

1. Brief and methodology

In order to support the planning application for Surrey Canal: London's Sporting Village the London Borough of Lewisham have requested an update to the availability schedule prepared by Renewal in October 2009. This is to show the availability of B1, B2 and B8 accommodation within the SE16, SE15, SE14 and SE8 postcodes adjoining the site as shown on the plan at appendix 3.1.

1.1 Methodology

This report has been prepared by Richard Clements, Estates Director at Renewal who manages the company's existing estate and is well known to the active Commercial Agents in the vicinity of the site having worked within the commercial property industry in south east London since 1992 with previous positions held including:

- Equity Partner of Hunter Payne Commercial Agents, Greenwich
- Managing and Equity Director of Hindwoods Hunter Payne, Greenwich, Blackheath & Dulwich.
- Director of Agency Malcolm Judd & Partners, Chislehurst
- Director of Tribal Group: Property & Planning, Chislehurst and Central London.

In completing our assessment of what property was available within a half-mile radius of the Surrey Canal site we completed the following:

1.2 We collated details of all available units currently offered for sale or to let on local commercial agents websites to establish what B1, B2 and B8 spaces was available within the search area. These included:

- Kalmar Commercial
- Hindwoods
- Altus Edwin Hill
- Glenny
- Burnet Ware & Graves
- Colliers CRE

1.3 We contacted the Rail Estate owners and larger business centre landlords active in the local area which included:

- Workspace Plc
- Network Rail Estate Management Division

1.4 We searched the commercial property websites which included:

- Estates Gazette
- Find a Property
- Prime Location
- Novaloc
- Rightmove
- Anyspacedirect

1.5 We visited all the industrial estates located within the postcode areas to establish any other accommodation being offered on the market that had not been identified in steps 1-3 above.

2. Summary of Findings

2.1 Available Area

The detailed breakdown of all units available within the search area is set out at appendix 3.2 and concludes that as at the date of this report the current availability of space within SE15, SE14, SE16 & SE8 stands at 35,974 sqm (387,222 sqft) gross internal area (GIA).

In addition to this space the proposed scheme will re-provide 10,045 sqm (108,127 sqft) GIA of B1 space. The overall summary is set against an existing B1, B2, B8 area on the Surrey Canal Site of 22,155 sqm (228,482 sqft) GIA which includes Guild House on Rollins Street that will be retained within the masterplan.

2.2 Available Uses

The units set out in appendix 3.2 provide for a full range of business uses predominantly with Classes B1 Light Industrial, B8 Storage & Distribution, with some limited B2 General Industrial Uses with estates that are away from residential areas on Designated Employment Land or Strategic Industrial Land. The existing estate has 4 units that could be classed as B2 Uses as they are car repairers that incorporate a spray booth facility which has been installed into Units with B1 consent extend to 564 sqm (6,070 sqft) GIA.

2.3 Quality of Available Estate

The available Units range in size and unit and generally fall within the following types:

2.3.1 Arches

These comprise of arch spaces that have been converted to provide self contained Units similar to the image shown which relates to Unit 23-24 Resolution Way, Deptford SE8.



2.3.2 Modern Industrial Units

These comprise of units that are of a fairly modern steel portal frame construction with brick and block elevations under corrugated PVC coated steel cladding similar to the image shown which relates to British Wharf Landmann Way off Surrey Canal Road SE14.



2.3.3 Older Industrial Units

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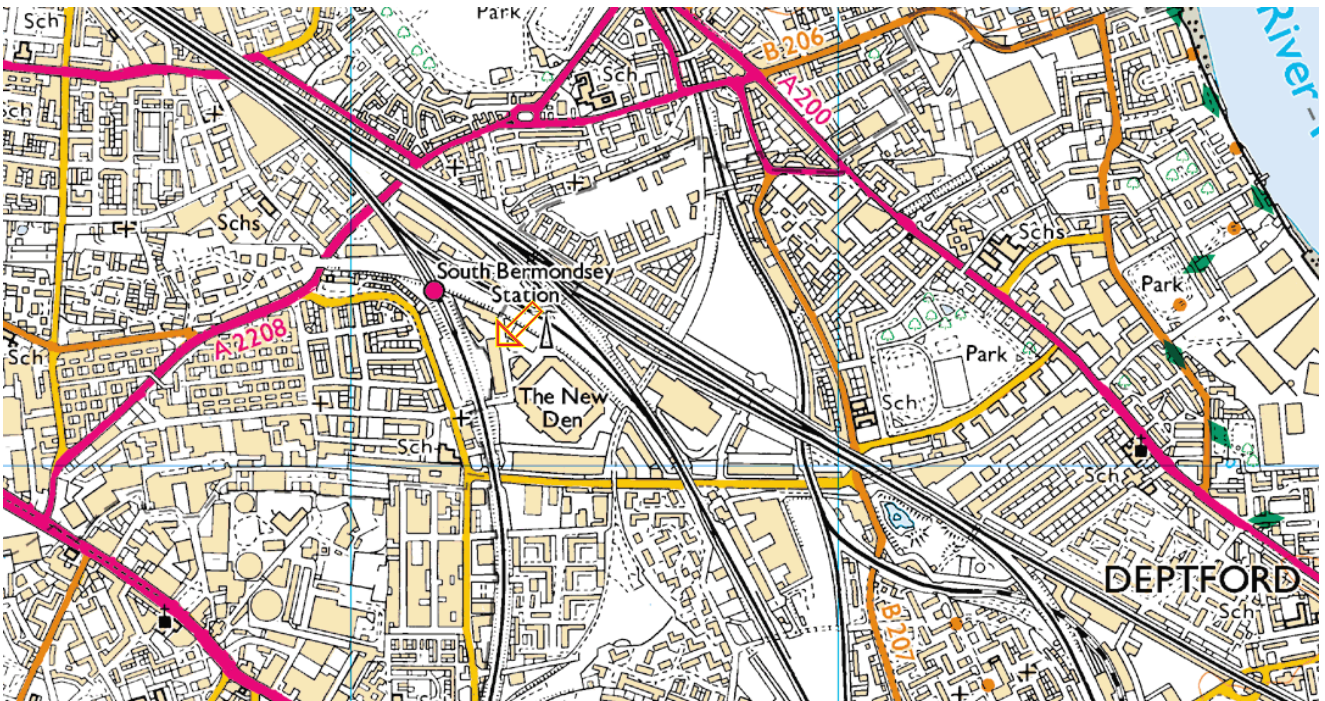
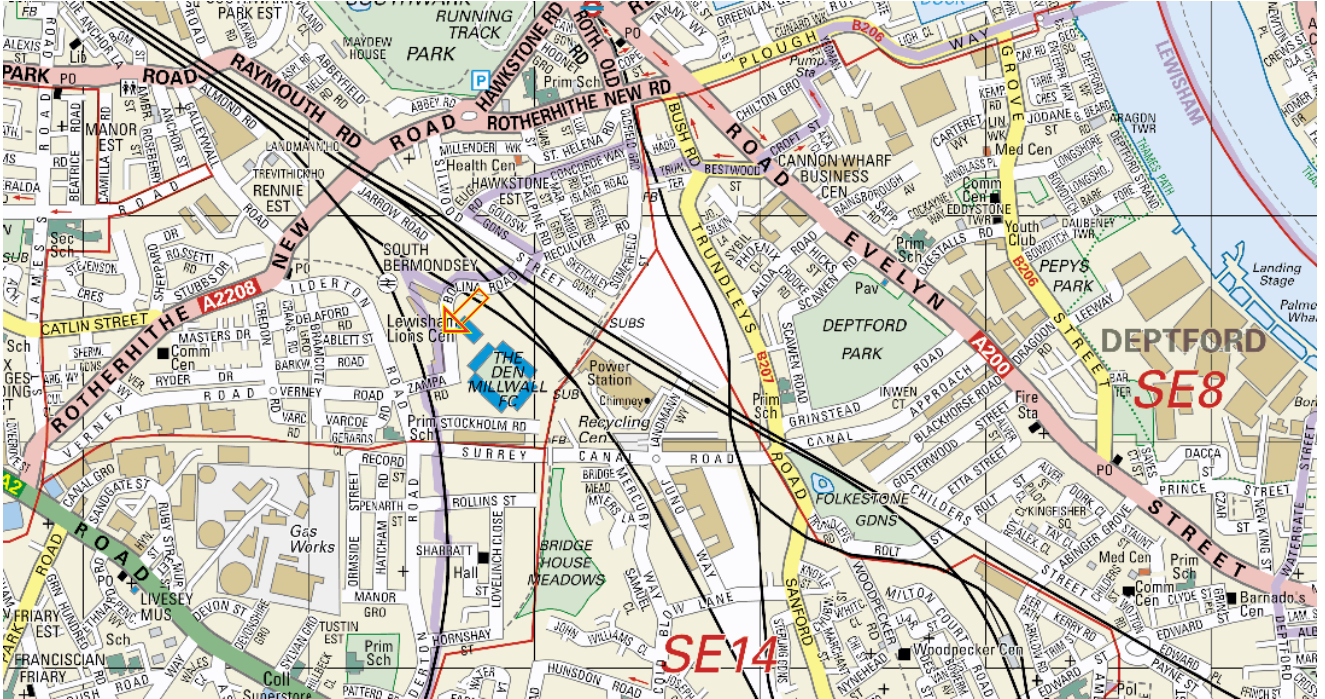
These comprise of units that are of a variety of construction including brick elevations with steel trussed roof with corrugated asbestos roofing and are located in some of the converted Industrial Estates where larger industrial facilities have been divided to create smaller self-contained units similar to the image shown which related to the Penarth Centre SE15.



In conclusion as at the date of this report there is sufficient space and range of type of unit and use that would enable the existing estate to be relocated within the adjoining postcodes with surplus space remaining.

3. Appendices

3.1 Availability search area plans



3.2 Schedule of availability, December 2010

Address or Estate	Unit Ref	Unit Size Sqft GIA	Unit Size Sqm GIA	Agent	Postcode
Gemini Project	1	778	72	Network Rail	SE14
Arch Old Kent Rd	75	850	79	Network Rail	SE15
Arch Old Kent Rd	76	850	79	Network Rail	SE15
Arch Old Kent Rd	77	850	79	Network Rail	SE15
Arch Old Kent Rd	79	850	79	Network Rail	SE15
T Merchant Trading Estate	MT	900	84	Workspace	SE16
Canterbury trading	CT06	913	85	Workspace	SE15
Pagnell St	2 & 4	1,100	102	Kalmars	SE14
Titan Business Estate	12	1,224	114	Network Rail	SE8
Parkside Business	75	1,240	115	Network Rail	SE8
Titan Business Estate	11	1,244	116	Network Rail	SE8
Parkside Business	72	1,255	117	Network Rail	SE8
Parkside Business	78	1,260	117	Network Rail	SE8
Resolution Way	2	1,324	123	Network Rail	SE8
Penarth Centre	7	1,350	125	Kalmars	SE15
Gemini Project	18	1,450	135	Network Rail	SE14
Landmann Way		1,450	135	Network Rail	SE14
Gemini Project	38	1,465	136	Network Rail	SE14
Gemini Project	38	1,465	136	Network Rail	SE14
Parkside Business	55	1,662	154	Network Rail	SE8
Rotherhithe Business Centre	4-10	1,793	167	Network Rail	SE16
Rotherhithe Business Centre	5	1,793	167	Workspace	SE16
Rotherhithe Business Centre	9	1,793	167	Workspace	SE16
Rotherhithe Business Centre	10	1,793	167	Workspace	SE16
Parkside Business	54	1,800	167	Network Rail	SE8
Parkside Business	59	1,815	169	Network Rail	SE8
St James's Mews	5	1,888	175	Hindwoods	SE1
Resolution Way	23-24	1,905	177	Network Rail	SE8
Canterbury Trading Est.	CT01	1,915	178	Workspace	SE15
Ilderton Road		1,920	178	Kalmars	SE15
Parkside Business	21-22	2,046	190	Network Rail	SE8
Raymouth Road	12- 48	2,100	195	Network Rail	SE16
Canterbury trading	CT3b	2,153	200	Kalmars	SE15
Landbury Road	2	2,315	215	Galloways	SE15
Print Village Chadwick road	6	2,379	221	Kalmars	SE15
179 Ilderton Rd	179	2,485	231	KFH	SE15
Deptford Trading Est.	16	2,514	234	Glenny	SE14
Penarth Centre	16/17	2,550	237	Kalmars	SE15
Deptford Trading Est.	14	2,735	254	Glenny	SE14

Canterbury trading	CT3a	2,868	266	Kalmars	SE15
St James's Mews	4	3,091	287	Hindwoods	SE1
Admiral Hysin Industrial Est.	3	4,090	380	Frank Knight	SE14
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Penarth Street		4,200	390	Money Wise	SE15
Juno Way Elizabeth Ind Est.	6a	4,228	393	Kalmars	SE14
328 St James's Road	328	4,326	402	Hindwoods	SE1
Print Village Chadwick road	8	4,449	413	Hindwoods	SE15
Apollo Business Centre	9	4,461	414	Network Rail	se8
Sandgate Trading Estate	4	4,556	423	Kalmars	SE15
Glengall Business Centre	9	4,847	450	DTZ	SE15
Tower Bridge Business Complex	Grd Flr	4,930	458	Showcase	SE16
Tower Bridge Business Complex	1st Flr	4,930	458	Showcase	SE16
Tower Bridge Business Complex	2nd Flr	4,930	458	Showcase	SE16
Bermondsey Trading Est.	21	5,026	467	Kalmars	SE16
Faircharm Industrial Estate	c103	5,046	469	Kalmars	SE8
Voyager Business Centre	1 & 2	5,064	470	Network Rail	SE16
Ormside Street	107-9	5,614	522	Kalmars	SE15
Ilderton Road	202	6,030	560	Kalmars	SE15
224 Ilderton Road	224	6,275	583	Kalmars	Se15
Raymouth Road		6,500	604	Network Rail	SE16
Juno Way Elizabeth Ind Est.	1a	8,300	771	Kalmars	SE14
Juno Way Elizabeth Ind Est.	13	8,470	787	King Sturge	SE14
Pomeroy Street	43	9,000	836	Kalmars	SE14
Juno Way Elizabeth Ind Est.	5	9,016	838	King Sturge	SE14
Juno Way Elizabeth Ind Est.	8	9,247	859	Kalmars	SE14
Juno Way Elizabeth Ind Est.	8	9,247	859	King Sturge	SE14
Verney Road	40	9,300	864	Kalmars	SE15
Faircharm Industrial Estate	a001/2	9,598	892	Kalmars	SE8
Bermondsey Trading Est.	14&15	10,038	933	King Sturge	SE16
Tower Bridge Business Complex	H03	10,220	949	Grant Mills Wood	SE16
Deptford Trading Est.		10,238	951	Glenny	SE8
Quebec Way	B2	10,699	994	Kalmars	SE16
Spa Road	148	11,438	1,063	Network Rail	se8
Deptford Trading Est.	1	14,512	1,348	Altus Edwin Hill	SE8
Juno way Elizabeth Ind Est.	1a - 1c	18,560	1,724	King Sturge	SE14
Record Street	237-9	19,801	1,840	Kalmars	SE15
Quebec Way	B1	21,114	1,962	Kalmars	SE16
Tower Bridge Business Complex	E01	25,701	2,388	Grant Mills Wood	SE16
		387,222	35,974		