		WO	KING ELR ·	- Woking T	own Centr	e				
REF	EMPLOYMENT SITE	SITE AREA (HA)	FLOOR	SPACE TOTAL			VACANCY TO			
мотс	Woking Town Centre	76.60	INDUSTRIAL 275	<b>OFFICES</b> 140,863	MIXED	VACANCY (%) 22.20%	INDUSTRIAL	<b>OFFICES</b> 31,385	MIXED	<b>TOTAL</b> 31,385
WOIC	Woking Town Centre		275							-
	Totals	76.60	275	140,863	0	22.20%	0	31,385	0	31,385
				R - Employn						
REF	EMPLOYMENT SITE	SITE AREA (HA)	INDUSTRIAL	SPACE TOTALS	MIXED	VACANCY (%)	VACANCY TO INDUSTRIAL	OFFICES		TOTAL
IFOR	Forsyth Road	12.01	40,359	20,304		61.00% 5.00%	1,905	12,359		12,359 1,905
	Monument Way East	7.91				0.00%	.,			.,
WOK	- 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
	Old Woking Industrial Estate	4.74				0.00%				
ΙΟΨΚ	- Westminster Court &			4,453		45.00%				0.0.1.1
	Grosvenor Court		00.074				000	2,044		2,044
	- Balance Poole Road, Butts Road &		20,374			1.00%	200			200
IBR & IPOL	Cherry Street	2.02	8,258			2.00%	185			185
IROB	Robin Hood Works	0.60	2,317			0.00%				0
	Goldsworth Road Industrial	0.00	,	1						-
IGLR	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	ļ	1,654		0.00%		470		0
GRNB	Red House, Cemetery Pales	0.61		1,810	1.050	26.00%		479		479
GRNB	Balance, Cemetery Pales Broadoaks, Parvis Road	n/a 11.00		7,500	1,250	0.00%		7,500		0 7,500
GRNB GRNB	Greebays	1.40	2,000	7,500		0.00%		1,500	├	7,500
GRNB	Mizzens Farm	34.59	2,000		37,160	0.00%				0
	Camphill Industrial Estate	2.09		1	07,100	0.00%				U
ICAM	- 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
		W		.R - District			VACANCY TO		M)	
REF	EMPLOYMENT SITE	SITE AREA (HA)	INDUSTRIAL	SPACE TOTALS	S (SQ M) MIXED	VACANCY (%)	INDUSTRIAL			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
			FI 665				VACANCY			
REF	EMPLOYMENT SITE	SITE AREA (HA)	FLOOR INDUSTRIAL	SPACE TOTALS	S (SQ M) MIXED	VACANCY (%)	VACANCY TO INDUSTRIAL	OTALS (SQ )		TOTAL
Totals for Wokin	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

307,172

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 In	formation					Qualit	v of Existi	ng Portfolio and Inte	ernal Environment	7							
Ref_No	Name of Site/Area Sub-ref	Site area (ha)	Total floorspace (sq m)	Floorspace in use (sq m)	e Floorspace		Vacant land (ha)	Site Status	Market Sector	Model Average of	Quality of Buildings it for purpose	Noise and State of the	Parking, internal circulation and	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=strong5=weak)	Local Market Conditions Comment
WOTC	Brook House, Chertsey Road	WOKING TOWN CENTRE including GOLDSWORT H ROAD REGENERATI ON AREA -		3,005	0	0.0	N/A	In use	Office	0-15	Good	None noted	Good car parking 1 provision, approx 1:279 sq.ft	None	High standard, grade A offices	Good	Town centre	Retain	Town centre offices, high quality		<ol> <li>Landmark office billiding in prominent location on corner of Victoria Way and Chertsey Road. High quality offices.</li> </ol>
WOTC	121 Chertsey Road	76.60	700	0	700	100.0	N/A	Not in use	Office	30 plus	Obsolete	None noted	26 car parking spaces in rear 2 surface car park. Accessed via Board School Road	Yes - redevelopment g planned	Poor quality, grade C offices. Vacant with redevelopment potential.	Good	Town centre	Retain	Town centre location redevelopment potential	Ι,	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		Good	Town centre	Retain	Town centre location surrounding use mainly offices	ι,	3 Basic offices in town centre location. Planning application to intensify use is likely in due course
woтс	Waterman House, 101-107 Chertsey Road		878	0	878	100.0	N/A	Not in use	Office	16-30	Poor	None noted	Surface car parking 3 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	<b>.</b> .	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 ren 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	ι,	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	Good parking 3 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	l, · · ·	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	Ι,	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	g None	Grade B offices over ground & 3 upper floors	3 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	<b>,</b>	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 compare to neighbouring Dukes Court, but likely impact on nearby residentia	t	Good s	Town centre	Retain	Town centre offices in mixed use locatior		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	Surface and 2 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 offi	ce: Good	Town centre	Retain	Town centre offices in mixed use location		3 Reasonable office accommodation in town centre location

WOTC	Elizabeth House and The Cornerstone, Duke Street	5,075	2,356	2,719	54.0	N/A	In use	Office	16-30	Poor	None noted	61 basement car parking spaces 2 shared between the Yes - island site two buildings (ratio	Poor quality grade C offices. Interlinked office buildings around central courtyard.	Good	Town centre	Retain	Town centre offices close to train station on island site
WOTC	Regent House, 19- 20 The Broadway	608	608	0	0.0	N/A	In use	Office	16-30	Average	None noted	1:895 sq.ft) 3 Unknown No	Grade C offices above retail	Good	Town centre	Retain	Town centre offices at end of retail parade
WOTC	Wells House, 65 Boundary Road	546	0	546	100.0	N/A	Not in use	e Office	0-15	Good	None noted	Good parking provision - surface 1 car park with 18 None spaces (ratio 1:290	High specification offices, Grade A.	e Good	On fringe of town centre	Retain	Edge of town centre adjacent to tyre depot
WOTC	Victoria Gate, Chobham Road	3,963	1,761	2,202	56.0	N/A	In Use	Office	16-30	Good	None noted	sq.ft) 71 basement car 2 parking spaces None (1:600 sq.ft)	Refurbished grade B offices	Good	Town centre	Retain	Town centre locatio adjacent office use
WOTC	Hollywood House, Church Street East	4,180	1,679		60	N/A	In use	Office	16-30	Average	None noted	Basement car parking, 3 ratio approx: 1:385 None sq.ft	Good quality grade B offices	Good	Town centre	Retain	Town centre locatio adjacent office use
WOTC	Chobham House, 1 Christchurch Way	2,315	2,315	2,501	0	N/A	In use	Office	16-30	Average	None noted	2 Basement car parking circa 35 spaces None	Good quality late 1980s grade B offices	Good	Town centre	Retain	Town centre locatio adjacent office use
WOTC	Civic Offices, Gloucester Square	4,743	4,743	0	0	N/A	In Use	Mainly Office	16-30	Average	None noted	1 Unknown None	Grade B offices	Good	Town centre	Retain	Town centre locatio adjacent office use
WOTC	St Andrews House, West Street	5,574	5139	-	8	N/A	In Use	Office	16-30	Average	None noted	Poor car parking provision, circa 25 spaces for whole building	Grade B offices, partly refurbished. Early 1980s construction	Good	Town centre	Retain	Town centre locatio adjacent office use
WOTC	Griffin House, West Street	717	717	435								building Good car parking				Retain	Town centre
					0	N/A	In Use	Office	16-30	Average	None noted	2 provision - approx 20 spaces (ratio 1:386 sq.ft) Yes - low site der	Late 1970s built, refurbished <sup>IS</sup> Grade B offices	Good	Town centre		
WOTC	Cleary Court, Church Street East	1,394	1092	0 302	22	N/A	In Use	Office	16-30	Poor	None noted	2 No car parking provisior None	Reasonable quality grade B office above retail units	Good	Town centre	Retain	Town centre, above retail
WOTC	Concord House, 165 Church Street East	1019	1019	502	0	N/A	In Use	Office	16-30	Average	None noted	Yes - reasonable Reasonable surface scope for 2 car parking provision at intensification by rear building over reau car park	Grade B offices	Good	Town centre, close to p	Retain	Town centre offices adjacent office use
WOTC	Chobham Road Offices above retail units	300	150	0	50	N/A	In Use	Office	30 plus	Poor	None noted	3 Some limited car None	Very basic grade C offices	Good	Town centre	retain	Commercial area, surrounding purpos built offices. Above secondary retail. Potential for
				150								parking at rear	.,				conversion to residential use
WOTC	1 Crown Square,	4830	4365		11	N/A	In Use	Office	16-30	Good	None noted	1 6 car parking spaces on None	Grade B offices, part refurbished. Multi let	Good	Town centre close to pr	Retain	Town centre offices above retail. Mixed surrounding use including Big Apple leisure centre
WOTC	2 Crown Square	1,152	571	465												Retain	Town centre offices above department store. Mixed
				580	50	N/A	In Use	Office	16-30	Average	None noted	2 none None	Grade C offices	Good	Town centre, close to p		surrounding use including Big Apple leisure centre
WOTC	Alexander House, Wolsey Place	929	159	580	83	N/A	In Use	Office	16-30	Poor	None noted	Limited car parking, up None to 10 spaces	Grade C offices, recently refurbished	Good	Town centre, above secondary shopping centre.	Retain	Offices above shopping centre, central location
WOTC	Pearl Assurance House, 28 High Street	236	61	770	74	N/A	In Use	Office	30 plus	Poor	None noted	2 No car parking None provision	Grade C offices, basic standard	Good	Town centre offices, above retail. Prominent corner position	Retain	Basic offices above retail. Dedicated office entrance
WOTC	Steward House, 14- 18 Commercial Way	633	300		53	N/A	In Use	Office	30 plus	Poor	None noted	2 No car parking provisior None	Grade C offices, basic standard	Good		Retain	Central location, above retail
WOTC	Morris House, 34 Commercial Way	513	513	333 0	0	N/A	In Use	Office	30 plus	Average	None noted	2 No car parking provisior None	Grade B offices	Good		Retain	Reasonable quality offices above retail on 1st and 2nd floor

de C offices. buildings ourtyard.	Good	Town centre	Retain	Town centre offices, close to train station on island site	4 Outdated offices, low floor- to-ceiling height. Over 50% vacancy. Redevelopment potential.
above retail	Good	Town centre	Retain	Town centre offices at end of retail parade	4 Purpose-built offices above retail, basic
n offices, Grade	Good	On fringe of town centre	Retain	Edge of town centre, adjacent to tyre depot	2 Good quality offices, but edge of town location
de B offices	Good	Town centre	Retain	Town centre location, adjacent office use	2 Prominent building overlooking Victoria Way
rade B offices	Good	Town centre	Retain	Town centre location, adjacent office use	2 No prominence and unattractive outlook over retail, but reasonably good quality offices
ate 1980s S	Good	Town centre	Retain	Town centre location, adjacent office use	2 Prominent position overlooking Victoria Way. Good quality late 1980s building
s	Good	Town centre	Retain	Town centre location, adjacent office use	3 Prominent building overlooking Victoria Way
s, partly arly 1980s	Good	Town centre	Retain	Town centre location, adjacent office use	3 Poor car parking provision
ilt, refurbished s	Good	Town centre	Retain	Town centre	2 Low site density, therefore redevelopment to intensify use may be desirable. Good car parking provision. Recently let
uality grade B tail units	Good	Town centre	Retain	Town centre, above retail	4 Offices above retail. No car parking provision
			Retain	Town centre offices, adjacent office use	3 Good car parking provision, 100% occupied
S	Good	Town centre, close to p	)		
de C offices	Good	Town centre	retain	Commercial area, surrounding purpose- built offices. Above secondary retail. Potential for conversion to residential use	5 Very basic offices - approx 1,000 sq.ft currently on market. Economical town centre offices
s, part ulti let	Good	Town centre close to p	Retain	Town centre offices, above retail. Mixed surrounding use including Big Apple leisure centre	2 7 office floors above ground floor retail. Multi let, part refurbished. Prominent building.
s	Good	Town centre, close to p	Retain	Town centre offices above department store. Mixed surrounding use including Big Apple leisure centre	4 2nd and 3rd floor offices above BHS. Poor quality office space
s, recently	Good	Town centre, above secondary shopping centre.	Retain	Offices above shopping centre, central location	4 Poor entrance, large 2nd floor could be subdivided to provide smaller suites. 2nd floor on market with no interest.
s, basic	Good	Town centre offices, above retail. Prominent corner position	Retain	Basic offices above retail. Dedicated office entrance	4 High vacancy rate. Potential for residential conversion.
s, basic	Good	Town centre offices above main retail parade	Retain	Central location, above retail	4 Over 50% vacancy (3rd floor and part 2nd vacant). Inclusive rents. Budget offices
s	Good	Offices above retail with dedicated entrance. Central	Retain	Reasonable quality offices above retail on 1st and 2nd floors	4 100% occupied. Part first floor is ancillary to ground floor retail use

					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
				300												
WOTC	Export House, Cawsey Way	9467	6797		28	N/A	In Use	Office	30 plus	Good	None noted	Good car parking ratio 2 1:416 sq.ft - in adjacen NCP car park	t None	Refurbished offices, grade B specification	Good	F Town centre, central location for town centre amenities
WOTC	Globe House, Victoria Way	2,894	2,984	2670	0	N/A	In Use	Office	16-30	Average	None noted	3 Basement car parking	None	Refurbished grade B offices	Good	F Town centre location, p
WOTC	Eurobet House, 10- 24 Church Street West	738	738	0	0	N/A	In Use	Office	16-30	Average	None noted	2 Surface parking at rear	None	Grade B offices	Good	F Town centre location, established
	Synergy House, 8	106	106	0												surrounding office use
	Church Street West			0	0	N/A	In use	Office	16-30	Poor	None noted	2 spaces at front of 2 building with limited parking at rear		Grade C basic office accommodation	Good	Town centre
WOTC	Allianz Cornhill House, 6 Church Street West	2,809	2809	0	0	N/A	In Use	Office	16-30	Good	None noted	Basement car parking 2 accessed from Goldsworth Road	None	Grade A offices	Good	F Town centre, established surrounding office use
WOTC	SAB Miller House, Church Street West	5,959	5959	0	0	N/A	In Use	Office	0-15	Good	None noted	Basement car parking 1 approx 123 spaces (ratio 1: 521 sq.ft)	None	Grade A offices over ground and four upper floors	Good	F Edge of town centre, m
WOTC	Cap Gemini, 1 Forge End	6,676	4988	1,688	25	N/A	In Use	Office	0-15	Good	None noted	Excellent car parking provision - ratio approx 1:275 sq.ft. Basement and surface	Possible - long ter	r Grade A offices	Good	F Edge of town centre, m
WOTC	Goldvale House, 27- 41 Church Street West	1,933	1,933	0	0	N/A	In Use	Office	16-30	Good	None noted	Rear basement car 2 parking ratio approx: 1:765 sq.ft	None	Grade B	Good	F Town centre offices
WOTC	21-25 Church Street West	816	816	0	0	N/A	In Use	Office	16-30	Good	None noted	2 Rear surface car parkir	nı None	Grade B	Good	Town centre offices
WOTC	Wynnwith House, 15-19 Church Street West	885	885	0	0	N/A	In Use	Office	0-15	Good	None noted	2 Rear surface car parkir	nı None	Grade B	Good	F Town centre offices
WOTC	Church Gate, 9-11 Church Street West	838	537													F
					36	N/A	In Use	Office	16-30	Average	None noted	<sup>2</sup> 18 rear surface car parking spaces	None	1980s Grade C offices	Good	Town centre
WOTC	Systems House, 20 Goldsworth Road	1040	0	301												F
					100	N/A	Not in Use	Office	16-30	Obsolete	None noted	3 Surface rear car parkin	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	0	N/A	In Use	Office	16-30	Average	None noted	Rear surface and some 2 basement car parking. Ratio approx 1:500 sq.ft		1980s Grade B offices	Good	F Town centre, mixed cor
WOTC	Cavendish House, 36-40 Goldsworth Road	1,232	312	0	75	N/A	In Use	Office	16-30	Average	None noted	19 car parking spaces, 3 ratio approx: 1:700 sq.ft		1980s Grade C office accommodation	Good	F Town centre offices, mi
WOTC	48-54 Goldsworth Road	996	0	920	100	N/A	Not in Use	Office	16-30	Average	None noted	2 Rear surface car	considered	Grade B	Good	F
WOTC	Spectrum, 56 Goldsworth Road	780	780	996				2				<sup>2</sup> parking, c. 25 spaces				F
					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	0	N/A	In Use	Office	0-15	Good	None noted	156 car parking spaces on ground floor, 1 beneath office building Ratio approx: 1:365 sq.ft		High specification Grade A offices	Good	F Town centre offices

Retain

Various offices above

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Retain

Basic offices abive retail in various locations along Commercial Way

Lower ground, ground & 14 upper floors of office

accommodation Landmark office building

Part ground floor

Adjacent to vacant development land

Established office

Good quality town centre offices

High specification town centre offices

Landmark office building, high

specification, recently constructed

Established office

Established office

Established office

Edge of town centre

offices. Surrounding commercial and office use

Town centre offices. surrounding office and secondary retail

Town centre offices

Town centre offices

Town centre offices above retail. Potential for

Town centre offices, potential to intensify use as is currently low rise building

High specification

town centre offices

conversion to residential use

location

location

location

location

retail use

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.

1 Excellent views from upper floors, good car parking provision

- 4 Refurbished offices, but lots of columns restrict quality of internal space
- 3 Good quality offices with car parking
- 4 Basic offices, but small lot size, self-contained
- 1 Grade A offices in town centre
- 1 Headquarters office building, prominent, good car parking
- 1 Five storey landmark office building with excellent parking
- 3 Town centre offices, fully occupied
- 3 Refurbished town centre offices
- 3 Town centre offices, single occupier
- 3 First floor offices currently on market. Edge of town, lacks prominence, poorer quality that neighbouring office accommodation
- 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
- 3 Distinctive building
- 4 High vacancy level. Budget offices
- 4 Offices above retail. 100% vacancy
- 4 Prominent office building, mixed use area, edge of town centre
- 1 Headquarters office building, good car parking provision, new building, fully let, multi -tenanted

WOTC	Nova Scotia House, 66-68 Goldsworth Road	557	215		61	N/A	In Use	Office	0-15	Average	None noted		2 Rear surface car parki	nį None	Good quality grade A offices	Good	R <sup>a</sup> Town centre offices
WOTC	15-19 Goldsworth Road	1,304	1,304	342	0	N/A	In Use	Office	16-30	Average	None noted		2 Limited rear surface car parking	None	Basic office accommodation grade C	Good	Re Town centre offices abo
WOTC	Kwik Fit, 79 Goldsworth Road	412	412	0								amenities	e Good highway access due to town centre		Town centre Kwik Fit tyre & exhaust centre. Ground floor		R <sup>i</sup> Town centre location,
				0	0	N/A	In Use	Industrial	16-30	Good	None noted	Surrounding uses office a retail	location, customer car	, None	workshop, first floor storage, functional for purpose	Good	accessible for customers
WOTC	Kingsway House, 123-125 Goldsworth Road	464	464	0	0	N/A	In Use	Office	16-30	Average	None noted		2 Rear surface car parki	nį None	Early 1990s office building in residential style	Average	Ri Fringe of town centre, adjacent to Funeral directors and wine warehouse. Nearby residential
WOTC	The Oaks, Oaks Road	320	269	51	16	N/A	In Use	Mixed - Office / Industrial / Warehou sing	30 plus	Poor	None noted		Rear surface car 3 parking accessed via Oaks Road	Possible, but adjacent residential	Very basic workshop, storage and office premises to rear of Goldsworth Road.		Re Fringe of town centre, surrounding residential use. Behind Goldsworth Road, no prominence
WOTC	Phillips Quadrant, 35 Guildford Road	6,636	6,636		0	N/A	In Use	Office	16-30	Good	None noted		1 Rear surface car parki	Possible - Iow site <sup>nt</sup> density	Grade B council offices over ground & 3 upper floors, attractive environment	Good	Re On southern fringe of town, last major office building, but within walking distance of town centre amenities
WOTC	Southern House, Station Approach	747	747	0	0	N/A	In Use	Office	30 plus	Average	None noted		Approx 26 car parking 3 spaces above ground floor retail (1:309 sq.ft)	comprehensive	Grade B refurbished offices	Good	Read At southern edge of town centre, close to train station. Opposite redevelopment site.
WOTC	Sandringham & The Coach House, Guildford Road	726	0	0									Approx 30 car spaces,	Yes - planning			Re At southern edge of
				726	100	N/A	In Use	Office	30 plus	Average	None noted		2 surface car parking at rear	permission has been granted for intensification	Period offices	Good	town centre, close to train station. Adjacent residential
WOTC	Jubilee House, Station Approach	210	210		0	N/A	In Use	Office	30 plus	Average	None noted		2 No car parking provision	scheme on island	Grade C offices	Good	R Southern edge of town centre, close to train station. Opposite Police station
WOTC	Lynton House, Station Approach	2,042	1485	0	27	N/A	In Use	Office	30 plus	Average	None noted		2 Very good car parking provision	site Yes, but preferably as part of a larger comprehensive	Grade C offices	Good	Southern edge of town Recentre, close to train station. Opposite police station and
WOTC	RSP House	149	149	557										scheme			courts Re South of railway, short
				0	0	N/A	In Use	Office	30 plus	Average	None noted		2 Approx 3-4 spaces	None	Grade C, basic office accommodation	Average	walk to town centre amenities
WOTC	White Rose Court, Oriental Road	2,350	2,350	0	0	N/A	In Use	Office	16-30	Good	None noted		2 Good car parking provision	Yes - low site den	s Grade B, 1980s offices	Good	R Adjacent to Woking train station, but on other side of railway from town centre amenities
woтс	Guildford Road Remaining offices	185	185	0													G

Walking distance to town centre. Above No car parking 2 provision - on street 0 N/A In Use Office 30 plus Poor None noted None Basic offices above retail Average secondary retail, main public parking road location into town

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1st-3rd floor offices above retail, last office building on Goldsworth Road Town centre location, surrounded by good

> Mixed use commercial area, only significant industrial use on Goldsworth Road. but well-situated for its current purpose

quality offices

Potential to convert to residential use, although situated between two commercial uses

Very basic accommodation. Adjacent to Kwik Fit tyre centre, rear of retail premises

Large headquarters office building, attractive site. predominantly residential surrounding uses

Good quality offices despite being inside an unattractive shell above retail. Traffic island site

Low density development, potential for intensification,. Period property not ideal for office use.

Traffic island site, would benefit from comp/rehensive redevelopment

Traffic island site. would benefit from comp/rehensive redevelopment

Small office building. self-contained. Part of traffic island site which would benefit from comprehensive redevelopment

are in residential use so there would be

scope to convert the

remaining to residential as well.

Part of traffic island

site which would benefit from comprehensive redevelopment.

Large site, attractive Retain environment, predominently residential surrounding uses

Consider for release The majority of upper parts of this parade

4 Approx. 2/3 vacant, limited marketing success. Midrange office accommodation 4 Job centre offices, limited car parking. Basic offices. 2 Good location 4 Far edge of town, residential style building 4 Very basic workshop/office premises. Economic space 3 Prominent office building, large headquarters. Wholly occupied by Surrey County Council 3 Unattractive building, but good quality offices. Prominent position on approach to town centre 3 Planning permission has been granted for mixed residential and office development. Approx 13,090 sq.ft office content with 27 basement car parking spaces 4 Outdated office stock, no car parking 4 Good car parking ratio, but dated building. 4 Self-contained office building, manageable lot size, but out of town centre 3 All existing leases due to expire in next 2 years, therefore redevelopment potential to intensify use is possible 4 Basic offices, but similar suites available in centre of town

woтс	Albion House, Chertsey Road		2,840	1,779	1,061	37.0	N/A	In Use	Office	30 plus	Average	None	Basement par but accessed restricted park zone, so inaccessible a certain times of	via <sup>king</sup> None	1960s office building, reasonable standard grade B offices	e Good	Town centre location, directly opposite Woking train station entrance
WOTC	Barratt House, 7 Chertsey Road		594	594	0	0	N/A	In Use	Office	16-30	Average	None noted	2 No car parkng	None	Grade C offices above retail on 4 floors, part refurbished	Average	Town centre location, close to train station, primarily retail area
WOTC	RDL House, 1 Chertsey Road		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
WOTC	9-17 Chertsey Roa	d Remaining offices	537		537	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
			.,			35	N/A	In use	Office	Mixed	Poor	None noted	Limited car part 2 known spaces a House (no.10)		Above ground floor retail, basic grade C offices	Average	Town centre location, p
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 retai	l Average	Town centre location, s
WOTC	Broadway	Various offices	250	125	300												
						50	N/A	In use	Office	30 plus	Poor	None noted	3 No or very limite parking	ed car None	Poor quality offices above retail	Average	Town centre location, s
WOTC	Tyre depot , 67 Boundary Road	Boundary Road	275	275	125												
	(next Wells Court)				0	0 Stata	None	In use	Industrial		-	None noted	Mixed area on town periphery Reasonable ding uses, landscaping, attractive	None	Typical tyre depot	Average	Town periphery

State of external areas and public realm - rated 1 (good) to 3 (poor) in terms of surrounding uses, landscaping, attractive environment

n,	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.
n, ı,	Retain	Offices above retail. Substantial size offices compared to surrounding	4 Above retail, no car parking
n,	Retain	Offices above retail, potential for residential conversion	4 Above retail, no car parking, character offices
n, I,	Retain	Offices above retail, substantial size compared to surrounding	4 Above retail, basic office accommodation
n, 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.
n, 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
n, 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
	Consider for release	Possibilities for alternative use but serves a purpose in current form in any event	3

LPA Data					Base Infor	motion					Quality	of Eviatio	na Portfolio	and Intern	al Environment							
Ref_No	Name of Site/Area	Sub-ref	Site area (ha)	Total floorspace (sq m)	Floorspace in use (sq m)			Vacant land (ha)		Market Sector	Model Average of age of	Quality of	Noise and	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=strong5=weak)
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 loca amenities appropriate for a business location (such as food outlets shops, restaurants, banks).	Forsyth Road one way so servicing reasonable. Parking provision generally	None	Office development confined to the west portion of the site comprising Woking 8, Genesis, River Coiurt and Wells Court built in the 1980s/early 1990s.	Poor	the local area appropriate	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		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 Kingswey and Octimum develpments 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		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		Good	None noted	Lack of amenities in the locality (such as food outlets shops, restaurants, banks.	circulation,	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 / Warehousi ng		Average	None noted	the locality (such as	Centre, but		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	developed with unimplemen	Mixed - Office / Industrial / Warehousi ng		Average	believed to be		Reasonable parking provision on the whole but estate roads congested resulting in problems for hgv accesss	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 bulding 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.		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		8.27	38,322	35,322	3,000	7.8	None	In use	Mixed industrial/ warehouse		Good	None noted	Purpose built industrial estate with good highway access.		Limited scope in relation to Royal Mail site	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	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	Estate, Lower	The Lansbury Estate, Lower Guildford Road, Knaphill	2.16	8,974	8,159	815	9.0	None	In use	Mixed - Office / Industrial / Mixed Warehousi ng	Average	None noted	by residential. Highway access reasonable from Lower Guildford road but no	<ol> <li>Overall parking provision on the estate 1:30 per sq m approx so broadly reasonable allocation overall. Servicing difficult to some of the t industrial units for v hgv's. Circulation tight in places</li> </ol>	unimplemented planning consent to replace unit 16 (sing	over many years, so a range of quality including some more modern office buildings. The l <sub>l</sub> e estate owned by an individual and the estate intensively managed with rapid turnover of	The estate surrounded by Retain residential. Amenities at Knaphill within walikng distance so reasonable access to facilities	An unusual mixed office/induistila 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 Grosveno Court unimpleme ted B1a consent 1,170 sq n	Office 0-15 n	Average	Some industri uses Hipley Street	• •	<ul> <li>industrial/office/resi dential traffic.</li> </ul>	phase 2 Grosvenor Court -	Westminster Court built early Poor 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 circa2007 - better specification including a/c	Not a good environment Retain for offices - surrounded low grade residential and industrial use. Limited amenities nearby.	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/ Mixed 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 Average 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 Strret.	Long established Retain employment land. HGV access poor, nearest motorway access at junction 11 of M25 or via the A3.	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/ 30 plus warehouse	Poor	None noted	town centre in Goldsworth Road area, thus plenty of amenities nearby. Thi area generally in need of upgrading/n	f Circulation/access via minor access roads off Goldsworth Road. Inappropriate for large scale s industrial use. s Proximity to town means members of the public will look to park on these n roads so parking n can be congested.	None significant	Mostly older 1960s and 70s Average stock. Some more modern units on Butts Road - former Jack Knight unit and Enterprise units (this part of Butts Raad owned by Woking Borough Council).	Convenient location in Retain terms of access to town centre/railway station, but in many respects inappropriate for industrial use eg. highways access for hgvs	Convenient location in terms of access to town centre/railway station, but in many respects inappropriate for industrial use eg. highways access for hgvs, 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	reasonable quality residential area, off	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.	Porr vehicle access into Consider for the site but otherwise release average location	Residential use may be a more appropriate use if an alterenative 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 Roat		0.55	2,223	2,223	0	0.0	None	In use	Mixed industrial/ 30 plus warehouse	Poor	None noted bu the estate has a number of motor trade tenants	Situated in a predominan il y residentia a area west o the Goldsworth Road town area.	Access directly off a Goldsorth Road, t opposite the 'Surrey History Centre'. Parking provision generally in keeping with amount of		1960s style industrial units with Average relatively low eaves. Fairly low grade image including a number of B2 motor vehicle repair 'bad neighbur' occupiers.Owned by Woking Borough Council.	Reasonable location Retain overall. Plenty of amenities nearby such as Morrisons supermarket.	Fully occupied and serving a useful purpose in the context of the industrial market but in some ways inappropriate given immedaite surrounds - 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/ Mixed warehouse	Average	M25 runs immediately to West	so consisting of industrial developmen ts. Poor estate roads and Ovster	Estate roads in poor condition and of nsufficient quality for largescale ndustrial 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.	Good location in terms of Retain distance to M25/A3 but local highways poor such as Oyster Lane and the various estate roads. Oyster Lane congested at times.
ICAM	Camphill Apex Co Industrial Estate, Camphill Road, West Byfleet	urt 2.09 (WHOLE OF CAMPHILL INCLUDING APEX COURT)	1,090	508	582	53.0	None	In use	Office 16-30	Average	Next to industrial estat	Poor road te access F	Reasonable	None	Early 90s offices in 4 units on 2 Average floors	Location convenient for Retain car access to M25 junction 11, but narrow bridge one side and low bridge the other with lights. West Byfleet railway reasonably near
ICAM	Rest of Camphill Industria Estate	_	9,200	8,028	1,172	13.0	Landfill site next door	In use	Mixed industrial/ Mixed warehouse	Average	None noted	Difficult ngv p	Low parking provision, tight circulation	None	Range of buildings from circa Poor 1960s/70s and more recent extensions	Location nearby M25 but retain very poor vehicular access for large vehicles. Narrow bridge noe side and low bridge plus traffic calming the other. West Byfleet station reasonably nearby
GRNB	The Mayford Centre	2.10	2,787	2,764	23	0.8	None	In use	Mixed - Office / Industrial / 30 plus Warehousi ng	Poor	None noted	suburb of p Mayford. le	Low density at present so good evel of parking and good circulation	Significant scope	Circa 1880 former school on 3 Average stories. Currently let in various suites on short term Licences to a variety of occupiers. Outbuildings multilet as well.	Mayford is a suburb south retain of Woking. Surrounded by a school, sports fields, railway and generally a residential area.
GRNB GRNB	Martlands Industrial Estate, Smarts Heath Lane Haverings Farm	2.93	2,300	1,150	1,150	50	Total area of existing buildings 2,300 sq m plus some open storage/yar d plots. B1 use 304, B2 use 637, B8 use 451, balance sui generis uses. Total built area circa 4,000 sq m plus various open storage/yar d plots	In use	Mixed industrial/ warehous e 30 plus Mixed industrial/ 16-30 warehouse	Poor. Som temporary structures		semi rural area. Road access into site poor across Smarts T Heath r Common Mixed rural area with some F residential a to the north w (Prey Heath A Road). Road v access into o	Reasonable parking and circulation within the estate. Access via road across Smarts Heath Common. Traffic exiting estate needs to turn left to avoid bridge Reasonable parking and circulation within the estate. Access into the site ia a service road off the A320 Woking Guildford road	Some scope but limited by green belt planning policy Significant scope	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 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.	Semi rural locaation 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 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

Subject to Highways improvements and recycling older stock, a reasonable quality industrial employment location.

Resaonable quality office space with fair rail and road access

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).

Could be redeveloped/intensified. Possible alternative use might be residential or mixed residential/employment. Virtual full occupancy at present because a present however so serves a useful need in the market

Owned by large property company. Appointed a local manager who has made efforts in recent 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 neigbour uses' in the Borough. uses' in the Borough. 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 neigbour' uses in the Borough.

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GRNB	Studley Court, Chobham		0.50	943	878	65	7.0	None	In use	Mixed - Office / Industrial / 0-15 Warehousi ng	5 Good	d No	one noted	Semi rural area. Located off Guildford Road within green belt	Good overall	Limited	1995 built office courtyard in 5 Average units and 2 industrial/warehouse units (converted barns to reasonable standard)	Semi rural location but Retain established and succesful scheme. Limited access to public transport but local road network allows reasonable link to M3/M25.	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	5 Good	d No	one noted	Semi rural location	Good overall	None	Circa 2002 built office scheme Average	Right next to Hoebridge Retain golf course - entrance from the main road is shared.	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	5 Good	d No	one noted	Set in landscaped site. Brookwood station rearby. War graves/Broo kwood cemetery in vicinity	Good overall	None	Late 90s office building. Average Reasonanle specification and car parking allocation (80 spaces)	In green belt adjacent Retain Brookwood cemetery. Brookwood station nearby and local roads provide resaonable links to A3/M3	Good quality office space with good parking and near station	3
GRNB	Other Brookwoo	d Stomemason s Court and Connaught Road	n/a	1,250	1,250	0	0.0	None	In use	Mixed - Office / Industrial / Mixe Warehousi ng	ed Aver	rage No	one noted	Semi rural F	Resonable	None	Stomemason Court plus Average industrial Connaught Rd	In green belt adjacent Retain Brookwood cemetery. Brookwood station nearby and local roads provide resaonable links to A3/M3	Established employment uses	3
GRNB	Broadoaks	Parvis Road, West Byfleet	11.00	7,500	0	7,500		Unimpleme nted consent for further 9,222 sq m	Vacant	Office 0-15	5 Aver	rage No	one noted	Access off Parvis Road. Residential to north C west boundary otherwise green belt	Good	Significant scope	Existing vacant 7,500 sq m 2 Average storey office/data centre - reasonable specification. Good vehicle access M25	Good vehicle access Retain M25. In green belt so limited amenities nearby	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 hardstandin g	In use	Warehousi ng 30 p	blus Aver	rage No	one noted	Green belt location	Reasonable	Some scope	Old buildings (probbaly Average agricultural) used for storage. Good for basic warehousing but some improvements ongoing. Part of site in use for open storage of diggers	Rural locatio but local Retain roads provide a good connection to the M25 . No nearby amenities	Fully occupied and serving a useful purpose in the market	3
GRNB	Blue Prince Mushrooms (Heather Farm), Horsell Commor	1	6.50	15,700	0	15,700	100.0	1.3h hardstandin <sup>a</sup> g	Vacant former agricultura units, use ceased 2003	I Mixed industrial/ 30 p warehouse	olus Obse	olete No	one noted	Green belt location F	Reasonable	Some scope	Obsolete but appealed Good planning application going to Public Inquiry for B1c/B8 use	Poor access into site at Consider following present via unbound road Public Inquiry 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)	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/ 0-15 warehouse	5 Good	d No	one noted	Green belt C	Good	Significant scope but green belt. Planning application submitted for a further 37,838 sq m on the site	pending for another 37,838.	Road access to the M25 Retain via local road network. No railway station nearby.	TAG Mclaren are a substantial local employer. Already have 37, 160 sq m and planning appliocation 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 p	olus Aver	rage No	one noted	Park. Otherwise	Good	Some scope	Building somewhat dated but Average refurbished to reasonable office specification internally. Good parking.	Railway station and town Consider for releas centre not quite within rerasonable walking range. Mixed area	e Locational failings are compensated by good parking.	3
SWEEP	Brittania Wharf	Monument Way		2,740	2,740	0	0.0	None	In use	Office 16-3	30 Good	d No	one noted	residential By the Basingstoke canal just north of the Monument Way Industrial area	Reasonable	None	Resaonable quality offices with Average woodland/canal outlook. Reasonable parking provision	Convenient for access by Retain road to the M25 via local roads, but too far from railway station to walk Attractive outlook	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	Poo	indry - orJewson rage	s None noted	Mainly residential area on town periphery	Poor	Some scope	Old industrial buildings in use as commercial laundry. Jewsons working trade depot	Ŭ	Town periphery mainly C residential area	Consid
SWEEP	Elmbridge House, Elmbridge Lane, Old Woking		650	650	0	0.0	None	In use	Office	16-30	Ave	erage	None noted	Residential area of medium quality	Reasonable	None	Purpose built offices	Average	Residential area towards C Old Woking. Train too far to walk	onsid

onsider for release Residential use may be an option if a more suitable location can be identified elsewhere for the laundry

onsider for release Possibly consider residential although building fully occupied 3

3

## Local Market Conditions Comment

Office demand low in Sheerwater. 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

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

Low vacancy rates .

## Low vacancy raetes

# Low demand for offices in this location.

## 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 industial 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 Mclaren vacate the site in the future as very specialist development.

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

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Fully occupied

Fully occupied

LPA Data					Base Info	rmation					Quality of Existing Portfo			o and Inter	nal Environment								
Ref No	Name of Site/Area	Sub-ref	Site area (ha)	Total floorspace (sq m)	Floorspace in	Floorspace	Vacancy rate (%)	Vacant land (ha)	d Site Status		Model Average of age of	Quality of Buildings/	Noise and	State of the external areas and		Scope for intensification of use	Quality of buildings / Fit for purpose Comments	Quality of location	Quality of location comments	Overall quality of site	justification	Local Market Conditions Score (1=strong5=weak)	Local Market Conditions Comment
GPDC	Goldsworth Park District Centre		5.29	1,551	877	677	44.0	Limited	In use	Office	16-30	Average	None noted	Village centre comprises supermarke	Reasonable	Limited	Reasonably modern office block	Average	Access to facilities within the centre. No train station nearby	Consider for release	Various employment uses within village centre		4 Part vacant at presen and agents report space in Goldsorth House genereally 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	Park estate Village centre with office stock mainly above shops and some individual buildings.	s Reasonable	Limited	Mixed quality.	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	s Reasonable	Limited	Comprising mixture of stand alone office buildings, offices above shops Mixed quality overall		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	buildings. Village centre comprising parade of shops, health centre, pub, community use. Set in low quality residential	n/a	Limited	N/a	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	area Village centre with shooping	Reasonable	Limited	Comprising mixture of stand alone office buildings, offices above shops and some industrial such as Padmores Yard		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	Reasonable	Limited options	Offices consisting mainly of Emerald House, Cobb House, Saphire House Churchill House. Industrial warehouse properties on Royston Road. (excludes retail park)		Location nearby M25 and A3. Byfleet and Newhaw station a fair distance away. Royston Road not ideal for industrial use		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 Byflee reasonable centre. Waitrose supermarket and shopping parades. Affluent residential suburb.		Possible scope in relation to Sheer House combined with car park and Enterprise House	Sheer House is the biggest (1960s) above the shopping area. Enterprise House (1960s) by the station plus a number of office buildings on Statior Approach, Lavender Park Rd, Pyrford Rd, Rosemount Avenue of varying age and quality. Overall vacancy is about 25%.		West Byfleet railway station is accessible and the loacl road network provides a link to the M25	Retain 5.	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