

Mr D Walton  
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Dear David

**Re: COMMERCIAL SITE AVAILABILITY IN THE HERTS, ESSEX & UTTLESFORD DISTRICTS**

You have asked us to make comment upon the below sites, which have been suggested as potential alternatives for the Wren Kitchens relocation. As I understand it, Wren Kitchens require an open storage distribution centre of a minimum of 3 acres, to replace their current operation which runs from the northside, Stansted Airport.

Just for clarity, Coke Gearing are a seven-strong firm of Chartered Surveyors focusing mainly on the commercial property market and relocation of occupiers as well as site finding for strategic land and development. I myself, Adam Tindall MRICS and Registered Valuer, have worked in the area for 15 years at our Head Office in Bishop's Stortford, and am highly knowledgeable on local availability in the commercial property market.

I specifically respond on the 33 no suggested sites of which, for ease, I have put in the below table with the property address and my comments on the right-hand side. This is following research into the suggested sites.

Number	Property/Site	Comments
1	Martell Works, Barnson	A collection of small, older-style business units accessed from a country road. Entirely unsuitable due to size, availability and accessibility for HGVs.
2	Sion House (Sion Park), Birchanger	This is a fully let office complex, entirely unsuitable for B8 distribution.
3	Land adjacent to Hill Green Farm, Clavering	Unaware of this site specifically and cannot see any consented B8 distribution site in this area. Also the B1038 is entirely unsuitable for HGV access at any time, especially 24-hour access going through quiet Essex villages.

**Coke Gearing Consulting**

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Number	Property/Site	Comments
4	Botanical Works, Clavering	A collection of around five older-style industrial units, all fully occupied with no availability, also in an unsuitable village location for HGV access.
5	Golds Business Park, Elsenham	A collection of industrial units between 650 sq ft and 4,000 sq ft. Fully occupied with no availability, also entirely unsuitable for the requirement.
6	Old Mead Road, Elsenham	This is an industrial unit of some 70,000 sq ft which is fully occupied and not available. Also considered unsuitable due to being in the centre of a village. HGV access would be a nuisance to the village.
7	Industrial Estate, Gaunts End, Elsenham	This forms part of what is known as The Water Circle site. Three fully occupied industrial units – no availability. The remainder of the site is consented for office development, not B8 distribution. Unsuitable.
8	Station Approach, Great Chesterford	A fully occupied, small business park with no availability.
9	London Road/Ickleton Road, Great Chesterford	Mixed use, small office and commercial site. No availability.
10	Chesterford Research Park, Little Chesterford	A bio-science, medical, tech research park. No availability and highly unsuitable for a B8 open storage distribution user.
11	Chelmsford Road Industrial Estate, Great Dunmow	Multi-occupied industrial estate. No availability and no built dedicated yard space.
12	Flitch Industrial Estate, Great Dunmow	Fully occupied industrial estate – no availability. No open storage yard space.
13	Haslers Yard, Great Dunmow	Unable to identify site. Assume this may be the former Uttlesford site for parking of refuse vehicles, which measures only approximately half an acre within the town centre of Great Dunmow and entirely unsuitable for storage and distribution, hence the former occupier's relocation.
14	Hoblongs Industrial Estate, Great Dunmow	Multi-occupied industrial estate. No availability.
15	Ongar Road, Industrial Estate, Great Dunmow	Multi-occupied industrial estate. No availability.
16	Station Road Industrial Estate, Great Dunmow	Multi-occupied industrial estate. No availability.
17	Waste Processing Facility, Great Dunmow	A single facility which is fully occupied. Not available.

Number	Property/Site	Comments
18	Stansted Distribution Centre, Great Hallingbury	Multi-occupied industrial estate. No availability.
19	Thremhall Park, Great Hallingbury	This is an office business park. Not suitable.
20	Windfresh Ripening Centre, Little Canfield	Fully occupied – no availability.
21	Hall Farm, Little Waldon	Fully occupied, no availability, also rurally located and unsuitable for B8 distribution.
22	The Maltings, Newport	A collection of small studio/office units. Entirely unsuitable for B8 storage and distribution.
23	Audley End Business Centre, Audley End, Saffron Walden	This is a business centre, not a distribution location, also no availability.
24	Saffron Business Centre, Saffron Waldon	This is a business centre, not a distribution location, also no availability.
25	Former Pulse Factory (previously known as Print Pack) Saffron Waldon	This site is being redeveloped to deliver a Lidl food store, care home facility and retirement living block. Unavailable commercially.
26	Shire Hill Industrial Estate, Saffron Walden	Multi-let industrial estate. Fully occupied, no availability.
27	Riverside Business Park, Stansted Mountfitchet	This is an office development. No availability and unsuitable for B8 distribution.
28	Sworders Auctioneers site, Cambridge Road, Stansted Mountfitchet	Fully occupied by Sworders Auctioneers. Unavailable.
29	M11 Business Park, Parsonage Lane, Stansted Mountfitchet	Fully occupied but availability for a single 4,000 sq ft office building. Entirely unsuitable for the subject requirement.
30	Takeley Business Centre, Takeley	Fully occupied. No availability.
31	Business Centre, Parsonage Road, Takeley	This is a service office centre, not suitable for the subject requirement and no availability.
32	Stansted Courtyard, Takeley	This is an office park. Availability of a 10,000 sq ft office. Totally unsuitable for the subject requirement.
33	Bearwaldon Industrial Estate, Wendons Ambo	A small, multi-let industrial estate. No availability. Unsuitable for the subject requirement.

As you can see from the list above, all suggestions are unsuitable for the requirement.

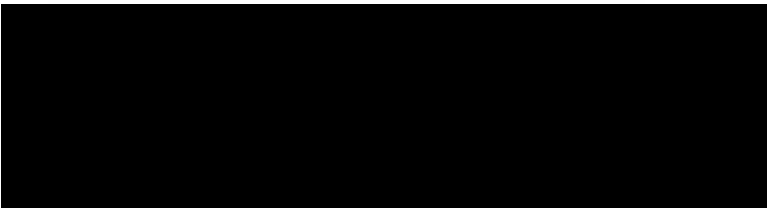
Just as a point to note, Coke Gearing Consulting have been aware of Wren Kitchens' requirement for the last three years and have actively sought to seek a suitable site during this

period, which we have been unable to do, entirely due to the lack of available employment space in the Uttlesford and East Herts regions.

We have experienced a shortage of commercial employment land across these regions for the last seven years and it is a significant problem for relocating or expanding businesses in our District.

Please let me know if we can be of any further assistance.

Yours sincerely



Adam Tindall MRICS  
Director  
**Coke Gearing Consulting**

Email: 