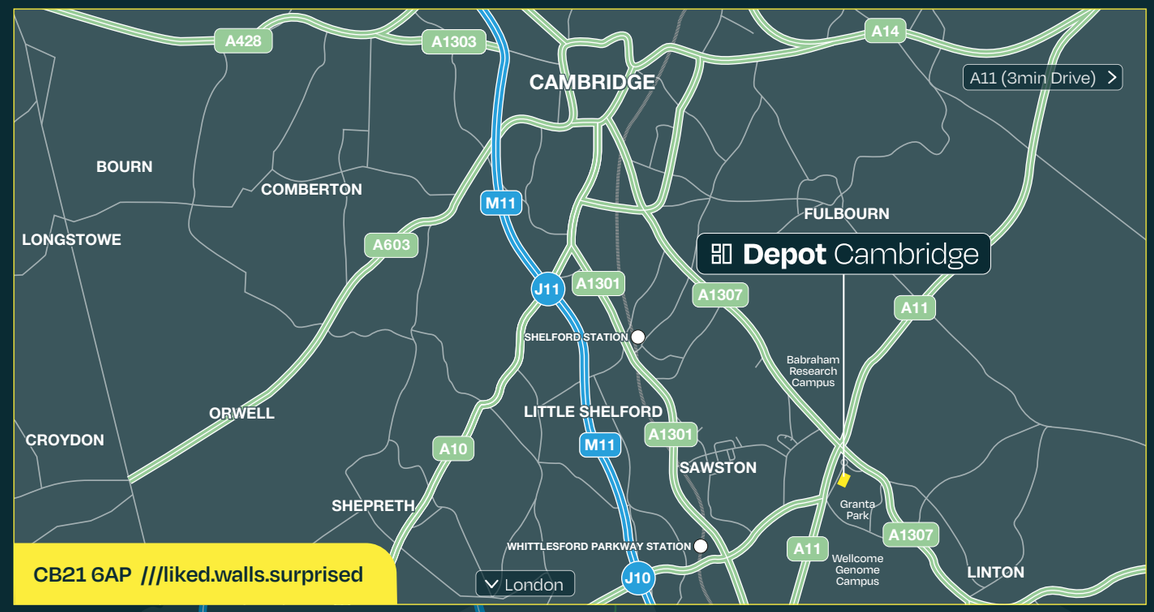
Strategically positioned at the Fourwentways interchange, this development serves as a primary gateway to the region, offering immediate access to the A11 and A505. This prime location ensures rapid connections to the national motorway network via the M11 and places Cambridge city centre just a 15-minute drive away.

Situated within an established employment corridor, the site is perfectly located to support the Cambridge Cluster. It sits within one mile of Granta Park and offers direct links to the Babraham Research Campus via a dedicated A11 over-bridge, facilitating seamless logistics and collaboration with the region's leading science and technology hubs.

By Road	Miles	Minutes
A11	1.5	3
A14	9	10
M11 (J9)	5	10
A505	Immediate access via Newmarket Road	

By Air	Miles	Minutes
London Stansted Airport	22	26
London Gatwick	86	1 hr 35
East Midlands Airport	105	1 hr 45

By Port	Miles	Minutes
Port of Felixstowe	60	1 hr 13
London Gateway	57	1 hr 9





World-class talent in the Cambridge Cluster



Located at the heart of the Cambridge Cluster, the site benefits from a region renowned for world-class innovation and economic resilience. With a rapidly growing population and a highly skilled workforce, South Cambridgeshire provides the ideal environment for businesses to thrive.

World-Leading Innovation Cluster

Located in the renowned "Cambridge Cluster," a powerhouse of over 25,000 companies generating a combined turnover of £53 billion.

£53bn

Cambridge cluster turnover

Exceptional Talent Pool

A highly skilled local workforce, with 47.8% of residents holding degree-level qualifications, significantly above the national average.

University-Driven Growth

The University of Cambridge contributes nearly £30 billion annually to the UK economy and supports over 86,000 jobs.

86,000

University of Cambridge jobs

Thriving Life Science Sector

Situated in a region of rapid growth, with Life Sciences and Healthcare employment increasing by 67.6% between 2017 and 2024.

High Employment & Activity

A robust local economy featuring an 81.7% employment rate and a target to deliver 22,000 additional jobs by 2031.

81.7%

Employment rate

Strategic Expansion

South Cambridgeshire's population is projected to grow by roughly 37% by 2041, the highest rate in the county.

Local Occupiers

illumina · ZEISS · Nikon · Pfizer · AstraZeneca · bit.bio · mission therapeutics · Takeda · The Welding Institute

Source: ONS / Nomis, CPCA, Cambridge Ahead, University of Cambridge



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A development by

Wrenbridge

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