

30 September 2019

Simon Leathem  
WRE  
25 Bruton Place  
London  
W1J 6NF

Dear Simon,

Following our meeting on the 24<sup>th</sup> September 2019 please see below our thoughts on the proposed scheme.

**Existing Building:**

An early 1980's multi-let development comprising of 12 units in a relatively poor condition. At the time of writing this 25% of the units were vacant and significant capital expenditure would be required to modernise for marketing and re-letting purposes.

In our opinion the units require;

Externally:

- Replacement of roof and deal with asbestos as necessary to include new roof lights providing a 10-15 year guarantee.
- Over clad external elevations
- Replace all windows and doors with more energy efficient alternatives
- Reinstate covered loadings and install new electric roller shutter doors
- Consider re-tarmacking/concreting existing yard
- Repaint car parking markings

Internally:

- Reconfigure units back into individual units, particularly units 7-10
- Make good/screed the existing floors and paint
- Upgrade existing lighting in offices
- Install at least perimeter trunking in offices
- New suspended ceilings in offices with LED lighting
- New W/Cs
- Replace/reinstate staircases where necessary
- Repaint throughout

**Proposed Light Industrial/Warehouse:**

The proposed design of the B1(c)/B8 space allows for 5 units encompassing basement and ground floors with 2 of the units also having mezzanine space. The basement levels can be let separately to the ground floors to offer flexibility although we would expect for there to be more of an appetite from occupiers within the 5,000 Sq Ft to 10,000 Sq Ft range.

Due to the nature of the site, internal height ranges from 3.4 metres to 5.5 metres, albeit ground floor space underneath the mezzanines are 2.5m. Although not of a typical "institutional" specification of eaves height, on units of these sizes and prospective businesses likely to occupy a 5.5 metre height is sufficient for business that would typically require good height for racking, for example last mile logistics. We have recently seen the likes of DPD acquire arch space with an eaves height of sub 5 metres, detailed in our comparable table attached to this letter. Other sectors we have listed below would not require significant eaves height.

The units are accessed underneath a covered area with an internal height of 4 metres. Standard HGV's (10m rigid axle goods vehicle) have a height of 3.8 metres. Each unit will have double fronted doors to allow for goods being taken into the units. For units in this location we would not anticipate for any articulated lorries accessing the site and occupiers, particularly last mile logistics operators have adapted their transport fleet to cater for London by introducing more urban lorries and increased use of smaller energy efficient vans. We conclude that full height roller shutters would not be necessary on all units, however this will be a benefit for ones that do.

The ground floor element has glazed facades to allow an increased level of natural light into the building providing an attractive façade for the likes of trade counter occupiers and the Food and Beverage sector to advertise themselves. We would anticipate that the lower level would be used for storage and so natural light will not be required. Security conscious occupiers will also see the basement space as a draw, which we have seen elsewhere.

Basement levels can be accessed via a goods lift or via a staircase with deep steps allowing access for bulky goods. The lower level also benefits from 5m internal height and a floor loading of 30 KN per metre square again lending itself to storage.

These units will suit a wide range of operators. Some but not all listed below:

- Self-Storage
- Trade occupiers
- Studio Space
- Food – chilled storage and/or preparation
- Brewery / distillery
- Recording studio
- Light manufacturing – 3D printing etc.
- Bespoke joinery / furniture making
- Last mile delivery

There are very few units that can accommodate these types of uses within zones 1 and 2 and we would anticipate that they will be received with positive sentiment when marketing commences. We have tabled a limited list of competition in the vicinity, most of which are arches and will be the only other alternative for occupiers. These are often let on limiting lease terms with rolling 6 month break clauses, however often let well given their key location serving urban areas, primarily for deliveries.

We look forward to hearing from you.

Yours Sincerely,



**Jody Smith**

**Partner**

E-mail: [jody.smith@montagu-evans](mailto:jody.smith@montagu-evans).

DDI Tel: 020 7866 8696