

Appendix 1



Distribution Warehouse / Industrial Transactions



Rental Transaction Key

- 1 - Plot 10 Castlewood Business park, J28 M1
- Unit 4B Castlewood Business Park, J28 M1
- Unit 4A Castlewood Business Park, J28 M1
- The Co-operative Food, Castlewood Business Park, J28 M1
- The Co-operative Food, Castlewood Business Park, J28 M1
- 2 - The Core, Unit 1 Langham Park, Mansfield Road, Chesterfield
- 3 - DC1, Trax Park, Decoy Bank South, Doncaster
- 4 - Andrew Page, Markham Vale, J29A M1
- 5 - NYK Common Road, Huthwaite
- 6 - Brakes Brother, Palmer Road, Grantham

Investment Transaction Key

- 1 - Unidrug Distribution Group Limited, Castlewood Business Park, Sutton in Ashfield
- 7 - Dixons Retail Distribution Centre, Balderton, Newark
- 8 - Lakeview Drive, Sherwood Park, Annesley



The development comprises the construction of a new single storey warehouse with ancillary office accommodation providing a gross internal area of 220,004 sq ft (20,439 sq m) with specification to include 12 metre eaves, 5% office content, 33 loading doors, 240 car parking spaces and 40 HGV parking spaces.

UniDrug Distribution Group Ltd entered into an agreement for lease on the basis of a 20 year FRI lease from Practical Completion (early 2014) at an annual rent of £979,000 per annum (£4.45 per sq ft). The rent is subject to review every fifth anniversary of the term. It is understood the tenant has been granted an initial 23 month rent free period.

It should be noted that the rental agreed is for a developer's shell finish only and that the tenant is meeting the costs of fit out.

Unit 4B Castlewood Business Park, J28 M1 (map ref: 1)



The property comprises a 24,240 sq ft (2,252 sq m) industrial/distribution unit with 5% office content and was let in May 2013 to BT Rolling Stock Ltd (Bombardier) for a term of ten years, subject to a tenant break option and rent review at the end of the fifth year. The rent was agreed at £103,000 per annum (£4.25 per sq ft). We understand that no rent free period was agreed and that the tenant has a six month rent penalty should the break option be exercised.

It should be noted that the tenant acquired the unit as a developer's shell and has met the costs of fitting out including two storey offices, hence the lower rental per sq ft achieved.

Unit 4A Castlewood Business Park, J28 M1 (map ref: 1)



The property comprises 39,783 sq ft (3,696 sq m) industrial/distribution space with 5% office content and was let to Midland Aerospace in September 2012 for a term of 15 years, on FRI terms, subject to five yearly rent reviews. A stepped rent was agreed as follows:

Year 1 - £47,242

Year 2 - £94,484

Year 3 - £141,762

Years 4 & 5 - £188,969 per annum

We understand that in addition the tenant pays a further rent of £41,600 per annum to reflect the costs of fit out undertaken by the developer, namely installation of two storey offices.

Our analysis of the rent agreed reflects a headline rent of £4.75 per sq ft which increases to £5.80 per sq ft inclusive of the fit out rent agreed.

The Co-operative Food, Castlewood Business Park, J28 M1 (map ref: 1)



The Co-operative Group signed a pre-let with Clowes Developments to take 477,260 sq ft distribution warehouse on a 20 year lease from October 2012. The building has an eaves height of 15 metres, 80 dock level loading doors and 2 main service yards with depths of 50 metres and 99 metres.

The property is let to The Co-operative Group for a term of 20 years on full repairing and insuring terms at an initial rent based upon £4.60 per sq ft. We are not aware of the incentive package agreed.

The Core, Unit 1 Langham Park, Mansfield Road, Chesterfield (map ref: 2)



The property comprises a speculatively built distribution warehouse with 14 metre eaves height and 12 loading doors extending to 167,227 sq ft (15,535 sq m).

The property was let in January 2013 to Menlo Worldwide UK Ltd for a term of ten years on FRI terms with tenant option to break and rent review at the end of the fifth year. An initial rent of £660,546 per annum was agreed (£3.95 per sq ft). It is understood that the tenant was granted an equivalent rent free period of 16 months.

DC1, Trax Park, Decoy Bank South, Doncaster (map ref: 3)



The property comprises a modern distribution warehouse built in 2002 with an eaves height of 12 metres providing a cross docked facility with 12 dock level and 14 surface level access doors. The property extends to 163,209 sq ft (15,163 sq m) and is held on a sub lease expiring in 2022, from July 2013, at a rent of £781,896 per annum (£4.53 per sq ft) inclusive of a mezzanine floor and security lodge. We are not aware of the incentive package.

Andrew Page, Markham Vale, J29A M1 (map ref: 4)



The property comprises a recently completed distribution facility extending to 100,000 sq ft (9,290 sq m) with 3.5% office content.

The property was let on a fifteen year FRI lease with 5 yearly rent reviews to Andrew Page Ltd in July 2012 at a headline rent of £445,000 per annum (£4.45 per sq ft). An eighteen months rent free period was granted to the tenant.

NYK Common Road, Huthwaite (map ref: 5)



The property is situated on the A38, near the M1 Junction 28. It comprises a 1980's steel portal frame warehouse with two storey offices extending to 109,736 sq ft (10,195 sq m) plus mezzanine and gate house.

It is understood the property was let in December 2013 on the basis of a ten year term with tenant break option and rent review at the end of the fifth year. A headline rent of £305,000 per annum (£2.78 per sq ft) has been agreed. In addition the tenant has been granted incentives to include a reduction in the first years rent to £205,000 per annum and four months rent free in the event that the break option is not exercised at the end of the fifth year.

Brakes Brother, Palmer Road, Grantham (map ref: 6)



The property is situated in an established industrial and distribution location in Gonerby Moor, to the north west of Grantham town centre.

The property comprises three, intercommunicating high bay warehouses developed in three phases to provide a cold store and distribution facility extending in total to 244,391 sq ft and on a site of 16.11 acres.

The property is let to Brake Brothers Limited on a twenty five year lease with effect from 20 December 2012, at a rental of £855,000, on a full repairing and insuring basis, incorporating 5 yearly rent reviews to RPI with a collar of 0%, equating to £3.50 per sq ft. The investment was being marketed at £13.47M, equating to a net initial yield of 6% and recently sold at a price equivalent to a net initial yield of 5.21%.

Investment Transactions

Dixons Retail Distribution Centre, Balderton, Newark (map ref: 7)



Date: October 2014, Price £68.5M (£94.33 per sq ft), Yield: 6.4% net initial yield, Size: 726,200 sq ft (67,466 sq m)

The property comprises a purpose built distribution warehouse built in 2006 situated at the intersection of the A1, A17 and A46. The property is let at a rent of £4.5M per annum with five yearly uplifts to 3.0% pa compounded, and has an unexpired lease term of 18.8 years. The property and an adjacent 750,000 sq ft unit serve as Dixons Carphone's central distribution hub for both its physical stores and online business.

We consider this investment to be better located being visible from the A1 and adjacent to the intersection of a number of 'A' roads.

Lakeview Drive, Sherwood Park, Annesley (map ref: 8)



Date: January 2013, Price: £8.95M (£71.00 per sq ft), Yield: 7.95% net initial yield, 8.77% reversionary yield, Size: 126,059 sq ft (11,5711 sq m)

The property was constructed in 2006 and comprises a modern detached distribution facility with ancillary offices totalling approximately 126,059 sq ft with a site coverage of 47%. Internally, the warehouse area has a clear minimum eaves height of 10.5m.

The entire property is let to L'Oreal (UK) Ltd (D&B Rating 5A1) with 8.3 years unexpired at a passing rent of £752,797 per annum, reflecting £5.79 per sq ft. The rent is subject to an increase on the tenth anniversary in June 2016 to £831,148 reflecting £6.59 per sq ft. The long leasehold interest (virtual freehold) was sold in January 2013 for £8,950,000 reflecting a net initial yield of 7.95% and a capital value of £71.00 per sq ft.

We consider this investment to be superior to the subject property in terms of location. However, the transaction is somewhat historic since when there has been yield contraction.

Unidrug Distribution Group Limited, Castlewood Business Park, Sutton in Ashfield (map ref: 1)



The property comprises a modern distribution warehouse extending to 220,004 sq ft and is let to Unidrug Distribution Group on a full repairing and insuring lease for a term of 20 years with effect from 2014 at a rental of £979,000, equating to £4.45 per sq ft. The property was sold in December 2013 for £14.9M, equivalent to £67.72 per sq ft, equating to a net initial yield of 6.21%.

Details of the information set out above indicates that there has been no significant industrial/distribution transactions within Bassetlaw in recent times.

Appendix 2



Availability

Workshop

Address	Street	Town	Postcode	Unit description	Unit size (sq m)	Unit size (sq ft)	Type of	Use type	Sub	Date on	Asking rent (£ psf)	Per annum rent	Asking price	Agent details
Retford Road, Workshop, S80 2RS	Retford Road	Workshop	S80 2RS	Manton 110	10279	110,646	Leasehold or Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand	08/22/2014 00:00:00	£3.75	Not quoted	£4.43 m North Rae Sanders - Tel: 020 7493 2180
Retford Road, Workshop, S80 2RS	Retford Road	Workshop	S80 2RS	Unit 8	10279	110,646	Virtual Freehold or Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand		Not quoted	Not quoted	Not FHP Property Consultants - Tel: 0115 950 7577, quoted North Rae Sanders - Tel: 024 7663 6888
Retford Road, Workshop, S80 2RS	Retford Road	Workshop	S80 2RS	High Bay Industrial Unit	12882	138,660	Leasehold or Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand		Not quoted	Not quoted	Not Innes England - Tel: 0115 924 3243, Campbell & quoted Company Limited - Tel: 0114 2765551, BNP Paribas Real Estate - Tel: 0114 263 9220
Highgrounds Way, Workshop, S80 3AF	Highgrounds Way	Workshop	S80 3AF	Unit 9	119	1,277	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand	09/23/2011 00:00:00	£6.46	Not quoted	Not Fisher German - Tel: 01777 709943
Highgrounds Way, Workshop, S80 3AF	Highgrounds Way	Workshop	S80 3AF	Unit 3	120	1,288	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand	08/18/2014 00:00:00	Not quoted	£5,500	Not Fisher German - Tel: 01777 709943
Highgrounds Way, Workshop, S80 3AF	Highgrounds Way	Workshop	S80 3AF	Unit 5	120	1,288	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand	08/18/2014 00:00:00	Not quoted	£5,500	Not Fisher German - Tel: 01777 709943
Industrial Premises, Highgrounds Way, Workshop, S80 3AF	Highgrounds Way	Workshop	S80 3AF	Unit 2	1115	12,000	Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand		Not quoted	Not quoted	Not Innes England - Tel: 0115 924 3243, Fisher German - quoted Tel: 01777 709943, FHP Property Consultants - Tel: 0115 950 7577
Highgrounds Way, Workshop, S80 3AF	Highgrounds Way	Workshop	S80 3AF	Unit 1	1887	20,312	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand	06/06/2013 00:00:00	£1.87	£38,000	Not JLL - Tel: 0115 908 2120
Highgrounds Way, Workshop, S80 3AF	Highgrounds Way	Workshop	S80 3AF	Surplus Distribution Warehouse	8616	92,741	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand	06/06/2013 00:00:00	£3.00	Not quoted	Not JLL - Tel: 0115 908 2120
Craggs Industrial Park, Morven Street, Workshop, S80 4AJ	Morven Street	Workshop	S80 4AJ	Unit 20	411	4,424	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand		Not quoted	£18,000	Not Fisher German - Tel: 01777 709943
Craggs Industrial Park, Morven Street, Workshop, S80 4AJ	Morven Street	Workshop	S80 4AJ	Unit 18/19	465	5,009	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand		£3.60	Not quoted	Not Fisher German - Tel: 01777 719 148
Enterprise Court, Colliery Road, Workshop, S80 4BX	Colliery Road	Workshop	S80 4BX	Unit(s)	209	2,250	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand		Not quoted	Not quoted	Not Ashtenne Holdings plc - Tel: 01904 675 821
Workshop, Turner Road, Workshop, S81 7AE	Turner Road	Workshop	S81 7AE	Workshop	212	2,280	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand		Not quoted	£6,850	Not Fernie Greaves Limited - Tel: 0114 244 9121
Arrow, G Park Workshop, Claylands Avenue, Workshop, S81 7BQ	Claylands Avenue	Workshop	S81 7BQ	Arrow	30697	330,420	Leasehold	Storage and Distribution	Industrial (B8)	New - New Build (existing)	01/19/2012 00:00:00	£4.50	Not quoted	Not Knight Frank - Tel: 0114 272 9750, GVA - Tel: 0113 quoted 280 8025
Dukeries Industrial Estate, Claylands Avenue, Workshop, S81 7DJ	Claylands Avenue	Workshop	S81 7DJ	Entire Building	3843	41,365	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand		Not quoted	Not quoted	Not Lambert Smith Hampton - Tel: 0114 275 3752
Bay 4, 4 Retford Road, Workshop, S81 8ER	Retford Road	Workshop	S81 8ER	Entire Building	990	10,652	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand	04/20/2012 00:00:00	£1.75	Not quoted	Not Lambert Smith Hampton - Tel: 0115 950 1414
Workshop & Retail Space, Blyth Road, Workshop, S81 8JA	Blyth Road	Workshop	S81 8JA	Workshop & Retail Unit	137	1,471	Leasehold or Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand		Not quoted	Not quoted	Not SYBS Premier Estate Agents - Tel: 01302 830303

Total: 886,729

sq ft available

556,309

Second Hand (not including 330,000 Arrow building)

£3.56 average asking rent per sq ft

Retford

Address	Street	Town	Postcode	Unit description	Unit size (sq m)	Unit size (sq ft)	Type of	Use type	Sub	Date on market	Asking rent (£ psf)	Per annum rent	Asking price	Agent details
29 Cobwell Road, Retford, DN22 7BN	Cobwell Road	Retford	DN22 7BN	Entire Scheme	0	0	Freehold	Storage and Distribution	Industrial (B8)	Second-hand Grade B	08/14/2013 00:00:00	Not quoted	Not quoted	£0.7 m Fisher German - Tel: 01777 709943
65 Cobwell Road, Retford, DN22 7DD	Cobwell Road	Retford	DN22 7DD	Unit	266	2862	Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		Not quoted	Not quoted	£0.07 m Fisher German - Tel: 01777 719 148
Hallcroft Road, Retford, DN22 7PT	Hallcroft Road	Retford	DN22 7PT	Unit 1	351	3778	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		£4.50	£17,000	Not Brown & Co incorporating Berry Morris - Tel: 01777 709112
Aurillac Court, Aurillac Way, Retford, DN22 7PX	Aurillac Way	Retford	DN22 7PX	Unit 5	136	1469	Leasehold	General Industrial	Industrial (B2)	Second-hand Grade B		Not quoted	£7,500	Not Fisher German - Tel: 01777 709943
Aurillac Way, Retford, DN22 7PX	Aurillac Way	Retford	DN22 7PX	Unit 8 - 10	225	2419	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B	01/06/2015 00:00:00	£5.60	£13,600	Not Fisher German - Tel: 01777 709943
Aurillac Way, Retford, DN22 7PX	Aurillac Way	Retford	DN22 7PX	Former Carters Unit	312	3354	Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B	03/15/2013 00:00:00	Not quoted	Not quoted	£0.4 m Brown & Co incorporating Berry Morris - Tel: 01777 709112
Hill Court, Aurillac Way, Retford, DN22 7PX	Aurillac Way	Retford	DN22 7PX	Unit 1	332	3577	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B	08/10/2012 00:00:00	£5.03	Not quoted	Not Fisher German - Tel: 01777 709943
Sloswick Drive, Retford, DN22 7WF	Sloswick Drive	Retford	DN22 7WF	Proposed New Industrial Unit	570	6135	Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	New - New Build (pre-construction)	10/17/2013 00:00:00	Not quoted	Not quoted	£0.37 m Fisher German - Tel: 01777 709943
Randall Park Way, Retford, DN22 7WF	Randall Park Way	Retford	DN22 7WF	Plot 3 and 4 (part)	0	0	Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		Not quoted	Not quoted	£0.49 m Fisher German - Tel: 01777 719 148
Site At, West Carr Road, Retford, DN22 7ZF	West Carr Road	Retford	DN22 7ZF	Unit 1	444	4782	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		£3.24	Not quoted	Not Fisher German - Tel: 01777 709943
Site At, West Carr Road, Retford, DN22 7ZF	West Carr Road	Retford	DN22 7ZF	Unit 4	0	0	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Second-hand Grade B		£2.50	Not quoted	Not Fisher German - Tel: 01777 719 148
Total:					28,376		Available					£4.17 average asking rent per sq ft		
					22,241		second hand							

Harworth

Address	Street	Town	Postcode	Unit description	Unit size (sq m)	Unit size (sq ft)	Type of	Use type	Sub	Date on market	Asking rent (£ psf)	Per annum rent	Asking price	Agent details
Harworth Business Park, Harworth Park, Doncaster, DN11 8DB	Harworth Park	Doncaster	DN11 8DB	Offices/Industrial	9	100	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8) Grade B	Second-hand	02/25/2013 00:00:00	Not quoted	Not quoted	Not Lambert Smith Hampton - Tel: 0114 275 3752, Colliers International - Tel: 0113 200 1800
Plumtree Farm Industrial Estate, Plumtree Road, Doncaster, DN11 8EW	Plumtree Road	Doncaster	DN11 8EW	Unit 3A	70	753	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8) Grade B	Second-hand	10/01/2013 00:00:00	Not quoted	£4,000	Not Fisher German - Tel: 01777 709943
Blyth Road, Doncaster, DN11 8NE	Blyth Road	Doncaster	DN11 8NE	Single Unit	66239	712994	Leasehold or Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	Design & Build		Not quoted	Not quoted	Not Commercial Property Partners - Tel: 0114 273 8857
Blyth Road, Doncaster, DN11 8NE	Blyth Road	Doncaster	DN11 8NE	Industrial Unit	66890	719994	Leasehold or Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	New - New Build (pre-construction)		Not quoted	Not quoted	Not Commercial Property Partners - Tel: 0114 273 8857
Howarth Enterprise Park, Brunel Close, Doncaster, DN11 8QA	Brunel Close	Doncaster	DN11 8QA	Unit 13	78	840	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8) Grade B	Second-hand		£6.26	£5,256	Not PPH Commercial - Tel: 01302 341041
Harworth Industrial Estate, Bryans Close, Doncaster, DN11 8RY	Bryans Close	Doncaster	DN11 8RY	Industrial Warehouse	3716	40000	Leasehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8) Grade B	Second-hand		£4.75	Not quoted	Not Barnsdales Limited - Tel: 01302 323 453
Phase II, Snape Lane, Doncaster, DN11 8RY	Snape Lane	Doncaster	DN11 8RY	Unit B1	3728	40128	Leasehold or Freehold	Mixed Industrial - B1, B2, B8	Industrial (B1/2/8)	New - New Build (under construction)	09/14/2014 00:00:00	Not quoted	Not quoted	Not Commercial Property Partners - Tel: 0114 273 8857
Total:						81,821		Available						
						41,693		Second Hand						£5.51 average asking rent per sq ft
						40,128		Speculative						

Appendix 3



Schedule of Available Employment Land

Property	Size (Sq Ft)	Quoting Rent/Price (Per Sq Ft)	Size (Acres)	Comments
iPort, Doncaster	100,000 +	LH £4.00 FH £65.00	337 acres	Industrial and distribution development located adjacent to J3 of the M18 . The site has outline planning consents for B1c, B2 and B8 uses.
Markham Vale, Chesterfield	10,000 +	LH £3.75 FH £55.00	200 acres	Mixed use development located adjacent to J29a of the M1. The site has outline planning consents and has enterprise zone status.
Sheffield Business Park	20,000 +	LH £4.50 FH £70.00	50 acres	Industrial and office development located circa 2.5 miles from J33 of the M1. The site has outline planning consent and enterprise zone status.
Smithywood Business Park	20,000 +	LH £4.75 FH £70.00	50 acres	Industrial and office development located within 1 mile of J35 of the M1. The site has outline planning consents for B1, B2 and B8 uses.
G Park, Doncaster	100,000 +	LH £4.50 FH £60.00	126 acres	Industrial development located less than 1 mile from J4 of the M18. The site has outline planning consents in place for warehouse and production uses.
Gladman Park, Tankersley	50,000 +	LH £5.50	25 acre	Industrial and distribution scheme located within 1 mile of J36 of the M1. The site has detailed planning consents for four units suitable for industrial uses.
Summit Park, Mansfield	Up to 600,000 sq ft	TBC	45 acres	Formerly owned by ProLogis and now Sladen Estates. Located close to Mansfield but some way from M1 Junction 29 and 28 via the A617 and A38 respectively.
XL Link, Leeds	480,000	LH £4.75 FH 65.00	30 acres	Industrial development located adjacent to J31 of the M62. The site currently has detailed planning consent for a 480,000 sq ft industrial warehouse.
Hoyland Business Park, Hoyland, Barnsley	TBC	LH £4.50 FH £60.00	150 acres	Development site located adjacent to J36 of the M1. The site is allocated for employment uses.
Doncaster Road, Goldthorpe, Barnsley	TBC	LH £4.50 FH 55.00	400 acres	Development site located circa 7 miles from J37 of the A1(M). The site is allocated for employment uses.
Temple Green, Leeds	100,000 +	LH £5.50 FH £80.00	177 acres	Industrial and distribution development located adjacent to J45 of the M1. The site has outline planning consents and has enterprise zone status.
Logic Park Leeds	30,000 +	LH £5.75 FH £78.00	110 acres	Industrial and distribution development located adjacent to J45 of the M1. The site has outline planning consents and has enterprise zone status. 80,000 sq ft unit currently being speculatively developed.

Tri-Link Park, Castleford	3,000 +	LH £5.25 FH £75.00	6 acres	Industrial and distribution development situated adjacent to J31 of the M62 within the Wakefield Europort area which is home to TK Maxx, DHL and Argos. The site has outline planning consent for B1c, B2 and B8 uses.
Tiger Park, Castleford	5,000 +	LH £5.25 FH £75.00	14.5 acres	Industrial development site situated circa 2.5 miles from J32 of the M62. The site currently has outline planning consents in place for B1c, B2 and B8 uses.
Thorne Park, Doncaster	3,000 +	LH £TBC FH £TBC	25 acres	Mixed use scheme located adjacent to J6 of the M18. Current occupiers include McDonalds, Tesco and Stoneacre.
Connex 45, Leeds	15,000 +	LH £5.75 FH £70.00	4 acres	Development site located 1 mile from J45 of the M1. The site currently has detailed planning in place for a 30,000 sq ft and 50,000 sq ft industrial units. Construction will begin speculatively on the 50,000 sq ft unit this September.
Newmarket Colliery, Wakefield	48,000 +	LH £5.00 FH £70.00	117 acres	Industrial scheme situated less than 1 mile from J30 of the M62. The site currently has outline planning consents for B1c, B2 and B8 development.
Rockingham Development Site, Barnsley	Up to 500,000	TBC	45 acres	Development scheme situated At M1 Junction 36, the site is currently allocated for employment uses with planning for Phase 1 submitted last week.
G, Glasshoughton	5,000 +	LH £5.00 FH £70.00	23 acres	Mixed use development located less than 1 mile from J32 of the M62. Two plots, G1 and G3 currently have B1c, B2 and B8 outline planning consents.
		Total	1,934.50 acres	

Appendix 4



delivery	Market Conditions demand and delivery										potential developable area	Est. no. Of Jobs created	Timeframe for delivery	Viability summary		
	Rating	Type of anticipated demand by sector	Recent market activity on site	Competing Schemes (A1 corridor or Local)	Land Values (per acre)	Target Rents	Viability without intervention	Viability with intervention (rates/CIL exemption)	Alternative uses if no longer allocated for employment	Rating				Market Delivery summary	Summary comments	Suitability for intervention
		Small to medium sized B2-B8 - not suitable for large scale distribution.	None.	Workshop - Gateford Common	£ 100,000	£4.50 per sq ft.	No	Yes.	Residential		Vacant units in the immediate area including Arrow - 330,000 sq ft. More suitable for small scale employment uses (B1/B2).	50% B8, 50% B2	1,262	5-15 years	Located on M1 side of Workshop. Potential demand but currently untested.	Potential to invest
		B1, B2 and B8 for local businesses.	None - awaiting commitment from foodstore operator in order for the infrastructure to be delivered.	Limited other Brownfield sites within town centre.	£ 150,000	From £5.00 per sq ft plus.	No - Requires foodstore development to create serviced employment land.	No - costs exceed rent	Retail and residential.		Requires rents of £16 per sq ft for offices and £5 per sq ft to be viable - above current market levels.	50% B8, 50% B1 (ind)	373	10-15 years	Even with Asda and servicing introduced the employment element is unviable. CIL improvements to Sandy Lane roundabout could improve saleability of the site. Limited supply of ind stock (10,000 sq ft - 40,000 sq ft). Possibility for serviced site sales or owner-occupier pre-sales.	Market to deliver
		Storage/waste transfer.	Currently being purchased in its entirety for vehicle storage and training purposes.	Limited - land at North Road, Retford.	£ 50,000	£2.00 per sq ft plus.	Yes - for low value uses/owner occupiers.	Not suitable.	None.		Site would site low value open storage or waste transfer/noxious uses.	assume 5,000 sqm of B8	71	0-5 years	Will be delivered for storage led uses.	Market to deliver
		Mainly B8 led.	None.	Other sites at Harworth/Docks to South	£150,000 (quoting on Costar 200,000)	From £4.50 per sq ft.	Yes - subject to large occupier or potential roadside/leisure uses. Unviable at rents below £4 per sq ft.	Fair.	Roadside on part.		Developer interest. Deliverability driven by rental values/covenant strength.	80% B8, 20% B2	1,138	0-10 years	Viability is marginal if B8 only uses are secured. If a mix of uses including roadside/leisure is included it improves the position. Alternatively, contributions towards infrastructure or Rates/CIL exemptions improve viability.	Market to Deliver
		Interest in 40,000 sq ft pre-let. Units up to 50,000 sq ft.	Proactive marketing. Site under offer for design and build opportunities for a let. Units up to 7,500 sq ft and 10,000 sq ft unit.	Other land at Harworth/Rossington Business Park	£150,000 - £200,000	£4.50 per sq ft plus.	Yes - continued small scale build out.	Yes.	Limited - open storage.		Viable site - continues to be built out to small medium sized occupiers.	100% B8	1,143	0-5 years	Proactive development - limited need for intervention but monitor.	Potential to invest.
		Small B1 units from 2,000 - 50,000 sq ft.	Occupier expressions of interest.	Vertical Park and land at Harworth.	£ 150,000	£5.25 per sq ft plus	Deliverable, but requires pre-lets to occupier.	Not required - can be delivered through market forces.	Potential roadside uses/car sales.		Reasonable local occupier demand - relies upon commitment from the developer, who bought the site pre-recession at relatively high market values.	50% B8, 50% B2	156	0-5 years	Can be delivered without intervention subject to developer's commitment.	Market to deliver
		B8 - large scale distribution uses.	Steady Level of interest	Land at Harworth plus land at Ferrwood Business Park and Newark Future	up to £200,000 serviced	Agent stating £4.95 per sq ft (Newark target rents £4.50 plus per sq ft).	Unviable - requires substantial servicing.	Market demand if incentives provided.	Limited.		Competition from other sites along the A1 corridor where demand is limited compared to the M1 corridor. Rate incentives will attract occupier interest.	100% B8	3,571	5-15 years	Substantial infrastructure required. Distribution only potential. Limited local workforce.	Do not invest.
		Small scale B1 workshops.	None.	Limited.	£ 50,000	£5.00 per sq ft plus.	No - not based on typical assumptions. However, long term joint venture agreement could be deliverable.	No - costs exceed rent	Open storage.		Joint venture between the Welbeck Estate and Harworth Estates - no land receipt needed. Long term view to benefit from rental growth will assist viability.	60% B8, 40% B2	590	0-10 years	Developer will bring forward over 25 year period. No land value attributed and long term rental growth assists delivery.	Market to Deliver
		Small scale B1, B2 and B8 uses for the local market.	None.	Arrow - 330,000 sq ft existing unit, Shireoaks Common.	£ 125,000	£5.00 per sq ft plus.	No - not for proposed office lead scheme.	No - unviable even with incentives.	Residential		Sustainable employment site, but not for proposed scheme.	50% B8, 50% B2	400	10-15 years	Limited occupier appetite, longer term potential for small industrial units to serve local market.	Do not invest
		Mainly B8.	None at present.	A57 sites (Gateford Common and Shireoaks Common) and Bevercotes Colliery	£ 125,000	£4.50 per sq ft plus.	Total servicing costs of £5.9 million - can be phased - requires pre-let in order to delivery first phase.	Rates incentives could attract competition from potential A1/M1 corridor occupiers.	Limited.		Edge of town centre with potential to deliver large B8 unit similar to B&Q and Wilkinson's opposite.	80% B8, 20% B2	1,359	5-15 years	Needs infrastructure to unlock. Potential to invest.	Potential to invest
		General employment plus mixed use including hotel, public house, convenience retail.	None.	Limited employment sites within Retford.	£ 100,000	Employment uses from £5.00 per sq ft.	Yes - Viability assisted by mix of uses including residential, convenience retail and public house.	Intervention required to secure 78,000 sq ft occupier.	Residential		Residential development and ancillary employment uses (retail) will assist in cross subsidising the delivery of the employment space.	50% B1 (ind), 50% B2	736	0-10 years	Deliverable mixed use scheme. Infrastructure paid for by residential. Incentives/investment required to secure employment occupier.	Market to deliver
		B1, B2 and B8.	None.	Harworth Business Park and other land at Harworth.	£ 100,000	£4.50 per sq ft plus.	Requires pre-let to initiate development.	Relies on occupier demand.	Agricultural.		Existing services sites at Harworth Business Park together with other land at Doncaster South and Rossington Business Park means the site is likely to be a long term opportunity.	80% B8, 20% B2	3,227	5-15 years	Needs infrastructure to unlock. Potential to invest.	Potential to invest