



7a Pindock Mews, Little Venice, London W9 2PY, UK
T: +44 (0)20 3713 8500 E: contact@dominiclawson.co.uk
www.dominiclawson.co.uk

Report

Project: Crouchlands Farm, Rickman's Lane, Plaistow, Billingham RH14 0LE
Subject: Whole Farm Plan - Rural Enterprise Centre Report
Date: May 2022
Client: Artemis Land and Agriculture Ltd

DLBP Ltd is registered in England & Wales at the above address, number 7229435.
VAT registration number 260 6370 18.

A. INTRODUCTION

1. This report has been prepared by DLBP Ltd, on behalf of Artemis Land and Agriculture Ltd, to inform the proposed development of the rural enterprise centre element of the Whole Farm Plan at Crouchlands Farm, Rickman's Lane, Plaistow, Billingshurst RH14 0LE.
2. This desktop-based report uses information from public sources to provide a comprehensive overview and assessment of the proposed uses for the rural enterprise centre. It also considers the specific needs and demands of occupiers and visitors of the site.
3. Drawing on case study examples from Sussex and further afield, more detailed information is provided regarding the structure and pricing of existing similar facilities. Mapping these examples also identifies gaps in the provision of certain facilities to assist in producing a proposal for the development of a rural enterprise centre at Crouchlands Farm.
4. The report:
 - considers the incentives for the development of a rural enterprise centre, identifying the economic drivers behind the proposed development. Particular attention is paid to the role of the Coast to Capital Local Enterprise Partnership;
 - summarises the potential uses of the site, drawing on information from current examples. An overview of typical demands for each use in terms of the size and structure of buildings, the energy needs, access and parking provision, site security, and the needs of visitors is provided. Typical prices are also outlined where available;
 - outlines the relative strengths and limitations of each use; and
 - provides a number of case studies at Appendix A.
5. The report concludes by setting out the key features of each proposed use at the site.

B. RURAL ENTERPRISE CENTRE

Site description

6. The rural enterprise centre is one element of the Whole Farm Plan at Crouchlands Farm that will also include a farm hub, rural food and retail area, equestrian centre, and a glamping site.

7. The proposed description of development is:

The regeneration of Crouchlands Farm, comprising demolition of selected buildings, extension, refurbishment and remodelling of selected buildings and the erection of new buildings to provide up to a total of 17,169 sq m (including retained / refurbished existing buildings) comprising the existing farm hub (sui generis), a rural enterprise centre (Use Classes E, C1 and F1), a rural food and retail centre (Use Class E and F1), an equestrian centre (Use Class F2 and C1) and a glamping site (Use Class E and sui generis); provision of new hardstanding, pedestrian, cycle and vehicular access, circulation and parking, landscaping including new tree planting, maintenance and improvements to the Public Rights of Way, site infrastructure and ground remodelling.

8. The rural enterprise centre will cater for a range of commercial and business uses (Use Class E). The facilities provided will be aimed at small to medium sized local businesses. There will also be educational facilities such as classrooms and study spaces (Use Class F1) and a limited amount of accommodation for staff and students (Use Class C1).

Location and access

9. The site is located in a rural setting and surrounded by a range of farm buildings.

10. The site benefits from being a short drive from the residential areas of Billingshurst and Horsham and is well connected to the wider West Sussex area. The A3 and A24 are easily accessible, providing links to London, Brighton, and Gatwick airport. The site is in a remote location in terms of access to public transport and is most easily accessed by car. There is an infrequent bus service operating in the area and the nearest train station is over 7 miles away in Billingshurst.

11. Access to the site is via the main driveway from Rickman's Lane to the east of Crouchlands Farm. There is currently an area of hardstanding that can provide parking for a number of vehicles.

Existing uses and amenities

12. Existing buildings will be redesigned and repurposed to form the rural enterprise centre. These vary in floorspace, but are all single storey with pitched roofs. Entrances to the site are gated.

C. ECONOMIC DRIVERS

Coast to Capital Local Enterprise Partnership

13. The Coast to Capital Local Enterprise Partnership (LEP) is a partnership between local authorities and businesses that helps determine local economic priorities and drive economic growth. Covering parts of East Surrey, Greater Brighton and West Sussex, the aim is to create the most dynamic non-city region in England by creating 'functional economic hubs' to attract a variety of businesses, entrepreneurs and visitors.
14. Coast to Capital offers support to businesses of all sizes, in the form of advice and funding. The Growth Hub provides free and impartial business support to connect experts, investors, and funders to identify key areas of business improvement.
15. Funding comes from an allocation of the Governments Growth Deal and the European Structural and Investment Fund. They are then allocated by Coast to Capital through the following channels:
 - Regional Projects Business Case Development Fund;
 - the Coast to Capital Business Recovery Grants;
 - the Coast to Capital Backing Business Grants;
 - the Growing Places Investment Fund;
 - the European Structural Investment Fund; and
 - the Local Growth Fund.
16. All grants have been allocated with no indication of when they might resume.
17. Whilst Coast to Capital continue to support small businesses, the focus has shifted to identifying further major investments in infrastructure and the economy. West Sussex is identified as a key economic hub, offering the most striking opportunities for growth and development with huge scope for investment.
18. The Coast to Capital Business Plan 2021-2022 states an aim to make strategic investments on behalf of the Government through the Local Growth Fund to upgrade infrastructure and invest in the growth of businesses.
19. The Gatwick 360 Strategic Economic Plan 2018-2030 sets out eight economic priorities, including:
 - developing business infrastructure and support;
 - investing in sustainable growth; and
 - creating skills for the future.

20. The first of these priorities seeks funding to develop high quality business space so that productive businesses can flourish and bring better paid jobs to the area. The report states that demand for business space currently outstrips supply. The ambition is to develop more flexible, high-quality enterprise spaces as well as start-up spaces to encourage innovation.
21. The second priority focuses on making future growth sustainable. All new development will prioritise the production and use of renewable energy through the support of low-carbon growth and innovation initiatives.
22. The final priority seeks funding for training opportunities and facilities to make sure that the adult workforce has the skills for future business needs. The formation of the Coast to Capital Employment and Skills Board will link education providers and employers, and actively support initiatives to improve skills provision.
23. In particular, page 25 of the Gatwick 360 Strategic Economic Plan 2018-2030 states that:

There is a demand for new, high-quality business and science parks that can build on sector strengths and encourage strong business centre clusters.
24. These economic priorities all seek to stimulate capital investment to improve productivity and to scale-up business growth. The rural enterprise centre will be designed to meet these priorities in order to seek funding.
25. The Rural Economy Study (2019) reported key findings about employment in the Coast to Capital rural areas. Only 18% of all businesses are in rural areas, employing 14% of the Coast to Capital population.
26. The biggest sector in rural Coast to Capital is Professional, Scientific and Technical (18.5%), followed by Wholesale and Retail (14.6%) and Construction (12.8%). Rural manufacturing is also important, providing almost 9,000 jobs, or 5.4% of all businesses.
27. Rural Horsham had the greatest concentration of rural businesses (31%), with 31,000 people in work. Manufacturing was the dominant employer in this rural area, with over a third of all Advanced Manufacturing and Engineering firms based in rural Horsham. These statistics reflect its proximity to Gatwick and the availability of employment space in a number of industrial estates.
28. The report also showed that rural businesses have an average of 6.41 employees while urban businesses have an average of 7.42 employees.
29. These findings are helpful when considering which uses (and businesses) to incorporate and encourage as part of the rural enterprise centre.
30. The Coast to Capital Local Enterprise Partnership have also set out a new strategic vision for growth in their Build Back Stronger, Smarter and Greener report. They call for an increase in government funding to speed economic recovery and accelerate productivity

growth. Investment will focus on a series of place-based transformational infrastructure projects that will improve connectivity in the region.

Getting Building Fund

31. The UK Government announced a £900 million Getting Building Fund to deliver jobs, skills and infrastructure across the country. This fund supports 'shovel-ready' infrastructure projects which can be delivered within 18 months. In June 2020, Local Enterprise Partnerships were invited to put forward projects for the fund. Coast to Capital has been allocated £19.2 million of the fund. From 117 applications, 12 projects will received a proportion of this funding.
32. Coast to Capital will invest in local infrastructure projects to drive economic growth in the wake of the Covid-19 crisis. The goal is to fund innovative projects which meet the Government's requirements of driving up economic growth, jobs and green recovery. The plans for Crouchlands Farm are being developed in discussion with the Coast to Capital Local Enterprise Partnership, as it is envisaged that the remediation and regeneration of Crouchlands Farm will support this green recovery.

Chichester Housing and Economic Development Needs Assessment (2018)

33. The Chichester HEDNA considers the need for housing and employment land based on future projections for the District.
34. The report finds that the north of the District provides the smallest proportion of office and industrial floorspace, with a majority of employment land focussed in Chichester City and the surrounding areas.
35. The HEDNA forecasts a need for 300,400 sq metres or 61.1 hectares of employment land between 2016-36 which could be accommodated across the District, such as in areas to the north.

Chichester District Council Economic Development Strategy (2019)

36. The Economic Development Strategy sets out how the Council aims to support local businesses from 2020 to 2025. Key priorities of the strategy include support for local business and work that encourages growth and investment into the area.
37. The Council must identify and support businesses that have strong growth potential and are likely to provide new higher value jobs and attract new investment. A key priority of Chichester District Council is to create a strategy for inward investment and the development of employment land to provide the future space for growing and new businesses.

38. A second priority is to create the conditions to support growth-orientated businesses by providing the right business accommodation in the right locations with high quality, up-to-date digital and physical infrastructures.
39. Other findings from the paper show that 3 in 5 businesses had plans to expand, with 35% citing the availability of suitable space as a barrier to growth. 23% also indicated that being in the right business premises was effecting the day to day running of their businesses.
40. The priorities of the Economic Development Strategy support the development of new businesses space that meets the growing demand for new and existing businesses in the region.

West Sussex County Council Economic Growth Plan (2018)

41. This plan sets out the County Council's priorities to drive economic growth in the region up to 2023. It identifies five themes that reflect the challenges and opportunities of the area which include the aim to grow green energy, promoting West Sussex as a place to live and work, and enabling the workforce of the future.
42. The plan also identifies the quality and range of employment space as a constraint on economic growth. This is of particular concern for small and medium sized enterprises with limited space to start-up or scale-up their operations. These findings further support the need for a range of commercial spaces within the rural enterprise centre.

D. USES

43. This section provides an overview of the proposed uses of the rural enterprise centre element of the Whole Farm Plan.
44. Case studies are referred to throughout and expanded upon in Appendix A.

Warehousing

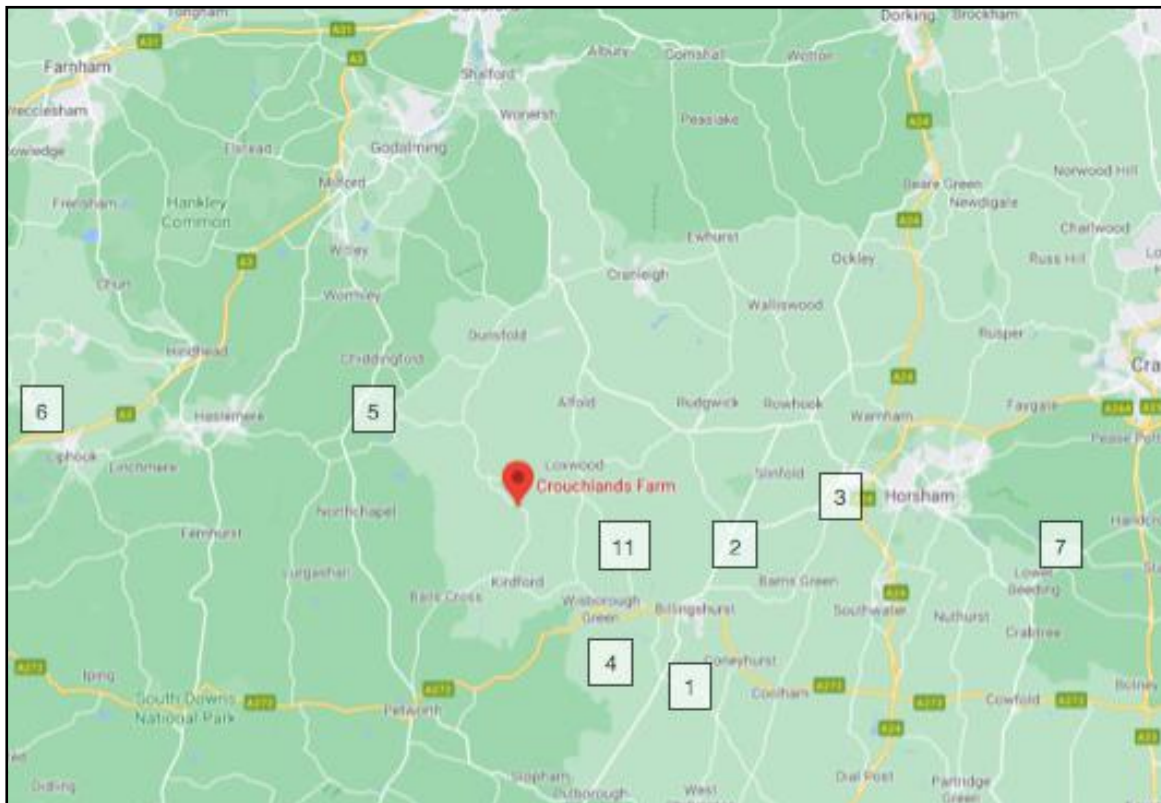


Figure 1: Map showing the location of warehousing in relation to Crouchlands Farm.

Commercial

45. Commercial warehouses are often located on the outskirts of urban areas near major transport routes. A semi-rural setting provides the room for businesses to operate and grow, as well as providing round the clock access to road, rail or air.

46. Warehousing requires large amounts of floorspace to maximise the area for storage. Units vary in size but tend to be between 400 to 13,000 sq m. They are basic in their structure and form, most commonly consisting of a steel framed building that is brick-built to the first elevation with corrugated sheet sides and roof. Commercial buildings typically require a minimum eaves height of 5 metres. Single storey loading bays and roller doors are also common.
47. Most warehouses are fitted with a 3-phase electricity supply, strip fluorescent lighting, water, gas and broadband. Some also have office spaces within them. Parking provision is made for larger commercial vehicles, staff and visitors. CCTV is standard.
48. Properties tend to be offered on a 5 to 10 year lease, with a rent review after 5 years. Rents are payable quarterly at a typical rental value of £80 per sq m per annum.
49. The advantages of such use are the lower initial investment in the building, lower maintenance costs, and the length of tenancies providing a reliable, steady income.
50. The negative aspects are the volume and size of traffic, and potential disruption from noise as many businesses operate 24/7. The average rental value per area is also less than other uses, particularly office space.
51. Commercial warehousing would be suitable for the rural enterprise centre when considering the location and existing services at the site. Crouchlands Farm is well situated, providing access to the A3 in the east and A24 in the west, and is less than 15 miles from the nearest town, Horsham.
52. The main concerns for this type of use would be the size of existing buildings, vehicular access and local competition. Commercial buildings typically require a minimum eaves height of 5 metres, whereas the eaves height of the existing buildings are approximately 3 metres. Commercial warehouses require large areas for parking and the turning of vehicles, however the layout of the existing buildings may prove a constraint. There are also a number of larger business parks in the surrounding area including Rosier Business Park (Case Study 1), The Business Park (Case Study 2) and Lawson Hunt Industrial Park (Case Study 3) that offer a greater variety of different sized units.

Self-storage

53. Self storage facilities tend to be located in urban areas nearest to their target audience. These facilities offer a range of unit sizes that cater for individuals and businesses.
54. Every unit is insulated and their contents are insured against fire, flooding and theft. The site and storage units are accessed using a personal pin code and key. Access can be restricted to normal working hours. Parking is also provided for users.
55. Storage rooms are rented monthly, with prices increasing based on floor space but decreasing relative to the length of the rental period.

56. This use benefits from low maintenance and staffing costs. Unlike other uses, self storage facilities can operate without the need for any staff on site.
57. Self storage does require a greater initial investment, with the need to fit individual units and ensure that they are watertight, warm, and secure. The income is also much less predictable than commercial warehousing and, again, is lower than the return generated from office space.
58. Self storage would be a good component of the rural enterprise centre at Crouchlands Farm, benefitting most from the sites location.
59. As mentioned above, a problem of this use is that it does not offer a consistent rental income. A further concern would be the competition from two other facilities within 12 miles of the site, JNJ Self Storage (Case Study 4) and Bethwins Farm (Case Study 5).

Light industry

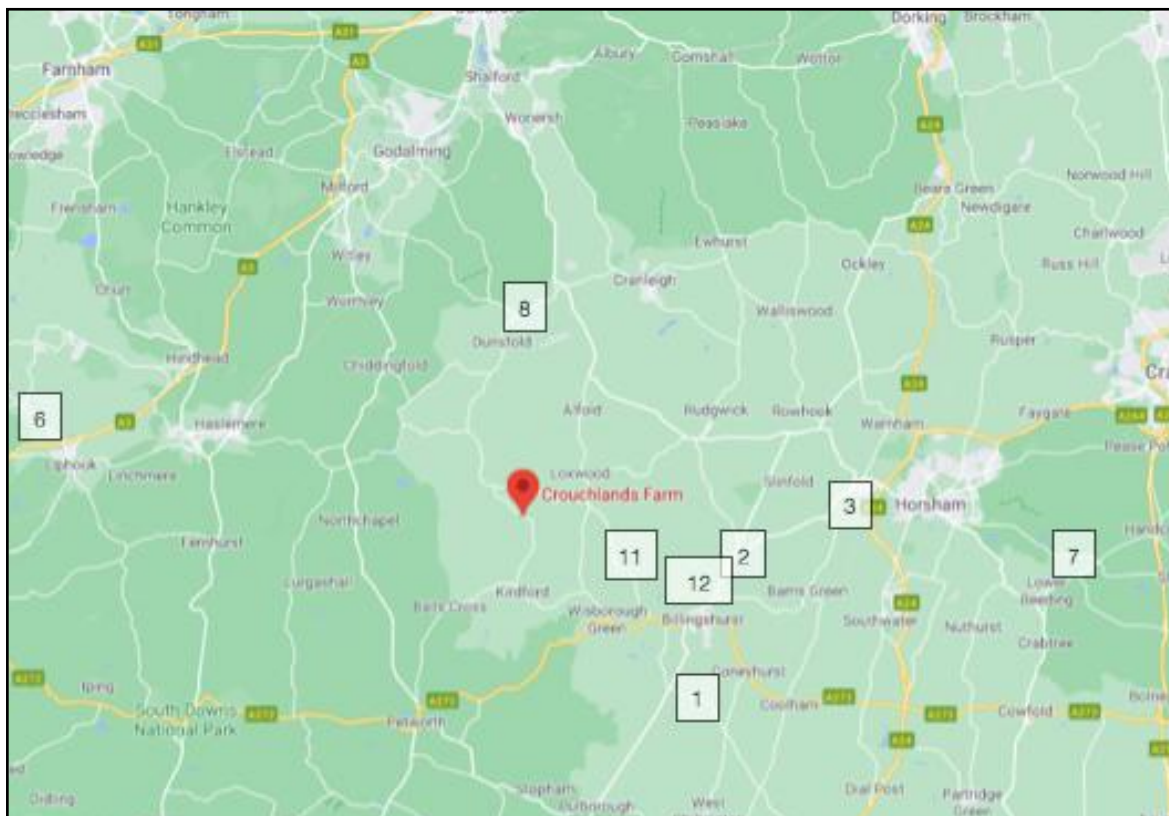


Figure 2: Map showing the location of light industry in relation to Crouchlands Farm.

Commercial

60. Commercial light industrial units tend to be located within business parks alongside commercial warehousing and office spaces. Typical occupants and businesses can include car sales, servicing and repairs, carpenters/joiners, fabricators, online retailers, and breweries. These uses all share similar needs of accessibility and space.
61. Industrial units tend to be one or two storeys in height, with vehicular access not uncommon. Most buildings are fitted with electricity, water and gas supplies, broadband, W/C and kitchenettes as standard. Parking is usually required for commercial vehicles.
62. Properties are let on short and long term agreements, with rent payable quarterly. Extra service charges are standard and cover estate costs such as maintenance and CCTV. Rents vary based on the services provided. An industrial unit at Lawson Hunt Industrial Park (Case Study 3) costs £59 per sq m per annum for example.
63. The advantages of this type of use are similar to those of commercial warehousing: lower initial costs, little maintenance and longer, more predictable tenancies.
64. Potential concerns of this use are similar to commercial warehousing with the need for space, security, and commercial traffic, albeit not at all times of the day.
65. Commercial light industries would be well suited to the rural enterprise centre because of the variety of occupants they bring. The site is well located and easily accessible, and existing buildings could be retrofitted to suit businesses of all different sizes. Future tenants could also be selected to create a hub of similar businesses, for example those working in sustainable industries, that complement one another.
66. This use may not be as suitable for the site due to competition from existing facilities nearby.

Craft / Artisanal

67. This particular use encourages start ups, small- and medium-sized business in the service and craft industries to produce something of a destination. A range of offices, workshops and retail outlets of different styles and sizes can create a mixed centre. Location is an important factor as there is a need to attract a wide audience. A rural setting is also important to provide idyllic surroundings for these businesses.
68. All units require basic services such as electricity, heating and water supply, and telephone and broadband connections. Extra parking provision should be made for visitors on top of the needs of occupiers.
69. Typical occupants may include upholsterers, artists, florists, graphic and web designers, estate agents, insurers and accountants.
70. A benefit of this use is that it attracts a broad range of businesses that complement each other. The products produced at the rural enterprise centre could be sold within the rural

food and retail centre, increasing the appeal for such specialist businesses and making the farm into a destination for visitors. As a result, higher rents might be charged than otherwise would be for other uses.

71. A negative aspect of this type of development is the initial investment required and the continual maintenance costs. It is unclear whether there is also a demand for such a use in the area.
72. This type of use would be well suited to the rural enterprise centre because of the range of opportunities it brings. This would complement the Whole Farm Plan that seeks to make Crouchlands Farm into a destination that attracts a range of people.

Office space

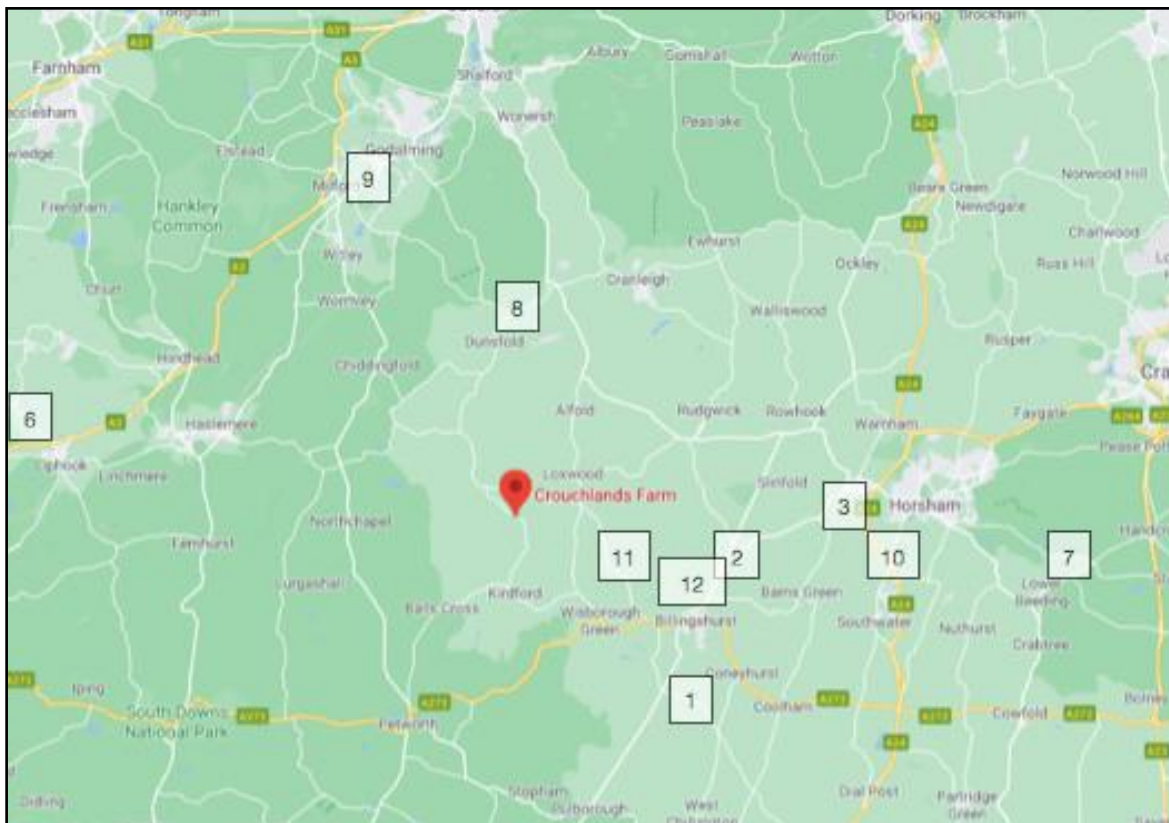


Figure 3: Map showing the location of office spaces in relation to Crouchlands Farm.

73. There are few examples of offices located on their own in a rural setting as most are located in urban areas. Those that are in rural areas often form part of a light industrial centre. These spaces appeal to start ups and small-medium enterprises that need flexibility and room to grow.

74. Offices tend to offer the greatest range of services and amenities of all the uses identified. Essential for any office in a rural setting is a reliable telecommunications system and broadband network, heating and air conditioning, and parking for staff and visitors. Other features common to many offices are communal areas with kitchens, showering facilities, cleaning services, a staffed reception and on site security.
75. The contract length of an office lease can be from 3 months upwards. The cost of office spaces also varies considerably based on the location, size, and services on offer. As an indication, the City Business Centre in Horsham (Case Study 10) charges £26 per sq m (+ VAT) per month across all office units. Service or maintenance fees are often charged on top of rental fees.
76. The main benefit of office space is the rental income that it generates. Most also operate during normal business hours, creating a regular flow of visitors to the site.
77. A drawback of offices is the high cost of their initial construction as well as the continued servicing and maintenance. Compared to commercial industrial spaces and warehouses, they may have a high turnover of tenants with greater needs and demands.
78. This type of use would be partially suitable at Crouchlands Farm with significant investment. The site has ample room to accommodate a range of office spaces and associated parking.

Educational Innovation Hub

79. Educational facilities such as classrooms and study spaces will encourage farm visits and a wider understanding of agriculture and the surrounding habitat and ecology. The education centre will also provide space for companies that specialise in the development and innovative use of technology to enhance agriculture and horticulture, bringing together farmers and growers, scientists, academia, technology experts and entrepreneurs to create a regional innovation hub.
80. The services and amenities required by such a development include - but are not limited to - a reliable power supply, heating and air conditioning, fast broadband speeds, good telecommunications, CCTV security, and parking for staff and visitors.
81. This type of facility would be a suitable component of the rural enterprise centre at Crouchlands Farm as the sites rural setting is beneficial to potential occupiers. The existing buildings are of a suitable size and scale to be converted and sub-divided into offices and laboratory spaces. Provision has already been made for educational facilities in the development proposal which could also be incorporated into this element.

National Institute of Agricultural Botany Agri-Tech Innovation Hub

82. By way of comparison, the AgriTech Innovation Hub is a purpose-built research facility based in Soham, rural Cambridgeshire, and is managed by the National Institute of Agricultural Botany (NIAB).
83. The site was funded by £600,000 of growth initiative funding from the Cambridgeshire & Peterborough Combined Authority to support the development of new and innovative ideas within the Agri-Tech sector.
84. Research focuses on reducing crop and food waste, and improving resource efficiency in fresh produce supply chains. The building is equipped to run as a field station to assist the work of the NIAB. As well as being a site for research, the Hub also provides a centre for training and apprenticeships.
85. On site facilities include offices, a meeting room, canteen, fully equipped research laboratories, a field lab, and warehouse space. There is full internet connection, IT and AV equipment, and printing facilities. On site parking is also available.
86. The NIAB Group have regional centres across the UK and numerous other satellite trial sites, but none in Sussex or Surrey.
87. The NIAB Group also have a large research facility near Cambridge city centre, the Park Farm development. This site includes offices, research laboratories, a conference centre, storage facilities, and state-of-the-art glasshouses.
88. There are proposals for a new building to open on this site in 2021, the NIAB AgriTech Incubator. The complex is designed with start-up, small- and medium-sized agritech businesses in mind. It too will contain offices, meeting rooms, laboratories and engineering workshops.

E. CONCLUSIONS

89. The following section provides a summary of findings from this report and considers the key features of each proposed use at the site.

Warehousing

90. Commercial warehousing units:

- are typically two storeys in height with large, open floorspaces between 400 and 13,000 sq m. Loading bays and roller doors are standard. Provision on site is needed for the parking of commercial vehicles;
- are generally leased for periods of 5 to 10 years and rents are payable quarterly; and
- forecasts suggest that there is a growing demand for commercial warehousing of various sizes in the West Sussex area.

91. Self-storage units:

- are aimed at individual customers and vary in size;
- require a significant initial investment to ensure individual units are secure and water tight;
- provide incomes that are generally less predictable as customers rent on a monthly basis; and
- there are currently two self-storage providers within 15 miles of the site. It is unclear what level of demand there would be for this type of facility.

Light industry

92. Commercial light industrial units:

- tend to be one or two storeys in height and are equipped with electricity, water and gas supplies;
- are let on a short and long term basis, with extra service charges applying for site maintenance; and
- whilst there are many existing light industrial parks in the areas, there is a demand for spaces that cater for small- and medium-sized businesses. Such sites are important to allow businesses to grow.

93. Mixed-use sites:

- can incorporate workshops and office spaces to attract a range of small and medium sized craft industries;

- the amenities for such sites include electricity, water, heating, and parking for occupiers and visitors.

Office space

94. Office spaces:

- are typically of a high quality in terms of their appearance and the services they offer;
- essential services are a reliable telecommunications system and broadband network, as well as heating, air conditioning, and parking;
- this use requires a higher initial investment to create an attractive space, however rental returns are high; and
- there are few examples of stand-alone office spaces in rural parts of the region, with most situated alongside industrial areas.

Educational Innovation Hub

95. An education innovation hub:

- provides office and laboratory space alongside training and educational facilities;
- would support the key priorities of Chichester District Council and Coast to Capital through the provision of high quality, up-to-date business space and training facilities.
- at present, there is no direct competition for such a facility which is encouraging for a development of this nature.

APPENDIX A: CASE STUDIES

1. Rosier Business Park, Coneyhurst Road, Billingshurst RH14 9DE
2. The Business Park, Maydwell Avenue, Slinfold, Horsham RH13 0SZ
3. Lawson Hunt Industrial Park, Broadbridge Heath, Horsham RH12 3JR
4. JNJ Self Storage, Blackgate Lane, Pulborough RH20 1DF
5. Bethwins Farm, Petworth Road, Chiddingfold, GU8 4SL
6. Passfield Mill Business Park, Mill Lane, Passfield, Liphook, GU30 7RR
7. Church Lane Estate, Church Lane, Plummers Plain, Horsham RH13 6LU
8. Smithbrook Kilns, Cranleigh, Surrey GU6 8JJ
9. Mill Pool House, Mill Lane, Godalming, Surrey GU7 1EY
10. Needspace?, City Business Centre, Brighton Road, Horsham RH13 5BB
11. Reliance Works, Newpound, Wisborough Green, Billingshurst RH14 0AZ
12. Billingshurst Business Park, Stane Street, Billingshurst RH14 9HP

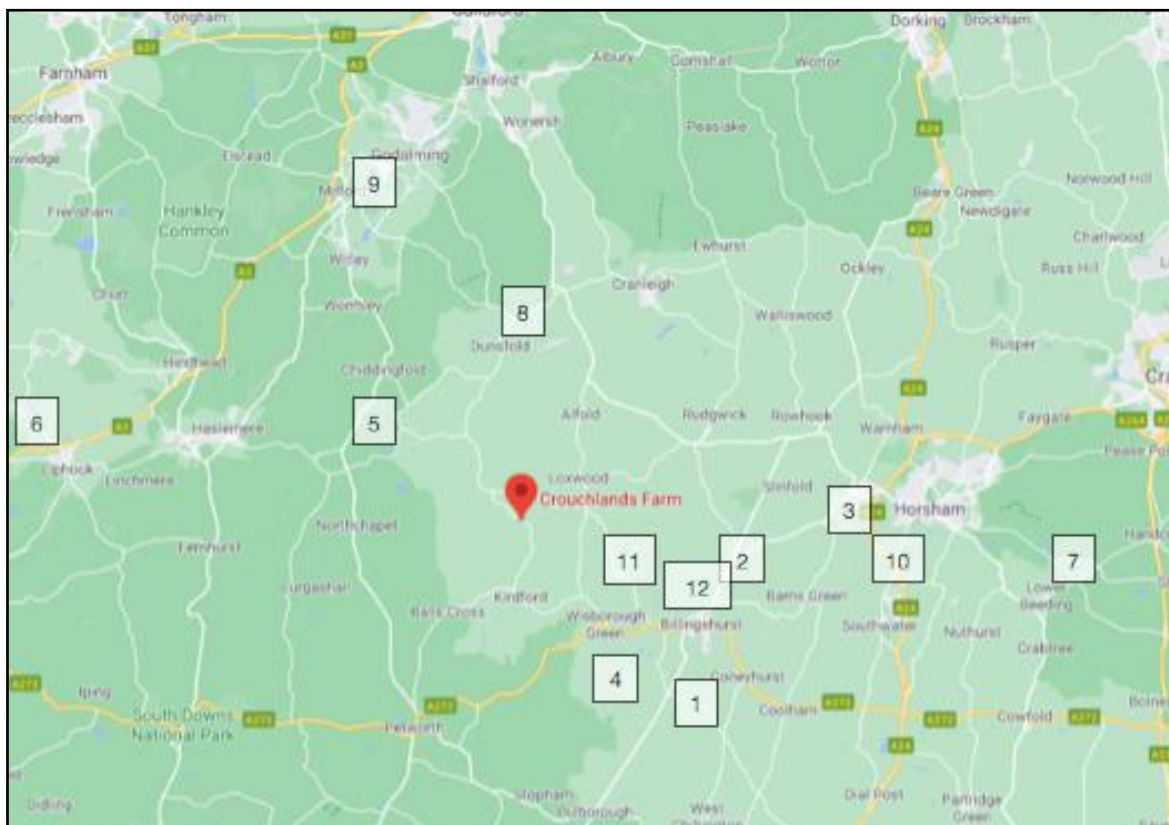


Figure 4: Map showing the location of case studies in relation to Crouchlands Farm.

Case Study I: Rosier Business Park, Coneyhurst Road, Billingham RH14 9DE



Location

- Crouchlands Farm: 18 mins, 8.7 miles
- Gatwick: 35 mins, 23 miles
- Brighton: 45 mins, 25 miles
- London Victoria: 1 hr 45 mins (rail)

Site description

96. Located in the countryside outside the town of Billingham, Rosier Business Park provides a mix of office space, showrooms, warehousing and storage space across an 18 acre site. Aimed at start-ups, small- and medium-sized local businesses, the spaces on offer range in size and style. Office space ranges from 10 to 300 sq meters.

Services and amenities

97. All spaces are fitted with an electricity supply and central heating. Security is provided by an on-site contractor. Parking is available for all properties.

Terms of use and pricing

98. Properties are available to let on long and short term agreements. Rent is payable quarterly. An extra service charge includes heating and water, and estate charges cover the cost of CCTV, gardening and maintenance. No additional VAT is chargeable on rental properties.

Current occupiers

99. Audio-visual supplier, software company, marketing company, music studios, electronics repairs, carpenter/joiner shop, vehicle repairs, car dealership.

Vacancies

100. Office suite. 52 sq m. £9,000 per annum. £600 per annum service charge. On site parking. Fibre optic broadband. Cat 5 cabling. Fitted comms cabinet. LED spot lighting. Underfloor heating. Double glazed windows. Kitchenette. W/C. Unfurnished.

Case Study 2: The Business Park, Maydwell Avenue, Slinfold, Horsham RH13 0SZ



Location

- Crouchlands Farm: 20 mins, 10.3 miles
- Gatwick: 30 mins, 19 miles
- Brighton: 50 mins, 28 miles
- London Victoria: 1 hr 45 mins (rail)

Site description

101. The Business Park is on the outskirts of Slinfold, a village between the commercial centres of Horsham and Billingshurst. The site has units of various sizes that provide office space, warehousing and light industry spaces with immediate access to the A29.

Services and amenities

102. Units are connected to 3-phase power. Fibre optic broadband is also available upon request. Access is allowed 24/7, with a manned estate entrance and CCTV monitoring systems in place. Ample parking is provided for all clients and visitors.

Terms of use and pricing

103. Properties are offered on a 10 year lease, with a rent review after 5 years. Rent is payable quarterly.

Current occupiers

104. Plant and machinery hire, aerospace companies (offices, parts and repairs), medical equipment suppliers, roller shutter manufacturer.

Vacancies

105. Industrial unit / warehouse. 1275 sq m. £99,000 + VAT per annum. £78 per sq m per annum. Payable quarterly. 3x loading doors. 6 meter eaves height. Steel portal frame construction with composite profile steel clad elevations under a pitched sheeted roof.

Case Study 3: Lawson Hunt Industrial Park, Broadbridge Heath, Horsham RH12 3JR



Location

- Crouchlands Farm: 20 mins, 10.9 miles
- Gatwick: 25 mins, 18 miles
- Brighton: 45 mins, 26 miles
- London Victoria: 1 hr 25 mins (rail)

Site description

106. This modern business park is located in Broadbridge Heath, close to Horsham on the A281. The A24 is 0.5 miles away enabling fast connections to the M23 and M25. The site is made up of 7 two-storey industrial buildings that are themselves divided into multiple units. There are a range of light industrial and storage units, and office spaces too.

Services and amenities

107. Warehouse and industrial units are steel framed and brick built, with a corrugated sheet roof and roller shutter loading doors. All have a 3-phase electricity supply and strip fluorescent lighting.
108. The site is monitored 24/7 by security teams and CCTV, and the perimeter is lined with high fences and barbed wire. Parking is available to all units.

Terms of use and pricing

109. Tenancies are offered on a 5 year lease.

Current occupiers

110. Car sales, motorcycle repairs, plumbing equipment manufacturer, freight services, cosmetics laboratory, pet shop, coffee roasters, shop fitters.

Vacancies

111. Warehouse. 425 sq m. £25,000 + VAT per annum. £59 per sq m per annum. End of terrace. Mezzanine floor. Minimum roof eaves height 5.09m, maximum 6.79m. Unfurnished.

Case Study 4: JNJ Self Storage, Black Gate Lane, Pulborough RH20 1DF



Location

- Crouchlands Farm: 21 mins, 11.3 miles
- Gatwick: 43 mins, 28 miles
- Brighton: 53 mins, 25 miles
- London Victoria: NA

Site description

112. JNJ Self Storage is located in the countryside approximately 6 miles from Billingshurst. The site comprises of 4 separate units spread over 9,290 sq m of warehousing. They offer warehousing for both individuals and business, with storage spaces ranging from 1.5 sq m to 1,390 sq m. More specialist facilities are also available for the storage of archives, cars, and goods on pallets.

Services and amenities

113. Access is allowed from 08:30 - 18:00 Monday to Friday, 09:00 - 13:00 Saturdays, and it is closed on Sundays. Every unit is insulated and individually alarmed and accessed by a personal pin code through roller shutters. All property is insured against fire, flood, explosion and forced theft. The entire site is gated and monitored by CCTV.

Terms of use and pricing

114. Storage rooms are rented monthly and prices increase based on floor space area. For a 1.5 sq m room, prices range from £10.00 per week (exc VAT) for 1 month or £8.08 per week

(exc VAT) for 12 months. For a 28 sq m room, prices range from £85.00 per week (exc VAT) for 1 month or £70.03 per week (exc VAT) for 12 months.

Current occupiers

115. Current users are both individuals and businesses. The business has also partnered with estate agents, removal companies and van rental companies.

Case Study 5: Bethwins Farm, Petworth Road, Chiddingfold GU8 4SL



Location

- Crouchlands Farm: 16 mins, 7.4 miles
- Gatwick: 50 mins, 32 miles
- Brighton: 1 hr 10 mins, 40 miles
- London Victoria: 1 hr 35 mins (rail)

Site description

116. A self storage facility located south of the village of Chiddingfold. The site benefits from its easy access to the A3, M3 and M25. This site was formerly used as agricultural storage but was converted into individual storage units in 2019. Units range in size from 46 to 460 sq m.

Services and amenities

117. All units have pedestrian doors and electric roller shutter doors for vehicular access. Each unit also has its own electric supply. The site is accessible 08:00 - 18:00 Monday to Friday, 08:00 - 13:00 Saturdays, and is closed on Sundays. The site is made secure by security gates and CCTV.

Terms of use and pricing

118. The minimum rental period is 1 month, with medium to long term options available.

Current occupiers

119. Current users are both individuals and businesses.

Case Study 6: Passfield Mill Business Park, Mill Lane, Passfield, Liphook, GU30 7RR



Location

- Crouchlands Farm: 34 mins, 15.6 miles
- Gatwick: 1 hr, 52 miles
- Brighton: 1 hr 30 mins, 48 miles
- London Victoria: 2 hr 20 mins (rail)

Site description

120. This former paper mill has been converted to provide industrial and commercial units. Set in a semi-rural setting, this 5 acre site has 18 units varying in size from 82 to 1,300 sq m. There is some dedicated office space on site too. Easy access to the A3 allows for short journeys to Guildford and Petersfield.

Services and amenities

121. There is extensive parking for staff and visitors, including commercial vehicles. Access is 24/7 and the site is monitored by CCTV. All units have 3-phase power links, Fast Fibre internet, gas and water supplies, and are fully insulated. Green energy is produced from solar energy.

Terms of use and pricing

122. Rental terms are flexible allowing businesses to grow.

Current occupiers

123. Car sales, repairs and servicing, coach repairs, wheel refurbishment, plastic fabricators, cleaning products supplier.

Vacancies

124. NA.

Case Study 7: Church Lane Estate, Church Lane, Plummers Plain, Horsham RH13 6LU



Location

- Crouchlands Farm: 36 mins, 20.2 miles
- Gatwick: 17 mins, 13 miles
- Brighton: 35 mins, 20 miles
- London Victoria: 1 hr 35 mins (rail)

Site description

125. A former mushroom factory, Church Lane Estate provides spaces for small businesses in a pleasant rural environment. The site is made up of a range of small industrial units, workshops and offices over 42 units. The site benefits most from its access to the A23 and A24 roads.

Services and amenities

126. There are ample parking facilities. Units are offered unfurnished. Further open storage is also available on site.

Terms of use and pricing

127. Flexible short term leases are offered. There is no service charge or VAT.

Current occupiers

128. Vehicle sales, ironsmiths, joiners, upholsterers, artists, microbreweries, coffee producers, internet retailers.

Vacancies

129. Industrial unit. 123 sq m. £7,500 pa. £61 per sq m per annum. Ground floor office space, workshop and first floor storage. Ample parking. Surrounded by a variety of businesses.

Case Study 8: Smithbrook Kilns, Cranleigh, Surrey GU6 8JJ



Location

- Crouchlands Farm: 15 mins, 8.2 miles
- Gatwick: 40 mins, 26 miles
- Brighton: 1 hr, 37 miles
- London Victoria: 1 hr 45 mins (rail)

Site description

130. Smithfield Kilns is a mixed development on the site of derelict brickworks. It caters for start-ups and small businesses of all varieties, providing studios, offices, workshops, retail and light industrial units. There is also accommodation available as part of the development. The site benefits from being in a semi-rural location, with Farnham, Guildford and Horsham all within a half-hour drive.

Services and amenities

131. Ample free parking for occupants and visitors.

Terms of use and pricing

132. Leases and rents negotiated on a case-by-case basis. No letting agents are used.

Current occupiers

133. Over 40 specialist businesses are located there. They include, but are not limited to; marketing companies, accountants, insurers, estate agents, web designers, graphic designers, osteopaths, florists, plumbers, artists, upholsterers, antique restorers, and dog groomers.

Vacancies

134. N.A.

Case Study 9: Mill Pool House, Mill Lane, Godalming, Surrey GU7 1EY



Location

- Crouchlands Farm: 15 mins, 8.2 miles
- Gatwick: 40 mins, 26 miles
- Brighton: 1 hr, 37 miles
- London Victoria: 1 hr 45 mins (rail)

Site description

135. Part of The Old Mill Business Complex, Mill Pool House is a newly renovated office complex near the centre of Godalming. This two story building is divided into four open-plan office spaces with further self-contained office suites within.

Services and amenities

136. The building has recently been refurbished and is fully serviced. Every office has heating, air conditioning, internet access and washrooms with showers. Car parking is available too.

Terms of use and pricing

137. Rent is charged at £285 per sq m per annum (exc VAT). Business rates are payable as extra.

Current occupiers

138. Financial advisors, software company, computer consultant.

Vacancies

139. Office space. 200 sq m. £4,766 pcm. £285 per sq m per annum. Pricing excluding VAT and business rates. Self contained office suites and open plan areas. Newly refurbished. W/C with showers. Suspended LED lighting. Air conditioned. 150m from train station. Car parking. Landscaped grounds.

Case Study 10: Needspace?, City Business Centre, Brighton Road, Horsham RH13 5BB



Location

- Crouchlands Farm: 15 mins, 8.2 miles
- Gatwick: 40 mins, 26 miles
- Brighton: 1 hr, 37 miles
- London Victoria: 1 hr 45 mins (rail)

Site description

140. The Needspace? offices in Horsham are one of seven sites across England. Located in the centre of town, this site benefits from local amenities including cafes and restaurants, and access to the nearby station with fast rail links to London. Every self-contained space is different, with some better suited as offices and others as workshops or retail units which allows businesses to grown and adapt.

Services and amenities

141. The site is serviced by a centre manager and monitored by CCTV. Units can be accessed 24/7. There is a business-grade telephone system and ultra-fast broadband. There are communal kitchen spaces that are regularly cleaned. The offices are also dog friendly. Parking is offered on site.

Terms of use and pricing

- I42. Offices are offered unfurnished. Spaces are rented on a flexible 3 month rolling contract, with one months notice needed after the first 3 month period. There is a fixed monthly fee of £185+VAT per workstation (person). 7 sq m is allowed for each workstation. The fee includes service charges, insurance, maintenance, utilities and cleaning costs.

Current occupiers

- I43. Book publishers, pilates studio, home care service, law firm, housing association.

Vacancies

- I44. Unit 2. 17.5 sq m. £760 per month. Suits 2-3. First floor office space. Carpeted floor.
- I45. Unit 24. 45 sq m. £1,450 per month. Suits 6-7. First floor office space. Wood flooring. Vaulted ceiling with wooden beams. Natural light and suspended lighting. Balcony.
- I46. Unit 19. 88 sq m. £2,900 per month. Suits 12-14. First floor office space. Carpeted floor. Vaulted ceiling with wooden beams. Natural light and suspended lighting. Balcony.
- I47. NB. These are illustrative examples. There were 7 vacant units from 17.5 sq m to 88 sq m.

Case Study I I: Reliance Works, Newpound, Wisborough Green, Billingshurst RH14 0AZ



Location

- Crouchlands Farm: 8 mins, 4.6 miles
- Gatwick: 40 mins, 24 miles
- Brighton: 50 hr, 28 miles
- London Victoria: 2 hr 10 mins (rail)

Site description

148. This established mixed-use development is located in a rural setting two miles north of Billingshurst. The site comprises of commercial warehousing, light industrial units and office spaces. There are a range of occupants largely centred around car sales and repairs.

Services and amenities

149. Industrial units have been refurbished with new steel roofs and composite cladding side panels. All are fitted with kitchen facilities and W/C. Each has a 3-phase electricity supply, LED lighting, and heating and air conditioning as standard. The site is gated and access is permitted 24/7. Ample parking is provided for commercial vehicles and private cars.

Terms of use and pricing

150. Units are available to let upon a new full repairing and insurance lease for an agreed term.

Current occupiers

151. Classic car dealership, car mechanics, sprayers and servicing, removals company, computer technology company, auctioneers.

Vacancies

152. Industrial unit. 298 sq m. £27,500 per annum. £92 per sq m per annum. Recently refurbished. Mezzanine floor. Roller shutter doors. Separate personnel entrance. UPVC glazed windows. Heating and air conditioning. LED lighting. 3-phase electricity supply. W/C and kitchenette. LED lighting. 24 hour access. CCTV and gated site.

Case Study 12: Billingshurst Business Park, Stane Street, Billingshurst RH14 9HP



Location

- Crouchlands Farm: 20 mins, 7.4 miles
- Gatwick: 30 mins, 21 miles
- Brighton: 50 hr, 26 miles
- London Victoria: 1 hr 40 mins (rail)

Site description

153. This future development will provide industrial and warehousing units on the outskirts of Billingshurst, adjacent to the A29. Outline planning permission has been granted for over 18,500 sq m of accommodation over a 21 acre site. Individual sites are aimed at range of occupiers and vary in size from 280 to 9,300 sq m. This future development is to be accompanied by Billingshurst Trade Park, a trade counter development, as well as new residential development too.

Services and amenities

154. Plots can be delivered to provide bespoke accommodation for their occupiers, with each self-contained unit designed to the highest specification. Some will have loading doors and an internal eaves height up to 15 meters. Parking for commercial and private vehicles will be provided, along with electric car charging points.

Terms of use and pricing

I55. The business park is not yet under construction and there are no vacancies advertised.

Current occupiers

I56. N.A.

Vacancies

I57. N.A.