
Strategic Employment Land Review Addendum
(November 2021) Appendix 6 – Draft SEL
proformas

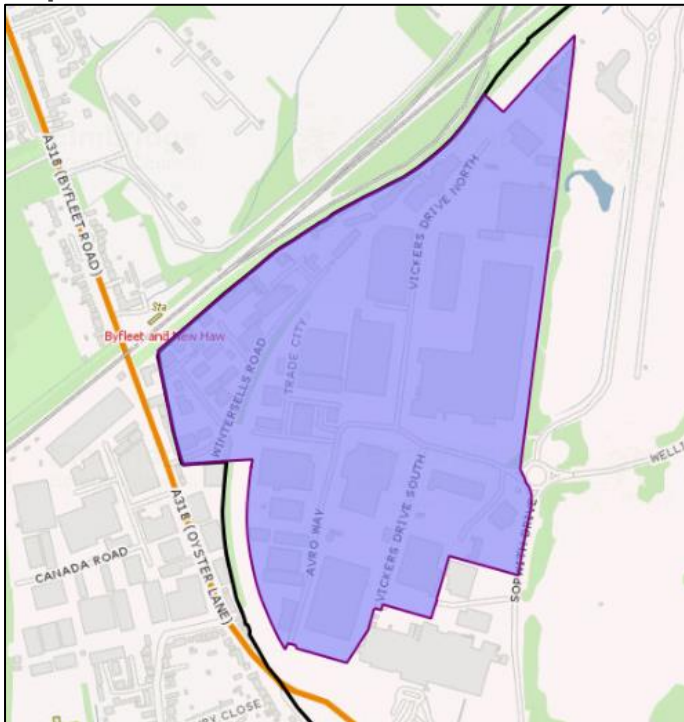
Brooklands Industrial Park, Weybridge

Ward: Weybridge St Georges Hill

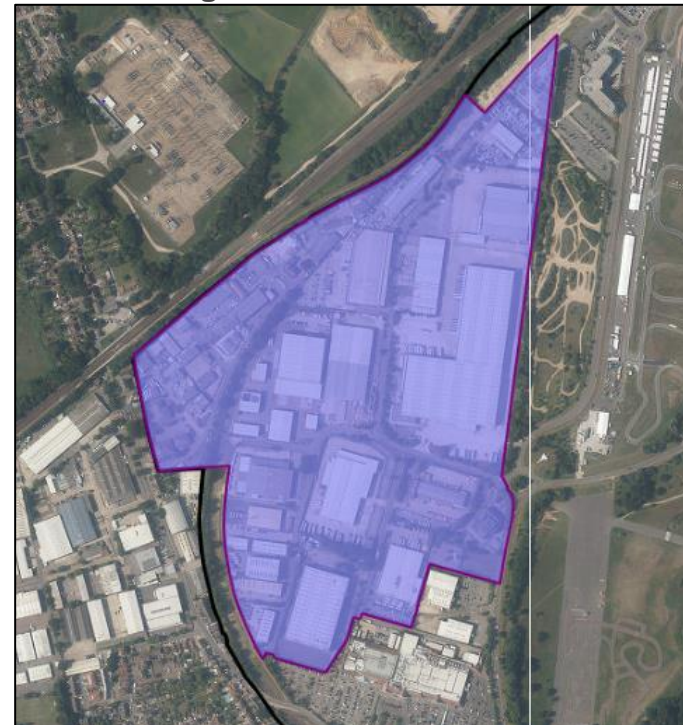
Site area: 36.27 ha

Site address: Brooklands Industrial Park, Wintersells Road, Weybridge

Map:



Satellite image:

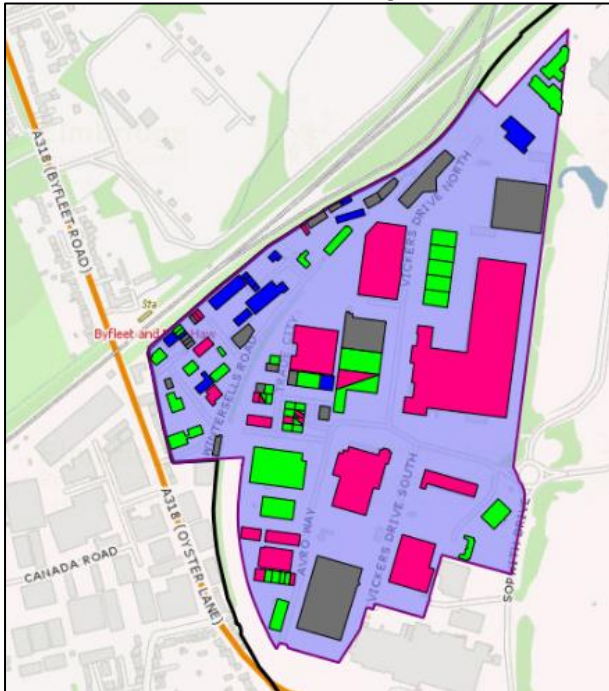


Site description: The site comprises of multiple commercial units varying in office and industrial use.

Existing land use: Commercial uses (Use class E, B2, B8 and Sui Generis) **Landowners:** Private

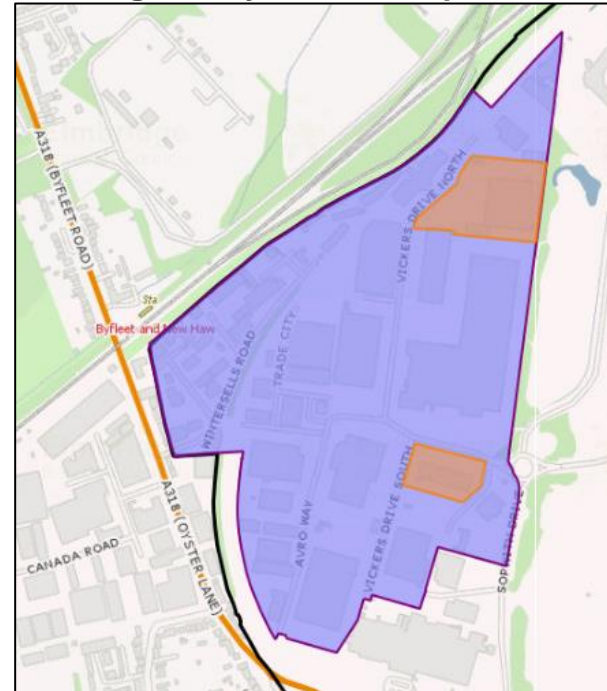
Is the Site Previously Developed Land: Yes

Relevant Use Classes Map:



- SEL Use Classes post Sept 2020
- Class E
 - Class F1
 - Class F2
 - B2
 - B8
 - C1
 - C2
 - C3
 - Sui Generis

Planning history / Status map:



- Development in SELS
- Full Planning Permission
 - Outline Permission
 - Prior Approval
 - Pre-Application

Policy designations/ constraints

- Strategic Employment Land
 - Scheduled Ancient Monument, Area of High Archaeological Potential and Brooklands Conservation Area
 - County sites of Archaeological Importance
 - M3 Contamination Land Poly: C008, C020, C021 and C027 – Line: C027 and Points: C001 and C027
 - Flood Zone 2 and 3
 - Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
 - Thames Basin Heath Special Protection Area 400m-5km
 - Adjoins the Green Belt
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Assessment of SEL

Site visit details:

Site Address	Occupant	Use Class	GIA	Vacant (Y/N)	Parking	Notes	Business rates
Southey House, Brooklands Business Park, 43 Avro Way, Weybridge, KT13 0XQ	Unknown	Class E	1075.24 sqm	Yes	Adequate	Tesla are the present owners but no sign of occupancy	£98,000
The Circuit Centre, Brooklands Industrial Park, Weybridge, KT13 0YT	Unit 1: Tuf-Luv Unit 2: Park Lane Unit 3: ATI Group Unit 4: MPL Interiors Unit 5: Castellum Unit 6: Royal Mail	Class B8 Class E Class E Class E Class E Class B8	278.7 sqm 140.5 sqm 275.53 sqm 410.06 sqm 508.4 sqm Unknown	No vacancies	Insufficient		£17,500 £11,000 £19,750 £29,000 £39,500 Unknown

Avro Way, Weybridge, KT13 0XQ	Luxfords of Weybridge (Storage and shipping)	Class B8	2524.91 sqm	No vacancies	Adequate		£161,000
Unit 3 Brooklands Industrial Estate, Vickers Drive North, Weybridge, KT13 0YU	Mezies Distribution	Class B8	29,561.75 sqm	No vacancies	Good		Unknown
29 Avro Way	Unknown	Class E	689 sqm	Yes	Good	2016/2723 – planning application	Unknown
Brooklands Business Park, 29 Avro Way, Weybridge, Surrey, KT13 0YZ	Kite Glass	Class E	5421.97 sqm	No vacancies	Adequate		£228,000
Unit 1-4 Trade City, Brooklands Business Park, Avro Way, Weybridge, KT13 0YF	Bespartiesever.com Tapenade (Fine Cuisine)	Class B8	1410.08 sqm	No vacancies	Adequate		£34,000 £73,500
Units 5-8 Trade City, Brooklands Business Park, Avro Way, Weybridge, KT13 0YF	Attle Customiers Ltd Wilshire Farm Tempos Unknown	Class E Class B8 Class E Class E	248.26 sqm 205.08 sqm 282.45 sqm 248.26 sqm	No vacancies	Adequate		£21,000 £21,000 £24,500 £21,000
Units 9-12 Trade City, Brooklands Business Park, Avro Way, Weybridge, KT13 0YF	Geotechnical Observations Vacant UK Hide Vacant	Class E Class B2/B8 Class E Class E/ B8	283.37 sqm 227.6 sqm 325.6 sqm 282.46 sqm	No vacancies	Adequate		£24,250 £23,250 £24,500 £24,000
Unit 14 Trade City, Brooklands Business Park, Avro Way, Weybridge, KT13 0YF	Toolstation	Class B2	393.78 sqm	No vacancies	Adequate		£42,240
Unit 15-18 Trade City, Brooklands Business Park, Avro Way, Weybridge, KT13 0YF	Vacant Veriton Pharma Charles Chase LLP Enterprise Rent a Car	Sui Generis Class E Class B2 Class E	594.71 sqm 740.7 sqm 608.69 sqm 575.48 sqm	No vacancies	Adequate		£51,000 £97,250 £38,500 Unknown

Units 19-21 Trade City, Brooklands, Business Park, Avro Way, Weybridge, KT13 0YF	Galvin Green Dermapure Fountains Direct	Class E Class E/ B8 Class B8	280 sqm 277.53 sqm 280 sqm	No vacancies	Adequate		£29,500 £29,250 £29,500
Units 22-23 Trade City, Brooklands Business Park, Avro Way, Weybridge, KT13 0YF	Obonzone Powercor	Class B2 Class E	285.86 sqm 285.72 sqm	No vacancies	Adequate		£27,000 £27,000
Units 24-25 Trade City, Brooklands Business Park, Avro Way, Weybridge, KT13 0YF	RGI Dula	Class B2 Class E	448.98 sqm 362.34 sqm	No vacancies	Adequate		£33,250 £32,750
Units 26-28 Trade City, Brooklands Business Park, Avro Way, Weybridge, Kt13 0YF	The Storage Pod, Weybridge	Class B8	7183.11 sqm	Yes - 929.03 sqm	Adequate	Unit 28 is vacant	£75,500
17 Vickers Drive North, Brooklands, Weybridge, KT13 0YU	Selco Builders / Merchants Dermalogica Event Live	Class E/B8 Class B2 Class E	Unknown	No vacancies	Adequate		Unknown
15 Vickers Drive South, Brooklands, Weybridge, KT13 0YX	Vacant	Class B8	7801.12 sqm	Yes	Adequate		£510,000
16 Vickers Drive South, Brooklands Circuit, Weybridge, KT13 0YX	Vacant	Class B2	Unknown	Yes	Adequate		Unknown
14 Vickers Drive South Brooklands Circuit, Weybridge, KT13 0YX	Hermes TNT Express (demolition)	Class B8 Class B8	2624.6 sqm Unknown	No Yes	Adequate	Pre-application for intensified commercial use	£204,000 £192,000
Dakota, 11 De Havilland Drive, Brooklands Business Park, Weybridge, KT13 0YP	Vacant	Class E	1344 sqm	Yes	Adequate	2014/4194 – planning application	Unknown
Control Tower, 12 De Havilland Drive,	Red Blue Energy Supplies	Class E	342.96 sqm (all units)	No vacancies	Adequate		£3,950

Brooklands Business Park, Weybridge, KT13 0YP	Your Lead Marlow Inc Maybury Financial Planning Ford & Ford Financial Peter Huf Architect The Signature Store Ltd UKIOT Ltd	Class E Class E Class E Class E Class E Class E Class E					
Logic 305 Warehouse, Vickers Drive North, Brooklands Industrial Estate, Weybridge, KT13 0YU	Amazon	Class B8	9520 sqm	No vacancies	Adequate		Unknown
Unit 2, Vickers Drive North, Brooklands Industrial Estate, Weybridge, KT13 0YU	John Lewis	Class B8	Unknown	No vacancies	Adequate		Unknown
Unit A301-5, Vickers Drive North, Weybridge, KT13 0YU	A301 Edmundson Electrical A302 Howdens A303 Chamption for Timber A304-5 Perspex Distribution Ltd	Class E Class E Class E Class E	1090.82 sqm 1002.1 sqm 999.23 sqm 2335.6 sqm	No vacancies	Adequate	Pre-application for intensified commercial use	£89,000 £82,500 Unknown £174,500
19B Vickers Drive North, Weybridge, KT13 0YU	DCG Autos	Class B2	2754.13 sqm	No vacancies	Inadequate		Unknown
Unit A400, Vickers Drive North, Weybridge, KT13 0YU	Brooklands and Samworth Bros	Class B2	11,199 sqm	No vacancies	Adequate	2013/5020, 2017/0847 and 2019/1717 – planning applications	Unknown
20 Vickers Drive North, Weybridge, KT13 0YU	Apex Car Rental	Sui Generis	2208.52 sqm	Part Vacant (unknown)	Inadequate		£150,000

6a and 6b Cumberland Works, Wintersells Road, Byfleet, West Byfleet, KT14 7LF	Countess Marquees IDL Colour Coating Ltd	Class B2 Class B2	673 sqm 417.2 sqm	No vacancies	In adequate		£48,250
3a/b Cumberland Works, Wintersells Road, Byfleet, KT14 7LF	JBC MOTs CEC AB Ltd	Sui Generis Class B2	131.66 sqm 131.37 sqm	No vacancies	Inadequate		£7,600
4a/b Cumberland Works, Wintersells Road, West Byfleet, Surrey, KT14 7LF	BLC Forklift Services	Sui Generis	408.25 sqm	No vacancies	Inadequate		£26,750
Unit 1, Cumberland Works, Wintersells Business Park, KT14 7LF	Seasame Access Systems	Class B2	Unknown	No vacancies	Inadequate		£29,500
2A Cumberland Works, Wintersells Road, West Byfleet, KT13 7LF	Sonic House (stone & wood)	Class E	802.45 sqm	No vacancies	Inadequate		Unknown
Towergate House, 22 Wintersells Road, Byfleet, KT14 7LF	Networld	Class E	Unknown	No vacancies	Inadequate		Unknown
Unit 19, Wintersells Road, Byfleet, KT14 7LF	TW White & Sons – Hyundai and Mazada	Sui Generis	1932.1 sqm	No vacancies	Inadequate		£126,000
20-21 Wintersells Industrial Estate	20a/b: Falcon Coaches 20c: Dealer Tech 20c: Fares & Repairs 21: Hanson Premix	Sui Generis Class B8 Sui Generis Class B8	138.8 sqm 106.16 sqm 104.26 sqm Unknown	No vacancies	Inadequate		£21,250 £28,000 £49,750 Unknown
17 Wintersells Road, Weybridge, Byfleet, KT14 7LF	Peter Cooper Car Repairs	Sui Generis	380.06 sqm	No vacancies	Inadequate		£24,500
Glorydale House, Wintersells Road, West Byfleet, KT14 7LF	Car Harbour	Sui Generis	832.5 sqm	No vacancies	Inadequate		£12,750 £14,500 £17,750

							£7,600
Glorydale House, Unit 1, Wintersells Road, West Byfleet, KT14 7LF	Champro	Class B2	Split with Car Harbour	No vacancies	Inadequate		Unknown
16 Wintersells Road, West Byfleet, KT14 7LF	Trust Ford	Sui Generis	1637.34 sqm	No vacancies	Inadequate		Unknown
15 Wintersells Road, Byfleet, West Byfleet, KT14 7LF	15a – Lynx Golf 15b – A&B 15c – RJB Automotive Engineers 15d - Grework 15e – Caesar Crystal 15f – High Tec Tubes Ltd 15g – Green Bean Coffee Co 15h – OHMS Fire & Security 15j – Aston Dove	Class E Class E Sui Generis Class B2 Class B2 Class B2 Class B8 Class B2 Class B8	150.31 sqm 144.99 sqm 92.1 sqm 123.5 sqm 142.69 sqm 123.64 sqm 125.45 sqm 92.1 sqm Unknown	No vacancies	Adequate		£9,200 £9,000 £9,300 £9,400 £10,500 £9,300 Unknown Unknown £8,700 Unknown
14 Wintersells Road, West Byfleet, KT14 7LF	Janousek and Stampfli (racing boats)	Class B8	734.3 sqm	No vacancies	Inadequate		£43,000
12 Wintersells Road, West Byfleet, KT14 7LF	Vacant	Class E	1291.43 sqm	Yes	Adequate		£43,250
11 Wintersells Road, West Byfleet, KT14 7LF	Alpha Grip	Class E	429.98 sqm	No vacancies	Adequate		£28,500
10 Wntersells Road, West Byfleet, KT14 7LF	PM Skips	Class B8	Unknown	No vacancies	Adequate		£34,750
9 Wintersells Road, West Byfleet, KT14 7LF	Roman Self Drive	Sui Generis	418.6 sqm	No vacancies	Inadequate		£29,250
7 Wintersells Road, West Byfleet, KT14 7LF	Wheels Approved Autoworks	Sui Generis	438.61 sqm	No vacancies	Inadequate		£27,500
6 and 8 Wintersells Road, West Byfleet, KT14 7LF	AEW	Class E	909.7 sqm	No vacancies	Inadequate		£37,500

5 Wintersells Road, West Byfleet, KT14 7LF	Falcon Coaches	Class B2	439.9 sqm	No vacancies	Adequate		£21,500
4 Wintersells Road, West Byfleet, KT14 7LF	Just Ask	Class E	408.25 sqm	No vacancies	Adequate		£104,250
2 Wintersells Road, West Byfleet, KT14 7LF	Malbank Construction	Class E	1013.17 sqm	No vacancies	Adequate		£161,000
1 Wintersells Road, West Byfleet, KT14 7JQ	D&A Fabrications and Design Ltd	Class B2	297.7 sqm	No vacancies	Adequate		£20,750
Velocity Two, Brooklands Drive, Weybridge, KT13 0SL	LG Electronics	Class E	4432.15 sqm	No vacancies	Adequate		£700,000
Velocity one, Brooklands Drive, Weybridge, KT13 0SL	Tomy ISS Cargill	Class E Class E Class E	5321.92 sqm (combined)	No vacancies	Adequate		£803,000

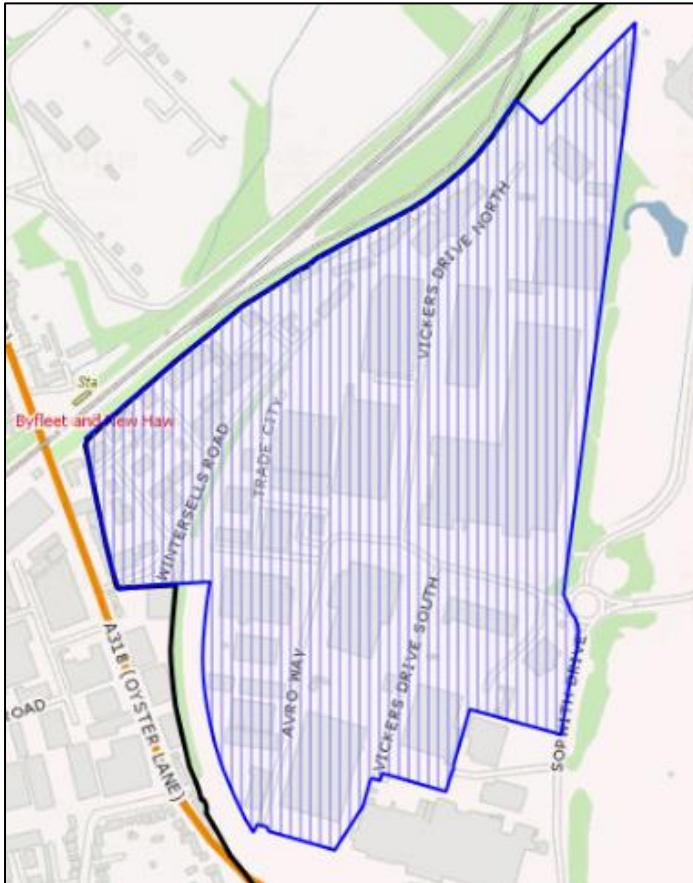
Floorspace / unit details:

Land use	Areas of Use Class occupied	GIA floorspace occupied	Vacant areas	Vacant floorspace
Class E	43	29,422.56 sqm (25.23% of total)	4	4,399.67 sqm (3.77% of total)
Class B2	20	16,683.67 sqm (14.31% of total)	0	0
Class B8	21	48,158.62 sqm (41.30% of total)	3	8730.15 sqm (7.49% of total)
Sui Generis	12	9,213.25 sqm (7.9% of total)	0	0
Total – 103 units 116,607.92 sqm*	96 (93.2% of total areas)	103,478.1 sqm (88.74% of total)	7 (6.8% of total areas)	12,129.82 sqm (10.4% of total)

*The total known floorspace is calculated from planning applications as approximately 126,464.6 sqm (this is double counted in places where there are flexible uses and shared floorspace on units).

Recommendation for Draft Local Plan

Recommendation to retain full SEL originally adopted for the emerging Draft Local Plan.



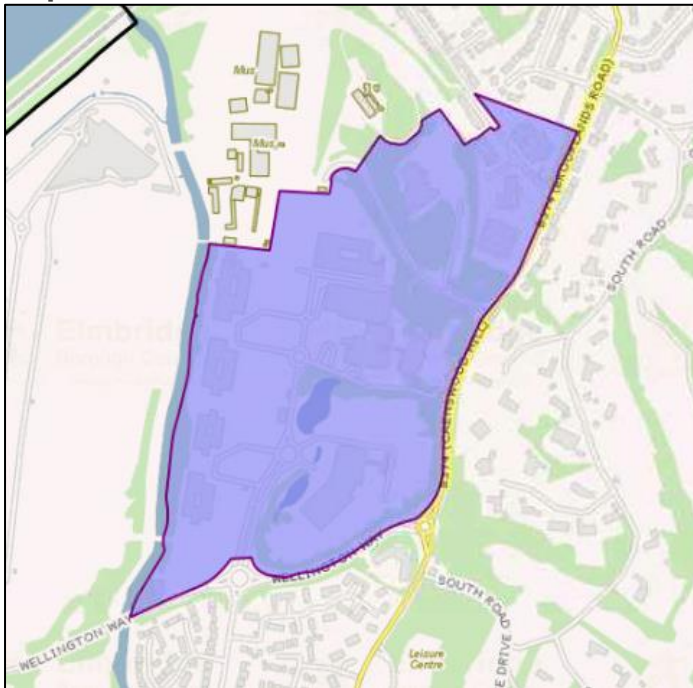
The Heights, Weybridge

Ward: Weybridge St Georges Hill

Site area: 27.77 ha

Site address: The Heights, Weybridge, KT13 0NY

Map:



Satellite image:

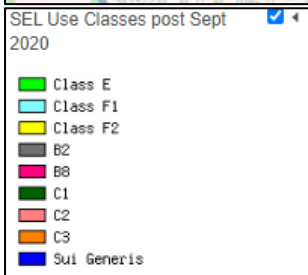
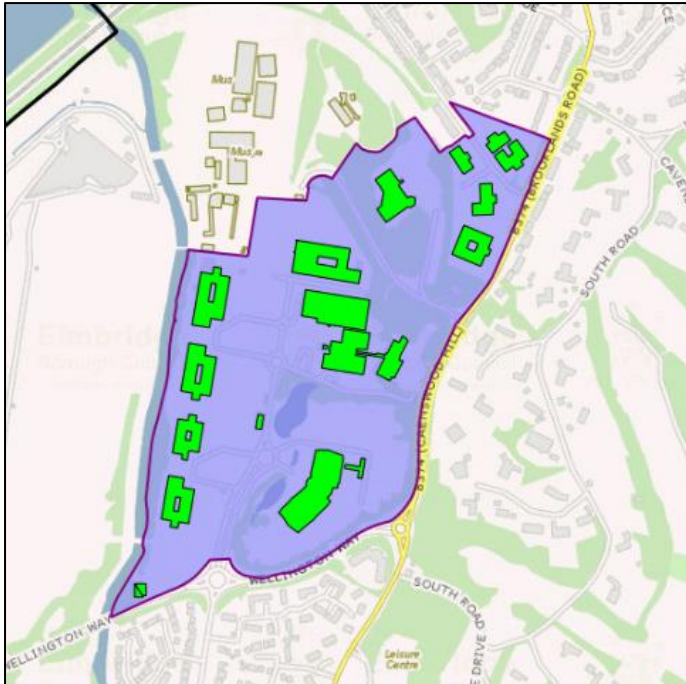


Site description: The site comprises of several two to three storey buildings used as offices. Each building has their own allocated hardstanding for parking. There are multiple trees on sites which were designated as TPOs and the site is located within the Brooklands Conservation Area.

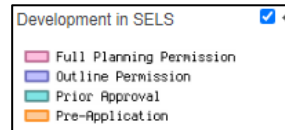
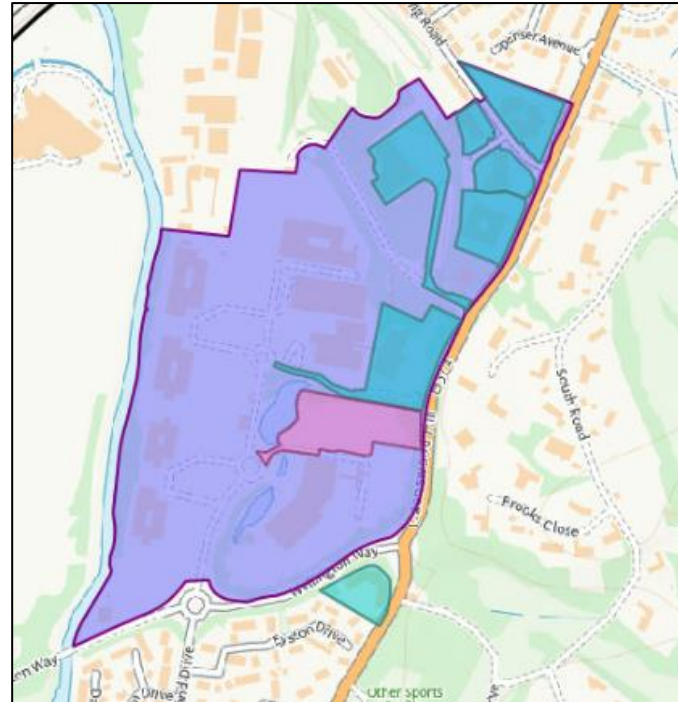
Existing land use: Offices (use class E) Landowners: Private

Is the Site Previously Developed Land: Yes

Relevant Use Classes map:



Planning history / Status map:



Planning History

203, 205 and 207 Brooklands Road:

Planning Reference and date	Description	Status
2019/2567 – (13/09/2019)	Suite A, Benchmark House – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3)	Refused
2019/3232 - (15/11/2019) 2021/1949 – (28/05/2021) 2021/1954 – (27/08/2021)	Suite A, Benchmark House – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3)	Granted – Prior Approval
2019/2606 – (18/09/2019) 2021/1948 – (27/08/2021) 2021/1950 – (07/10/2021)	205 Brooklands Road – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3)	Granted – Prior Approval
2020/3205 – (11/01/2021) 2020/3204 - (25/11/2020) 2021/0269 - (02/02/2021) 2021/0269 – (23/03/2021) 2021/2040 - (07/06/2021) 2021/2796 – (02/08/2021)	203-205 Brooklands Road – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3)	Withdrawn
2021/1954 – (27/08/2021)	205-207 Brooklands Road – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3)	Granted – Prior Approval
2021/2041 – (28/07/2021) 2021/2797 – (15/09/2021) 2021/2800 – (15/09/2021)	205 Brooklands Road – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3)	Withdrawn
2021/2042 – (28/07/2021) 2021/2798 – (15/09/2021) 2021/2802 – (15/09/2021)	207 Brooklands Road – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3)	Withdrawn
2019/2607 - (18/09/2019) 2021/1950 – (07/10/2021)	207 Brooklands Road – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential (C3)	Granted – Prior Approval

2021/2043 – (2021/2043)	Unit C, St George’s Business Park, Brooklands Road – Prior Approval Schedule 2, Part 3 Class O: Change of use of second floor level from office to residential to form 6 self-contained flats	Granted – Prior Approval
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241 and 243 Brooklands Road

Planning Reference and date	Description	Status
2021/1869 – (15/07/2021)	243 Brooklands Road - Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential	Withdrawn
2021/1868 – (13/08/2021) 2021/2807 – (15/10/2021) 2021/2803 – (15/10/2021)	241 Brooklands Road - Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential	Granted – Prior Approval
2021/1870 – (13/08/2021) 2021/2808 – (15/10/2021) 2021/2805 – (15/10/2021)	243 Brooklands Road - Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential	Granted – Prior Approval

Members Hill, Brooklands Road

Planning Reference and date	Description	Status
2020/3345 - (03/12/2020)	Members Hill, Brooklands Road – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential	Granted – Prior Approval
2021/2626 – (08/10/2021)	Members Hill, Brooklands Road – Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential	Granted – Prior Approval

6 The Heights

Planning Reference and date	Description	Status
2021/2032 (10/12/2021)	6 The Heights - Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential	Granted – Prior Approval
2021/2698	6 The Heights - Prior Approval Schedule 2, Part 3 Class O: Change of use from Offices (B1a) to Residential	Pending

Land north of Sony Building, The Heights

Planning Reference and date	Description	Status
2021/4257	Development comprising a 4 storey building, with plant above, to be used as an office and research and design laboratory, ancillary storage (Class E), underground and decked car parking, cycle storage, associate landscaping and access	Pending

Policy designations/ constraints

- Strategic Employment Land
- Scheduled Ancient Monument, Area of High Archaeological Potential and Brooklands Conservation Area
- County sites of Archaeological Importance
- M3 Contamination Land Poly: C008, C020, C021 and C027 – Line: C027 and Points: C001 and C027
- Flood Zone 2 and 3
- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
- Thames Basin Heath Special Protection Area 400m-5km
- Adjoins the Green Belt

Assessment of SEL

Site visit details:

Site Address	Occupant	Use Class	GIA	Vacant (Y/N)	Parking	Notes	Business rates
1 The Heights, Brooklands, Weybridge, KT13 0XP	Daikin K2 Altiostar	Class E	4868.66 sqm	Part 1446.77 sqm ¹	Ample		Unknown
2 The Heights, Brooklands, Weybridge, KT13 0XP	Wallgreens Boots Alliance	Class E	3660.5 sqm	No vacancies	Ample		£897,500
3 The Heights, Brooklands, Weybridge, KT13 0XP	Densply Quality Capital Management Royal Caribbean Dentsply Sirona	Class E	3008.48 sqm	No vacancies	Ample		£571,000
4 The Heights	PGS	Class E	6955.7 sqm	No vacancies	Ample		Unknown
5 The Heights	Samsung Megin	Class E	3477 sqm	3423.84 sqm ²	Ample	2021/1835 – planning application change of use of Class E to mixed use Class E and Sui Generis	£1,585,000
6 The Heights	Proctor & Gamble	Class E	Shared with main building below.	Part 2661 sqm	Ample	Prior approval pending consideration – loss of 2661 sqm	Shared with the main building below
Proctor & Gamble, The Heights,	Proctor & Gamble	Class E	9637.36 sqm	No vacancies	Ample		£1,550,000

¹ Vacancy rates obtained - <https://theheightsbrooklands.co.uk/availability/>

² Vacancy rates obtained - <https://theheightsbrooklands.co.uk/availability/>

Brooklands, Weybridge, KT13 0XP							
Sony, Brooklands, Weybridge, KT13 0XW	Sony	Class E	42486.07 sqm	Part 5574 sqm	Ample		£2,180,000
Benchmark House, 203 Brooklands Road, KT13 0RH	Vacant	Class E	3305.89 sqm	3744 sqm	Ample	Granted Prior approval – loss of 4947 sqm	£501,000
205 Brooklands Road, KT13 0BG	Vacant	Class E	1611.9 sqm	2325.5 sqm	Ample	Granted Prior approval – loss of 2325.5 sqm	£261,000
Elderhouse, 207 Brooklands Road, KT13 0TS	Vacant	Class E	1019.25 sqm	1050 sqm	Ample	Granted Prior approval – loss of 1547 sqm	£156,000
241 Brooklands Road, KT13 0RH	CBRE	Class E	1916.13 sqm	No vacancies	Ample	Granted Prior approval – loss of 2731 sqm	£292?
243 Brooklands Road, KT13 0RH	Smart Cover Equintiti Charter SLC	Class E	467.56 sqm	1164 sqm	Ample	Granted Prior approval – loss of 1440 sqm	£152,000
Members Hill, Weybridge, KT13 0TS	JTI (Japan Tobacco International)	Class E	6232.9 sqm	No vacancies	Ample	Granted Prior approval – loss of 8700 sqm	£1,033,301
Riverview, The Heights, KT13 0NY	HUF HAUS London	Class E	333.99 sqm	No vacancies	Ample		Unknown
Café Kix, The Heights, Brooklands, Weybridge, KT13 0XP	Café Kix	Class E	128.41 sqm	No vacancies	Ample		Unknown

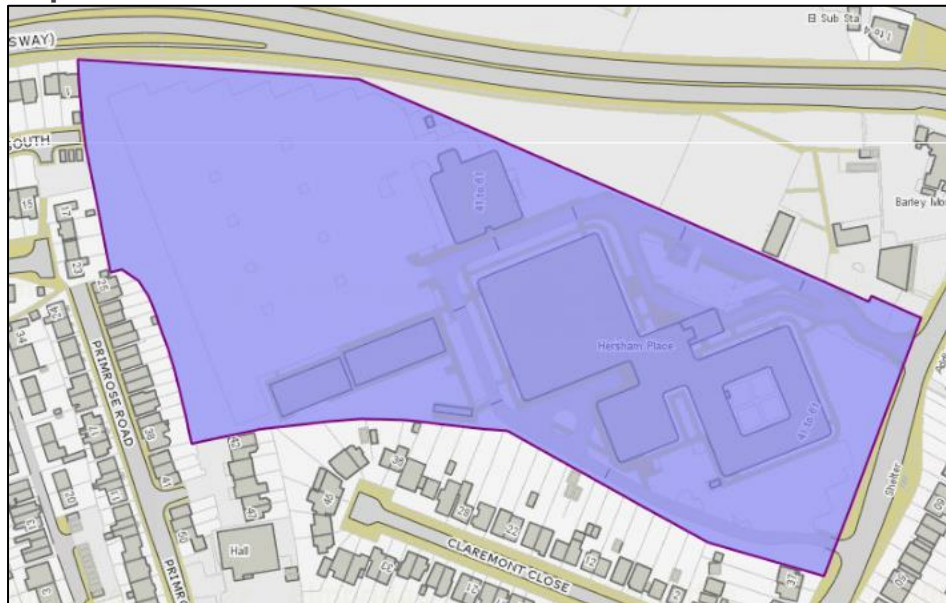
Hersham Technology Park

Ward: Weybridge St Georges Hill

Site area: 4.17 ha

Site address: Hersham Technology Park, Air Products, Molesey Road, Hersham

Map:



Satellite image:

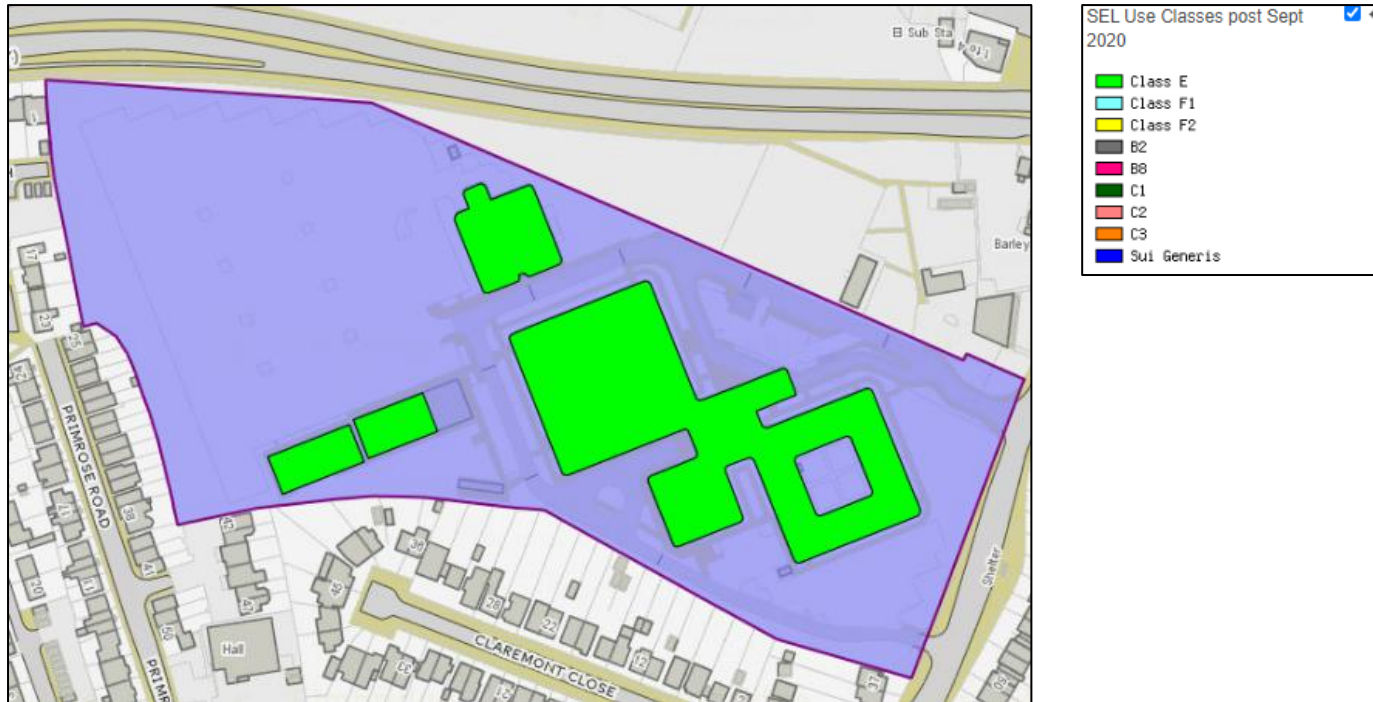


Site description: The site comprises of multiple small office units.

Existing land use: Commercial uses (Use class E) **Landowners:** Air Products Ltd.

Is the Site Previously Developed Land: Yes

Relevant Use Classes Map:



Policy designations/ constraints

- Strategic Employment Land
- M3 Contamination Land Poly: C021 and C027 – Line: C027 and categorised site
- Surface Water Flooding 1 in 100 year (medium)
- Thames Basin Heath Special Protection Area 5-7km
- Tree Preservation Orders – WAL:16/73

Assessment of SEL

Site visit details:

Site Address	Occupant	Use Class	GIA	Vacant (Y/N)	Parking	Notes	Business rates
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Air Products	Class E	160,758 ft total (14,934 sqm) ¹	No vacancies	Adequate		£1,142,000
Hersham Place Technology Park, Molesey Road, KT12 4RZ	The Crowley Partnership	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Mobilciti	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	454 Associates	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	The Foundation Talent Ltd	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	ES Media	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Trust Solutions	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	GEM Group	Class E	-	No vacancies	Adequate		-

¹ Data collected from CoStar Commercial Real Estate Information Company - <https://www.costar.com/>

Hersham Place Technology Park, Molesey Road, KT12 4RZ	Alliance Mobile Security Ltd	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Hydro Holdings UK Ltd	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	TR Control Solutions	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Fasset	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Ditton Construction	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Bolero International	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Motion Analysis	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Quick Logic	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Contrimex Overseas Ltd	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Page Lizard	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Secon Cyber Security	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Venture Analytics	Class E	-	No vacancies	Adequate		-

Hersham Place Technology Park, Molesey Road, KT12 4RZ	Zalaris	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	UPS Services	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Seidor UK Ltd	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Alliance Security	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Qualco UK Ltd	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Greenlight Credit Ltd	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	First Sports International	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Greenliant	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	NavBlue	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	TUV SUD Ltd	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Beyond Management	Class E	-	No vacancies	Adequate	-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	The Real Time Data Company	Class E	-	No vacancies	Adequate	-

Hersham Place Technology Park, Molesey Road, KT12 4RZ	ETS	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Media Minds Global Ltd	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Purely Financial Planning	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Populate	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	RWM Financial	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Oakhill	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Sustainable Advantage	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Morpheus	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Eduthing	Class E	-	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Prodair Services Limited	Class E	35.58 sqm	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Unit 2 FF - Vacant	Class E	140.42 sqm	Yes	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	Unit 1-6 - Vacant	Class E	-	Yes	Adequate		-

Hersham Place Technology Park, Molesey Road, KT12 4RZ	GF: Sterling office suite no. 2, 4, 6, 9 and 16	Class E	127.8 sqm	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	FF: Unit 1 and 2	Class E	746 sqm	No vacancies	Adequate		-
Hersham Place Technology Park, Molesey Road, KT12 4RZ	SF: CBS Chevron 6 and FMO Lease	Class E	252.1 sqm	No vacancies	Adequate		-
Faraday Building, Hersham Place Technology Park, Molesey Road, KT12 4RZ	Unknown	Class E	373.57 sqm	No vacancies	Adequate		£47,070

Floorspace / unit details:

Land use	Areas of Use Class occupied	GIA floorspace occupied (known)	Vacant areas	Vacant floorspace
Class E – 49 units 14,434.5 sqm	42 areas (85.71% of total areas)	14,258 (98.78%)	7 areas (14.29% of total areas)	176 (1.22%)

Recommendation for Draft Local Plan

Recommendation to retain full SEL originally adopted for the emerging Draft Local Plan.



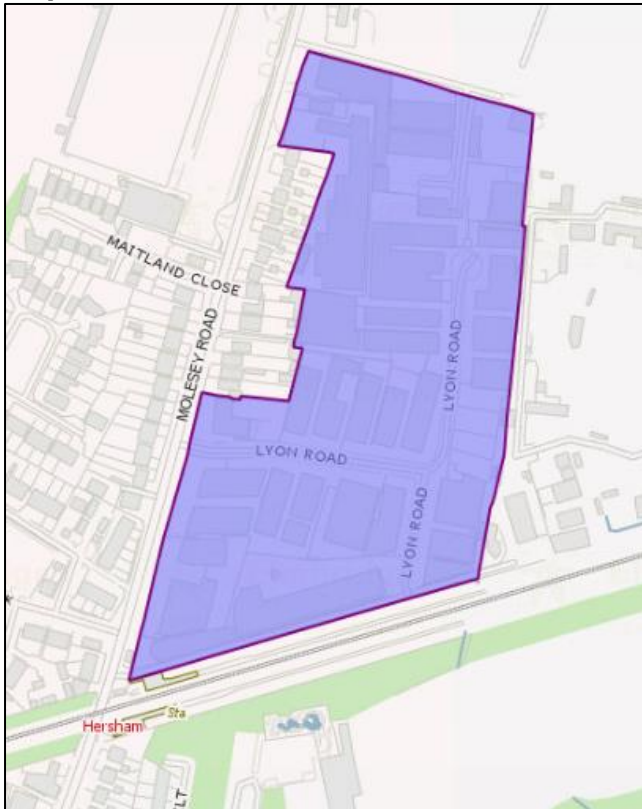
Hersham Trading Estate

Ward: Walton South

Site area: 7.16 ha

Site address: Hersham Trading Estate, Walton-on-Thames

Map:



Satellite image:

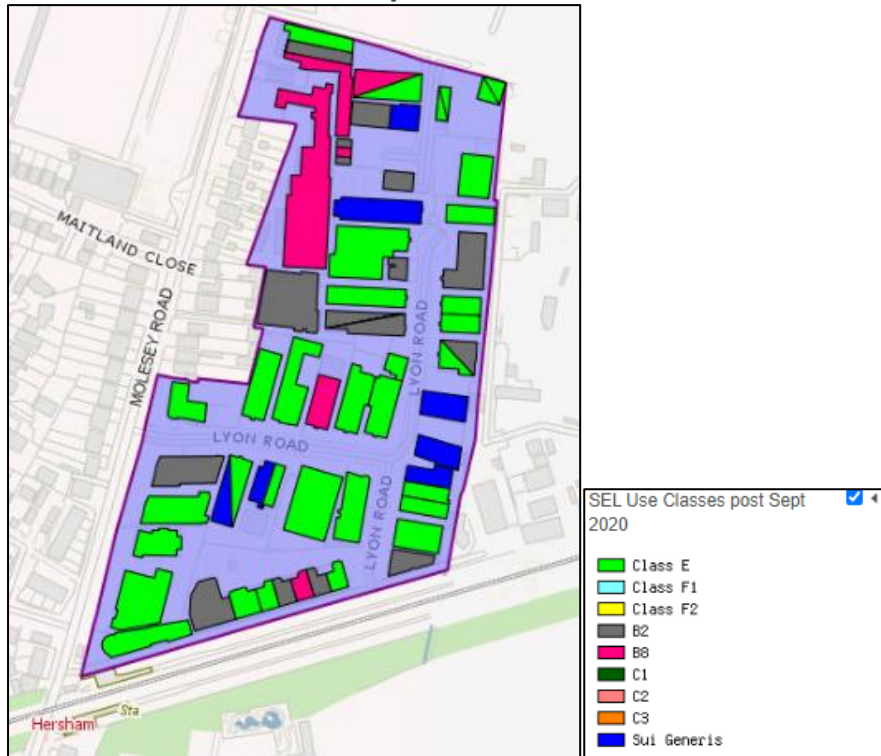


Site description: The site comprises of multiple commercial units varying in office and industrial use.

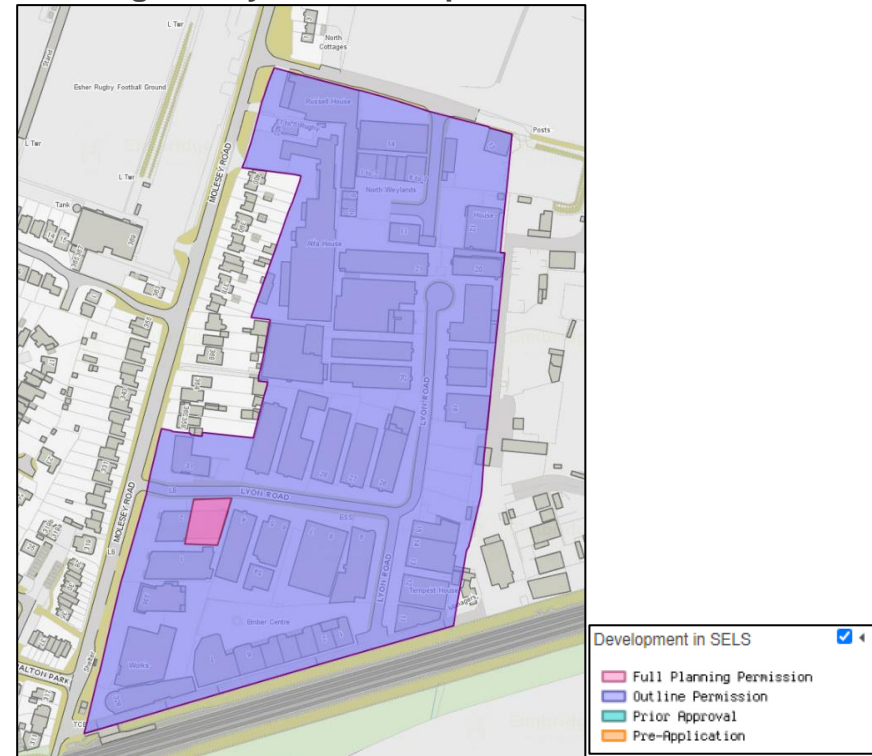
Existing land use: Commercial uses (Use class E, B2, B8 and Sui Generis) **Landowners:** Private

Is the Site Previously Developed Land: Yes

Relevant Use Classes Map:



Planning history / Status map:



Planning History

Planning Reference and date	Description	Decision
2021/0364 (02/03/2021)	Detached four-storey building to provide 18 flats and commercial space (348 sqm) (Class E) with associated parking following partial demolition of existing building.	Pending
2021/3982	Detached four-storey building to provide 18 affordable flats and commercial space (342 sqm) (Class E) with associate parking following partial demolition of existing building	Pending

Policy designations/ constraints

- Strategic Employment Land
- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
- M3 Contamination Land Poly: C021 and C015 and catergorised sites
- Historic Landfill Sites 250m buffer
- Adjoins Historic Landfill site
- Adjoins M3 Contaminated Land Line – C012
- Adjoins the Green Belt
- Adjoins Biodiversity Opportunity Area

Assessment of SEL

Site visit details:

Site Address	Occupant	Use Class	GIA	Vacant (Y/N)	Parking	Notes	Business rates
356 Molesey Road, Walton-on-Thames, KT12 1RR	Tesco Express	Class E	514 sqm	No vacancies	Adequate	2013/3930, 2013/0624 and 2015/2090 – loss of 900 sqm of office floorspace to residential	Unknown
30 Lyon Road, Walton-on-Thames, KT12 3PU	Screwfix	Class E	846.47 sqm	No vacancies	Adequate		£33,000
29 Lyon Road, Walton-on-Thames, KT12 3PU	Vacant	Class E	1068.78 sqm	Yes	Adequate		£45,000
28 Lyon Road, Walton-on-Thames, KT12 3PU	Vacant	Class B8	934.1 sqm	Yes	Adequate		£33,500
27 Lyon Road, Walton-on-Thames, KT12 3PU	Graham Plumber's Merchant	Class E	678.36 sqm	No vacancies	Adequate		£32,000
26 Lyon Road, Walton-on-Thames, KT12 3PU	Impress Digital	Class E	517.13 sqm	No vacancies	Adequate		£26,750
25c Lyon Road, Walton-on-Thames, KT12 3PU	Impress Digital (2 nd unit)		80.77 sqm				£3,700
26b Lyon Road, Walton-on-Thames, KT12 3PU	Logopolis		137 sqm				£6,600

26c Lyon Road, Walton-on-Thames, KT12 3PU	Hoil Arum Dental Trianing	Class E	281 sqm	No vacancies	Adequate	2018/0247 – planning applicaiton	£14,000
25 and 25a Lyon Road, Walton-on-Thames, KT12 3PU	Vacant Parsons Metal Recycling	Class B2 Class B2	27.03 sqm Unknown	Vacant Not vacant	Adequate		£20,270
24a Lyon Road, Walton-on-Thames, KT12 3PU	Ad Colour (folder workshop)	Class E	Unknown	No vacancies	Inadequate		£38,000
24b Lyon Road, Walton-on-Thames, KT12 3PU	Designs, signs and graphics	Class B2	2173.9 sqm	No vacancies	Inadequate		Unknown
23 Lyon Road, Walton-on-Thames, KT12 3PU	Vacant	Class B2	1019.15 sqm	Yes	Inadequate		£86,000
22 Lyon Road, Walton-on-Thames, KT12 3PU	The Ex Zone	Class E	909.92 sqm	No vacancies	Adequate		£40,750
21 Lyon Road, Walton-on-Thames, KT12 3PU	HWM (car servicing)	Sui Generis	901 sqm	No vacancies	Adequate		£42,500
20 Lyon Road, Walton-on-Thames, KT12 3PU	Vacant	Class E	707 sqm	Yes	Adequate		Unknown
19 Lyon Road, Walton-on-Thames, KT12 3PU	Impress Print	Class B2	1022 sqm	No vacancies	Inadequate		Unknown
17-18 Lyon Road, Walton-on-Thames, KT12 3PU	17: Impress Lithographic 18: Impress Mailing	Class E	Unknown	No vacancies	Adequate		£19,500
Lyon House, 16 Lyon Road, Walton-on-Thames, KT12 3PU	General Demolition 4 Cyte	Class E Class B2	Unknown Unknown	No vacancies	Adequate		£28,750
Unit 16, Lyon Road, Walton-on-Thames, KT12 3PU	Auto 99 (car sales)	Sui Generis	Unknown	No vacancies	Adequate		£28,750
Lyon Road, Walton-on-Thames, KT12 3PU	Vacant	Sui Generis	Unknown	Yes	Adequate		Unknown
15 Lyon Road, Walton-on-Thames, KT12 3PU	Surrey MOT and Test Centre	Sui Generis	Unknown	No vacancies	Adequate		£20,500
13-14 Lyon Road, Walton-on-Thames, KT12 3PU	13: Quality Suppliers Ltd	Class E	Unknown	No vacancies	Adequate		£20,000

	14: Spectrum Print and Design						
Tempest House, 12 Lyon Road, Walton-on-Thames, KT12 3PU	PCMA Products and Services Ltd. JIS Engineering Ltd.	Class E Class E	443.48 sqm Unknown	No vacancies	Inadequate Inadequate		£30,500 (shared)
10-11 Lyon Road, Walton-on-Thames, KT12 3PU	Fimark Ltd (laser making and specialist spray painting)	Class B2	403.25 sqm	No vacancies	Adequate		£20,750
The Ember Centre, Lyon Road, Walton-on-Thames, KT12 3PU	1: ESC Digital Media and Videotree 2: WRW Engineering Co. Ltd. 3. WRW Engineering Co. Ltd. 4. City Electrical Factor Ltd 5. Excel Plumbing Supplies 6. PT Inferno (Fitness Centre) 7. Applied Laser Engineering	Class E Class B2 Class B8 Class B2 Class E Class E Class B2	211.3 sqm 267 sqm 194.86 sqm 370.47 sqm 322.36 sqm 305.93 sqm 942.1 sqm	No vacancies	Adequate		£13,750 £20,000 £14,750 £18,750 £17,000 £25,250 £58,500
9 Lyon Road, Walton-on-Thames, KT12 3PU	Howden's Joinery	Class E	1171.92 sqm	No vacancies	Adequate		£44,000
7-8 Lyon Road, Walton-on-Thames, KT12 3PU	Pet Mate	Class E	1432.72 sqm	No vacancies	Adequate		£100,000
5-6 Lyon Road, Walton-on-Thames, KT12 3PU	5: Claremont Coachworks 6: Retail Motor Industry Federation	Sui Generis Class E	545.7 sqm (split)	No vacancies	Adequate	2014/4882 planning application	£24,750
4 Lyon Road, Walton-on-Thames, KT12 3PU	Kokoro GK Car Services	Class E Sui Generis	1425.25 sqm (split)	No vacancies	Adequate	2017/1221 – planning application	£39,250
3 Lyon Road, Walton-on-Thames. KT12 3PU	Vacant	Class B2	838.39	No vacancies	Adequate	Planning application - pending	£33,000

2 Lyon Road, Walton-on-Thames, KT12 3PU	Hersham Service Station	Sui Generis	Unknown	Yes	Unknown		Unknown
1 Lyon Road, Walton-on-Thames, KT12 3PU	ALA – Advacned Logistics for Aerospace	Class E	1313.67 sqm	No vacancies	Adequate		£64,500
336 Molesey Road, Walton-on-Thames, KT12 3PD	Newgen Apex Prime Care Travelharbour Vanilla Bean The McWhirter Partners	Class E	937.8 sqm (split)	No vacancies	Adequate		£39,250
328-334 Molesey Road, Walton-on-Thames, KT12 3PD	Iron Dome IT Support	Class E	Unknown	No vacancies	Adequate		£64,500
Image House, 326 Molesey Road, Walton-on-Thames, KT12 3PD	MyoMaster Biofloratech	Class E	569.47 sqm	No vacancies	Adequate		£43,000
Alfa House, Molesey Road, Walton-on-Thames, KT12 3PD	Unknown (in use)	Class B8	Unknown	No vacancies	Adequate		£159,023
Russel House, Molesey Road, Walton-on-Thames, KT12 3PE	Llyod Doyle Blackfast Chemicals CS Precision Metalwork Quotiect Diagnostics ZED Tunnel Guidance Out of Ark Ltd. Lawmed Ltd.	Class E Class E Class B2 Class E Class E Class E Class E	271.37 sqm 208.05 sqm 45.4 sqm 210.41 sqm 49.76 sqm 87 sqm 522.08	No vacancies	Adequate	Total floorspace: 2322sqm	£87,420
North Weylands Industrial Estate, Molesey Road, Hersham, KT12 3PL	Travis Perkins	Class B8	397.4 sqm	No vacancies	Inadequate		£23,250
North Weylands Industrial Estate,	Sandown Autopoint	Sui Generis	222.71 sqm	No vacancies	Inadequate		Unknown

Molesey Road, Hersham, KT12 3PL							
North Weylands Industrial Estate, Molesey Road, Hersham, KT13 3PL	Unit 1: Phoenix Industrial Finishes Ltd	Class B2	16.56 sqm	1 vacant unit	Inadequate		£7,000
	Unit 2: Ma and Pa Larkins (caterers)	Class B2	33.12 sqm				£7,000
	Unit 3: VPS Group	Class B2	210.41 sqm				£15,750
	Unit 4: Vacant	Class B2	Unknown				Unknown
Unit 8, 9 and 10 North Weylands Industrial Estate Road, Walton- on-Thames, KT12 3PL	MD Precision and Grinding	Class B2	49.3 sqm	No vacancies	Inadequate		£3,700
	Unknown	Class B8	51.2 sqm				
	JM Wozny Plating Ltd	Class B2	51.2 sqm				
Unit 11 North Weyland Industrial Estate Road, Walton-on-Thames, KT12 3PL	Brandler London	Class B2	233.62 sqm	No vacancies	Inadequate		£17,500
Condor Building, North Weylands Industrial Estate Molesey Road, Walton-on-Thames, KT12 3PU	Virgin Media	Class E	Unknown	No vacancies	Adequate		£885,000

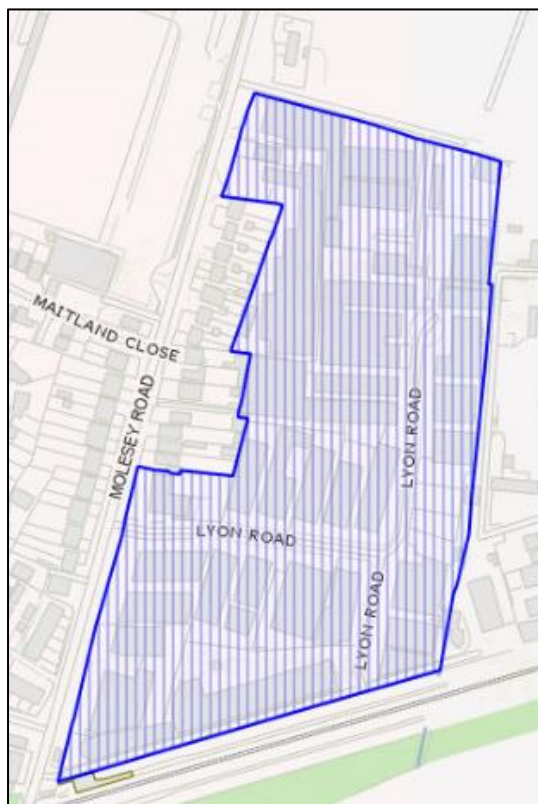
Floorspace / unit details:

Land use	Areas of Use Class occupied	GIA floorspace occupied known	Vacant areas	Vacant floorspace known*
Class E	29	13,862.22 sqm	2	1,775.78 sqm
Class B2	15	7,702.9 sqm	3	1,046.18 sqm
Class B8	4	643.46 sqm	1	934.1 sqm
Sui Generis	6	3094.66 sqm	2	Unknown
Total – 62 units 29,059.3 sqm*	55 (88.7%)	25,303.24 sqm (87.07%)	7 (11.3%)	3756.06 sqm (12.93%)

*The total known floorspace is calculated from planning applications as approximately 29,059.3 sqm (this is double counted in places where there is flexible uses).

Recommendation for Draft Local Plan

Recommendation to retain full SEL originally adopted for the emerging Draft Local Plan.



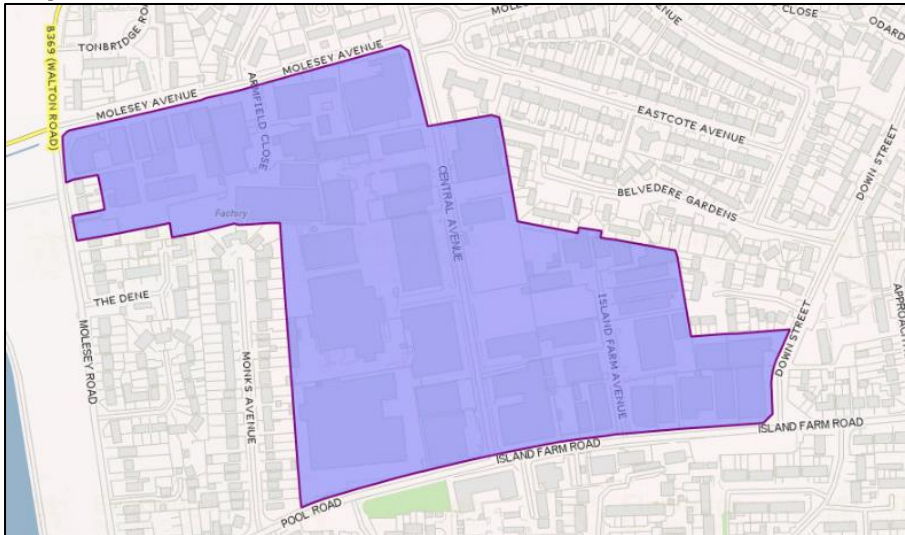
Molesey Industrial Estate

Ward: Molesey West

Site area: 14.68 ha

Site address: Molesey Industrial Estate, West Molesey

Map:



Satellite image:

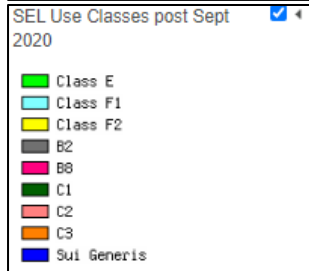
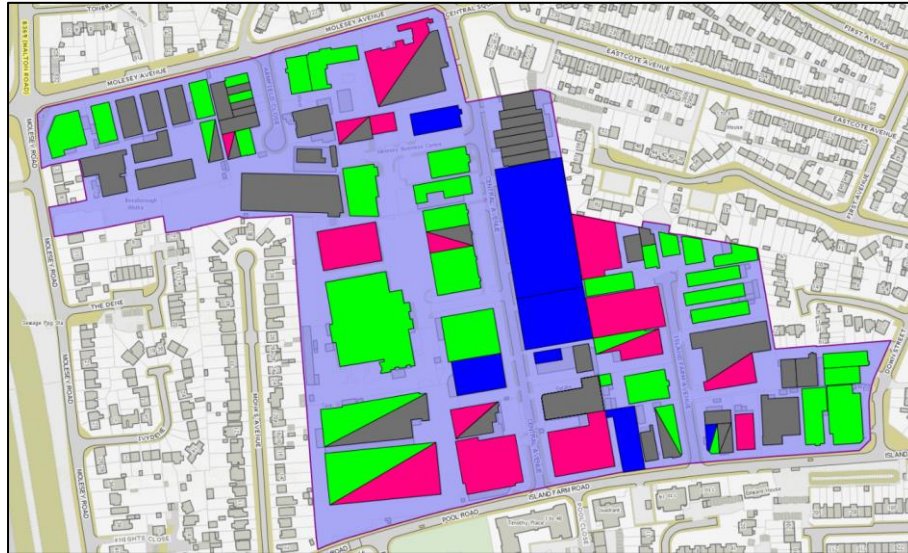


Site description: The site comprises of multiple commercial units varying in office and industrial use.

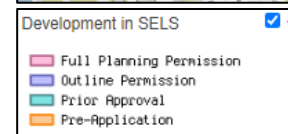
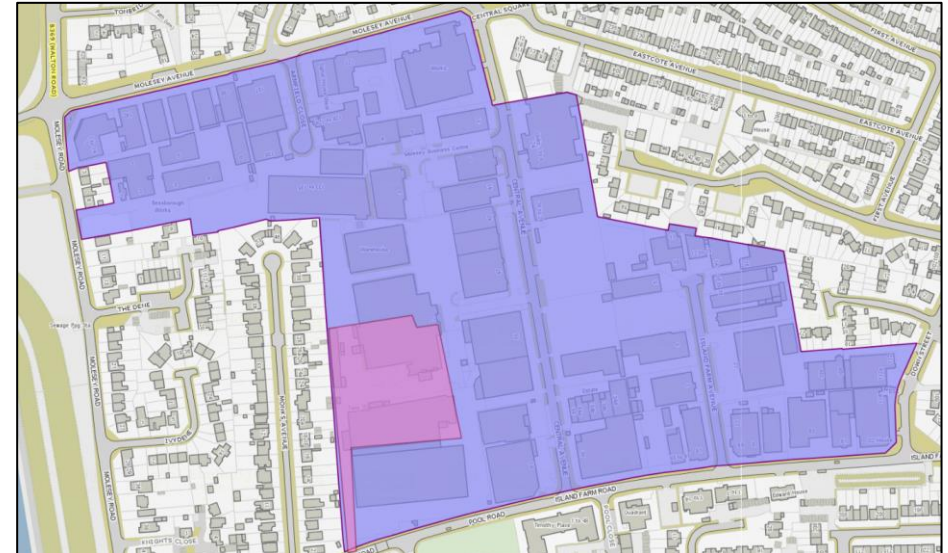
Existing land use: Commercial uses (Use class E, B2, B8 and Sui Generis) **Landowners:** Private

Is the Site Previously Developed Land: Yes

Relevant Use Classes Map:



Planning history / Status map:



Planning History

Planning Reference and date	Description	Status
2015/2027 (04/06/2015)	Affordable housing residential development consisting of 2 three storey detached blocks, one with 40 flats and the other with 30 flats and 8 pairs of semi-detached two-storey houses (total	Refused

	of 86 units), with associated parking, landscaping, following demolition of 2 B8 (storage and distribution units) 11,105 sqm	
2016/3963 (01/12/2016)	Development comprising 75 affordable units (2 detached three-storey blocks containing 61, 7 pairs of semi-detached two-storey houses, car and cycle parking, pedestrian and vehicular accesses, hard and soft landscaping and associated works following demolition of existing storage and distribution units (B8) (11,105 sqm)	Withdrawn
2017/2372 (07/08/2017)	Development comprising 75 affordable units (2 detached three-storey blocks containing 61, 7 pairs of semi-detached two-storey houses, car and cycle parking, pedestrian and vehicular accesses, hard and soft landscaping and associated works following demolition of existing storage and distribution units (B8) (11,105 sqm).	Refused
2019/3272 (26/05/2020)	Development comprising 75 residential units (2 detached four-storey blocks containing 61 flats and 7 pairs of semi-detached houses) with associated parking, bin and cycle stores, access and landscaping following demolition of existing industrial units (B2).	Granted permission
2021/1192	Development comprising 97 residential units (3 detached four-storey blocks containing 93 flats and 2 pairs of semi-detached houses) with associated parking, bin and cycle stores, access and landscaping following demolition of existing industrial units (B2).	Refused
2021/4279	Development comprising 97 residential units (3 detached four-storey blocks containing 93 flats and a terrace of 4 three-storey houses) with associated parking, bin and cycle stores, access and landscaping following demolition of existing industrial units (B2).	Pending

Policy designations/ constraints

- Strategic Employment Land
- Flood Zone 2, 3 and 3b
- Surface Water Flooding 1 in 100 year (medium) and 1 in 30 year (high)
- M3 Contamination Land Poly: C021 and categorised sites
- Historic Landfill Sites buffer
- Adjoins Historic Landfill site
- Adjoins the Green Belt

- Adjoins Biodiversity Opportunity Area

Assessment of SEL

Site visit details:

Site Address	Occupant	Use Class	GIA	Vacant (Y/N)	Parking	Notes	Business rates
112a Down Street, KT8 2TU	Physique Warehouse (GYM)	Class E	488.2 sqm	No vacancies	Inadequate		£11,250
112 Down Street, KT8 2TU	The Pits	Class E	574.37 sqm	No vacancies	Adequate		£30,500
106 Down Street, KT8 2TA	Maccai Projects (specialist contractors – buildings services)	Class B2	438.52 sqm	No vacancies	Inadequate		£21,250
108 Down Street, KT8 2TA	Professional Flooring	Class B2	305.71 sqm	No vacancies	Inadequate		£16,000
114 Down Street, KT8 2UZ	D2 Printing	Class E	515.2 sqm	No vacancies	Adequate		£24,500
81 Island Farmhouse, Island Farm Road, KT8 2TR	Sound Associates	Class E	1334.59 sqm	No vacancies	Adequate		£59,375
83 Island Farmhouse, Island Farm Road, KT8 2TR	Deens of Hampton Court (car service and repair)	Class B2	1209.47 sqm	No vacancies	Adequate		£62,828
85 Island Farm Road, KT8 2LN	B.K.L (storage)	Class B8	594.2 sqm	No vacancies	Adequate		£34,250
87 Island Farm Road, KT8 2UZ	Molesey Accident Repair	Class B2	251.6 sqm	No vacancies	Inadequate		£14,000

89a Island Farm Road, KT8 2UZ	Angel Cars (taxi hire)	Sui Generis	247.36 sqm (Total over 3 units)	No vacancies	Inadequate		Unknown
89b Island Farm Road, KT8 2UZ	Diamond Office Cleaning	Class E	Shared with above	No vacancies	Inadequate		£13,250
89c Island Farm Road, KT8 2UZ	Honda / Gilmar Motor Engineers	Class B2	Shared with above	No vacancies	Inadequate		£2,700
22 Island Farm Road, KT8 2LJ	Molesey Metal Works Ltd	Class B2	270.01 sqm	No vacancies	Inadequate		£11,250
Molesey Trade Park, 21 Island Farm Avenue, KT8 2UZ	Delta Sound Triplex	Class B2/B8	1917.5 sqm	No vacancies	Adequate	2014/2122 – planning application	Unknown
20 Island Farm Avenue, KT8 2UZ	Kiwi Movers	Class E	883.9sqm	No vacancies	Adequate		£33,250
19 Island Farm Avenue	Professional Flooring	Class E	1010.64 sqm	No vacancies	Adequate		£32,500
16-18 Island Farm Avenue, KT8 2UZ	CRDN (Clothes maintenance / sale)	Class E	532.7 sqm	No vacancies	Adequate		£14,700
15 Island Farm Avenue, KT8 2UZ	SWD Bespoke	Class E	510.9 sqm	No vacancies	Adequate		£26,000
12-14 Island Farm Avenue, KT8 2UZ	Angolo Nordic	Class E	676.58 sqm	No vacancies	Adequate		£34,000
11 Island Farm Avenue, KT8 2UZ	Vmax Scart (car repair)	Class B2	Unknown	No vacancies	Inadequate		Unknown
10 Island Farm Avenue, KT8 2UZ	Idolum Soft Furnishings	Class E	257.23 sqm	No vacancies	Inadequate		£15,500
9 Island Farm Avenue, KT8 2UZ	Carpenters Auto Centre (car pair)	Class B2	Unknown	No vacancies	Inadequate		Unknown
Unit 5, 8 Island Farm Avenue, KT8 2UZ	Essential Scaffolding Group London	Class B8	1683.6 sqm	No vacancies	Inadequate	2014/5008 and 2018/1265 – planning applications	£34,000
5 Island Farm Avenue, KT8 2UZ	River Woodwork	Class B2	589.1 sqm	No vacancies	Adequate		Unknown

4 Island Farm Avenue, KT8 2UZ	Standby Self Storage	Class B8	2056.8 sqm	No vacancies	Inadequate	2014/3796 – planning application	Unknown
3 Island Farm Avenue, KT8 2UZ	Diamond Football Company	Class E/B8	1298.96 sqm	No vacancies	Adequate		Unknown
Rear of Arron House, Island Farm Avenue, KT8 2RG	AW Engineering	Class E	Unknown	No vacancies	Adequate		Unknown
Aaron House, Island Farm Avenue, KT8 2RG	Aaron Printing	Class E	1319.12 sqm	No vacancies	Adequate		£61,000
91a Island Farm Road, KT8 2UU	Monaco Marquees	Class B2	548.2 sqm	No vacancies	Inadequate		£29,500
91b Island Farm Road, KT8 2UU	Event Catering Group	Class E	Shared with above	No vacancies	Inadequate		Shared with above
93-97 Island Farm	F Bullet and Co.	Class B2	534.1 sqm	No vacancies	Inadequate		£21,750
99 Island Farm Road, KT8 2UU	Parkhurst Self Drive (vehicle hire)	Sui Generis	Unknown	No vacancies	Adequate		£15,500
36 Central Avenue, KT8 2QZ	Armadillo Self Storage	Class B8	2,217.73 sqm	No vacancies	Adequate		£104,000
61 Central Avenue, KT8 2RF	Self-Storage Company	Class B8	6626 sqm	No vacancies	Adequate	2015/3776 – planning application	Unknown
59 Central Avenue, KT8 2RF	Stanbrook & Nicholson	Class B2/B8	1,740.57 sqm	No vacancies	Adequate		Unknown
57 Central Avenue, KT8 2QZ	West Molesey Car Sales Webfloor Neoscreative	Class E/ Sui Generis	Unknown	No vacancies	Adequate		Unknown
32 Central Avenue, KT8 2QZ	Surrey Autos Car Dealership	Sui Generis	970.11 sqm	No vacancies	Adequate		£2,250
Rear of 32 Central Avenue, KT8 2QZ	River Woodwork	Class B2	106.33 sqm	No vacancies	Adequate		Unknown
55 Central Avenue, KT8 2QZ	Chelsea Technologies	Class E	1687.1 sqm	No vacancies	Adequate		Unknown

34 Central Avenue, KT8 2QZ	Paragon Car Sales	Sui Generis	1298 sqm	No vacancies	Ample	2013/5126 - Planning application	Unknown
Unit 2, Molesey Business Centre, 35 Central Avenue, KT8 2QZ	Elite Pharma (Pharmaceuticals)	Class E	4002.06 sqm	Yes	Adequate		Unknown
Unit 3, Molesey Business Centre, 35 Central Avenue, KT8 2QZ	Domus Ltd	Class B8	5088.25 sqm	Yes	Adequate		Unknown
4a Molesey Business Centre, 47 Central Avenue, KT8 2QZ	Diffusion	Class E	646.81 sqm	No vacancies	Adequate		Unknown
4b Molesey Business Centre, 45 Central Avenue, KT8 2QZ	Diffusion	Class B2/B8	Shared with above	No vacancies	Adequate		Unknown
4c Molesey Business Centre, 43 Central Avenue, KT8 2QZ	Princess Alice Hospice	Class E	Shared with above	No vacancies	Adequate		Unknown
26-28 Central Avenue, KT8 2QH	JL Fleet Solutions	Sui Generis	2153.3 sqm	No vacancies	Adequate	2015/3776 – planning application	Unknown
41 Central Avenue, KT8 2QZ	Domus	Class E	1610.64 sqm	No vacancies	Adequate		£89,500
39 Central Avenue, KT8 2QS	Domus	Class E	Shared with above	No vacancies	Adequate		Unknown
Unit 1, 24 Central Avenue, KT8 2QH	Safari Sports / Vacant	Class B2	2153.3 sqm	Yes	Inadequate		Unknown
Unit 2, 24 Central Avenue, KT8 2QH	NMB Autos	Class B2	Unknown	Yes	Inadequate		Unknown
Units 3 and 4, 24 Central Avenue, KT8 2QH	Unknown	Unknown	404.12 sqm	Unknown	Unknown		Unknown
Unit 5, 24 Central Avenue, KT8 2QH	Coffee Cup Equipment's	Class B2	499.03 sqm	No vacancies	Inadequate		Unknown

Unit 6, 24 Central Avenue, KT8 2QH	English Automotive Repair	Class B2	358.67 sqm	No vacancies	Adequate		Unknown
Unit 7, 24 Central Avenue, KT8 2QH	Vanleigh Coachworks (vehicle repair)	Class B2	287.85 sqm	No vacancies	Adequate		£14,250
Unit 8, 24 Central Avenue, KT8 2QH	TM Motors (car repair)	Class B2	529.31 sqm	No vacancies	Adequate		Unknown
Molesey Business Centre, Central Avenue, KT8 2QZ	Domus	Class E	210.72 sqm	No vacancies	Inadequate		Unknown
Unit 5, West Molesey Business Park, Central Avenue, KT8 2QZ	Walton Bathroom Logistics	Class B8	346.04 sqm	No vacancies	Adequate		£26,500
Unit 4, West Molesey Business Park, Central Avenue, KT8 2QZ	Vacant	Class B2/B8	646.81 sqm	Yes	Adequate		Unknown
Unit 1, Molesey Business Centre, 31 Central Avenue, KT8 2QZ	Clock Tower Auto Centre	Sui Generis	981.6 sqm	No vacancies	Adequate		£52,500
29 Central Avenue, KT8 2RF	Elektron Technology	Class B2/B8	3366.9 sqm	No vacancies	Adequate		£110,000
127 Molesey Avenue, KT8 2FF	7E Group	Class E	1224.76 sqm	No vacancies	Adequate		£102,494
Signal House West, Armfield Close, KT8 2FF	7E Group	Class E	Shared with above	No vacancies	Adequate		£46,250
Darven House, Armfield Close, KT8 2RT	Grover (car repair)	Class B2	913.4 sqm	No vacancies	Adequate	2015/2277 – planning application	£46,250
Armfield Close, KT8 2RT	CPC Battery Services Ltd	Class B2	711.3	No vacancies	Adequate	2014/1798 – planning application	Unknown
Glebe House, Armfield Close, KT8 2UP	Winston Winding Ltd	Class E	590 sqm	No vacancies	Inadequate		£28,241
Glebe House, Armfield Close, KT8 2UP	George Lancaster International	Class E	590 sqm	No vacancies	Inadequate		£13,250

Armfield Close, KT8 2RT	Kalums Bathrooms	Class B2/B8	Unknown	No vacancies	Adequate		Unknown
137a Armfield Close, KT8 2RY	Unknown	Class E	Unknown	Unknown	Inadequate		Unknown
137b Armfield Close, KT8 2RY	Assured Security Ltd	Class B2	Unknown	Yes	Inadequate		£23,750
137c Armfield Close, KT8 2RY	Vacant	Class B2	432.28 sqm	Yes	Inadequate		£22,750
137d Armfield Close, KT8 2RY	Active Connect	Class B2	163.66 sqm	No vacancies	Inadequate		£5,600
137e Armfield Close, KT8 2RY	A&M	Class B2	90.75 sqm	Yes	Inadequate		£4,850
137f Armfield Close, KT8 2RT	Upper and Lower Leisurewear	Class E	162.52 sqm	No vacancies	Inadequate		£5,400
Aztec House, 137 Molesey Avenue, KT8 2RY	GF: Tru Travels Cinnamon Property Edge FF: Frederick Thomas Bright Apple Photography SF: Anna Fowler Electron	Class E	220.85 sqm	No vacancies	Adequate		£11,940
138 Molesey Avenue. KT8 2RY	Print (printing)	Class E	520 sqm	No vacancies	Inadequate		£30,000
139 Molesey Avenue, KT8 2RY	The Cavan Bakery	Class B2	553.26 sqm	No vacancies	Adequate		£28,500
140 Molesey Avenue, KT8 2RY	Tyres 4 Less	Class B2	436.49 sqm	No vacancies	Adequate		£23,750
141 Molesey Avenue, KT8 2RY	Moto Technique Ltd	Class B2	543.8 sqm	No vacancies	Inadequate		£31,250
142 Molesey Avenue, KT8 2RY	Barton Electrical (UK) Ltd	Class E	599.39 sqm	No vacancies	Adequate		£32,000
143 Molesey Avenue, KT8 2QP	Genesis House	Class E	554 sqm	Yes	Adequate	2018/1501 – planning application	Unknown

Unknown	Granite and Quartz Worktops	Class B2	Unknown	No vacancies	Inadequate		Unknown
Bessborough Works, KT8 2QS	Unit 2 – D&B Service (MOT) Unit 3 – SLA Service and Repair Unit 4 – MS Engineering Unit 5 – Chic Marble	Class B2	731.44 sqm 323.61 sqm Unknown 586.37 sqm	No vacancies	Adequate		£124,250
Columbia House, Pool Road, KT8 2NZ	Vacant	Class E /B2	4,677 sqm	Yes	Adequate	Planning application – Granted	Unknown
Britannia House, Pool Road, KT8 2NZ	Ashleigh and Burwood	Class E/ B8	6,098 sqm	Yes	Ample	Planning application granted	Unknown

Floorspace / unit details:

Land use	Areas of Use Class occupied	GIA floorspace occupied known*	Vacant areas	Vacant floorspace known
Class E	31	18,260.74 sqm (18.58%)	4	15,331.06 sqm (15.6%)
Class B2	27	16,691.81 sqm (16.99%)	6	8,000.14 sqm (8.14%)
Class B8	12	22,495.11 sqm (22.89%)	3	11,833.06sqm (12.04%)
Sui Generis	7	5,650.37 sqm (5.75%)	0	0
Total – 90 units 98,262.29 sqm*	77 (85.55% of total areas)	63,098.03 sqm (64.21% of total known floorspace)	13 (14.45% of total areas)	35,164.26 sqm (35.79% of total known floorspace)

*The total known floorspace is calculated from VOA and planning applications as approximately 98,262.29 sqm (this is double counted in places where there are flexible uses and shared floorspace on units). Because of the method of counting, this has created a significant contrast of occupied and vacant floorspace when compared to the total of units concluded in the site visits (see paragraph 5.8). Therefore, the known floorspace cannot be used to stipulate the health status of this SEL.

Recommendation for Draft Local Plan

Recommendation is to reduce the SEL from the location impacted from the granting of planning permission. Retain SEL that is remaining.

