

DEVELOPMENT CONTROL COMMITTEE
WEDNESDAY 4 JUNE 2014

PLANNING APPLICATION F/2013/0355/FUL – LAND AT KENNETT PARK,
KENTFORD (PARISH OF MOULTON)

MARKETING ENQUIRIES

Date	Company	Type	Size	Search Area	Comments
06/05/14	Dubai Racing Club	Office	1,000	Newmarket	Horse racing club, based in Newmarket. Looking to expand and take larger offices within Newmarket. Due to timing constraints will not consider new build. Looking at existing properties only.
03/03/14	c/o Knight Frank	Office	18,000-25,000	Newmarket	On behalf of a national client. Looking at new builds and existing properties. In talks with their existing Landlord re: a new building on existing site, on northern fringe of Newmarket.
11/04/13	Internet Watch Foundation	Office	6,000-10,000	Newmarket, Cambridge plus 15 mile radius	Expanding from Cambridge Research Park. We have discussed Kennet Park in detail and they have toured the location but have committed to a property on a business park to the north of Cambridge.
10/03/13	Pathology Partnership	Office	5,000	Cambridge/ Newmarket/ Bury St Edmunds	Currently based in Cambridge Business Park, and expanding. Details of Kennett Park sent, and location is good for them, but they are u/o on an inexpensive existing building paying only £15 per sq ft plus receiving a long rent free.
10/02/13	c/o Elliam CPS Limited	Office	1,500-5,000	Newmarket plus 10 mile radius	Looking for a modern air conditioned office, ideally on a single floor plate. 6-8 car parking spaces. Required space by 1 st April 2013. Will consider existing stock only due to tight timeframes. Timescales involved

Date	Company	Type	Size	Search Area	Comments
					mean Kennett Park is not a realistic option. Have to be in occupation of their new premises by 1st April 2013 and have agreed terms on an off market existing building.
08/01/13	c/o Main Allen	Office	Up to 6,000	Newmarket - Cambridge	Acting for a Morgan Sindall based in Newmarket. Budget driven and for this reason have now told us that only a cheap second hand building will suit. Have on their existing building.
10/08/12	lfapps	Office	1,000	Cambridge/ Newmarket/ Bury St Edmunds	Currently based in London looking to open a small office in the local area asap.
21/12/12	Mill House Bloodstock Services Limited	Office	Up to 4,000	Newmarket town centre ideally	Bloodstock agent currently based in Newmarket town centre. Wish to take a more prominent building in the town as are expanding. Kennett Park as a location is not appropriate as they want to be in the town centre, close to Tattersall's where they do a lot of their business.
07/04/11	c/o King Sturge	Office	4,000-5,000	Bury St Edmunds to Cambridge	Believed to have been satisfied in Bury St Edmunds.
15/03/11	Snap Fitness	D1	3,000-10,000	Cambridge	Will not look at Newmarket. Cambridge only. Preference for city centre.
01/03/11	Kinnevik Agri	Office	1,000	Cambridge or Newmarket	Kinnevik have taken a small office suite at Snailwell.
24/02/11	Workman	Office	1,000	Cambridge and surrounds	Workman have stayed put in serviced accommodation on Cambridge Business Park. Preference was to be closer to Cambridge.
17/01/11	LGC Forensics	Office and Laboratory	34,000	Newmarket	Staying at their existing site at Fordham where the Landlord is building them an extension to the building.

Date	Company	Type	Size	Search Area	Comments
13/01/11	Optimum Patient Care	Office	2,500	Cambridge and surrounds	Medical research company. Looking to combine their Norfolk and Cambridgeshire teams into one office. Freehold preferred. Newmarket considered too far out. Holding out until they find a freehold property in Cambridge.
25/11/11	BS Initiative Ltd	Office	700-1,000 sq ft	Newmarket	Building surveying firm based in Gazeley. Looking for a self contained suite closer to Newmarket. Interested in land or design and build. Have had details of the site along with costings for land and D&B options.
02/11/11	Marshall Buck and Casson	Office	5,000-50,000	Bury St Edmunds, Cambridge and Newmarket	On behalf of an unknown occupier. Will not look at Kennett as focussing on city/town centre properties only.
12/10/11	Bloodstock Media	Office	1,000	Newmarket	Will not look as far afield as Kennett. Town centre only. Taking a Newmarket town centre period property.
30/09/11	Millhouse Bloodstock Services Limited	Office	1,000	Newmarket	Based in Newmarket town centre already. Will not look outside the immediate locale.
04/08/11	c/o Currell Commercial	D1	3,000-5,000	Nationwide	National requirement for a crèche/nursery operator. Details of the site and development opportunities sent but Newmarket not on requirement shortlist so will not be pursuing in the foreseeable future.
15/05/11	Delta T Devices	Office/Light Industrial	8,000-12,000 or 0.75-1.5 acres	Newmarket and 10 mile radius	Were under offer on a freehold property in Burwell but pulled out. Have not taken anywhere else.
20/09/10	Ashtree Veterinary Centre	Vets Practice	1,500	Kennett Area	Purchased Lanarch House subject to a change of use application. Also purchased additional adjacent land.
18/08/10	NHS Suffolk	Clinical &	3,200 –	Bury St Edmunds	Want a clinical area of

Date	Company	Type	Size	Search Area	Comments
	c/o Boshier & Co	Office Requirement	12,000		approx 3,500 sq ft and office of approx 8,500 sq ft. Want leasehold premises with plenty of car parking. The requirement is for Q1 2011 so new builds not being considered.
13/07/09	Essential Care	Light Industrial Premises	5,000 – 8,000	Newmarket - Mildenhall	Ideally require a light industrial unit on a plot of 0.75 – 1 acre. Proposal provided. Have remained in their existing premises.
01/07/09	The East of England Ambulance Trust	Office	8,000 – 10,000	Newmarket - Cambridge	Ideally looking for an existing building for an admin function. Missed out on premises in Newmarket and now focussing closer to Cambridge given the lack of existing options in Newmarket and tight timescales.
22/06/09	Lighthouse Christian Faith Centre	Place of Worship	5,000 – 8,000	Newmarket - Mildenhall	Looking for premises to use as a church and admin centre. Location not ideal due to lack of public transport.
23/04/09	Anglia Cancer Network	Office	2,000-3,000	Newmarket	Ideally want to stay in town and house 21 staff.
18/04/09	Emma Cooney Forest Heath District Council (Economic Development Officer)	Hybrid building	10,000	Newmarket and a 2-5 mile radius	Looking to assist local company with a potential relocation. No further progress.
03/03/09	Inspire Training	Personal training/sports therapy clinic	4,000-5,000	Newmarket and 5 mile radius	Start up company looking to undertake personal training and sports therapy. Ideally want to be locate in Newmarket.
12/02/09	Jumping Bean	Child day care centre	3,000-5,000	Kennett/ Mildenhall	Want a 5-10 year lease on new facility. Currently occupy premises at Red Lodge. Limited budget.
09/09/09	Broadfern	Offices	8,000-10,000	Newmarket to Bury St Edmunds	Currently occupy space on Lanwades Business Park, but have chosen to relocate to Bury St Edmunds due to the majority of their business being undertaken in Bury.