
**WYRE LOCAL PLAN
COMMERCIAL MARKET REVIEW**

**PREPARED ON BEHALF OF
WYRE BOROUGH COUNCIL**

AUGUST 2015

Contents

	Page
1.0 Introduction	1
2.0 Employment Areas	2
3.0 Stock Levels, Take-up and Vacancy Rates	4
4.0 Review of Employment Areas	10
5.0 Rental Levels and Capital Values	42
6.0 Market and Occupier Analysis and Prospects for Future Development	47
7.0 Identification of Sub-Markets	50
8.0 Conclusions	56

Appendices

Appendix 1	Plan of Employment Areas
Appendix 2	Vacancy Audit
Appendix 3	Results Summary Sheet

1.0 INTRODUCTION

- 1.1 Further to your email dated 24 February 2015, we have been instructed to provide a detailed review of the Commercial Property Market in Wyre. This data will be used to identify whether different sub-markets exist and operate within in the Borough. The scope of such sub-markets will also be established. We understand that the purpose of the report is to assist the Council in selecting their Employment Allocations as part of the new Local Plan.
- 1.2 In order to assess the viability of development across the Borough and to understand the dynamics of the local market, we have had regard to the following property market indicators, which have been used to inform this report:-
- Stock Review
 - Take-up and Vacancy Levels
 - Rental Levels and Capital Values
 - Market and Occupier Analysis
- 1.3 This report begins by identifying each of the Employment Areas in the Borough, before assessing stock levels, take-up levels and vacancy rates. Each of the different employment areas that have been identified are then individually assessed in terms of the stock, vacancy rates, values and occupiers. A summary of the rents and yields observed across the Borough is then provided.
- 1.4 Following the analysis of each of the property markets within each of the different employment areas, the report then identifies where future development may come forward and summarises the broader trends observed earlier within the report. This section identifies any sub-markets, agglomerations or clusters of businesses that are evident within the Borough also, before the conclusions outline where the Council may wish to allocate in the future with a view to identifying where future employment development may be built.

2.0 EMPLOYMENT AREAS

- 2.1 We have been provided with a Location Plan from the Council, which identifies each of the main Employment Areas across the Borough. For completeness, a copy of this Plan is provided at **Appendix 1**.
- 2.2 According to the 2010 Rating List (prepared and maintained by the Valuation Office Agency) there is around 3.45m sq.ft of industrial and office accommodation within the 23 assessed employment sites. Table 2.1 outlines the amount of accommodation contained within each defined allocation. The specific postcode area is also identified.

Postcode Area	Site	Employment Area	Development Typology	Total Floor Area (sq.ft - VOA)
PR3	1	Oakenclough Mill	Office	0
			Industrial	89,546
	2	Creamery Industrial Estate	Office	3,841
			Industrial	54,990
	3	Brockholes Way	Office	10,442
			Industrial	230,844
	4	Riverside Industrial Park	Office	0
			Industrial	75,752
	5	Green Lane West	Office	1,081
			Industrial	120,390
	6	Nateby Industrial Park	Office	8,502
			Industrial	0
	7	Taylors Lane Industrial Estate	Office	0
			Industrial	20,249
	8	Head Dyke Lane	Office	0
			Industrial	22,529
FY6	9	Sunny Bank Industrial Estate	Office	571
			Industrial	11,236
	10	Bank View Industrial Estate	Office	1,971
			Industrial	9,454
	11	Old Coal Yard	Office	0
			Industrial	12,276
	12	Preesall Lane Garage	Office	553
			Industrial	8,098
	13	Preesall Mill Industrial Estate	Office	0
			Industrial	14,754
	14	Poulton Industrial Estate	Office	62,933
			Industrial	831,840

Postcode Area	Site	Employment Area	Development Typology	Total Floor Area (sq.ft - VOA)
FY5	15	Norcross	Office	101,202
			Industrial	0
	16	Red Marsh Industrial Estate	Office	3,451
			Industrial	320,563
	17	Hillhouse Secure Site	Office	19,609
			Industrial	88,740
	18	St George's Lane	Office	2,265
			Industrial	10,466
	19	Dorset Avenue	Office	1,912
			Industrial	121,424
FY7	20	Burn Hall Industrial Estate	Office	0
			Industrial	96,448
	21	Port of Fleetwood (South)	Office	406
			Industrial	100,797
	22	Copse Road	Office	2,929
			Industrial	992,544
	23	Port of Fleetwood (North)	Office	0
Industrial			0	
Total				3,454,607

Table 2.1: Employment Areas and Current Floor Space

3.0 STOCK LEVELS, TAKE UP AND VACANCY RATES

3.1 Wyre is a Borough that is relatively split in character, and different areas have evolved and developed for different reasons at different times. For example, both Poulton-le-Fylde and Garstang comprise market towns which serve the needs of the immediate hinterlands, whilst Fleetwood developed as a fishing port and seaside destination. Similarly, Cleveleys developed as a tourist destination, benefiting from its location between Blackpool and Fleetwood, whilst Thornton developed around the chemical industry (at Burn Naze, before developing into the former ICI Hillhouse Complex).

3.2 Offices Overview

Historically Wyre has retained a significant volume of office accommodation in the Borough through the presence of DWP's Norcross Facility. Notwithstanding this, as this facility continues to wind down in phases, and as a result we expect that the overall amount of office accommodation in the Borough will continue to decline.

3.3 With the exception of Norcross, there are relatively few concentrations of office accommodation within the Borough, as the larger settlements do not appear to be of sufficient size to sustain concentrations of professional practices or retain larger civic concentrations (such as Preston). Wyre has around 220,000 sq.ft of office accommodation within the Borough. The majority of the office accommodation is located at Norcross (46%) and at Poulton Industrial Estate (28%) (as illustrated in Figure 3.1 below).

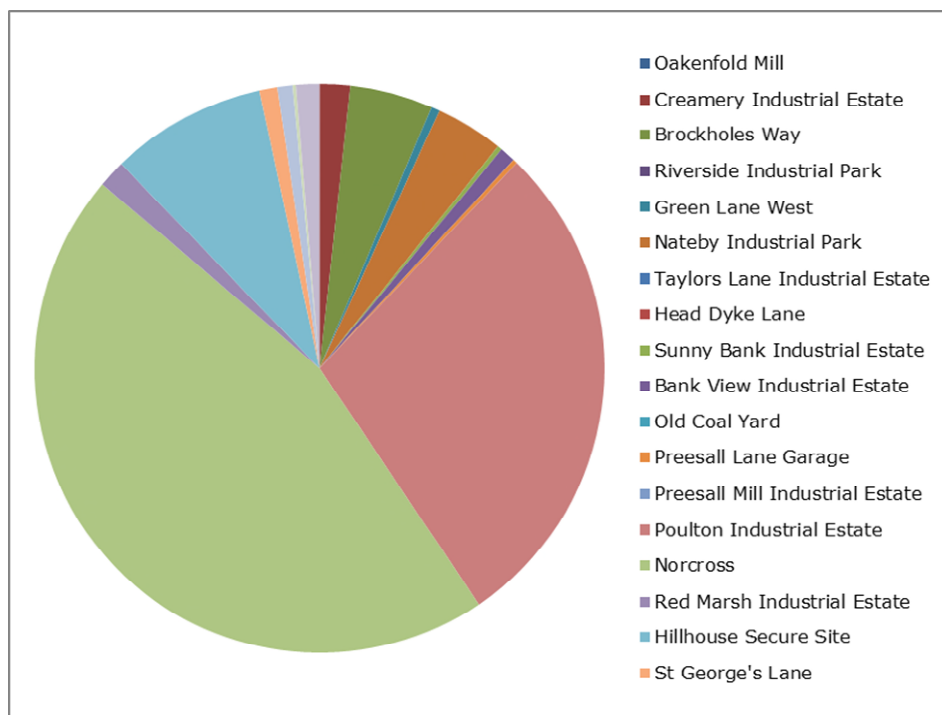


Figure 3.1: Distribution of Office Accommodation within Employment Areas (Source – VOA)

3.4 Whilst office accommodation at Norcross comprises purpose built accommodation for DWP, office accommodation at Poulton Industrial Estate typically comprises industrial based stock which is typically fairly basic and dated in character; although purpose built modern accommodation does exist at Beckett House.

3.5 In Wyre there are a total of 89 separate office suites excluding the DWP accommodation at Norcross, meaning that the average office unit comprises 1,340 sq.ft. This suggests that outside of Norcross, office units in Wyre are relatively small with very few larger purpose built blocks in single occupancy. Office accommodation in Wyre is therefore more likely to be occupied by smaller locally based companies.

3.6 Industrial Overview

There is around 3,325,000 sq.ft of industrial accommodation in Wyre, of which around 31% (992,500 sq.ft) is located in the Copse Road Industrial Area in Fleetwood, 26% (832,000 sq.ft) at Poulton Industrial Estate in Poulton-le-Fylde and 10% (321,000 sq.ft) at the Red Scar Industrial Estate in Thornton Cleveleys. Figure 3.2 below outlines the distribution of such units.

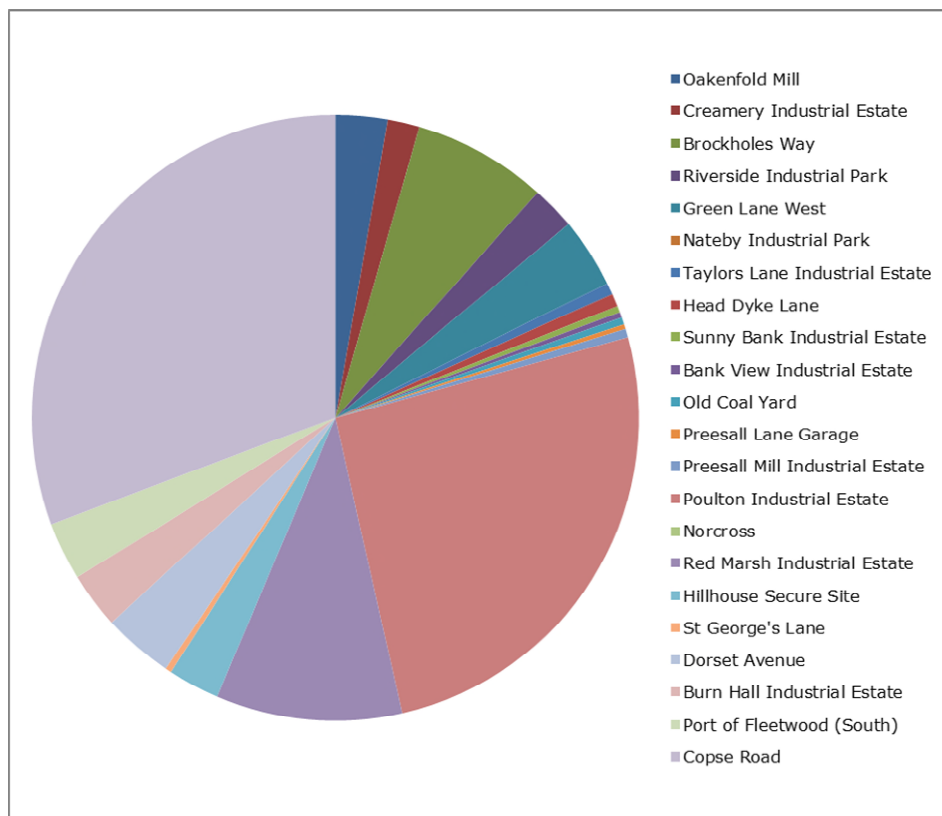


Figure 3.2: Distribution of Office Accommodation within Employment Areas (Source – VOA)

- 3.7 There has been relatively little industrial development over the last 10 years (which is reflected in the profile of stock in the Borough), and in many instances the individual industrial parks appear to be dated, and contain high proportions of older space. For example, concentrations of particularly older stock are concentrated within all of the main employment areas, although this is more pronounced at the Poulton Industrial Estate, Red Marsh Industrial Estate and along Siding Road within the Copse Road allocation.
- 3.8 In respect of the above, whilst some industrial estates within the Borough comprise more dated lower value accommodation, others retain a high proportion of modern stock. For example, the Creamery (Area A in particular) and Brockholes Way (Robinsons Court) Industrial Estates in Catterall/Garstang, and the Old Coal Yard in Preesall contain a high proportion of modern units, whilst the development of Beckett House and Sovereign Court comprises modern stock (built out in 2009) at Poulton Industrial Estate (albeit this comprises a small proportion of the overall accommodation).
- 3.9 As outlined below in Table 3.1, the average industrial unit in Wyre extends to 5,825 sq.ft. Excluding the Riverside Industrial Park (which comprises a bespoke factory premises within single occupation), the largest average unit sizes are observed at Burn Hall Industrial Estate and at Copse Road, reflecting the presence of larger manufacturing premises. Smaller average unit sizes are observed at St George's Lane and within the various employment areas at Hambleton and Preesall.

Site	Employment Areas	Total Floor Area (sq.ft - VOA)	No. of Units	Average Unit Size (sq.ft)
1	Oakenclough Mill	89,546	8	11,193
2	Creamery Industrial Estate	54,990	21	2,619
3	Brockholes Way	230,844	21	10,993
4	Riverside Industrial Park	75,752	1	75,752
5	Green Lane West	120,390	24	5,016
6	Nateby Industrial Park	0	0	0
7	Taylor's Lane Industrial Estate	20,249	3	6,750
8	Head Dyke Lane	22,529	3	7,510
9	Sunny Bank Industrial Estate	11,236	10	1,124
10	Bank View Industrial Estate	9,454	6	1,576
11	Old Coal Yard	12,276	7	1,754
12	Preesall Lane Garage	8,098	7	1,157
13	Preesall Mill Industrial Estate	14,754	2	7,377
14	Poulton Industrial Estate	831,840	196	4,244
15	Norcross	0	0	0
16	Red Marsh Industrial Estate	320,563	117	2,740
17	Hillhouse Secure Site	88,740	13	6,826

Site	Employment Areas	Total Floor Area (sq.ft - VOA)	No. of Units	Average Unit Size (sq.ft)
18	St George's Lane	10,466	12	872
19	Dorset Avenue	121,424	17	7,143
20	Burn Hall Industrial Estate	96,448	5	19,290
21	Port of Fleetwood (South)	100,797	25	4,032
22	Copse Road	992,544	57	17,413
23	Port of Fleetwood (North)	0	0	0
Total		3,232,938	555	5,825

Table 3.1: Average Industrial Unit Size Calculations

3.10 Take-Up

Table 3.1 provides a summary of the levels of take-up over the course of the past 3 years across the Borough. This information is based on the amount of space leased across Wyre over the course of the last 3 years that has been reported on CoStar.

3.11 Take-up has remained fairly consistent at between **40,000 sq.ft** and **50,000 sq.ft** over the course of the past 3 years. In 2012 take-up amounted to 50,000 sq.ft, split between 48,500 sq.ft of industrial accommodation (from 14 lettings) and 1,500 sq.ft of office accommodation (from 2 lettings). The total amount of floorspace taken reduced in 2013 to 40,500 sq.ft, which included around 38,000 sq.ft of industrial lettings (from 9 deals) and 2,500 sq.ft of office lettings (from 2 deals). Combined take-up increased slightly between 2013 and 2014, with office and industrial lettings amounting to 43,000 sq.ft in 2014. This included 39,100 sq.ft of industrial lettings (15 separate deals), and 4,400 sq.ft of office lettings from 6 deals.

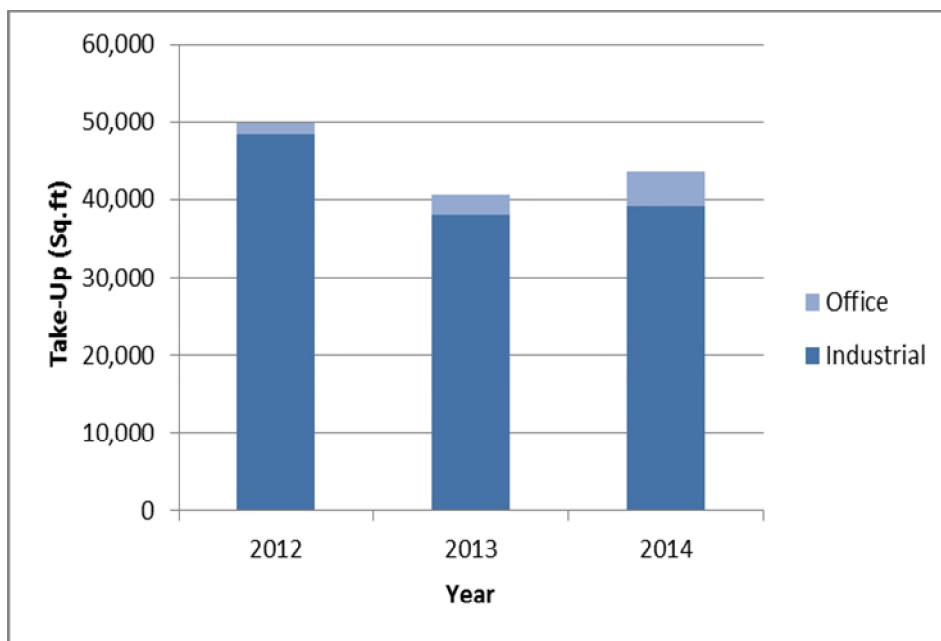


Figure 3.3: Employment Take-Up in Wyre (Source – CoStar)

3.12 The take-up figures in Wyre have a number of limitations. Firstly, it is anticipated that a high number of occupiers in the Borough own their property, as opposed to leasing it. This is indicative of the relative affordability of accommodation within the Borough, and comparatively low levels of investment relative to higher value locations including Manchester, Warrington and Preston in the North West.

3.13 Vacancy Levels

In order to determine vacancy levels in Wyre we have used the 2010 Rating List to establish the amount of accommodation in the first instance, which has then been compared to the amount of accommodation that is currently being marketed by Agents.

3.14 For the purpose of this assessment, industrial accommodation has been defined as comprising the following uses as contained within the 2010 Rating List, whilst office accommodation stock has been quantified using the premises listed as comprising 'Office and Premises' under the codes 'CO' and 'ML':-

- Factory and Premises (IF1)
- Other Industrial (IX)
- Vehicle Repair Workshop and Premises (CG1)
- Warehouse and Premises (CW)
- Works and Premises (IF2)
- Workshop and Premises (IF3)

3.15 Whilst the results of our vacancy audit are included in full at **Appendix 2**, on an overall basis around **4.9%** of office and industrial stock in Wyre is currently vacant. Office vacancy rates appear to be significantly higher than industrial vacancy rates, which is indicative of the market in Wyre:-

- Nateby Technology Park – 20.1%
- Poulton Industrial Estate – 21.2%
- Copse Road – 75.9%

Industrial vacancy rates are at the following levels within each of the main areas:-

- Oakenclough Mill – 5.6%
- Creamery Industrial Estate – 8.3%
- Brockholes Way – 12.5%
- Green Lane West – 4.4%
- Poulton Industrial Estate – 5.2%
- Red Marsh Industrial Estate – 1%
- Copse Road 2.6%

3.16 In summary, the vacancy rates in Wyre appear to be fairly low at around **4.9%**. This is supported by CoStar, whose own analysis of vacancy levels amounts to **5.1%**. It is noted that this is below the wider Lancashire area, which according to CoStar is currently **6.7%**.

4.0 REVIEW OF EMPLOYMENT AREAS

- 4.1 This section looks at the property market indicators within each of the employment areas to analyse the individual property markets so that conclusions can be reached as to the type of occupier, size of unit, nature of stock values and hence where future development may come forward and what the likely forms of new development will be.
- 4.2 A summary of all the information that has been collected in respect of each of the employment areas is included at **Appendix 3**. This includes calculations as to the vacancy rates, unit sizes, rents, capital values and a brief description of the occupants.

1. Oakenclough Mill, Oakenclough

Stock

Oakenclough Mill is located around 1.7 miles to the east of the M6 and around 2.8 miles to the east of Garstang. The original mill building has been extended over time, and extends to around 80,550 sq.ft of accommodation. Portions of the accommodation include the original brick mill building which was built in 1891, together with post-war corrugated steel storage accommodation. Units 1, 2 and 2a are more recent and are located towards the eastern portion of the site, although access is restricted given the incline of the internal access road.

There are a total of 9 no units at Oakenclough Mill (inclusive of office and industrial accommodation), meaning that the average unit size extends to 9,950 sq.ft.

Vacancy Rates/Available Space

Unit 3 at Oakenclough Mill is currently available to lease with Robert Pinkus & Co at a rent of £10,000 per annum. Having regard to the size of the accommodation (at 4,847 sq.ft) this equates to a rent of around **£2.10 per sq.ft**. The vacancy rate across the industrial estate amounts to 5.6%. The accommodation currently available comprises older workspace with low eaves and limited loading facilities.

Unit 2 at Oakenclough Mill is currently for sale with vacant possession at £250,000 with Fisher Wrathall. The accommodation extends to 5,554 sq.ft and comprises fairly basic brick built industrial accommodation towards the front of the mill itself. The asking price equates to a value of **£45 per sq.ft**, and includes a portion of yard space towards the front of the premises.

Rents and Capital Values

We are unaware of any recent lettings at Oakencrough Mill.

Occupiers

Occupiers at Oakencrough Mill include the following:-

- Bowland Animal Feeds
- Askam Construction
- Oakencrough Buildings Limited

The tenants therefore appear to be locally based, specialising in agricultural and construction industries.

2. Creamery Industrial Estate, Barnacre

Stock

Located in Barnacre, access to the Industrial Estate is restricted due to the presence of a low bridge running beneath the West Coast Mainline Railwayline. The majority of the 55,000 sq.ft of accommodation comprises reasonable quality modern stock, which appears to provide small units (1,000 sq.ft to 8,000 sq.ft) to local companies. A significant proportion of the site is used for the storage of caravans.

There are a total of 22 units within the Creamery Industrial Estate (inclusive of office and industrial accommodation), meaning that the average unit size extends to 2,674 sq.ft.

Vacancy Rates/Available Space

Unit 1a at the Creamery Industrial Estate is currently for sale (with vacant possession) Robert Pinkus & Co. The modern warehouse and office accommodation, which extends to 4,540 sq.ft is being marketed at a price of £300,000, which equates to a value of **£66 per sq.ft.** Having regard to the quantum of industrial accommodation within the Creamery Industrial Estate, this single vacancy provides a vacancy rate of 8.3% as a proportion of the industrial accommodation.

Rents and Capital Values

We are unaware of any recent lettings at the Creamery Industrial Estate.

Occupiers

Occupiers at the Creamery Industrial Estate include the following:-

- Ostomed
- Mountain Rescue
- West Lancs Caravans
- Occupational Health Company
- Andrew Seed Ltd
- Tamarack Outdoors
- Chesham W & D
- Mobility Smart Ltd
- Chris Shanley Innovations Ltd
- Display Wizard Ltd
- Hire Heat Services Ltd
- Lawnsdale Caravan Transport

Occupiers appear to be locally based, and specialise in a number of different industries. A selection of the occupiers include caravan sales and caravan transport companies (West Lancs Caravans), medical leasing (Ostomed), signage makers (Chris Shanley Innovations Ltd and Display Wizard Ltd) and heating specialists (Hire Head Services Ltd).

3. Brockholes Way, Catterall

Stock

Incorporating 231,000 sq.ft of industrial accommodation and 10,500 sq.ft of office accommodation, the Brockholes Way Industrial Estate in Catterall comprises one of the largest industrial areas in Wyre. The industrial estate is very accessible, and fronts directly onto Garstang Road within close proximity to the junction with the A6.

There are a total of 25 units within the Brockholes Way Industrial Estate (inclusive of office and industrial accommodation), meaning that the average unit size extends to 9,651 sq.ft.

Vacancy Rates/Available Space

A total of 2 separate units are currently available for lease with Robert Pinkus & Co:-

- Units 1, 2 and 3 Claughton Trading Estate are available at a rent of £68,000 per annum, which equates to a rent of **£3.61 per sq.ft** (based on an area of 18,816 sq.ft).
- A unit listed as comprising the 'Brockhole Pavilion' is available to let from an asking rent of £6,500, which based on the unit area of 490 sq.ft equates to **£13.27 per sq.ft.**

Rents and Capital Values

We are aware of the following lettings at the Brockholes Way Industrial Estate:-

- AK Carpets Limited took a lease of a modern unit at Robinson Court in May 2013 at a rent of £12,000 per annum. Having regard to the size of the unit at 2,462 sq.ft, the rent equates to around **£4.90 per sq.ft.** The unit was built in 2004 according to CoStar.
- Unit 1 on Brockholes Way comprising 6,062 sq.ft sold for £350,000 in June 2013, which equated to **£58 per sq.m.** The unit was built in 2007 (CoStar), and comprises a modern industrial/warehouse unit of steel portal framed construction beneath a pitched steel roof, with clad and brick exterior.
- According to CoStar an undisclosed purchaser acquired a 8,420 sq.ft warehouse built in 1986 for £295,000, which equated to **£36 per sq.ft** in June 2012. From the sales particulars, the unit appeared to be of steel portal framed construction with clad exterior beneath a steel pitched roof, with roller shutter access towards the front. The current occupier is Carrs Billington, who occupies the surrounding buildings and may have acquired this particular property to expand their premises.

Occupiers

Occupiers at the Brockholes Way Industrial Estate include the following:-

• Kevin Parker Horseboxes Ltd	• Whittinghams Farm Supplies
• ATN Tools	• Harrison Oils Ltd
• Carrs Bilington/Carrs Bilington Country Stores	• Parkinson & Hartley
• Garstang Timber & Plywood	• Garstang Tyre Services Ltd
• Manitdu	• Central Power Services Limited
• Brockholes Arms Auction Mart Ltd	

As per the Creamery Industrial Estate, there are a locally based smaller companies based in the employment area within various sectors. For example, two larger units are occupied by larger trade counters focusing on the sale of agricultural supplies (Carrs Billington Country Stores and Whittinghams Farm Supplies), whilst the remaining space is occupied by companies specialising in the motor trade in addition to timber merchants, tool hire companies, horse box manufacturers and solicitors.

4. Riverside Industrial Park, Catterall

Stock

The Riverside Industrial Park is solely occupied by Collinson who specialise in the manufacture of agricultural feed, construction and renewable energy solutions. The Riverside Industrial Park is relatively modern, and comprises a custom built modern office and manufacturing complex which extends to around 76,000 sq.ft. The site is situated in one of the most accessible locations in the Borough, with immediate access onto the A6.

Vacancy Rates/Available Space

The space is fully occupied by a single occupier, and as such no accommodation is currently being marketed.

Rents and Capital Values

We are unaware of any recent lettings or sales at the Riverside Industrial Park, as the accommodation comprises bespoke accommodation for a single occupier.

Occupiers

The sole occupier of the accommodation at the Riverside Industrial Park is Collinson.

5. Green Lane West, Garstang

Stock

Green Lane West contains around 120,000 sq.ft of industrial accommodation, which is split between the accommodation fronting Green Lane West, and the accommodation contained within the Leachfield Industrial Estate.

The accommodation within the Leachfield Industrial Estate comprises a total of 16 no smaller industrial units which range from 2,346 sq.ft and 7,535 sq.ft, together with a single office unit which extends to 780 sq.ft. The terraced units each have car parking towards the front, together with yard space. The majority of units comprise trade counter premises, and each comprise steel portal framed units with cladded exterior and front loading roller shutter access towards the front. The units appear to have been built in the 1980's.

Units fronting Green Lane West comprise single storey industrial units which are predominantly of steel portal framed construction with steel cladded exterior beneath pitched roofs. Whilst some of the units are fairly modern in appearance (including the accommodation occupied by Coars and Howdens), others appear dated (such as the accommodation occupied by Green Line Garage).

There are a total of 21 units within the Garstang Lane West Industrial Estate (inclusive of office and industrial accommodation), meaning that the average unit size extends to 5,784 sq.ft.

Vacancy Rates/Available Space

Units 4 and 11 of the Leachfield Industrial Estate are currently available to let with Young & Co and Robert Pinkus & Co respectively:-

- Unit 4 extends to 3,035 sq.ft. The rent is available on application.
- Unit 11 extends to 4,081 sq.ft and is currently being marketed at a rent of £12,500 per annum, which equates to around **£3.06 per sq.ft.**

Accounting for these two vacant units (and discounting the retail warehouse premises at 8 Manor Park which is currently being marketed through Duxburrys Commercial which does not satisfy our criteria as necessarily comprising industrial/office accommodation within the VOA definitions) the vacancy rate equates to around 4.4% of the overall industrial accommodation when assessed on a floor space basis.

Rents and Capital Values

Recent lettings at the Green Lane West Industrial Estate include the following:-

- The James Hargreaves Group (plumber's merchants) took a new lease of Unit 2 of the Leachfield Industrial Estate on confidential terms commencing from February 2015. The accommodation extends to 3,090 sq.ft.

- Lakes Garage Doors Ltd (garage door specialists) took a new lease of Unit 5 of the Leachfield Industrial Estate on confidential terms commencing from February 2015. The accommodation extends to 3,067 sq.ft.
- Acel House located at the Leachfield Industrial Estate let to an undisclosed tenant in April 2014 off an asking rent of £20,000 per annum. The accommodation extends to 5,717, meaning that the asking price amounted to **£3.50 per sq.ft.**
- Run Charlie Run (children's outdoor clothing online retailer) took a new 3 year lease at Unit 16 of the Leachfield Road Industrial Estate in March 2014 on confidential terms. The accommodation extends to 1,930 sq.ft.
- Forward2Me Limited (parcel forwarding service) took a new 5 year lease of Unit 6 of the Leachfield Road Industrial Estate in August 2012 for a rent of £12,000. According to the VOA, the unit extends to 3,075 sq.ft, with the rent therefore equating to **£3.90 per sq.ft.** No incentives were offered as part of this letting.
- Unit 1c sold subject to a new 991 year lease for £80,000 (plus VAT), which equates to a value of **£102.50 per sq.ft** for the office accommodation, which extends to an area of around 780 sq.ft.

Occupiers

At the date of inspection, occupiers within the Leachfield Industrial Estate and along Green Lane West included the following companies:-

- Lancashire Country Council Engineering Services
- Howdens Joinery & Co
- Austin Walmsley Welding Fabricators Blacksmiths
- James Hargreaves Plumbing Depot
- AB Windows
- Vehicle Solutions Limited
- Garstang Motors
- Coars Country Store
- AG Aspin Group
- Green Line Garage
- Colin Cross
- Garstang Truck Bodies Limited

The occupiers in general are locally based, with a significant proportion focusing on auto trades, whilst other represented uses include joiners, window companies, plumbers, welders, a country store, an online children's clothing retailer and a parcel forwarding company. Having regard to the above, there is a variation of uses present within the Green Lane West employment area despite significant proportions of accommodation being taken by motor trade related businesses.

6. Nateby Technology Park, Nateby

Stock

Built out/renovated in 2003 (according to CoStar), Nateby Technology Park comprises around 8,500 sq.ft of office accommodation located within three separate buildings (comprising Calder, Cartmell and Brock House). The accommodation comprises 2 no storeys of accommodation within each block, and is currently separated to provide a total of 15 suites, which range between 175 sq.ft and 2,573 sq.ft. The average unit size extends to 567 sq.ft.

The accommodation comprises modern office space in a rural setting, which features high speed broadband and data storage facilities. The accommodation is of brick and block construction, which sits beneath a pitched slate roof.

Vacancy Rates/Available Space

Units H1, H2, H3 and H12 in Brock House are currently being marketed on the Nateby Technology Park website. The accommodation extends to 852 sq.ft, which comprises around 20.1% of the total office accommodation available.

Rents and Capital Values

Smaller incubator type units at the Nateby Technology Park are available at rents of around **£32 per sq.ft.** Historically units have let at around **£31 per sq.ft.**, although according to CoStar the last reported transactions were in 2011.

Occupiers

The occupiers of each of the units/suites are unknown, although having regard to the marketing and the sizes of the suites available, we consider that it is likely that occupiers comprise smaller sized locally based companies with high concentrations of IT focused firms. We understand that Synergy Energy (IT business consultancy), the Legion Group Plc (internet security) and GCL Taxis (a local private hire taxi company) operate from the premises, which supports the above assertion that the majority of occupiers are IT focused firms although affirms that other forms of occupiers may be present (including call centre based operations such as taxi offices).

7. Taylors Lane Industrial Estate, Piling

Comprising around 20,250 sq.ft of industrial accommodation, the Taylors Lane Industrial Estate appears to comprise 5 no separate industrial units although the 2010 Rating List only references 3 no units. For the purpose of this report, we have assumed that each of the 5 no units are incorporated into the area calculations.

There are a total of 4 no small single storey industrial units, which appear to be of steel portal framed construction beneath a pitched roof with cladded exterior. All units front onto shared yard-space and benefit from roller shutter access at ground level. The units appear to have been built in the 1980's, and appear to be heated. The security provisions include CCTV. These units amount to a combined area of around 6,450 sq.ft (based on the 2010 Rating List calculations).

In addition to the above, there is a single two storey block which appears to be occupied by Siromar Tractors. The unit appears to have been built at a similar time to the surrounding 4 no separate units. At although at around 13,800 sq.ft the unit is significantly larger than the surrounding units.

The average unit extends to 6,750 sq.ft (when assessing the average unit sizes based on VOA Rating List area measurements and unit count).

Vacancy Rates/Available Space

As detailed above, the largest unit appears to be occupied by Siromar Tractors Limited. The larger unit was clearly operational, with cars parked outside.

At the date of inspection each of the 4 no smaller units appeared to be vacant, although there were no visible signs of marketing the vacant space and these units are therefore excluded from the vacancy audit. Whilst no cars were parked outside of these premises, there was a skip and vacant crates positioned within the shared yard-space. Given that they occupy the majority of space within the Taylors Lane Industrial Estate, it is considered likely that the accommodation is used by Siromar Tractors for storage.

Rents and Capital Values

We are unaware of any recent lettings or sales at the Taylors Lane Industrial Estate.

Occupiers

Siromer Tractors occupy the largest unit, and it is considered likely that they occupy the entirety of the industrial estate. The 4 no smaller units may comprise accommodation used for storage purposes, which may in part explain why the buildings did not appear to be operational at the time of inspection. Siromer comprise a small locally based firm, who specialise in the production of flat packed tractors.

8. Head Dyke Lane, Piling

Head Dyke Lane comprises a 2 no premises fronting Head Dyke Lane in Piling. Located in a rural setting, the larger 'Mill Building' extends to around 17,310 sq.ft and comprises a 2 no storey brick built warehouse unit beneath what appears to be an asbestos pitched roof. The Mill Building has parking towards the front, although appears to have limited yard-space. The premises have roller shutter access towards the front.

MSB Engineering Limited occupies a single storey modern industrial unit, which is steel portal framed with block and cladded exterior beneath a pitched steel roof. The premises extend to around 3,900 sq.ft and have yard-space which fronts directly onto Head Dyke Lane that appears to be used for car parking. The unit also benefits from having roller shutter access towards the front.

There are a total of 2 units within the Head Dyke Lane employment area (inclusive of office and industrial accommodation), meaning that the average unit size extends to 7,510 sq.ft.

Vacancy Rates/Available Space

At the date of inspection both units appeared to be occupied. Whilst the Mill Building had no visible signage indicating occupation, cars were parked towards the front and we have therefore assumed that the premises are occupied.

As detailed above, MSB Engineering occupy the other unit within the allocation.

Rents and Capital Values

We are unaware of any recent lettings or sales specifically along Head Dyke Lane.

Occupiers

Whilst we are unaware of the company in occupation at the Mill Building, MSB Engineering Ltd occupy the other unit located within the allocation. MSB Engineering Ltd comprises a smaller locally based engineering company focusing on fabrication and welding.

9. Sunny Bank Industrial Estate, Hambleton

The Sunny Bank (or 'Sunny Bank Farm') Industrial Estate incorporates around 12 no units which extend to around 11,800 sq.ft (according to the 2010 Rating List). The majority of the buildings comprise single storey industrial units, which are of brick and block construction with a shared yard/car parking area.

Access to the Industrial Estate is via Grange Road, and HGV access onto the site will be restrictive owing to the fairly tight turn required to reach the shared yard/car park. The Industrial Estate is located within close proximity to a residential area and immediately behind a bungalow fronting Grange Road, although it is noted that the accommodation is located around 40m from Church Road which appears to mark the boundary of estate housing on the periphery of Hambleton.

There are a total of 12 units within the Sunny Bank Industrial Estate (inclusive of office and industrial accommodation), meaning that the average unit size extends to 984 sq.ft.

Vacancy Rates/Available Space

At the date of inspection none of the units forming part of the Sunny Bank Industrial Estate were being marketed, and so for the purpose of this report we have assumed that the accommodation is fully let.

Rents and Capital Values

We are unaware of any recent lettings at the Sunny Bank Industrial Estate.

Occupiers

From external inspection of the units (and specifically the signage to the front), occupiers include:-

- Saltcoat Motors
- Sunny Bank Car Sales
- Bikemovers

- Taurus Motorcycles
- Taurus Tyres

All occupiers comprise smaller locally based motor trade specialists, including sales, repairs and tyre repair companies.

10. Bank View Industrial Estate, Hambleton

Situated to the rear of the Bank View Service Station fronting Shard Lane, the Bank View Industrial Estate extends to around 11,400 sq.ft, which is split across a total of 8 no units.

The accommodation comprises a mixture of single storey office and industrial accommodation, which includes significant portions of steel clad industrial accommodation of steel portal framed construction beneath a pitched roof, and single storey brick built office accommodation.

The accommodation at the Bank View Industrial Estate typically comprises smaller units, which have all been developed on an ad-hoc basis at different times. For example, the PRS' accommodation comprises a modern industrial unit, whilst the accommodation occupied by Wyre Carpets is significantly more dated.

There are a total of 8 units within the Head Dyke Lane employment area (inclusive of office and industrial accommodation), meaning that the average unit size extends to 1,428 sq.ft.

Vacancy Rates/Available Space

At the date of inspection none of the units forming part of the Industrial Estate were being marketed, and so for the purpose of this report we have assumed that the accommodation is fully let.

Rents and Capital Values

We are unaware of any recent lettings at the Bank View Industrial Estate.

Occupiers

From external inspection of the units (and specifically the signage to the front), occupiers include

- Auto Tech
- PRS Electrical Contractors Ltd

- Wyre Carpets
- Hambleton Signs

The businesses occupying accommodation appear to comprise smaller locally based companies, including electricians, carpet showrooms, signage firms and a car service centre.

11. Old Coal Yard, Preesall

The Old Coal Yard Industrial Estate comprises a total of 7 no modern industrial units which were built in 2009 (according to CoStar). The units are each of steel portal frame construction with clad exterior beneath a steel pitched roof.

The Industrial Estate is set back from Hall Gate Road (A588) which links Knott End on Sea and Hambleton, and is located towards the rear of a residential cottage and area of hardstanding.

There are a total of 7 units within the Old Coal Yard employment area (inclusive of office and industrial accommodation), meaning that the average unit size extends to 1,754 sq.ft.

Vacancy Rates/Available Space

At the date of inspection none of the units forming part of the Industrial Estate were being marketed, and so for the purpose of this report we have assumed that the accommodation is fully let.

Rents and Capital Values

Whilst we are unaware of any recent lettings, we are aware of the following historic transactions:-

- Shirley's Pies took a lease of Units 2 and 3 in September 2012 off an asking rent of **£6.20 per sq.ft.** The units extended to 1,830 sq.ft.
- An undisclosed tenant took a lease of Unit 4 in January 2011 off an asking rent of **£6.04 per sq.ft.** The unit extended to 1,300 sq.ft.

Occupiers

From external inspection of the occupiers include:-

- Shirleys Pies
- Shepherd Brothers
- Chards

The occupiers comprise smaller locally based companies, specialising in the production of pies and construction.

12. Preesall Lane Garage, Preesall

Extending to around 8,650 sq.ft, Preesall Lane Garage comprises a small collection of industrial and office units located in Preesall with direct frontage onto Park Lane (B5377).

The accommodation is set back from the road, with a car park/sales area/yard towards the front of the site.

The accommodation on the site typically comprises smaller modern industrial units of steel portal framed construction which front directly onto the yard to the front.

There are a total of 8 units within the Preesall Lane Garage employment area (inclusive of office and industrial accommodation), meaning that the average unit size extends to 1,081 sq.ft.

Vacancy Rates/Available Space

At the date of inspection none of the units forming part of the Industrial Estate were being marketed, and so for the purpose of this report we have assumed that the accommodation is fully let.

Rents and Capital Values

Whilst we are unaware of any recent lettings, we are aware of the following historic transactions:-

- An undisclosed tenant took a lease of Unit 3 towards the rear of 400 Park Lane off a marketing rent of **£4.08 per sq.ft** in October 2010. The accommodation extended to 436 sq.ft according to CoStar, and comprised single storey accommodation that was built in 1970.
- An undisclosed tenant took a lease of Unit 1 which comprises around 3,200 sq.ft of single storey industrial accommodation off an asking rent of **£3.75 per sq.ft** . According to CoStar the accommodation was built in 1984.

Occupiers

From external inspection of the units (and specifically the signage to the front), occupiers include:-

- Roland Moss Interiors
- T Heatley Paint & Bodywork
- Park Lane Garage

The occupiers at the Preesall Lane employment area appear to comprise smaller locally based companies, and include an interior designing company and two motor trade outlets.

13. Preesall Mill Industrial Estate, Preesall

Preesall Mill Industrial Estate extends to around 14,750 sq.ft and comprises modern industrial accommodation which appears to be of steel portal frame construction with a cladded exterior beneath a steel pitched roof.

The Preesall Mill Industrial Estate also includes a former 3 no storey windmill building.

The average unit size of accommodation within the Preesall Mill Industrial Estate extends to 7,377 sq.ft.

Vacancy Rates/Available Space

At the date of inspection none of the units forming part of the Industrial Estate were being marketed, and so for the purpose of this report we have assumed that the accommodation is fully let.

Rents and Capital Values

We are unaware of any recent lettings at the Preesall Mill Industrial Estate.

Occupiers

From external inspection of the units (and specifically the signage to the front), occupiers include:

- A&G Precision Limited
- Windmill Framing

Occupiers comprise smaller locally based companies.

14. Poulton Industrial Estate, Poulton-le-Fylde

Poulton Industrial Estate comprises the second largest concentration of business premises within the Wyre Borough, and contains around 895,000 sq.ft of industrial accommodation.

Poulton Industrial Estate contains a wide range of unit types including smaller modern industrial and office units such as those at Sovereign Court and Beckett House alongside larger bespoke premises including the Glasdon manufacturing facilities. The Industrial Estate also contains a high proportion of trade-counter type premises, with particular concentrations located along Furness Drive and Beacon Road.

According to the 2010 Rating List the Poulton Industrial Estate contains in around 242 units, meaning that the average unit extends to around 3,679 sq.ft.

Vacancy Rates/Available Space

We are aware that the following units are currently being marketed:

- Unit 10 Sovereign Court is currently being marketed by Duxburys Commercial at a rent of £12,000 per annum. The modern warehouse/workshop unit extends to 1,205 sq.ft, and therefore the asking rent equates to around **£10 per sq.ft.** The unit was built out in 2009 according to CoStar.
- Unit 3 Sovereign Court is currently being marketed with Robert Pinkus & Co at a rent of £25,000 per annum. Comprising a modern industrial unit that features 5.5m eaves, solid concrete floor and roller shutter access, the unit extends to 3,871 sq.ft meaning that the asking rent amounts to around **£6.50 per sq.ft.**
- Ground and first floor office accommodation at Carter House on Aldon Way is currently being marketed by Duxburys Commercial at a rent of £9,000 per annum. Having regard to the size of the accommodation at 2,266 sq.ft, the asking rent equates to around **£4 per sq.ft.** The accommodation appears to comprise 1970s accommodation.
- Unit 9a is currently being marketed for sale at an asking price of £656,000 and comprises a proposed sale and leaseback arrangement. The unit extends to a gross area of 13,401 sq.ft, meaning that the asking price equates to **£49 per sq.ft.**
- Duxbury's Commercial are currently marketing a 12,440 sq.ft warehouse building at a rent of £39,000 per annum, which equates to around **£3.15 per sq.ft.** The accommodation comprises a single storey warehouse on a fairly tight plot with immediate highway frontage onto Cocker Avenue.
- Preston and Bedford are currently marketing a 2,747 sq.ft at Unit 2, 21 Cocker Avenue. The asking rent for the single storey accommodation which comprises accommodation with eaves of 3.92m and benefits from a solid concrete floor is £6,750 per annum, which equates to **£2.50 per sq.ft.**

- Building 2 on Aldon Road is currently available via Duxburys Commercial. The accommodation has eaves of approximately 10.7m, although there is limited car parking and loading space towards the front. The asking rent at £25,000 per annum breaks back to around **£3.80 per sq.ft** based on an area of 6,507 sq.ft.
- A workshop unit at 1 Willow Court is available at a rent of £6,500 per annum. Comprising a single storey trade counter unit, having regard to the area of the unit at 1,308 sq.ft (inclusive of a mezzanine) the asking rent equates to around **£5 per sq.ft.**

Rents and Capital Values

Recent lettings include the following:

- An undisclosed tenant took 750 sq.ft of ground floor office accommodation at Beckett House in May 2015. The quoting rent according to CoStar amounted to £8,000 per annum, or **£10.67 per sq.ft.** The accommodation comprised modern office accommodation developed in 2000.
- An undisclosed tenant took 5,199 sq.ft of modern industrial accommodation at Unit 4 on Wyrefields in May 2015 off an asking rent of £25,000 per annum, which equated to around **£4.80 per sq.ft.** The accommodation was built in 1985 according to CoStar.
- 21 Cocker Avenue was let to an undisclosed tenant in December 2014 for a rent of £6,730 per annum which equated to **£2.35 per sq.ft** based on an area of 2,747 sq.ft. The accommodation comprised ground floor industrial accommodation, which according to CoStar was built out in 1976.
- Unit N3 at Beacon Road let in July 2014 from an asking rent of £6,977 per annum (or **£2.94 per sq.ft**). The single storey brick built unit comprised 2,373 sq.ft.
- Unit 12 on Carr Road let to an undisclosed tenant in March 2014. The unit let at a rent of £7,500 per annum, which based on an area of 3,095 sq.ft equated to a rent of **£2.42 per sq.ft.** The accommodation comprised a single storey brick built unit, which according to CoStar was constructed in 1984. The accommodation features roller shutter access and front yard space.
- Factory Unit 1 on Aldon Road let to an undisclosed tenant in November 2013. The 4,000 sq.ft let on a 5 year lease at a rent of £12,500 per annum which equated to a rent of **£3.12 per sq.ft.** The agreed lease was subject to stepped rental increases up to £13,500 per annum in the fourth and fifth years of the term. The accommodation comprised a single storey warehouse unit, which according to CoStar was built in 1985.

- Blackpool Gymnastics Club took a lease of 7,268 sq.ft of accommodation at Beacon Road in November 2013. The rent at £21,000 per annum equated to **£2.89 per sq.ft.** The accommodation which comprised a single storey steel portal framed warehouse building with cladded exterior and pitched steel roof was built in 1985 according to CoStar.
- An undisclosed tenant took 4,567 sq.ft of accommodation at Unit 3 on Wyrefields in October 2013. The accommodation which comprised a single storey industrial unit built in 1985 (according to CoStar) let off a marketing rent of **£2.74 per sq.ft.**
- Unit 4 on Bracewell Avenue let off an asking rent of £2,295 per annum in June 2013. Amounting to 292 sq.ft, the asking rent equated to **£7.86 per sq.ft.** The accommodation comprised single storey industrial accommodation which fronted directly onto a communal yard area, and was developed in 1978 according to CoStar.
- Eclipse Developments Limited took a lease 6,067 sq.ft of single storey industrial accommodation at Unit 4 on Furness Drive in February 2013 at a rent of £15,167 per annum. The achieved rent equated to **£2.22 per sq.ft.** The accommodation from the entry on CoStar appears to be of block and masonry construction and faces onto shared yardspace. According to CoStar the unit was developed in 1972.
- Units 6/7 on Aldon Way according to CoStar sold off an asking price of £275,000 in June 2014, which equated to a price of **£35 per sq.ft.** The three storey brick built office suite with warehousing at ground level was built in 1965, and is of brick and block construction. The warehouse is located towards the rear of the premises.

Occupiers

From an external inspection of the units, a selected sample of tenants located at Poulton Industrial Estate includes the following:-

• Howdens	• Gannon Oils Ltd
• Glasdon	• SK Publications Ltd
• Asphalt2go	• Planning Guide
• Creative Nutrition Ltd	• Bright Water
• Poulton Vans	• MuCullch Oils
• V.A.Whitleys & Co Ltd	• JMS
• KCC Autos	• Surekleen
• Karl Joseph	• Antech Hydraulics
• West Coast Motor Auctions Ltd	• M&D Car Sales
• Bri-Met	• PBJ
• DF Signs	• PX Wheels
• BRM Engineering Supplies Ltd	• ORE Build
• ULMO Luxury Living	• Choice

• Wood Room	• Sandra James
• TriLanco	• Print Wise
• Aldon	• Bailey Glassfibre Solutions
• Contract Joinery	• DES
• Blackpool Gymnastics Club	• Hitaltech
• Carleton Motors	

As Poulton Industrial Estate comprises one of the largest employment areas in Wyre, there is greater variation in terms of occupiers. Larger companies operating on a wider national scale such as Glasdon occupy substantial premises in the industrial estate, whilst the majority of occupiers comprise smaller locally based companies. This includes motor trade uses, joiners, interior designers, printers, signage firms, electrical engineers and construction.

15. Norcross (Thornton)

Norcross comprises the largest concentration of office accommodation in Wyre, with around 101,200 sq.ft of development. Situated on a 38 acre site, the site is owned by Telereal Trillium and formerly comprised a vast complex of office accommodation occupied by the Department of Work and Pensions ('DWP').

The majority of the stock located on the site comprised pre-war office accommodation, although we understand that subsequent buildings were developed in 1978, 1989 and 1991. At the time of inspection, the majority of these buildings had been demolished and comprised cleared grassland. The only building remaining comprised a single 5 storey block (which remains the last remaining building retained on the 2010 Rating List).

The secured site is still surrounded by perimeter fencing and access is restricted. We have therefore been unable to fully inspect the site.

There are a total of 4 units that remain within the Norcross employment area meaning that the average unit size extends to 25,301 sq.ft.

Vacancy Rates/Available Space

The wider site comprises a cleared development site, with the exception of the last remaining building.

Rents and Capital Values

We are unaware of any recent lettings on the Norcross Complex.

Occupiers

The last remaining building appears to be occupied as there was activity towards the South West of the Norcross Complex. This could potentially be DWP, although it is noted that according to the programme all DWP functions were due to vacate by summer 2013.

16. Red Marsh Industrial Estate, Thornton

The Red Marsh Industrial Estate with around 320,000 sq.ft of industrial accommodation and around 3,500 sq.ft of office accommodation comprises the third largest concentration of employment space in the Borough (behind Poulton Industrial Estate and Copse Road).

Located towards the east of Thornton and alongside the former Fleetwood Branch Line (with the Hillhouse Secure Site located on the opposite side of the line to the east), the Red Marsh Industrial Estate is enclosed. The majority of accommodation fronts Holly Road/Red Marsh Drive which runs through the industrial area (linking Heys Road and Trunnah Road).

The majority of the accommodation appears to comprise fairly dated stock built predominantly between 1960 and 1990. The stock within the immediate industrial area comprises low density single storey accommodation, and a significant proportion of smaller units appear to be used as trade counter premises. The average industrial unit extends to 2,740 sq.ft, indicating the smaller nature of the accommodation within the Red Marsh Industrial Area.

Containing 119 separate industrial and office units, the average unit within the Red Marsh Industrial Estate extends to 2,723 sq.ft.

Vacancy Rates/Available Space

We understand that the following units are currently being marketed:-

- Unit A on Red Marsh Drive is currently being marketed by Duxburys Commercial for sale (at £149,950) or to let (at £12,000 per annum). The unit comprises a single storey brick and block trade counter block extending to 2,493 sq.ft, which equates to asking prices of **£60 per sq.ft** for the freehold title, or **£4.81 per sq.ft** on a rental basis. The unit appears to have been built out in the 1970s and is in need of modernisation.

- Units 2B and 2C are both available on a freehold and leasehold basis with Duxburys Commercial. Unit B is for sale at £160,000, whilst Unit C is for sale at £165,000. Both units extend to 1,582 sq.ft, meaning that the asking prices equate to **£101 and £104 per sq.ft** respectively. Both units are also available to let at £10,000 per annum, which equates to **£6.32 per sq.ft**. The units are of brick construction, and feature roller shutter access in front of communal yard space/parking.

Rents and Capital Values

There have been a fairly substantial number of lettings over the course of the past 2 years within the Red Marsh Industrial Estate. Details of each of the lettings are contained below:-

- According to CoStar an undisclosed tenant took a lease of 1,582 sq ft of ground-floor industrial space at Unit 2B Red Marsh Court on a three-year lease in July 2014 at £9,000 per annum, equating to **£5.69 per sq.ft** in year one, rising to £10,000 pa, equating to **£6.32 per sq.ft** in year two. Duxburys Commercial Ltd acted on behalf of the landlord. It is noted that the achieved rent was significantly above the asking rent of £4,999 per annum.
- According to CoStar an undisclosed tenant has taken a lease of 2,350 sq ft of ground and mezzanine industrial space from an undisclosed landlord on a 15-year lease in October 2012. The quoting rent was £10,400 per annum, which equated to **£4.43 per sq.ft**.
- According to CoStar Units 1-5 Chester Court let off an asking rent of £5,000 per annum in May 2013, this equated to a rent of £2.99 per sq.ft. The accommodation comprised purpose built industrial warehouse accommodation with roller shutter access, built in the 1980s, and extending to 1,710 sq.ft.
- According to CoStar an undisclosed purchaser acquired the freehold interest at Unit 3 Red Marsh Drive in November 2013 off an asking price of £180,000. The unit extended to 4,520 sq.ft, and therefore the asking price equated to **£40 per sq.ft**. The unit comprised a single storey brick and block unit which was built in 1968 (according to CoStar).
- According to CoStar an undisclosed tenant took a lease of 2,500 sq.ft of ground-floor industrial space at Unit 9 on Brookside in June 2014. The quoting rent was £10,400 pa, equating to **£4.16 psf**. The unit comprised a single storey steel portal framed unit with cladded exterior, which was built in 1985 and included roller shutter access towards the front.

- According to CoStar 4Techmoto took a lease of Unit 7 on Brookside off a quoting rent of £13,950 per annum in November 2012, which based on the area of the unit (at 5,580 sq.ft) amounted to **£2.50 per sq.ft.** The accommodation comprised single storey lock up unit of brick and block construction will roller shutter access to the front, which was built in 1970.
- CoStar report that an undisclosed tenant took a new 15 year lease of 2,350 sq.ft of industrial accommodation on Brookside in November 2012. The asking rent was £10,400 per annum, which equated to **£4.43 per sq.ft.** The accommodation was built in 1995, and comprises a single storey detached unit with high eaves and roller shutter access.
- Amusement Technical took 5,416 sq.ft of industrial space at the SSL Unit on a new lease at £10,000 per annum in September 2012, equating to **£1.85 per sq.ft** (CoStar). The accommodation comprises a two storey unit built in 1984, which is of steel portal framed construction with a cladded and block exterior.

Occupiers

Occupiers on the date of inspection included the following parties:

• Addison Engineering Limited	• MunroPrint
• Art Signs	• Kilgour Aerospace Group Limited
• Starlight Stage School	• JCS Suspended Ceilings
• Vicinia	• Jem Craft Bedrooms, Kitchens & Studies
• Dickens	• Volks Workshop
• Breedon's Granite & Quartz Kitchen Worktops	• NFC Autocare
• Phil Craggs Motor Engineers	• Thornton Plumbing & Heating Supplies
• Redmarsh Roofing & Timber Supplies Limited	• Cleveleys Sheds Limited
• Taurus Fabrications Limited	• Lighthouse Media Consultants Limited
• Thornton Paints	• A&J Fencing
• Simmons Construction	• Jimmy White Fencing Manufacturer
• Jardine Conservatories, Windows & Doors	• Amusement Technical
• UK Aquatics	

The occupiers at the Red Marsh Industrial Estate appear to comprise smaller locally based companies, who specialise in a range of different uses. Whilst a number of companies are focused on home/property improvement (such as fencing, conservatories, plumbers, suspended ceilings, roofing, kitchens and bathrooms), other uses include signage manufacturers, media consultants, motor trades and a stage school.

17. Hillhouse Secure Site, Thornton

Owned by NPL Estates Ltd since 2003, the 600 acre site was previously operated by ICI from the 1920's, and both the Thornton Power Station and Astra Zeneca operations closed in 1999 and 2000 respectively.

Given the secure nature of the site, we have been unable to fully inspect the site, and we have been unable to ascertain recent levels of take-up and vacancy.

Notwithstanding this, from NPL Estates' website we understand that employment has increased from 400 in 2003 to in excess of 1,300. According to their website, NPL have:

"Worked closely with stakeholders Victrex PLC, Ineos Vinyls and AGFP Fluoropolymers, NPL systematically implemented a new and substantial investment regime to cater for immediate and future needs. This partnership approach is now reaping substantial rewards, evident in the on-going expansions and new plant builds on the site for Victrex and AGFP, both of whom have announced that the Hillhouse site has been designated as European headquarters.

The multi-million pound investment ... has provided new sewage systems, replacement of primary water supply infrastructure, renewal and maintenance of high voltage electricity supply infrastructure, removal of redundant pipe bridges and more than two miles of redundant pipework, greatly improving the appearance of the site. This progressive approach and ability to invest in the future is now providing employment opportunities and other substantial benefits to the site".

There are a total of 32 units within the Hillhouse Secure Site employment area (inclusive of office and industrial accommodation), meaning that the average unit size extends to 3,386 sq.ft.

Vacancy Rates/Available Space

We have been unable to inspect the Hillhouse Secure Site to assess the levels of vacant accommodation, and we are not aware of any accommodation currently being marketed.

Rents and Capital Values

We are unaware of any recent lettings on the Hillhouse Secure Site.

Whilst very little market evidence in respect of the Hillhouse Secure Site has been published, we anticipate that the rents and yields that are achievable will reflect those within the surrounding industrial areas including the Red Marsh and Burn Hall Industrial Estates. It is noted that a premium may be payable to reflect the secure nature of the site.

Occupiers

From the literature contained on NPL's website, we understand that occupiers include Victrex PLC, Ineos Vinyls and AGFP Fluoropolymers. The companies in occupation include national and international companies specialising in the production of plastics and vinyls.

18. St George's Lane, Cleveleys

Located towards the rear of Victoria Road West, St George's Lane comprises a 'back-street employment area' which comprises around 12,750 sq.ft of commercial accommodation spread across 17 industrial and office units. The average unit therefore amounts to around 749 sq.ft.

Access is severely restricted with limited loading due to the width of St George's Lane which comprises a single lane. There is therefore very little prospect of new development on the tightly constrained site.

The accommodation comprises a series of smaller lock up units fronting directly onto St George's Lane with a particular focus towards the motor trade (as emphasised within the list of occupiers below) and showroom/retail accommodation.

Vacancy Rates/Available Space

At the date of inspection none of the units appeared to be marketed.

Rents and Capital Values

We are unaware of any recent lettings within the St George's Lane Employment area.

Occupiers

Occupiers on the date of inspection included the following parties:

• R Bebbington Ltd 'Lucas Service'	• Cherish Emporium
• Auto Glow Car Valeting	• Bartley's of Cleveleys Quality New & Used Clothes
• Cleveleys Furniture Showroom	• Mobility 2000
• Cash4Clothes	• St George's Lane Garage

The employment area contains a significant concentration of smaller locally based companies, with a particular focus on motor trade related businesses (with occupiers including R. Bebbington Ltd, Auto Glow Car Valeting, Bartley's of Cleveleys, St George's Lane Garage and Mobility 2000, which specialises in the sale and maintenance of motor-scooters). Other businesses such as Cash4Clothes, Cherish Emporium and Cleveleys Furniture Showroom operate retail or showroom type premises from within the employment area.

19. Dorset Avenue, Cleveleys

The Dorset Avenue Employment Area (also known as the Cleveleys Business Centre) comprises a fairly dense concentration of commercial property in Cleveleys on 5.5 acres. The Dorset Industrial Area contains around 125,000 sq.ft of predominantly industrial accommodation.

According to CoStar, the bulk of the accommodation contained within the Dorset Avenue Employment Area was built in 1975. The Cleveleys Business Centre accommodation which comprises a 3 no storey brick built office unit forms the focal point of the Employment Area.

Access to the Dorset Avenue is fairly constrained, with a single point of access onto Cumberland Avenue. Circulation throughout the area is restricted through on-street parking.

There are a total of 18 units within the Dorset Avenue employment area (inclusive of office and industrial accommodation), meaning that the average unit size extends to 6,852 sq.ft.

Vacancy Rates/Available Space

Duxbury's Commercial are currently marketing the former Gilbert's accommodation, which extends to around 35,629 sq.ft of accommodation. The accommodation is currently for sale at a marketing price of £1,250,000 which equates to around **£35 per sq.ft.** The former Gilbert's accommodation comprises a significant proportion of the overall accommodation, and due to this the vacancy rate at around 29% is the highest of all the areas considered despite this being the only vacant unit.

Rents and Capital Values

We understand that an undisclosed tenant took a lease of 1,274 sq.ft at the Cleveleys Business Centre in July 2012 at a rent of £5,000 per annum, which equated to a rent of **£3.92 per sq.ft.** This was below the asking price of **£4.51 per sq.ft** per annum.

Occupiers

Occupiers on the date of inspection included the following parties:

• CaviTech	• GT Carsprays
• John Harrop Service Centre	• Northern Plumbase
• Cleveleys Tile Centre	• VRM Design and Manufacture
• Maxigiene	• Beach Displays Ltd

Whilst CaviTech appear to operate on a wider scale and focus on the production of complex injection moulds, other occupiers comprise DIY stores/showrooms (Northern Plumbase and Cleveleys Tiles Centre) and motor trade uses (John Harrop Service Centre and GT Carsprays).

20. Burn Hall Industrial Estate, Burn Naze

The Burn Hall Industrial Area contains around 96,500 sq.ft of industrial accommodation which is split between 6 no separate units. Located immediately off Fleetwood Road, Burn Hall Industrial Area benefits from good accessibility with the surrounding settlements, and in particular both Fleetwood and Thornton.

With an average unit size of 19,260 sq.ft, the accommodation at Burn Hall is significantly larger than within the other surrounding employment areas. This would be even more pronounced in the event that the adjacent Thornton Waste Recovery Park operated by Global Renewables/Lancashire Waste Recycling was included (although this does not satisfy our criteria for industrial accommodation).

The accommodation at the Burn Hall industrial estate typically comprises larger single storey secured steel portal framed industrial units with clad exteriors.

Vacancy Rates/Available Space

At the date of inspection none of the units were being marketed.

Rents and Capital Values

We are unaware of any recent lettings within the Burn Hall Industrial.

Occupiers

Occupiers on the date of inspection included the following parties:-

- Northern Express Glass Limited
- Shakespeare Monofilament UK Limited
- Wyre Tyres
- Jarden Applied Materials

Each of the companies listed above comprise larger manufacturing comprises, specialising in the production of glass, monofilaments and applied materials (which in this instance in respect of Jarden Applied Materials include Military and Marine Antennas, Custom Resins, String Trimmer Accessories, Custom Monofilaments and Conductive Fibers).

21. Port of Fleetwood (South), Fleetwood

The Port of Fleetwood Site to the South comprises the main port-side allocation in the Borough, and comprises dock-side accommodation immediately fronting the harbour wall.

Whilst we have been unable to externally inspect these units (as there is security onto the Associated British Ports' compound), the Port of Fleetwood accommodation appears to comprise fairly dated industrial type accommodation which is used for the fish market.

According to the VOA 2010 Rating List the 101,200 sq.ft of accommodation is split between 26 no separate industrial units and a single office unit. The average unit size extends to 3,748 sq.ft.

Access to the Port of Fleetwood is restricted, and access can be obtained from Herring Arm Road via the A585. The Port of Fleetwood Site is therefore highly accessible relative to some of the other areas in the Borough.

Vacancy Rates/Available Space

None of the units forming part of the port-side accommodation are currently being marketed.

Rents and Capital Values

We are unaware of any recent lettings at the Port of Fleetwood.

Occupiers

Occupiers on the date of inspection included the Fleetwood Fish Market, which operates on a regional/national basis.

We understand that Reform Energy propose to construct a new 140,000 sq.ft fish market facility off Amounderness Way. Whilst this facility will be located outside of the Copse Road employment area, we understand that the proposed site will be located within close proximity to Copse Road and to the Port of Fleetwood South proposed areas.

22. Copse Road, Fleetwood

Forming the largest concentration of employment accommodation in the Borough, Copse Road contains around 992,500 sq.ft of industrial accommodation and around 3,000 sq.ft of office space.

The accommodation varies fairly significantly across the designation, and includes larger bespoke factory premises such as the Fisherman's Friend premises fronting Maritime Street, fairly dense older accommodation along Stirling Road, and incorporates smaller industrial park premises such as those located at Harbour Court.

Whilst the stock along Stirling Road in particular appears to comprise fairly basic and dated stock originally developed due to its proximity to the docks nearby, the Copse Road employment area contains varied accommodation types including brick built warehouse accommodation and modern steel portal framed warehousing.

There are a total of 60 units within the Port of Fleetwood (south) employment area (inclusive of office and industrial accommodation), meaning that the average unit size extends to 16,591 sq.ft.

Vacancy Rates/Available Space

As detailed within the summary sheet the levels of vacant properties within the Copse Road employment area equate to around 2.6% in respect of the 992,544 sq.ft of industrial accommodation, and 75.9% in respect of the 2,929 sq.ft of office accommodation.

The following units are currently on the market:-

- The Depository on Maritime Street comprising 6,216 sq.ft of industrial accommodation is currently for sale with Duxburys Commercial for £199,950, which equates to a value of **£32 per sq.ft** (freehold). The unit appears to be of steel portal framed construction with clad exterior beneath a steel trussed roof. The unit has roller shutter access (at either end of the premises) and benefits from eaves height of around 4 metres (from the photographs in the sales particulars).
- Unit 11 on the Harbour Trading Estate comprises 2,500 sq.ft, and is currently being marketed for lease by Rober Pinkus & Co at a rent of £10,000 per annum, which equates to **£4 per sq.ft**. Built in the 1980s, the accommodation comprises steel portal framed accommodation with brick and cladded exterior, and features roller shutter doors towards the front, which comprises communal yardspace.
- Unit 13 on the Harbour Industrial Estate comprises similar accommodation to Unit 11 above and also comprises 2,500 sq.ft. The unit is available at a rent of £10,000 per annum, equating to **£4 per sq.ft**. The unit is also available with Robert Pinkus & Co.
- Unit 9 on the Harbour Industrial Estate comprises similar accommodation to Units 11 and 13 above, and also comprises 2,500 sq.ft. The unit is available are a rent of £10,000 per annum, equating to **£4 per sq.ft**. The unit is also available with Robert Pinkus & Co.

- Unit 8 on the Harbour Industrial Estate comprises similar accommodation to Units 9, 11 and 13 above, and also comprises 2,500 sq.ft. The unit is available are a rent of £10,000 per annum, equating to **£4 per sq.ft.** The unit is also available with Robert Pinkus & Co.
- Unit 10 on the Harbour Industrial Estate comprises 5,000 sq.ft of industrial warehouse accommodation, and is therefore significantly larger than both Units 9, 11 and 13. Notwithstanding this, the unit has been built to similar specifications to that of the surrounding units, and is being marketed at a rent of £24,000 per annum which equates to a rent of **£4.80 per sq.ft.** The unit is also available with Robert Pinkus & Co.

Rents and Capital Values

Recent lettings within the Copse Road employment area include:-

- CoStar report that Evolve Fitness took a 3 year lease of Unit 6 on the Harbour Industrial Estate in September 2014 from an asking rent of £7,500 per annum, which equates to **£6 per sq.ft.** The unit extends to 1,500 sq.ft.
- CoStar report that Dawson Bakery took a lease of Unit 1 on the Harbour Industrial Estate in March 2014 from an asking rent of £15,000 per annum, which equates to **£6 per sq.ft.** The unit extends to 2,500 sq.ft.
- CoStar report that Proud To Be British Ltd took a 5 year lease in April 2013 of Unit 7 on the Harbour Industrial Estate at a rent of £7,500 per annum, which equates to **£3 per sq.ft.** It is noted that this was around 25% below the asking price of £10,000, which equated to **£4 per sq.ft.**
- CoStar report that an undisclosed tenant took a lease of Unit 4 on Henderson Road in March 2012 from an asking rent of £16,500. The unit, which extends to 4,654 sq.ft and comprises a semi-detached steel portal framed warehouse unit and associated yard space therefore let off an asking rent of **£3.55 per sq.ft.**
- Archway Travel acquired 9,217 sq.ft of industrial accommodation from Tesla Teres Limited for £460,000 in November 2014, which equated to a price of **£50 per sq.ft.** Comprising around 1.75 acres, as a development plot the site sold for **£263,000 per acre.**

Occupiers

Occupiers on the date of inspection included the following parties:

• Foulds Scrap Metal Merchants	• Stephenson's Wholesale Fish Merchants
• STC Leisure Works	• Millennium Computers/Docuplex Limited
• North West Plastic Recycling Ltd	• Meadowcroft Dairy
• Smith's Food Group	• Proud To Be British Ltd

• D&S Motors	• Tyco Tool & Die Company
• John Jenkinson Motors	• AC Electrical
• A.M Seafoods Ltd	• A Welsh Seafoods
• Car Parts and Salvage	• J.P.Dell Funeral Directors
• EAS	• Fisherman's Friend
• Howdens Joinery	• Health Edco
• Stagecoach	• Builders Supplies West Coast Ltd
• Fleetwood Box Company Limited	• HTI
• Thompson & Co Plasterers	• Star Bodies Accident Repair Ltd
• Lawtons New & Used Cars	

The Copse Road employment area contains a wide mix of occupiers. This includes larger companies who operate on a national basis, such as HTI and Fisherman's Friend.

Whilst there is a significant cluster of fish processing related companies (including AM Seafood Ltd, Smith's Food Group, A Welsh Seafoods and Stephenson's Wholesale Fish Merchants), other firms include motor trade related businesses (Car Parts and Salvage, Star Bodies Accident Repair Ltd, Lawtons New & Used Cars, D&S Motors and John Jenkinson Motors), scrap metal merchants (Foulds Scrap Metal Merchants), electrical engineers (EAS and AC Electrical), joiners (Howdens), a funeral directors (J.P.Dell Funeral Directors) and a building supply company (Builders Supplies West Coast Ltd) amongst other uses.

23. Port of Fleetwood (North)

The Port of Fleetwood Site to the North comprises an area of hardstanding, which was formerly used by Stena Line as their ferry terminus for the Fleetwood to Larne service which ceased in 2010.

The area now comprises around 17.3 acres of secure hardstanding, which fronts directly onto the front of the harbour wall on the River Wyre itself.

Vacancy Rates/Available Space

There is no accommodation on the site, and so vacancy rates cannot be calculated.

Rents and Capital Values

We are unaware of any recent lettings.

Occupiers

On the date of inspection the area of hardstanding appeared to be unoccupied.

5.0 RENTAL LEVELS AND CAPITAL VALUES

5.1 Market Commentary

According to the Office of National Statistics the UK Economy grew by 0.3% in Q1 2015, down from growth of 0.6% per quarter in the preceding two quarters (Q3 and Q4 2014) and 0.8% in Q2 2014. The UK Economy has therefore expanded by around 2.3% over the past 12 months, and the Government's Office for Budget Responsibility (within their Economic and Fiscal Outlook – March 2015) forecast future economic growth of 2.5% per annum in 2015 and 2.3% per annum in 2016 respectively.

5.2 On a regional basis the Royal Bank of Scotland within their 'Regional Growth Tracker' state that the North West economy is growing at a faster rate relative to the UK national average at around 3.1% per annum.

5.3 This growth appears to have manifested itself in increased take-up and reduced availability within commercial property markets, although this has yet to impact rental levels. For example, Jones Lang LaSalle within their 'UK Industrial Property Trends Today – March 2014' research suggest that whilst industrial take-up increased by 13% to 11.5m sq.ft in 2013 and availability reduced by 6.7% to 54m sq.ft, prime rents in South Manchester (£5.75 per sq.ft), Trafford Park (£6.00 per sq.ft) and Liverpool (£4.50 per sq.ft) remained unchanged, although there was limited growth in Warrington (from £5.75 per sq.ft to £6.25 per sq.ft).

5.4 GVA Billfinger within their 'The Big Nine – Regional Office Market Review Q1 2015' suggest that whilst the Manchester Office Market remains buoyant with take-up of 317,698 sq.ft in Q1 2015 against a five-year quarterly average of 259,323 sq.ft and prime rents of £32 per sq.ft, the Liverpool market has fared poorly. At 20,000 sq.ft in Q1 2015, Liverpool Office take-up was significantly below the 5-year quarterly average at around 66,000 sq.ft, and prime rents remain at £21 per sq.ft. On a net effective basis (allowing for rent free period incentives) prime rents in Liverpool remained stable at around £16.28 per sq.ft between Q1 2014 and Q1 2015, although in Manchester rents have marginally increased from £22.86 per sq.ft to £25.33 per sq.ft when assessed on the same basis.

- 5.5 Manchester and to a lesser extent Liverpool and Warrington dominate the provisions of office and industrial accommodation in the North West, although on a more localised level Preston and to a lesser extent Blackpool contain the largest concentrations of employment accommodation in Central Lancashire and the Fylde Peninsular. A high proportion of these employment provisions are located within close proximity to key intersections of the M6, and include Leyland Business Park, Walton Summit Centre, Red Scar Business Park and Longridge Industrial Estate.
- 5.6 Within this report we have looked at the take-up in Wyre, together with vacancy rates and rental levels within each industrial allocation. This section briefly looks at the patterns of values observed within the Borough, before making generalised observations as to the pricing levels of stock within the Borough.

Office

In respect of office accommodation, we have collected the following evidence in respect of rental levels within the Borough:-

- We understand that an undisclosed tenant took a lease of 750 sq.ft of modern office accommodation in Beckett House in Poulton Industrial Estate from an asking rent of £8,000, which equates to **£10.70 per sq.ft.**
- Units of between 180 sq.ft and 540 sq.ft are available at Carter House on Aldon Road in the Poulton Industrial Estate for **£4 per sq.ft** per annum. The rent in this instance is fairly low as only 12 month terms are being offered.
- Units at Cavendish House on Clarke Street at the Poulton Industrial Estate are available at rents of between **£6.60 per sq.ft** and **£6.90 per sq.ft.** According to CoStar only 22% of the space is currently let, and 4 separate suites of between 1,400 sq.ft and 4,000 sq.ft are available on lease terms of between 3 and 9 years. The accommodation was built in 1978 and comprises two storey brick accommodation beneath a flat roof, with parking towards the front.
- Whilst the Winerslee Works premises in Garstang are located outside of existing employment areas, space within this single storey unit is available at around **£5 per sq.ft.** The accommodation was built out in 1979, and benefits from highway frontage with 70 car parking spaces.
- Similarly, accommodation at New Media Place on Hardhorn Road which is located outside of the immediate employment areas provides a useful indicator of potential rental levels within the Borough. A suite comprising 617 sq.ft is currently being marketed by Eckersleys Commercial at a rent of **£13.61 per sq.ft** per annum. Built out in 2008, the accommodation comprises modern 3 storey accommodation.

- 5.7 The above transactions indicate that office stock is currently being marketed or has a let at value of between **£4 per sq.ft** and **£13.60 per sq.ft**. Lower quality accommodation appears to let at values of between **£4 and £7 per sq.ft**, whilst higher quality accommodation is available at between **£10 and £14 per sq.ft**. Specialist accommodation such as units at the Nateby Business Park let at a premium, although this is as a result of the specific facilities that are provided and the size of the actual units.
- 5.8 We are not aware of any investment transactions involving office accommodation in Wyre in recent years. Notwithstanding this, we are aware of the following transaction outside of the Borough:-
- We understand that Orbit Investment (Properties) Limited purchased four separate office buildings at Fulwood Office Park in Preston in November 2013. Built in 2007, the four units which extended to 48,431 sq.ft sold for £5,550,000 (**£115 per sq.ft**) and was let to IBM United Kingdom Ltd, AA Corporation Ltd and Key Retirement Solutions Ltd, producing an annual rent of £589,572 per annum (£12.17 per sq ft). The average unexpired lease term was 4.5 years to break options (at the date of purchase). The net initial yield equated to **10.13%**.
 - Units 7 and 8 at The Pavilions on Avroe Crescent in Blackpool which comprises 3,037 sq.ft of single storey office accommodation sold at auction for £122,000 (**£40 per sq.ft**) in February 2013. Whilst one of the two units was vacant, the passing rent equated to £10,000 and the tenant had an unexpired term of 2.5 years. The net initial yield was therefore **8.05%**. It is anticipated that the net initial yield would be much higher if the rental value of the vacant unit was accounted for within this calculation (and a reversionary yield was used).
 - Unit 7 on Fishergate Court in Preston sold at auction for £75,000, which equated to **£52 per sq.ft**. The income receivable amounted to £4,800, meaning that the net initial yield amounted to **6.29%**, although we understand that at the date of the sale in October 2012 the property was only 35% let. It is anticipated that the net initial yield would be much higher if the rental value of the vacant unit was accounted for within this calculation (and a reversionary yield was used).
- 5.9 There have only been a limited number of freehold sales of office accommodation in Wyre, and therefore we have expended our search area and incorporated sales evidence from outside of the Borough. The majority of sales have comprised sales of accommodation carrying significant voids, and therefore the yield evidence assessed needs to be carefully analysed before drawing conclusions. Notwithstanding this, based on the sale of Fulwood Office Park we anticipate that prime yields in Wyre for modern office accommodation are at around 10%.

5.10- Industrial

We have reported a number of industrial lettings and sales at Section 4 of this report. Rental levels are fairly uniform across the Borough, and values are very much driven by the quality of the stock on offer.

5.11 Prime rents for smaller modern stock (built within the last 10 years) of below 2,000 sq.ft are between **£5 and £6 per sq.ft**, which reduces down towards around **£5 per sq.ft** for larger units of between 2,000 and 10,000 sq.ft.

5.12 For example, units of similar age, size and specification at Green Lane West (in Garstang) and at the Harbour Trading Estate (in Fleetwood) have recently let at values of between **£3.50 per sq.ft** and **£4 per sq.ft**. This suggests that there are little spatial variation in rental levels for industrial accommodation in Wyre.

5.13 Secondary rents tend to range between **£2 and £4 per sq.ft**, depending on the quality of stock and accessibility. Poorer quality units such as the Unit 3 at Oakenclough Mill (which is currently being marketed at £2.10 per sq.ft) and the former SSL Unit at Red Marsh Industrial Estate (which let in September 2012 at a rent of £1.85 per sq.ft) indicate that rents do not tend to fall below **£2 per sq.ft** in Wyre.

5.14 According to CoStar, there have been no lettings of industrial accommodation of over 7,000 sq.ft over the course of the last 3 years. Whilst we consider that it is likely that rental levels on a £/sq.ft basis will decline as accommodation increases (in line with trends elsewhere in the North West and wider UK), there is little evidence to categorically say that this is the case.

5.15 Industrial units have typically sold for between **£35 and £58 per sq.ft** depending on the quality and location of the stock, and the tenant's covenant strength. There have been very few investment transactions within the local area, although we are aware of the following transactions which provide guidance as to where yields in Wyre might be:-

- Knight Frank Investment Management acquired 3 properties in June 2014 on Brierley Road at the Walton Summit Centre for £7,800,000 (**£55 per sq.ft**) which reflected a net initial yield of **7.3%**. The units were let to Evans Vanodine, Yodel and Three Nations.
- Aviva Investors acquired a 150,487 sq.ft warehouse unit in June 2014 at Banksfield Place at the Walton Summit Centre for £7,290,000 (**£49 per sq.ft**), which reflected a net initial yield of **7.65%**. The unit was let to ThyssenKrupp Aerospace UK for 5 years, at a passing rent of £590,000 per annum.

- St Modwen acquired the Old Mill Industrial Estate in Preston in May 2015 for £4,150,000 reflecting a price of **£41 per sq.ft** and a net initial yield of **9%**. The tenants included DS Autos, Turbo Force Ltd, McKendrick & Wane Ltd, Glass Solutions Saint-Gobain Ltd and RJC (North West) Ltd, and the passing rent is reported to have been £411,736. At the time of purchase, we understand that 8 of the 45 buildings were vacant.
- A private investor acquired a 35,576 sq.ft unit at the Millennium City Park for £2,870,000. Built out in 2005, the warehouse building sold at a price equated to **£81 per sq.ft**, and sold at a net initial yield of **5.8%**.
- A bespoke 86,155 sq.ft warehouse unit let to Prestoplan Homes until January 2016 sold for £2,400,000 in March 2015. The price equated to **£28 per sq.ft**, and having regard to the passing rental of £324,000 sold at a net initial yield of **12.76%**.

5.16 Based on the above transactions, prime yields in industrial estates in Preston appear to be at around **7.5%**. Wyre is not as accessible as Preston, and rents are lower. In addition, units on the whole are smaller (with very few larger logistical units) and the tenants comprise smaller local businesses. Having regard to this, we anticipate that prime yields for modern stock in Wyre will be at around **8%**, whilst secondary and tertiary stock may transact at yields of between **9%** and **11%**, depending on the specific lease terms, location and condition of the premises.

6.0 MARKET AND OCCUPIER ANALYSIS AND PROSPECTS FOR FUTURE DEVELOPMENT

- 6.1 Following the financial crisis and ensuing recession very little industrial space has been developed across Wyre (and indeed the North West) in recent years. Notwithstanding this, development at Omega in Warrington, Logistics North in Bolton and the continued expansion of the Kingsway Business Park in Rochdale are indicative of increased development activity, with a particular focus on the delivery of larger logistical accommodation in strategically important locations.
- 6.2 Larger industrial accommodation may come forward in the Borough, although it is likely to comprise accommodation built for a specific purpose, and may take the form of chemical affiliated accommodation at Thornton or fish processing related activities at Fleetwood (as is envisaged within Reform Energy's proposals to build out a 140,000 sq.ft 'fish processing park'). Garstang and Catterall lack the required infrastructure capacity to support larger scale logistical types of development, whilst Poulton-le-Fylde, Thornton and Fleetwood are located towards the end of the Fylde peninsular and are therefore unlikely to be developed as a 'regional hub' for logistical operations in the North West due to their remoteness relative to locations along M6 and M62 motorways.
- 6.3 Within this report we have looked at the stock and occupiers in respect of each of the 23 employment locations that have been identified, and we have noted the following trends within the Borough:-
- Vacancy levels are low at around 4.9%, and are below that of the Lancashire average which stands at 6.7% according to CoStar. Whilst there is a low proportion of vacant stock in the Borough, there appears to have been little rental growth within the Borough. CoStar report that average rents in Wyre have consistently remained at between £3.75 and £4.00 per sq.ft between 2010 and 2014, with very little variation despite what would appear to be a lack of available space.
 - Unit sizes for both office and industrial accommodation are fairly small in Wyre, although significantly larger facilities are included at Copse Road (such as the Fisherman's Friend factory), at Burn Hall Industrial Estate (such as Northern Express Glass' premises, and Thornton Waste Recycling Park which is excluded from this analysis) and at Poulton Industrial Estate (where larger occupiers include Glasdon, Carter and Asphalt to Go). Table 6.1 provides a brief summary of the size differences observed within the Borough, which is based on the information contained within the schedules forming Appendix 3.

Average Unit Size (sq.ft)	Employment Area
15,001 sq.ft +	Riverside Industrial Park, Norcross, Burn Hall Industrial Estate and Copse Road
5,001 – 15,000 sq.ft	Oakenclough Mill, Brockholes Way, Green Lane West, Taylors Lane Industrial Estate, Head Dyke Lane, Preesall Mill Industrial Estate, Dorset Avenue
2,501 sq.ft – 5,000 sq.ft	Creamery Industrial Estate, Poulton Industrial Estate, Red Marsh Industrial Estate, Hillhouse Secure Site, Port of Fleetwood (South)
1,001 – 2,500 sq.ft	Bank View Industrial Estate, Old Coal Yard, Preesall Lane Garage
0 – 1,000 sq.ft	Nateby Technology Park, Sunny Bank Industrial Estate, St George’s Lane

Table 6.1: Average Unit Size Bands in Wyre by Employment Area

- Often local occupiers in Wyre comprise locally based companies, whose operations are geared either towards the need of local people (such as garages, trade counters, DIY stores) or the local economy. A key example of this can be identified within the Brockholes Way industrial area. Occupiers include Carrs Billington Country Stores and Whittinghams Farm Supplies, which together with Kevin Parker Horseboxes Ltd service the surrounding farms and equestrian facilities. All of the other companies, including ATN Tools, Garstang Timber & Plywood, Manitdu, Brockholes Arms Auction Mart Ltd, Harrison Oils Ltd, Parkinson & Hartley, Garstang Tyre Services Ltd and Central Power Services Limited appear to be locally based companies, who service the needs of locals based in Garstang. Such trends are evident at Green Lane West, Sunny Bank Industrial Estate, Bank View Industrial Estate, Poulton Industrial Estate, Red Marsh Industrial Estate, St George’s Lane and at Copse Road.
- The Riverside Industrial Estate and Taylors Road Industrial Estates are very different in character, and are dominated by single occupiers (Collinson and Siromar Flatpack Tractors) specialising in construction and tractor production respectively.

- Other industrial areas have maintained a significant focus in activities. The Hillhouse Secure Site for example retains chemical companies who operate on a more national basis, alongside the fish processing industries located at Fleetwood Docks and around Copse Road. The degree to which a particular use occupies space within each location is fairly varied in respect of the clusters identified above. For example, whilst the fish processing businesses occupy a fairly low proportion of space at Copse Road (0.9%), anecdotal evidence would suggest that across the road at Fleetwood Port (South) fish processing businesses occupy a significant proportion of the accommodation. Similarly, the proportion of agricultural based uses at the Brockhole Way and Green Lane West employment areas is fairly low (at 7.8% in respect of the former, and less in respect of the latter) where we may have expected to see significant concentrations of businesses focusing on the servicing of the agricultural sector given its importance around Garstang. Notwithstanding this, at the Hillhouse Secure Site all of the occupiers that we are aware of (that are listed on the NPL website) comprise chemical companies who specialise in the manufacture of plastics and vinyl.
- The character and density of developments appears to be very different within the different sub-areas in the Borough. For example, employment locations such as those located at Brockholes Way, Green Lane West, Oakenclough Mill and the Riverside Industrial Estate are fairly compact, with a low proportion of vacant. The only possible exception comprises the Creamery Industrial Estate, which includes a high proportion of open storage land and car parking towards the middle of the industrial area. Employment locations on the Wyre Peninsular appear to be more dispersed, although in certain instances developments including Copse Road, Poulton Industrial Estate and

6.4 At the rental levels and anticipated yields identified at Section 5 the speculative development of industrial and office space is likely to be unviable, although future development is likely to come forward on these sites in the future motivated by specific circumstances such as an owner occupier wishing to expand their business or alternatively with the benefit of public sector funding support.

6.5 Despite the fact that speculative development is considered unlikely to be financially viable at this point in time it is likely that some office and industrial development will come forward in the future. Such development is likely to be motivated by specific circumstances such as an existing owner occupier wishing to expand or other business requirements necessitating development of that type in that location, for example to be near a specific piece of existing infrastructure, or for business agglomeration reasons. Effectively, the business operation requiring the accommodation supplements the financial shortfall from other means.

7.0 IDENTIFICATION OF SUB-MARKETS

- 7.1 Within this report we have looked at the stock, vacancy levels, values and occupiers within each of the main employment areas in Wyre in order to provide a property market analysis with a view to predicting where future development might occur in the Borough.
- 7.2 Through this analysis, we have identified three separate sub-markets within the Borough, which include:-
- a. A6 Corridor (Garstang and Catterall)
 - b. Wyre Peninsular (Poulton-le-Fylde, Thornton Cleveleys and Fleetwood)
 - c. Rural Areas (Rural West, Central Rural Plain and Rural East and Uplands)
- 7.3 We have previously acknowledged that there is little differentiation in terms of property values across the Borough (and therefore there is little difference in values between different submarkets), and we have noted that values appear to be intrinsically linked to the quality of stock. Notwithstanding this, there are key differences in respect of the size, density and types of occupier within each employment allocation. The key characteristics of each of the different recognised sub-markets are identified below:-

a. A6 Corridor

The A6 Corridor includes Green Lane West, Brockholes Way, Riverside and the Creamery Industrial Estates. Centred around Garstang but including accommodation at nearby Barnacre and Catterall, the A6 corridor has 497,338 sq.ft of employment accommodation which amounts to around 14.4% of the total in Wyre. Development is therefore at a smaller scale relative to the accommodation types noted on the Wyre Peninsular, although on a larger scale relative to the surrounding rural areas.

Given the ease of access between the employment areas and the clustering that has taken place around Garstang and Catterall, we consider that the employment areas operate as a single sub-market and contain a number of similarities. The characteristics and trends observed in our analysis of the property market along the A6 Corridor are identified below:-

- **Development Density and Intensity of Use** – Each of the Employment areas (with the possible exception of the Creamery Industrial Estate which includes high concentrations of open storage land) comprise fairly dense industrial estates which occupy the entirety of their respective sites. Each employment area is therefore intensively used. There is therefore very little room for expansion in the majority of instances unless development is permitted in the surrounding Greenfield areas.
- **Availability of Brownfield Sites** – Due to the fact that Garstang grew up as an agricultural market town with very little industry, there are very few competing brownfield sites available along the A6 Corridor. As detailed above, the existing Employment Areas are fairly condensed and appear to be full, and any further expansion would need to be on surrounding Greenfield sites.
- **Smaller Accommodation Types** – With the exception of the Riverside Business Park which is solely occupied by Collinson and comprises a bespoke headquarters and manufacturing facility, the majority of accommodation contained within the Green Lane West, Brockholes Way and Creamery Industrial Estates comprises smaller accommodation types. Average unit sizes are below 10,000 sq.ft for each of the industrial areas considered with the exception of the Riverside Business Park (which extends roughly to 75,000 sq.ft).
- **Vacancy Rates** – As identified above, the Creamery Industrial Estate (7.8% and 12% respectively) and Brockholes Way Industrial Estates have some of the highest vacancy rates in the Borough. Notwithstanding this, this is considered to be an anomaly and is due to the fact that larger accommodation types are available at both of the respective estates, which may indicate that local demand is for smaller accommodation types.
- **Occupiers** – As identified at Section 4 of the report concentrations of smaller locally based companies occupy the majority of units within the respective employment areas, servicing the needs of the immediate local population and local businesses. Different employment areas are occupied by different types of company. For example a significant proportion of the Brockholes Way (7.6%) accommodation is occupied by businesses specialising in agricultural feeds (Carr Billington and Whittingham Farm Supplies). Within both the Green Lane West and Brockholes Way employment areas there are significant concentrations of locally based motor trade businesses.

b. Wyre Peninsular

The Wyre Peninsular includes the settlements of Fleetwood, Thornton Cleveleys and Poulton-le-Fylde, and contains the majority of employment stock within the Borough. Both Poulton Industrial Estate and Copse Road which comprise the two largest concentrations of employment accommodation in the Borough are located along the Wyre Peninsular, alongside concentrations of accommodation at Norcross, Red Marsh Industrial Estate, Hillhouse Secure Site, Burn Hall Industrial Estate, the Port of Fleetwood, St George's Lane and at Dorset Avenue. In total the Wyre Peninsular contains 2,757,530 sq.ft of accommodation which amounts to 79.8% of the total stock.

Fleetwood, Thornton Cleveleys and Poulton-le-Fylde are located within close proximity to one another. Whilst different clusters exist within each of these separate locations (that have been identified above and are summarised below), given the ease of transit between these locations along the A585 for the purpose of this exercise we consider the Wyre Peninsular to comprise a single submarket. Wherever more localised markets exist in respect of certain industries, they are identified below and considered within the recommendations included within the next section of the report.

- **Number of Cleared Sites** – Due to de-industrialisation in Thornton and Fleetwood there are a number of vacant brownfield sites located towards the South of the Port of Fleetwood (South) and towards the east of Copse Road. In addition, a significant proportion of the Hillhouse Secure Site comprises vacant brownfield land, although we understand that the NLP Estates are continuing to remediate former brownfield sites in an attempt to bring them back into use. Significant proportions of the Port of Fleetwood (North and South) are currently vacant also.
- **Lower Density of Development** – The accommodation at Poulton Industrial Estate, Hillhouse Secure Site, Burn Hall Industrial Estate and at the Port of Fleetwood typically comprises low density single storey accommodation. Development is therefore dispersed, and therefore there is greater potential for expansion of floor space though the consolidation of the employment area relative to the more constrained and dense developments such as those located towards the north of the Copse Road employment area, St George's Lane or Dorset Avenue in Cleveleys.

- **Diversified Accommodation Offer** – Larger accommodation types exist at Copse Road, Hillhouse Secure Site, Burn Hall and Norcross (and also to a degree Poulton Industrial Estate within certain areas). As outlined above, larger accommodation types exist at Norcross (averaging 25,301 sq.ft), Burn Hall Industrial Estate (19,290 sq.ft) and at Copse Road (16,591 sq.ft). In addition to the above, the Wyre Peninsular also accommodates significant amounts of smaller accommodation types. Accommodation at Poulton Industrial Estate, Port of Fleetwood (South), Hillhouse Secure Site and at the Red Marsh Industrial Estate average between 2,500 sq.ft and 4,000 sq.ft. Whilst the A6 Corridor and Rural Area submarkets comprise a very homogenous offer of typically smaller industrial units, the accommodation located within the Wyre Peninsular is typically more diverse.
- **Low Vacancy Rates** – Very little accommodation is currently being marketed along the Wyre Peninsular. At present around 2.8% of the stock at Copse Road is vacant, which increases towards 6.3% at the Poulton Industrial Estate. All other employment areas with the exception of Red Marsh Industrial Estate (1%) and Dorset Road (29%) appear to be fully occupied. The only reason why so much space is available at Dorset Road is due to the relocation of Gilberts who occupied c.36,000 sq.ft of accommodation at Dorset Road which is currently on the market with Duxbury's Commercial.
- **Mix of Occupiers** – Occupiers include companies operating on an international, national and regional basis including HTI, Fisherman's Friend, Victrex PLC, Ineos Vinyls, AGFP Fluoropolymers and Glasdon. Notwithstanding this, aside from at the Hillhouse Secure Site (with a focus on the chemical industry) and the larger units located at Copse Road (occupied by HTI and Fisherman's Friend) and the Poulton Industrial Estate (occupied by Glasdon) the majority of units are occupied by local businesses. Further analysis on an area by area basis is provided earlier within the report, although a significant proportion of units comprise trade counter and motor trade units, especially within the Copse Road, Poulton and Red Marsh Industrial Estates. Concentrations of fish processing industries are located at Copse Road and at the Port of Fleetwood (South) also.

c. Rural Areas (Rural West, Central Rural Plain and Rural East and Uplands)

The Rural Areas in Wyre located outside of the main settlements of Fleetwood, Thornton Cleveleys, Poulton-le-Fylde and Garstang are typically agricultural in character and contains a low proportion of the overall employment accommodation stock within the Borough.

The rural locations contain around 199,740 sq.ft of accommodation which equates to around 5.8% of the overall stock within the Borough, despite the fact that 9 of the 23 employment areas identified within the Borough are located within the Rural Areas submarket.

Whilst the accommodation is typically dispersed within the rural localities outside of the main urban centres, we conclude that the Rural Areas form a similar submarket owing to the similarities in the accommodation typologies provided. The development forms observed are characterised by the following:-

- **Poor Accessibility** – Each of the employment areas are located in a rural setting, with significant infrastructure limitations. Oakenclough Mill, Nateby Technology Park, Taylors Lane Industrial Estate, Head Dyke Lane and Sunny Bank Lane are all located with frontage onto minor roads, with limited HGV access. Only Bank View Industrial Estate is considered to be fairly accessible, with direct frontage onto Shard Lane (within proximity to the A585).
- **Low Availability of Brownfield Sites** – Due to the fact that the each of the aforementioned employment areas are located within a rural setting, very few brownfield sites exist within the immediate vicinity. Any further expansion of the sites would need to be on surrounding Greenfield areas. Notwithstanding this, whilst there are limited opportunities to extend accommodation at Oakenclough Mill and along Head Dyke Lane owing to the density and layout of development, other employment areas could be reconfigured in some instances to facilitate increased provisions.
- **Smaller Accommodation Types** – The majority of accommodation located within Rural Areas comprises smaller units. With the exception of the units located at Oakenclough Mill which extend to an average of 9,950 sq.ft (due to the existence of larger storage accommodation on site occupied by Bowland and Country Feeds Ltd), all other employment areas contain significant proportions of smaller units. This is evident within the average unit sizes within each location, which extend to 567 sq.ft at the Nateby Industrial Estate, 6,750 sq.ft at Taylors Lane Industrial Estate, 7,510 sq.ft at Head Dyke Lane, 984 sq.ft at Sunny Bank Industrial Estate, 1,428 sq.ft at Bank View Industrial Estate, 1,081 sq.ft at Preesall Lane Garage and 7,377 sq.ft at Preesall Mill Industrial Estate.

- **Size of Employment Areas** – The overall size of the employment areas is significantly less than those located within the main urban areas. Aside from Oakenclough Mill which extends to around 89,550 sq.ft, all other employment locations within the Rural Areas submarket range between 8,500 and 22,500 sq.ft in total. It is noted that the larger accommodation types comprise former mill buildings located in rural locations that have remained in employment use, offering cheaper low value stock which includes both Oakenclough Mill and the mill building at Head Dyke Lane.
- **Low Vacancy Rates** – In terms of industrial stock, only Oakenclough Mill contains a significant quantum of vacant stock in respect of the accommodation situated within the Rural Areas. Around 5.6% of the accommodation at Oakenclough Mill is currently vacant. Vacancy rates are higher in respect of office accommodation, as from the information contained at the Nateby Technology Park website we understand that around 20.1% of the accommodation is vacant. Notwithstanding this, this may in part be down to the specialist nature of the accommodation.
- **Occupiers** – The majority of occupiers comprise smaller locally based companies, who typically specialise in agriculture, motor trade, engineering or construction industries. For example, at Oakenclough Mill occupiers include Askam Construction, Oakenclough Buildings Ltd and Bowland Country Feeds. Accommodation at Taylors Lane Industrial Estate appears to be solely occupied by Siromar Tractors, who manufacture flat pack tractors for distribution around the UK. Both Preesall Garage and Sunny Bank Industrial Estates appear to be predominantly occupied by locally based motor trade uses. Each of the remaining employment areas appear to be occupied by local companies who specialise in the aforementioned industries. The majority of occupiers with the exception of those located in the Sunny Bank Industrial Estate do not appear to be geographically tied to a particular area. In respect of the Preesall Garage and Sunny Bank Industrial Estate, the motor trade clusters service the needs of the people of Preesall and Hambleton respectively (although admittedly the former also includes a car sales operation). The majority of other occupiers (including Siromar Tractors, Shirley's Pies, A&G Precision and MSB Engineering) are considered to be relatively footloose, and are located in these locations potentially due to the quality of the environment.

8.0 CONCLUSIONS

- 8.1 Larger accommodation types tend to be concentrated at a few selective employment areas on Wyre Peninsular in the west of the Borough, which include Copse Road, Hillhouse Secure Site, Burn Hall and Poulton Industrial Estate. This is reflected in the average unit sizes for each employment area as outlined in Table 6.1 above and at Appendix 3. Such accommodation is typically occupied by larger companies, whose businesses operate on an international, national or regional basis. Businesses such as HTI, Fisherman's Friend, Collinson, Victrex PLC, Ineos Vinyls, AGFP Fluoropolymers and Glasdon are examples of such companies. With the exception of Glasdon, each of these businesses has their headquarters within the Borough.
- 8.2 Whilst we cannot rule out the possibility of larger developments on these sites (of say over 30,000 sq.ft), we consider that it is unlikely that larger logistical accommodation will come forward in the Borough owing to its location and infrastructure provision relative to the wider North West.
- 8.3 Instead future larger scale development is likely to take place at Hillhouse Secure Site and at Copse Road/Port of Fleetwood along the Wyre Peninsular, which is geared towards servicing the chemical and fish processing businesses clusters located there. Examples of this include Reform Energy's plans to build out a 140,000 sq.ft fish market facility at Jameson Road within proximity to both the Copse Road and Port of Fleetwood employment areas, whilst it is envisaged that further accommodation could be built out at the Hillhouse Secure Site as the owners continue to remediate the site which will potentially bring additional development land back into use.
- 8.4 Aside from the employment locations outlined above, the majority of other employment areas including the remainder of the sites located on the Wyre Peninsular and those located along the A6 Corridor (with the exception of the Riverside Business Park) and Rural Areas are dominated by the supply of smaller industrial units, which are typically occupied by smaller locally based companies. We have provided examples of this at Section 6 in the context of Brockholes Way, but such trends are more prevalent at Green Lane West, Sunny Bank Industrial Estate, Bank View Industrial Estate, Poulton Industrial Estate, Red Marsh Industrial Estate, Dorset Avenue, St George's Lane and to a more limited degree at Copse Road. This trend is therefore prevalent across each of the three identified submarkets. Again, this is evident within the average unit sizes observed in each of the above employment areas. All of the aforementioned employment areas have average unit sizes of below 10,000 sq.ft, and occupancy is dominated by smaller locally based companies as identified at Appendix 3 and in Section 5 above.

- 8.5 Having regard to rental and yield levels in the Borough, we anticipate that limited amounts of speculative development will be developed in the short to medium term (unless there are significant uplifts in rental levels in Wyre). Following previous trends, the majority of development in Wyre is therefore likely to be developed on a smaller scale, based on individual businesses specific requirements, especially within the specific industrial estates that contain high proportions of small units. Such development is likely to be focused along the A6 Corridor and along the Wyre Peninsular within proximity to key urban populations.
- 8.6 As detailed earlier within this report, whilst significant business clusters exist in the Borough, a significant proportion of businesses comprise small locally based enterprises that are geared towards serving the needs of the immediate population. With this in mind, land will need to be allocated within different submarkets in the Borough to ensure that land and premises are available should these businesses require additional space for expansion. Given that demand for employment stock appears to be intrinsically linked to proximity to population and meeting the needs of local inhabitants, care will need to be taken to ensure that expanding communities have adequate provisions of employment uses, so that any increases in demand over the plan period can be matched by increases in stock levels.
- 8.7 The economies within each of the identified submarkets specialise in very different functions, and often occupiers are specifically geared towards these specialisms. This includes businesses focusing on servicing agricultural industries in Garstang and Piling, fish processing industries in Fleetwood, chemical industries at Hillhouse, and additional locally based industries in Thornton-Cleveleys and Poulton-le-Fylde. Due to these agglomerations that exist within these different business clusters, and the fact that the majority of businesses located in Wyre serve the needs of local populations, there are a number of geographical constraints that exist. Such businesses need to be located within proximity to their local populations, suppliers and markets.
- 8.8 Notwithstanding this, these business clusters sometimes comprise fairly small proportions in terms of overall stock. In the context of Brockholes Way, the premises occupied by Carr Billington and Whittingham Farm Supplies extend to 7.6% of overall stock within the employment area. At Copse Road the proportion of fish related businesses is even lower at 0.9% of overall stock, although in this instance it is considered likely that the majority of units at the Port of Fleetwood (South) are occupied by companies specialising in the fish packing and processing industries. Conversely at Hillhouse Secure Site all occupiers that we are aware of comprise chemical companies specialising in the manufacture of plastics and vinyl products.

- 8.9 Employment space will be developed where a specific need exists. Given the small clusters of different industries in different parts of the Borough, additional land will be required so as to enable businesses within these different clusters to grow. For example, if land is solely allocated along sites along the Wyre Peninsular, the potential growth of agricultural focused supplier industries located along the A6 Corridor is restricted. Similarly, if sites along the A6 Corridor are allocated at the expense of sites along the Wyre Peninsular, potential growth of chemical industries and fish processing industries could be constrained.
- 8.10 Having regard to the above, we consider that the optimum solution to facilitating the development of new employment space in the Borough and to enable locally based companies to expand is to ensure that future allocations are provided wherever possible within each of the main submarkets within the Borough following the existing concentrations of accommodation.
- 8.11 Having regard to the A6 Submarket, it is clear that due to the proximity of the different employment sites that the market operates on a singular basis, and whilst the accommodation in Green Lane West tends to contain a slightly higher proportion of trade counter premises, it is considered that a single allocation could facilitate the growth of smaller locally based industries. For example, if a business relying on local custom was located at the Creamery Industrial Estate and required larger premises, it is considered that relocation to either the Green Lane West or Brockholes Industrial Estate would not adversely affect the business. In this instance, it is considered that due to the constraints that exist due to the proximity to key infrastructure at the Creamery Industrial Estate, and due to the fact that Green Lane West is surrounded by existing development, that the potential for the expansion of the Brockholes Industrial Estate may be considered.

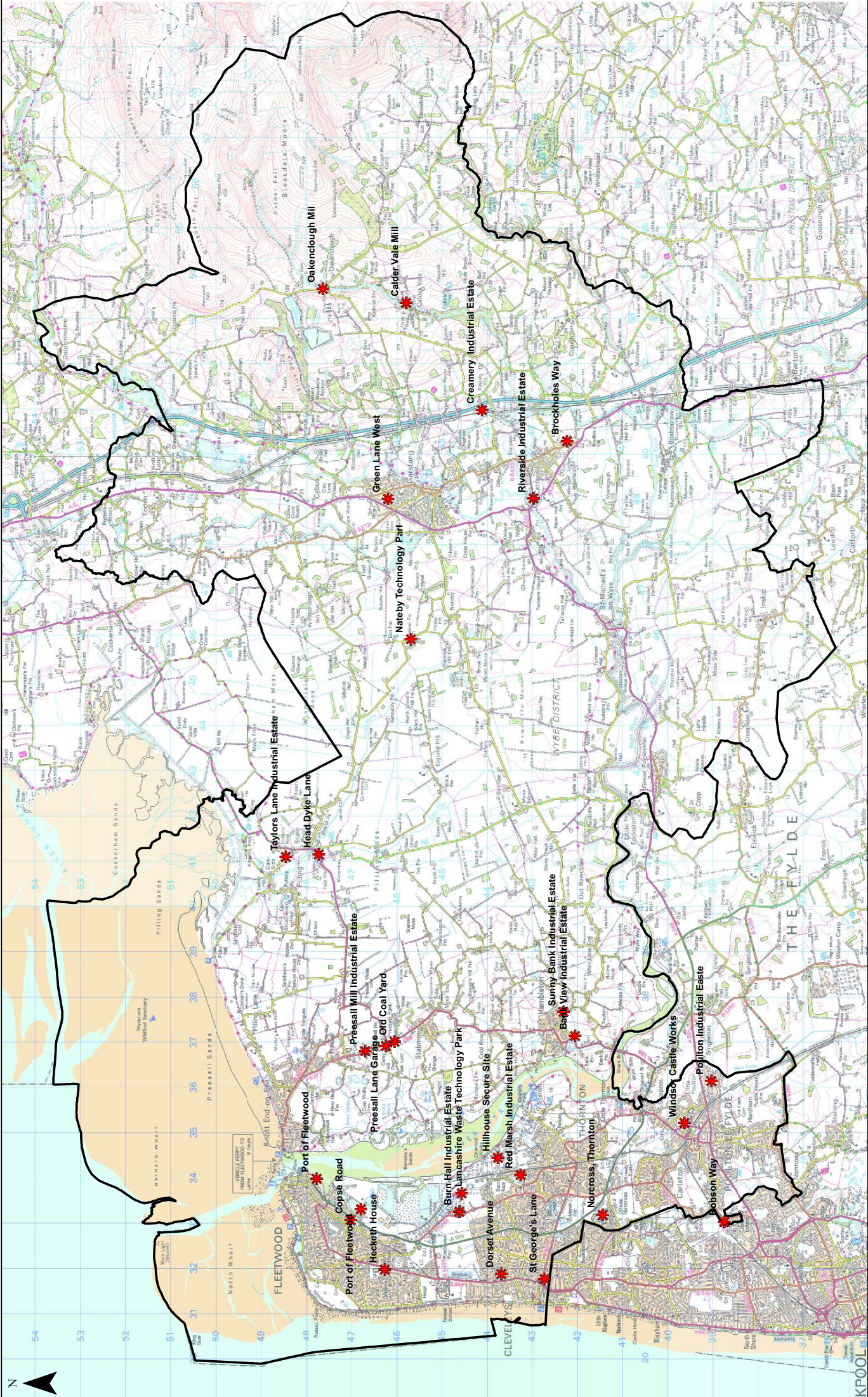
- 8.12 As detailed earlier within the report, the connectivity and proximity of Fleetwood, Thornton, Cleveleys and Poulton-le-Fylde have led this report to identify that the property markets operate as a single submarket. Notwithstanding this, due to the presence of certain clusters it is advised that certain sites remain allocated for employment use to facilitate potential future expansion of these clusters. Due to the presence of the clustering of fish processing industries in Fleetwood and chemical related industries at the Hillhouse Secure Site, it is considered that adequate amounts of employment land at the Port of Fleetwood (South) and at the Hillhouse Secure Site will need to be provided to ensure that the future expansion of these industries can be facilitated in the future. Whilst noting that the area operates as a wider submarket, other locations will also need to be made available to enable the growth of other locally based industries, although it is noted that a number of sites such as those at the Poulton Industrial Estate and both the Dorset Avenue and St George's Road sites in Cleveleys are geographically constrained and future growth is likely to be restricted.
- 8.13 Outside of the main settlements within the Rural Areas employment areas are located around Piling, Hambleton, Preesall and Nateby. Whilst businesses within the Rural Areas may look to expand, new development is likely to be more limited due in part to the size of these rural communities and the current provisions of accommodation. With this in mind, more limited provisions of employment land may be required within these locations, although as outlined above there is a prospect for new development as and when local businesses seek to expand their operations.

Keppie Massie

KEPPIE MASSIE

Appendix 1

Plan of Employment Areas



Current Employment Sites

Date: 25/03/2015

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
Wyre Council Licence Number: 100018720 2015

Appendix 2

Vacancy Audit

Vacancy and Stock Level Calculations

Industrial and Office Accommodation Only

CO, ML Office & Premises
 IF, IF2, IF3 Factory & Premises, Works & Premises, Workshop & Premises
 IX Other Industrial
 CW Warehouse & Premises
 CG1, CG2 Vehicle Repair Workshop & Premises, Garage & Premises



Postcode Area	Site	Industrial Area	Development Typology	Total Floor Area (Sq.m - VOA)	Total Floor Area (Sq.ft - VOA)	Vacant (Sq.m)	Vacancy Rate (% - Floorspace)	Comments
PR3	1	Oakenclough Mill	Office	0	0			
			Industrial	8,319	89,546	465	5.58%	
	2	Creamery Industrial Estate	Office	357	3,841			
			Industrial	5,109	54,990	424	8.31%	
	3	Brockholes Way	Office	970	10,442			Assume that 'Brockholes Pavillion' (Wyre Communications) on market with Robert Pinkus & Co comprises 'Unit 1'. Similar in size.
			Industrial	21,445	230,844	2,685	12.52%	
	4	Riverside Industrial Park	Office	0	0			Appears to be fully occupied by sole occupier.
			Industrial	7,037	75,752			
5	Green Lane West	Office	100	1,081			Unit 8 Manor Park (Capsticks) excluded, as comprises Retail Warehouse. Unit comprising 5,608 sq.ft on market with Duxburys.	
		Industrial	11,184	120,390	496	4.43%		
6	Nateby Industrial Park	Office	790	8,502	159	20.09%	Vacant areas exceed those listed by agents (Robert Pinkus). Based on those listed on the website.	
		Industrial	0	0				
7	Taylors Lane Industrial Estate	Office	0	0			4no units appeared to be unoccupied during inspection. May be used as storage. No visible marketing.	
		Industrial	1,881	20,249				
8	Head Dyke Lane	Office	0	0			Units could be unoccupied. No visible marketing.	
		Industrial	2,093	22,529				
FY6	9	Sunny Bank Industrial Estate	Office	53	571			
			Industrial	1,044	11,236			
	10	Bank View Industrial Estate	Office	183	1,971			
			Industrial	878	9,454			
	11	Old Coal Yard	Office	0	0			All units appeared to be occupied during inspection. No visible marketing of any units.
			Industrial	1,140	12,276			
12	Preesall Lane Garage	Office	51	553			All units appeared to be occupied during inspection. No visible marketing of any units.	
		Industrial	752	8,098				
13	Preesall Mill Industrial Estate	Office	0	0			All units appeared to be occupied during inspection. No visible marketing of any units.	
		Industrial	1,371	14,754				
14	Poulton Industrial Estate	Office	5,846	62,933	1,235	21.13%	Assumed 'Unit 2' on Aldon Rd refers to 'Unit 2a' Aldon Rd (. Assume 'Building 2' on Aldon Road refers to 'Warehouse 1, Carter House' (Duxburys).	
		Industrial	77,278	831,840	3,984	5.16%		
FY5	15	Norcross	Office	9,402	101,202			Majority of site now cleared and vacant. Notwithstanding this, site does not appear to be marketed. On this basis, assume existing accommodation fully let.
			Industrial	0	0			
	16	Red Marsh Industrial Estate	Office	321	3,451			Assume Units 2B and 2C Red Marsh Court refer to units B and C Red Marsh Court (being same size). Unit A (Duxburys) excluded. Not contained within Rating List. Note units 2 Chester Court and 2A Red Marsh Court have recently let (Rightmove).
			Industrial	29,780	320,563	293	0.98%	
	17	Hillhouse Secure Site	Office	1,822	19,609			No data regarding availability is available, and unable to inspect. Assume fully let. NPL note employment increase from 400 to 1,300.
Industrial			8,244	88,740				
18	St George's Lane	Office	210	2,265			57 George Lane is excluded, as it is listed as being a Showroom and Premises. Currently being marketed via Duxburys.	
		Industrial	972	10,466				
19	Dorset Avenue	Office	178	1,912			We are aware that the premises occupied by Gilberts (who have relocated elsewhere) is available and currently being marketed by Duxburys.	
		Industrial	11,280	121,424	3,320	29.43%		
FY7	20	Burn Hall Industrial Estate	Office	0	0			Estate appears to comprise larger units. All units appeared to be occupied during inspection. No visible marketing of any units.
			Industrial	8,960	96,448			
	21	Port of Fleetwood (South)	Office	38	406			Portside accommodation fronting Herring Arm Road/Fleetwood Docks only. Unable to inspect. No accommodation marketed with local/national agents.
			Industrial	9,364	100,797			
22	Copse Road	Office	272	2,929	207	75.89%	Assume that unit marketed by Tiger Estates and listed as 'First Floor Office Premises at Broadbent and Roskell on Siding Rd refers to 28 Siding Rd.	
		Industrial	92,207	992,544	2,381	2.58%		
23	Port of Fleetwood (North)	Office	0	0			Area appears to comprise hardstanding. Assumed area only includes 'portside' accommodation, and not the accommodation fronting the Dock Road.	
		Industrial	0	0				
Total				320,933	3,454,607	15,648	4.88%	

Appendix 3

Results Summary Sheet

Summary of Audit of Wyre Employment Areas
Includes Analysis of Vacancy Rates, Stock, Unit Sizes, Rents, Capital Values and Occupants
Industrial and Office Accommodation Only



Postcode Area	Site	Industrial Area	Total Floor Area (Sq.ft - VOA)	Vacant (Sq.ft)	Vacancy Rate (% - Floorspace)	No of Units	Average Unit Size	Rents	Capital Values	Nature of Occupants
PR3	1	Oakenclough Mill	89,546	5,001	5.58%	9	9,950	Asking rents at £2.10 per sq.ft for basic stock	Asking prices at £45 per sq.ft for smaller basic stock	Includes smaller locally based companies specialising in agriculture (Bowland Animal Feeds) and construction (Askham Construction and Oakenclough Buildings Ltd)
	2	Creamery Industrial Estate	58,831	4,567	7.76%	22	2,674	No recent lettings, and no units currently for sale.	Unit 1a (modern 4,540 sq.ft industrial unit) sold for £66 per sq.ft.	Fairly diverse mix of occupiers, who all seem to comprise smaller locally based businesses. Includes firms specialising in caravan sales/deliveries, heating, medical equipment hire, occupational health and mobility scooters.
	3	Brockholes Way	241,285	28,898	11.98%	25	9,651	Modern larger accommodation (c.19,000 sq.ft) is currently being marketed at £3.61 per sq.ft., whilst AC Carpets recently took c.2,500 sq.ft at a rent of £4.90 per sq.ft.	Industrial units have recently sold for between £36 and £58 per sq.ft depending on size and condition.	Occupiers comprise smaller locally based companies, who tend to specialise in agriculture related industries. For example, both Whittingham's Farm Supplies and Carrs Billington who occupy the 2no largest premises specialise in animal feeds. Other firms include solicitors, timber merchants, tool hire companies, motorcycle sales, tyre fitters, oil merchants, equine transport and livestock auctioneers.
	4	Riverside Industrial Park	75,752	0	0.00%	1	75,752	Single unit. No recent lettings.	Single unit. No recent sales.	Specialising in atriculture, renewable energy and construction, Collinson occupy the entirety of the Riverside Industrial Park. Whilst the company comprise a local company, they operate one of the largest industrial premises within the Borough.
	5	Green Lane West	121,471	5,334	4.39%	21	5,784	Modern units currently marketed at between £3.10 and £3.90 per sq.ft.	Unit 1c which comprises office accommodation sold for £102.50 per sq.ft. This unit comprised office accommodation.	Green Lane West contains a mixture of occupiers, which includes Lancashire County Council alongside a number of smaller local businesses. A significant proportion of occupiers include auto and motor trade affiliated businesses, although joinery, blacksmiths, plumbers, window fitters and a country store are also represented.
	6	Nateby Technology Park	8,502	1,708	20.09%	15	567	Small office units have recently let at £31 per sq.ft, whilst asking rents are at around £32 per sq.ft.	Assume that the block is within single party ownership, and we are unaware of any recent sales involving this asset.	We anticipate that the majority of tenants comprise smaller locally based IT companies. We understand that Synergy Energy (IT business consultancy), the Legion Group Plc (internet security) and GCL Taxis (a local private hire taxi company) occupy space within the Technology Park.
	7	Taylors Lane Industrial Estate	20,249	0	0.00%	3	6,750	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	For the purpose of this report we have assumed that Siromar Tractors Ltd occupy the entirety of the accommodation in the Taylors Lane Industrial Estate. Siromar comprise a locally based company who specialise in the production of flat pack tractors.
	8	Head Dyke Lane	22,529	0	0.00%	3	7,510	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	We do not know who occupies the Mill Building, as no details are held on CoStar and no signage was visible at the date of inspection. A locally based company called MSB Engineering Ltd who specialise in fabrication and welding occupy the other unit.

Postcode Area	Site	Industrial Area	Total Floor Area (Sq.ft - VOA)	Vacant (Sq.ft)	Vacancy Rate (% - Floorspace)	No of Units	Average Unit Size	Rents	Capital Values	Nature of Occupants
FY6	9	Sunny Bank Industrial Estate	11,806	0	0.00%	12	984	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	The units at the Sunny Bank Industrial Estate are occupied by smaller locally based companies specialising in auto sales and repairs. This includes Saltcoat Motors, Sunny Bank Car Sales, Bikemoves, Taurus Motorcycles and Taurus Tyres.
	10	Bank View Industrial Estate	11,425	0	0.00%	8	1,428	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	Occupiers include locally based companies specialising in signage, carpets, electrical contractors and a motor garage.
	11	Old Coal Yard	12,276	0	0.00%	7	1,754	We understand that units 2/3 and 4 which range between 1,300 and 1,830 sq.ft let in 2011/2012 at rents of between £6.04 and £6.20.	We are unaware of any recent sales or units being marketed.	Occupiers include locally based companies such as Shirleys Pies, Shepherd Brothers and Chards Interiors, who specialise in the production of pies, window fitters and shop fittings respectively.
	12	Preesall Lane Garage	8,651	0	0.00%	8	1,081	Unit 3 (436 sq.ft) let for £4.08 per sq.ft in October 2010, whilst Unit 1 (3,200 sq.ft) is currently being marketed for rent at £3.75 per sq.ft.	We are unaware of any recent sales or units being marketed.	Occupiers include smaller locally based companies specialising in the motor trade and interior design. Park Lane Garage and T Healy Paint and Bodywork occupy the majority of accommodation within the employment area.
	13	Preesall Mill Industrial Estate	14,754	0	0.00%	2	7,377	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	Occupiers include A&G Precision Limited and Windmill Framing. The former specialise in the production of aircraft components, whilst the latter comprise a locally based picture framing business.
	14	Poulton Industrial Estate	894,773	56,184	6.28%	242	3,697	Modern office accommodation has let at Sovereign Court for £10.67 per sq.ft, whilst older suites are available at £4 per sq.ft. Industrial rents tend to range between £2 and £3 per sq.ft for the majority of stock, although more modern stock has let at rents of over £5 per sq.ft.	Units 6/7 on Aldon Way sold off an asking price of £35 per sq.ft (which comprised older brick/block accommodation). Unit 9a is currently being marketed on a sale and leaseback arrangement for £656,000 which equates to £49 per sq.ft.	Occupiers at Poulton Industrial Estate are fairly varied, and include larger companies who occupy larger premises such as Glasdon (plastics manufacturer) and Carter (machine tool manufacturer) alongside smaller more locally based companies. Concentrations of motor vehicle affiliated uses exist including M&D Car Sales, PX Wheels, Carleton Motors, Poulton Vans, KCC Autos, West Coast Motor Auction, and Aldon although other uses are well represented which include joiners (Howdens/Contract Joinery), highway surfacers (Asphalt2go), lubricants (Mculloch Oils) and signage/printing companies (DF Signs/Print Wise) amongst a variety of other uses. Even larger firms at Poulton Industrial Estate are locally based, and the different uses prevalent indicates that a variety of different.

Postcode Area	Site	Industrial Area	Total Floor Area (Sq.ft - VOA)	Vacant (Sq.ft)	Vacancy Rate (% - Floorspace)	No of Units	Average Unit Size	Rents	Capital Values	Nature of Occupants
FY5	15	Norcross	101,202	0	0.00%	4	25,301	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	We understand that the remaining stock at Norcross is occupied by the Government Department for Work and Pensions.
	16	Red Marsh Industrial Estate	324,014	3,153	0.97%	119	2,723	Units have recently let for units of between £2 and £4.50 per sq.ft depending on the size and characteristics of the unit. Notwithstanding this, we understand that Unit 2b let for £5.70 per sq.ft on a stepped rent rising to £6.32 per sq.ft in year 2.	Unit 3 Red Marsh Drive sold for £40 per sq.ft which comprised a 4,520 sq.ft brick/block unit built in 1968. Units 2b and 2c are available for £101 and £104 per sq.ft respectively which both comprise 1,582 sq.ft of brick built workshop accommodation with roller shutter frontage.	The occupiers at the Red Marsh Industrial Estate appear to comprise smaller locally based companies, who specialise in a range of different uses. Whilst a number of companies are focused on home/property improvement (such as fencing, conservatories, plumbers, suspended ceilings, roofing, kitchens and bathrooms), other uses include signage manufacturers, media consultants, motor trades and a stage school.
	17	Hillhouse Secure Site	108,349	0	0.00%	32	3,386	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	From the literature contained on NPL's website, we understand that occupiers include Victrex PLC, Ineos Vinyls and AGFP Fluoropolymers, which comprises chemical companies who specialise in the production of plastics and vinyls.
	18	St George's Lane	12,732	0	0.00%	17	749	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	Occupiers include locally based companies. A high proportion of units are occupied by motor trade affiliated companies, which include R Bebbington Ltd, Auto Glow Car Valeting, Bartley's of Cleveleys, St George's Lane and Mobility 2000. Other represented uses include a charity shop and furniture showroom.
	19	Dorset Avenue	123,336	35,735	28.97%	18	6,852	An undisclosed tenant took a lease of office accommodation within the Cleveley's Business Centre for £4.51 per sq.ft.	The former Gilbert's premises is currently being marketed for £35 per sq.ft.	Occupiers include CaviTech who manufacture injection moulds, alongside motortrade uses (John Harrop Service Centre and GT Car Sprays) and DIY stores/showrooms (Northern Plumbase and Cleveleys Tile Centre).
FY7	20	Burn Hall Industrial Estate	96,448	0	0.00%	5	19,290	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	Occupiers include Northern Express Glass Ltd, Shakespeare Monofilament UK Ltd, Wyre Tyres and Jarden Applied Materials. With the exception of Wyre Tyres, the businesses comprise specialised manufacturers making monofilaments and applied materials.
	21	Port of Fleetwood (South)	101,203	0	0.00%	27	3,748	We are unaware of any recent lettings or units being marketed.	We are unaware of any recent sales or units being marketed.	Fleetwood Fish Market operate from accommodation within this employment allocation.
	22	Copse Road	995,473	27,858	2.80%	60	16,591	Units at the Harbour Trading Estate (comprising 2,500 sq.ft) are currently available at rents of £4 per sq.ft, whilst Unit 10 which comprises 5,000 sq.ft is available at £4.80 per sq.ft. Past lettings at the Harbour Trading Estate have taken place at £6 per sq.ft for units of 1,500 and 2,500 per sq.ft respectively. Unit 4 on Henderson Road let at a rent of £3.55 per sq.ft. From the evidence outlined above, units tend to let for between £3.50 and £4 per sq.ft, although past lettings have indicated that rents of up to £6 per sq.ft have been achieved.	We understand that Archway Travel acquired 9,217 sq.ft of accommodation from Tesla Teres Ltd. The accommodation sold for £50 per sq.ft, or £260,000 per acre if valued on the basis of comprising a development site. The Depository on Maritime Street which comprises 6,216 sq.ft sold for £200,000, which equates to £32 per sq.ft.	Whilst there is a significant cluster of fish processing related companies (including AM Seafood Ltd, Smith's Food Group, A Welsh Seafoods and Stephenson's Wholesale Fish Merchants), other firms include motor trade related businesses (Car Parts and Salvage, Star Bodies Accident Repair Ltd, Lawtons New & Used Cars, D&S Motors and John Jenkinson Motors), scrap metal merchants (Foulds Scrap Metal Merchants), electrical engineers (EAS and AC Electrical), joiners (Howdens), a funeral directors (J.P.Dell Funeral Directors) and a building supply company (Builders Supplies West Coast Ltd) amongst other uses. Larger manufacturing firms such as Fishermans Friend and HTI occupy substantial premises at Copse Road also.
	23	Port of Fleetwood (North)	0	0	0.00%	0	0	NA	NA	Assume the land is owned by Associated British Ports. At the time of inspection, the land was vacant and unoccupied.