



Dukes Court, Newmarket Road, Cambridge, CB5 8DZ

Potential residential investment opportunity in a prime central Cambridge location

35 one and two bedroom apartments with basement parking

Anticipated completion Spring 2027

Carter
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BIDWELLS

Summary

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, supported by extensive amenities.

The development offers:

- **Prime central Cambridge 35 apartments**
- **Car parking at one to one**
- **Freehold: £13.99m gross value (excluding 26 double car spaces)**
- **Total anticipated rent for 2026: £690,300 pax inc car space**
- **Average gross yield: 5.04%**
- **Strong rental demand and growth**
- **Premium specification**
- **Under construction with anticipated completion Spring 2027**
- **Offers invited for whole or part**

Market Drivers and Tenant Demand

Cambridge continues to experience exceptional rental demand, driven by:

1. Home ownership affordability - Affordability pressures and economic uncertainty are expected to push more residents into the rental market through 2026/2027.
2. Expansion of Cambridge's knowledge economy - The Cambridge Cluster now includes 26,000 companies generating £47bn turnover, with major contributions from life sciences, healthcare, IT, and advanced manufacturing. More than 5,300 knowledge-intensive firms employing around 68,000 people.
3. Student Demand - With several Cambridge Colleges within walking distance and with an open residential planning consent this scheme would attract student overspill for those who can't secure College accommodation or do not wish to live on campus.

4. Major regeneration at the Grafton Centre - located directly behind Dukes Court the Grafton Centre is undergoing transformation into a mixed retail and science/technology hub, delivering:

- New lab and office space
- Over 2,000 new jobs
- Revitalised retail and leisure environment
- New public square (Fitzroy Square)

This regeneration will significantly strengthen rental demand for residential accommodation from professionals and researchers.

Supply

There is no other new or proposed development as central and with car parking coming to the market.

This is a rare opportunity to secure a turnkey investment in a market characterised by chronic undersupply and exceptional employment growth.

Why invest in Cambridge?

Cambridge is Europe's largest technology cluster and one of the UK's most resilient rental markets. Key indicators include:

- 6.4% annual growth in knowledge-intensive jobs over the past six years
- 627 life sciences companies
- 308.7 patent applications per 100,000 people-the highest in the UK
- Over 800 high-tech manufacturing companies

Location Advantage

Dukes Court in the heart of Cambridge occupies a strategic position on Newmarket Road, forming the north-eastern gateway to Cambridge city centre.

- 10-minute walk to the historic core, River Cam, Midsummer Common, and Jesus Green
- Immediate access to A14 and M11
- 15-minute walk to Cambridge Central railway station
- On a Park & Ride bus route (every 10-15 minutes)
- Adjacent to the Chisholm Trail, a major traffic-free cycle route linking key employment hubs

Distances by cycle

- City centre - 1.2 miles
- Cambridge Station - 1.5 miles
- Science Park - 2.2 miles
- Biomedical Campus - 3 miles

Local employment catchment

The development sits within minutes of:

- Cambridge Science Park
- University of Cambridge departments
- Cambridge Colleges
- The Grafton Centre redevelopment
- Major life-science and tech employers
- CB1 at Cambridge central rail station

This ensures a deep and resilient tenant pool of professionals, researchers, academics and graduates.

Accommodation Schedule & Financials

The scheme comprises 35 apartments ranging from 403 sq ft to 1,184 sq ft with anticipated pricing and rents details in the schedule. Total car spaces 61, 26 of which the client is looking to retain if possible.

Headline figures

- GDV: £13,990,000 inc 1:1 parking
- Average £/sq ft: £641
- Total anticipated rent (pa): £690,300
- Average gross yield: 5.04%
- Additional parking value: £1,029,000 (pre-let potential)
- Offers invited for whole or part, as can be split by staircase

Accommodation Schedule & Financials

Flat No	Floor	Beds	Shower	Sq m	Sq ft	Anticipated £	£/sq ft	Anticipated Rent £pcm	Anticipated Rent £pa
1	0	1	1	50.8	547	£340,000	£622	£1,550	£18,600
2	0	1	1	37.0	398	£305,000	£766	£1,400	£16,800
3	0	1	1	41.8	450	£330,000	£733	£1,450	£17,400
4	0	1	1	60.5	651	£370,000	£568	£1,550	£18,600
5	0	1	1	52.8	568	£340,000	£598	£1,500	£18,000
6	0	1	1	59.5	640	£370,000	£578	£1,550	£18,600
7	0	1	1	37.6	405	£305,000	£754	£1,400	£16,800
8	1	2	2	110.0	1,184	£570,000	£481	£2,100	£25,200
9	1	2	1	62.9	677	£470,000	£694	£1,750	£21,000
10	1	2	1	61.2	659	£470,000	£713	£1,750	£21,000
11	2	2	1	69.5	748	£500,000	£668	£1,800	£21,600
12	2	2	2	64.4	693	£485,000	£700	£1,800	£21,600
13	1	2	1	63.0	678	£470,000	£693	£1,750	£21,000
14	1	2	1	60.9	656	£470,000	£717	£1,800	£21,600
15	2	2	1	72.7	783	£500,000	£639	£1,650	£19,800
16	2	2	2	64.1	690	£485,000	£703	£1,850	£22,200
17	1	2	2	74.0	797	£515,000	£647	£1,850	£22,200
18	2	2	2	82.4	887	£530,000	£598	£1,900	£22,800
19	0	1	1	37.2	400	£305,000	£762	£1,450	£17,400
20	1	1	1	44.3	477	£335,000	£703	£1,500	£18,000
21	1	1	1	44.7	481	£310,000	£644	£1,500	£18,000

Accommodation Schedule continued

Flat No	Floor	Beds	Shower	Sq m	Sq ft	Anticipated £	£/sq ft	Anticipated Rent £pcm	Anticipated Rent £pa
22	1	1	1	48.8	525	£335,000	£638	£1,550	£18,600
23	2	1	1	46.5	501	£340,000	£679	£1,550	£18,600
24	2	1	1	44.6	480	£315,000	£656	£1,450	£17,400
25	2	1	1	51.3	552	£345,000	£625	£1,550	£18,600
26	1	2	2	93.4	1,005	£545,000	£542	£2,100	£25,200
27	2	1	1	37.7	406	£310,000	£764	£1,450	£17,400
28	2	2	1	61.8	665	£480,000	£722	£1,800	£21,600
29	0	1	1	52.2	562	£330,000	£587	£1,500	£18,000
30	1	1	1	50.4	543	£340,000	£627	£1,575	£18,900
31	1	1	1	50.2	540	£340,000	£629	£1,575	£18,900
32	2	1	1	50.4	543	£345,000	£636	£1,575	£18,900
33	2	1	1	50.6	545	£345,000	£633	£1,575	£18,900
34	0	2	3	77.0	829	£510,000	£615	£1,850	£22,200
35	0	1	1	43.6	469	£335,000	£714	£1,575	£18,900
Totals				2,010	21,633	£13,990,000	£647	£57,525	£690,300
							Average gross yield		5.04%
Additional 26 car parking spaces						£1,029,000			
Total Package						£15,019,000			

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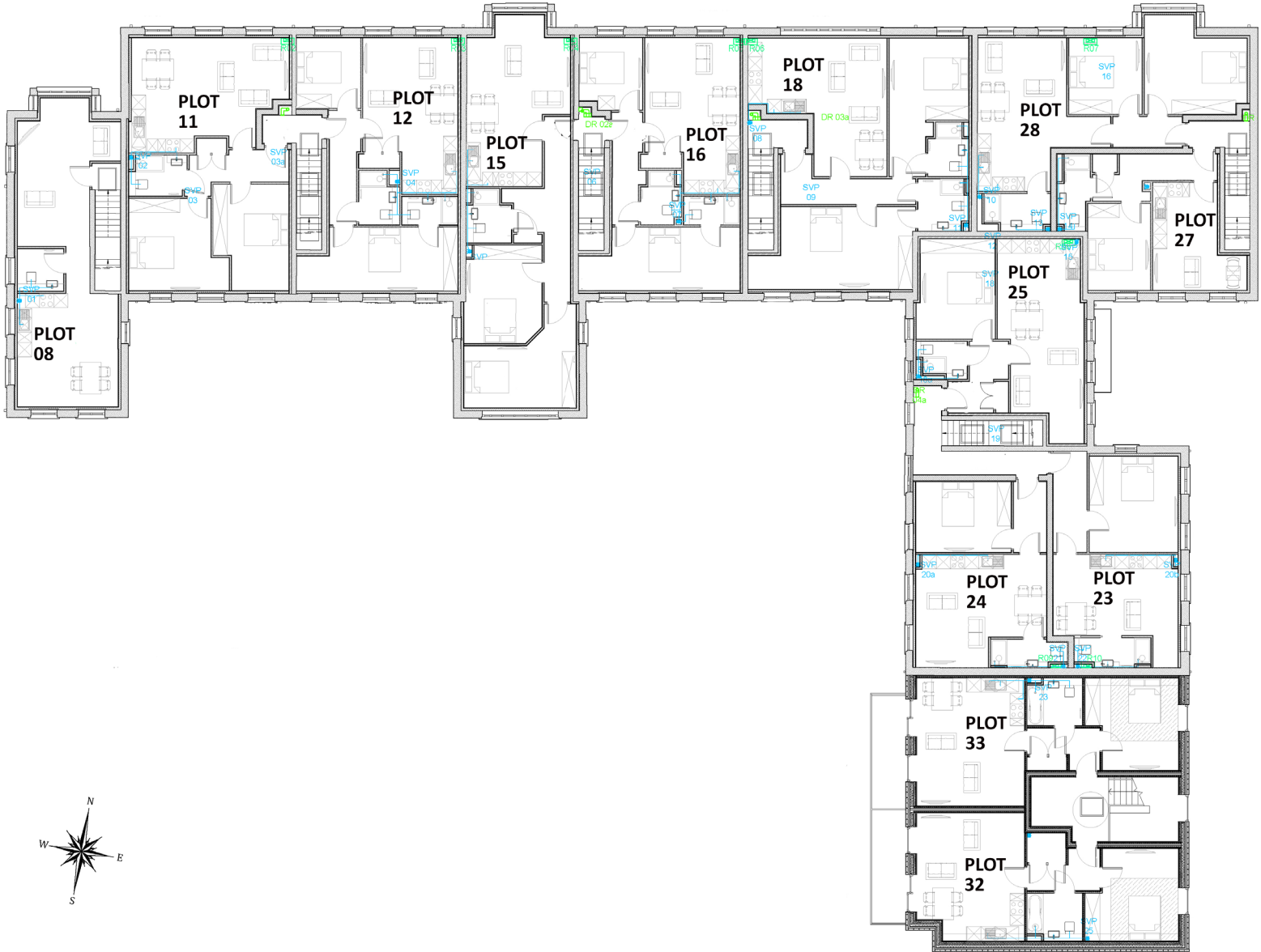
Floorplans (Ground Floor)



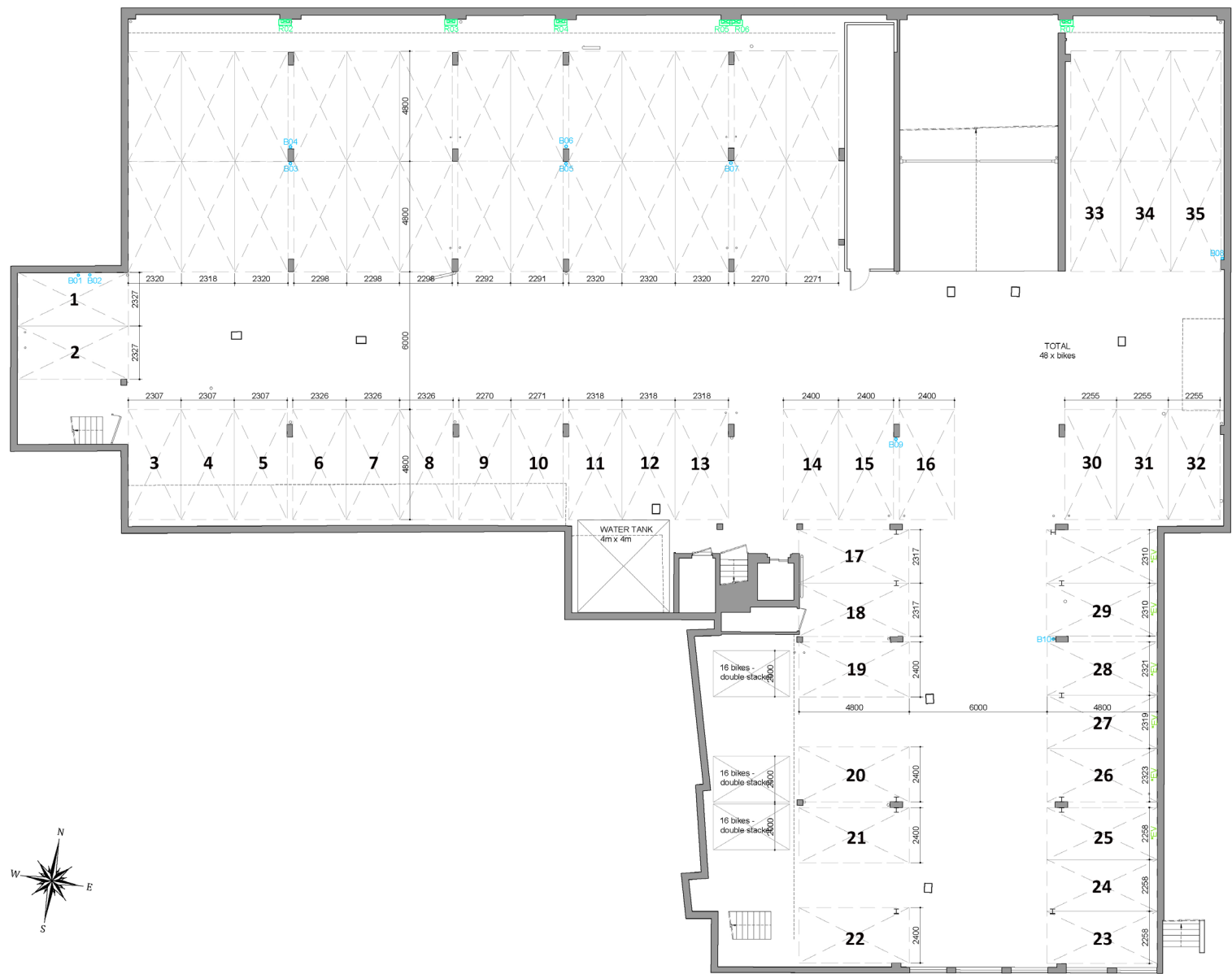
Floorplans (First Floor)



Floorplans (Second Floor)



Floorplans (Basement Parking)

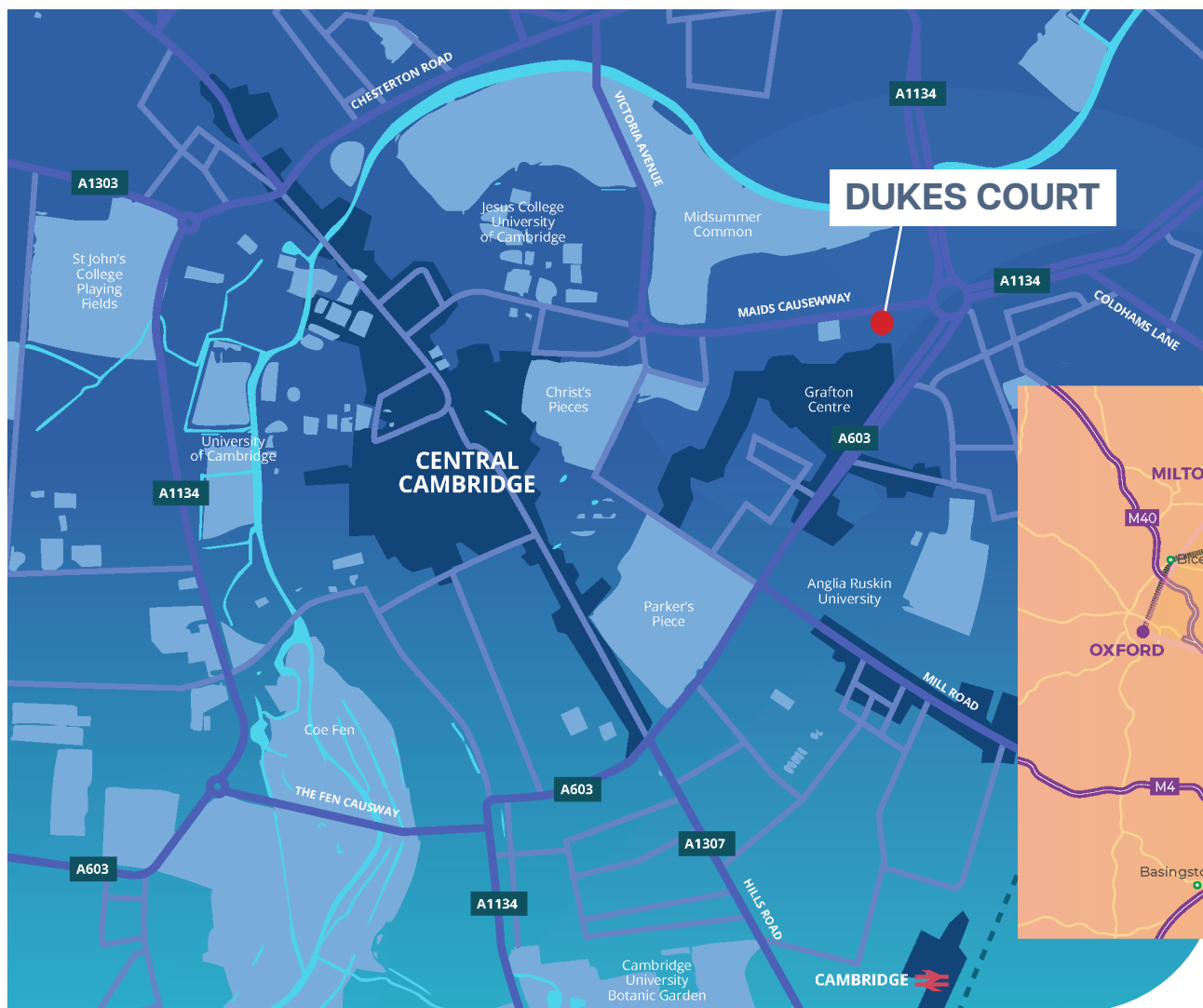


Specification Summary

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
- 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
- 10-year ICW warranty
- Target EPC rating minimum B
- New double glazed windows and doors
- EV charging available





Connectivity

Dukes Court benefits from excellent sustainable and public transport connections. There is immediate access to frequent local buses, dedicated Park and Ride services and cycling routes which link directly into central Cambridge station. The Chisholm Trail is just a short distance from Dukes Court, this major active travel route provides a mostly traffic-free path connecting Cambridge North and Cambridge central railway stations. Local Greenway networks provide safe, dedicated walking and cycling routes towards the city centre and surrounding villages.



BY CYCLE

University/City Centre	1.2 miles
Cambridge Station	1.5 miles
Cambridge North Station	2.5 miles
Cambridge Science Park	2.2 miles
Addenbrooke's Hospital/ Biomedical Campus	3 miles

BY RAIL

Ely	14 mins
Great Chesterford	14 mins
London Stansted Airport	30 mins
London King's Cross	48 mins
London Liverpool Street	49 mins

BY ROAD

M11 J9	3 miles
A14	3.9 miles
A11	3 miles
London Stansted Airport	21 miles

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