

WOKING ELR - Woking Town Centre										
REF	EMPLOYMENT SITE	SITE AREA (HA)	FLOORSPACE TOTALS (SQ M)			VACANCY TOTALS (SQ M)				
			INDUSTRIAL	OFFICES	MIXED	VACANCY (%)	INDUSTRIAL	OFFICES	MIXED	TOTAL
WOTC	Woking Town Centre	76.60	275	140,863		22.20%		31,385		31,385
	Totals	76.60	275	140,863	0	22.20%	0	31,385	0	31,385

WOKING ELR - Employment Sites										
REF	EMPLOYMENT SITE	SITE AREA (HA)	FLOORSPACE TOTALS (SQ M)			VACANCY TOTALS (SQ M)				
			INDUSTRIAL	OFFICES	MIXED	VACANCY (%)	INDUSTRIAL	OFFICES	MIXED	TOTAL
IFOR	Forsyth Road	12.01		20,304		61.00%		12,359		12,359
			40,359			5.00%	1,905			1,905
IWOK	Monument Way East	7.91				0.00%				
	- Woking Business Park		22,633			39.00%	8,859			8,859
	- Balance				11,975	0.00%				0
IMBW	Monument Way West	4.40			16,761	12.50%			2,107	2,107
IGPE	Goldsworth Park Trading Estate	8.27	38,322			7.80%	3,000			3,000
ILAN	The Lansbury Estate	2.16			8,974	9.00%			815	815
IOWK	Old Woking Industrial Estate	4.74				0.00%				
	- Westminster Court & Grosvenor Court			4,453		45.00%		2,044		2,044
	- Balance		20,374			1.00%	200			200
IBR & IPOL	Poole Road, Butts Road & Cherry Street	2.02	8,258			2.00%	185			185
IROB	Robin Hood Works	0.60	2,317			0.00%				0
IGLR	Goldsworth Road Industrial Estate	0.55	2,223			0.00%				0
IBYF	Byfleet Industrial Estate	12.45	57,380			20.00%	11,427			11,427
GRNB	The Mayford Centre	2.10			2,787	1.00%			23	23
GRNB	Martlands Industrial Estate	2.93	2,300			50.00%	1,150			1,150
GRNB	Haverings Farm	4.30	4,000			32.00%	1,300			1,300
GRNB	Studley Court	0.50			943	7.00%			65	65
GRNB	Links	0.75		1,654		0.00%				0
GRNB	Red House, Cemetery Pales	0.61		1,810		26.00%		479		479
	Balance, Cemetery Pales	n/a			1,250	0.00%				0
GRNB	Broadoaks, Parvis Road	11.00		7,500		100.00%		7,500		7,500
GRNB	Greebays	1.40	2,000			0.00%				0
GRNB	Mizzens Farm	34.59			37,160	0.00%				0
ICAM	Camphill Industrial Estate	2.09				0.00%				
	- Apex Court			1090		53.00%		582		582
	- Balance		9,200			13.00%	1,172			1,172
SWEEP	Sweep Up	n/a	5975	5440	0	0.00%				0
	Totals	115.38	215,341	42,251	79,850	16.70%	29,198	22,964	3,010	55,172

WOKING ELR - District Centres										
REF	EMPLOYMENT SITE	SITE AREA (HA)	FLOORSPACE TOTALS (SQ M)			VACANCY TOTALS (SQ M)				
			INDUSTRIAL	OFFICES	MIXED	VACANCY (%)	INDUSTRIAL	OFFICES	MIXED	TOTAL
DBYF	Byfleet District Centre	11.07		3857	3,900	16.00%			1,214	1,214
DWBY	West Byfleet District Centre	13.09		13,256		25.00%		3,347		3,347
GPDC	Goldsworth Park District Centre	5.29		1,551		44.00%		677		677
HDC	Horsell District Centre	5.06		1,236		8.00%		100		100
KDC	Knaphill District Centre	4.05		1,638		19.00%		313		313
SDC	Sheerwater District Centre	3.81		0		0.00%				0
SJDC	St Johns District Centre	8.37		2074	1,080	17.00%			524	524
	Totals	50.74	0	23,612	4,980	18.43%	0	4,437	1,738	6,175

REF	EMPLOYMENT SITE	SITE AREA (HA)	FLOORSPACE TOTALS (SQ M)			VACANCY TOTALS (SQ M)				
			INDUSTRIAL	OFFICES	MIXED	VACANCY (%)	INDUSTRIAL	OFFICES	MIXED	TOTAL
Totals for Woking	Totals for Woking Borough	242.72	215,616	206,726	84,830	19.11%	29,198	58,786	4,748	92,732

Totals 507,172

007,172

LOCATION	Retain	Consider for release	Consider for alternative employment use	Estimated employment floorspace loss (sq m)
Woking Town Centre	65	4	0	1,035
Employment Sites	24	5	1	31,021
District Centres	6	1	0	1,551
TOTAL	95	10	1	33,607

LPA Data			Base Information					Quality of Existing Portfolio and Internal Environment					Quality of buildings / Fit for purpose Comments		Quality of location	Quality of location comments	Overall quality of site	Overall quality of site comments / justification	Local Market Conditions Score (1=strong...5=weak)	Local Market Conditions Comment			
Ref No	Name of Site/Area	Sub-ref	Site area (ha)	Total floorspace (sq m)	Floorspace in use (sq m)	Floorspace vacant (sq m)	Vacancy rate (%)	Vacant land (ha)	Site Status	Market Sector	Model Average of age of Buildings	Quality of Buildings/fit for purpose	Noise and other obvious pollutants	State of the external areas and public realm	Parking, internal circulation and servicing	Scope for intensification of use	Quality of buildings / Fit for purpose Comments	Quality of location	Quality of location comments	Overall quality of site	Overall quality of site comments / justification	Local Market Conditions Score (1=strong...5=weak)	Local Market Conditions Comment
WOTC	Brook House, Chertsey Road		WOKING TOWN CENTRE including GOLDSWORTH ROAD REGENERATION AREA - 76.60	3,005	3,005	0	0.0	N/A	In use	Office	0-15	Good	None noted	1 Good car parking provision, approx 1:279 sq.ft	None	High standard, grade A offices	Good	Town centre	Retain	Town centre offices, high quality		1 Landmark office building in prominent location on corner of Victoria Way and Chertsey Road. High quality offices.	
WOTC	121 Chertsey Road			700	0	700	100.0	N/A	Not in use	Office	30 plus	Obsolete	None noted	2 26 car parking spaces in rear surface car park. Accessed via Board School Road	Yes - redevelopment planned	Poor quality, grade C offices. Vacant with redevelopment potential.	Good	Town centre	Retain	Town centre location, redevelopment potential		5 Planning consent recently refused for office scheme of c. 3,000 sq.m. Revised plans in discussion.	
WOTC	111 Chertsey Road			1,373	769	604	44.0	N/A	In use	Office	16-30	Poor	None noted	2 Approx. 24 car parking spaces	Yes - planning application to be made to intensify use	Basic grade C offices. Vacant floor	Good	Town centre	Retain	Town centre location, surrounding use mainly offices		3 Basic offices in town centre location. Planning application to intensify use is likely in due course	
WOTC	Waterman House, 101-107 Chertsey Road			878	0	878	100.0	N/A	Not in use	Office	16-30	Poor	None noted	3 Surface car parking at rear, approx. 34 spaces	Yes - has planning permission for intensification	Basic, centrally heated grade C offices	Good	Town centre	Retain	Town centre location, surrounding use mainly offices		4 Planning permission granted on appeal for demolition of existing building and construction of 5 storey office building (c.2,776 sq.m GIA) with underground car parking for 27 cars. Current building available to let on flexible terms. Quoting rent recently reduced to £10 per sq.ft.	
WOTC	Chester House, 76-78 Chertsey Road			2,046	2,046	0	0.0	N/A	In use	Office	16-30	Average	None noted	2 Surface car parking at rear	None	Reasonable quality grade B. Refurbished 1980s offices	Good	Town centre	Retain	Town centre location, surrounding use mainly offices		3 Fully occupied building.	
WOTC	Trizancia House, 74 Chertsey Street			467	467	0	0.0	N/A	In use	Office	30 plus	Poor	None noted	3 Good parking provision at rear of building	Yes - outdated offices, low density	Poor quality grade C offices. 1960s construction.	Good	Town centre	Retain	Town centre location, surrounding use mainly offices		4 Outdated office stock	
WOTC	Thomsen House, 68-70 Chertsey Road			482	482	0	0.0	N/A	In Use	Office	16-30	Poor	None noted	3 Surface car parking provision	None	Basic grade C offices	Good	Town centre	Retain	Town centre location, surrounding use mainly offices		3 Outdated office stock	
WOTC	ICV House, 72 Chertsey Road			453	453	0	0.0	N/A	In Use	Office	16-30	Average	None noted	2 Surface car parking	None	Grade B offices over ground & 3 upper floors	Good	Town centre location	Retain	Town centre offices, accessed via Chertsey Street but fronts Victoria Way		3 Prominently situated overlooking Victoria Way	
WOTC	Kings Court, Church Street East			1,432	464	968	68.0	N/A	In Use	Office	16-30	Poor	None noted	3 Surface car parking	Yes - planning permission has been granted for intensification	Basic grade C offices	Good	Town centre	Retain	Town centre location, surrounding use mainly offices		4 Planning permission has been granted for high specification 3,940 sq.m office development over ground and 7 upper floors, with 55 car parking spaces. Seeking pre-let. Current building part let with rolling redevelopment break clauses. Ground floor to be let for archive storage. 1st floor offices vacant.	
WOTC	Chertsey House, 61 Chertsey Road			260	260	0	0.0	N/A	In Use	Office	16-30	Average	None noted	2 Limited car parking provision	Possibly - small building compared to neighbouring Dukes Court, but likely impact on nearby residential	Reasonable quality grade B offices. Prominent corner position, but in shadow of Dukes Court	Good	Town centre	Retain	Town centre offices in mixed use location		3 Reasonable office accommodation in town centre location	
WOTC	Dukes Court, Duke Street		20,500	15,658	4,842	24.0	N/A	In use	Office	16-30	Average	None noted	2 Surface and basement car parking. Ratio approx. 1:500 sq.ft	None	Modern grade B refurbished offices	Good	Town centre	Retain	Town centre landmark office building		2 Large office building, multi-tenanted, varying office suite sizes available to let		
WOTC	Duke House, Duke Street		686	606	80	12.0	N/A	In use	Office	16-30	Average	None noted	2 Limited car parking provision	None	Reasonable quality grade B office	Good	Town centre	Retain	Town centre offices in mixed use location		3 Reasonable office accommodation in town centre location		

WOTC	Commercial Way	Remaining offices	600	300														Retain	Basic offices above retail in various locations along Commercial Way	4 Most upper parts along Commercial Way are ancillary to the ground floor retail uses. Provincial House (no. 26) is the largest, approx. 472 sq.m over 1st and 2nd floors, comprising small suites. Other offices dotted along Commercial Way.
						50	N/A	In Use	Office	Mixed	Poor	None noted	2 Unknown	None	Grade C offices above retail	Good	Various offices above retail along pedestrianised area			
WOTC	Export House, Cawsey Way		9467	6797	300													Retain	Lower ground, ground & 14 upper floors of office accommodation. Landmark office building	1 Excellent views from upper floors, good car parking provision
						28	N/A	In Use	Office	30 plus	Good	None noted	2 Good car parking ratio 1:416 sq.ft - in adjacent NCP car park	None	Refurbished offices, grade B specification	Good	Town centre, central location for town centre amenities			
WOTC	Globe House, Victoria Way		2,894	2,984	2670													Retain	Part ground floor retail use	4 Refurbished offices, but lots of columns restrict quality of internal space
						0	N/A	In Use	Office	16-30	Average	None noted	3 Basement car parking	None	Refurbished grade B offices	Good	Town centre location, p			
WOTC	Eurobet House, 10-24 Church Street West		738	738	0													Retain	Adjacent to vacant development land	3 Good quality offices with car parking
						0	N/A	In Use	Office	16-30	Average	None noted	2 Surface parking at rear	None	Grade B offices	Good	Town centre location, established surrounding office use			
	Synergy House, 8 Church Street West		106	106	0													Retain	Established office location	4 Basic offices, but small lot size, self-contained
						0	N/A	In use	Office	16-30	Poor	None noted	2 2 spaces at front of building with limited parking at rear	Yes - small building compared to neighbouring offices	Grade C basic office accommodation	Good	Town centre			
WOTC	Allianz Cornhill House, 6 Church Street West		2,809	2809	0													Retain	Good quality town centre offices	1 Grade A offices in town centre
						0	N/A	In Use	Office	16-30	Good	None noted	2 Basement car parking accessed from Goldsworth Road	None	Grade A offices	Good	Town centre, established surrounding office use			
WOTC	SAB Miller House, Church Street West		5,959	5959	0													Retain	High specification town centre offices	1 Headquarters office building, prominent, good car parking
						0	N/A	In Use	Office	0-15	Good	None noted	1 Basement car parking - approx 123 spaces (ratio 1: 521 sq.ft)	None	Grade A offices over ground and four upper floors	Good	Edge of town centre, m			
WOTC	Cap Gemini, 1 Forge End		6,676	4988	1,688													Retain	Landmark office building, high specification, recently constructed	1 Five storey landmark office building with excellent parking
						25	N/A	In Use	Office	0-15	Good	None noted	1 Excellent car parking provision - ratio approx 1:275 sq.ft. Basement and surface	Possible - long terr	Grade A offices	Good	Edge of town centre, m			
WOTC	Goldvale House, 27-41 Church Street West		1,933	1,933	0													Retain	Established office location	3 Town centre offices, fully occupied
						0	N/A	In Use	Office	16-30	Good	None noted	2 Rear basement car parking ratio approx: 1:765 sq.ft	None	Grade B	Good	Town centre offices			
WOTC	21-25 Church Street West		816	816	0													Retain	Established office location	3 Refurbished town centre offices
						0	N/A	In Use	Office	16-30	Good	None noted	2 Rear surface car parking	None	Grade B	Good	Town centre offices			
WOTC	Wynnwith House, 15-19 Church Street West		885	885	0													Retain	Established office location	3 Town centre offices, single occupier
						0	N/A	In Use	Office	0-15	Good	None noted	2 Rear surface car parking	None	Grade B	Good	Town centre offices			
WOTC	Church Gate, 9-11 Church Street West		838	537	0													Retain	Edge of town centre offices. Surrounding commercial and office use	3 First floor offices currently on market. Edge of town, lacks prominence, poorer quality than neighbouring office accommodation
						36	N/A	In Use	Office	16-30	Average	None noted	2 18 rear surface car parking spaces	None	1980s Grade C offices	Good	Town centre			
WOTC	Systems House, 20 Goldsworth Road		1040	0	301													Retain	Town centre offices, surrounding office and secondary retail	5 Planning permission has been granted to extend the building to create c. 15,000 sq.ft offices. In its current form, the building is not capable of occupation
						100	N/A	Not in Use	Office	16-30	Obsolete	None noted	3 Surface rear car parking	Yes - consent granted to extend	Building is currently a disused shell	Good	Town centre, close to p			
WOTC	32 Goldsworth Road		4,180	4180	1040													Retain	Town centre offices	3 Distinctive building
						0	N/A	In Use	Office	16-30	Average	None noted	2 Rear surface and some basement car parking. Ratio approx 1:500 sq.ft	Yes - low site dens	1980s Grade B offices	Good	Town centre, mixed cor			
WOTC	Cavendish House, 36-40 Goldsworth Road		1,232	312	0													Retain	Town centre offices	4 High vacancy level. Budget offices
						75	N/A	In Use	Office	16-30	Average	None noted	3 19 car parking spaces, ratio approx: 1:700 sq.ft	Yes - Refurbishment extension is being considered	1980s Grade C office accommodation	Good	Town centre offices, mi			
WOTC	48-54 Goldsworth Road		996	0	920													Retain	Town centre offices above retail. Potential for conversion to residential use	4 Offices above retail. 100% vacancy
						100	N/A	Not in Use	Office	16-30	Average	None noted	2 Rear surface car parking, c. 25 spaces	None	Grade B	Good	Town centre offices			
WOTC	Spectrum, 56 Goldsworth Road		780	780	996													Retain	Town centre offices, potential to intensify use as is currently low rise building	4 Prominent office building, mixed use area, edge of town centre
						0	N/A	In Use	Office	16-30	Average	None noted	2 25 car spaces at rear	Yes - low rise build	Grade B offices	Good	Town centre offices			
WOTC	Midas, Goldsworth Road		5,054	5,054	0													Retain	High specification town centre offices	1 Headquarters office building, good car parking provision, new building, fully let, multi-tenanted
						0	N/A	In Use	Office	0-15	Good	None noted	1 156 car parking spaces on ground floor, beneath office building. Ratio approx: 1:365 sq.ft	None	High specification Grade A offices	Good	Town centre offices			

WOTC	Albion House, Chertsey Road		2,840	1,779	1,061	37.0	N/A	In Use	Office	30 plus	Average	None	2 Basement parking, but accessed via restricted parking zone, so inaccessible at certain times of day	None	1960s office building, reasonable standard grade B offices	Good	Town centre location, directly opposite Woking train station entrance	Retain	Landmark office building. Part of 5.5 acre site for proposed mixed use redevelopment, to include c. 100,000 sq.ft of offices	3 High vacancy rate due to large first floor.
WOTC	Barratt House, 7 Chertsey Road		594	594		0	N/A	In Use	Office	16-30	Average	None noted	2 No car parking	None	Grade C offices above retail on 4 floors, part refurbished	Average	Town centre location, close to train station, primarily retail area	Retain	Offices above retail. Substantial size offices compared to surrounding	4 Above retail, no car parking
WOTC	RDL House, 1 Chertsey Road		452	452	0	0	N/A	In Use	Office	30 plus	Average	None noted	2 No car parking	None	Above ground floor retail, grade C offices	Average	Town centre location, adjacent to station, primarily retail area	Retain	Offices above retail, potential for residential conversion	4 Above retail, no car parking, character offices
	9-17 Chertsey Road		537	537	0	0	N/A	In Use	Office	16-30	Average	None noted	2 No car parking	None	Refurbished offices above retail	Average	Town centre location, close to train station, primarily retail area	Retain	Offices above retail, substantial size compared to surrounding	4 Above retail, basic office accommodation
WOTC	Chertsey Road	Remaining offices	1,476	955	537	35	N/A	In use	Office	Mixed	Poor	None noted	2 Limited car parking, 3 known spaces at Fides House (no.10)	None	Above ground floor retail, basic grade C offices	Average	Town centre location, p	Retain	Various office above retail, other upper parts along street are ancillary to ground floor retail	4 Basic offices above retail. Economical space, known vacant offices at nos. 33, 43a, 19-21 and 6.
WOTC	High Street	Various offices	600	300	521	50	N/A	In Use	Office	30 plus	Poor	None noted	3 No car parking	None	Very poor offices above retail	Average	Town centre location, s	Consider for release	Other upper parts in the parade have been converted to residential so that may be considered for the remaining office uses. Other upper parts ancillary to ground floor retail	5 Basic offices, some in very poor order
WOTC	Broadway	Various offices	250	125	300	50	N/A	In use	Office	30 plus	Poor	None noted	3 No or very limited car parking	None	Poor quality offices above retail	Average	Town centre location, s	Consider for release	Other upper parts in the parade have been converted to residential so that may be considered for the remaining office uses. Other upper parts ancillary to ground floor retail	5 Basic offices, some in poor condition. Known vacancy - 1st floor offices no.12
WOTC	Tyre depot , 67 Boundary Road (next Wells Court)	Boundary Road	275	275	125	0	None	In use	Industrial	16-30	Average	None noted	Mixed area on town periphery	Reasonable	Typical tyre depot	Average	Town periphery	Consider for release	Possibilities for alternative use but serves a purpose in current form in any event	3
0 State of external areas and public realm - rated 1 (good) to 3 (poor) in terms of surrounding uses, landscaping, attractive environment																				

LPA Data			Base Information						Quality of Existing Portfolio and Internal Environment									Local Market Conditions Score (1=strong, 5=weak)				
Ref No	Name of Site/Area	Sub-ref	Site area (ha)	Total floorspace (sq m)	Floorspace in use (sq m)	Floorspace vacant (sq m)	Vacancy rate (%)	Vacant land (ha)	Site Status	Market Sector	Model Average of age of Buildings	Quality of Buildings/fit for purpose	Noise and other obvious pollutants	State of the external areas and public realm	Parking, internal circulation and servicing	Scope for intensification of use	Quality of buildings / Fit for purpose Comments		Quality of location	Quality of location comments	Overall quality of site	Overall quality of site comments / justification
IFOR	Forsyth Road	Offices	12.01 (WHOLE OF FORSYTH ROAD)	20,304	7,945	12,359	61.0	None	Currently in use	Office	16-30	Average	None noted	Limited local amenities appropriate for a business location (such as food outlets, shops, restaurants, banks).	Forsyth Road one way so servicing reasonable. Parking provision generally OK.	None	Office development confined to the west portion of the site comprising Woking 8, Genesis, River Court and Wells Court built in the 1980s/early 1990s.	Poor	Poor road infrastructure and limited amenities in the local area appropriate for a business location. Public transport servicing also poor in the context of an office environment - Woking rail station too far to walk. Forsyth Road surrounded by low grade residential.	Consider for release or alternative employment use	Office development in this location ill-conceived - vacancy rate 61% at present. Possibly more suitable for industrial use.	5
	Forsyth Road	Industrial	-	40,359	38,454	1,905	5.0	None	Currently in use	Mixed industrial/warehouse	Mixed	Average	None noted	Lack of amenities in the locality (such as food outlets, shops, restaurants, banks).	Forsyth Road one way so servicing reasonable. Parking provision generally OK.	None	Industrial mainly comprising the Henderson owned 1990s built Kingsway and Octimum developments plus older stock in various ownerships, occupiers including Wandsworth Electrical, Winton Engineering, Enthone OMI.	Average	As above. HGV access poor into Forsyth Road.	Retain	As above	3
IWOK	Monument Way East Industrial Estate	Woking Business Park	7.91 (WHOLE OF MONUMENT WAY EAST INCLUDING WOKING BUSINESS PARK)	22,633	13,774	8,859	39.0	None	Currently in use	Mixed industrial/warehouse	16-30	Good	None noted	Lack of amenities in the locality (such as food outlets, shops, restaurants, banks).	Reasonable circulation, parking and parking within the Business Park.	None	Early 80s industrial/warehouse development, currently owned by Schroders. Reasonable quality and functionality for current purpose.	Average	Local Highways poor, particularly for HGV access. Eg. no right turn into Albert Drive from Monument Road. Low grade housing directly to east/north.	Retain	One of Wokings main industrial estates, despite highlighted difficulties and level of current vacancy.	3
IMWE	Monument Way East Industrial Estate	Remainder of Monument Way East Industrial Estate	-	11,975	11,975	0	0.0	None	Currently in use	Mixed - Office / Industrial / Warehouse	Mixed	Average	None noted	Lack of amenities in the locality (such as food outlets, shops, restaurants, banks).	Servicing poor in relation to the mainly 60s buildings between the Council Depot and Build Centre, but otherwise reasonable.	Limited scope on Council Depot site	Mixed quality - includes relatively new Build Centre at Estate entrance, part refurbished/part new circa 2003 Monument Business Centre and older circa 1960s stock. Council Depot comprising Brewers outlet plus offices and open storage land occupied for Council related contracts (eg Biffa). Generally fit for purpose but scope for improvement.	Average	Limited amenities available in the local area.	Retain	Mixed quality industrial area	3
IMBW	Monument Way West Industrial Estate		4.40	16,761	14,654	2,107	12.5	0.6	Currently in use except British Gas site (0.6 ha) not developed with unimplemented industrial consent for 1,827 sq m (B1c/B2)	Mixed - Office / Industrial / Warehouse	Mixed	Average	British gas site believed to be contaminated	Mixed industrial/low grade residential area	Reasonable parking provision on the whole but estate roads congested resulting in problems for hgv access	British Gas site only	Reasonable overall. Boundary Business Centre early 90s built, Wintonlea Estate mid 80s, GMS House refurbished/part new build in 2004, but otherwise ageing stock likely to be recycled over time (eg office building fronting Monument Way nearing end of useful life).	Average	Walking distance to town facilities and railway station so good access to amenities. However, Boundary Road narrow/tricky for hgv access.	Retain	Mixed quality established employment site suitable for industrial use. Office units in the Boundary Business Centre ill conceived in this locality - note 46% currently vacant/on market.	3
IGPE	Goldsworth Park Trading Estate	Goldsworth Park Trading Estate, Royal Mail Parcelforce, Sentrum	8.27	38,322	35,322	3,000	7.8	None	In use	Mixed industrial/warehouse	16-30	Good	None noted	Purpose built industrial estate with good highway access.	Good overall	Limited scope in relation to Royal Mail site	Goldsworth park Trading Estate 16,722 sq m early 80s built in 20 units (3 currently vacant). Royal Mail 4,000 sq m 80s built on 3.5 acres. Sentrum purchased the 17,600 sq m Prologis recently built industrial/warehouse unit and converted for a data centre in 2008	Good	One of Wokings best located industrial estates in terms of road access (suitable hgv's). Site surrounded mostly by residential and green belt.	Retain	One of Wokings best located industrial estates in terms of road access (suitable hgv's). Site surrounded mostly by residential and green belt. Village .	2

ILAN	The Lansbury Estate, Lower Guildford Road, Knaphill	The Lansbury Estate, Lower Guildford Road, Knaphill	2.16	8,974	8,159	815	9.0	None	In use	Mixed - Office / Industrial / Warehouse	Average	None noted	Surrounded by residential. Highway access reasonable from Lower Guildford road but not ideal for hgv access	Overall parking provision on the estate 1:30 per sq m approx so broadly reasonable allocation overall. Servicing difficult to some of the industrial units for hgv's. Circulation tight in places	Limited options. We note there is an unimplemented planning consent to replace unit 16 (single storey 95 sq m warehouse) with 2 storey offices of 675 sq m,	Mostly 1960s industrial/offices set within 1960s structures. The estate has been built up over many years, so a range of quality including some more modern office buildings. The estate owned by an individual and the estate intensively managed with rapid turnover of tenants.	Average	The estate surrounded by residential. Amenities at Knaphill within walking distance so reasonable access to facilities	Retain	An unusual mixed office/industrial estate built up in a piecemeal fashion over many years and surrounded by residential. However vacancy rates reasonably low so clearly fulfills a need in the local property market.	3
IOWK	Old Woking Industrial Estate	Westminster Court and Grosvenor Court (offices), Hipley Street	4.74 (WHOLE OF OLD WOKING INDUSTRIAL ESTATE)	4,453	2,409	2,044	45.0	0.13	In use except phase 2 Grosvenor Court unimplemented B1a consent 1,170 sq m	Office 0-15	Average	Some industrial uses Hipley Street	Hipley Street poor access for volume of traffic. New high density residential to north and west	Hipley Street poor standard for volume of industrial/office/residential traffic.	None except on phase 2 Grosvenor Court - unimplemented consent 1,170 sq m	Westminster Court built early 1990s, mixture of 2 and 3 storey. Multilet in floors/buildings. Poorly designed in some respects (eg tall and thin office units not attractive to single occupancy, thus most buildings let in floors). Grosvenor Court phase 1 built circa 2007 - better specification including a/c	Poor	Not a good environment for offices - surrounded low grade residential and industrial use. Limited amenities nearby.	Retain	Office development in this location ill-conceived - vacancy rate 45% at present. Westminster Court in particular poorly designed. Possibly more suitable for industrial or residential use.	5
IOWK	Old Woking Industrial Estate	Rest of Old Woking Industrial Estate	-	20,374	20,174	200	1.0	None	In use	Mixed industrial/warehouse	Average	None noted	Hipley Street and Manor Way congested. Low grade residential to north/north east.	Hipley Street and Manor Way congested and insufficient width for hgv and general commercial traffic.	None significant	Manor Way freehold held by Woking Borough Council and plots sold on long leases. Mostly 1960s/70s built so a little dated. Vacancy rates low however. Some more modern redeveloped sites such as Harveys on Hipley Street.	Average	Long established employment land. HGV access poor, nearest motorway access at junction 11 of M25 or via the A3.	Retain	Mixed industrial/warehouse established employment site. Development not structured co-ordinated over time due to ownership structures. Reasonably important employment site with low vacancy rates serving a useful purpose in the market.	3
IBR & IPOL	Poole Road, Butts Road and Cherry Street		2.02	8,258	8,073	185	2.0	None	In use	Mixed industrial/warehouse	Poor	None noted	Situated on periphery of town centre in Goldsworth Road area, thus plenty of amenities nearby. This area generally in need of upgrading/modernisation	Circulation/access via minor access roads off Goldsworth Road. Inappropriate for large scale industrial use. Proximity to town means members of the public will look to park on these roads so parking can be congested.	None significant	Mostly older 1960s and 70s stock. Some more modern units on Butts Road - former Jack Knight unit and Enterprise units (this part of Butts Road owned by Woking Borough Council).	Average	Convenient location in terms of access to town centre/railway station, but in many respects inappropriate for industrial use eg. highways access for hgv's	Retain	Convenient location in terms of access to town centre/railway station, but in many respects inappropriate for industrial use eg. highways access for hgv's, congestion and so on. On the other hand vacancy rates are low in common with most industrial employment sites in the Borough. Regeneration and improvement should be generally encouraged with possible changes to office use or other uses considered where appropriate.	3
IROB	Robin Hood Works		0.60	2,317	2,317	0	0.0	None	In use	Industrial 30 plus	Poor	None noted	Situated in reasonable residential area, off Robin Hood Road	Poor access via narrow estate road off Robin Hood Road. Parking provision generally in keeping with amount of floorspace on the site but circulation poor as only one entrance	None	Former parachute factory in unusual position surrounded wholly by residential. Somewhat dated buildings occupied by a variety of industrial users including B2/motor vehicle repairs. Low eaves. Owned by Glen House Estates for many years.	Average	Poor vehicle access into the site but otherwise average location	Consider for release	Residential use may be a more appropriate use if an alternative location for the industrial occupiers can be found. Site fully occupied at present. Small units so rapid turnover in tenants but low vacancy rate	3
IGLR	Goldsworth Road Industrial Estate		0.55	2,223	2,223	0	0.0	None	In use	Mixed industrial/warehouse	Poor	None noted but the estate has a number of motor trade tenants	Situated in a predominantly residential area west of the Goldsworth Road town area.	Access directly off Goldsworth Road, opposite the 'Surrey History Centre'. Parking provision generally in keeping with amount of floorspace on the site but circulation poor as only one entrance	None	1960s style industrial units with relatively low eaves. Fairly low grade image including a number of B2 motor vehicle repair 'bad neighbour' occupiers. Owned by Woking Borough Council.	Average	Reasonable location overall. Plenty of amenities nearby such as Morrisons supermarket.	Retain	Fully occupied and serving a useful purpose in the context of the industrial market but in some ways inappropriate given immediate surroundings - residential both sides Basingstoke canal to north boundary. Could release if more appropriate location can be found.	3

IBYF	Byfleet Industrial Estate		12.45	57,380	45,953	11,427	20.0	None	In use	Mixed industrial/warehouse	Mixed	Average	M25 runs immediately to West	In mixed ownership so consisting of piecemeal industrial developments. Poor estate roads and Oyster Lane congested	Estate roads in poor condition and of insufficient quality for largescale industrial use. Circulation and parking levels reasonable on the whole	Limited scope	Buildings/estates of varying age and quality. Newest being Access Self Storage fronting Oyster Lane(former Sprint Estate) and Oyster Park developed by Canmoor (currently 100% vacant), plus Trackside recently refurbished - this formerly being Alfonal House. Other more modern estates include Glen Court, Craven Court, Bytech Centre plus older stock such as Bookers and a number of 1960s buildings on Abbot Close together with 111 Chertsey Road. Overall fit for purpose but some of the older units in need of redevelopment.	Average	Good location in terms of distance to M25/A3 but local highways poor such as Oyster Lane and the various estate roads. Oyster Lane congested at times.	Retain	Subject to Highways improvements and recycling older stock, a reasonable quality industrial employment location.	3
ICAM	Camphill Industrial Estate, Camphill Road, West Byfleet	Apex Court	2.09 (WHOLE OF CAMPHILL INCLUDING APEX COURT)	1,090	508	582	53.0	None	In use	Office	16-30	Average	Next to industrial estate	Poor road access	Reasonable	None	Early 90s offices in 4 units on 2 floors	Average	Location convenient for car access to M25 junction 11, but narrow bridge one side and low bridge the other with lights. West Byfleet railway reasonably near	Retain	Reasonable quality office space with fair rail and road access	3
ICAM		Rest of Camphill Industrial Estate		-	9,200	8,028	1,172	13.0	Landfill site next door	In use	Mixed industrial/warehouse	Average	None noted	Difficult hgv access	Low parking provision, tight circulation	None	Range of buildings from circa 1960s/70s and more recent extensions	Poor	Location nearby M25 but very poor vehicular access for large vehicles. Narrow bridge one side and low bridge plus traffic calming the other. West Byfleet station reasonably nearby	retain	Over developed site. Poor access for commercial vehicles. Could consider redevelopment possibly in conjunction with the landfill site immediately east. Combining the sites would open up canal frontage - possibly residential or mixed use (not industrial/warehouse).	3
GRNB	The Mayford Centre		2.10	2,787	2,764	23	0.8	None	In use	Mixed - Office / Industrial / Warehousing	30 plus	Poor	None noted	Situated in Woking suburb of Mayford. Some local amenities.	Low density at present so good level of parking and good circulation	Significant scope	Circa 1880 former school on 3 stories. Currently let in various suites on short term Licences to a variety of occupiers. Outbuildings multilet as well.	Average	Mayford is a suburb south of Woking. Surrounded by a school, sports fields, railway and generally a residential area.	retain	Could be redeveloped/intensified. Possible alternative use might be residential or mixed residential/employment. Virtual full occupancy at present however so serves a useful need in the market	3
GRNB	Martlands Industrial Estate, Smarts Heath Lane		2.93	2,300	1,150	1,150	50		In use	Mixed industrial/warehouse	30 plus	Poor. Some temporary structures	None noted	Industrial estate in semi rural area. Road access into site poor across Smarts Heath Common. Traffic exiting estate needs to turn left to avoid bridge	Reasonable parking and circulation within the estate. Access via road across Smarts Heath Common. Traffic exiting estate needs to turn left to avoid bridge	Some scope but limited by green belt planning policy	Poor quality buildings generally, some without foundations and of a very basic specification generally. However the site has attracted non conforming uses over the years (eg. car breakers) and such occupiers are content with basic buildings.	Poor	Semi rural location not in keeping with large scale conventional industrial use. Poor services infrastructure (eg limited toilet facilities). Worplesden train station is reasonably close but service from this station is limited. Road access across common land but with prescriptive rights and reasonable access to M3/A3 via local road network	Retain	Owned by large property company. Appointed a local manager who has made efforts in recent years to improve the site but substantial investment would be required to upgrade the site significantly. No problems with neighbours as surrounded by common land. Could consider alternative use if viable alternative site can be found. One of the few locations for 'bad neighbour uses' in the Borough.	3
GRNB	Haverings Farm		4.30	4,000	2,700	1,300	30.0		In use	Mixed industrial/warehouse	16-30	Poor	Contaminated land and in flood plain	Mixed rural area with some residential to the north (Prey Heath Road). Road access into site poor from the A320	Reasonable parking and circulation within the estate. Access into the site via a service road off the A320 Woking Guildford road	Significant scope	Basic industrial units - mostly uninsulated. No mains electricity or drainage into the site - existing power from generators. Non conforming users attracted to the site over the years eg. scaffolders, car storage, recycling.	Poor	Semi rural location not in keeping with large scale conventional industrial use. Would need substantial investment eg services and quality of buildings to be upgraded. Planning not clearcut for industrial use - some occupiers have departed as a result of WBC enforcement action and nearby residents often complaining. Poor access into site via single track road	Retain	Owned by offshore trust. Requires substantial infrastructure improvements to upgrade the quality of the estate. Issues with nearby residents and planning difficulties (Certificate of Lawfulness only covers 2h approx). One of the few locations for 'bad neighbour' uses in the Borough.	3

GRNB	Studley Court, Chobham		0.50	943	878	65	7.0	None	In use	Mixed - Office / Industrial / Warehousing	0-15	Good	None noted	Semi rural area. Located off Guildford Road within green belt	Good overall	Limited	1995 built office courtyard in 5 units and 2 industrial/warehouse units (converted barns to reasonable standard)	Average	Semi rural location but established and successful scheme. Limited access to public transport but local road network allows reasonable link to M3/M25.	Retain	Private owner. Low vacancy rate.	2
GRNB	Links Business Centre, Old Woking		0.75	1,654	1,654	0	0.0	None	In use	Office	0-15	Good	None noted	Semi rural location	Good overall	None	Circa 2002 built office scheme	Average	Right next to Hoebridge golf course - entrance from the main road is shared.	Retain	Owned by Standard Life. Multi let. Low vacancy	3
GRNB	Red House, Cemetery Pales (formerly the Clock Tower), Brookwood		0.61	1,810	1,331	479	26.0	None	In use	Office	0-15	Good	None noted	Set in landscaped site. Brookwood station nearby. War graves/Brookwood cemetery in vicinity	Good overall	None	Late 90s office building. Reasonable specification and car parking allocation (80 spaces)	Average	In green belt adjacent Brookwood cemetery. Brookwood station nearby and local roads provide reasonable links to A3/M3	Retain	Good quality office space with good parking and near station	3
GRNB	Other Brookwood	Stomemasons Court and Connaught Road	n/a	1,250	1,250	0	0.0	None	In use	Mixed - Office / Industrial / Warehousing	Mixed	Average	None noted	Semi rural	Reasonable	None	Stomemason Court plus industrial Connaught Rd	Average	In green belt adjacent Brookwood cemetery. Brookwood station nearby and local roads provide reasonable links to A3/M3	Retain	Established employment uses	3
GRNB	Broadoaks	Parvis Road, West Byfleet	11.00	7,500	0	7,500	100.0	Unimplemented consent for further 9,222 sq m	Vacant	Office	0-15	Average	None noted	Access off Parvis Road. Residential to north west boundary otherwise green belt	Good	Significant scope	Existing vacant 7,500 sq m 2 storey office/data centre - reasonable specification. Good vehicle access M25	Average	Good vehicle access M25. In green belt so limited amenities nearby	Retain	Reasonable business park location/environment. Needs considerable investment - previous owner in liquidation so site on market via administrators (KPMG). Planning consent for B1 offices 16,722 sq m in total. Former owner built single building of circa 7500 sq m but this remains vacant. Developer went into liquidation before being able to create further phases of development.	3
GRNB	Carthouse Lane, Horsell	Greenbays	1.40	2,000	2,000	0	0.0	Some hardstanding	In use	Warehousing	30 plus	Average	None noted	Green belt location	Reasonable	Some scope	Old buildings (probably agricultural) used for storage. Good for basic warehousing but some improvements ongoing. Part of site in use for open storage of diggers	Average	Rural location but local roads provide a good connection to the M25. No nearby amenities	Retain	Fully occupied and serving a useful purpose in the market	3
GRNB	Blue Prince Mushrooms (Heather Farm), Horsell Common		6.50	15,700	0	15,700	100.0	1.3h hardstanding	Vacant former agricultural units, use ceased 2003	Mixed industrial/warehouse	30 plus	Obsolete	None noted	Green belt location	Reasonable	Some scope	Obsolete but appealed planning application going to Public Inquiry for B1c/B8 use	Good	Poor access into site at present via unbound road running north from Chobham Road. M3/M25 accessible via local roads but not ideal for HGV traffic. Site in green belt in close proximity to a Special Protection Area (designated as SSSI)	Consider following Public Inquiry	Believed to be allocated for waste use in the Adopted Surrey Waste Plan but current owners pursuing consent for B1c/B8 use in 14,007 sq m buildings to replace existing agricultural structures.	3
GRNB	Mizzens Farm, Tag McLaren HQ		34.59	37,160	37,160	0	0.0	Substantial	In use	Mixed industrial/warehouse	0-15	Good	None noted	Green belt	Good	Significant scope but green belt. Planning application submitted for a further 37,838 sq m on the site	Average	Purpose built 32,515 + 4,645 visitors centre and application pending for another 37,838. High quality purpose built facility for Tag McLaren	Retain	TAG McLaren are a substantial local employer. Already have 37,160 sq m and planning application pending for another 37,838 sq m.	3	
SWEEP	Lion House	Oriental Road		2,050	2,050	0	0.0	None	In use	Office	30 plus	Average	None noted	Between the mosque and Lion Retail Park. Otherwise residential	Good	Some scope	Building somewhat dated but refurbished to reasonable office specification internally. Good parking.	Average	Railway station and town centre not quite within reasonable walking range. Mixed area	Consider for release	Locational failings are compensated by good parking.	3
SWEEP	Brittania Wharf	Monument Way		2,740	2,740	0	0.0	None	In use	Office	16-30	Good	None noted	By the Basingstoke canal just north of the Monument Way Industrial area	Reasonable	None	Reasonable quality offices with woodland/canal outlook. Reasonable parking provision	Average	Convenient for access by road to the M25 via local roads, but too far from railway station to walk. Attractive outlook	Retain	Locational failings are compensated by good parking.	3

SWEEP	Horsell Moor /Arthurs Bridge Road	No 73 Horsell Moor (Laundry) and Jewsons, Arthurs Bridge Road	5,700	5,700	0	0.0	None	In use	Industrial	30 plus	Laundry - Poor.Jewsons average	None noted	Mainly residential area on town periphery	Poor	Some scope	Old industrial buildings in use as commercial laundry. Jewsons working trade depot	Average	Town periphery mainly residential area	Consider for release	Residential use may be an option if a more suitable location can be identified elsewhere for the laundry	3
SWEEP	Elmbridge House, Elmbridge Lane, Old Woking		650	650	0	0.0	None	In use	Office	16-30	Average	None noted	Residential area of medium quality	Reasonable	None	Purpose built offices	Average	Residential area towards Old Woking. Train too far to walk	Consider for release	Possibly consider residential although building fully occupied	3

**Local Market Conditions
Comment**

Office demand low in Sheenwater. Whole of Wells Court on market, plus 4 Genesis units, 6 Woking 8 units, 4 River Court units and Blue Box.

Industrial units slow to let. Location not ideal for access to M25

Industrial units slow to let. Location not ideal for access to M25

Low vacancy at present

High vacancy rates in respect of office/high tech units (46% on Boundary Business Centre). Industrial stock mostly occupied

Low vacancy rates .

Low vacancy rates

Low demand for offices in this location.

Low vacancy rates .

Low vacancy rates .

Low vacancy rates .

Low vacancy rates .

Low/medium-low vacancy rates .

High vacancy at present

Average vacancy

Low vacancy rates .

High turnover of tenants so intensive management required. Vacancy rates unusually high but partly explained by an arson incident 2 years ago which caused a number of tenants to leave.

High turnover of tenants so intensive management required. Vacancy rates unusually high but partly explained by planning problems and enforcement action. Planning situation needs to be regularised if this site is to continue in industrial use. Could consider release if an alternative site can be found.

Well managed office and warehouse units with low vacancy.

Low vacancy

Some vacancy at present

Low vacancy

Difficult office market at present.

Low vacancy

Reasonable industrial/warehouse market. But use for this purpose dependent on outcome of Public Inquiry

Could be difficulties in finding an alternative single occupier if Tag McClaren vacate the site in the future as very specialist development.

Some applicants specifically seek out of town locations with good parking.

Some applicants specifically seek out of town locations with good parking.

Fully occupied

Fully occupied

LPA Data			Base Information						Quality of Existing Portfolio and Internal Environment										Local Market Conditions				
Ref No	Name of Site/Area	Sub-ref	Site area (ha)	Total floorspace (sq m)	Floorspace in use (sq m)	Floorspace vacant (sq m)	Vacancy rate (%)	Vacant land (ha)	Site Status	Market Sector	Model Average of age of Buildings	Quality of Buildings/fit for purpose	Noise and other obvious pollutants	State of the external areas and public realm	Parking, internal circulation and servicing	Scope for intensification of use	Quality of buildings / Fit for purpose Comments	Quality of location	Quality of location comments	Overall quality of site	Overall quality of site comments / justification	Local Market Conditions Score (1=strong..5=weak)	Local Market Conditions Comment
GPDC	Goldsworth Park District Centre	Goldsworth House only	5.29	1,551	877	677	44.0	Limited	In use	Office	16-30	Average	None noted	Village centre comprises supermarket, pub, Health Centre, shops within the Goldsworth Park estate	Reasonable	Limited	Average	Access to facilities within the centre. No train station nearby	Consider for release	Various employment uses within village centre	4	Part vacant at present and agents report space in Goldsworth House generally difficult to let	
HDC	Horsell District Centre	Various	5.06	1,236	1,136	100	8.0	Limited	In use	Office (except garage)	Mixed	Average	None noted	Village centre with office stock mainly above shops and some individual buildings.	Reasonable	Limited	Average	Access to facilities within the centre. No train station nearby	Retain	Various employment uses within village centre	3	Low vacancy	
KDC	Knaphill District Centre	Various	4.05	1,638	1,325	313	19.0	Limited	In use	Mostly offices	Mixed	Average	None noted	Village centre with office stock mainly above shops and some individual buildings.	Reasonable	Limited	Average	Access to road network via local roads. No train station. Reasonable facilities/shops etc	Retain	Various employment uses within village centre	3	Limited vacancy.	
SDC	Sheerwater District Centre		3.81	0	0	0	0.0	Limited	n/a	n/a	n/a	None noted	Village centre comprising parade of shops, health centre, pub, community use. Set in low quality residential area	n/a	Limited	Poor	Road access poor.	Retain		3			
SJDC	St Johns District Centre	Various	8.33	3,154	2,630	524	17.0	Limited	In use	Mixed - Office / Industrial / Warehousing	Mixed	Average	None noted	Village centre with shopping parades and general amenities	Reasonable	Limited	Average	Access to road network via local roads. No train station. Reasonable facilities/shops etc	Retain	Various employment uses within village centre	3	Limited vacancy.	
DBYF	Byfleet District Centre		11.07	7,757	6,543	1,214	17.0	None	In use	Mixed - Office / Industrial / Warehousing	Mixed	Average	None noted	Reasonable facilities in Byfleet village and M25 nearby	Reasonable	Limited options	Average	Location nearby M25 and A3. Byfleet and Newhaw station a fair distance away. Royston Road not ideal for industrial use	Retain	Retain office buildings but could consider release of industrial units on Royston Road to alternative use.	3	Low vacancy on the whole	
DWBY	West Byfleet District Centre		13.09	13,256	9,909	3,347	25.0	None	In use	Office	Mixed	Average	None noted	West Byfleet reasonable centre. Waitrose supermarket and shopping parades. Affluent residential suburb.	Reasonable	Possible scope in relation to Sheer House combined with car park and Enterprise House	Average	West Byfleet railway station is accessible and the local road network provides a link to the M25.	Retain	Could consider possible redevelopment of Sheer Hse plus the surrounding car park possibly incorporating alternative uses such as hotel, flats, enhanced shopping facilities. Agents report limited office demand for the area generally so volume of office stock should not significantly increase. Similar possibilities in relation to Enterprise Hse by West Byfleet station.	4	Agents report limited demand for the area	