

# Economic and Employment Needs Assessment

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## Appendix C – Established Employment Area assessment portfolio

June 2025

# Introduction

This Appendix is in support of the Huntingdonshire Economic and Employment Needs Assessment. Specifically, the Appendix complements the supply assessment within Section 10 of the main report. The Appendix sets out key quantitative findings from the appraisal of the Established Employment Areas (EEAs) within the existing Local Plan to 2036.

See also Table 10.2 in the main report which outlines the definition and rationale for the assessment criteria.

## Assessment portfolio

The portfolio is structured according to the order that the EEAs are shown in the main report. This reflects the order per the Local Plan to 2036 (i.e. alphabetical by EEA location).

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The portfolio of information for each EEA also includes a land use map. This is derived from Volterra mapping utilising CoStar data<sup>1</sup> and Ordnance Survey building level data.<sup>2 3</sup> The buildings are shaded according to their primary building type. In some instances floorspace of a certain type is contained within a larger building of a primarily different use in which case the building is shaded according to the primary use. The floorspace quantum information and breakdown would nonetheless reflect the existence of the lesser use.



<sup>1</sup> CoStar, 2025.

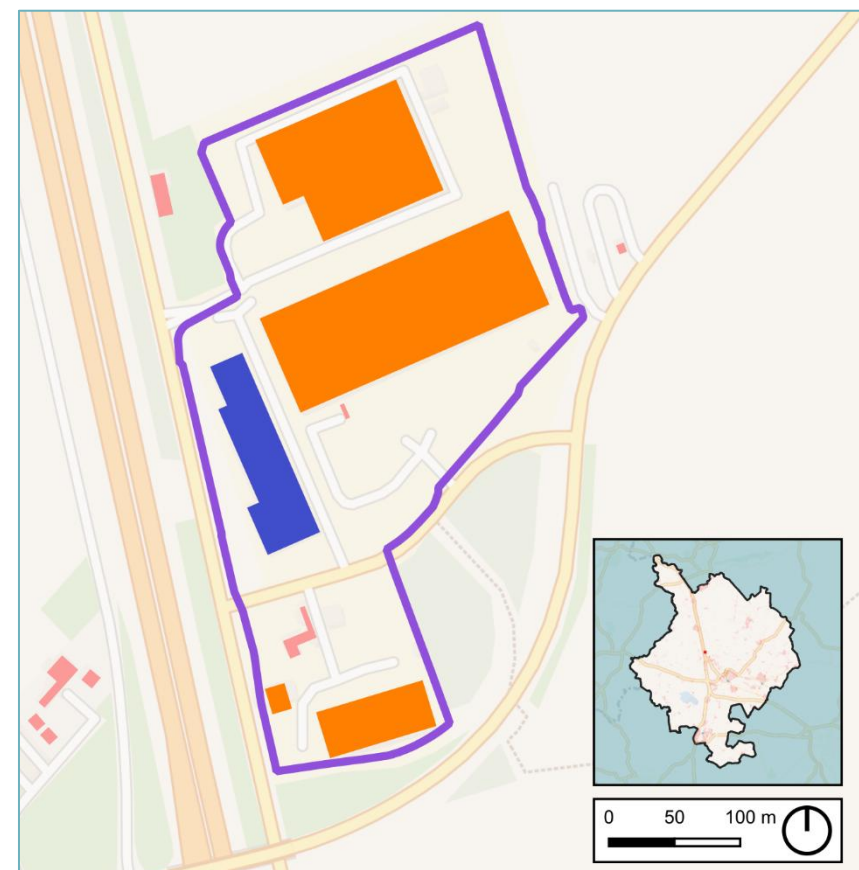
<sup>2</sup> The mapping of land uses was not verified in-person.

<sup>3</sup> The total floorspace shown may not capture all floorspace within the EEA where CoStar data is missing.

## Crossways Distribution Centre, Alconbury Hill (E1)

Indicator		Survey (04/03/2025)
Area (ha)		10.2
Cluster typology		Industrial estate; dedicated facility primarily for single occupier
Uses (floorspace)	Office	15%
	R&D	0%
	Light industrial	0%
	General industrial	1%
	Storage and distribution	84%
	Other	0%
Total floorspace (m <sup>2</sup> )		35,300
Miscellaneous uses		Advanced manufacturing
Recent loss to alternative uses		N/A
Vacancy rate		1.0%
Physical constraints and opportunities for expansion		66% surrounded; theoretical scope to expand extent of EEA to north

### Map of EEA



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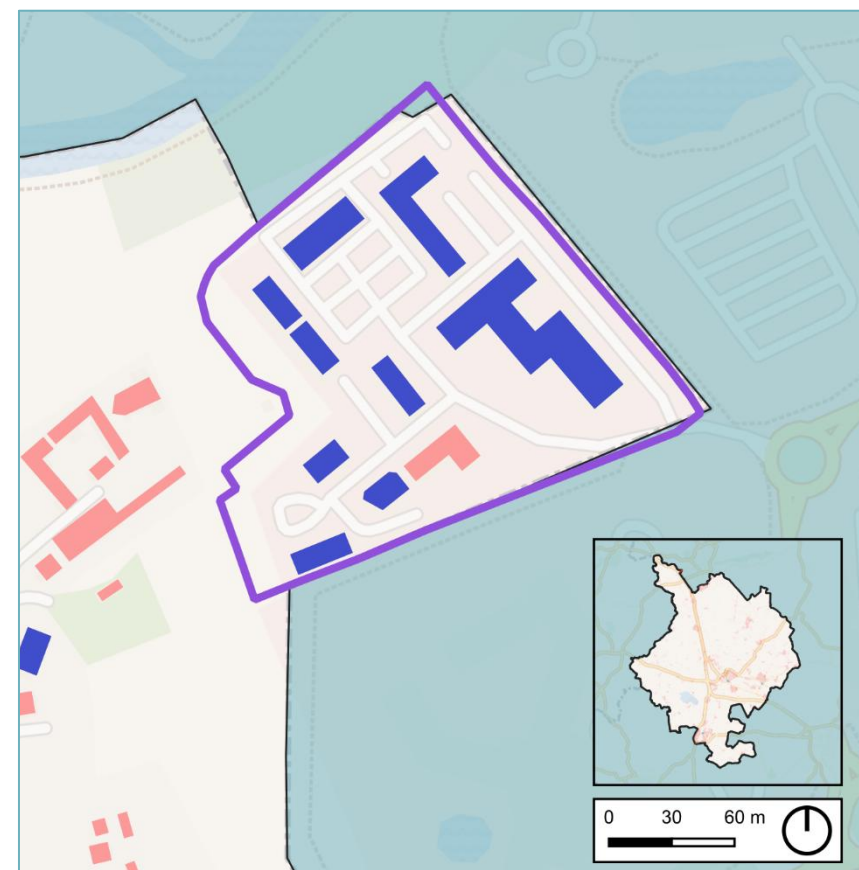
Indicator		Survey
Average age of buildings (years)		27
Average quality of buildings (CoStar rating out of 5)		3.0
Parking adequacy		Adequate
Loading facilities		Loading bays; off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		No negative effects observed

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	100m
Active travel	Cycle parking
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	<p>The age and/or quality of the buildings would suggest that redevelopment potential is low and/or not urgent.</p> <p>The site area is currently intensively used and does not appear to be an immediate candidate for intensification.</p>
High level viability challenges	Viability challenges unlikely
Presence of affordable workspace	Not observed
Opportunities for rural diversification	N/A
Interactions with new infrastructure	N/A

## Minerva Business Park, Alwalton (E2)

Indicator		Survey (04/03/2025)
Area (ha)		3.2
Cluster typology		Business park
Uses (floorspace)	Office	95%
	R&D	0%
	Light industrial	0%
	General industrial	0%
	Storage and distribution	0%
	Other	5%
Total floorspace (m <sup>2</sup> )		9,900
Miscellaneous uses		Community
Recent loss to alternative uses		N/A
Vacancy rate		1.1%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

## Map of EEA



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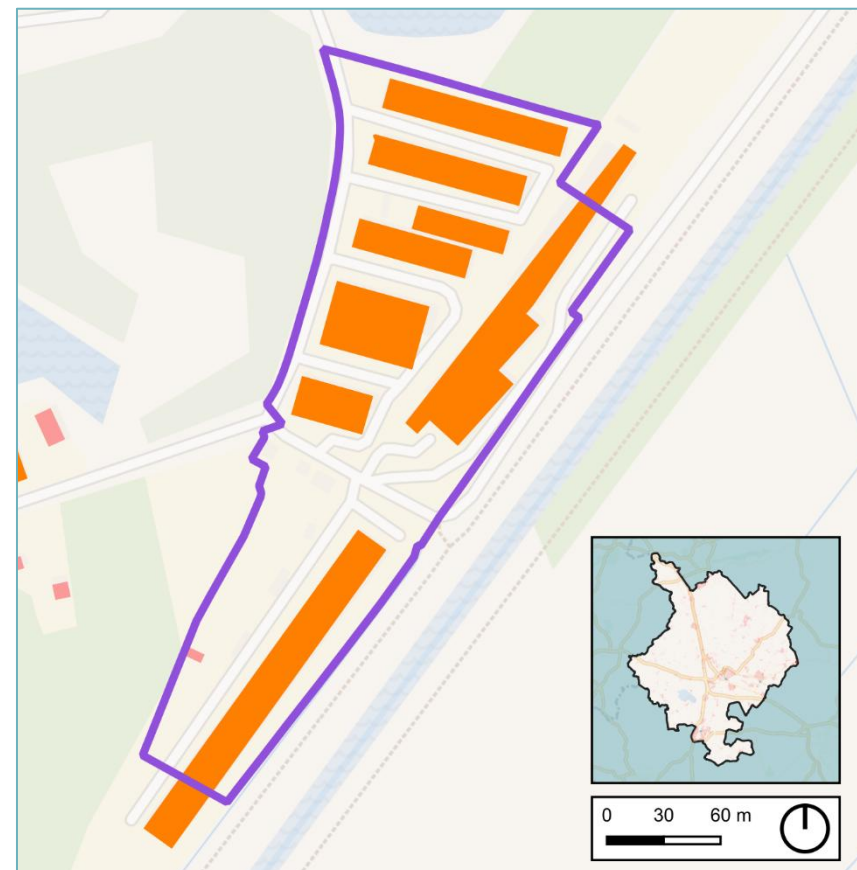
Indicator		Survey
Average age of buildings (years)		26
Average quality of buildings (CoStar rating out of 5)		2.8
Parking adequacy		Adequate
Loading facilities		N/A
Access to road network		Virtually direct to SRN
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	✓
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	
No surrounding land uses		-
Negative effects on surrounding land uses		No negative effects observed

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	200m
Active travel	Cycle parking
Sustainability credentials and future capacity	Rooftop PV panels
Opportunities for redevelopment or intensification	<p>The age and/or quality of the buildings would suggest that redevelopment potential is low and/or not urgent.</p> <p>The site is currently relatively intensively used and any intensification would rely on redevelopment; meaning the site does not appear to be an immediate candidate for intensification.</p>
High level viability challenges	Viability challenges unlikely
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A

## Earith Business Park, Earith (E3)

Indicator		Survey (04/03/2025)
Area (ha)		4.2
Cluster typology		Industrial estate
Uses (floorspace)	Office	3%
	R&D	0%
	Light industrial	0%
	General industrial	12%
	Storage and distribution	85%
	Other	0%
Total floorspace (m <sup>2</sup> )		5,600
Miscellaneous uses		Community
Recent loss to alternative uses		N/A
Vacancy rate		4.7%
Physical constraints and opportunities for expansion		80% surrounded including environmental constraints; limited theoretical scope to expand extent of EEA to southwest

## Map of EEA





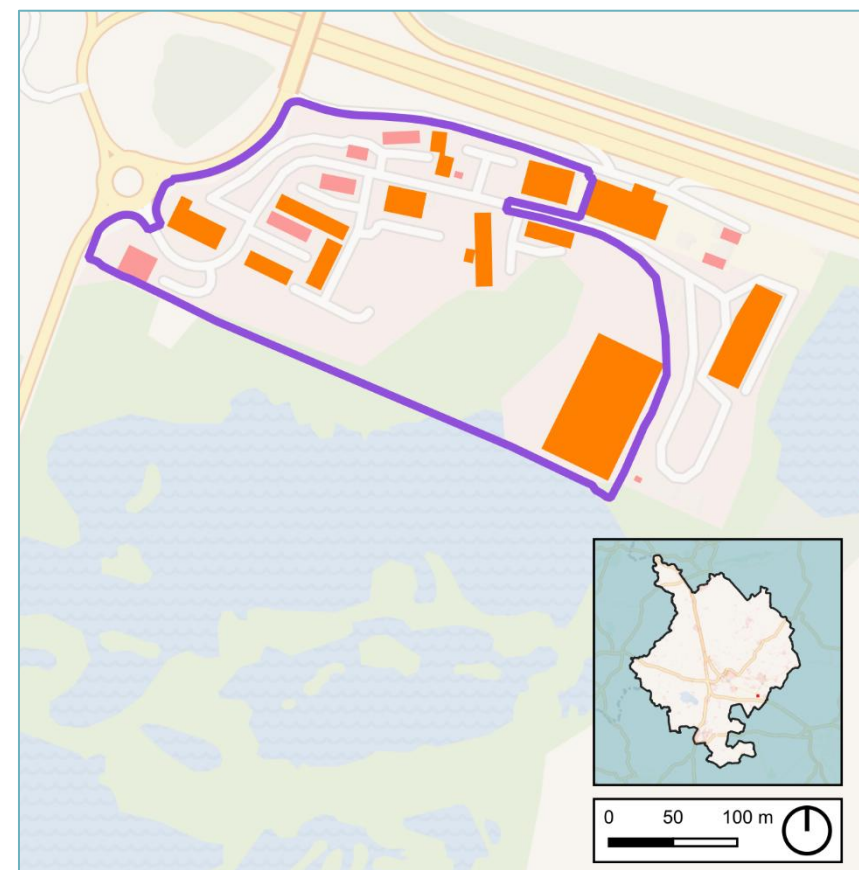
Indicator		Survey
Average age of buildings (years)		33
Average quality of buildings (CoStar rating out of 5)		2.3
Parking adequacy		Sufficient
Loading facilities		Loading bays; off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	✓
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		No negative effects observed

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	600m
Active travel	N/A
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	<p>The age and/or low quality of the buildings would suggest that there theoretically is redevelopment potential that could improve the condition of the employment space.</p> <p>The site is relatively intensively used, but due to accessibility constraints would not appear to be an immediate candidate for supporting more intensive use.</p>
High level viability challenges	Potentially higher cost of refurbishment compared to achievable rents; adjacent flood zone 3, access constraints
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified
Interactions with new infrastructure	N/A

## Lakeside Technology Park, Fenstanton (E4)

Indicator		Survey (04/03/2025)
Area (ha)		7.6
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	83%
	Storage and distribution	17%
	Other	0%
Total floorspace (m <sup>2</sup> )		2,700
Miscellaneous uses		Retail, showrooms
Recent loss to alternative uses		Retail
Vacancy rate		6.5%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA. HDC may wish to consider the boundary in relation to employment uses to east.

### Map of EEA



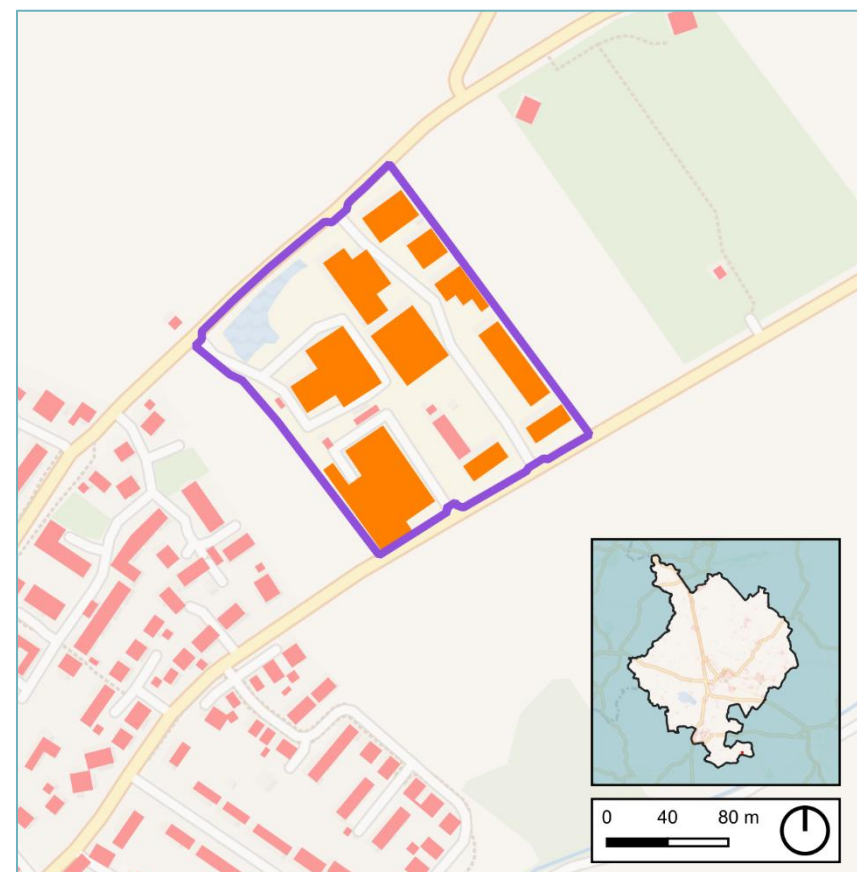
Indicator		Survey
Average age of buildings (years)		5
Average quality of buildings (CoStar rating out of 5)		2.8
Parking adequacy		Surplus
Loading facilities		Loading bays; off road loading
Access to road network		Direct to SRN
Proximity to sensitive land uses	Residential	-
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	✓
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		No negative effects observed

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	1,600m
Active travel	N/A
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	The site has been recently (re)developed and the provision of employment space is new and of high quality, suggesting the potential for redevelopment or intensification is currently low.
High level viability challenges	Viability challenges unlikely, environmental constraints
Presence of affordable workspace	Not observed
Opportunities for rural diversification	N/A
Interactions with new infrastructure	Indirectly with road improvements. Can we say which ones

## Sand Road Industrial Estate, Great Gransden (E5)

Indicator		Survey (24/03/2025)
Area (ha)		3.3
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	8%
	Storage and distribution	92%
	Other	0%
Total floorspace (m <sup>2</sup> )		5,100
Miscellaneous uses		Car recycling
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		50% surrounded; theoretical scope to expand extent of EEA although unlikely to be appropriate given surrounding uses

### Map of EEA



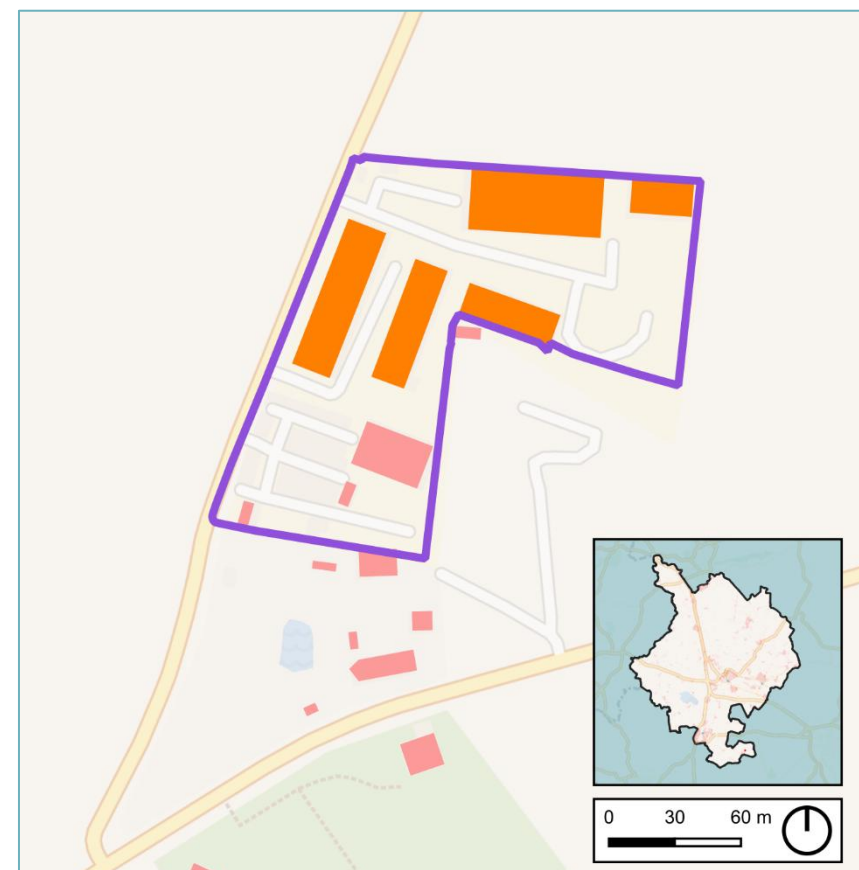
Indicator		Survey
Average age of buildings (years)		51
Average quality of buildings (CoStar rating out of 5)		2.5
Parking adequacy		Insufficient
Loading facilities		N/A
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	✓
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		Vehicle movements

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	600m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The age and/or low quality of the buildings would suggest that there theoretically is redevelopment potential that could improve the condition of the employment space. The site is relatively intensively used, but due to accessibility constraints would not appear to be an immediate candidate for supporting more intensive use.
High level viability challenges	Potentially higher cost of refurbishment compared to achievable rents, fragmented land ownership, small plot
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	Potential opportunities arising from rural location per final recommendations
Interactions with new infrastructure	N/A

## Hardwicke Road Industrial Estate, Great Gransden (E5)

Indicator		Survey (24/03/2025)
Area (ha)		2.2
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	27%
	Storage and distribution	73%
	Other	0%
Total floorspace (m <sup>2</sup> )		7,300
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		66% surrounded; limited theoretical scope to expand extent of EEA to east

### Map of EEA



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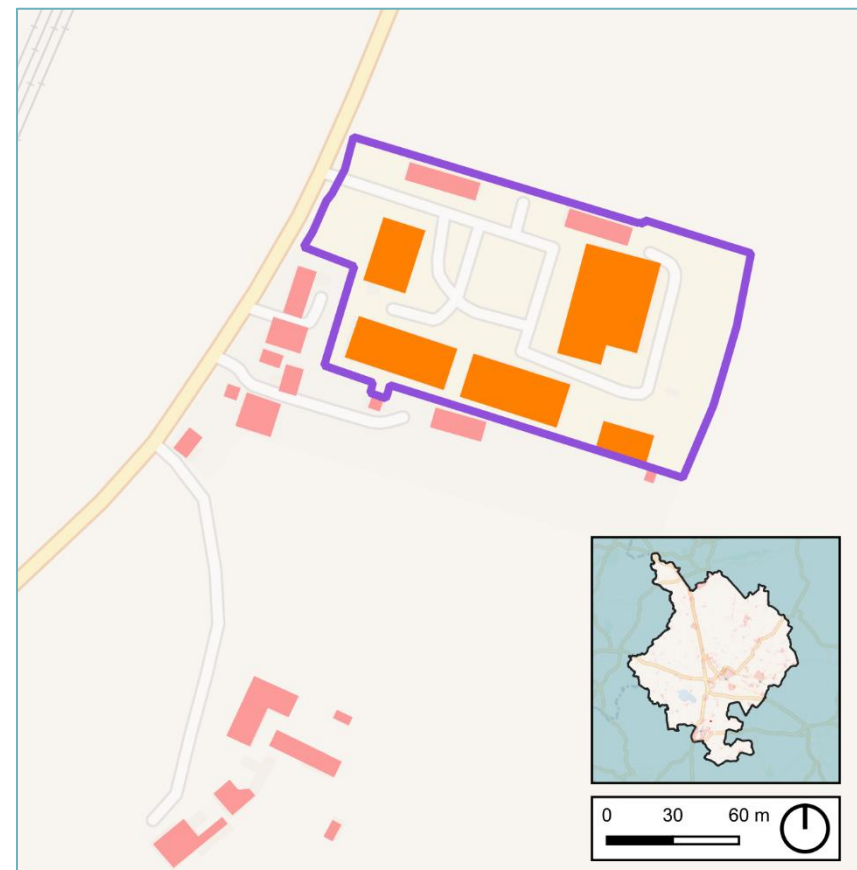
Indicator		Survey
Average age of buildings (years)		26
Average quality of buildings (CoStar rating out of 5)		2.8
Parking adequacy		Insufficient
Loading facilities		Loading bays; off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	-
	Community	✓
	Leisure/tourism	-
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	0m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site does not appear to be an immediate candidate for redevelopment (given the uses and businesses currently supported on site) or intensification given the accessibility constraints which would mean that site would be unlikely to support more intensive use.
High level viability challenges	Potentially higher cost of refurbishment compared to achievable rents, access constraints, small plot
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	Potential opportunities arising from rural location
Interactions with new infrastructure	N/A

## Harley Industrial Park, Great Paxton (E7)

Indicator		Survey (24/03/2025)
Area (ha)		1.9
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	0%
	Storage and distribution	100%
	Other	0%
Total floorspace (m <sup>2</sup> )		2,500
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		50% surrounded; theoretical scope to expand extent of EEA to northeast

## Map of EEA





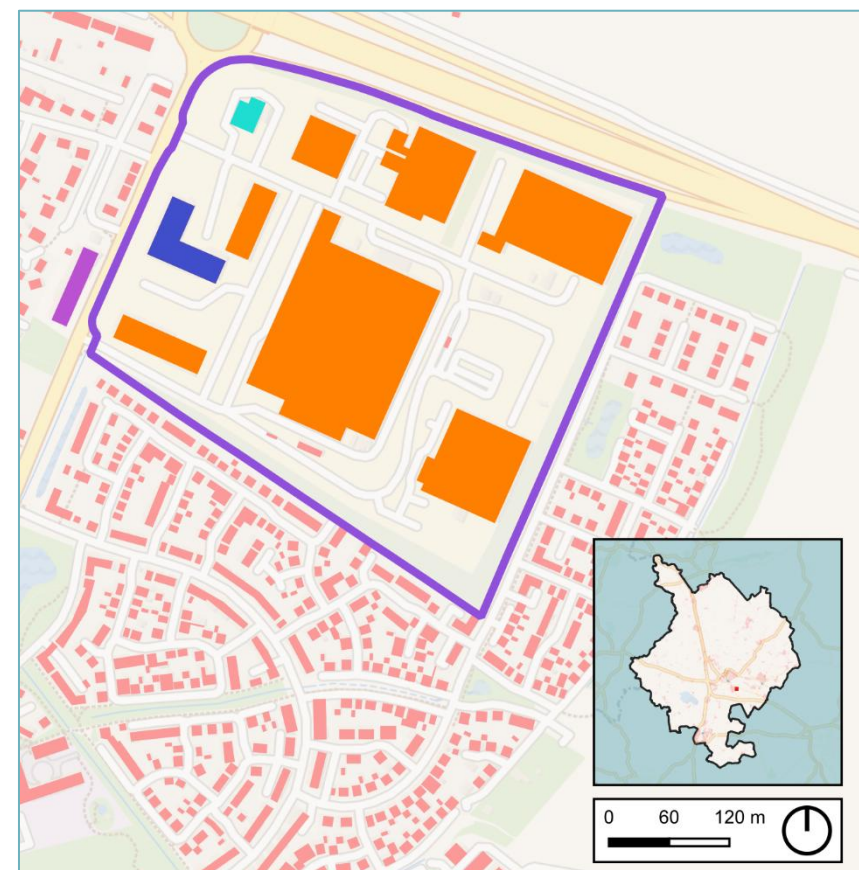
Indicator		Survey
Average age of buildings (years)		30
Average quality of buildings (CoStar rating out of 5)		2.5
Parking adequacy		Insufficient
Loading facilities		Loading bays
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	1,000m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site does not appear to be an immediate candidate for redevelopment (given the uses and businesses currently supported on site) or intensification given the accessibility constraints which would mean that site would be unlikely to support more intensive use.
High level viability challenges	Nearby flood zone 3, potentially higher cost of refurbishment compared to achievable rents, small plot
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	Potential opportunities arising from rural location
Interactions with new infrastructure	N/A

## Cardinal Park, Godmanchester (E8)

Indicator		Survey (03/03/2025)
Area (ha)		18.6
Cluster typology		Industrial estate
Uses (floorspace)	Office	3%
	R&D	0%
	Light industrial	0%
	General industrial	0%
	Storage and distribution	97%
	Other	0%
Total floorspace (m <sup>2</sup> )		59,200
Miscellaneous uses		Petrol station
Recent loss to alternative uses		N/A
Vacancy rate		15.0%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

## Map of EEA



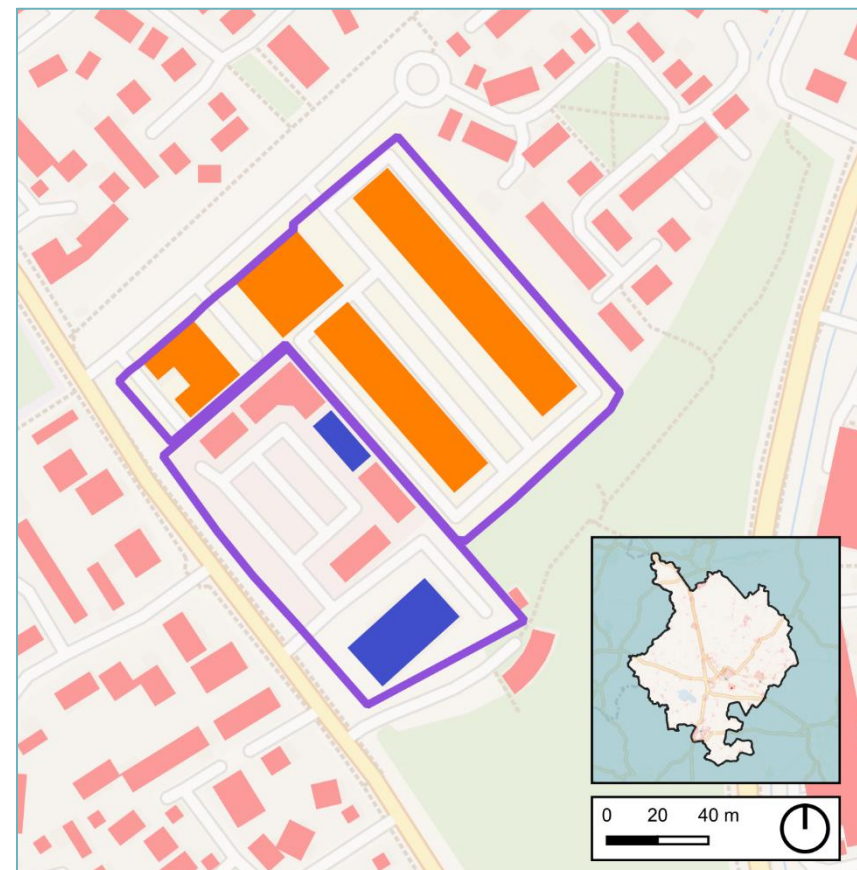
Indicator		Survey
Average age of buildings (years)		27
Average quality of buildings (CoStar rating out of 5)		2.9
Parking adequacy		Adequate
Loading facilities		Loading bays; off road loading
Access to road network		Direct to SRN
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		Limited due to vehicle movements

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	500m
Active travel	Cycle parking
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	<p>The age and/or quality of the buildings would suggest that redevelopment potential is low and/or not urgent.</p> <p>The site is relatively intensively used with some potential for an additional plot where a car park is currently located to bring forward additional employment space, if reconfigured. The age and quality of the buildings mean their replacement for more intensive use is not immediately likely or recommended.</p>
High level viability challenges	Nearby flood zone 2/3
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	Indirectly through new road upgrades (A1/A14)

## Chord Business Park / Roman Way Centre, Godmanchester (E9)

Indicator		Survey (03/03/2025)
Area (ha)		2.3
Cluster typology		Industrial estate; business park
Uses (floorspace)	Office	31%
	R&D	0%
	Light industrial	0%
	General industrial	32%
	Storage and distribution	38%
	Other	0%
Total floorspace (m <sup>2</sup> )		4,000
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

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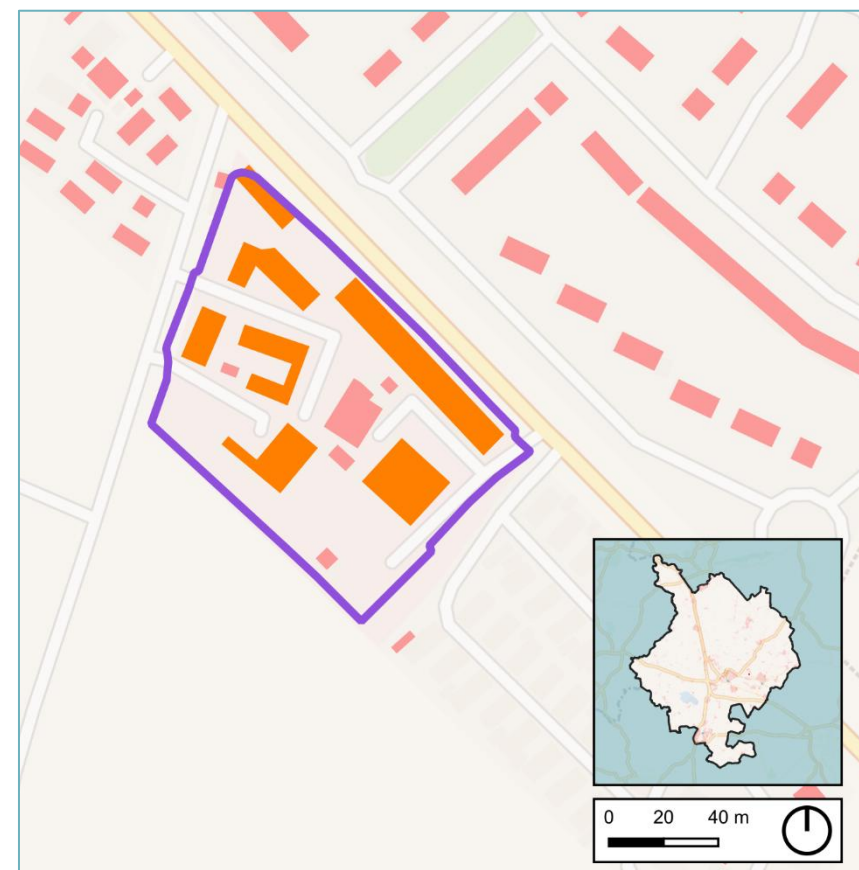
Indicator		Survey
Average age of buildings (years)		32
Average quality of buildings (CoStar rating out of 5)		2.6
Parking adequacy		Insufficient
Loading facilities		N/A
Access to road network		Virtually direct to SRN
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	✓
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	200m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	<p>The age and/or low quality of the buildings would suggest that there theoretically is redevelopment potential that could improve the condition of the employment space.</p> <p>The location and businesses currently supported on the site suggests the site is not an immediate candidate for supporting more intensive uses.</p>
High level viability challenges	Nearby flood zone 2/3, small plot
Presence of affordable workspace	Affordable workspace observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A

## Upland Industrial Estate, Houghton and Wyton (E10)

Indicator		Survey (04/03/2025)
Area (ha)		1.2
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	100%
	Storage and distribution	0%
	Other	0%
Total floorspace (m <sup>2</sup> )		700
Miscellaneous uses		Retail
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		75% surrounded; limited theoretical scope to expand extent of EEA to south although unlikely suitable due to neighbouring uses

### Map of EEA



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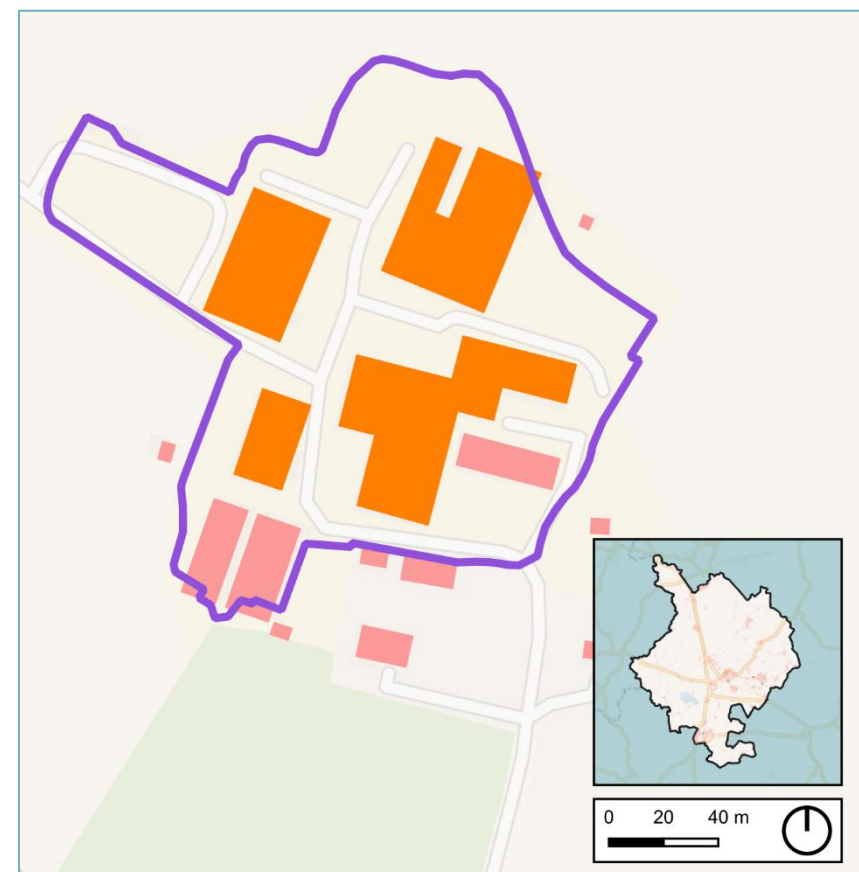
Indicator		Survey
Average age of buildings (years)		15
Average quality of buildings (CoStar rating out of 5)		2.3
Parking adequacy		Insufficient
Loading facilities		Off road loading; roadside
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	✓
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	100m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site is currently intensively used and densely organised. Further intensification of uses that would require redevelopment of the existing buildings would not be recommended on the site given the likely displacement of local businesses.
High level viability challenges	Potentially higher cost of refurbishment compared to achievable rents, small plot
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	No potential identified
Interactions with new infrastructure	N/A

## Houghton Hill Industries, Houghton and Wyton (E11)

Indicator		Survey (04/03/2025)
Area (ha)		2.6
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	100%
	Storage and distribution	0%
	Other	0%
Total floorspace (m <sup>2</sup> )		500
Miscellaneous uses		Recycling and waste
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		0% surrounded; high theoretical scope to expand extent of EEA

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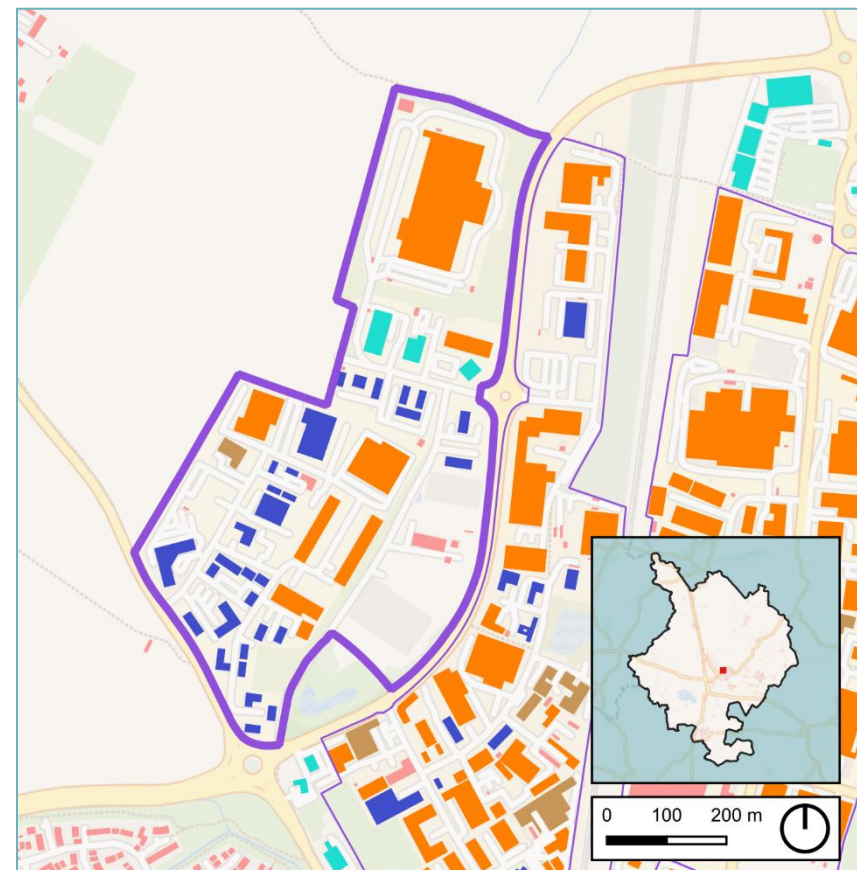
Indicator		Survey
Average age of buildings (years)		8
Average quality of buildings (CoStar rating out of 5)		2.0
Parking adequacy		Sufficient
Loading facilities		Off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	-
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	500m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site does not appear as an immediate candidate for more intensive use or redevelopment given the uses and businesses currently hosted on site.
High level viability challenges	Access constraints, small plot
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	Clear opportunities arising from rural location
Interactions with new infrastructure	N/A

## Ermine Business Park, Huntingdon (E12)

Indicator		Survey (24/03/2025)
Area (ha)		37.1
Cluster typology		Industrial estate; business park
Uses (floorspace)	Office	27%
	R&D	0%
	Light industrial	17%
	General industrial	0%
	Storage and distribution	50%
	Other	6%
Total floorspace (m <sup>2</sup> )		119,200
Miscellaneous uses		Car showroom
Recent loss to alternative uses		N/A
Vacancy rate		24.9%
Physical constraints and opportunities for expansion		45% surrounded; high theoretical scope to expand extent of EEA to north/west

## Map of EEA



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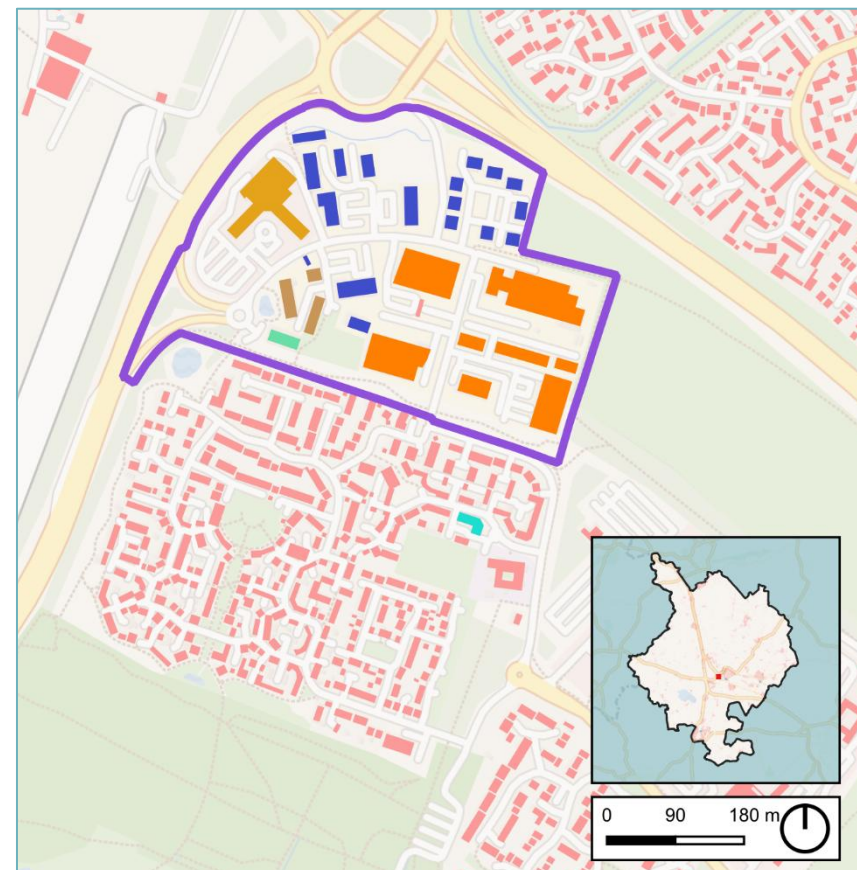
Indicator		Survey
Average age of buildings (years)		26
Average quality of buildings (CoStar rating out of 5)		2.9
Parking adequacy		Adequate
Loading facilities		Loading bays; off road loading
Access to road network		Virtually direct to SRN
Proximity to sensitive land uses	Residential	-
	Community	✓
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	100m
Active travel	Cycle parking; cycle paths
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	<p>The age and/or quality of the buildings would suggest that redevelopment potential is low and/or not urgent.</p> <p>The site is currently relatively intensively used. Proposals which aimed to intensify the use of space within this site is likely to be suitable.</p>
High level viability challenges	Flood zone 2/3 to south, larger degree of land ownership fragmentation
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	Road upgrades (A1/A14)

## Hinchingbrooke Business Park, Huntingdon (E13)

Indicator		Survey (03/03/2025)
Area (ha)		17.9
Cluster typology		Industrial estate; business park
Uses (floorspace)	Office	43%
	R&D	0%
	Light industrial	6%
	General industrial	2%
	Storage and distribution	19%
	Other	29%
Total floorspace (m <sup>2</sup> )		34,600
Miscellaneous uses		Leisure and tourism; recycling and waste; vehicle repairs; laboratory/life sciences; digital/data; co-working; hotel
Recent loss to alternative uses		Leisure and tourism
Vacancy rate		7.0%
Physical constraints and opportunities for expansion		80% surrounded; theoretical scope to expand extent of EEA to east

### Map of EEA



Indicator		Survey
Average age of buildings (years)		22
Average quality of buildings (CoStar rating out of 5)		2.9
Parking adequacy		Sufficient
Loading facilities		Loading bays; off road loading
Access to road network		Direct to SRN
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	-
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

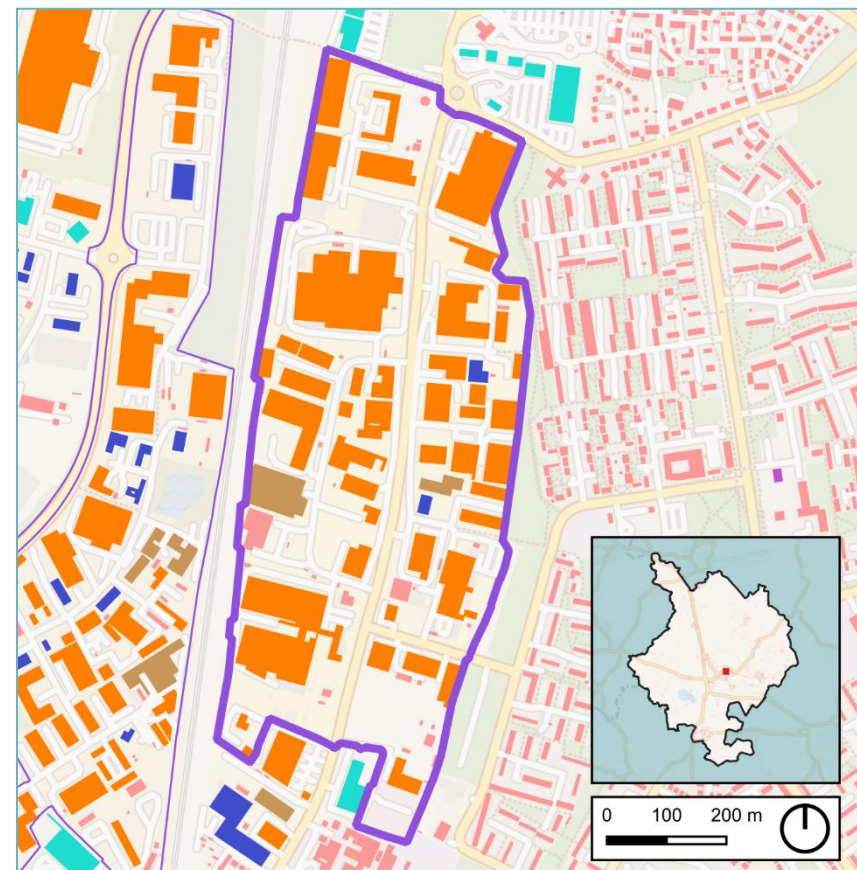
Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	600m
Active travel	Cycle parking
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	<p>The age and/or quality of the buildings would suggest that redevelopment potential is low and/or not urgent.</p> <p>The site is relatively intensively used and the replacement of buildings for more intensive use may not be immediately necessary.</p>
High level viability challenges	Flood zone 2/3 to north
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	Road upgrades (A1/A14)



## St Peter's Road Industrial Area, Huntingdon (E14)

Indicator		Survey (24/03/2025)
Area (ha)		45.9
Cluster typology		Industrial estate; business park
Uses (floorspace)	Office	2%
	R&D	0%
	Light industrial	11%
	General industrial	27%
	Storage and distribution	59%
	Other	0%
Total floorspace (m <sup>2</sup> )		155,100
Miscellaneous uses		Vehicle repairs; retail
Recent loss to alternative uses		N/A
Vacancy rate		9.6%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

### Map of EEA



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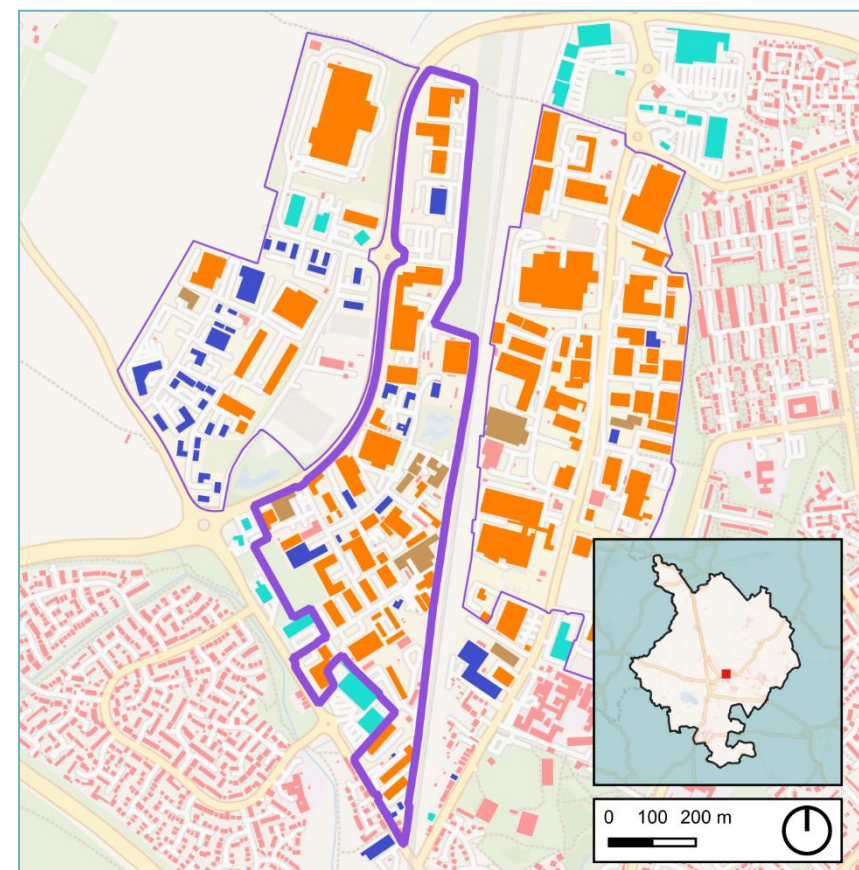
Indicator		Survey
Average age of buildings (years)		37
Average quality of buildings (CoStar rating out of 5)		2.8
Parking adequacy		Insufficient
Loading facilities		Loading bays; off road loading; road side loading
Access to road network		Virtually direct to SRN
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	✓
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		Vehicle movements

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	100m
Active travel	Cycle parking; cycle paths
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	The buildings within this EEA are showing signs of ageing and depleting quality, meaning it is a likely location for where redevelopment should be supported. This could be paired with additional intensification which would likely be suitable in this connected location.
High level viability challenges	Flood zone 2/3 to south, larger degree of land ownership fragmentation
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	Road upgrades (A1/A14)

## Stukeley Meadows Industrial Estate, Huntingdon (E15)

Indicator		Survey (24/03/2025)
Area (ha)		36.4
Cluster typology		Industrial estate; business park
Uses (floorspace)	Office	11%
	R&D	1%
	Light industrial	10%
	General industrial	16%
	Storage and distribution	59%
	Other	4%
Total floorspace (m <sup>2</sup> )		130,900
Miscellaneous uses		Community
Recent loss to alternative uses		N/A
Vacancy rate		5.2%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

### Map of EEA





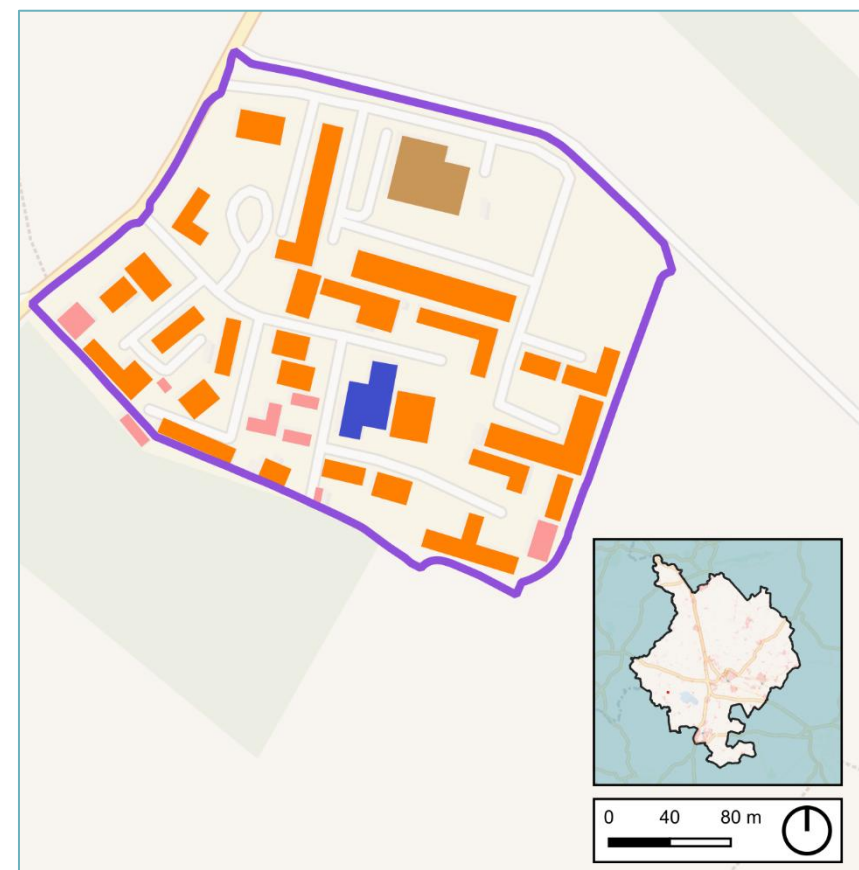
Indicator		Survey
Average age of buildings (years)		38
Average quality of buildings (CoStar rating out of 5)		2.6
Parking adequacy		Insufficient
Loading facilities		Loading bays; off road loading; road side loading
Access to road network		Virtually direct to SRN
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	-
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		Vehicle movements

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	0m
Active travel	Cycle parking
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site is currently intensively used although some buildings are showing signs of ageing and depleting quality, meaning it is a likely location for where redevelopment should be supported. This could be paired with additional intensification which would likely be suitable in this connected location.
High level viability challenges	Flood zone 2/3 to south, larger degree of land ownership fragmentation
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	Road upgrades (A1/A14)

## Bicton Industrial Park / Harvard Industrial Estate, Kimbolton (E16)

Indicator		Survey (04/03/2025)
Area (ha)		8.9
Cluster typology		Industrial estate
Uses (floorspace)	Office	4%
	R&D	0%
	Light industrial	16%
	General industrial	27%
	Storage and distribution	49%
	Other	4%
Total floorspace (m <sup>2</sup> )		15,500
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		25% surrounded; theoretical scope to expand extent of EEA to north/east/south

### Map of EEA



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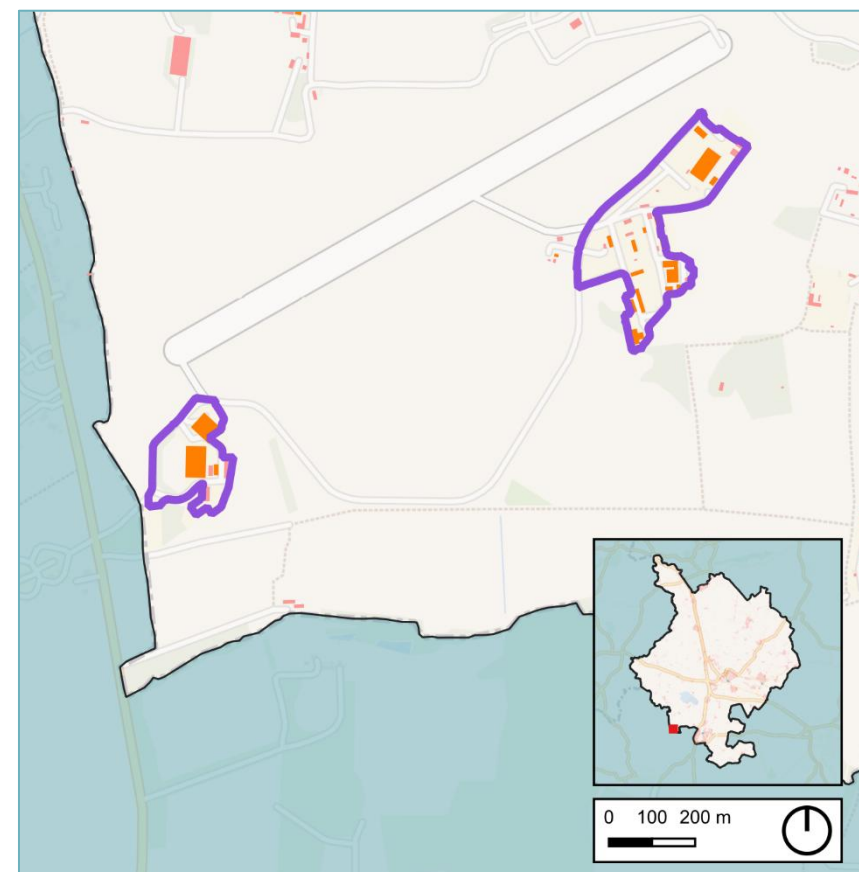
Indicator		Survey
Average age of buildings (years)		31
Average quality of buildings (CoStar rating out of 5)		2.5
Parking adequacy		Sufficient
Loading facilities		Loading bays; off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	-
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	1,300m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The ageing condition of the stock means many of the buildings on the site may be suitable for redevelopment, albeit considerably more intensive used would unlikely be supported by the connecting road network.
High level viability challenges	Potentially due to accessibility
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	Potential opportunities arising from rural location
Interactions with new infrastructure	N/A

## The Airfield Industrial Estate, Little Staughton (E17)

Indicator		Survey (04/03/2025)
Area (ha)		11.6
Cluster typology		Industrial estate; primarily for single occupier (airfield)
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	98%
	Storage and distribution	2%
	Other	0%
Total floorspace (m <sup>2</sup> )		4,800
Miscellaneous uses		Agriculture; airfield
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		0% surrounded; high theoretical scope to expand extent of EEA

### Map of EEA



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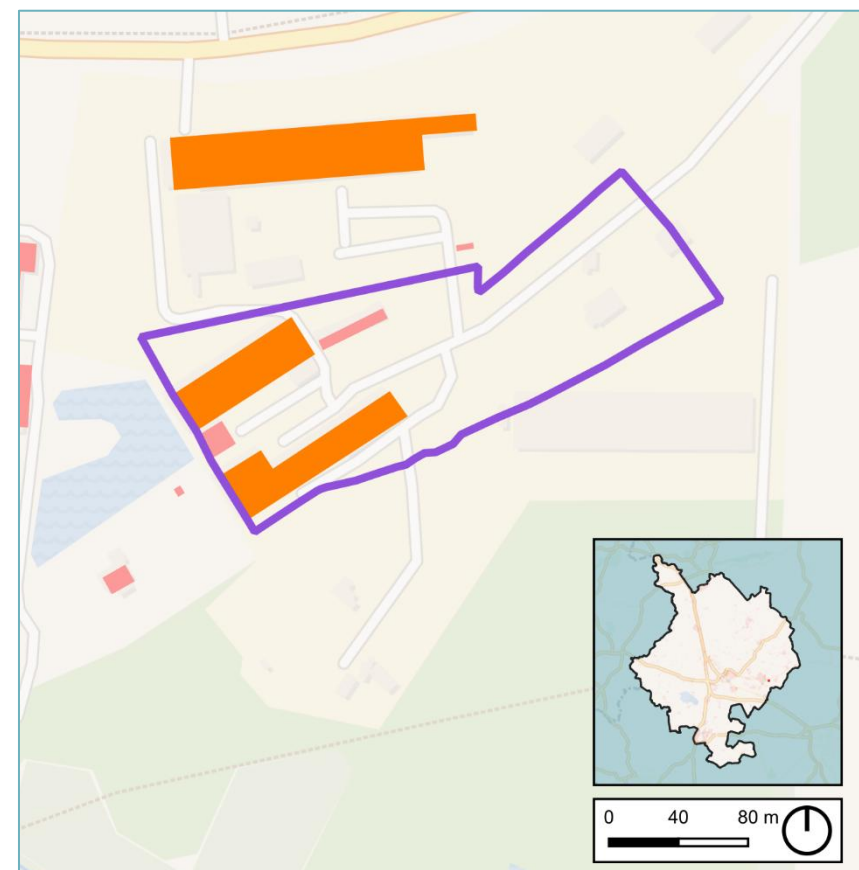
Indicator		Survey
Average age of buildings (years)		66
Average quality of buildings (CoStar rating out of 5)		2.1
Parking adequacy		Surplus
Loading facilities		Roadside loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	-
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	✓
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	1,100m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The age and/or low quality of the buildings would suggest that there theoretically is redevelopment potential that could improve the condition of the employment space. The swathes of undeveloped land within the allocation would suggest that more intensive use could be achieved, albeit the accessibility constraints would be a key consideration.
High level viability challenges	Potentially higher cost of refurbishment compared to achievable rents, potential operational constraints relating to airfield
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	Clear opportunities arising from rural location
Interactions with new infrastructure	N/A

## Needingworth Industrial Estate, Needingworth (E18)

Indicator		Survey (04/03/2025)
Area (ha)		2.9
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	0%
	Storage and distribution	100%
	Other	0%
Total floorspace (m <sup>2</sup> )		N/A
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		75% surrounded; limited theoretical scope to expand extent of EEA to northeast

### Map of EEA



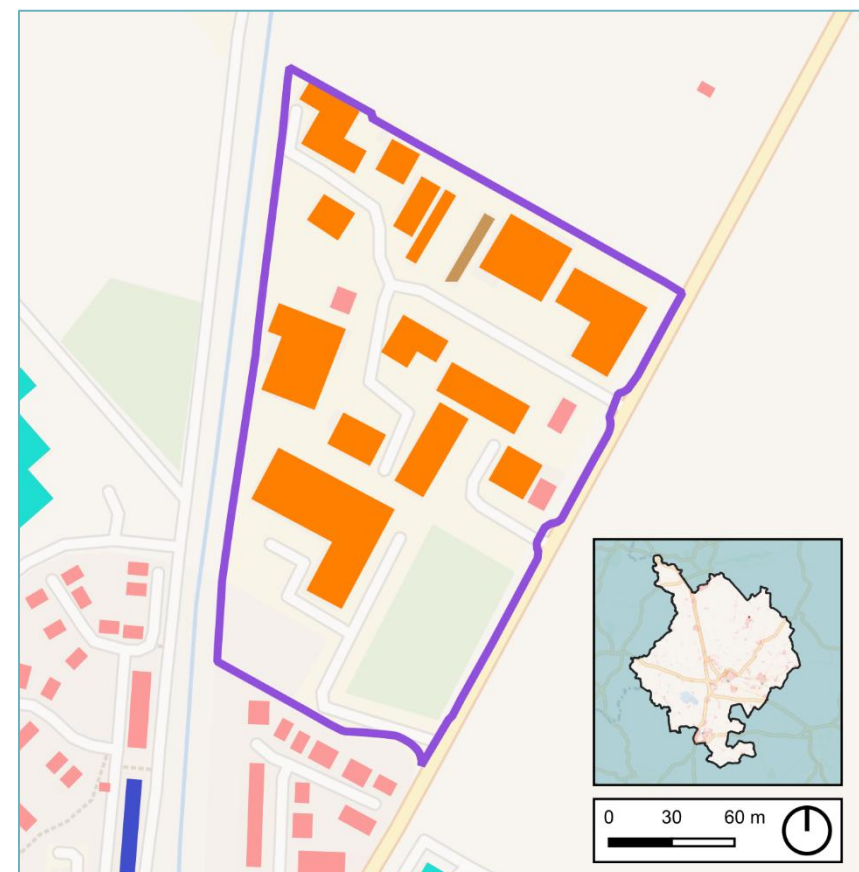
Indicator		Survey
Average age of buildings (years)		N/A
Average quality of buildings (CoStar rating out of 5)		N/A
Parking adequacy		Sufficient
Loading facilities		Loading bays
Access to road network		Indirect to SRN/MRN
Proximity to sensitive land uses	Residential	-
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	✓
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		Vehicle movements

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	1,300m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	<p>The age and/or low quality of the buildings would suggest that there theoretically is redevelopment potential that could improve the condition of the employment space.</p> <p>The storage and distribution use could be adapted for a higher density of employment / intensity of activity but the displacement of existing businesses would not be appropriate.</p>
High level viability challenges	Within flood zone 2/3 making alternative uses likely unsuitable, small plot
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	No immediate opportunities identified.
Interactions with new infrastructure	N/A

## Highlode Industrial Estate, Ramsey (E19)

Indicator		Survey (04/03/2025)
Area (ha)		4.3
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	3%
	General industrial	21%
	Storage and distribution	76%
	Other	0%
Total floorspace (m <sup>2</sup> )		5,300
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		75% surrounded; theoretical scope to expand extent of EEA to north

### Map of EEA



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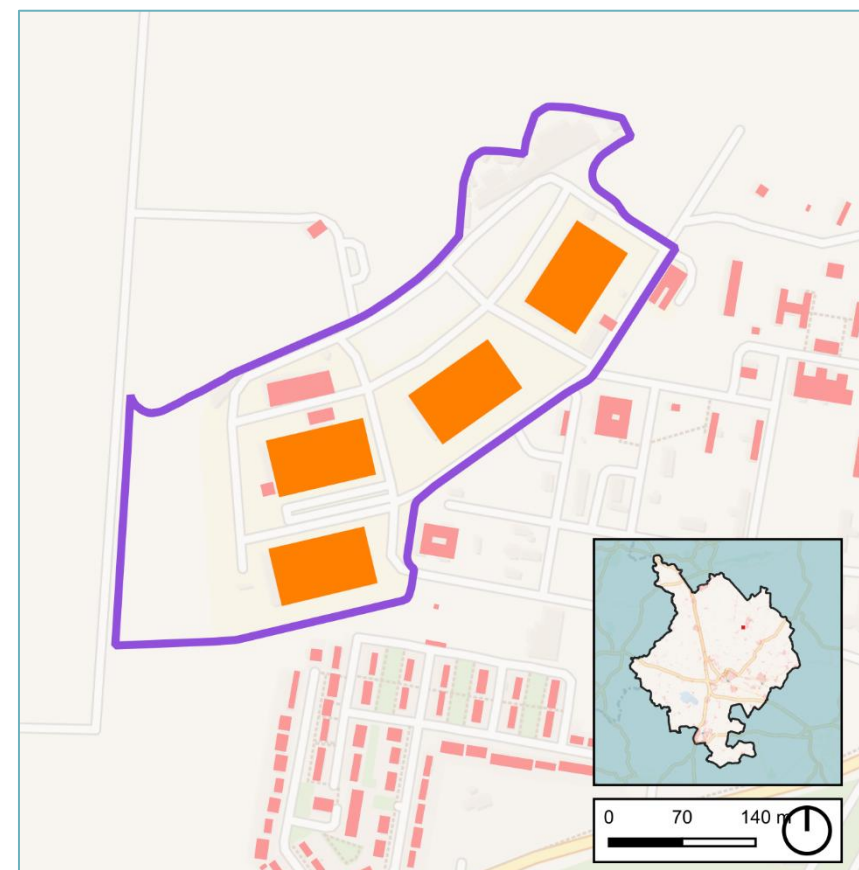
Indicator		Survey
Average age of buildings (years)		36
Average quality of buildings (CoStar rating out of 5)		2.4
Parking adequacy		Sufficient
Loading facilities		Loading bays; off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		Noise from vehicle repairs

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	300m
Active travel	N/A
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	The age and/or low quality of the buildings would suggest that there theoretically is redevelopment potential that could improve the condition of the employment space.  The site would likely be unsuitable for intensification given its location.
High level viability challenges	Within flood zone 3 making viability challenges likely
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	Potential opportunities arising from rural location
Interactions with new infrastructure	N/A

## Upwood Air Park, Ramsey (E20)

Indicator		Survey (04/03/2025)
Area (ha)		12.4
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	0%
	Storage and distribution	100%
	Other	0%
Total floorspace (m <sup>2</sup> )		27,800
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		25% surrounded; high theoretical capacity to expand extent of EEA to north/west/south

## Map of EEA



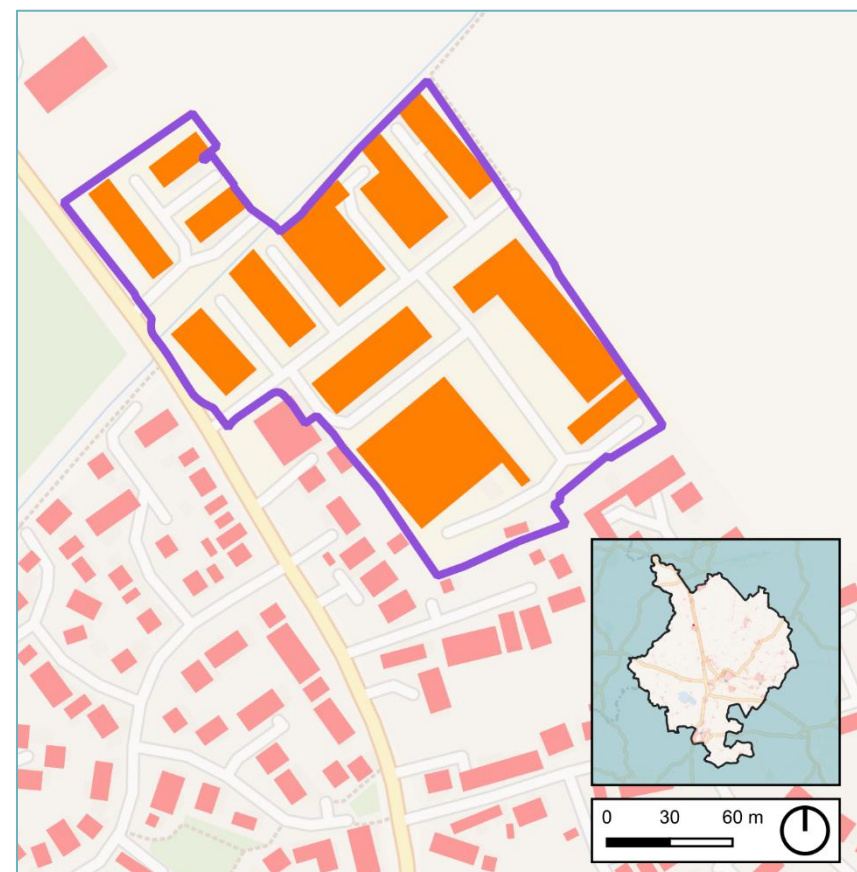
Indicator		Survey
Average age of buildings (years)		68
Average quality of buildings (CoStar rating out of 5)		3.0
Parking adequacy		Adequate
Loading facilities		Loading bays
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	✓
	Agriculture	✓
	Environmental	-
	Other	-
	No surrounding land uses	-
Negative effects on surrounding land uses		Vehicle movements

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	600m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site may be able to accommodate additional new buildings in the undeveloped areas of the EEA which would intensify the use of the site, subject to accessibility considerations.
High level viability challenges	Constrained access
Presence of affordable workspace	Not observed
Opportunities for rural diversification	Potential opportunities arising from rural location
Interactions with new infrastructure	N/A

## Brookside Industrial Estate, Sawtry (E21)

Indicator		Survey (04/03/2025)
Area (ha)		3.3
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	12%
	Storage and distribution	88%
	Other	0%
Total floorspace (m <sup>2</sup> )		7,000
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		40% surrounded; high theoretical capacity to expand extent of EEA to north/east

### Map of EEA



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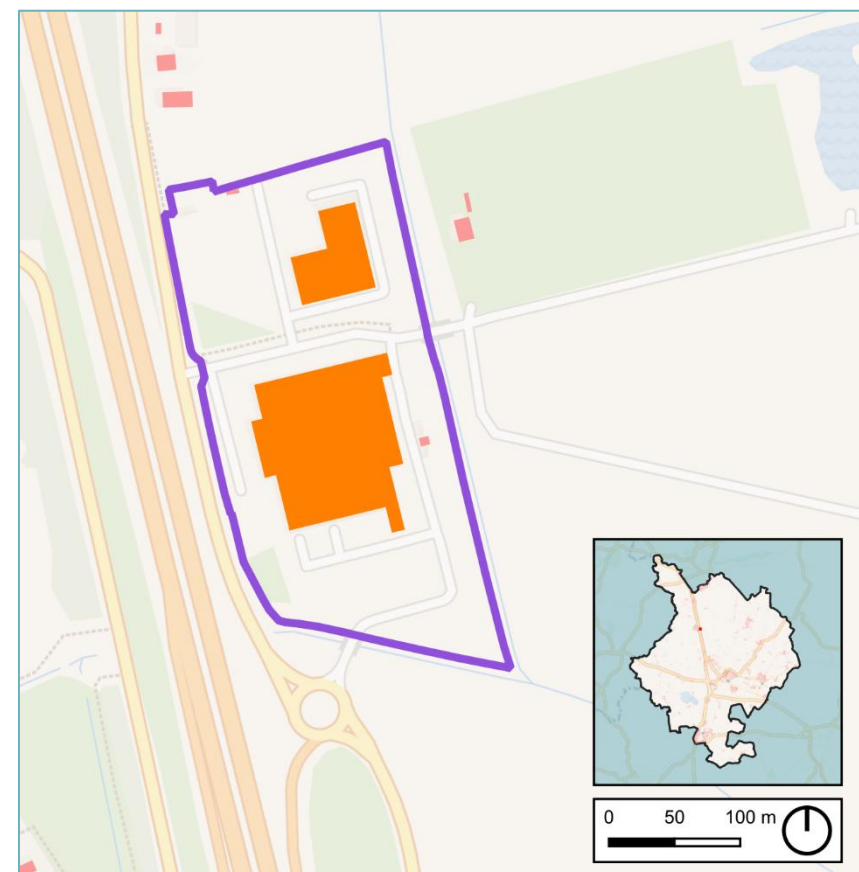
Indicator		Survey
Average age of buildings (years)		37
Average quality of buildings (CoStar rating out of 5)		2.4
Parking adequacy		Insufficient
Loading facilities		Off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	400m
Active travel	N/A
Sustainability credentials and future capacity	Renewable energy generation
Opportunities for redevelopment or intensification	<p>The age and/or low quality of the buildings would suggest that there theoretically is redevelopment potential that could improve the condition of the employment space.</p> <p>The location of the EEA means it does not immediately present as a candidate for intensified use.</p>
High level viability challenges	Flood zone 2/3 through site making viability challenges likely
Presence of affordable workspace	Not observed
Opportunities for rural diversification	Potential opportunities arising from rural location
Interactions with new infrastructure	N/A

## Black Horse Business Park, Sawtry (E22)

Indicator		Survey (04/03/2025)
Area (ha)		6.5
Cluster typology		Dedicated facility primarily for single occupier
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	78%
	Storage and distribution	22%
	Other	0%
Total floorspace (m <sup>2</sup> )		14,700
Miscellaneous uses		Advanced manufacturing
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		40% surrounded; theoretical capacity to expand extent of EEA to north and south

### Map of EEA



Indicator		Survey
Average age of buildings (years)		40
Average quality of buildings (CoStar rating out of 5)		3.0
Parking adequacy		Adequate
Loading facilities		Loading bays
Access to road network		Virtually direct to MRN
Proximity to surrounding land uses	Residential	-
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

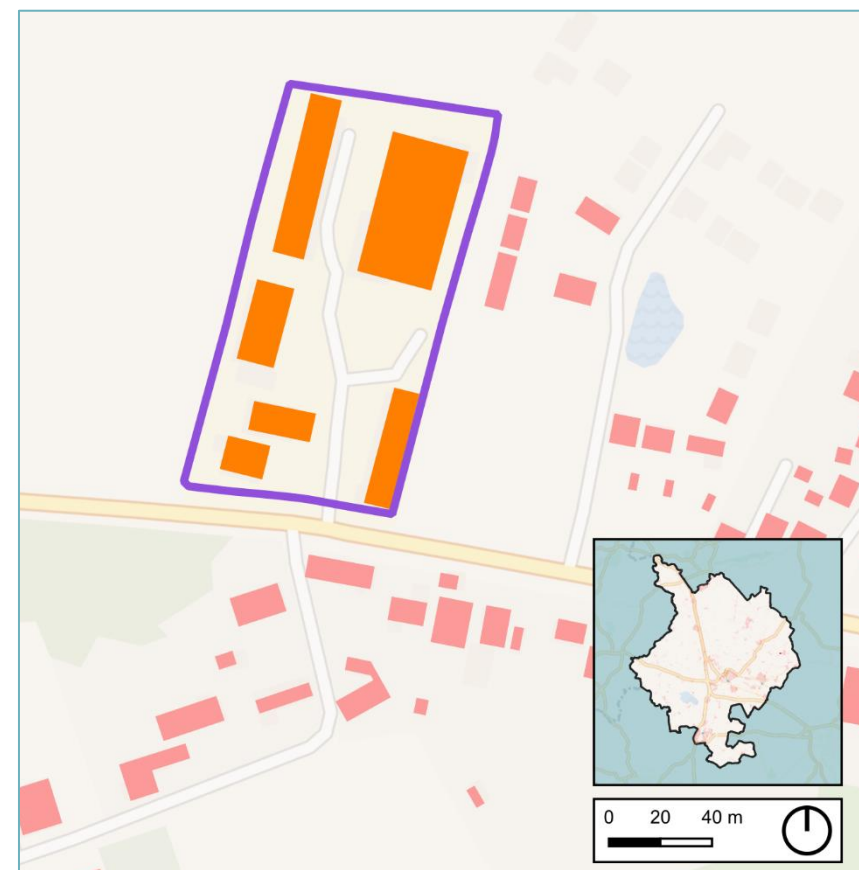
Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	900m
Active travel	Cycle parking
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	<p>The age and/or quality of the buildings would suggest that redevelopment potential is low and/or not urgent.</p> <p>The site is currently relatively intensively used and any intensification would rely on redevelopment; meaning the site does not appear to be an immediate candidate for intensification.</p>
High level viability challenges	Bounded by flood zone 2/3
Presence of affordable workspace	Not observed
Opportunities for rural diversification	N/A
Interactions with new infrastructure	Indirectly via road upgrades (A1/A14)



## West Newlands Industrial Estate, Somersham (E23)

Indicator		Survey (04/03/2025)
Area (ha)		1.3
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	9%
	Storage and distribution	91%
	Other	0%
Total floorspace (m <sup>2</sup> )		4,600
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		50% surrounded; theoretical scope to expand extent of EEA to north and west

### Map of EEA



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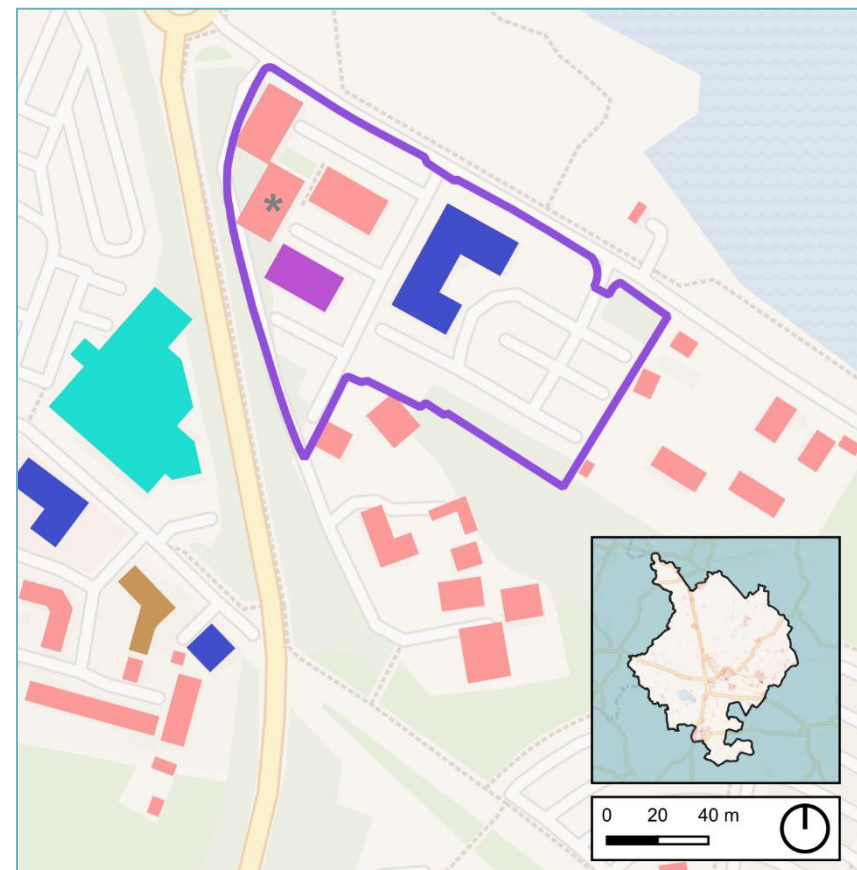
Indicator		Survey
Average age of buildings (years)		34
Average quality of buildings (CoStar rating out of 5)		2.7
Parking adequacy		Insufficient
Loading facilities		Loading bays; off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	500m
Active travel	N/A
Sustainability credentials and future capacity	Solar panels
Opportunities for redevelopment or intensification	The age and/or low quality of the buildings would suggest that there theoretically is redevelopment potential that could improve the condition of the employment space.  The site would likely be unsuitable for intensification given its location.
High level viability challenges	Flood zone 2/3 nearby, potentially higher cost of refurbishment compared to achievable rents, small plot
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	Potential opportunities arising from rural location
Interactions with new infrastructure	N/A

## Meadow Lane Business Park, St Ives (E24)

Indicator		Survey (04/03/2025)
Area (ha)		1.5
Cluster typology		Business park
Uses (floorspace)	Office	~50%
	R&D	0%
	Light industrial	0%
	General industrial	0%
	Storage and distribution	0%
	Other	~50%
Total floorspace (m <sup>2</sup> )		4,800
Miscellaneous uses		Residential; community
Recent loss to alternative uses		Significant conversion to residential
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

### Map of EEA



\*The portion of the building marked with an asterisk likely remains in office use.

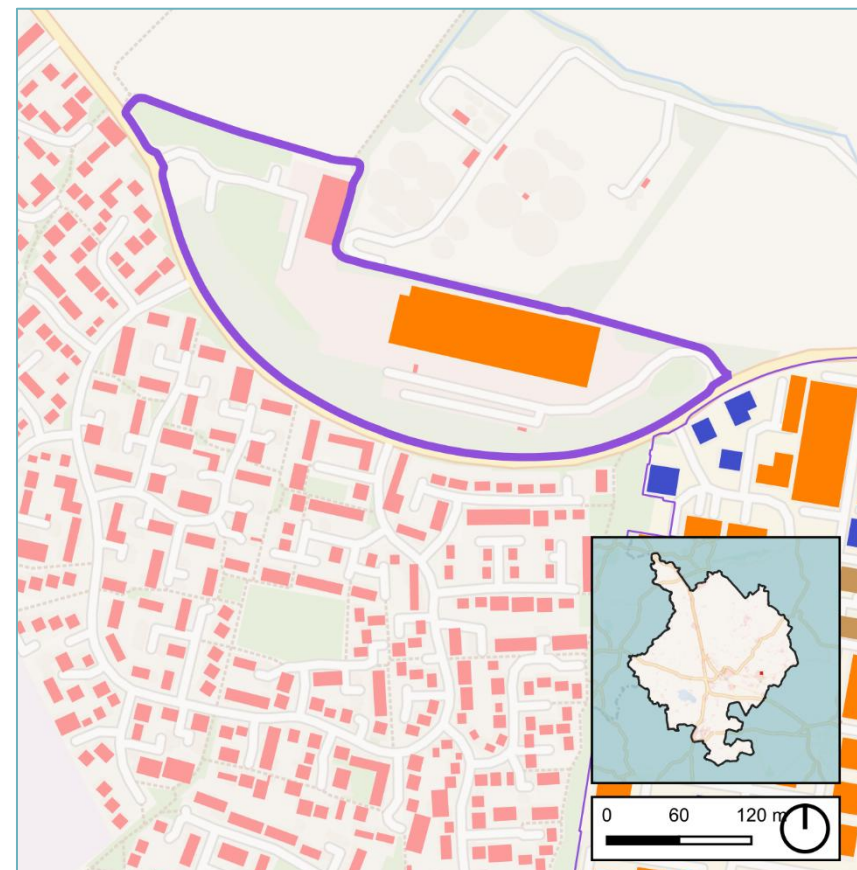
Indicator		Survey
Average age of buildings (years)		30
Average quality of buildings (CoStar rating out of 5)		2.5
Parking adequacy		Adequate
Loading facilities		N/A
Access to road network		Indirect to SRN/MRN
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	✓
	Heritage	-
	Agriculture	✓
	Environmental	✓
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	200m
Active travel	Cycle parking
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The EEA has undergone redevelopment to non-employment uses. It is likely not a suitable candidate for the promotion of additional or new employment space.
High level viability challenges	Surrounded on all sides by flood zone 2/3, loss to alternative uses
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A

## Marley Road Industrial Area, St Ives (E25)

Indicator		Survey (04/03/2025)
Area (ha)		6.1
Cluster typology		Dedicated facility primarily for single occupier
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	100%
	Storage and distribution	0%
	Other	0%
Total floorspace (m <sup>2</sup> )		900
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		66% surrounded; theoretical scope to expand extent of EEA at northeast and northwest

### Map of EEA



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Indicator		Survey
Average age of buildings (years)		26
Average quality of buildings (CoStar rating out of 5)		3.0
Parking adequacy		Surplus
Loading facilities		Loading bays; off road loading
Access to road network		Indirect to SRN/MRN
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	✓
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

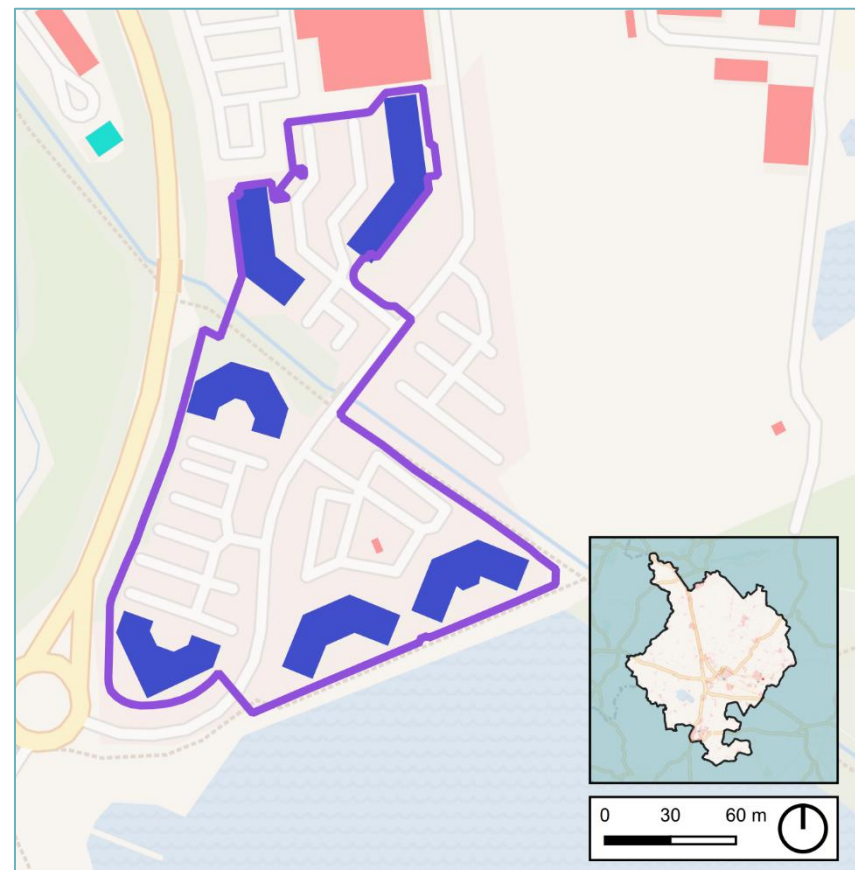
Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	100m
Active travel	Cycle parking
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site comprises a dedicated facility which is serving its occupiers needs meaning redevelopment is unlikely to be immediately suitable. There are some areas of undeveloped land within the allocation which may be able to support some additional employment-generating uses.
High level viability challenges	Nearby to flood zone 2/3 (to north and south)
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A



## Parsons Green Business Park, St Ives (E26)

Indicator		Survey (04/03/2025)
Area (ha)		2.8
Cluster typology		Business park
Uses (floorspace)	Office	100%
	R&D	0%
	Light industrial	0%
	General industrial	0%
	Storage and distribution	0%
	Other	0%
Total floorspace (m <sup>2</sup> )		10,400
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		7.3%
Physical constraints and opportunities for expansion		75% surrounded; theoretical scope to expand extent of EEA to east

### Map of EEA





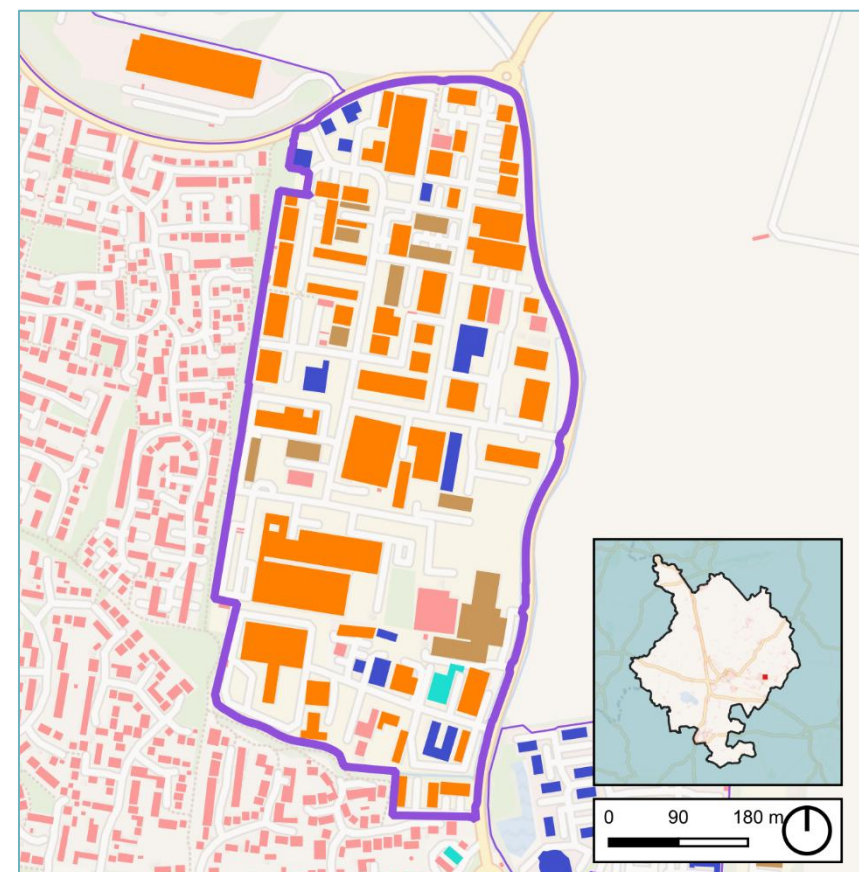
Indicator		Survey
Average age of buildings (years)		26
Average quality of buildings (CoStar rating out of 5)		3.3
Parking adequacy		Adequate
Loading facilities		N/A
Access to road network		Indirect to SRN/MRN
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	✓
	Heritage	-
	Agriculture	✓
	Environmental	✓
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	100m
Active travel	Cycle parking
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	<p>The age and/or quality of the buildings would suggest that redevelopment potential is low and/or not urgent.</p> <p>The site is currently relatively intensively used and any intensification would rely on redevelopment; meaning the site does not appear to be an immediate candidate for intensification.</p>
High level viability challenges	Surrounded and includes flood zone 2/3, environmental constraints
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A

## Somersham Road Industrial Area, St Ives (E27)

Indicator		Survey (04/03/2025)
Area (ha)		32.3
Cluster typology		Industrial estate
Uses (floorspace)	Office	9%
	R&D	1%
	Light industrial	16%
	General industrial	36%
	Storage and distribution	38%
	Other	0%
Total floorspace (m <sup>2</sup> )		108,400
Miscellaneous uses		Vehicle repair; retail; builders' merchants; showrooms
Recent loss to alternative uses		Leisure and tourism; retail; commercial leisure
Vacancy rate		0.6%
Physical constraints and opportunities for expansion		100% surrounded; expansion of the extent of the EEA would be possible to east across road.

### Map of EEA



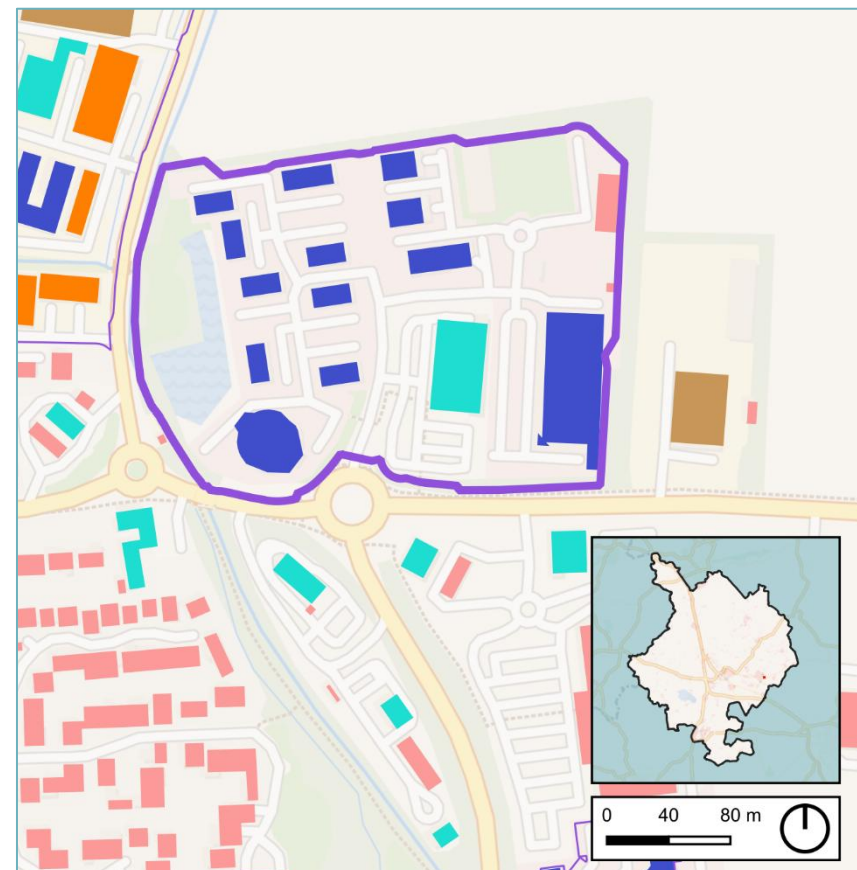
Indicator		Survey
Average age of buildings (years)		39
Average quality of buildings (CoStar rating out of 5)		2.6
Parking adequacy		Insufficient
Loading facilities		Loading bays; off road loading; roadside loading
Access to road network		Indirect to SRN/MRN
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	Potentially
Public transport accessibility (m)	0m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site is currently intensively used although some buildings are showing signs of ageing and depleting quality, meaning it is a likely location for where redevelopment should be supported. This could be paired with additional intensification which would likely be suitable in this connected location.
High level viability challenges	Surrounded by flood zone 2/3, larger degree of land ownership fragmentation
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A

## Compass Point Business Park, St Ives (E28)

Indicator		Survey (04/03/2025)
Area (ha)		6.5
Cluster typology		Business park
Uses (floorspace)	Office	80%
	R&D	0%
	Light industrial	0%
	General industrial	0%
	Storage and distribution	0%
	Other	20% (retail)
Total floorspace (m <sup>2</sup> )		17,600
Miscellaneous uses		N/A
Recent loss to alternative uses		Retail
Vacancy rate		3.0%
Physical constraints and opportunities for expansion		50% surrounded; high theoretical capacity to expand extent of EEA to north

### Map of EEA



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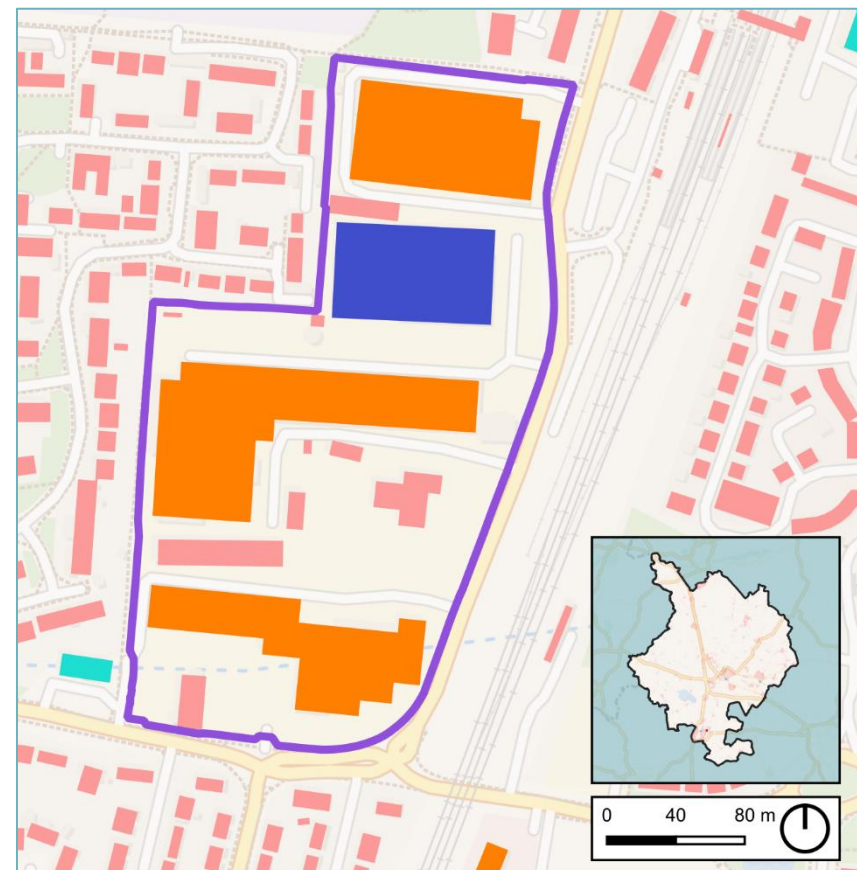
Indicator		Survey
Average age of buildings (years)		25
Average quality of buildings (CoStar rating out of 5)		2.8
Parking adequacy		Adequate
Loading facilities		N/A
Access to road network		Indirect to SRN/MRN
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	200m
Active travel	Cycle parking; cycle paths
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	<p>The age and/or quality of the buildings would suggest that redevelopment potential is low and/or not urgent.</p> <p>The site is currently relatively intensively used and any intensification would rely on redevelopment; meaning the site does not appear to be an immediate candidate for intensification.</p>
High level viability challenges	Surrounded by flood zone 2/3
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A

## Station Road Industrial Area, St Neots (E29)

Indicator		Survey (24/03/2025)
Area (ha)		6.9
Cluster typology		Industrial estate
Uses (floorspace)	Office	22%
	R&D	0%
	Light industrial	0%
	General industrial	24%
	Storage and distribution	54%
	Other	0%
Total floorspace (m <sup>2</sup> )		41,100
Miscellaneous uses		Care home
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

### Map of EEA



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Indicator		Survey
Average age of buildings (years)		41
Average quality of buildings (CoStar rating out of 5)		2.6
Parking adequacy		Sufficient
Loading facilities		Loading bays; off road loading
Access to road network		Indirect to SRN/MRN
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	-
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		Noise from manufacturing activities; vehicle movements interacting with station traffic

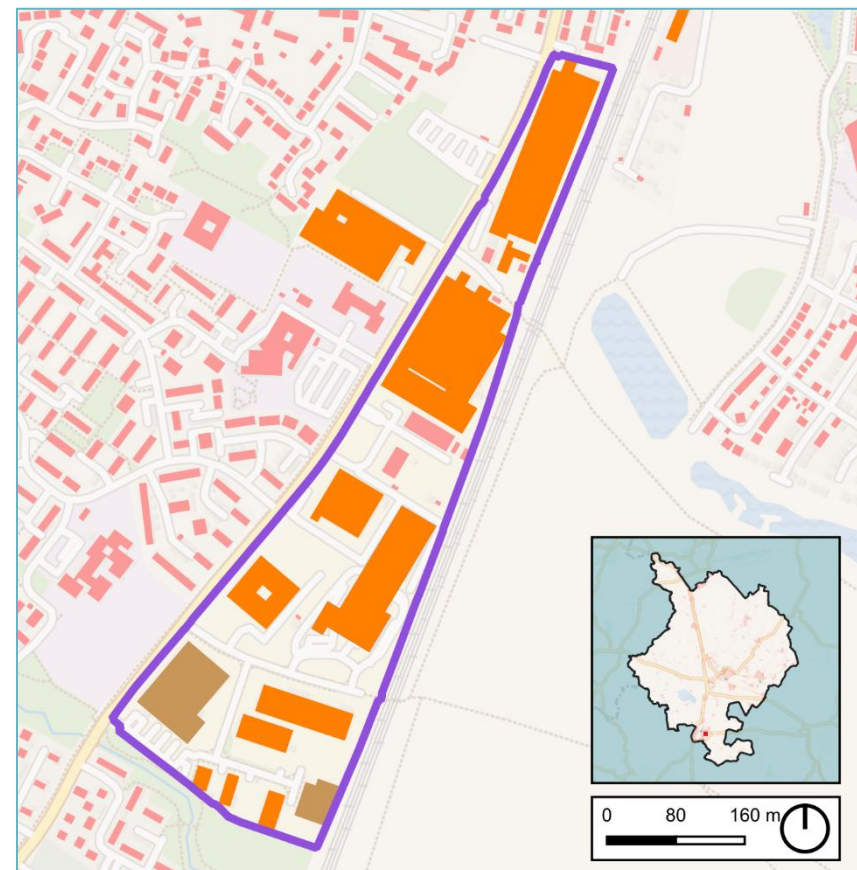
Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	0m
Active travel	Cycle parking
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	The site is currently intensively used although some buildings are showing signs of ageing and depleting quality, meaning it is a likely location for where redevelopment should be supported. This could be paired with additional intensification which would likely be suitable in this connected location.
High level viability challenges	Flood zone 2 in south of site
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A



## Cromwell Road Industrial Estate, St Neots (E30)

Indicator		Survey (04/03/2025)
Area (ha)		14.9
Cluster typology		Industrial estate
Uses (floorspace)	Office	15%
	R&D	0%
	Light industrial	12%
	General industrial	63%
	Storage and distribution	10%
	Other	0%
Total floorspace (m <sup>2</sup> )		87,700
Miscellaneous uses		N/A
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA (although brownfield site and existing industrial uses opposite)

### Map of EEA



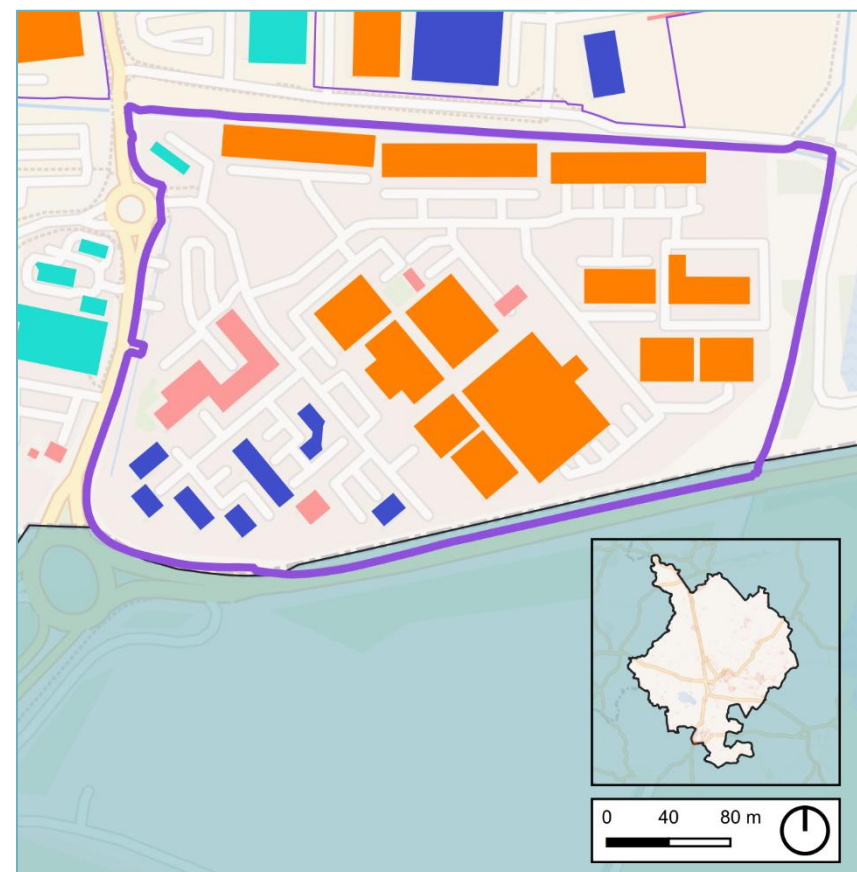
Indicator		Survey
Average age of buildings (years)		51
Average quality of buildings (CoStar rating out of 5)		2.8
Parking adequacy		Sufficient
Loading facilities		Loading bays
Access to road network		Indirect to SRN/MRN
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	-
	Heritage	-
	Agriculture	-
	Environmental	✓
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		Noise; odour from recycling centre

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	0m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site is currently intensively used although some buildings are showing signs of ageing and depleting quality, meaning it is a likely location for where redevelopment should be supported. This could be paired with additional intensification which would likely be suitable in this connected location.
High level viability challenges	Flood zone 2/3 to north and south of site
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A

## Colmworth Business Park, St Neots (E31)

Indicator		Survey (24/03/2025)
Area (ha)		11.4
Cluster typology		Industrial estate; business park
Uses (floorspace)	Office	10%
	R&D	0%
	Light industrial	0%
	General industrial	54%
	Storage and distribution	30%
	Other	7%
Total floorspace (m <sup>2</sup> )		43,800
Miscellaneous uses		Community
Recent loss to alternative uses		Leisure and tourism; retail
Vacancy rate		2.2%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounding suggesting limited/no scope to expand extent of EEA

### Map of EEA



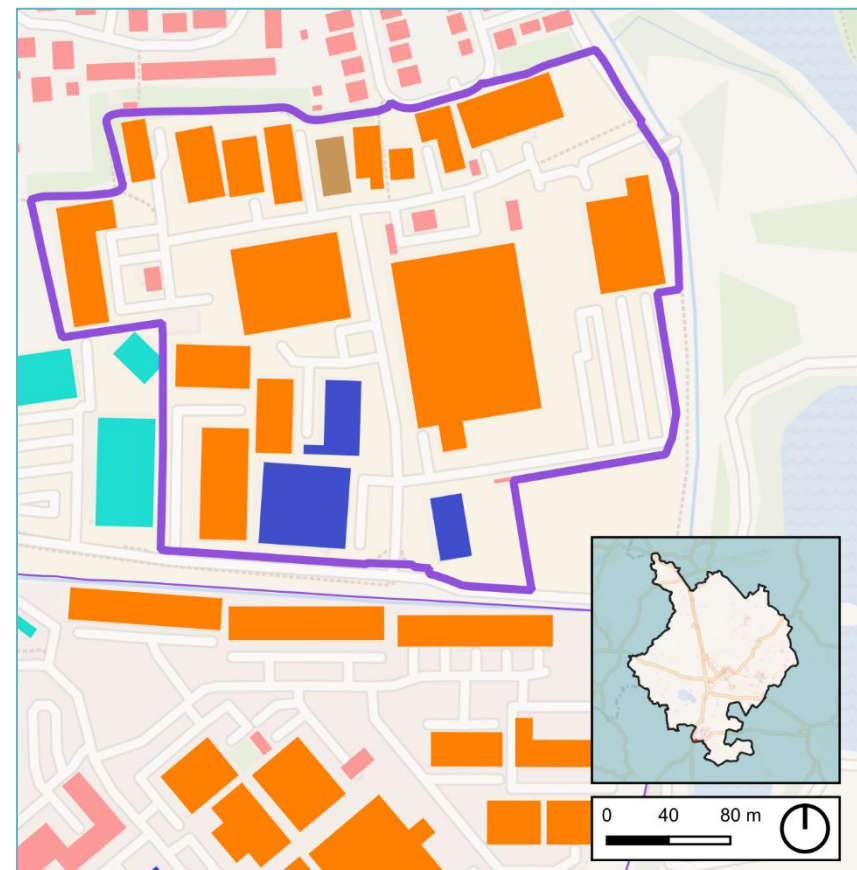
Indicator		Survey
Average age of buildings (years)		29
Average quality of buildings (CoStar rating out of 5)		3.0
Parking adequacy		Adequate
Loading facilities		Loading bays; off road loading
Access to road network		Direct to SRN
Proximity to sensitive land uses	Residential	-
	Community	-
	Leisure/tourism	✓
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	200m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	<p>The age and/or quality of the buildings would suggest that redevelopment potential is low and/or not urgent.</p> <p>The site is currently relatively intensively used and any intensification would rely on redevelopment; meaning the site does not appear to be an immediate candidate for intensification.</p>
High level viability challenges	Site bounded by flood zone 2/3 to north and east
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	Road upgrades (A428)

## Howard Road Industrial Estate, St Neots (E32)

Indicator		Survey (24/03/2025)
Area (ha)		11.8
Cluster typology		Industrial estate
Uses (floorspace)	Office	10%
	R&D	0%
	Light industrial	3%
	General industrial	15%
	Storage and distribution	72%
	Other	0%
Total floorspace (m <sup>2</sup> )		36,100
Miscellaneous uses		Retail; commercial leisure
Recent loss to alternative uses		N/A
Vacancy rate		3.0%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

### Map of EEA



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Indicator		Survey
Average age of buildings (years)		43
Average quality of buildings (CoStar rating out of 5)		2.6
Parking adequacy		Sufficient
Loading facilities		Loading bays; off road loading; road side loading
Access to road network		Direct to SRN
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	✓
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

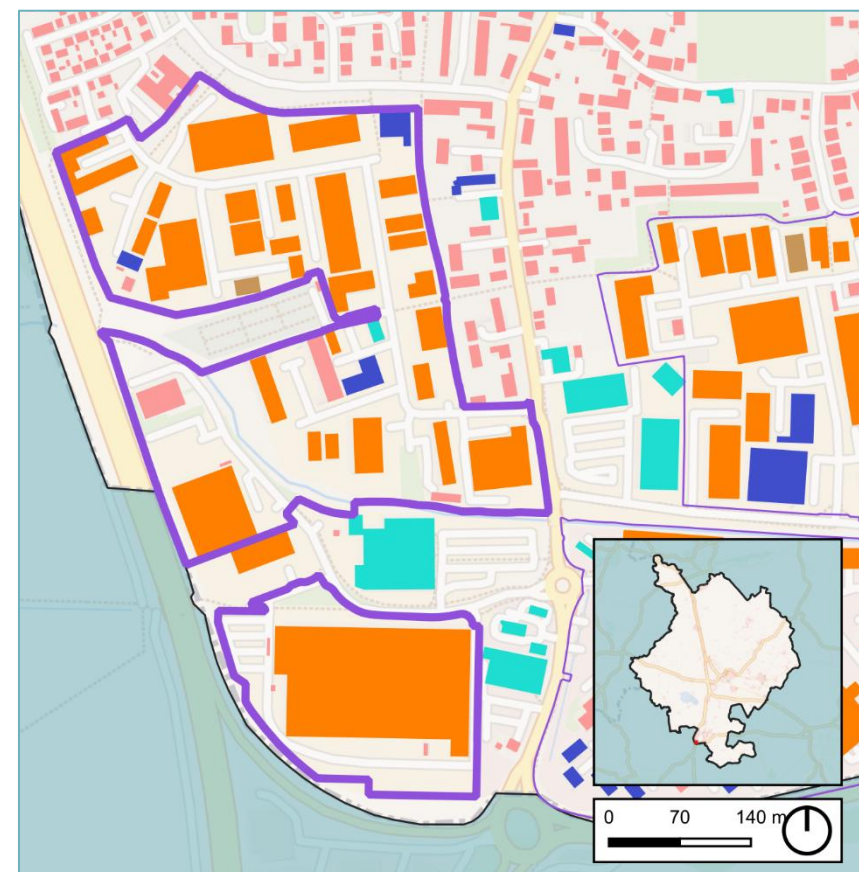
Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	400m
Active travel	N/A
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	The site is currently intensively used although some buildings are showing signs of ageing and depleting quality, meaning it is a likely location for where redevelopment should be supported. This could be paired with additional intensification which would likely be suitable in this connected location.
High level viability challenges	Site within flood zone 2 and bounded by flood zone 3 to east
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	Road upgrades (A428)



## Little End Road Industrial Estate / Alpha Drive Business Park, St Neots (E33)

Indicator		Survey (24/03/2025)
Area (ha)		18.9
Cluster typology		Industrial estate; business park
Uses (floorspace)	Office	7%
	R&D	0%
	Light industrial	1%
	General industrial	23%
	Storage and distribution	68%
	Other	0%
Total floorspace (m <sup>2</sup> )		64,400
Miscellaneous uses		Retail; community
Recent loss to alternative uses		Retail; commercial leisure
Vacancy rate		1.4%
Physical constraints and opportunities for expansion		100% surrounded; virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

Map of EEA





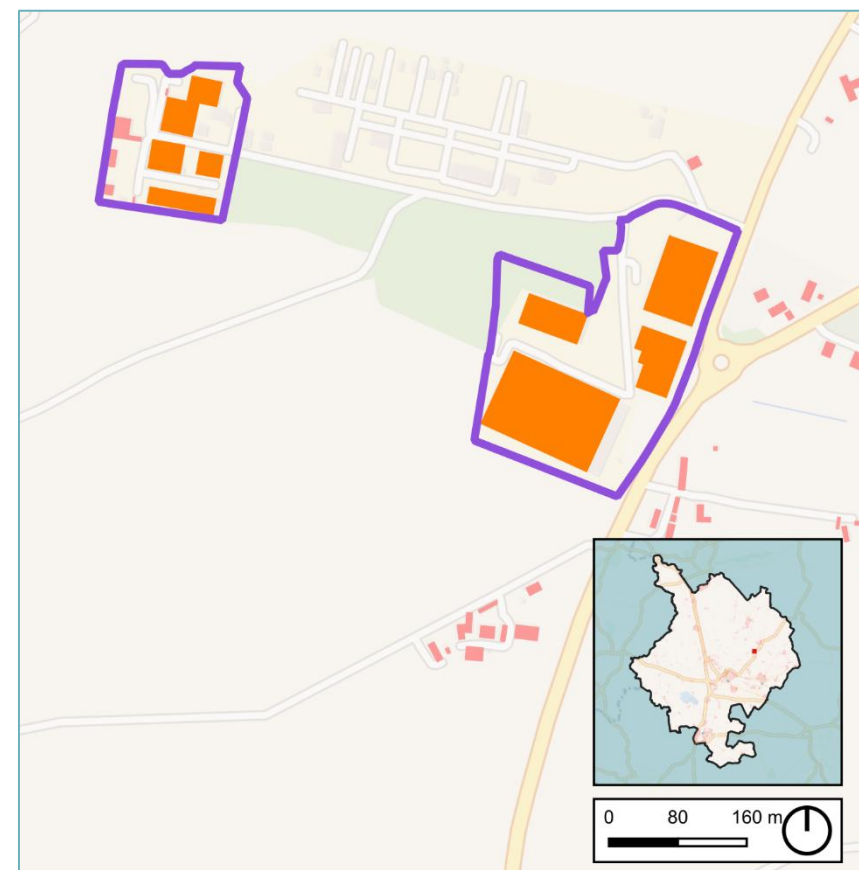
Indicator		Survey
Average age of buildings (years)		43
Average quality of buildings (CoStar rating out of 5)		2.7
Parking adequacy		Insufficient
Loading facilities		Loading bays; off road loading; road side loading
Access to road network		Virtually direct to SRN
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	-
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		Noise; odour; vehicle movements; dust from builders' merchants

Indicator	Survey
Suitability for 24 hour working	X
Public transport accessibility (m)	100m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site is currently intensively used although some buildings are showing signs of ageing and depleting quality, meaning it is a likely location for where redevelopment should be supported. This could be paired with additional intensification which would likely be suitable in this connected location.
High level viability challenges	Flood zone 2 intersects centre of site, site fragmentation and presence of cemetery
Presence of affordable workspace	Potentially relatively affordable in part
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	Road upgrades (A428)

## Warboys Airfield Industrial Estate, Warboys (E34)

Indicator		Survey (04/03/2025)
Area (ha)		8.7
Cluster typology		Industrial estate
Uses (floorspace)	Office	0%
	R&D	0%
	Light industrial	0%
	General industrial	3%
	Storage and distribution	97%
	Other	0%
Total floorspace (m <sup>2</sup> )		26,400
Miscellaneous uses		Advanced manufacturing
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		20% surrounded; high theoretical capacity to expand extent of EEA

### Map of EEA



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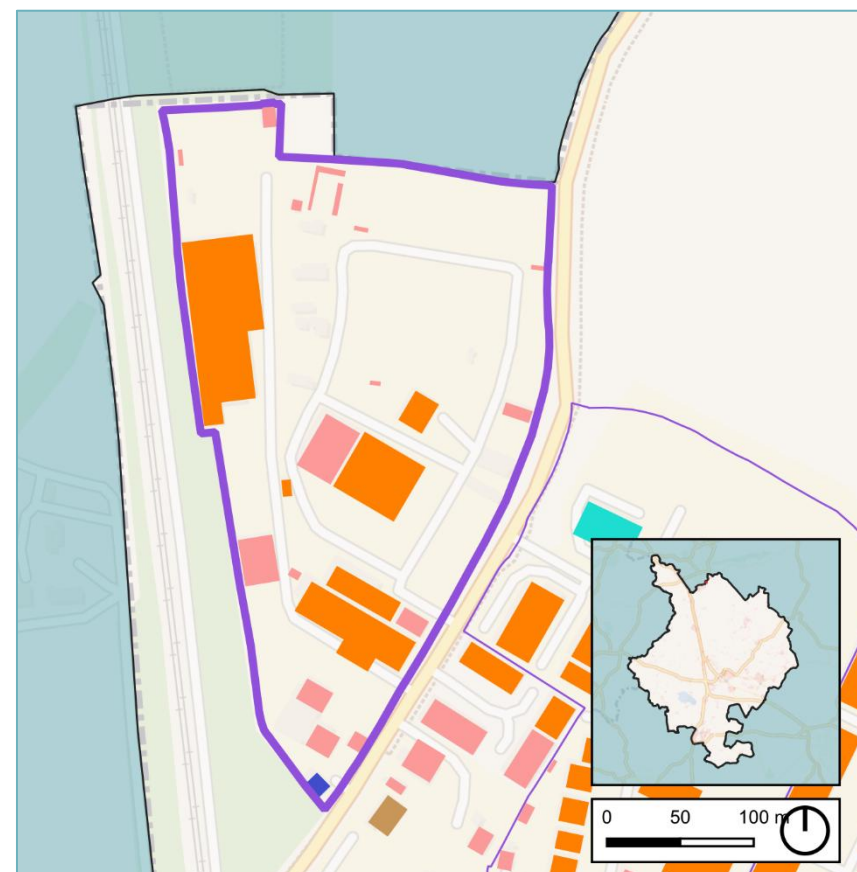
Indicator		Survey
Average age of buildings (years)		46
Average quality of buildings (CoStar rating out of 5)		2.8
Parking adequacy		Insufficient
Loading facilities		Off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	-
	Community	-
	Leisure/tourism	-
	Heritage	✓
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	400m
Active travel	N/A
Sustainability credentials and future capacity	EV charging
Opportunities for redevelopment or intensification	The site does not appear to be an immediate candidate for redevelopment (given the uses and businesses currently supported on site) or intensification given the accessibility constraints which would mean that site would be unlikely to support more intensive use.
High level viability challenges	Fragmented site parcels
Presence of affordable workspace	Potentially relatively affordable
Opportunities for rural diversification	Clear opportunities arising from rural location
Interactions with new infrastructure	N/A

## Broadway Business Park, Yaxley (E35)

Indicator		Survey (04/03/2025)
Area (ha)		8.0
Cluster typology		Industrial estate
Uses (floorspace)	Office	1%
	R&D	3%
	Light industrial	0%
	General industrial	55%
	Storage and distribution	41%
	Other	0%
Total floorspace (m <sup>2</sup> )		15,600
Miscellaneous uses		Vehicle repairs
Recent loss to alternative uses		N/A
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		100% surrounded (once local authority boundary taken into account); virtually/totally surrounded suggesting limited/no scope to expand extent of EEA

## Map of EEA



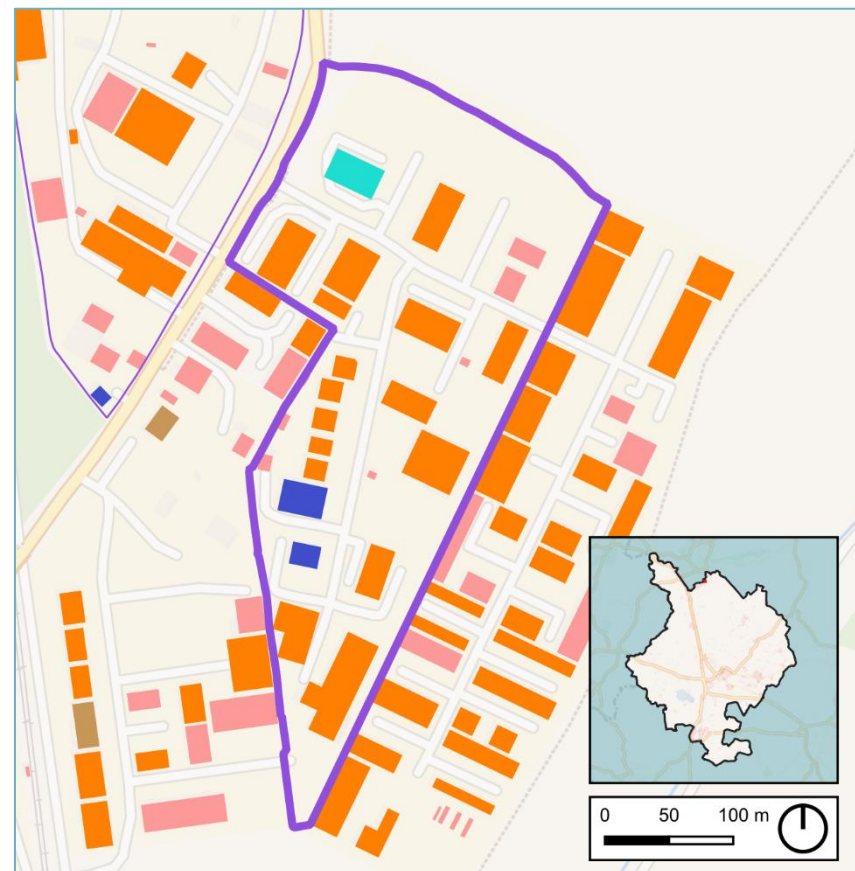
Indicator		Survey
Average age of buildings (years)		42
Average quality of buildings (CoStar rating out of 5)		2.6
Parking adequacy		Insufficient
Loading facilities		Loading bays; off road loading
Access to road network		SRN/MRN not readily accessible
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	✓
	Environmental	✓
	Other	✓
No surrounding land uses		-
Negative effects on surrounding land uses		Mess from construction activities

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	0m
Active travel	N/A
Sustainability credentials and future capacity	Renewable energy generation
Opportunities for redevelopment or intensification	The site has been recently (re)developed and the provision of employment space is new and of high quality, suggesting the potential for redevelopment or intensification is currently low.
High level viability challenges	Viability challenges unlikely
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A

## Eagle Business Park, Yaxley (E36)

Indicator		Survey (04/03/2025)
Area (ha)		8.7
Cluster typology		Industrial estate
Uses (floorspace)	Office	8%
	R&D	0%
	Light industrial	0%
	General industrial	55%
	Storage and distribution	32%
	Other	6%
Total floorspace (m <sup>2</sup> )		29,700
Miscellaneous uses		Leisure and tourism; vehicle repairs
Recent loss to alternative uses		Leisure and tourism; retail; commercial leisure
Vacancy rate		0.0%
Physical constraints and opportunities for expansion		75% surrounded; albeit by existing employment use; theoretical scope to expand extent of EEA to the south to incorporate recent employment development

## Map of EEA



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Indicator		Survey
Average age of buildings (years)		6
Average quality of buildings (CoStar rating out of 5)		2.9
Parking adequacy		Adequate
Loading facilities		Loading bays; off road loading; road side loading
Access to road network		Indirect to SRN/MRN
Proximity to sensitive land uses	Residential	✓
	Community	-
	Leisure/tourism	-
	Heritage	-
	Agriculture	-
	Environmental	-
	Other	-
	No surrounding land uses	-
Negative effects on surrounding land uses		N/A

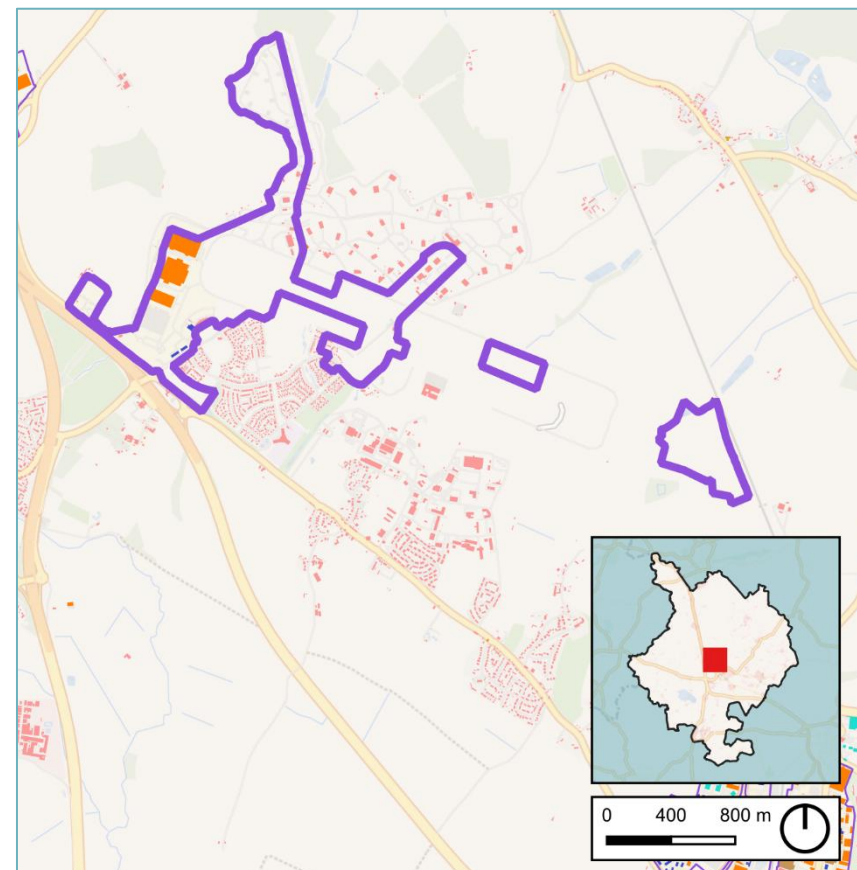
Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	0m
Active travel	N/A
Sustainability credentials and future capacity	N/A
Opportunities for redevelopment or intensification	The site has been recently (re)developed and the provision of employment space is new and of high quality, suggesting the potential for redevelopment or intensification is currently low.
High level viability challenges	Flood zone 2/3 to east
Presence of affordable workspace	Not observed
Opportunities for rural diversification	No immediate opportunities identified due to location
Interactions with new infrastructure	N/A



## Alconbury Enterprise Zone, Alconbury (EZ1)

Indicator		Survey (03/03/2025)
Area (ha)		150.9
Cluster typology		Industrial estate; business park
Uses (floorspace)	Office	13%
	R&D	0%
	Light industrial	0%
	General industrial	1%
	Storage and distribution	86%
	Other	0%
Total floorspace (m <sup>2</sup> )		95,400
Miscellaneous uses		Community; retail; heritage
Recent loss to alternative uses		Residential; retail
Vacancy rate		0.5%
Physical constraints and opportunities for expansion		<10% surrounded; high theoretical scope to expand extent of EEA

### Map of EEA



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Indicator		Survey
Average age of buildings (years)		14
Average quality of buildings (CoStar rating out of 5)		3.3
Parking adequacy		Surplus
Loading facilities		Loading bays; off road loading
Access to road network		Direct to SRN
Proximity to sensitive land uses	Residential	✓
	Community	✓
	Leisure/tourism	-
	Heritage	✓
	Agriculture	✓
	Environmental	-
	Other	-
No surrounding land uses		-
Negative effects on surrounding land uses		N/A

Indicator	Survey
Suitability for 24 hour working	✓
Public transport accessibility (m)	200m
Active travel	N/A
Sustainability credentials and future capacity	EV charging; renewable energy generation
Opportunities for redevelopment or intensification	The EEA has large swathes of undeveloped land meaning the theoretical potential for intensification is high
High level viability challenges	Residential pressure
Presence of affordable workspace	Not observed
Opportunities for rural diversification	Potential opportunities arising from location; and capacity within site extent
Interactions with new infrastructure	Road upgrades (A1/A14)

# Contact Us

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