



# Beehive CENTRE

CAMBRIDGE CB1 3ET

## Pod Units Available 1,000 - 5,500 sq ft



TKmaxx  
ASDA

M&S  
FOODHALL

Oak  
furnitureland

pets  
at home

hobby  
craft  
PORCELANOSA

b&m

DW SPORTS  
FITNESS  
Dreams

COSTA  
carpetright.

next  
HOME

Tapi  
carpets

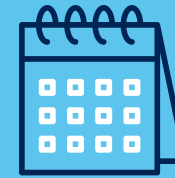
HOME SENSE  
wren  
KITCHENS & BEDROOMS



Located one mile east of city centre, within the prime retail warehouse catchment, off the A1303 Newmarket Road, fronting Coldhams Lane

### Drivetimes

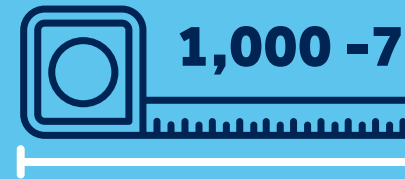
Bury St Edmunds	45 mins
Peterborough	59 mins
Ipswich	71 mins
Milton Keynes	76 mins
Norwich	85 mins
London	100 mins



Over **35,000** weekly vehicle visits

**885 spaces**

(Free parking)



**1,000 - 70,000 sq ft**

unit sizes

### Planning

Part Open A1 & Part restricted



new pod development  
**units of 1,000 – 5,500 sq ft**

Cambridge City Centre

A603

A1134

Newmarket Ave

TESCO  
Extra

Tapi  
carpets

hobby  
craft

Dreams

carpetright

pets  
at home

PORCELANOSA

Cambridge Retail Park

Occupiers include:  
Homebase, B&Q, Currys PC World,  
Dunelm, Halfords, Boots & Argos

DW  
SPORTS  
FITNESS

next  
HOME

GO  
Outdoor

Oak  
furnitureland

ASDA

W7en  
WORLD & BLOOM

Beehive  
CENTRE

B&Q

bm

SUBWAY  
COSTA

M&S  
FOODHALL

TK  
max  
HOME

# Cambridge Catchment

By the end of 2018, the total population within the Cambridge primary retail market was estimated at **368,000**

Cambridge attracts approximately **5.3 million tourists** a year

Ranked 14 of the PROMIS centres on the PMA Affluence Indicator in 2011, Cambridge Primary Retail Market Area is **one of the most affluent of the PROMIS catchments**

Car ownership in Cambridge is significantly above average with a **high proportion of 2 car households**







## Occupiers

Asda, M&S Foodhall, Next Home, Wren, TK Maxx, HomeSense, DW Sports & Fitness, HobbyCraft, Carpetright, B&M Homestore, Porcelanosa, Pets at Home, Go Outdoors, Oak Furnitureland, Dreams, Subway & Costa

## Location

Located one mile east of city centre, off the A1303 Newmarket Road, fronting Coldhams Lane.

## Availability

Pod units available subject to planning from 1,000 - 5,500 sq ft.

## Scheme Size

236,000 sq ft.

## Contacts

For more information contact:

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james@cspretail.com

## Planning

Open A1 & Restricted.

**Client**  
RPMI Railpen.



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