

CAXTON GIBBET, CAMBOURNE

A state of the art net-zero carbon commercial development

Caxton Gibbet to the north of Cambourne, will be a truly sustainable, net-zero carbon, commercial development that supports the continued economic growth of Cambridge.

Situated in close proximity to large existing settlements, connected by sustainable transport options, the site offers an excellent opportunity to provide jobs close to home.

A diverse range of employment opportunities, focussed on meeting the shortage of industrial and logistics space, will be readily available to Cambourne residents and those of the new West Cambourne and Bourn Airfield developments, as well as the proposed Cambourne North developments.

Residents will be able to access jobs at Caxton Gibbet without needing to travel further to other employment locations, fostering a strong, self-sufficient local economy.

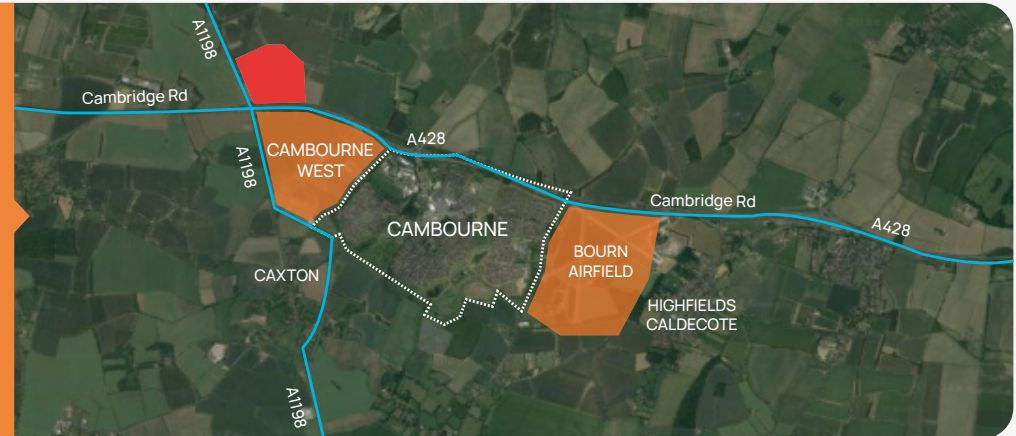
Caxton Gibbet isn't just about meeting the needs of today; it's about planning for the future.

Linking thousands of new residents to job opportunities

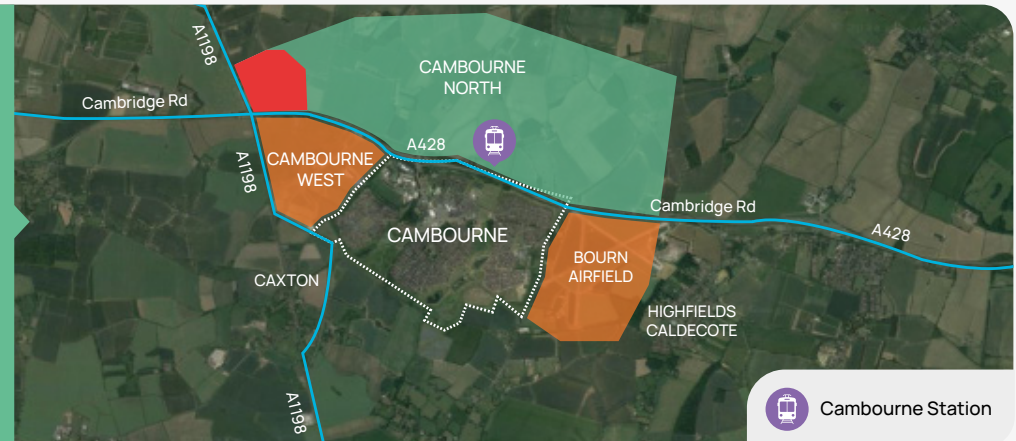
SITE CONTEXT



SITE WITH PERMITTED GROWTH



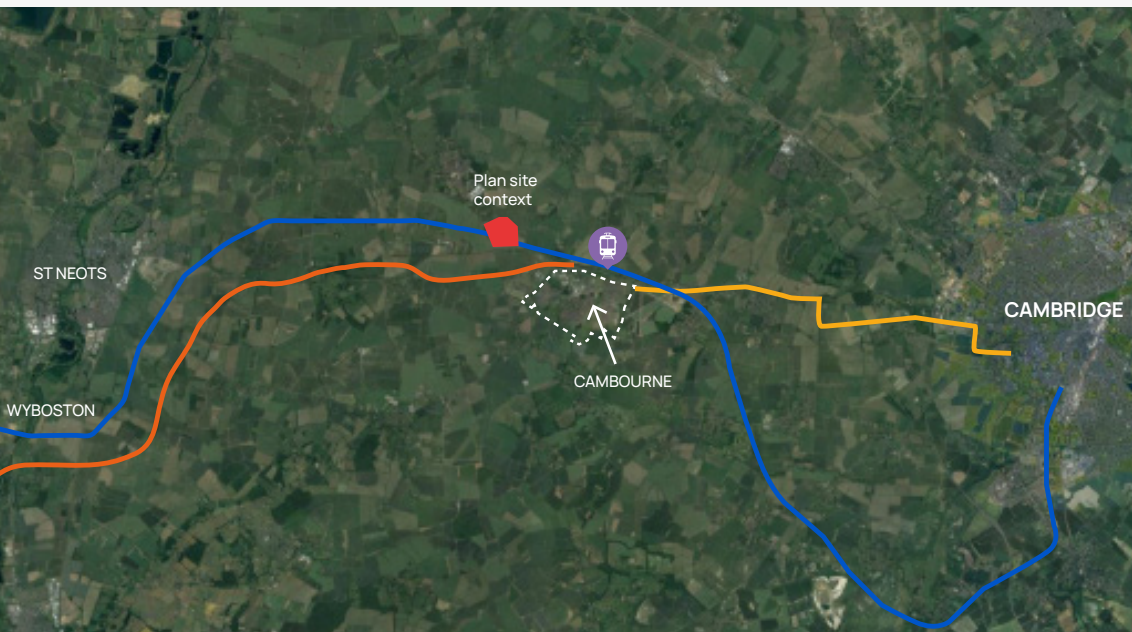
SITE WITH FUTURE GROWTH



Well-connected

As well as being well connected to immediate surrounding settlements, the site also benefits from wider connectivity. Situated along the proposed Cambourne to Cambridge (C2C) busway and strategically positioned at a pivotal junction of the A428, which is the subject of significant government investment, Caxton Gibbet enjoys a wealth of transportation opportunities. It is in close proximity to the proposed new station in Cambourne and along the route of the East West Rail, positioning it as an attractive hub for business.

Caxton Gibbet will support more sustainable commuting patterns, which are beneficial for the environment and enhance employees' quality of life.



— East West Rail route — A428 improvements — Cambourne to Cambridge (C2C) busway



Cambourne Station

Meeting the need for employment land

Recent studies from Savills highlight the pressing need for employment land in Greater Cambridge.

— Space availability in Greater Cambridge has been below the **8%** market equilibrium since 2011

— Demand could escalate to **8-10 million sq ft** over the next planning period if suppressed demand is taken into account, **compared to the Council's latest evidence base**, which suggests that the need is only 1.5 million sq ft

Positioned to help address this demand, Caxton Gibbet stands as a timely and strategic response to the region's industrial property shortage, poised to support economic growth and innovation in Greater Cambridge.



Endurance Estates is a dynamic, results led property company based in Cambridge that focuses on strategic land promotion.

