

London Industrial Land Supply Study 2020

Appendix B: Economic Function, Character and Role of SILs
Final Version - March 2023

Greater London Authority

March 2023

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The character assessment sheets for each of London's SIL presented in this Appendix are the outcome of high-level desk-based research reflecting the best information available to the consultants. The land use data from the previous 2015 study have been updated and verified by the London boroughs. The indicator information provided is based on the practically and publicly available data at the time of production in 2021. As the GLA has not independently checked the data, it cannot take responsibility for its accuracy. It represents a starting point for the more detailed exploration of the local characteristics of each SIL, and their regular updating with support from the boroughs will be considered.

This final version updates the version published in January 2023. The changes are as follows:

- Paragraph B13. added to explain why the headline land area for some SILs does not equal the total area by land use shown in the detailed information.
- An * has been added to headline land area of SILs where this does not equal the total area by land use.
- PTAL rating of 0 omitted from calculations of this rating and therefore has been added in Definition/Explanation Average PTAL row of Table B.2.
- Recalculation of PTAL rating resulted in change to some ratings shown in detailed information for some SILs.
- London Average PTAL rating in Table B.2 changed from 1b to 2 to reflect recalculation.

Introduction

B1. This Appendix looks in more detail at the economic function, character and role of all 55 designated SILs in London.

B2. As set out in London Plan 2021 Policy E5, Strategic Industrial Locations (SILs) are sites that “contribute to a strategic resource that must be sustained as London’s main reservoir of industrial capacity for industrial, logistics and related uses that support the functioning of London’s economy”. On this basis it is of particular importance that the role and characteristics of the 55 SILs, more than other land use designations, needs to be understood for purposes of safeguarding strategic industrial land and priming the Greater London Authority (GLA)’s investment programmes. The methodology for the assessment of role and characteristics of these areas is set out below, followed by presentation of the assessment findings for each SIL in-turn, including at sub-area level where appropriate, given size and due to factors such as geography, business activity and infrastructure. Sub-areas reflect distinct parcels of SIL land in a local area or, for example, also a borough boundary.

Methodology

B3. The assessment of London’s SILs includes the desktop analysis of quantitative and qualitative indicators for each SIL. The methodology underpinning this assessment is set out below.

Desktop Analysis

B4. Data collection and analysis has been conducted in order to update currently held information on each SIL. The Study expands on previous studies by providing a detailed quantitative and qualitative snapshot of the characteristics of each SIL.

B5. Data has been collated from various sources, as detailed in Table B.2 below, but including in particular:

- Office for National Statistics;
- Valuation Office Agency;
- CoStar; and
- Transport for London.

B6. The use of Geographic Information System (GIS) was also employed in order to conduct spatial analysis of each of London’s SILs. This activity comprised the following activities:

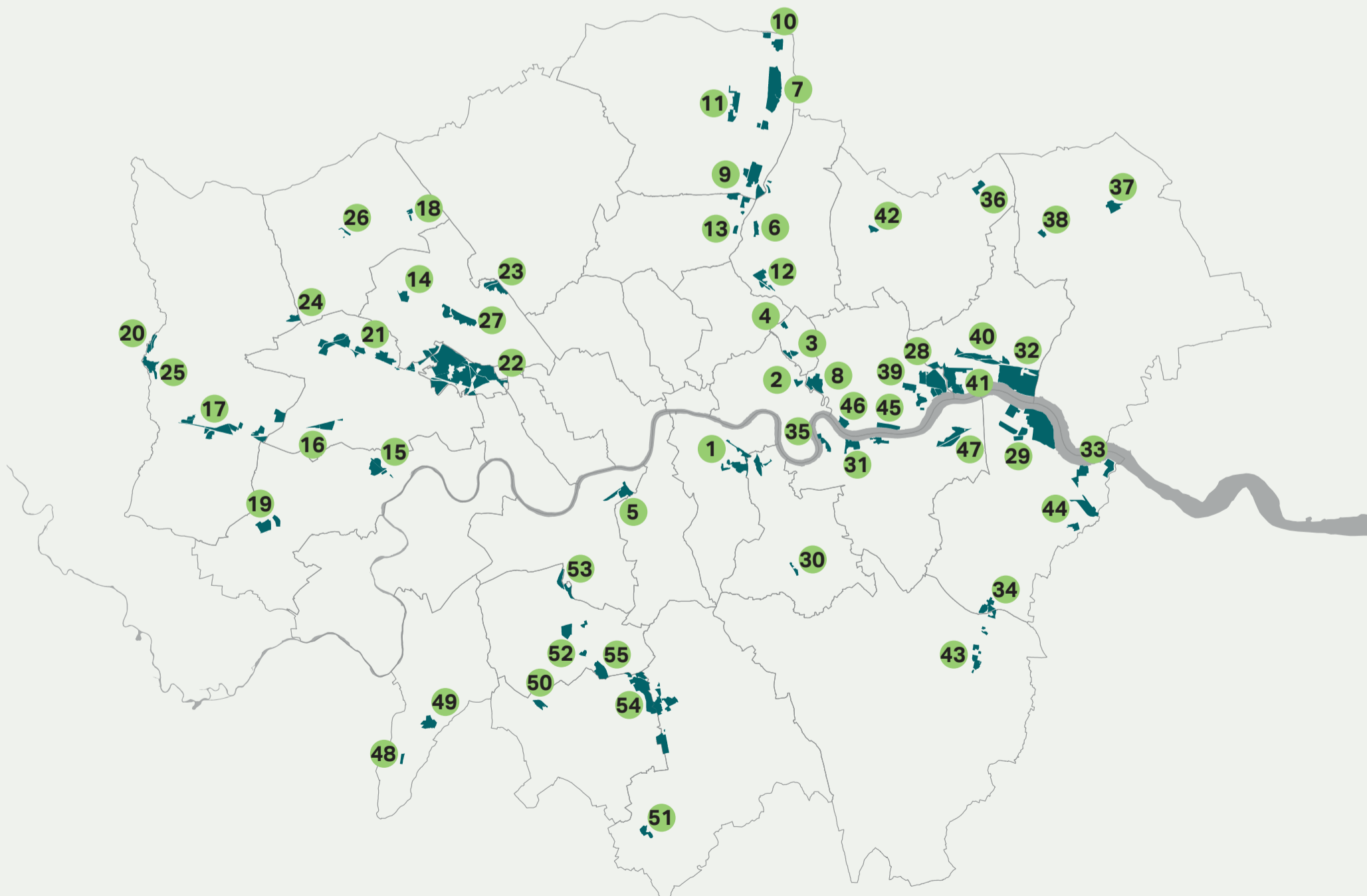
- Scrutiny and auditing of SIL boundary shapefiles;
- Identification and mapping of land uses at granular building scale;
- Analysis of accessibility indicators with reference to local road infrastructure; and
- Identification of other non-industrial planning designations / restrictions.

B7. The land use data have also been subject to a verification exercise with the London boroughs.

B8. The assessment has provided an accurate and up-to-date picture of each of London’s SILs in order to characterise the nature of industrial activity and performance as of the updated baseline date. The Study has compiled information on land use and spatial analysis, floorspace information, and employment and business data. For some indicators, each SIL has also been compared against an average for SILs across London. The reporting of information on each SIL is also supported with relevant GIS maps.

B9. There are 55 SILs in London, as identified in the London Plan 2021. The 55 SILs within London are shown in Figure B.1 and Table B.1 (overleaf). Each of the SILs falls in one of the four sub-regions and four Property Market Areas each defined for this Study and shown in Table B.1.

Figure B.1: Map of SILs in London



Source: Greater London Authority, (2021); The London Plan.

Table B.1: List of SILs in London

SIL #	SIL Name	Property Market Area	Planning Authority
1	Bermondsey / Old Kent Road / Surrey Canal Area	Central Services Circle	Southwark / Lewisham
2	Empson Street	Central Services Circle	Tower Hamlets
3	Fish Island / Marshgate Lane	Central Services Circle	LLDC (Newham / Tower Hamlets)
4	Hackney Wick	Central Services Circle	LLDC (Hackney)
5	Queenstown Road, Battersea	Central Services Circle	Wandsworth
6	Blackhorse Lane	Lea Valley	Waltham Forest
7	Brimsdown	Lea Valley	Enfield
8	British Gas Site / Cody Road	Lea Valley	Newham
9	Central Leaside Business Area	Lea Valley	Enfield / Haringey / Waltham Forest
10	Freezywater / Innova Park	Lea Valley	Enfield
11	Great Cambridge Road	Lea Valley	Enfield
12	Lea Bridge Gateway	Lea Valley	Waltham Forest
13	Tottenham Hale	Lea Valley	Haringey
14	East Lane	Park Royal / A40 / Heathrow	Brent
15	Great West Road / Brentford - Transport Avenue	Park Royal / A40 / Heathrow	Hounslow
16	Great Western	Park Royal / A40 / Heathrow	Ealing
17	Hayes Industrial Area	Park Royal / A40 / Heathrow	Hillingdon
18	Honeypot Lane, Stanmore	Park Royal / A40 / Heathrow	Harrow
19	North Feltham Trading Estate	Park Royal / A40 / Heathrow	Hounslow
20	North Uxbridge Industrial Estate	Park Royal / A40 / Heathrow	Hillingdon
21	Northolt, Greenford, Perivale	Park Royal / A40 / Heathrow	Ealing
22	Park Royal	Park Royal / A40 / Heathrow	OPDC (Brent / Ealing / Hammersmith And Fulham)
23	Staples Corner	Park Royal / A40 / Heathrow	Brent
24	Stonefield Way / Victoria Road	Park Royal / A40 / Heathrow	Hillingdon
25	Uxbridge Industrial Estate	Park Royal / A40 / Heathrow	Hillingdon
26	Wealdstone Industrial Area	Park Royal / A40 / Heathrow	Harrow
27	Wembley	Park Royal / A40 / Heathrow	Brent
28	Beckton Riverside	Thames Gateway	Newham
29	Belvedere Industrial Area	Thames Gateway	Bexley
30	Bromley Road	Thames Gateway	Lewisham
31	Charlton Riverside	Thames Gateway	Greenwich
32	Dagenham Dock / Rainham Employment Area	Thames Gateway	Barking and Dagenham / Havering
33	Erith Riverside	Thames Gateway	Bexley
34	Foots Cray Business Area	Thames Gateway	Bexley / Bromley
35	Greenwich Peninsula West	Thames Gateway	Greenwich
36	Hainault Industrial Estate	Thames Gateway	Redbridge
37	Harold Hill Industrial Estate	Thames Gateway	Havering
38	King George Close Estate, Romford	Thames Gateway	Havering
39	London Industrial Park	Thames Gateway	Newham
40	Rippleside	Thames Gateway	Barking and Dagenham
41	River Road Employment Area	Thames Gateway	Barking and Dagenham
42	Southend Road Business Area	Thames Gateway	Redbridge
43	St Mary Cray	Thames Gateway	Bromley
44	Thames Road, including Crayford Industrial Area	Thames Gateway	Bexley
45	Thameside East	Thames Gateway	Newham
46	Thameside West	Thames Gateway	Newham
47	West Thamesmead / Plumstead Industrial Area (including White Hart Triangle)	Thames Gateway	Greenwich
48	Barwell Business Park	Wandle Valley	Kingston
49	Chessington Industrial Estate	Wandle Valley	Kingston
50	Kimpton Industrial Area	Wandle Valley	Sutton
51	Marlpit Lane	Wandle Valley	Croydon
52	Morden Road Factory Estate and Prince George's Road	Wandle Valley	Merton
53	North Wimbledon	Wandle Valley	Merton / Wandsworth
54	Purley Way and Beddington Lane Industrial Area	Wandle Valley	Croydon / Sutton
55	Willow Lane, Beddington and Hallowfield Way	Wandle Valley	Merton

Indicators

B10. This Study has considered a number of indicators and spatial considerations in order to characterise each of the SILs. Given the discrete characteristics and extent of SIL sub-areas that has informed their identification, some indicators will be reported at sub-area level, as indicated below. Further information on each of the indicators, including data source, units and measurements, definition, and scales and ranges is given in Table B.2. Where appropriate, the average of all SILs in London is shown indicatively.

Table B.2: Indicators

Indicator	Source	Unit	Definition/Explanation	London Average	Reported at sub-area level?
Overall Size	GLA	Hectares (ha)	The total land area contained within the SIL boundary.	-	✓
<i>Buildings and Businesses Characteristics</i>					
Floorspace	Valuation Office Agency	Square metre (m ²)	The total floorspace of all buildings within the SIL boundary, including operational yard space.	-	✓
Average Size of Businesses by Premises Size	Office for National Statistics, (2020); Building Register and Employment Survey. AECOM Calculations.	Square metre (m ²)	The average size of businesses by premises size represents the total floorspace within a SIL divided by the total number of businesses.	1,101 m ²	✓
Average Size of Businesses by Number of Employees	Office for National Statistics, (2020); Building Register and Employment Survey. AECOM Calculations.	Size scale	The average size of businesses by number of employees represents the total number of employees within the SIL divided by the total number of businesses. This is classified according to the ranges set out by the Office for National Statistics and are as follows: <ul style="list-style-type: none"> • Micro (0 to 9 employees) • Small (10 to 49 employees) • Medium (50 to 249 employees) • Large (Over 250 employees) 	-	✓
CoStar Quality Score of Buildings	CoStar	CoStar Quality Score	A measure of the average condition of building stock within the SIL according to CoStar scoring system. The overall average score is according to the average of buildings for which data is available and weighted based on the floorspace of each property in the SIL. Building stock is rated, based on a number of indicators of quality and amenity, on a scale between 1 (worst quality) and 5 (best quality).	2.6	✓
Average Age of Buildings	CoStar	Year	The average year which each building was built or most recently renovated (if applicable). The overall average score is according to the average of buildings for which data is available and weighted based on the floorspace of each property in the SIL.	1980	✓
Average EPC (Energy Performance Certificate) Rating	Department for Levelling Up, Housing and Communities (DLUHC); Energy Performance of Buildings Data.	EPC Rating	The average EPC rating of all buildings within the SIL boundary for which data is available. Energy Performance Certificate is a nationally-recognised rating system by which the energy efficiency of a building is measured. The average is weighted based on the floorspace of each property in the SIL. EPC are rated according to the following scale: <ul style="list-style-type: none"> • A (best) • B • C • D • E • F • G (worst) 	C	✓

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Indicator	Source	Unit	Definition/Explanation	London Average	Reported at sub-area level?
<i>Freehold/Leasehold Structure and Rent</i>					
Fragmentation of Land Ownership	Nimbus Map	Freehold size scale	<p>The degree to which land ownership profile within the SIL boundary is split between landowners. This is based on the average size of freeholds rather than the number of freeholds (large SILs generally have more freeholds than small SILs).</p> <p>Average freehold size is noted to be a particular constraint in achieving change. If the average freehold size is large, it will be much easier to achieve the redevelopment of a site independently or with minimal collaboration and still intensify industrial activity, whereas sites with small average freehold size would require freeholders to collaborate in order to meaningfully intensify industrial activity.</p> <p>Fragmentation of land ownership is rated according to the following scale. Categories have been used for ease of interpretation whereby each category is deemed to qualitatively and discretely demonstrate the degree of complexity:</p> <ul style="list-style-type: none"> • Very Low: average freehold is less than 2 ha • Low: average freehold is between 2 ha and 4 ha • Medium: average freehold is between 4 ha and 8 ha • High: average freehold is between 8 ha and 12 ha • Very High: average freehold is greater than 12 ha 	-	-
Size of Largest Freehold	Nimbus Map	Freehold size scale	<p>The size of the largest freehold by floorspace area ranked according to the following scale. Categories have been used for ease of interpretation whereby each category is deemed to qualitatively and discretely demonstrate the degree of complexity:</p> <ul style="list-style-type: none"> • Very Small: largest freehold is less than 2 ha • Small: largest freehold is between 2 ha and 4 ha • Medium: largest freehold is between 4 ha and 8 ha • Large: largest freehold is between 8 ha and 12 ha • Very Large: largest freehold is greater than 12 ha 	-	-
Complexity of Leaseholds	Nimbus Map	Long leasehold scale	<p>The degree to which long leaseholds characterise the tenure of properties within the SIL. A long leasehold is defined as having over seven years remaining on the lease.</p> <p>Complexity of leases is rated according to the following scale. Categories have been used for ease of interpretation, whereby each category is deemed to qualitatively and discretely demonstrate the degree of complexity; categories have been used for ease of interpretation:</p> <ul style="list-style-type: none"> • Very Low: between 0 and 5 long leaseholds • Low: between 6 and 10 long leaseholds • Medium: between 11 and 15 long leaseholds • High: between 16 and 20 long leaseholds • Very High: more than 20 long leaseholds 	-	-
Average Rent	CoStar	£ / ft ² / year	The achieved rental value based on the properties within the SIL for which information is available.	£12.52 / ft ² / year	✓
<i>Plot Ratio, Traffic, and Planned Change</i>					
Indicative Plot Ratio	AECOM Calculations / CoStar	Ratio	The amount of floorspace divided by overall size of SIL. A higher ratio indicates greater degree of floorspace within the SIL area.	0.38	✓
Average Traffic Levels	Transport for London AECOM Calculations	Journey time scale	<p>A measure of the assumed average journey times using the nearest main road section to the SIL boundary for which data exists. A short journey time is assumed to equate to lower traffic. Traffic level is scaled according to the following range of journey times (journey time for one metre, in seconds):</p> <ul style="list-style-type: none"> • Lower (<0.10m/s) • Moderate (0.10m/s – 0.15m/s) • Higher (>0.15m/s) • n/a (not applicable owing to no traffic data or too far from SRN) 	-	-

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Indicator	Source	Unit	Definition/Explanation	London Average	Reported at sub-area level?
Planned Change in Designation	Engagement with Boroughs, GLA records	Change	Planned change in designation is described by the following scenarios: <ul style="list-style-type: none"> No change Boundary change – net gain Boundary change – net loss 	-	-
Unimplemented Planning Permissions, floorspace	Planning Datahub	Square metre (m ²)	A measure of the total floorspace area for which planning permission for change of use has been granted.	-	✓
<i>Land Use</i>					
Land Use Categorisation	AECOM Industrial Land Baseline Borough verification	Hectares (ha)	<p>Industrial uses include core, wider and vacant industrial land uses. The total area per use within each SIL is reported.</p> <p>Core industrial land uses are described by the following categories:</p> <ul style="list-style-type: none"> Light Industry General Industry Warehouses Self Storage Open Storage <p>Wider industrial land uses are described by the following categories:</p> <ul style="list-style-type: none"> Wholesale Markets Waste management and recycling, secondary materials and aggregates Utilities Land for Rail (including DLR) Land for Buses Airport-related Land and Freight Docks Other Industrial Mixed-use (including industrial uses) Data Centres Dark Kitchens Film and TV Studios Industrial-related Research and Development <p>Vacant industrial land uses are described by the following categories:</p> <ul style="list-style-type: none"> Vacant industrial land (including vacant cleared sites and derelict industrial buildings) Land with vacant buildings <p>Non-industrial uses are described by the following categories:</p> <ul style="list-style-type: none"> Office Retail Residential Recreation and Leisure Community Services Defence Agriculture and Fisheries Mixed-use (non-industrial only) Other Non-industrial Vacant Land in Non-industrial Capacity 	-	-

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Indicator	Source	Unit	Definition/Explanation	London Average	Reported at sub-area level?
Land in industrial use	AECOM Calculations Borough verification	%	The proportion of the total land area of the SIL which is identified as being occupied by industrial and related uses. Industrial uses are those categorised as core or wider industrial uses. Core and wider industrial uses are defined and identified according to methodology of this Study.	-	✓
Land in non-industrial use	AECOM Calculations Borough verification	%	The proportion of the total land area of the SIL which is identified as being occupied by non-industrial uses. Non-industrial uses are those not categorised as core or wider industrial uses, or vacant land unless within non-industrial capacity i.e. where subject to permitted redevelopment for non-industrial use.	-	✓
Land that is vacant	AECOM Calculations Borough verification	%	The proportion of the total land area of the SIL which is identified as being vacant industrial land. Vacant industrial land includes: <ul style="list-style-type: none"> Vacant industrial land (including vacant cleared sites and derelict industrial buildings); and Land with vacant buildings. 	-	✓
<i>Accessibility</i>					
Distance to SRN	Transport for London AECOM Calculations	Metre (m)	The distance between the boundary of the SIL and the Strategic Road Network (SRN) ¹ . The SRN is the significant network of strategically important trunk/'A' roads which carries a large proportion of total traffic and facilitates the transit of goods vehicles.	573	✓
Safeguarded Wharves	Government Direction	Yes/No	The presence of a safeguarded wharf within the SIL boundary. A wharf is an interface facility for land and water-borne freight handling and facilitates the transportation of goods.	-	✓
Railheads	AECOM Industrial Land Baseline Transport for London Borough verification	Yes/No	The presence of a railhead within the SIL boundary. A railhead is an interface facility for rail-based freight handling. Includes multi-modal facilities that include rail.	-	✓
Average PTAL	Transport for London	PTAL Score	The average PTAL rating for the area within the SIL boundary. The Public Transport Access Level (PTAL) of an area indicates the accessibility of the public transport network, indicating the density of the public transport network in a location. London is mapped according to PTAL rating. The average PTAL rating of the SIL is calculated using the range of PTAL ratings found within the SIL boundary. PTAL ratings are given according to following range: <ul style="list-style-type: none"> 0 (worst) 1a 1b 2 3 4 5 6 6b (best) 	2	✓

¹ Strategic Road Network is as defined by Transport for London. As this definition does not include all roads in London which provide strategic access, some SILs will be closer to such roads than is noted in this Study.

Report Structure

B11. The remainder of this Appendix provides detailed information on the indicators and spatial considerations as set out in Table B.2 above for each SIL area, followed by information on sub-areas where applicable.

B12. It is a snapshot of the most relevant desk-based data collected and represents a comprehensive analysis of industrial land in London's SILs in 2020. For each SIL, two maps are presented, showing:

- Surrounding designations on Ordnance Survey base mapping:
 - SIL (and sub-areas) name and boundary;
 - Borough boundary, where applicable;
 - Strategic Road Network;
 - Opportunity Areas, where boundaries of these are confirmed in Local Plans which are those shown in the Planning Datahub²; and
 - Presence of other non-industrial policy designations and restrictions, including, where applicable: Creative Enterprise Zone, Flood Zone 3, Conservation Areas, Listed Buildings, Green Belt, Metropolitan Open Land, and SINCs.
- Land uses on Satellite imagery base mapping:
 - SIL (and sub-area) name and boundary;
 - Core, wider, and vacant industrial land uses; and
 - Non-industrial land uses.

B13. The overall size shown in the headline information for each SIL includes, in some instances, areas of land to which no land use has been attributed in this study. These areas typically comprise larger road infrastructure and natural features such as rivers which do not fall within the non-industrial land use categories mapped. Where this occurs, the overall size of the SIL is marked with a * in the headline and does not equal the total area by land use shown in the detailed information.

² For all other OAs (emerging or yet to be defined boundaries), boundaries are subject to change and therefore not included.

1. Bermondsey / Old Kent Road / Surrey Canal Area

Borough
Southwark / Lewisham

Sub-region
Central / East

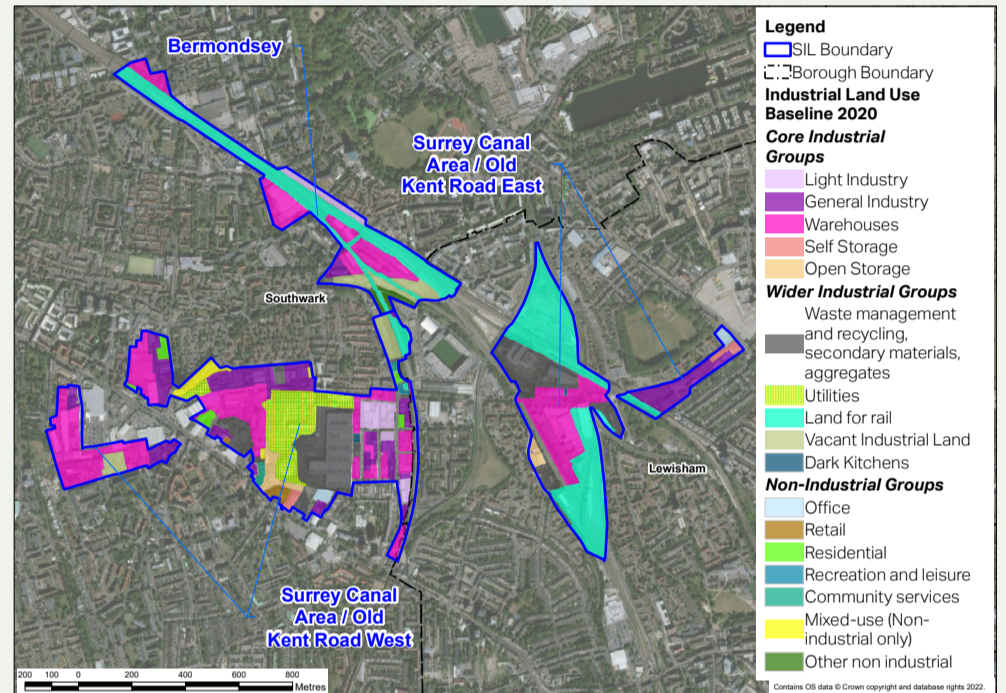
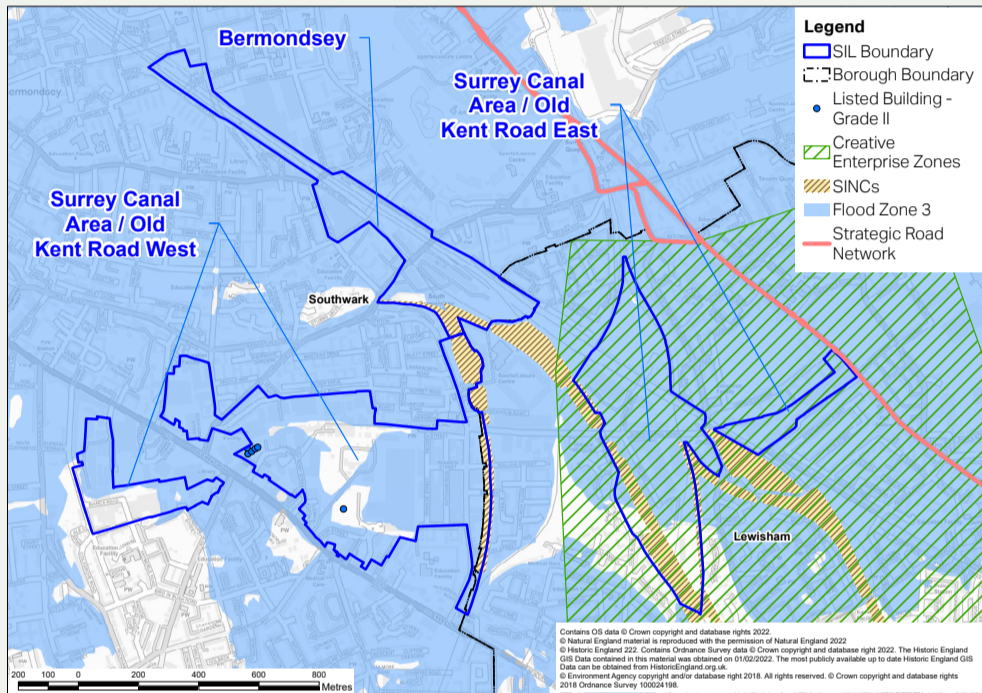
Property Market Area
Central Services Circle

Inner/Outer London
Inner London

Overall Size
94.0 ha*

Number of Sub-areas
3

A medium-sized cross-borough SIL comprising three sub-areas, over 90% of which is in industrial use. The dominant land use is warehousing. Indicative plot ratio is medium-sized, though variable across sub-areas. The condition of the building stock is below average, which is also a reflection of the average age of premises being over 50 years old. The energy efficiency of building stock is poor, except in one sub-area where it is high. The average rent for properties in this SIL is £14.53/ft²/yr. Freight access is direct via the SRN in the east sub-area within Lewisham. Average PTAL rating is amongst the highest relative to other SILs owing to the west sub-area. The sub-areas are each partly within a SINC and the eastern sub-area is wholly within a Creative Enterprise Zone. There are some listed buildings. The fragmentation of land ownership is mixed but high in places, and the complexity of leases is very high.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
291,505	462	1,101	Small	2.2	2.6	1964	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Medium	Very High	14.53	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned change in designation
This SIL	London		
0.33	0.38	Higher	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	2.6
General Industry	10.6
Warehouses	24.3
Self Storage	0.7
Open Storage	1.2

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Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	12.6
Utilities	5.7
Land for rail (including DLR)	23.3
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	3.1
Total Industrial	84.1
Non-industrial	
Office	0.6
Retail	0.5
Residential	0.9
Recreation and Leisure	0.1
Community Services	0.3
Mixed-use (industrial only)	1.0
Other Non-industrial	0.7
Total Non-industrial	4.2
Total	88.2
Land Use Proportions	%
Land in Industrial Use	91.7
Land in Non-industrial Use	4.7
Land that is Vacant	3.5

Sub-area 1. Bermondsey

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
19.1	83.2	3.8	13.0	420	573	No	No	3	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
36,081	261	1,101	Small	2.0	2.6	1962	1980	E	C	16.85	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.19	0.38	0

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Sub-area 2. Surrey Canal Area / Old Kent Road West

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
41.34	90.9	7.5	1.5	651	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
183,379	653	1,101	Small	2.5	2.6	1968	1980	D	C	14.20	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.44	0.38	-2,073

Sub-area 3. Surrey Canal Area / Old Kent Road East

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
27.8	98.8	1.2	0.0	5	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
72,045	340	1,101	Small	1.9	2.6	1953	1980	C	C	14.20	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.26	0.38	0

2. Empson Street

Borough
Tower Hamlets

Sub-region
East

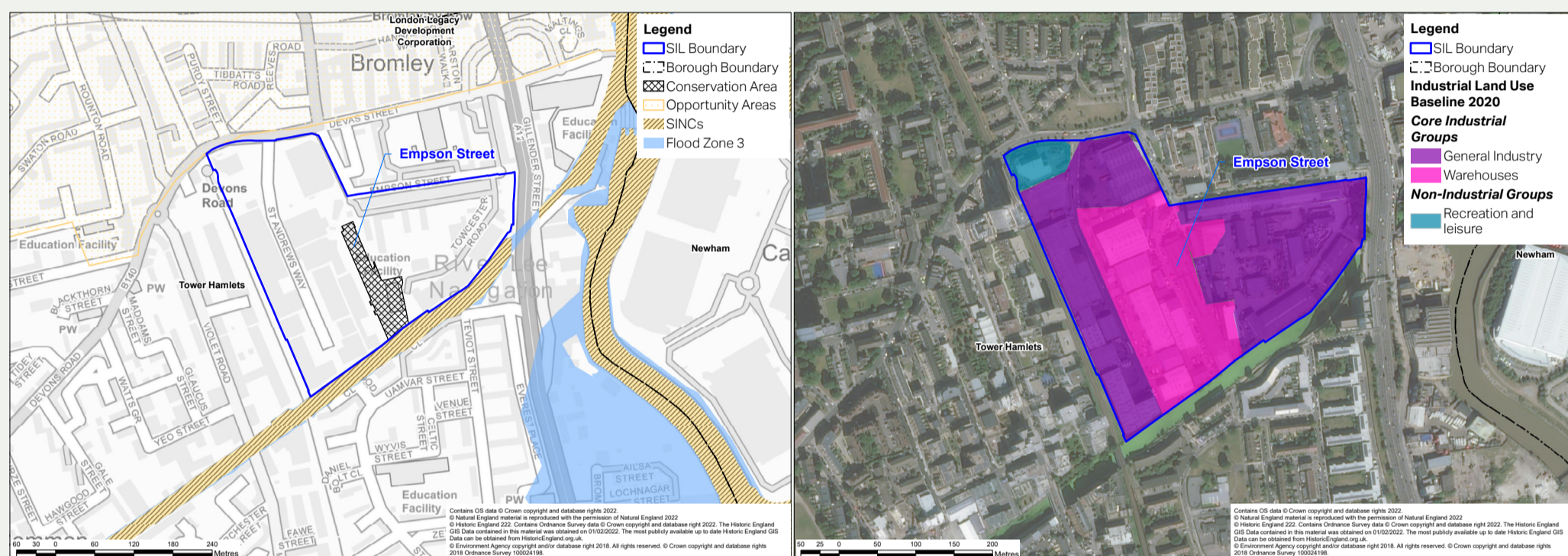
Property Market Area
Lea Valley

Inner/Outer London
Inner London

Overall Size
10.1 ha*

Number of Sub-areas
0

A small sized SIL, over 95% of its land area is in industrial use. The dominant land use is for general industry. Indicative plot ratio is higher when compared to other SILs. The condition of the building stock is poor relative to other SILs owing to the average age of stock being around 40 years old. This SIL attracts the second highest average rent of any SIL in London at £16.53/ft²/yr. Although adjacent to the A12, freight access is via smaller roads which connect to it. The average PTAL rating is amongst the highest relative to other SILs. The SIL is partly comprised of a Conservation Area. The fragmentation of land ownership is very high, and the largest freeholds present are very small in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
756	573	Moderate	No	No	4	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
49,272	632	1,101	Small	2.3	2.6	1973	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Very Small	Medium	16.53	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.49	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	6.2
Warehouses	3.4
Total Industrial	9.6

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Non-industrial</i>	
Recreation and Leisure	0.4
Total	10.0
Land Use Proportions	%
Land in Industrial Use	96.2
Land in Non-industrial Use	3.8
Land that is Vacant	0.0

3. Fish Island / Marshgate Lane

Borough
Tower Hamlets / Newham / LLDC

Sub-region
East

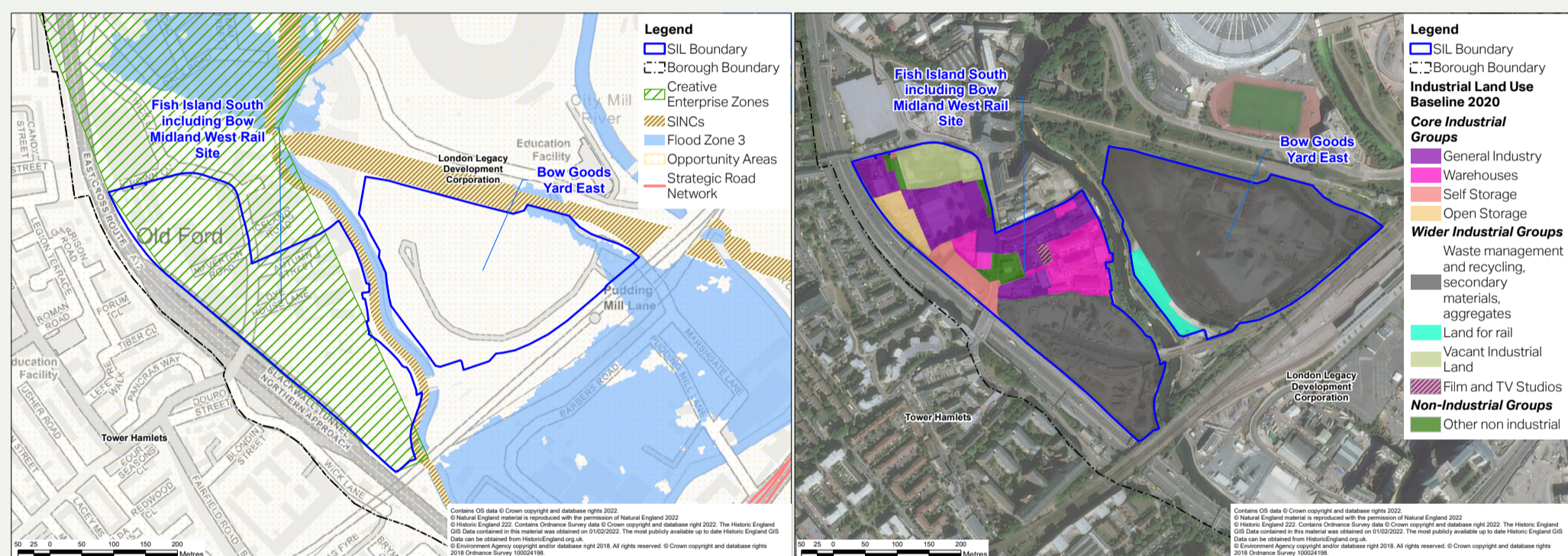
Property Market Area
Lea Valley

Inner/Outer London
Inner London

Overall Size
16.7 ha*

Number of Sub-areas
2

A small-sized cross-borough SIL comprising two sub-areas, over 90% of which is in industrial use. The dominant land use is waste management and recycling, secondary materials, and aggregates. Indicative plot ratio is variable across sub-areas, owing to the eastern area being an open yard. Average premises size is typically small. This SIL attracts the highest average rent of any SIL in London at £16.84/ft²/yr. The condition of building stock is poor owing to the average age being approximately 75 years old as well as energy performance ratings being generally poor. Freight accessibility is via the adjacent A12 road and railhead present. The SIL is situated wholly within an Opportunity Area, whilst the western sub-area is partly within a Creative Enterprise Zone. The fragmentation of land ownership is high and the largest freeholds present are very small in size, and the complexity of leases is low.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
36,591	189	1,101	Micro	2.1	2.6	1946	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Very Small	Low	16.84	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.23	0.38	Moderate	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	2.4
Warehouses	1.3
Self Storage	0.5
Open Storage	0.4
Wider	
Waste management and recycling, secondary materials and aggregates	10.2

continued overleaf...

Land Use Categorisation	Area (ha)
Land for rail (including DLR)	0.4
Film and TV Studios	0.1
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	0.7
Total Industrial	15.8
Non-industrial	
Other Non-industrial	0.4
Total	16.2
Land Use Proportions	%
Land in Industrial Use	93.2
Land in Non-Industrial Use	2.4
Land that is Vacant	4.4

Sub-area 1. Bow Goods Yard East

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
7.36	100.0	0.0	0.0	383	573	No	Yes	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
0	n/a	1,101	Micro	n/a	2.6	n/a	1980	n/a	C	n/a	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
n/a	0.38	0

Sub-area 2. Fish Island South including Bow Midland West Rail Site

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
8.82	87.5	4.4	8.1	388	573	No	Yes	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
36,591	189	1,101	Micro	2.1	2.6	1946	1980	E	C	16.84	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.41	0.38	0

4. Hackney Wick

Borough
Hackney

Sub-region
East

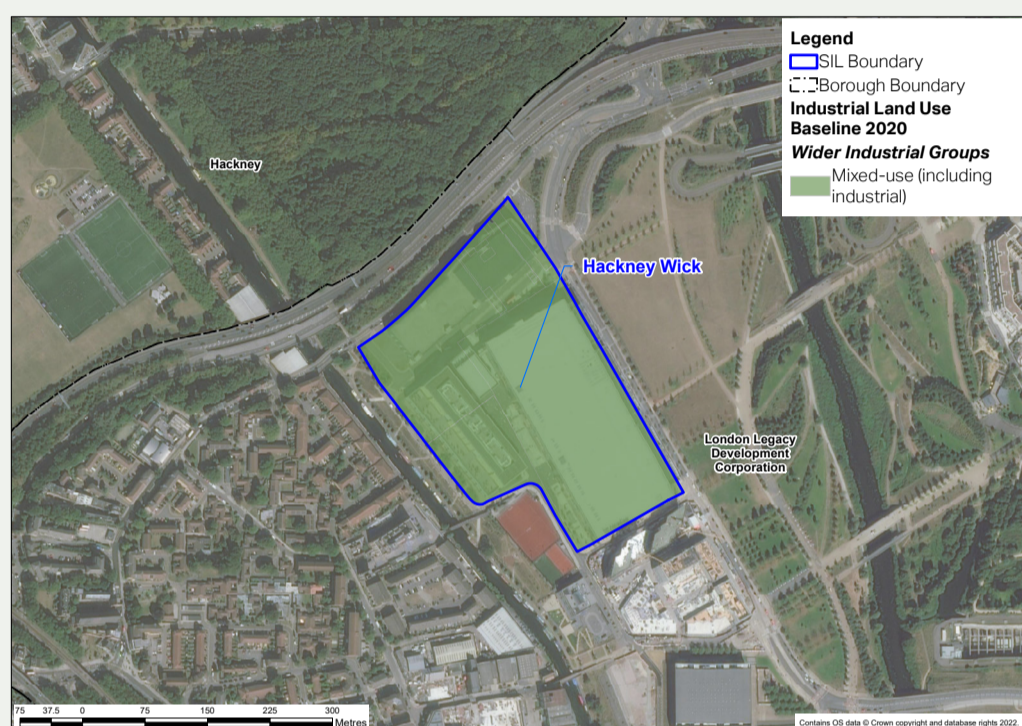
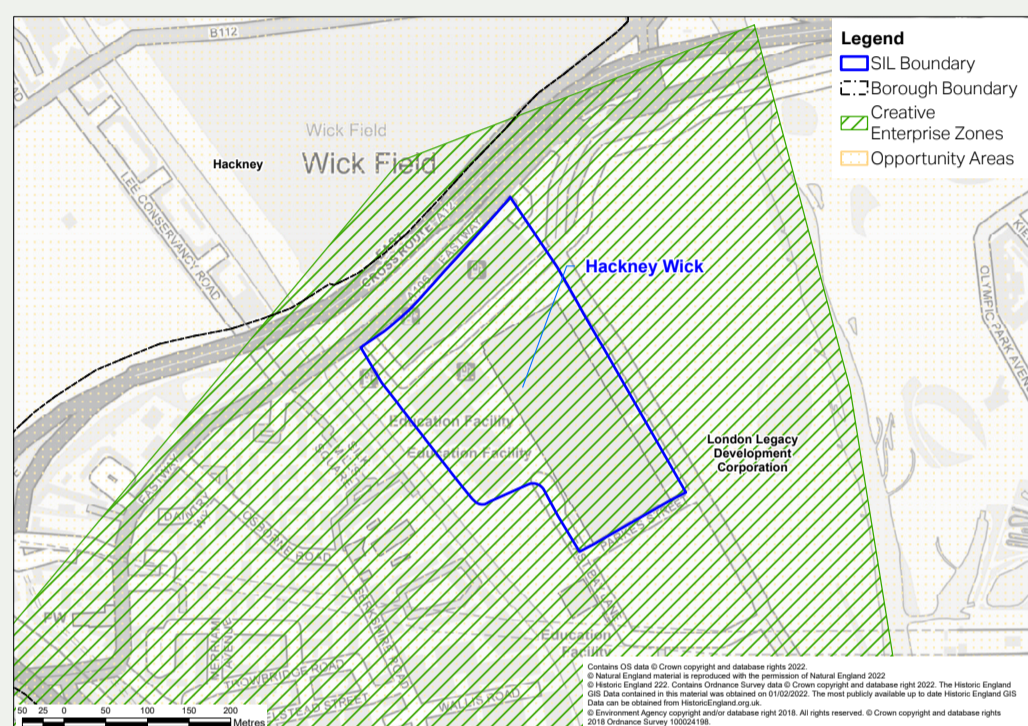
Property Market Area
Central Services Circle

Inner/Outer London
Inner London

Overall Size
8.0 ha

Number of Sub-areas
0

A small sized SIL comprising the Here East development which is of mixed use and includes industrial uses. It is the second smallest SIL in London by area. The dominant land use is mixed-use (including industrial uses). The indicative plot ratio is high when compared to other SILs. The condition of the building stock is very good and rated highest of any SIL in London, being less than 10 years old. The energy efficiency of the building stock is correspondingly also very high and is amongst the best within SILs across London. The average rent for properties in this SIL is £15.00/ft²/yr. Freight access is via the adjacent SRN. The SIL lies within Creative Enterprise Zone and Opportunity Area designations. Fragmentation of land ownership is low, and the largest freeholds present are large in size, yet the complexity of lease is very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
1,210	573	Moderate	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
37,991	594	1,101	Small	3.8	2.6	2015	1980	B	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Low	Large	Very High	15.00	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.48	0.38	No change	-1,696

Land Use

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Mixed-use (including industrial uses)	8.0
<i>Total Industrial</i>	8.0
Total	8.0

continued overleaf...

Land Use Proportions	%
Land in Industrial Use	100.0
Land in Non-industrial Use	0.0
Land that is Vacant	0.0

5. Queenstown Road, Battersea

Borough
Wandsworth

Sub-region
South

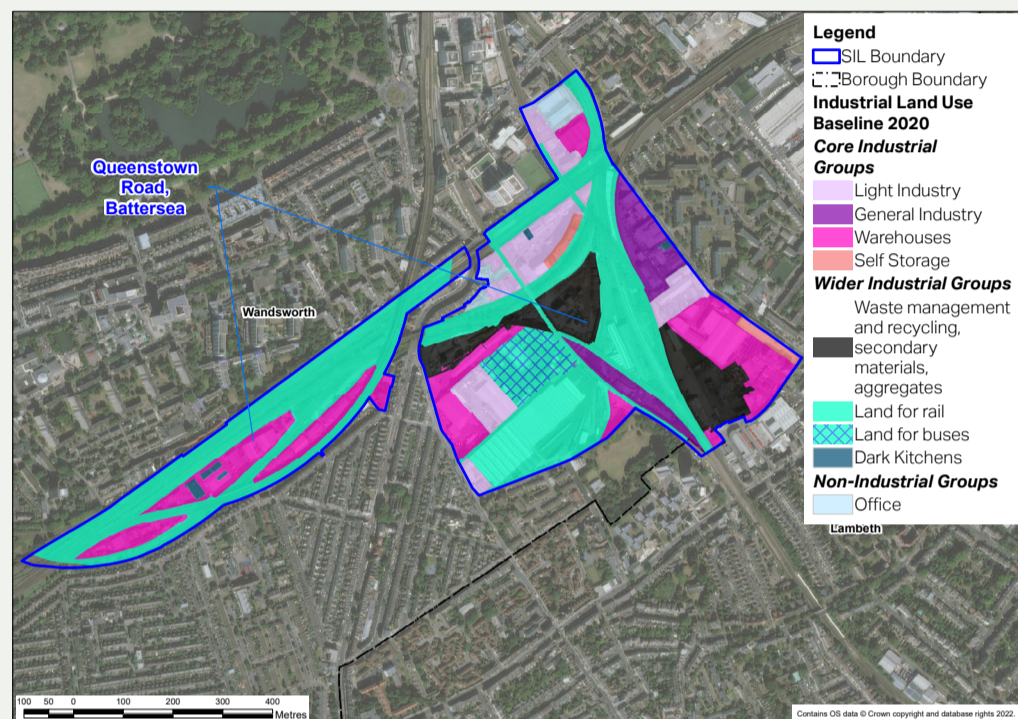
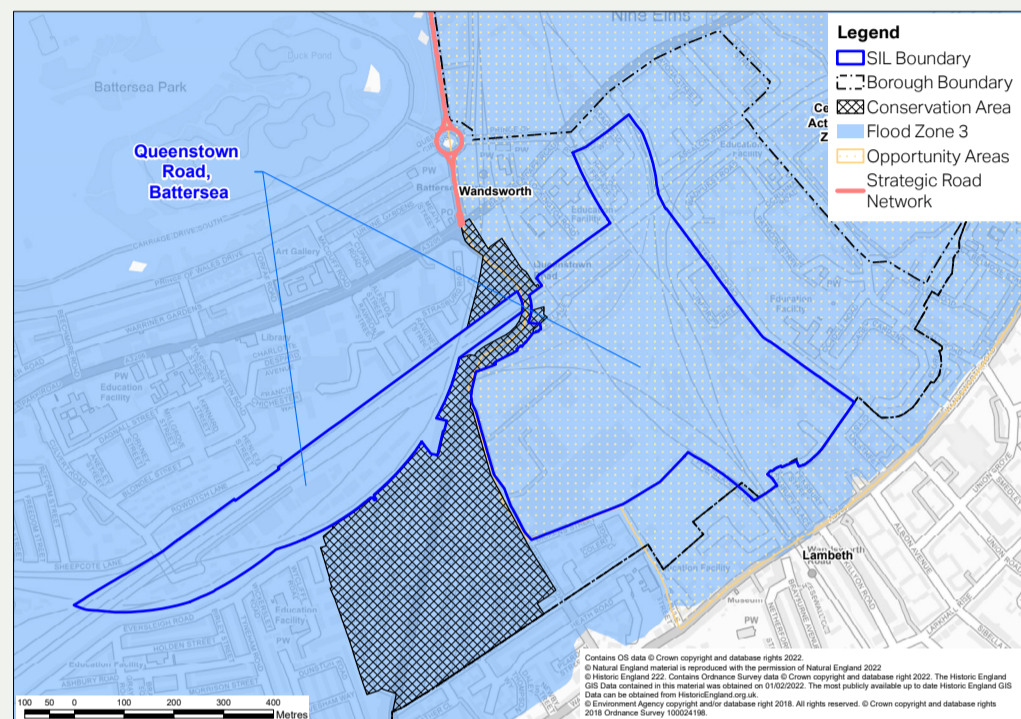
Property Market Area
Central Services Circle

Inner/Outer London
Inner London

Overall Size
42.9 ha*

Number of Sub-areas
0

A medium to small-sized SIL with nearly 100% in industrial use. The indicative plot ratio is lower when compared to other SILs. The condition of building stock is average in comparison to other SILs, and the average age is approximately 40 years old. The average rent for properties in this SIL is £12.91/ft²/yr. Freight access is via the SRN and railhead present. The average PTAL rating is amongst the highest relative to other SILs. It lies partly within an Opportunity Area designation. Fragmentation of land ownership is high, and the largest freeholds present are very small in size. The complexity of leases is very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
173	573	Higher	No	Yes	3	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
145,020	384	1,101	Small	2.5	2.6	1978	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Very Small	Very High	12.91	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.34	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	4.1
General Industry	2.6
Warehouses	8.1
Self Storage	0.5

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	4.4
Land for rail (including DLR)	20.0
Land for buses	1.7
Total Industrial	41.5
<i>Non-industrial</i>	
Office	0.9
Total	42.3
Land Use Proportions	%
Land in Industrial Use	98.0
Land in Non-Industrial Use	2.0
Land that is Vacant	0.0

6. Blackhorse Lane

Borough
Waltham Forest

Sub-region
East

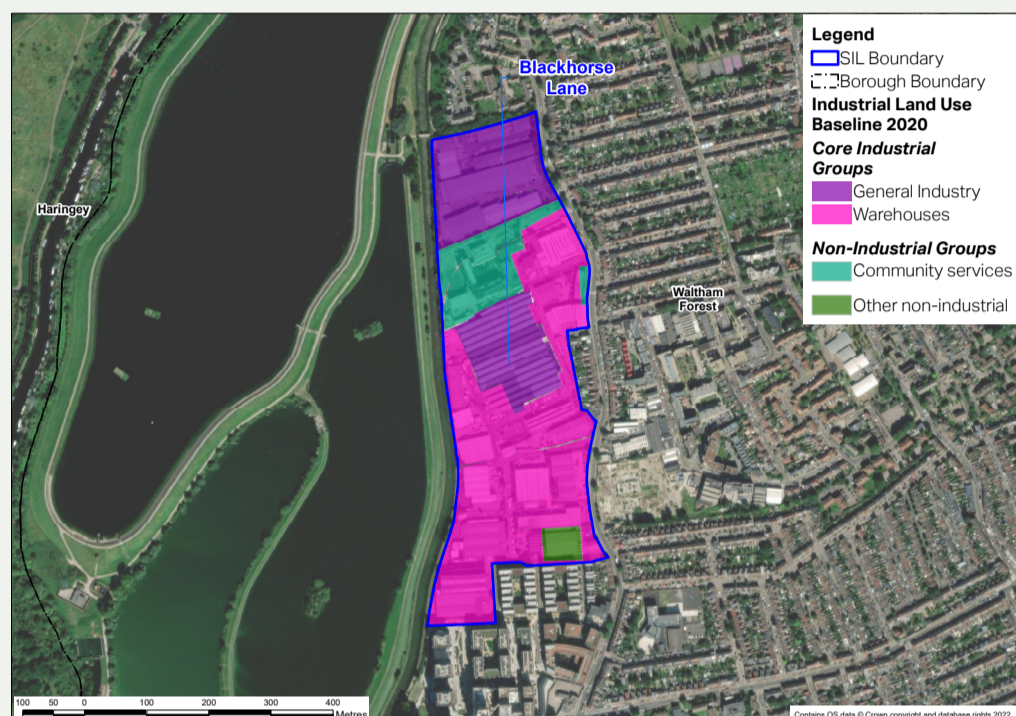
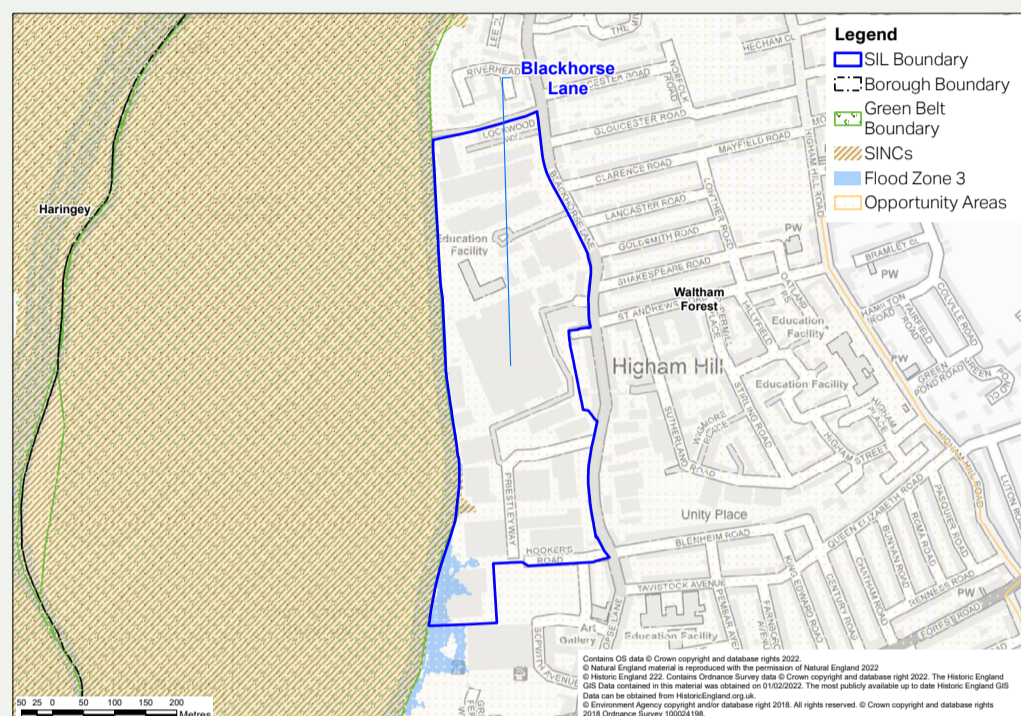
Property Market Area
Lea Valley

Inner/Outer London
Outer London

Overall Size
16.3 ha

Number of Sub-areas
0

A small sized SIL, with nearly 90% of its land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is above average in comparison to other SILs. The condition of building stock is average in comparison to other SILs, owing to its average age being around 40 years old. The average rent for properties in this SIL is £12.32/ft²/yr. The SIL is not directly accessible via the SRN or railheads. The SIL lies wholly within an Opportunity Area designation. The complexity of leases present is very high. The largest freeholds present are small in size and the fragmentation of land ownership is high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
1,334	573	n/a	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
91,325	787	1,101	Small	2.5	2.6	1981	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Small	Very High	12.32	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.56	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	4.9
Warehouses	9.3
Total Industrial	14.2

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Non-industrial</i>	
Community Services	1.8
Other Non-industrial	0.3
Total	16.3
Land Use Proportions	%
Land in Industrial Use	87.0
Land in Non-Industrial Use	13.0
Land that is Vacant	0.0

7. Brimsdown

Borough
Enfield

Sub-region
North

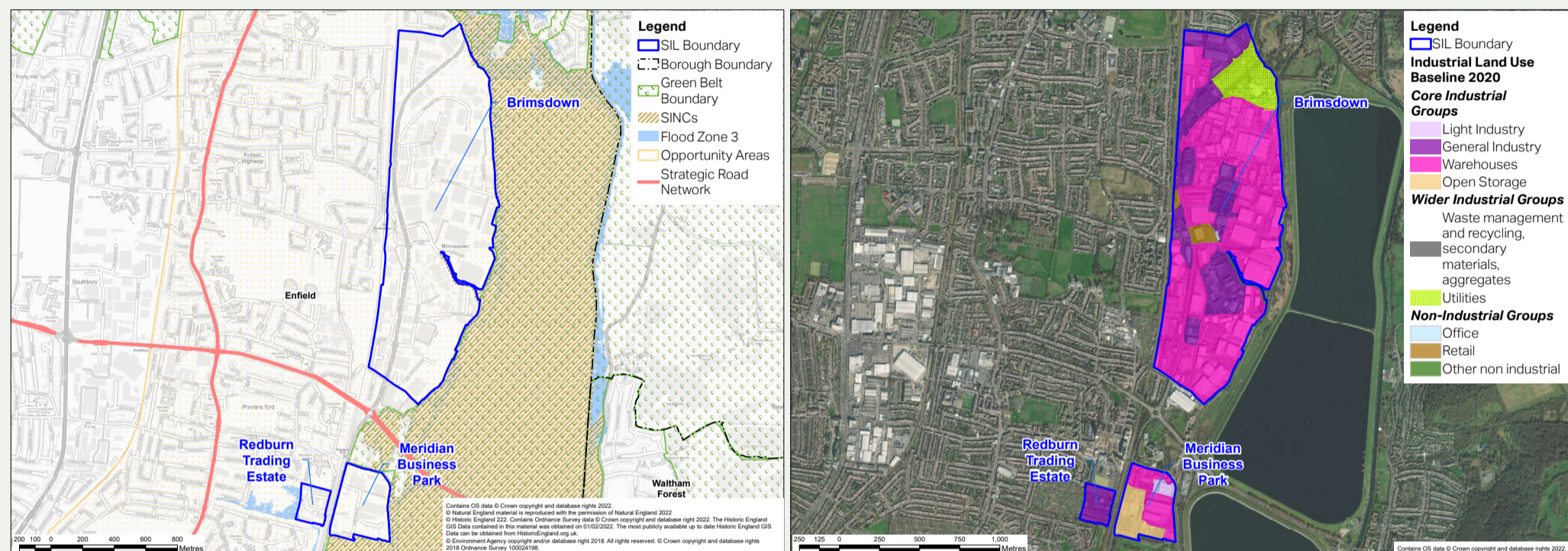
Property Market Area
Lea Valley

Inner/Outer London
Outer London

Overall Size
153.1 ha

Number of Sub-areas
3

A large SIL comprising three sub-areas nearly 100% of which is in industrial use. The dominant land use is warehousing. The indicative plot ratio is marginally higher when compared to other SILs. The average premises size is large relative to other SILs. The average condition of building stock is average in comparison with other SILs, and the average age is just below 40 years old. The energy efficiency of building stock is generally average, although one sub-area has a good efficiency rating of B. The average rent for properties in this SIL is £11.03/ft²/yr. The SIL is located a short distance from the SRN. The SIL lies wholly within an Opportunity Area. The northernmost sub-area is bounded by Green Belt designation to the east. The complexity of leases present is very high.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
624,016	1,710	1,101	Small	2.6	2.6	1983	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Medium	Very High	11.03	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.41	0.38	Moderate	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	1.2
General Industry	36.4
Warehouses	96.9
Open Storage	5.9

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	0.1
Utilities	9.8
Total Industrial	150.3
Non-industrial	
Office	0.1
Retail	2.1
Other Non-industrial	0.6
Total Non-industrial	2.9
Total	153.1
Land Use Proportions	%
Land in Industrial Use	98.1
Land in Non-industrial Use	1.9
Land that is Vacant	0.0

Sub-area 1. Brimsdown

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
134.8	97.9	2.1	0.0	213	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
516,052	1,709	1,101	Small	2.6	2.6	1984	1980	C	C	11.03	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio	Unimplemented Planning Permissions (Losses / Gains) (m ²)	
This SIL	London	
0.38	0.38	0

Sub-area 2. Redburn Trading Estate

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
4.1	100.0	0.0	0.0	510	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
24,990	610	1,101	Small	2.2	2.6	1973	1980	D	C	11.03	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio	Unimplemented Planning Permissions (Losses / Gains) (m ²)	
This SIL	London	
0.61	0.38	0

continued overleaf...

Sub-area 3. Meridian Business Park

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
14.2	100.0	0.0	0.0	192	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
82,973	3,772	1,101	Small	2.8	2.6	1993	1980	B	C	11.03	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.58	0.38	0

8. British Gas Site / Cody Road

Borough
Newham

Sub-region
East

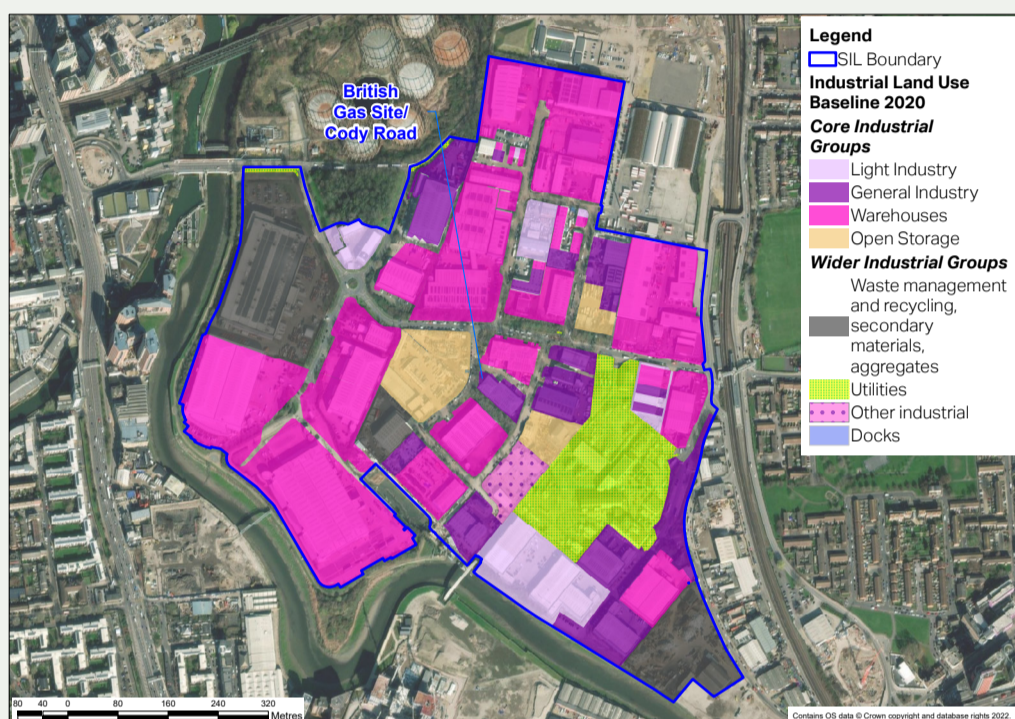
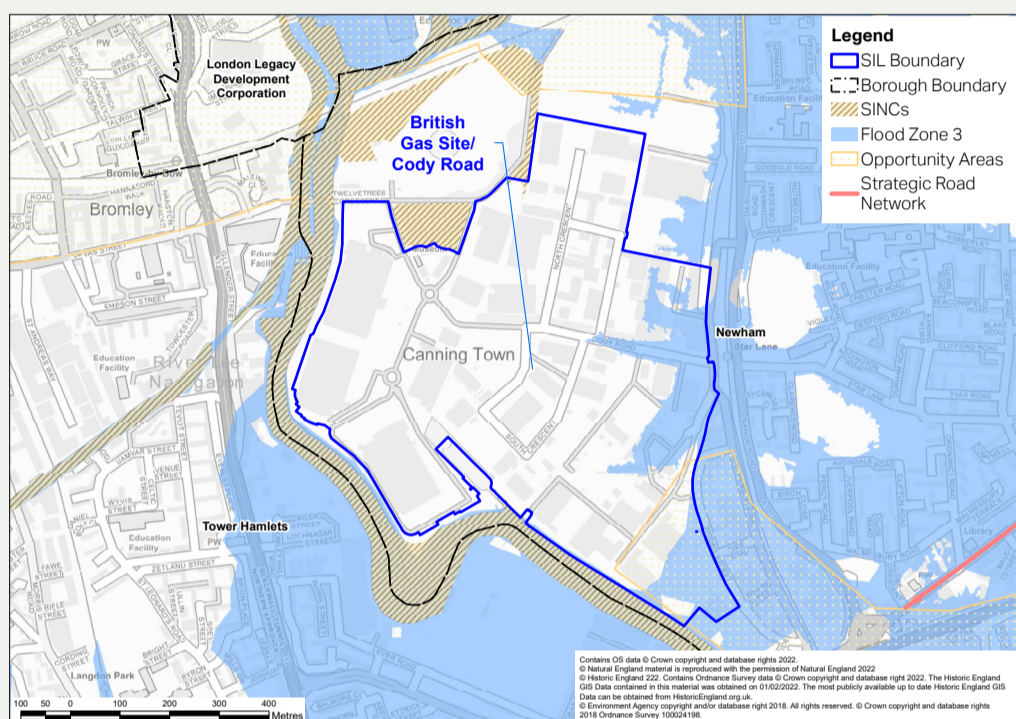
Property Market Area
Lea Valley

Inner/Outer London
Inner London

Overall Size
52.7 ha*

Number of Sub-areas
0

A medium to small sized SIL, 100% of which is in industrial use. The dominant land use is warehousing. The indicative plot ratio is broadly in line with the average of other SILs. Average premises size is large relative to other SILs and the condition of building stock is very good, ranking amongst the best quality across London, owing to the average age of building stock being under 30 years old. The energy efficiency of building stock is generally average, although one sub-area has a good efficiency rating of B. The average rent for properties in this SIL is £13.48/ft²/yr. Freight access is via the SRN and wharves. The average PTAL rating is amongst the highest relative to other SILs. The largest freeholds present are large in size and the complexity of leases is very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
335	573	Moderate	Yes	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
167,246	1,045	1,101	Small	3.0	2.6	1994	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Large	Very High	13.48	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.37	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	3.2
General Industry	6.5
Warehouses	21.9
Open Storage	2.4

continued overleaf...

<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	6.6
Utilities	4.5
Other Industrial	0.7
<i>Total Industrial</i>	45.7
Total	45.7
Land Use Proportions	%
Land in Industrial Use	100.0
Land in Non-industrial Use	0.0
Land that is Vacant	0.0

9. Central Leaside Business Area

Borough
Enfield / Haringey / Waltham Forest

Sub-region
East / North

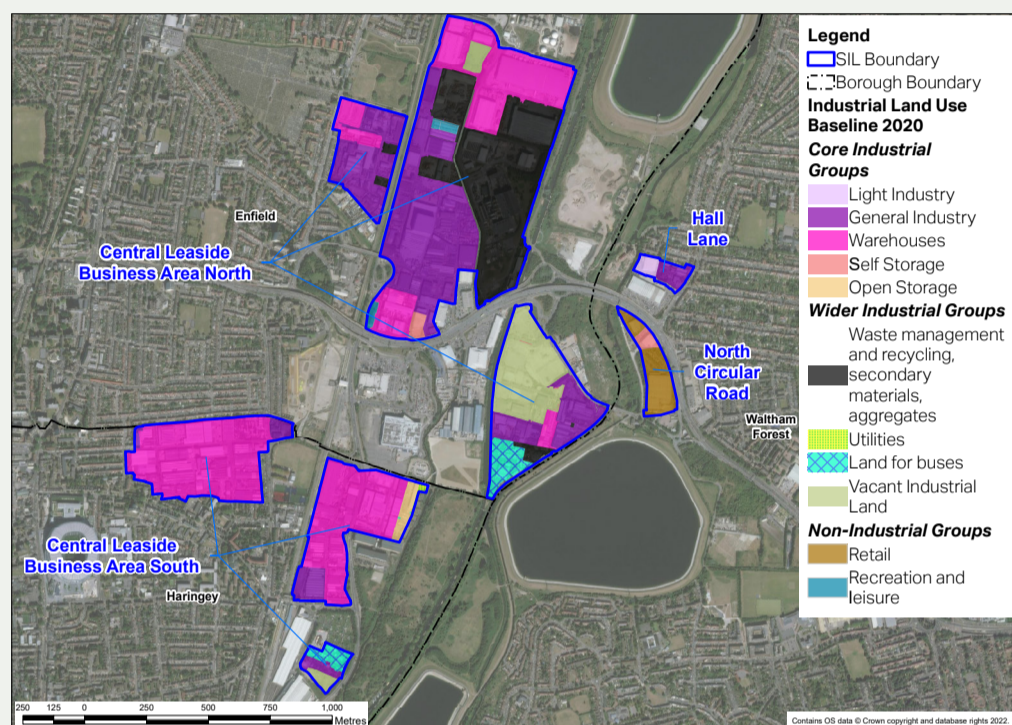
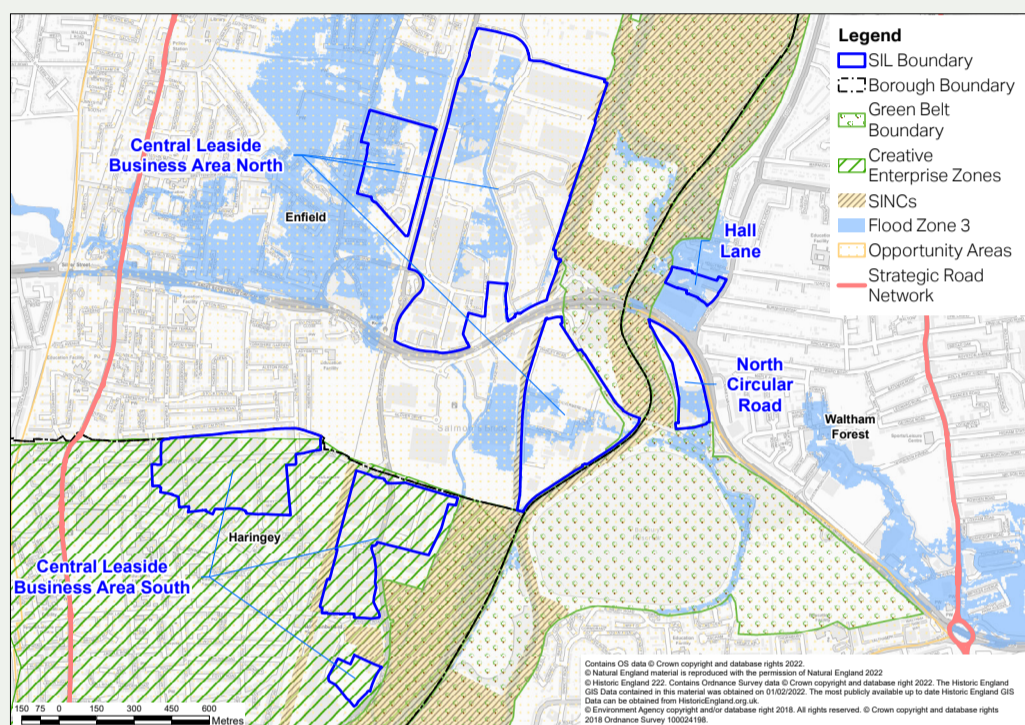
Property Market Area
Lea Valley

Inner/Outer London
Outer London

Overall Size
131.4 ha*

Number of Sub-areas
4

A large sized cross-borough SIL comprising four sub-areas, with almost 90% of land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is broadly in line with the average of other SILs. The condition of building stock is average in comparison with other SILs, and the average age is nearly 50 years old. However, in one of the four sub-areas, the dominant use is non-industrial and occupies building stock that is in very good condition and around 20 years old. The average rent for properties in this SIL is £11.02/ft²/yr. Parts of the sub-area directly access the A406 road. The SIL lies partly within a Creative Enterprise Zone designation, and wholly within an Opportunity Area. The Central Leaside Business Area North sub-area is bounded by Green Belt designation to the west. The largest freeholds present are large in size. Complexity of leases is very high.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
516,898	887	1,101	Small	2.5	2.6	1974	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Large	Very High	11.02	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.40	0.38	Moderate	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	0.6
General Industry	36.6
Warehouses	46.4
Self Storage	1.3
Open Storage	1.1

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	25.6
Land for buses	3.3
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	10.7
Total Industrial	125.7
Non-industrial	
Retail	3.6
Recreation and Leisure	0.7
Total Non-industrial	4.3
Total	130.0
Land Use Proportions	
Land in Industrial Use	88.4
Land in Non-industrial Use	3.3
Land that is Vacant	8.3

Sub-area 1. Central Leaside Business Area North

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
89.6	87.8	0.8	11.3	831	573	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
292,551	782	1,101	Small	2.4	2.6	1974	1980	D	C	11.03	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio			Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.33	0.38		0

Sub-area 2. Central Leaside Business Area South

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
34.6	98.3	0.0	1.7	306	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
174,441	895	1,101	Small	2.5	2.6	1973	1980	D	C	11.03	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio			Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.50	0.38		0

continued overleaf...

Sub-area 3. Hall Lane

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
1.6	100.0	0.0	0.0	795	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
13,792	1,149	1,101	Small	2.3	2.6	1983	1980	D	C	11.05	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.85	0.38	0

Sub-area 4. North Circular Road

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
4.2	15.6	84.4	0.0	888	573	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
37,114	12,371	1,101	Small	3.5	2.6	1999	1980	B	C	10.85	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.88	0.38	0

10. Freezywater / Innova Park

Borough
Enfield

Sub-region
North

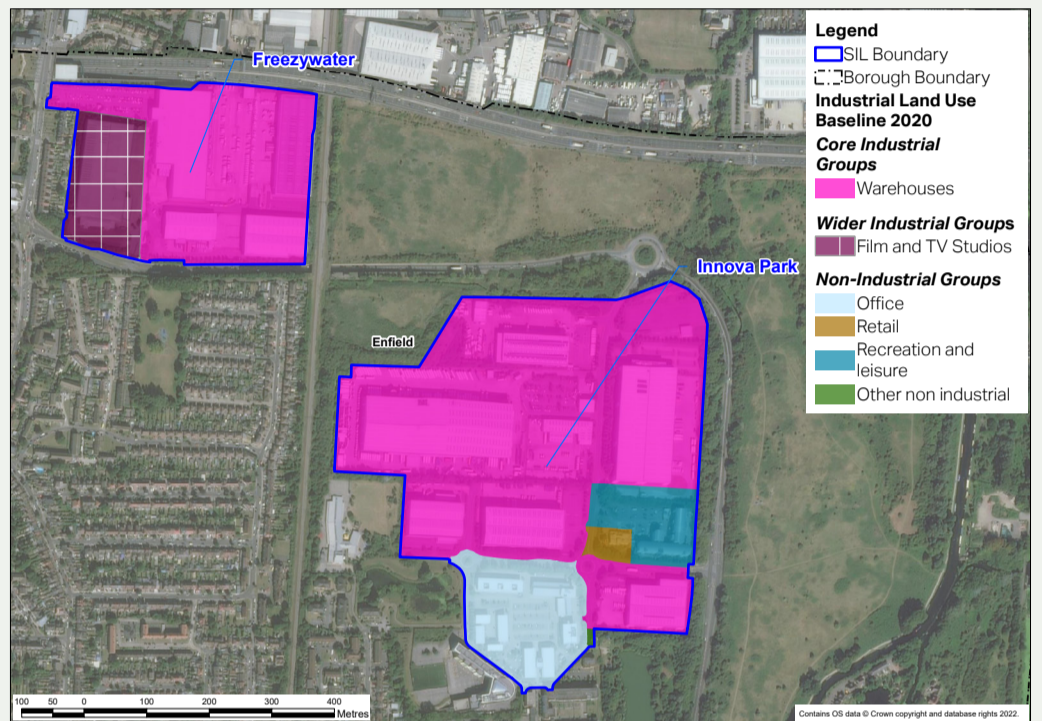
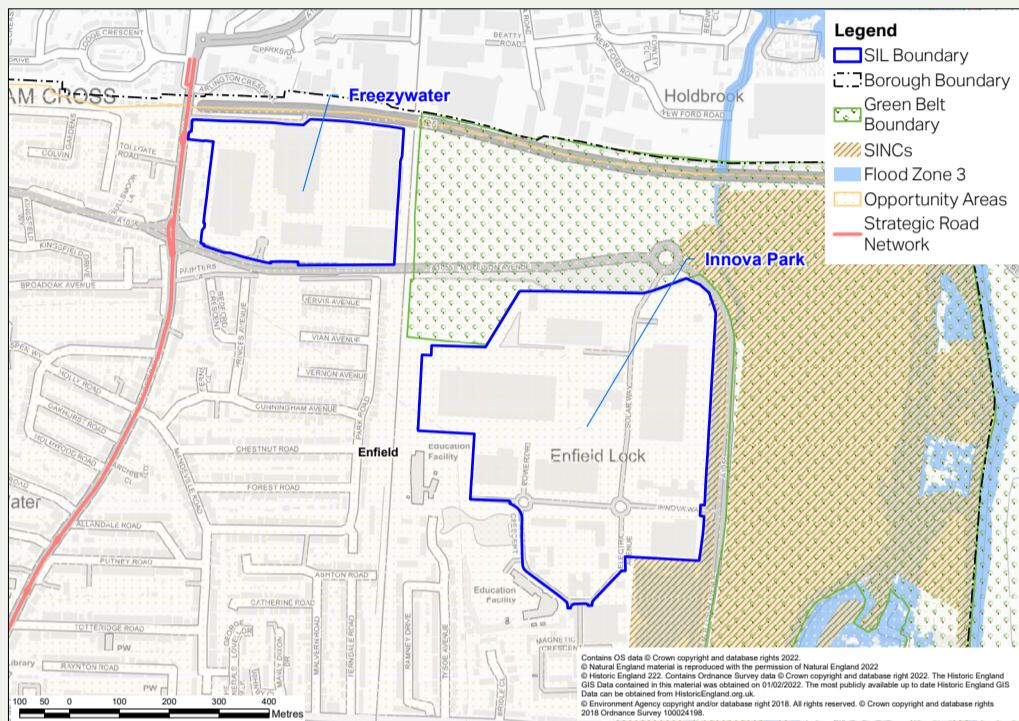
Property Market Area
Lea Valley

Inner/Outer London
Outer London

Overall Size
37.5 ha

Number of Sub-areas
2

A small sized SIL with nearly 85% of its land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is below average relative to other SILs. The average condition of building stock is very good, ranking amongst the best within SILs in London, with average age of building stock being less than 15 years old. The energy efficiency of building stock is generally average, although one sub-area has a good efficiency rating of B. The average rent for properties in this SIL is £10.80/ft²/yr. Although adjacent to the SRN, freight access is via smaller roads which connect to the SRN. The SIL is within an Opportunity Area. Fragmentation of land ownership is high.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
99,940	666	1,101	Small	3.2	2.6	2007	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Medium	Medium	10.80	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.27	0.38	Higher	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
Warehouses	29.3
Wider	
Film and TV Studios	2.6
Total Industrial	31.8
Non-industrial	
Office	3.5
Retail	0.4
Recreation and Leisure	1.8

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Total Non-industrial</i>	5.7
Total	37.5
Land Use Proportions	%
Land in Industrial Use	84.8
Land in Non-industrial Use	15.2
Land that is Vacant	0.0

Sub-area 1. Innova Park

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
26.7	78.6	21.4	0.0	513	573	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
63,087	432	1,101	Small	3.1	2.6	2005	1980	C	C	10.80	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.24	0.38	0

Sub-area 2. Freezywater

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
10.8	100.0	0.0	0.0	6	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
36,853	9,213	1,101	Small	3.4	2.6	2012	1980	B	C	10.80	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.34	0.38	0

11. Great Cambridge Road

Borough
Enfield

Sub-region
North

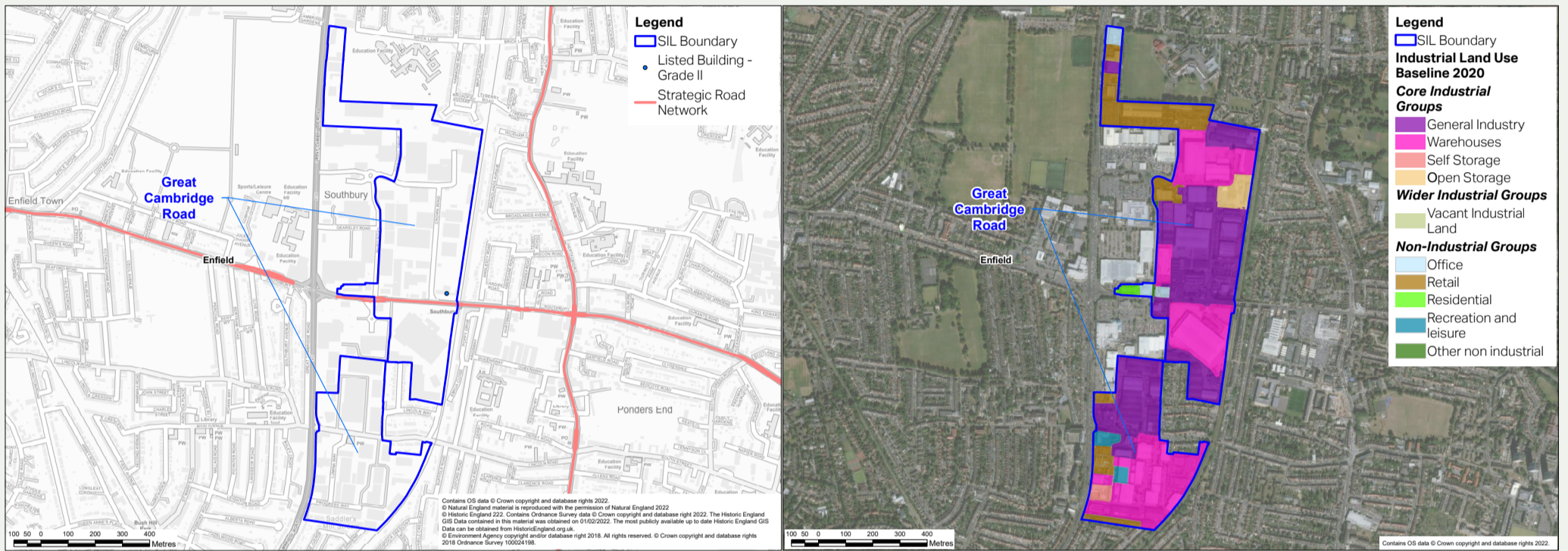
Property Market Area
Lea Valley

Inner/Outer London
Outer London

Overall Size
50.8 ha*

Number of Sub-areas
0

A medium sized SIL with just over 80% of its land area being in industrial use. The dominant land use is for general industry. The indicative plot ratio is broadly in line with the average of other SILs. The average condition of building stock is average in comparison with other SILs, with the average age being approximately 40 years old. The average rent for properties in this SIL is £11.79/ft²/yr. Planned changes in designation via boundary amendments amount to a net gain in SIL area. Freight access is directly via the SRN. The average PTAL rating for this SIL is amongst the highest relative to other SILs. There are some listed buildings present. Fragmentation of land ownership is high, and complexity of leases is very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
0	573	Higher	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
203,562	1,616	1,101	Medium	2.6	2.6	1983	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Medium	Very High	11.79	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.40	0.38	Boundary change - net gain	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	21.7
Warehouses	18.0

continued overleaf...

Self Storage	0.5
Open Storage	1.3
Total Industrial	41.5
Non-industrial	
Office	0.8
Retail	7.1
Residential	0.3
Recreation and Leisure	0.8
Other Non-industrial	0.1
Total Non-industrial	9.2
Total	50.6
Land Use Characteristics	%
Land in Industrial Use	81.9
Land in Non-industrial Use	18.1
Land that is Vacant	0.0

12. Lea Bridge Gateway

Borough
Waltham Forest

Sub-region
East

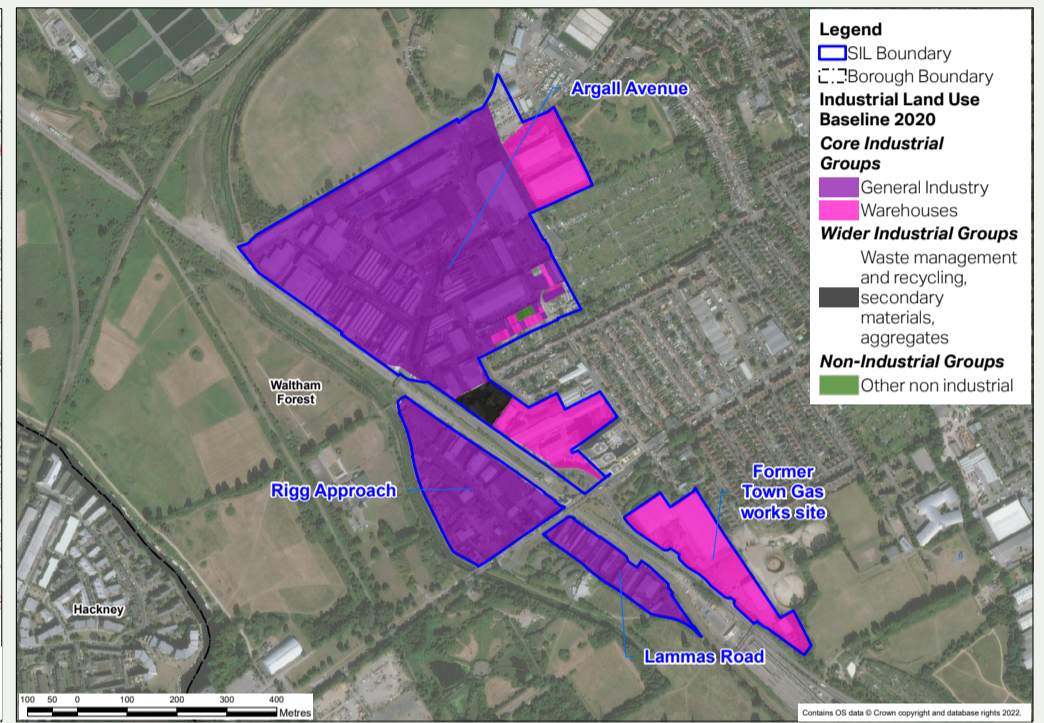
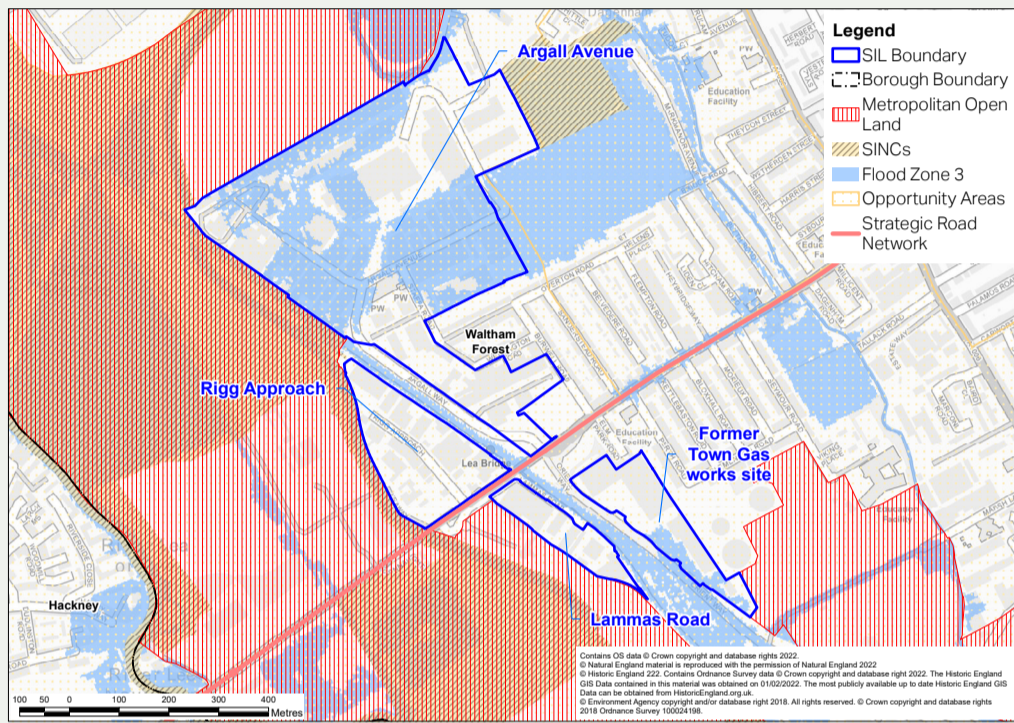
Property Market Area
Lea Valley

Inner/Outer London
Outer London

Overall Size
37.3 ha*

Number of Sub-areas
4

A small sized SIL comprised of four sub-areas, almost 100% of which is in industrial use. The dominant land use is for general industry. The indicative plot ratio is amongst the highest of all SILs across London. The average condition of building stock is average compared to other SILs, with average age in each of the sub-areas ranging from approximately 10 years to approximately 60 years. With the exception of one of the sub-areas, the energy efficiency of building stock is poor. The average rent for properties in this SIL is £12.32/ft²/yr. Planned change in designation via boundary amendments would result in a net loss in SIL area. The SIL is directly accessible by the SRN. The SIL lies partly within an Opportunity Area. Fragmentation of land ownership and complexity of leases is very high. The largest freeholds present are large in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
234,036	441	1,101	Small	2.6	2.6	1977	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Large	Very High	12.32	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.71	0.38	Moderate	Boundary change - net loss

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	27.8
Warehouses	4.6

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	0.5
Total Industrial	32.8
Non-industrial	
Other Non-industrial	0.1
Total	32.9
Land Use Proportions	%
Land in Industrial Use	99.8
Land in Non-industrial Use	0.2
Land that is Vacant	0.0

Sub-area 1. Argall Avenue

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
25.9	99.7	0.3	0.0	7	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
163,670	398	1,101	Small	2.6	2.6	1980	1980	D	C	12.32	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.63	0.38	0

Sub-area 2. Lammas Road

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
2.1	100.0	0.0	0.0	12	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
14,352	221	1,101	Small	1.6	2.6	1958	1980	E	C	12.32	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.68	0.38	0

continued overleaf...

Sub-area 3. Rigg Approach

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
5.0	100.0	0.0	0.0	7	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
40,656	782	1,101	Small	2.2	2.6	1977	1980	E	C	12.32	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.82	0.38	0

Sub-area 4. Former Town Gas Works Site

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
3.4	100.0	0.0	0.0	76	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
15,358	5,119	1,101	Small	3.0	2.6	2010	1980	B	C	12.32	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.46	0.38	0

13. Tottenham Hale

Borough
Haringey

Sub-region
North

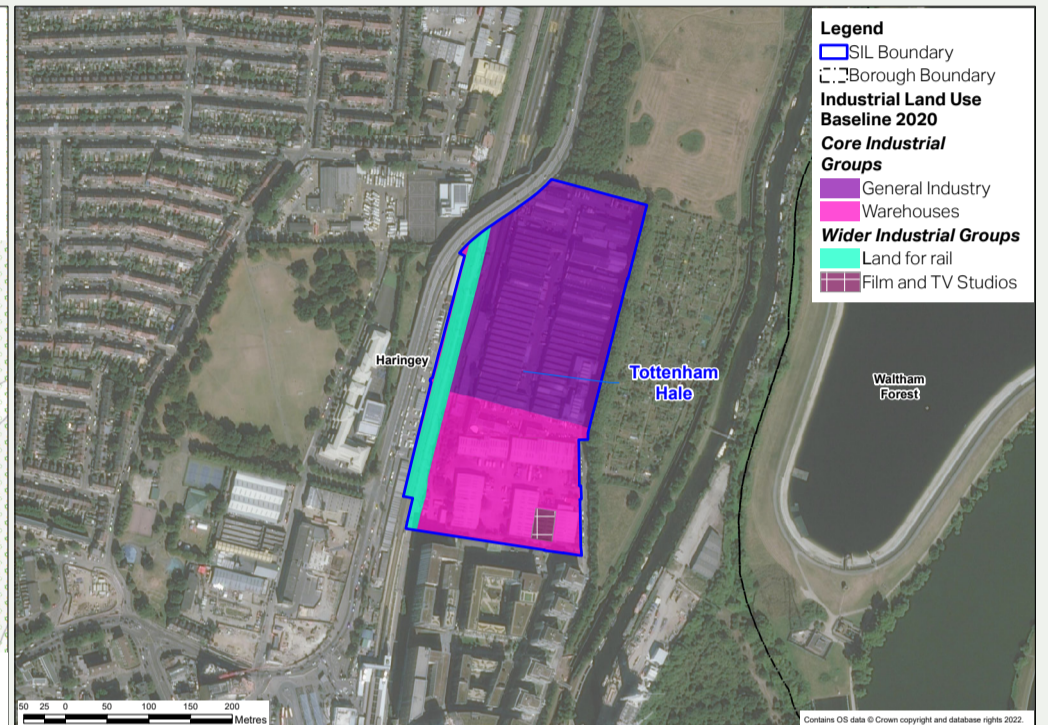
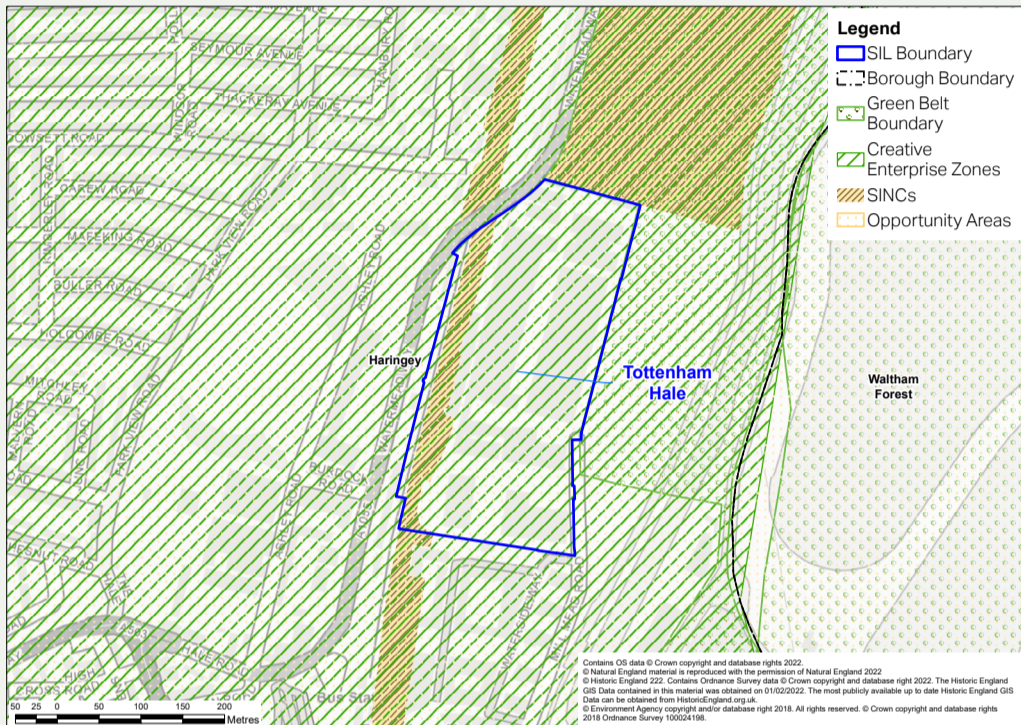
Property Market Area
Lea Valley

Inner/Outer London
Outer London

Overall Size
8.3 ha

Number of Sub-areas
0

A very small sized SIL, 100% of which is in industrial use. The dominant land use is for general industry. The indicative plot ratio is higher when compared to other SILs. The average condition of building stock is below average when compared to other SILs owing to its average age of around 50 years old. The average rent for properties in this SIL is £11.84/ft²/yr. There is no direct freight access via the SRN. The SIL lies within an Opportunity Area, SINC and Creative Enterprise Zone. Fragmentation of land ownership is very high, yet complexity of leases is very low.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
778	573	n/a	No	No	3	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
47,285	239	1,101	Micro	2.5	2.6	1974	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Medium	Very Low	11.84	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.57	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	4.5
Warehouses	2.9

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Land for rail (including DLR)	0.8
Film and TV Studios	0.1
Total Industrial	8.3
Total	8.3
Land Use Characteristics	%
Land in Industrial Use	100.0
Land in Non-industrial Use	0.0
Land that is Vacant	0.0

14. East Lane

Borough
Brent

Sub-region
West

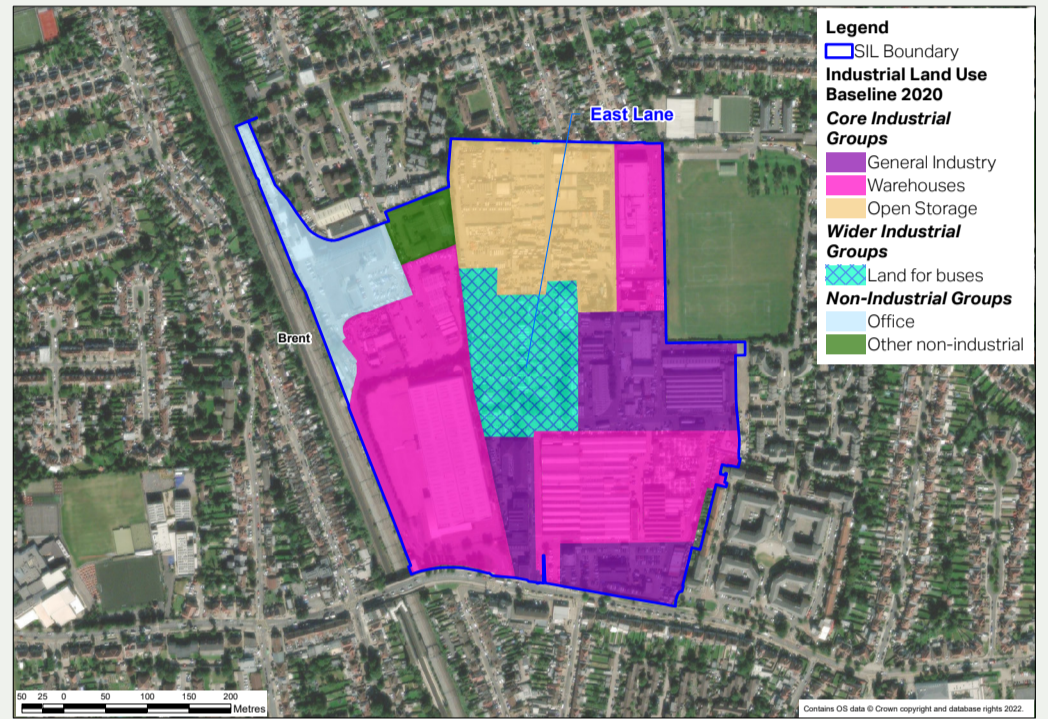
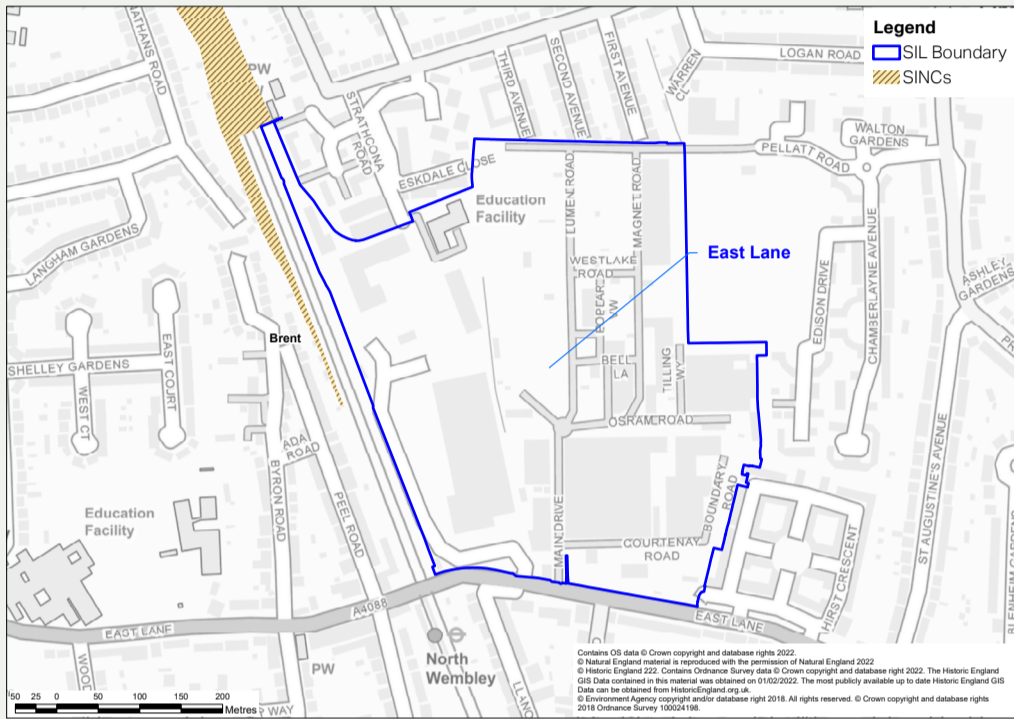
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
21.4 ha

Number of Sub-areas
0

A small sized SIL with nearly 90% of its land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is higher when compared to other SILs. The average condition of building stock is below average compared to other SILs owing to the average age of building stock being over 60 years old. The average rent for properties in this SIL is £12.60/ft²/yr. There is no direct freight access via the SRN. Planned changes in designation via boundary amendments would result in a net loss in SIL area. The fragmentation of land ownership is high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
996	573	Moderate	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
106,091	298	1,101	Micro	2.4	2.6	1958	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Large	Medium	12.60	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.50	0.38	Boundary change - net loss	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	4.1
Warehouses	9.1
Open Storage	3.5

continued overleaf...

<i>Wider</i>	
Land for buses	2.3
Total Industrial	19.0
<i>Non-industrial</i>	
Office	1.8
Other Non-industrial	0.5
Total Non-industrial	2.3
Total	21.4
Land Use Proportions	%
Land in Industrial Use	89.2
Land in Non-industrial Use	10.8
Land that is Vacant	0.0

15. Great West Road / Brentford - Transport Avenue

Borough
Hounslow

Sub-region
West

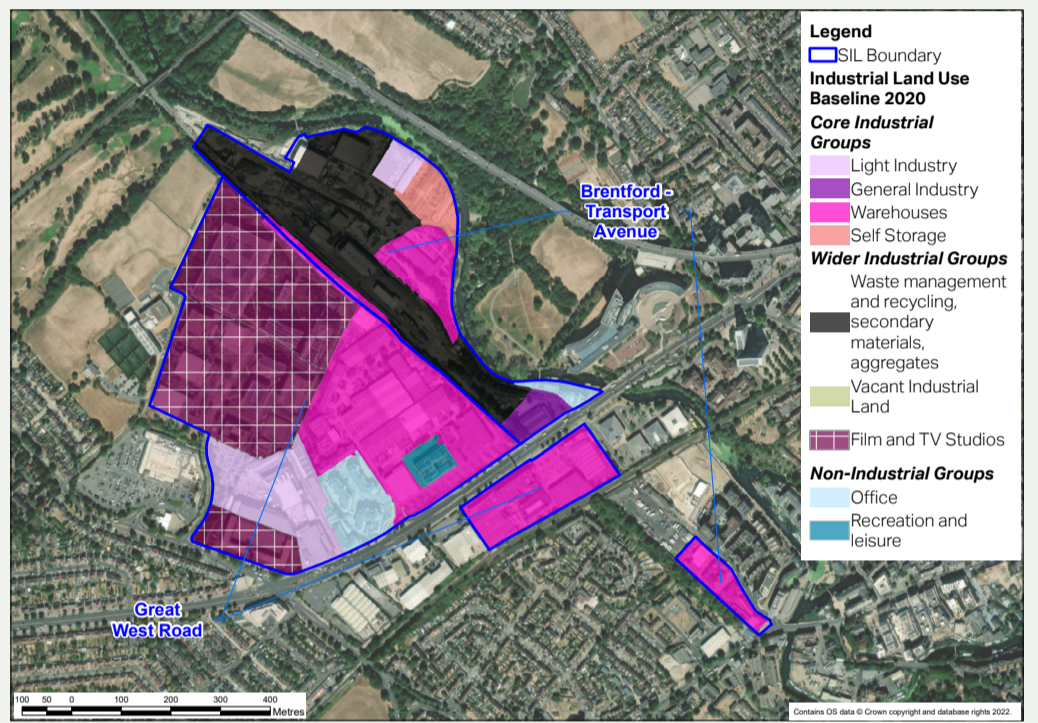
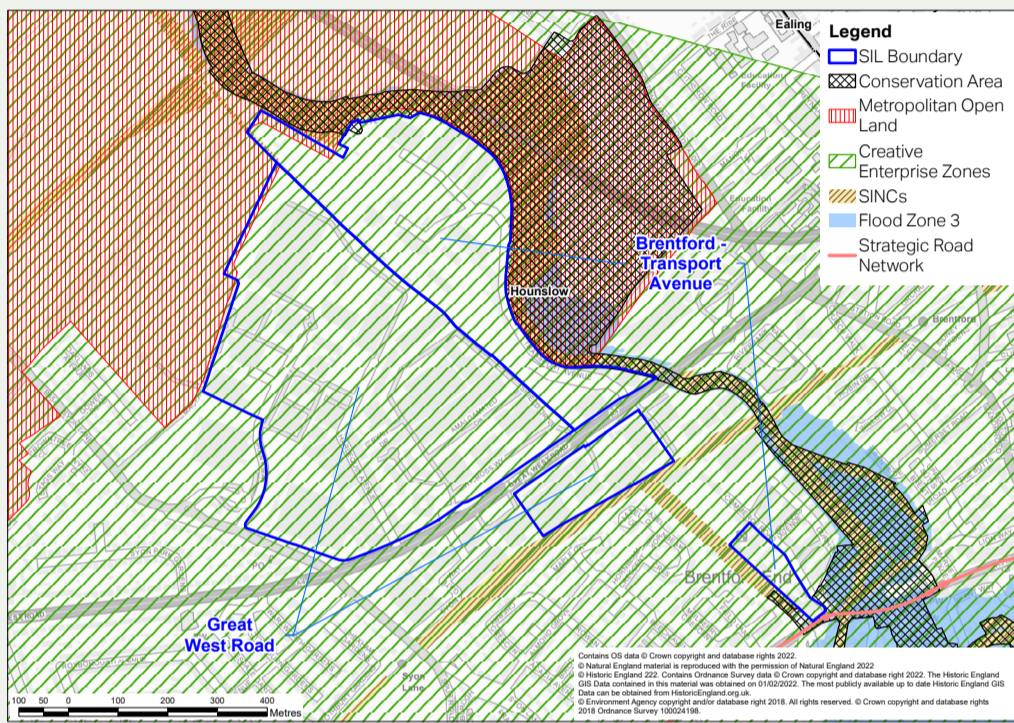
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
51.4 ha*

Number of Sub-areas
2

A medium sized SIL comprising two sub-areas, nearly 95% of which is in industrial use. The dominant land use is warehousing. The indicative plot ratio is in line with the average of all SILs. The average condition of building stock is very good, and above average when compared to other SILs, with the average age of building stock being around 40 years old. The average rent for properties in this SIL is £14.44/ft²/yr. Planned change in designation via boundary amendments would result in a net loss in SIL area. Freight access is direct via the SRN and A4 road and a railhead is present. The SIL lies partly within a Creative Enterprise Zone. The Great Western Road sub-area also borders Metropolitan Open Land. Fragmentation of land ownership and complexity of lease is high. The largest freeholds present are large in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
193,176	459	1,101	Small	2.8	2.6	1983	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Large	High	14.44	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.38	0.38	Moderate	Boundary change - net loss

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	4.5
General Industry	0.8
Warehouses	16.2
Self Storage	1.1

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	10.1
Film and TV Studios	15.5
Total Industrial	48.2
Non-industrial	
Office	2.4
Recreation and Leisure	0.6
Total Non-industrial	3.0
Total	51.3
Land Use Proportions	%
Land in Industrial Use	94.1
Land in Non-industrial Use	5.9
Land that is Vacant	0.0

Sub-area 1. Brentford - Transport Avenue

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
24.1	98.2	1.8	0.9	5	573	No	Yes	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
55,933	451	1,101	Small	2.8	2.6	1978	1980	D	C	13.89	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio	Unimplemented Planning Permissions (Losses / Gains) (m ²)	
This SIL	London	
0.23	0.38	0

Sub-area 2. Great West Road

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
27.2	90.4	9.6	0.0	429	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
137,243	462	1,101	Small	2.8	2.6	1984	1980	D	C	14.67	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio	Unimplemented Planning Permissions (Losses / Gains) (m ²)	
This SIL	London	
0.50	0.38	0

16. Great Western

Borough
Ealing

Sub-region
West

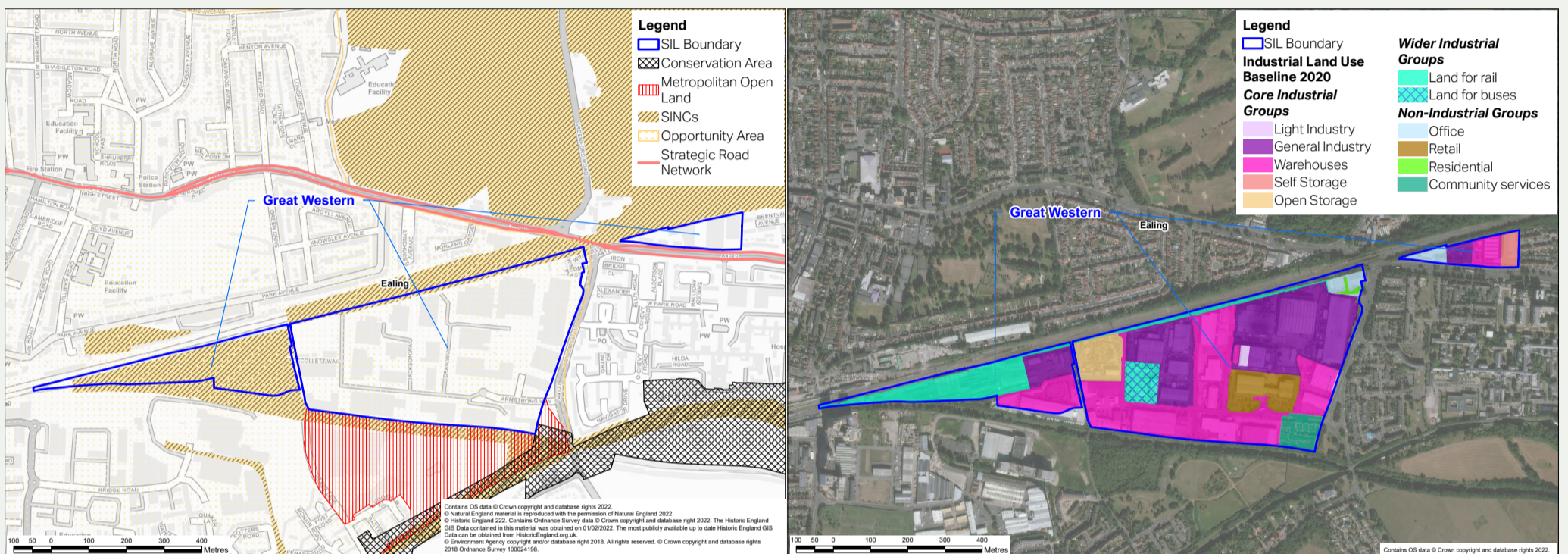
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
33.3 ha

Number of Sub-areas
0

A small sized SIL with nearly 90% of its land area in industrial use. The dominant land uses are warehousing and general industry. The indicative plot ratio is broadly in line with the average of other SILs. The average condition of building stock is very good, and above average when compared to other SILs, with the average age of building stock being around 30 years old. The average rent for properties in this SIL is £13.20/ft²/yr. This SIL is directly accessible via the SRN. PTAL rating varies from good to worst across the SIL area. The SIL lies partly within SINC and Opportunity Area designations. Fragmentation of land ownership and complexity of leases is very high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
7	573	Higher	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
130,178	1,009	1,101	Small	2.9	2.6	1988	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Medium	Very High	13.20	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.39	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	0.1
General Industry	11.5

continued overleaf...

Land Use Categorisation	Area (ha)
Warehouses	11.5
Self Storage	0.5
Open Storage	1.4
<i>Wider</i>	
Land for rail (including DLR)	3.7
Land for buses	1.0
Total Industrial	29.6
<i>Non-industrial</i>	
Office	0.8
Retail	1.8
Residential	0.1
Community Services	0.9
Total Non-industrial	3.7
Total	33.3
Land Use Proportions	%
Land in Industrial Use	89.0
Land in Non-industrial Use	11.0
Land that is Vacant	0.0

17. Hayes Industrial Area

Borough
Hillingdon

Sub-region
West

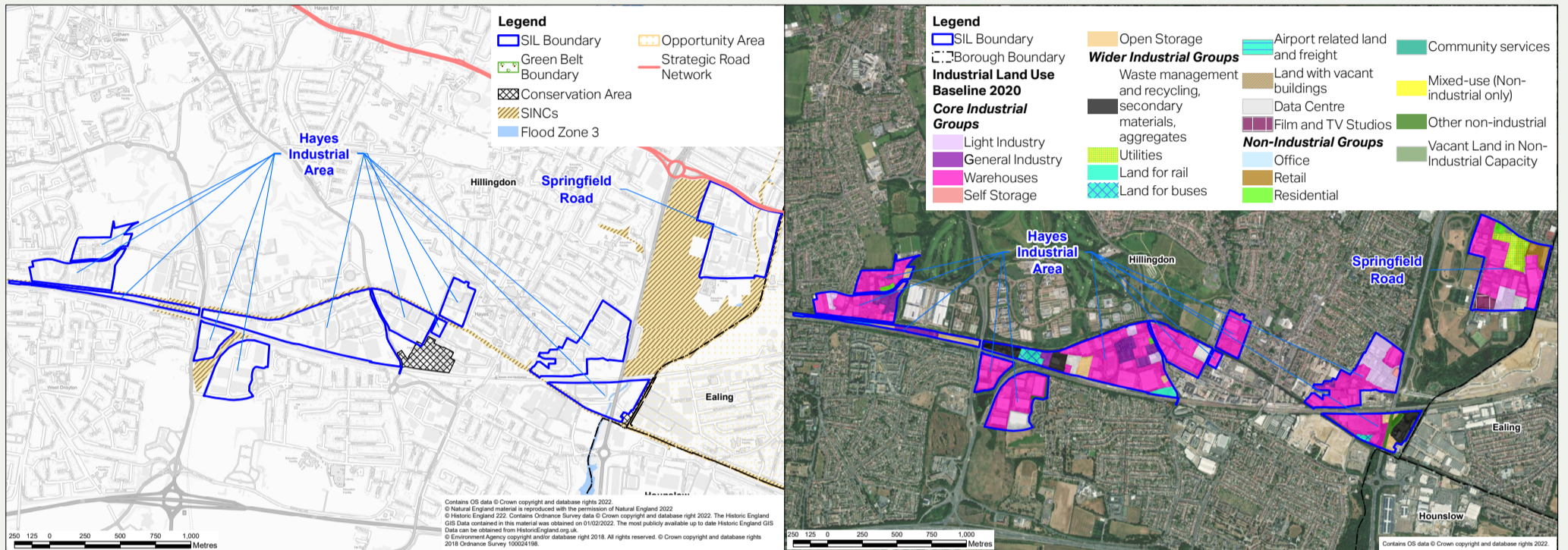
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
141.9 ha*

Number of Sub-areas
2

A large sized SIL across two sub-area with over 95% of its land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is in line with the average of all SILs. The average condition of building stock is good, and above average when compared to other SILs. The average rent for properties in this SIL is £12.47/ft²/yr. Freight access is direct via the SRN or the M4 road is nearby. PTAL rating varies from good to worst across the SIL area. Fragmentation of land ownership is high, and the largest freeholds present are small in size, with complexity of leases also being very high.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
538,118	1,092	1,101	Small	2.7	2.6	1988	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Small	Very High	12.47	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.38	0.38	Higher	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	10.3
General Industry	8.4
Warehouses	90.3
Self Storage	0.7
Open Storage	4.9
Wider	
Waste management and recycling, secondary materials and aggregates	5.9
Utilities	4.1

continued overleaf...

Land Use Categorisation	Area (ha)
Land for rail (including DLR)	1.8
Land for buses	2.0
Data Centres	5.1
Film and TV Studios	1.5
Total Industrial	135.0
Non-industrial	
Retail	2.1
Residential	1.1
Community Services	0.1
Other Non-industrial	2.0
Vacant Land in Non-industrial Capacity	0.2
Total Non-industrial	5.5
Total	140.6
Land Use Proportions	%
Land in Industrial Use	96.1
Land in Non-industrial Use	3.9
Land that is Vacant	0.0

Sub-area 1. Springfield Road

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
27.2	89.5	10.5	0.0	7	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
129,118	1,050	1,101	Small	3.0	2.6	1992	1980	C	C	12.47	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.47	0.38	0

Sub-area 2. Hayes Industrial Area

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
113.4	97.6	2.66	0.0	1,007	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
409,000	1,105	1,101	Small	2.6	2.6	1988	1980	C	C	12.47	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.36	0.38	0

18. Honeypot Lane, Stanmore

Borough
Harrow

Sub-region
West

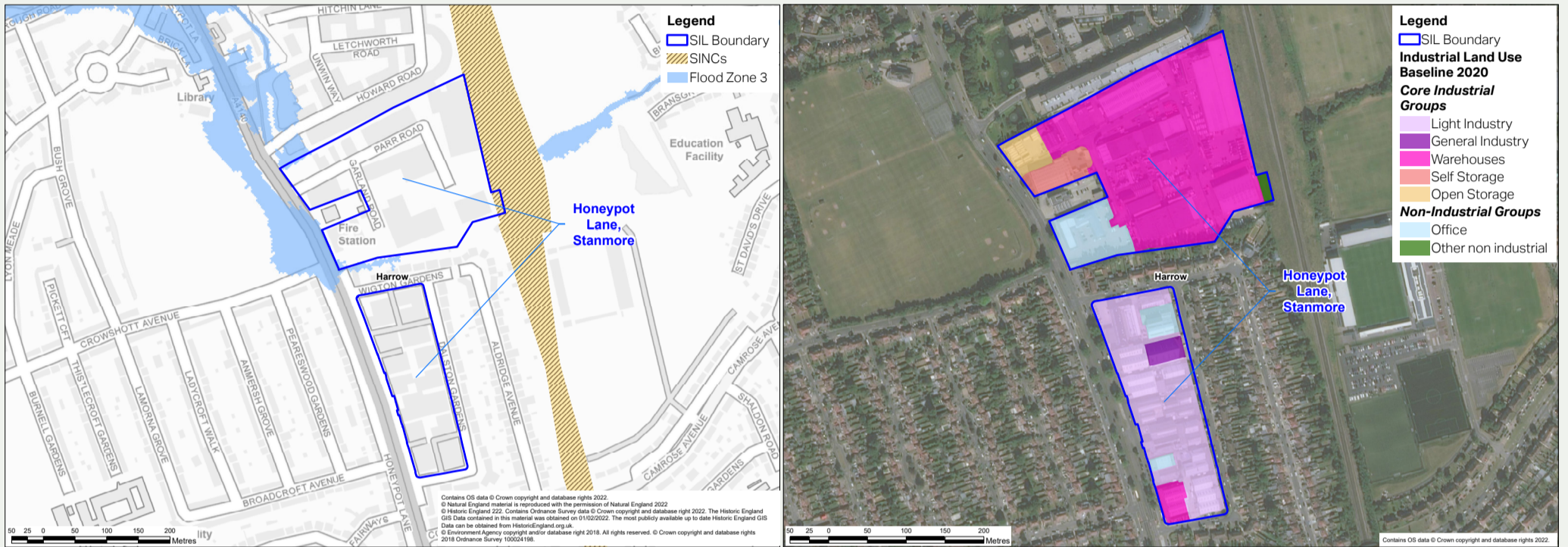
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
8.7 ha*

Number of Sub-areas
0

A very small sized SIL with nearly 90% of its land area being in industrial use. The dominant land use is warehousing. The indicative plot ratio is broadly in line with the average of other SILs. The average condition of building stock is below average when compared to other SILs owing to the average age of building stock being around 60 years old. The average rent for properties in this SIL is £12.12/ft²/yr. This SIL has the smallest average premises size of any SIL in London. The SIL is not directly accessible via the SRN. Fragmentation of land ownership is very high, and the complexity of leases is low. The largest freeholds present are very small in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
1,186	573	Moderate	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
32,793	238	1,101	Micro	2.5	2.6		1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Very Small	Low	12.12	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.39	0.38	No change	+220

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	2.1
General Industry	0.1
Warehouses	4.9

continued overleaf...

Land Use Categorisation	Area (ha)
Self Storage	0.3
Open Storage	0.3
Total Industrial	7.7
Non-industrial	
Office	0.8
Total Non-industrial	0.8
Total	8.5
Land Use Proportions	%
Land in Industrial Use	89.9
Land in Non-industrial Use	10.1
Land that is Vacant	0.0

19. North Feltham Trading Estate

Borough
Hounslow

Sub-region
West

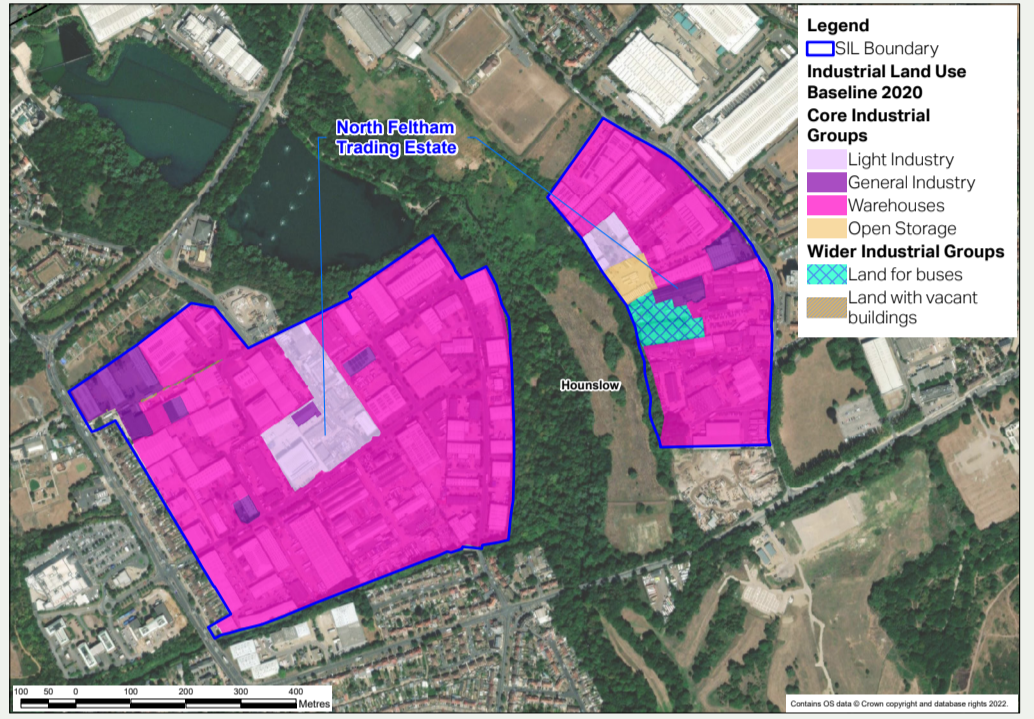
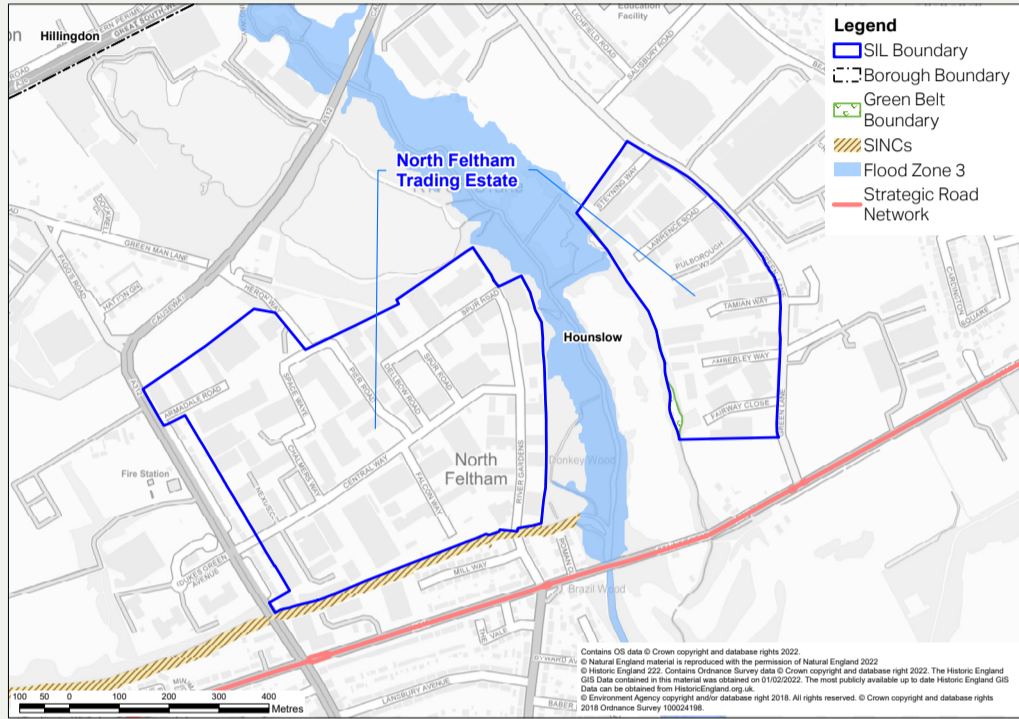
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
49.1 ha*

Number of Sub-areas
0

A medium to small-sized SIL with 100% of its land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is higher when compared to other SILs. The average condition of building stock is above average when compared to other SILs, owing to the average age of building stock being less than 30 years old. The average rent for properties in this SIL is £13.89/ft²/yr. Planned changes in designation via boundary amendments would result in a net gain in SIL area. Freight access is direct via the SRN. Fragmentation of land ownership and complexity of leases is very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
101	573	Higher	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
259,985	1,061	1,101	Small	2.7	2.6	1993	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Medium	Very High	13.89	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.54	0.38	Boundary change - net gain	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	3.6
General Industry	2.8
Warehouses	40.5
Open Storage	0.5

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Land for buses	0.9
<i>Vacant</i>	
Land with Vacant Building(s)	0.1
Total Industrial	48.5
Total	48.5
Land Use Proportions	%
Land in Industrial Use	100.0
Land in Non-industrial Use	0.0
Land that is Vacant	0.0

20. North Uxbridge Industrial Estate

Borough
Hillingdon

Sub-region
West

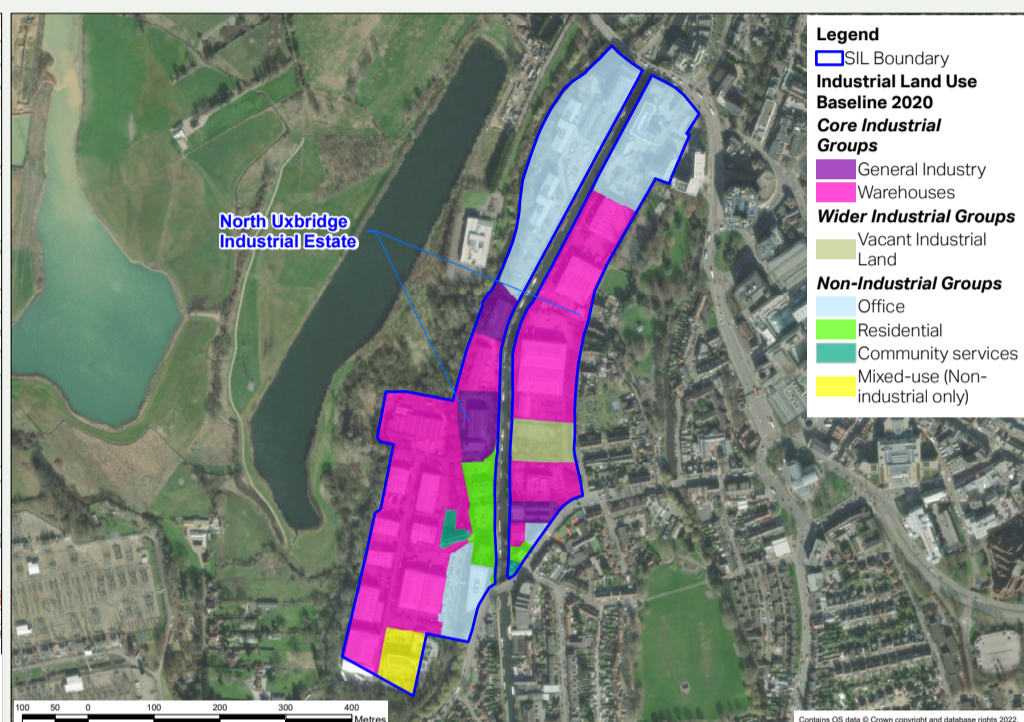
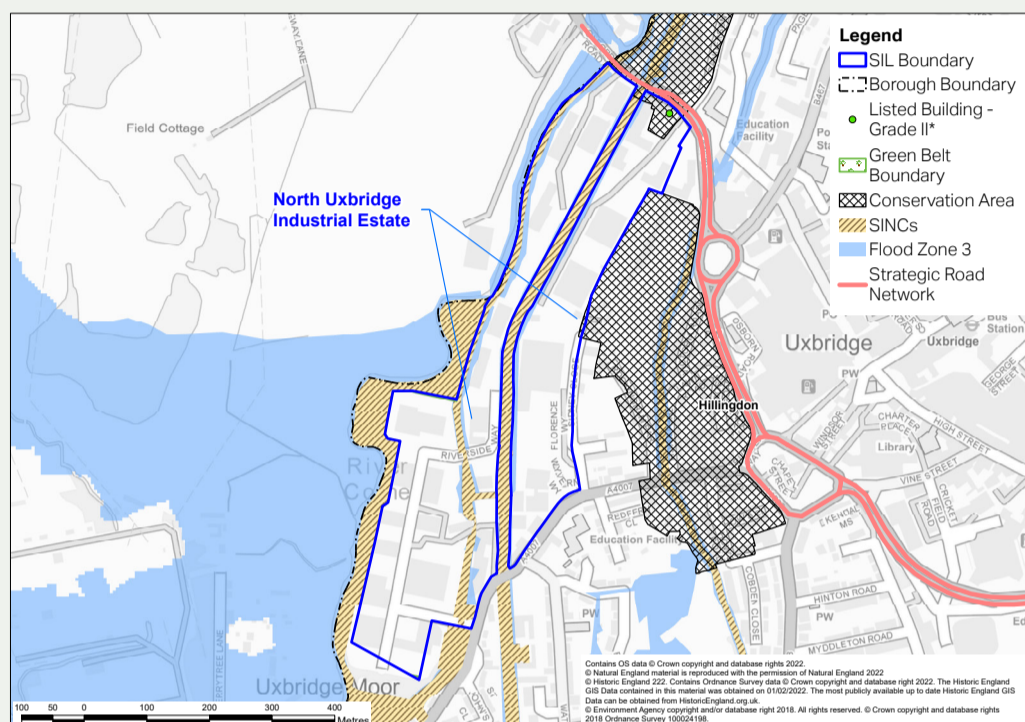
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
17.7 ha

Number of Sub-areas
0

A small sized SIL, which has the lowest proportion of land area in industrial use (just over 60%). The dominant land use is warehousing. The average condition of building stock is good, and better than average when compared to other SILs, with the average age of building stock being around 30 years old. The average rent for properties in this SIL is £13.08/ft²/yr. The SIL is directly accessible via the SRN. PTAL rating varies from good to worst across the SIL area. It lies partly within a SINC designation and there are some listed buildings present. Fragmentation of land ownership and complexity of leases is very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
5	573	Moderate	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
73,142	1,380	1,101	Medium	2.8	2.6	1991	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Medium	Very High	13.08	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.41	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	1.2
Warehouses	8.9

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Vacant</i>	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	0.6
<i>Total Industrial</i>	10.8
<i>Non-industrial</i>	
Office	5.5
Residential	0.8
Community Services	0.2
Mixed-use (non-industrial only)	0.5
<i>Total Non-industrial</i>	7.0
<i>Total</i>	17.7
Land Use Proportions	%
Land in Industrial Use	60.7
Land in Non-industrial Use	39.3
Land that is Vacant	3.4

21. Northolt, Greenford, Perivale

Borough
Ealing

Sub-region
West

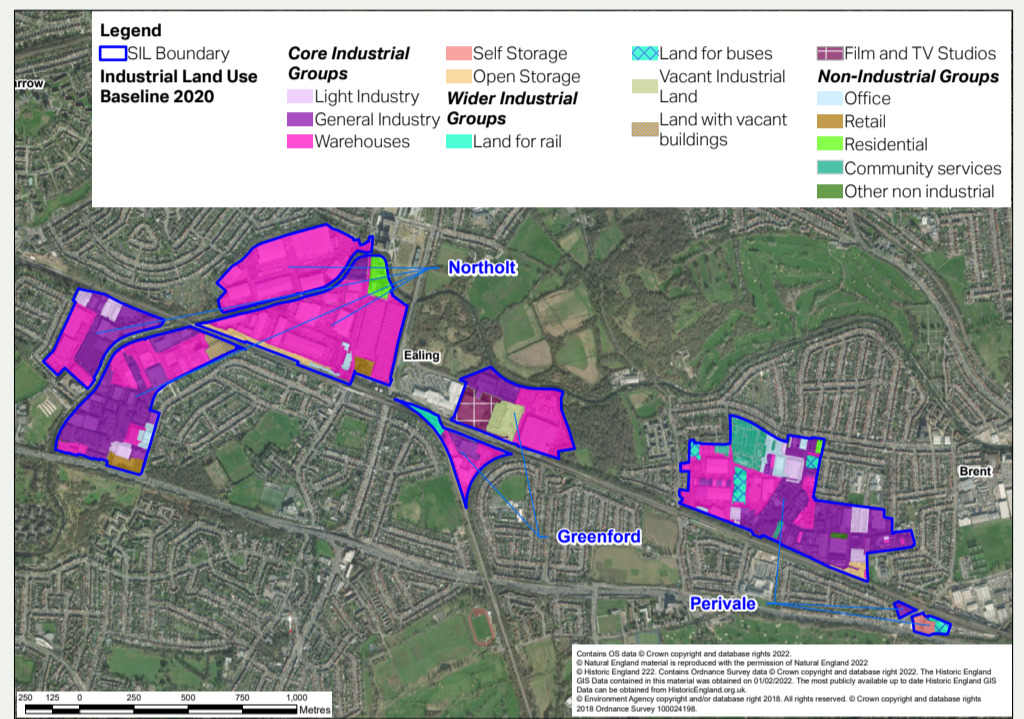
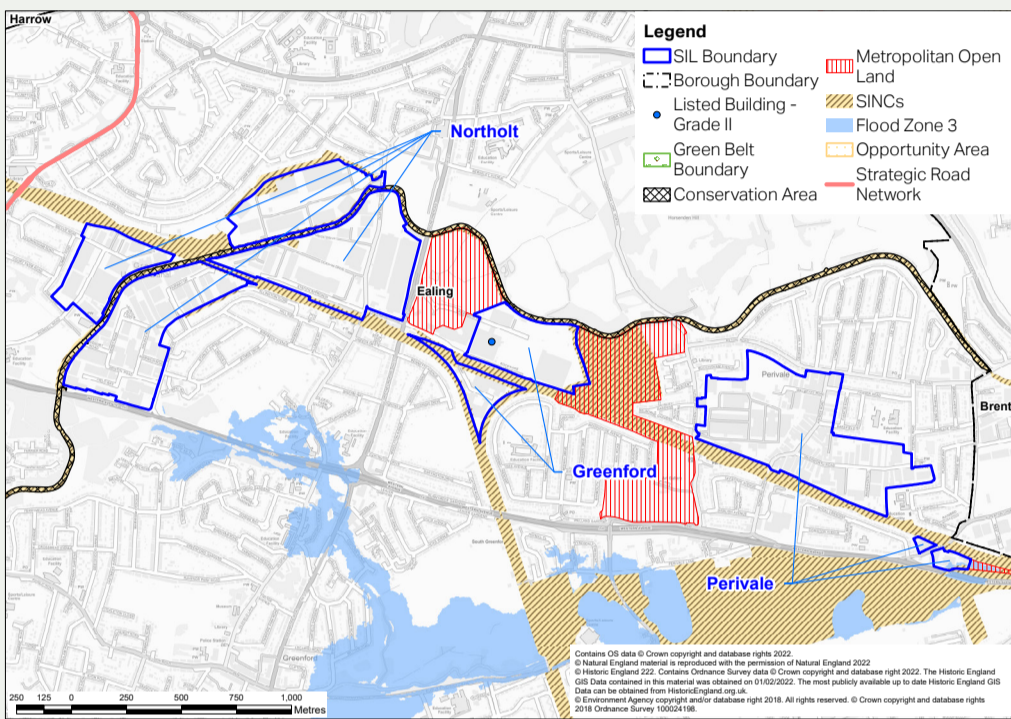
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
134.5 ha*

Number of Sub-areas
3

A large sized SIL across three sub-areas, just over 90% of which is in industrial use. The dominant land use is general industry. The indicative plot ratio is higher when compared to other SILs. The average condition of building stock is below average when compared to other SILs owing to the average age of building stock being over 40 years old. The average rent for properties in this SIL is £13.54/ft²/yr. Freight access is via the SRN and the nearby A40 road. PTAL rating varies from good to worst across the SIL area. There are some listed buildings within the Greenford sub-area. The complexity of leases is very high. The largest freeholds present are large in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
648,557	908	1,101	Small	2.5	2.6	1977	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Large	Very High	13.54	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.49	0.38	Moderate	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	4.5
General Industry	39.5
Warehouses	67.8
Self Storage	0.7
Open Storage	2.2
Wider	
Land for rail (including DLR)	0.3

continued overleaf...

Land Use Categorisation	Area (ha)
Land for buses	2.0
Film and TV Studios	2.8
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	2.1
Land with vacant building(s)	1.0
Total Industrial	123.1
Non-industrial	
Office	2.7
Retail	1.7
Residential	1.8
Community Services	3.7
Other Non-industrial	0.2
Total Non-industrial	10.1
Total	133.1
Land Use Proportions	%
Land in Industrial Use	90.2
Land in Non-Industrial Use	7.6
Land that is Vacant	2.3

Sub-area 1. Perivale

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
38.4	85.3	14.7	0.0	1,359	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
248,292	552	1,101	Small	2.5	2.6	1977	1980	D	C	13.54	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.65	0.38	-245

continued overleaf...

Sub-area 2. Northolt

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
77.1	94.3	5.7	0.0	323	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
352,175	1,398	1,101	Small	2.5	2.6	1977	1980	C	C	13.54	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.46	0.38	0

Sub-area 3. Greenford

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
17.59	88.3	0.0	11.7	1,629	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
48,091	4,008	1,101	Small	2.5	2.6	1977	1980	D	C	13.54	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.27	0.38	0

22. Park Royal

Borough
Hammersmith and Fulham / Brent /
Ealing / OPDC

Sub-region
West

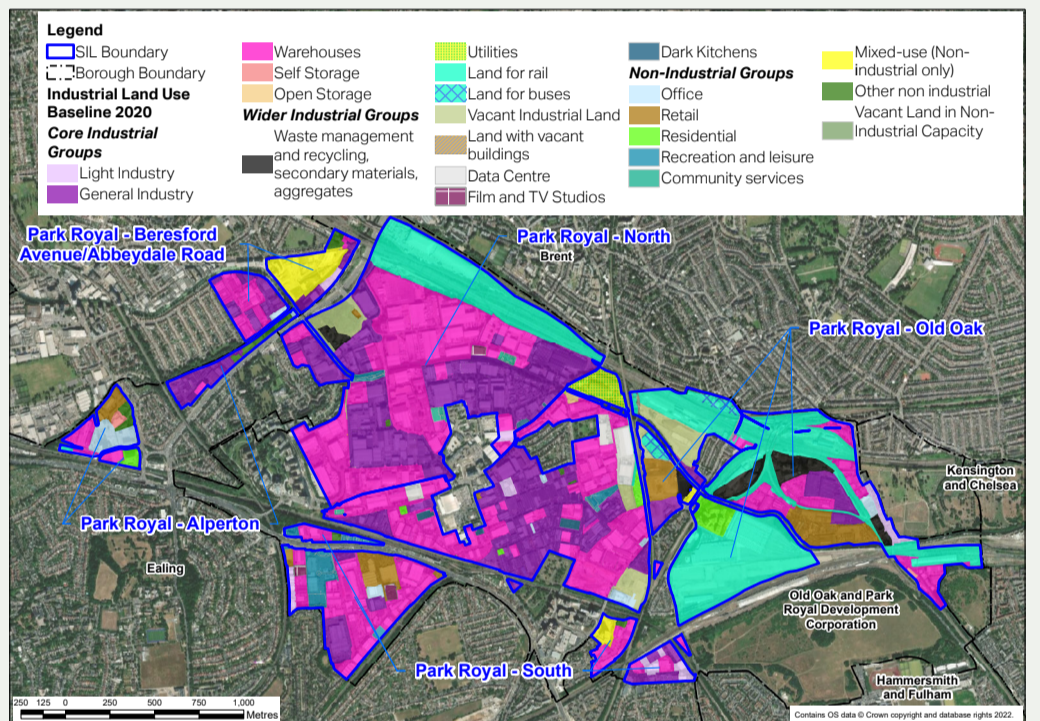
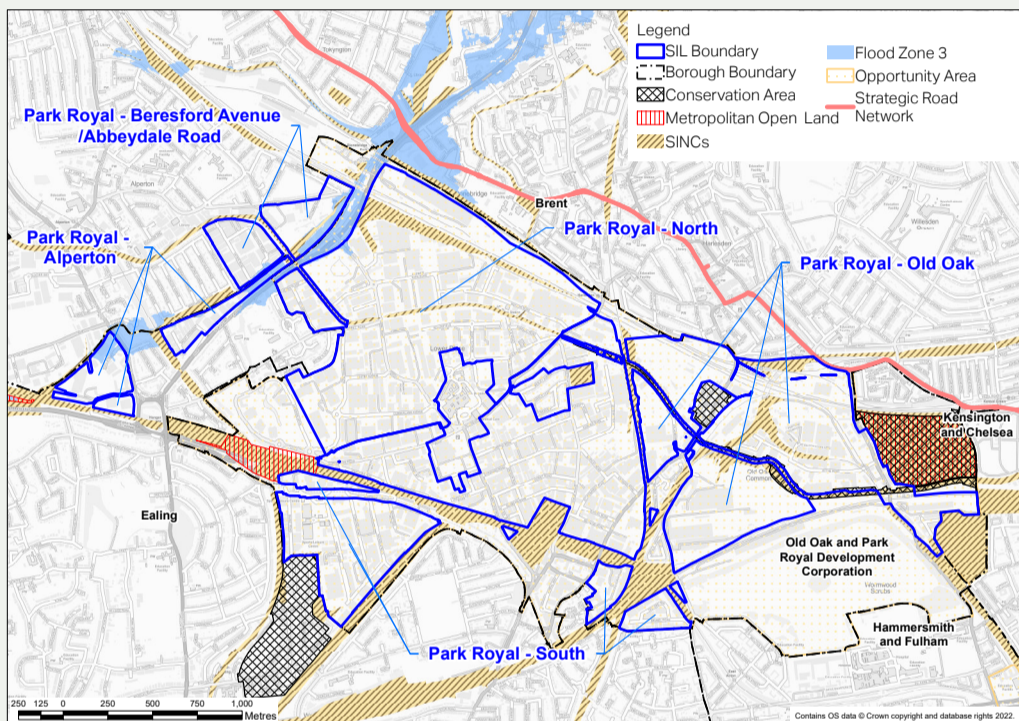
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Inner / Outer London

Overall Size
457.1 ha

Number of Sub-areas
5

A very large sized cross-borough SIL, with just over 85% of its land area being in industrial use. This SIL is the largest in London and has the greatest amount of floorspace. The indicative plot ratio is broadly in line with the average of all SILs. The dominant land use is warehousing. The average condition of building stock is slightly below average when compared to other SILs, and the average age of building stock is approximately 40 years old. The average rent for properties in this SIL is £14.45/ft²/yr. Planned change in designation via boundary change amounts to a net loss in SIL area. Unimplemented planning permissions in this SIL amount to a net loss of approximately 11,000m² of industrial floorspace, if implemented. Freight access is via the nearby SRN or A40 and railheads. The SIL lies partly within Opportunity Area and SINC designations. There are some listed buildings within the Hammersmith portion of the SIL. Fragmentation of land ownership is low, and the complexity of leases is very high. The largest freeholds present are large in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
1,784,004	729	1,101	Small	2.5	2.6	1979	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Low	Large	Very High	14.45	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.39	0.38	Higher	Boundary change - net loss

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	6.5
General Industry	113.2
Warehouses	154.7

continued overleaf...

Land Use Categorisation	Area (ha)
Self Storage	0.7
Open Storage	0.3
Wider	
Waste management and recycling, secondary materials and aggregates	9.2
Utilities	4.6
Land for rail (including DLR)	92.3
Land for buses	2.5
Data Centres	5.1
Film and TV Studios	1.4
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	13.8
Total Industrial	404.5
Non-industrial	
Office	6.4
Retail	17.5
Residential	5.7
Recreation and Leisure	8.4
Community Services	1.2
Mixed-use (non-industrial only)	9.5
Other Non-industrial	4.0
Total Non-industrial	52.7
Total	457.1
Land Use Proportions	%
Land in Industrial Use	85.5
Land in Non-industrial Use	11.5
Land that is Vacant	3.0

Sub-area 1. Park Royal - Old Oak

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
123.1	83.0	12.5	4.5	6	573	No	Yes	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
235,824	648	1,101	Small	2.4	2.6	1970	1980	C	C	15.46	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.19	0.38	-11,293

continued overleaf..

Sub-area 2. Park Royal - South

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
137.8	84.5	12.7	2.8	579	573	No	No	3	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
781,105	660	1,101	Small	2.5	2.6	1978	1980	D	C	14.10	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.57	0.38	-105

Sub-area 3. Park Royal - Alperton

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
17.5	49.6	50.4	0.0	963	573	No	No	3	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
99,788	307	1,101	Small	2.5	2.6	1978	1980	D	C	14.10	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.57	0.38	0

continued overleaf...

Sub-area 4. Park Royal - Beresford Avenue/Abbeydale Road

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
20.8	59.0	41.0	0.0	435	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
54,418	907	1,101	Small	D	2.6	1983	1980	D	C	14.55	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.26	0.38	0

Sub-area 5. Park Royal - North

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
158.0	95.7	1.5	2.8	139	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
612,869	1,192	1,101	Small	2.6	2.6	1983	1980	C	C	14.55	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.39	0.38	0

23. Staples Corner

Borough
Brent

Sub-region
West

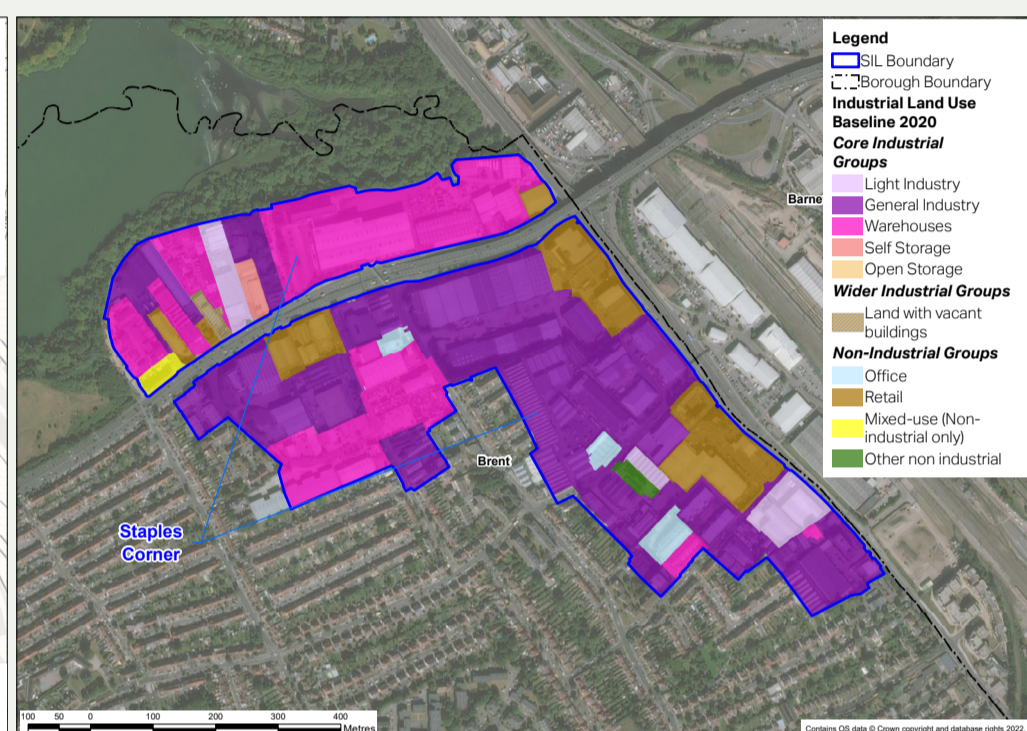
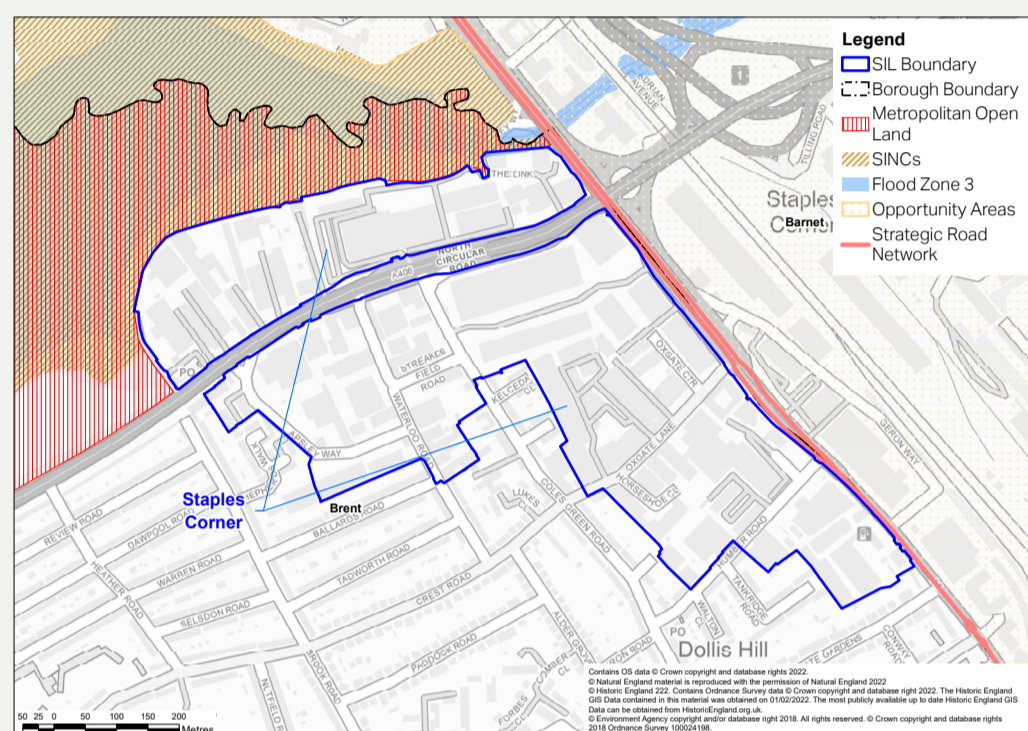
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
39.6 ha

Number of Sub-areas
0

A small sized SIL with nearly 85% of its land area in industrial use. The dominant land use is general industry. The indicative plot ratio is higher when compared with other SILs. The average condition of building stock is poor when compared to other SILs, and below average when compared to other SILs, with the average age of building stock being around 45 years old. The average rent for properties in this SIL is £13.64/ft²/yr. Planned changes in designation via boundary amendments would result in a net gain in SIL area. Freight access is via the SRN. Fragmentation of land ownership is high, and complexity of leases is very high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
3	573	Moderate	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
224,745	575	1,101	Small	2.4	2.6	1976	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Medium	Very High	13.64	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.57	0.38	Boundary change - net gain	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	1.7
General Industry	20.3
Warehouses	10.9
Self Storage	0.3

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Vacant</i>	
Land with Vacant Building(s)	0.2
Total Industrial	33.4
<i>Non-industrial</i>	
Office	0.8
Retail	5.0
Mixed-use (non-industrial only)	0.3
Other non-industrial	0.2
Total Non-industrial	6.2
Total	39.6
Land Use Proportions	%
Land in Industrial Use	84.2
Land in Non-industrial Use	15.8
Land that is Vacant	0.0

24. Stonefield Way / Victoria Road

Borough
Hillingdon

Sub-region
West

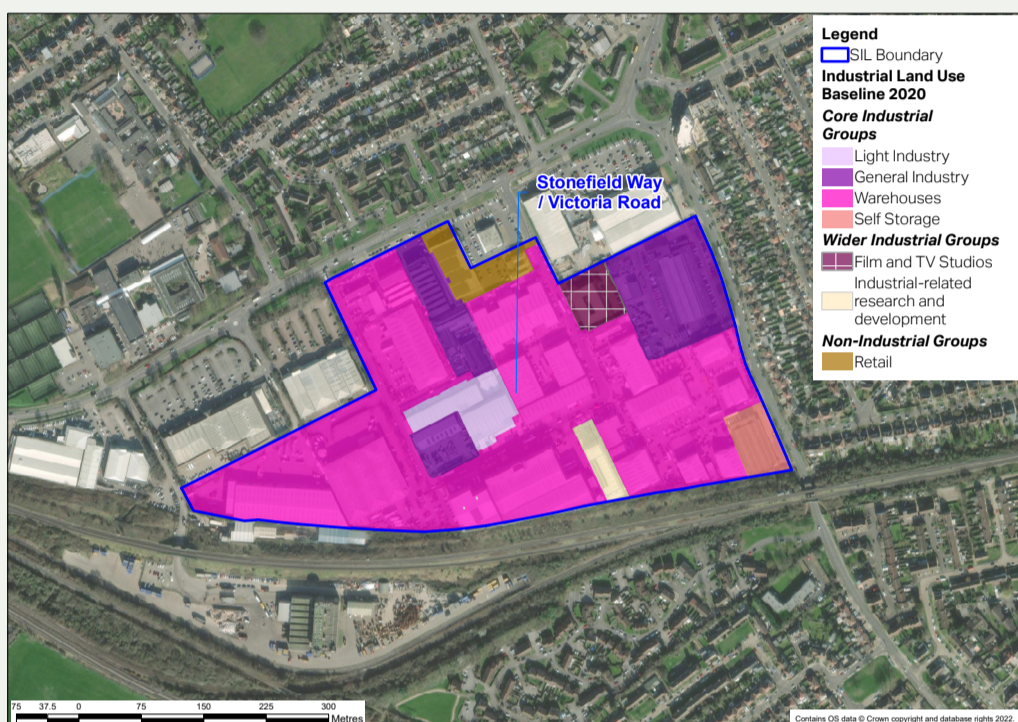
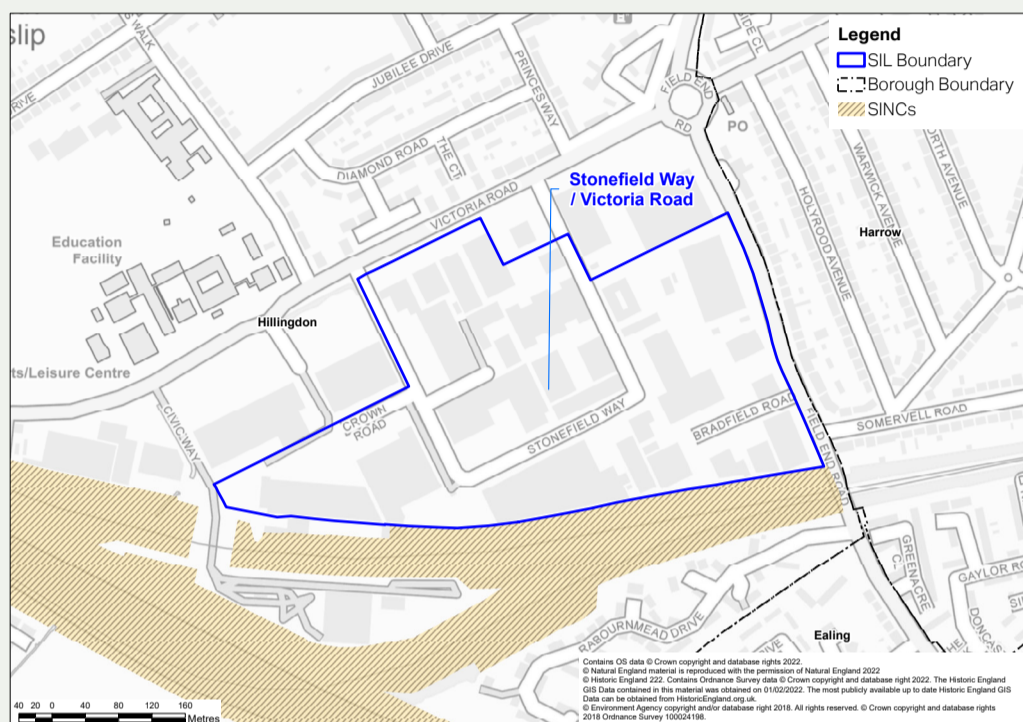
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
16.9 ha

Number of Sub-areas
0

A small sized SIL where over 95% of the land area is in industrial use. The dominant land use is warehousing. The indicative plot ratio is in line with the average of all SILs. The average condition of building stock is very good and is both above average and amongst the SILs with best condition of building stock across London, with the average age of building stock being below 20 years old. The average rent for properties in this SIL is £12.99/ft²/yr. There is no direct freight access via the SRN. Fragmentation of land ownership is high, and the complexity of leases is very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
1,073	573	n/a	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
66,774	1,200	1,101	Small	3.0	2.6	2002	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Small	Very High	12.99	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.38	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	0.7
General Industry	2.8
Warehouses	11.7
Self Storage	0.4

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Film and TV Studios	0.4
Industrial-related Research and Development	0.3
Total Industrial	16.3
<i>Non-industrial</i>	
Retail	0.6
Total Non-industrial	0.6
Total	16.9
Land Use Characteristics	%
Land in Industrial Use	96.6
Land in Non-industrial Use	3.4
Land that is Vacant	0.0

25. Uxbridge Industrial Estate

Borough
Hillingdon

Sub-region
West

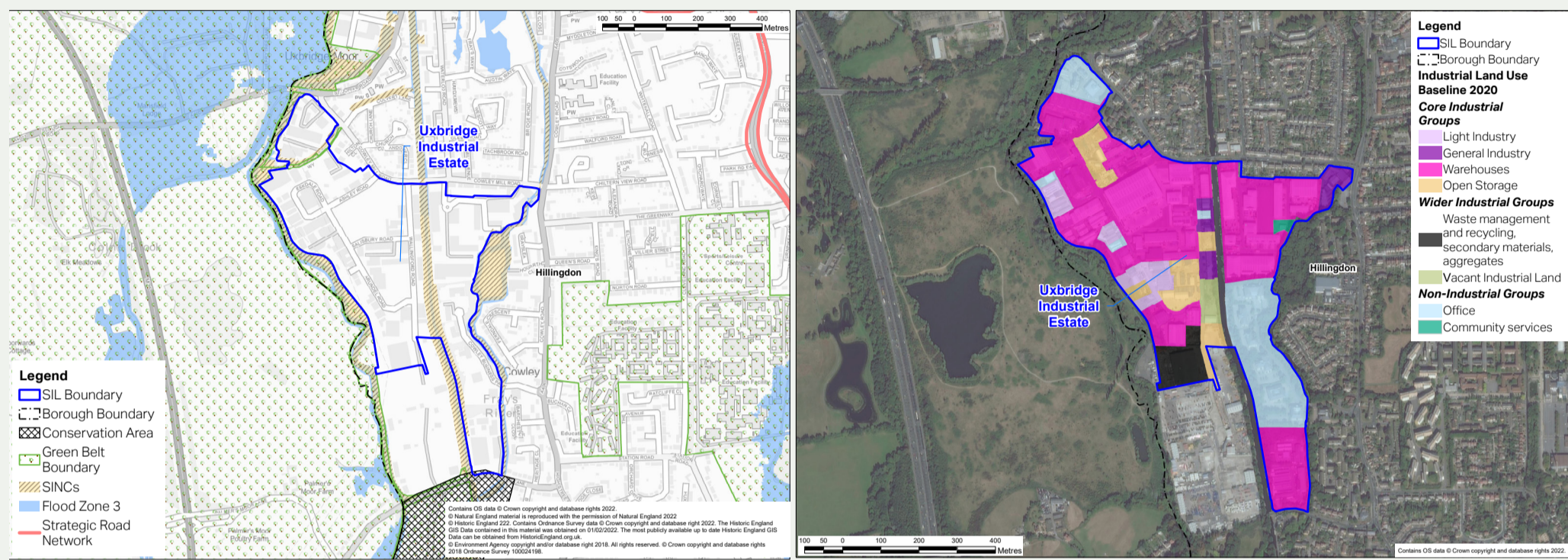
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
36.6 ha*

Number of Sub-areas
0

A small sized SIL, with nearly 80% of its land area is in industrial use. The dominant land use is warehousing. The average condition of building stock is poor, and below average when compared to other SILs, despite the average age of building stock being around 30 years old. The average rent for properties in this SIL is £12.30/ft²/yr. There is no direct freight access via the SRN. The SIL lies partly within SINC designation and is partly surrounded by Green Belt. Fragmentation of land ownership and complexity of leases are very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
645	573	Lower	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
241,982	1,061	1,101	Small	2.3	2.6	1987	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Small	Very High	12.30	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.68	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	1.8
General Industry	1.2
Warehouses	21.0
Open Storage	2.9
Wider	
Waste management and recycling, secondary materials and aggregates	1.5

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Vacant</i>	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	0.6
<i>Total Industrial</i>	29.1
<i>Non-industrial</i>	
Office	6.5
Community Services	0.1
<i>Total Non-industrial</i>	6.6
<i>Total</i>	35.7
Land Use Proportions	%
Land in Industrial Use	79.9
Land in Non-industrial Use	18.5
Land that is Vacant	1.6

26. Wealdstone Industrial Area

Borough
Harrow

Sub-region
West

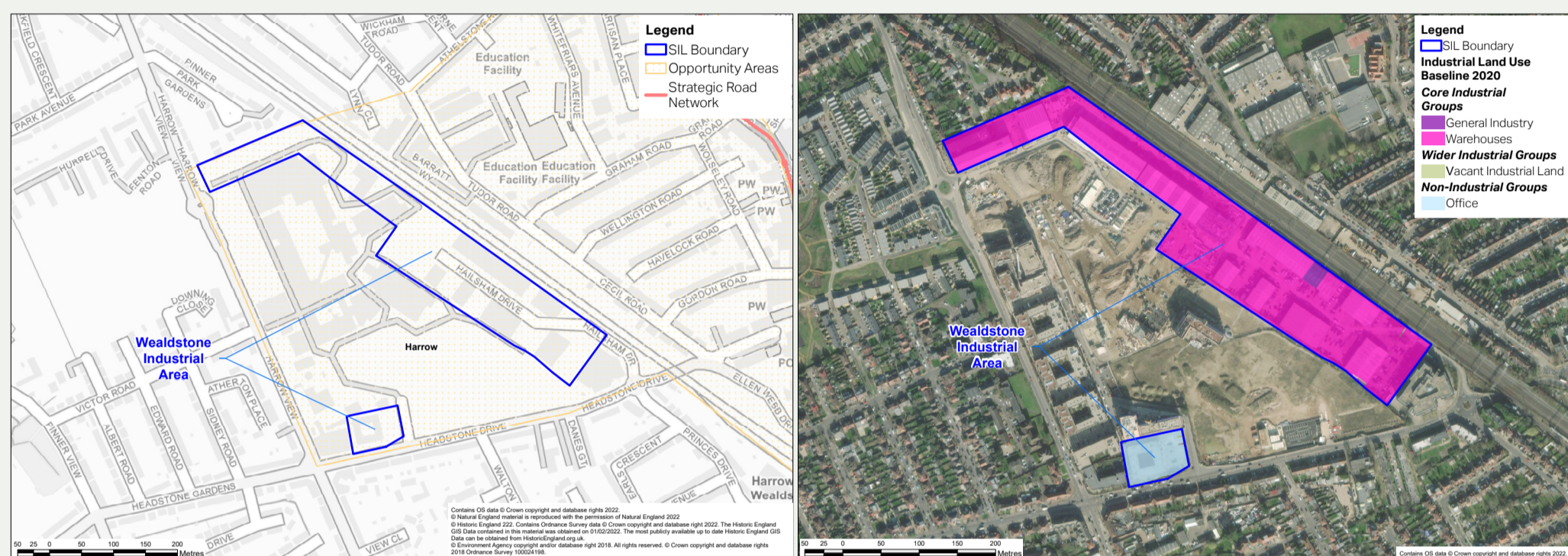
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
6.0 ha

Number of Sub-areas
0

A very small sized SIL where nearly 85% of its land area is in industrial use. By overall area, this SIL is the smallest in London. It also has the smallest amount of floorspace of any SIL in London. The dominant land use is warehousing. The indicative plot ratio is much greater when compared to other SILs. The average condition of building stock is below average when compared to other SILs, with the average age of building stock being around 50 years old. The average rent for properties in this SIL is £12.86/ft²/yr. There is no direct freight access via the SRN. The SIL lies wholly within an Opportunity Area. Fragmentation of land ownership and complexity of leases are high. The largest freeholds are small in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
347	573	n/a	No	No	3	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
14,023	1,275	1,101	Small	2.5	2.6	1973	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Small	High	12.86	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.47	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	0.1
Warehouses	5.4
Total Industrial	5.5

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Total Industrial</i>	5.5
<i>Non-industrial</i>	
Office	0.5
<i>Total Non-industrial</i>	0.5
Total	6.0
Land Use Proportions	%
Land in Industrial Use	84.5
Land in Non-industrial Use	15.3
Land that is Vacant	0.2

27. Wembley

Borough
Brent

Sub-region
West

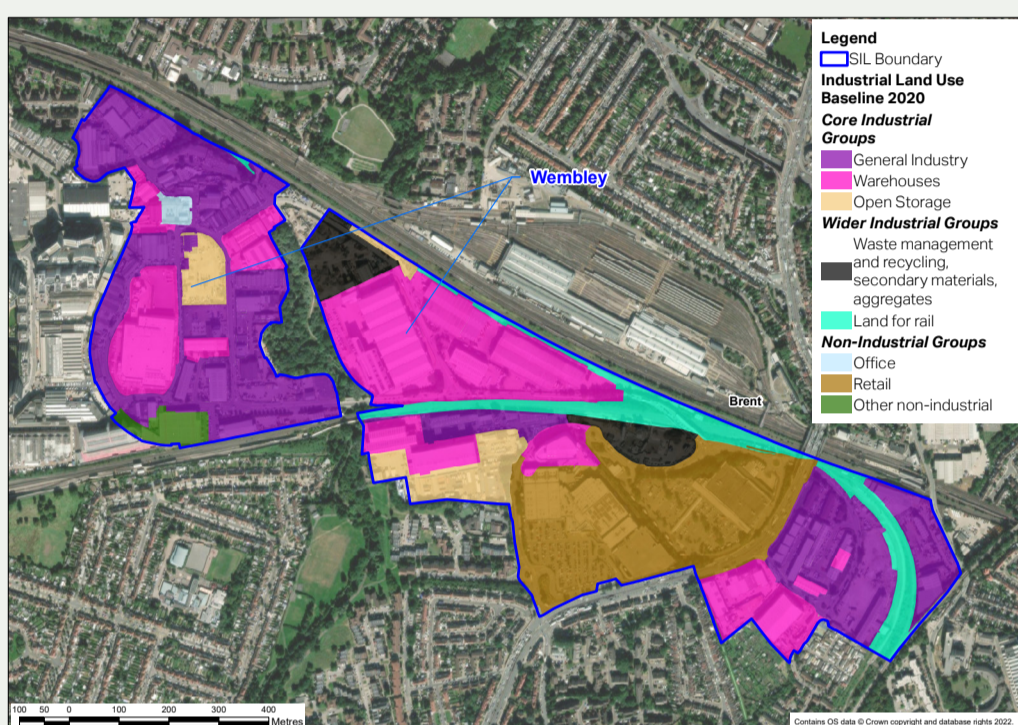
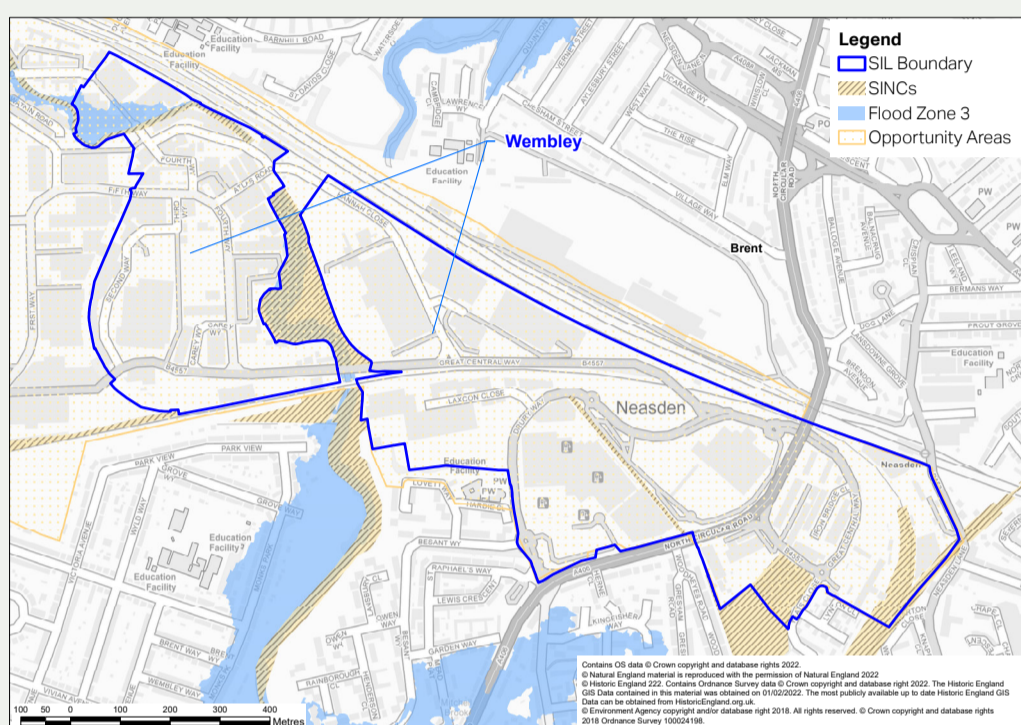
Property Market Area
Park Royal / A40 / Heathrow

Inner/Outer London
Outer London

Overall Size
76.5 ha

Number of Sub-areas
0

A medium sized SIL where around 80% of its land area is in industrial use. The dominant land use is for general industry. The indicative plot ratio is far smaller when compared with other SILs and represents the second smallest plot ratio of all SILs. The average condition of building stock is average when compared to other SILs, with the average age of building stock being around 40 years old. The average rent for properties in this SIL is £13.29/ft²/yr. Planned change in designation via boundary amendments would result in a net loss in SIL area. Freight access is direct via the A406 road. The SIL lies wholly within an Opportunity Area. The complexity of leases is very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
843	573	Moderate	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
126,462	1,240	1,101	Small	2.6	2.6	1979	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Medium	Very High	13.29	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.17	0.38	Boundary change - net loss	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	24.1
Warehouses	20.3
Open Storage	3.9

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	3.8
Land for rail (including DLR)	8.5
Total Industrial	60.6
<i>Non-industrial</i>	
Office	0.3
Retail	14.6
Other non-industrial	1.0
Total non-industrial	15.9
Total	76.5
Land Use Proportions	%
Land in Industrial Use	79.2
Land in Non-industrial Use	20.8
Land that is Vacant	0.0

28. Beckton Riverside

Borough
Newham

Sub-region
East

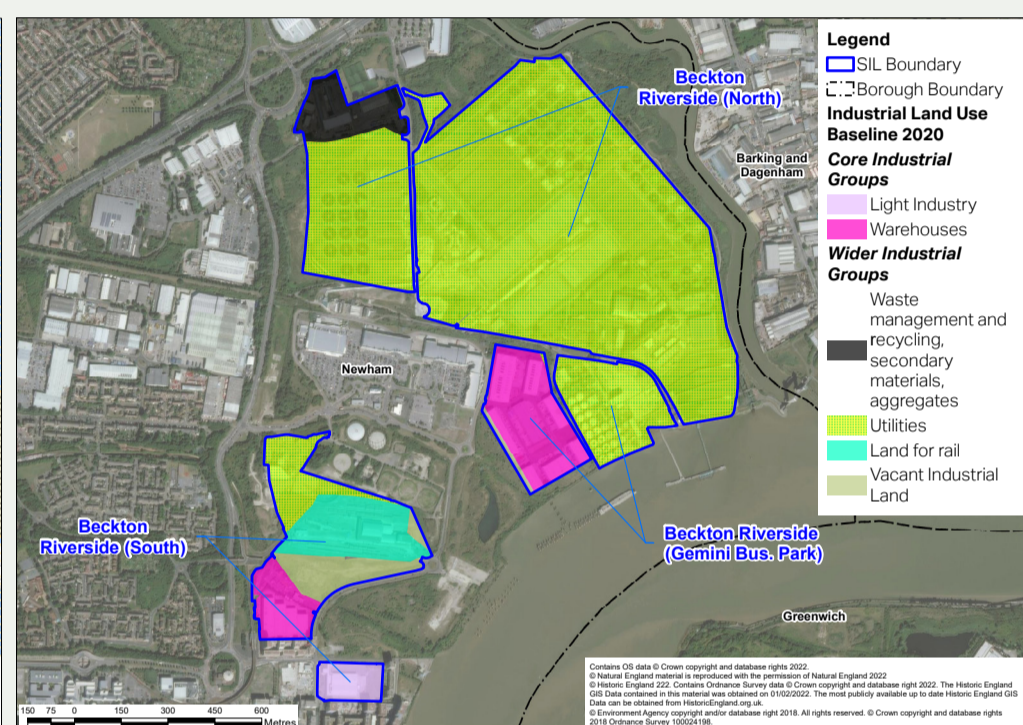
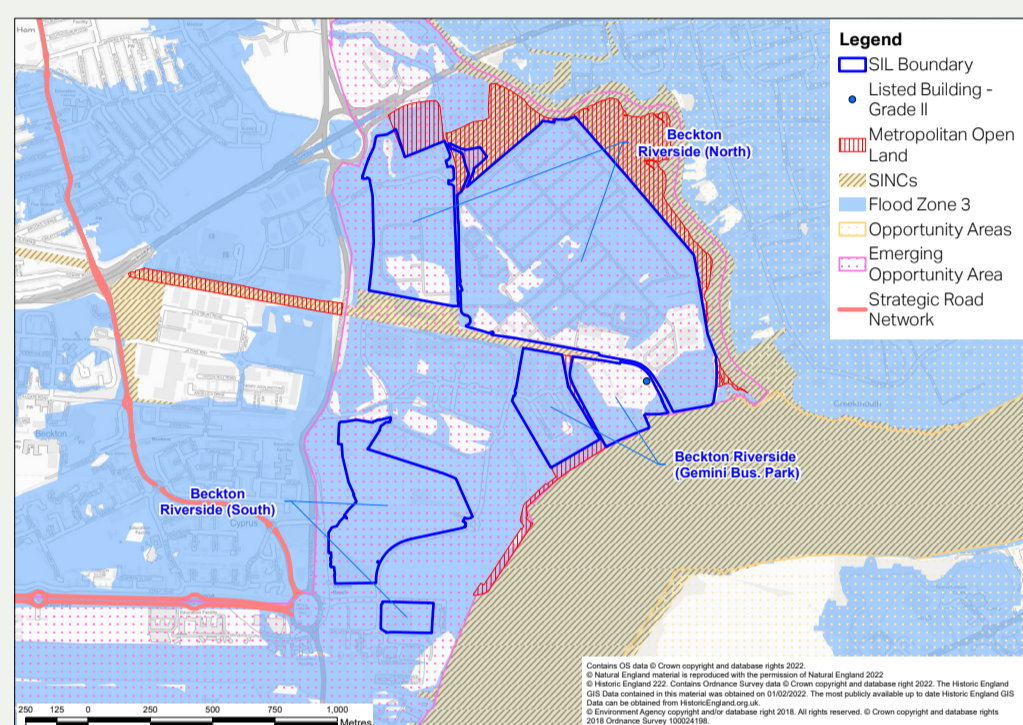
Property Market Area
Lea Valley/Thames Gateway

Inner/Outer London
Inner London

Overall Size
137.7 ha

Number of Sub-areas
3

A large sized SIL comprising three sub-areas, with over 95% of its land area is in industrial use. The dominant land use is utilities. The indicative plot ratio is considerably smaller than the average of all SILs and represents the smallest plot ratio of all SILs. The average condition of building stock is very good, and is both above average when compared to other SILs and amongst those SILs with the best condition of building stock across London. This is owing to the average age of building stock being less than 15 years old. The average rent for properties in this SIL is £13.54/ft²/yr. This SIL has the largest average premises size of any SIL in London. Freight access is direct via the SRN for two of the three sub-areas. The whole SIL area is within an Opportunity Area and there are some listed buildings. Fragmentation of land ownership is low, and the complexity of leases is medium. The largest freeholds present are large in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
78,672	3,576	1,101	Medium	3.1	2.6	2007	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Low	Large	Medium	13.54	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.06	0.38	Lower	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	2.5
Warehouses	13.3
Wider	
Waste management and recycling, secondary materials and aggregates	5.0

continued overleaf...

Land Use Categorisation	Area (ha)
Utilities	105.3
Land for rail (including DLR)	7.3
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	4.3
Total Industrial	137.7
Total	137.7
Land Use Proportions	%
Land in Industrial Use	96.8
Land in Non-industrial Use	0.0
Land that is Vacant	3.2

Sub-area 1. Beckton Riverside (North)

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
97.0	100.0	0.0	0.0	1,004	573	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
n/a	n/a	1,101	Medium	3.1	2.6	2007	1980	n/a	C	13.54	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio			Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.00	0.38		0

Sub-area 2. Beckton Riverside (Gemini Bus Park)

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
18.4	99.0	0.0	1.0	1,080	573	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
52,222	2,761	1,101	Medium	3.1	2.6	2007	1980	C	C	13.54	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio			Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.30	0.38		0

continued overleaf...

Sub-area 3. Beckton Riverside (South)

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
22.3	81.3	0.0	18.7	141	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
23,450	11,725	1,101	Medium	3.1	2.6	2007	1980	C	C	13.54	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.11	0.38	0

29. Belvedere Industrial Area

Borough
Bexley

Sub-region
East

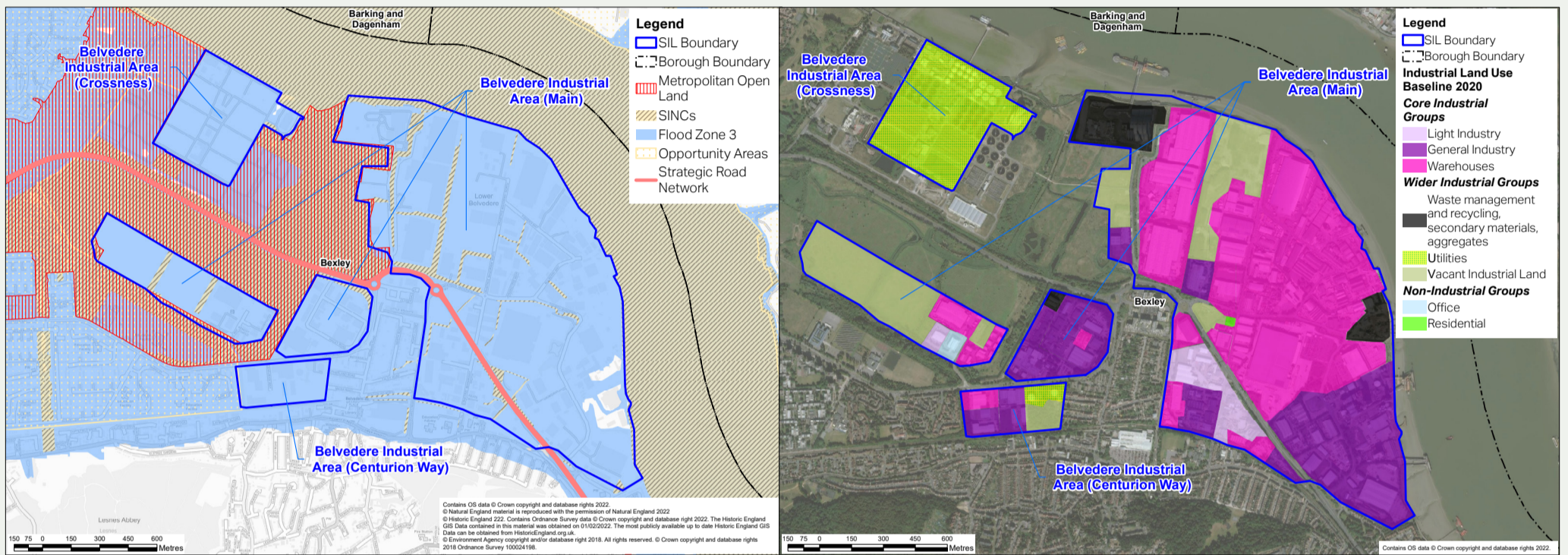
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
263.4 ha*

Number of Sub-areas
3

A very large sized SIL comprising three sub-areas, with nearly 85% of its land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is smaller when compared to other SILs. The average condition of building stock is above average when compared to other SILs, with the average age of building stock being around 35 years old. The average rent for properties in this SIL is £9.31/ft²/yr. Planned changes in designation via boundary amendments would result in a net loss in SIL area. There is direct freight access via the SRN. Two of the sub-areas fall partly within SINC designations and all lie within an Opportunity Area. The complexity of leases is very high. The largest freeholds present are large in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
728,404	1,902	1,101	Small	2.7	2.6	1986	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Large	Very High	9.31	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.29	0.38	Lower	Boundary change - net loss

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	9.1
General Industry	59.3
Warehouses	104.4
Wider	
Waste management and recycling, secondary materials and aggregates	12.1
Utilities	29.9

continued overleaf...

Land Use Categorisation	Area (ha)
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	37.6
Total Industrial	252.3
Non-industrial	
Office	1.2
Residential	0.2
Total Non-industrial	1.4
Total	253.7
Land Use Proportions	%
Land in Industrial Use	84.6
Land in Non-industrial Use	0.5
Land that is Vacant	14.8

Sub-area 1. Belvedere Industrial Area (Main)

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
215.4	82.9	0.6	16.4	0	573	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
702,563	1,854	1,101	Small	2.7	2.6	1986	1980	C	C	9.31	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.33	0.38	0

Sub-area 2. Belvedere Industrial Area (Crossness)

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
28.2	100.0	0.0	0.0	171	573	No	No	0	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
n/a	n/a	1,101	Small	n/a	2.6	n/a	1980	n/a	C	9.31	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.00	0.38	0

continued overleaf...

Sub-area 3. Belvedere Industrial Area (Centurion Way)

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
10.1	78.7	0.0	21.3	423	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
25,842	6,460	1,101	Small	2.7	2.6	1986	1980	C	C	9.31	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.26	0.38	0

30. Bromley Road

Borough
Lewisham

Sub-region
East

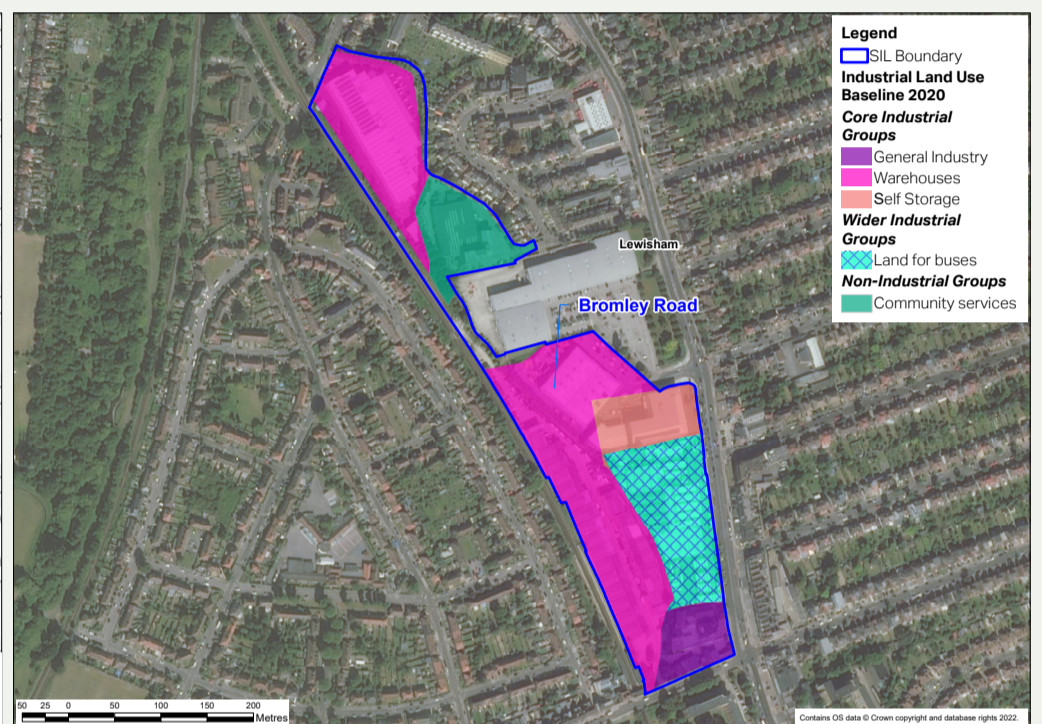
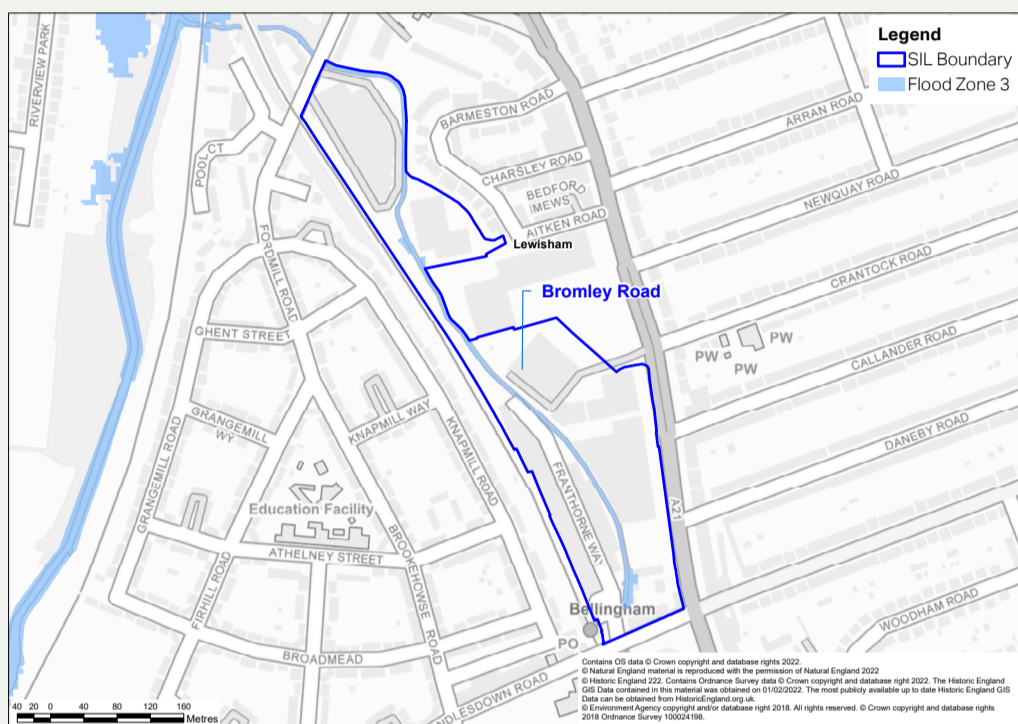
Property Market Area
Central Services Circle

Inner/Outer London
Inner London

Overall Size
8.3 ha*

Number of Sub-areas
0

A very small sized SIL where nearly 90% of its land area is in industrial use. The dominant land use is warehousing. The indicative plot ratio is much greater when compared with other SILs. The average condition of building stock is below average when compared to other SILs, with the average age of building stock being around 55 years old. The average rent for properties in this SIL is £14.20/ft²/yr. Planned changes in designation via boundary amendments amount to a net loss in SIL area. There is no access to the SRN. The average PTAL is amongst the highest relative to other SILs. Fragmentation of land ownership and complexity of leases are very high. The largest freeholds present are small in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
819	573	Higher	No	No	3	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
49,881	656	1,101	Small	2.4	2.6	1966	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Small	Very High	14.20	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.62	0.38	Boundary change - net loss	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	0.5
Warehouses	4.7
Self Storage	0.6

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Land for buses	1.3
Total Industrial	7.2
<i>Non-industrial</i>	
Community Services	0.9
Total Non-industrial	0.9
Total	8.1
Land Use Proportions	%
Land in Industrial Use	88.7
Land in Non-industrial Use	11.3
Land that is Vacant	0.0

31. Charlton Riverside

Borough
Greenwich

Sub-region
East

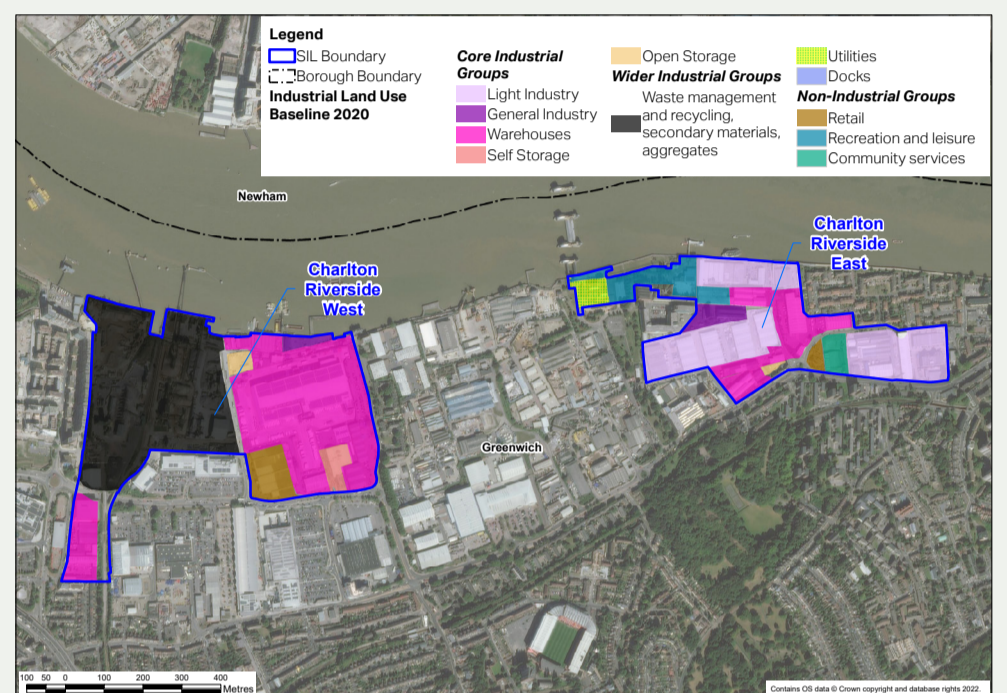
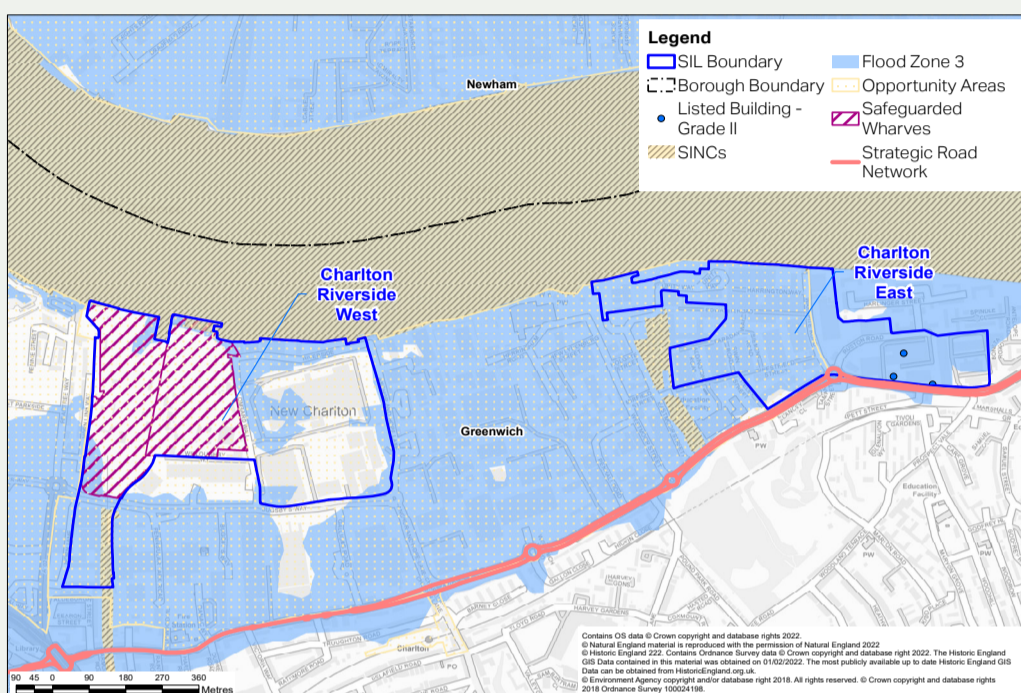
Property Market Area
Thames Gateway

Inner/Outer London
Inner London

Overall Size
49.0 ha*

Number of Sub-areas
2

A medium to small sized SIL comprising two sub-areas, approximately 90% of which is in industrial use. The dominant land use is warehousing. The indicative plot ratio is in line with the average of all SILs. The average condition of building stock is below average when compared to other SILs, with the average age of building stock being around 60 years old. The average rent for properties in this SIL is £11.63/ft²/yr. There is direct access for freight via the SRN, and both wharves and railheads are present. Both sub-areas lie partly within SINC designation and the western area lies wholly within an Opportunity Area. There are some listed buildings. Fragmentation of land ownership is high, and complexity of leases is very high.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
177,205	439	1,101	Small	2.5	2.6	1958	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Medium	Very High	11.63	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.38	0.38	Higher	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	8.8
General Industry	1.1
Warehouses	16.5
Self Storage	0.7
Open Storage	0.4

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	14.1
Utilities	0.6
Total Industrial	42.2
Non-industrial	
Retail	1.8
Recreation and Leisure	2.1
Community Services	0.6
Total Non-industrial	4.4
Total	46.6
Land Use Proportions	%
Land in Industrial Use	90.5
Land in Non-industrial Use	9.5
Land that is Vacant	0.0

Sub-area 1. Charlton Riverside West

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
29.8	95.0	5.0	0.0	152	573	Yes	Yes	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
92,781	1,174	1,101	Small	2.5	2.6	1976	1980	C	C	11.63	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.31	0.38	0

Sub-area 2. Charlton Riverside East

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
16.9	82.7	17.3	0.0	0	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
84,424	260	1,101	Small	2.5	2.6	1950	1980	D	C	11.63	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.50	0.38	0

32. Dagenham Dock / Rainham Employment Area

Borough
Barking and Dagenham / Havering

Sub-region
East

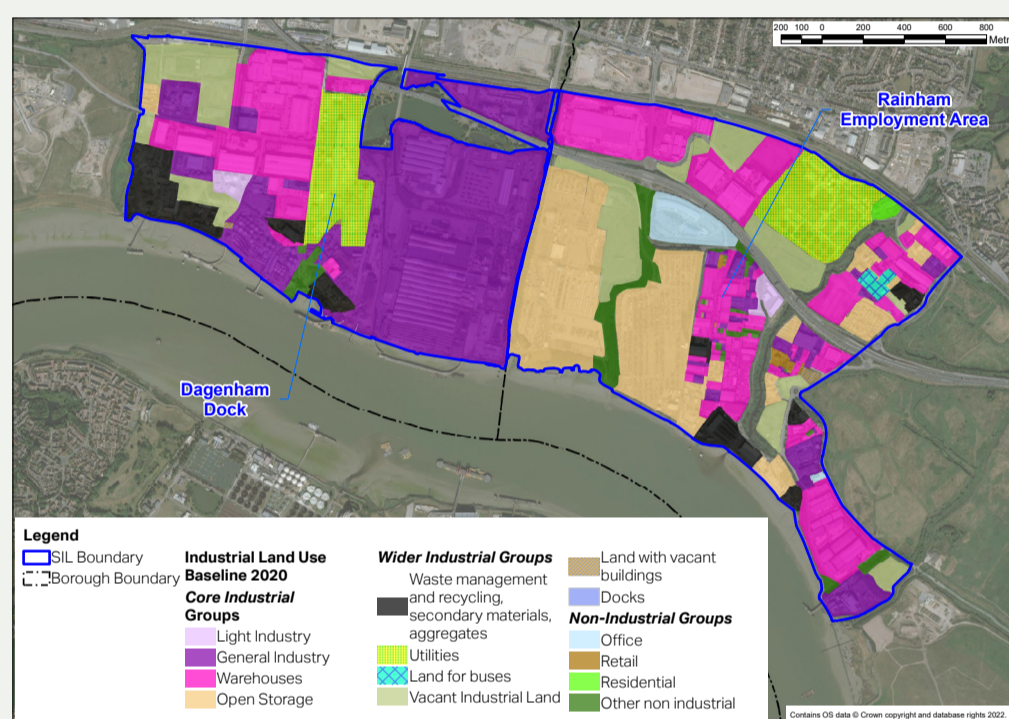
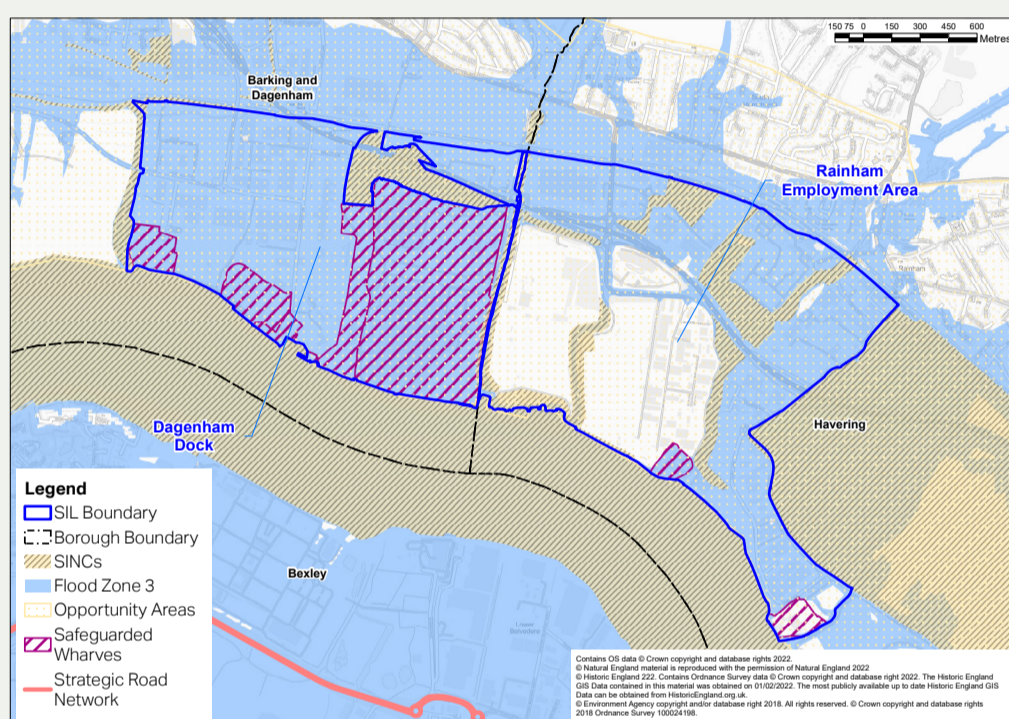
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
491.1 ha*

Number of Sub-areas
2

A very large sized cross-borough SIL comprising two sub-areas, with nearly 85% of its land area being in industrial use. This SIL is the second largest in London has and currently has the greatest amount of vacant industrial land measured by area. The dominant land use is general industry. The indicative plot ratio is far smaller when compared with other SILs. The average condition of building stock is above average when compared to other SILs, with the average age of building stock being variable across the two sub-areas and ranging from around 10 to 20 years old. The average rent for properties in this SIL is £11.00/ft²/yr. Planned changes in designation via boundary amendments would result in a net loss in SIL area. There is direct access for freight via the A13 road and there are wharves present. The SIL lies partly within a SINC designation and wholly within an Opportunity Area. Fragmentation of land ownership is very low, and the complexity of leases is very high. The largest freeholds present are large in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
1,001,885	2,183	1,101	Medium	2.8	2.6	1997	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very Low	Large	Very High	11.00	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.22	0.38	Higher	Boundary change - net loss

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	3.7
General Industry	135.5
Warehouses	105.9

continued overleaf...

Land Use Categorisation	Area (ha)
Open Storage	75.1
Wider	
Waste management and recycling, secondary materials and aggregates	22.7
Utilities	38.1
Land for buses	1.6
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	47.1
Total Industrial	430.3
Non-industrial	
Office	7.6
Retail	1.1
Residential	1.2
Other Non-industrial	12.9
Total Non-industrial	22.8
Total	453.1
Land Use Characteristics	%
Land in Industrial Use	84.6
Land in Non-industrial Use	5.0
Land that is Vacant	10.4

Sub-area 1. Dagenham Dock

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
227.7	90.9	1.1	8.0	1,432	573	Yes	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
445,381	7,070	1,101	Medium	2.8	2.6	2010	1980	C	C	11.00	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.20	0.38	0

continued overleaf...

Sub-area 2. Rainham Employment Area

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
225.4	78.2	9.0	12.8	1,536	573	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
556,503	1,405	1,101	Medium	2.7	2.6	1993	1980	C	C	11.00	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.25	0.38	0

33. Erith Riverside

Borough
Bexley

Sub-region
East

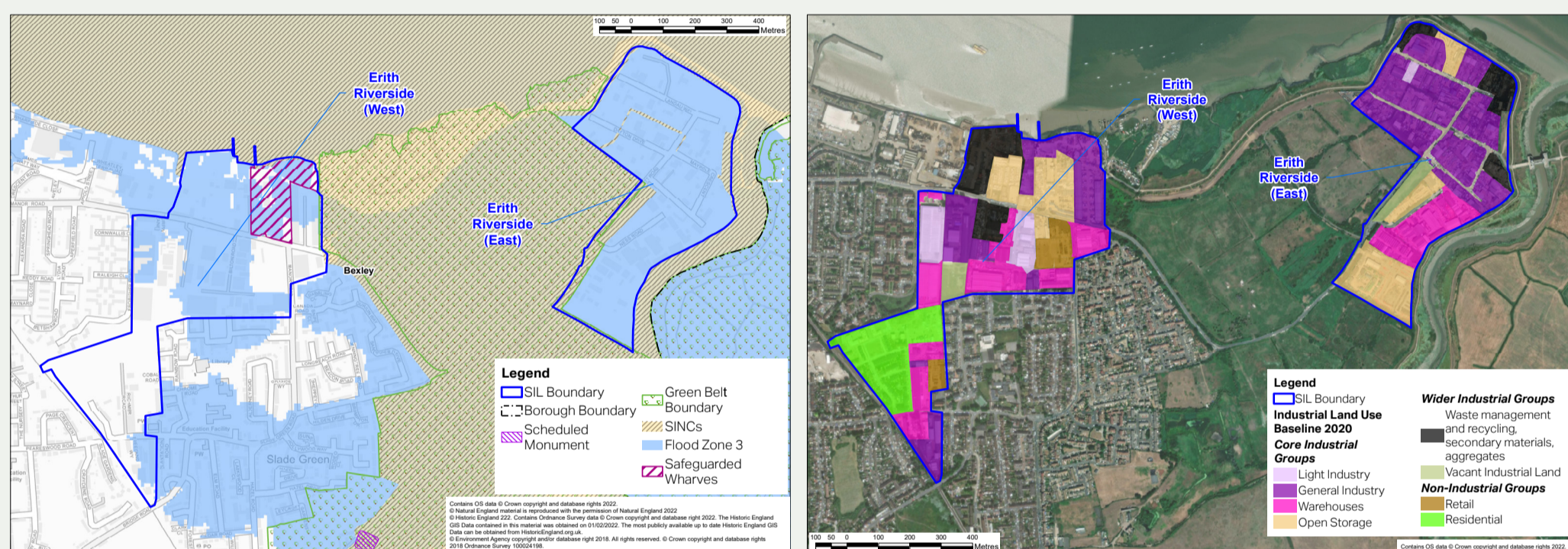
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
66.4 ha*

Number of Sub-areas
2

A medium sized SIL comprises two sub-areas, with nearly 85% of its land area being in industrial use. The dominant land use is general industry. The indicative plot ratio is considerably greater when compared to other SILs, and represents one of the greatest plot ratios of all SILs. The average condition of building stock is poor, and below average when compared to other SILs, with the average age being around 50 years old. This SIL attracts the lowest average rent of any SIL in London at £8.75/ft²/yr. Planned changes in designation via boundary amendments amount would result in a net loss in SIL area. One of the sub-areas exhibits a very poor average overall EPC rating. There is no direct freight access via the SRN, though there is wharf access. Both sub-areas lie partly within a SINC designation and are partly surrounded by Green Belt designation, with the whole SIL being within an Opportunity Area. Fragmentation of land ownership is high, and the complexity of leases is very high. The largest freeholds present are large in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
419,208	1,932	1,101	Medium	2.3	2.6	1974	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Large	Very High	8.75	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.71	0.38	n/a	Boundary change - net loss

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	2.9
General Industry	21.3
Warehouses	11.6
Open Storage	10.0

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	3.4
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	1.8
Total Industrial	51.0
Non-industrial	
Retail	2.1
Residential	6.0
Total Non-industrial	8.1
Total	59.1
Land Use Characteristics	
	%
Land in Industrial Use	83.2
Land in Non-industrial Use	13.7
Land that is Vacant	3.0

Sub-area 1. Erith Riverside (West)

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
33.7	73.2	24.1	2.7	161	573	Yes	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
222,955	1,858	1,101	Medium	2.3	2.6	1974	1980	D	C	8.75	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio	Unimplemented Planning Permissions (Losses / Gains) (m ²)	
This SIL	London	
0.66	0	

Sub-area 2. Erith Riverside (East)

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
25.5	96.5	9.9	3.5	1,766	573	No	No	0	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
196,253	2,023	1,101	Medium	2.3	2.6	1974	1980	F	C	8.75	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio	Unimplemented Planning Permissions (Losses / Gains) (m ²)	
This SIL	London	
0.77	0	

34. Foots Cray Business Area

Borough
Bromley

Sub-region
South

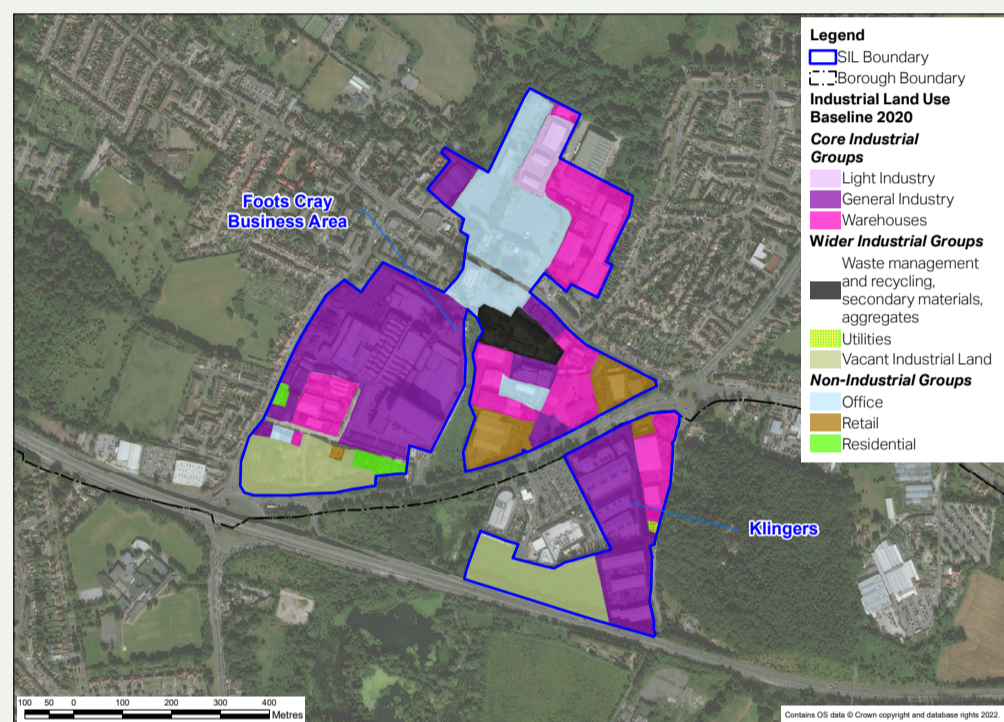
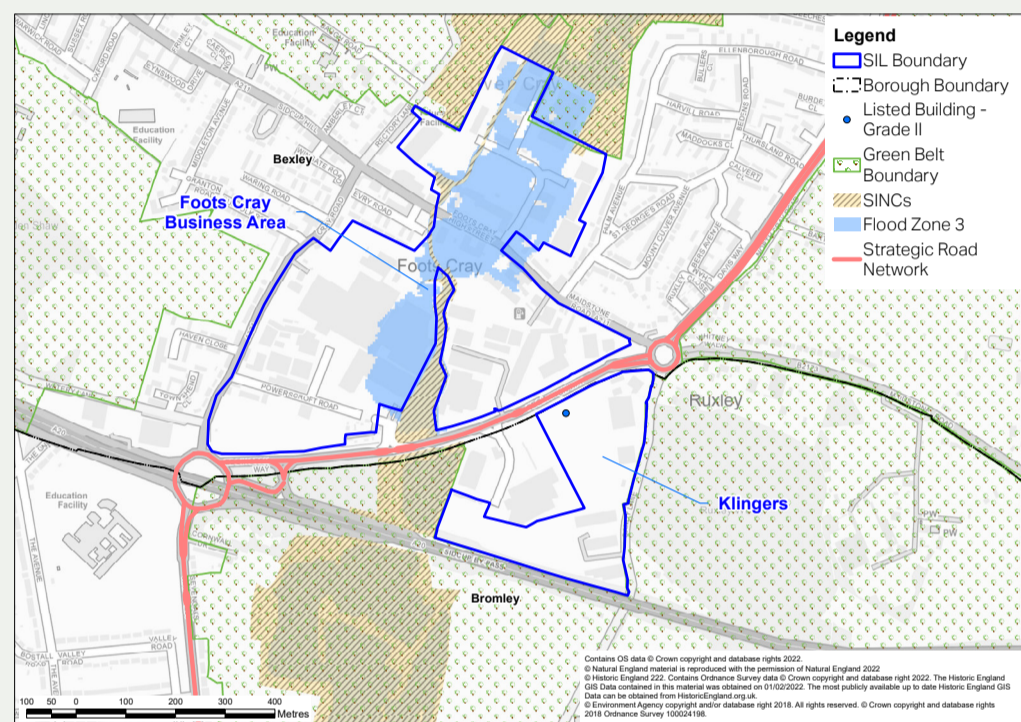
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
41.1 ha

Number of Sub-areas
2

A small sized SIL comprising two sub-areas, with 65% of its land area is in industrial use. The dominant land use is general industry. The indicative plot ratio is marginally smaller when compared with other SILs. The average condition of building stock is good and is above average when compared to other SILs. The average age of building stock is variable across sub-areas ranging from around 10 years old (exhibiting a high average EPC rating), and 40 years old. The average rent for properties in this SIL is £10.63/ft²/yr. Planned changes in designation via boundary amendments would result in a net loss in SIL area. Freight access is direct via the SRN. There are some listed buildings in the Klingers sub-area, and the Foots Cray Business Area sub-area lies partly within a SINC designation and is partly surrounded by Green Belt designation. Fragmentation of land ownership and complexity of leases are very high.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
143,313	1,246	1,101	Small	2.8	2.6	1994	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Medium	Very High	10.63	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.35	0.38	Lower	Boundary change - net loss

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	1.1
General Industry	16.2
Warehouses	8.1

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	1.2
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	5.4
Total Industrial	32.2
Non-industrial	
Office	6.1
Retail	2.4
Residential	0.5
Total Non-industrial	9.0
Total	41.1
Land Use Proportions	
	%
Land in Industrial Use	65.0
Land in Non-industrial Use	21.8
Land that is Vacant	13.2

Sub-area 1. Klingers

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
8.8	65.0	1.9	33.1	13	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
26,449	1,322	1,101	Small	3.3	2.6	2012	1980	B	C	10.63	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio			Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.30	0.38		0

Sub-area 2. Foots Cray Business Area

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
32.3	65.0	21.2	7.8	11	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
116,863	1,230	1,101	Small	2.6	2.6	1983	1980	D	C	10.63	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio			Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.36	0.38		0

35. Greenwich Peninsula West

Borough
Greenwich

Sub-region
East

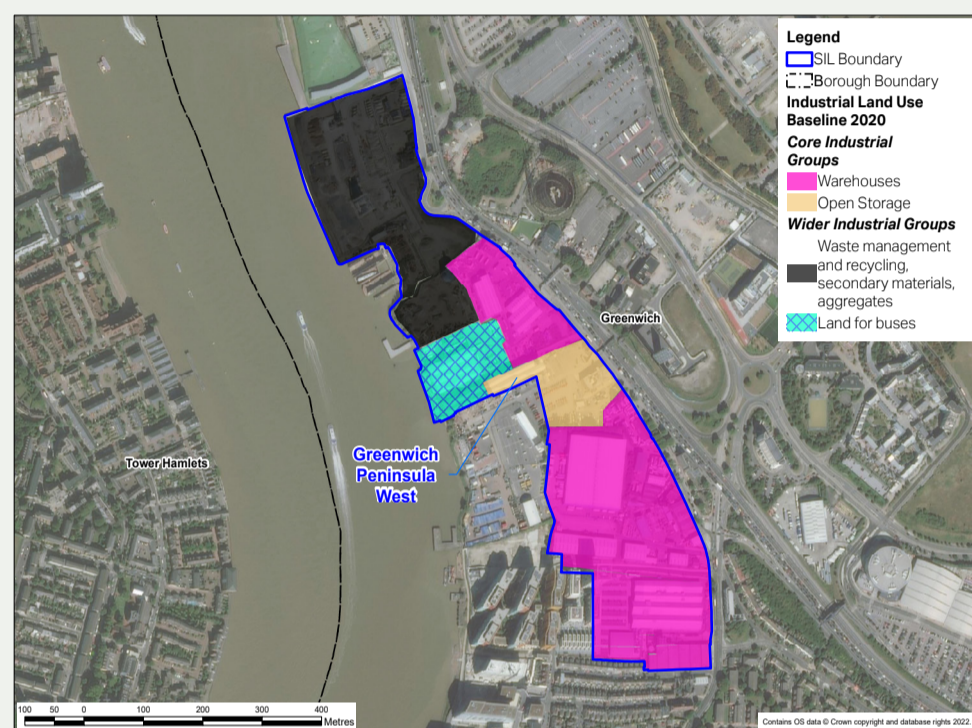
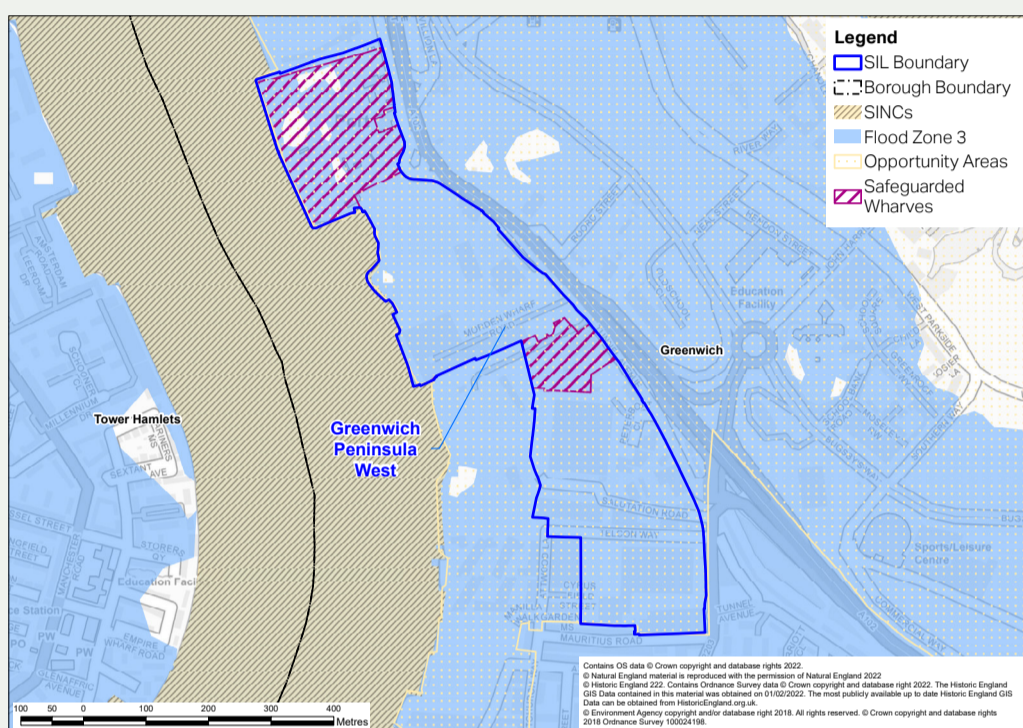
Property Market Area
Thames Gateway

Inner/Outer London
Inner London

Overall Size
20.8 ha*

Number of Sub-areas
0

A small sized SIL with 100% of its land area being in industrial use. The dominant land use is warehousing. The indicative plot ratio is much greater when compared with other SILs. The average condition of building stock is below average when compared with other SILs, with the average age of building stock being around 40 years old. The average rent for properties in this SIL is £13.39/ft²/yr. Unimplemented planning permissions in this SIL would result in a net loss of approximately 18,000m² of industrial floorspace if implemented. Freight access is via the A102 road and the wharf present. The SIL lies wholly within an Opportunity Area. Fragmentation of land ownership and complexity of leases are very high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
330	573	Higher	Yes	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
121,537	2,060	1,101	Small	2.5	2.6	1977	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Large	Very High	13.39	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.59	0.38	No change	-18,236

Land Use

Land Use Categorisation	Area (ha)
Core	
Warehouses	10.7
Open Storage	1.7

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	6.7
Land for buses	1.6
Total Industrial	20.7
Total	20.7
Land Use Proportions	%
Land in Industrial Use	100.0
Land in Non-industrial Use	0.0
Land that is Vacant	0.0

36. Hainault Industrial Estate

Borough
Redbridge

Sub-region
East

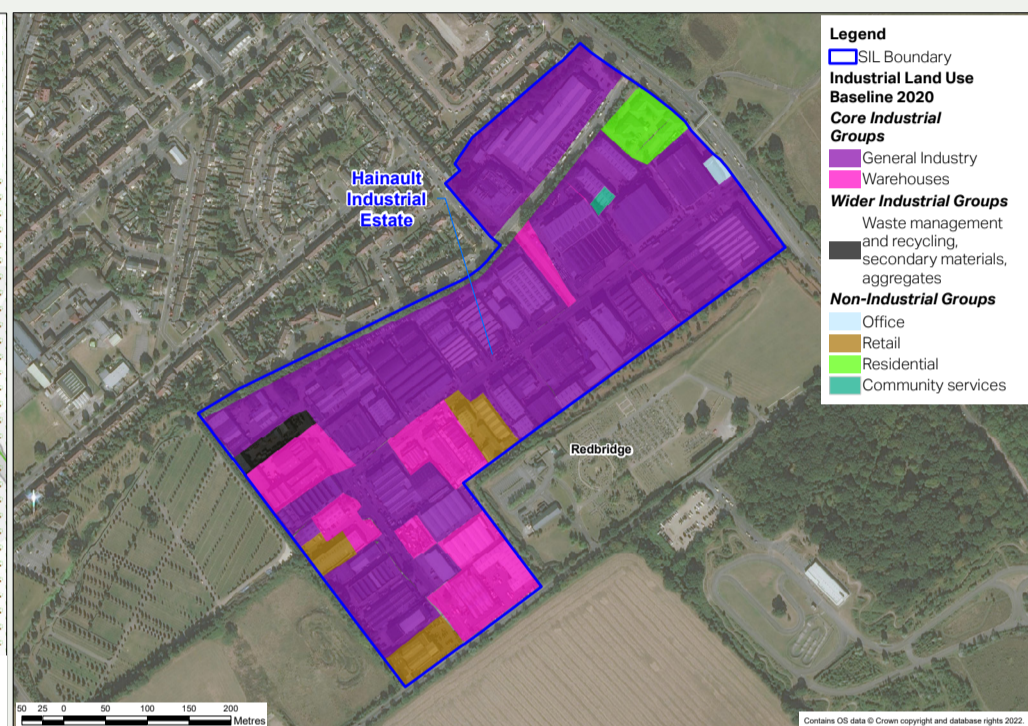
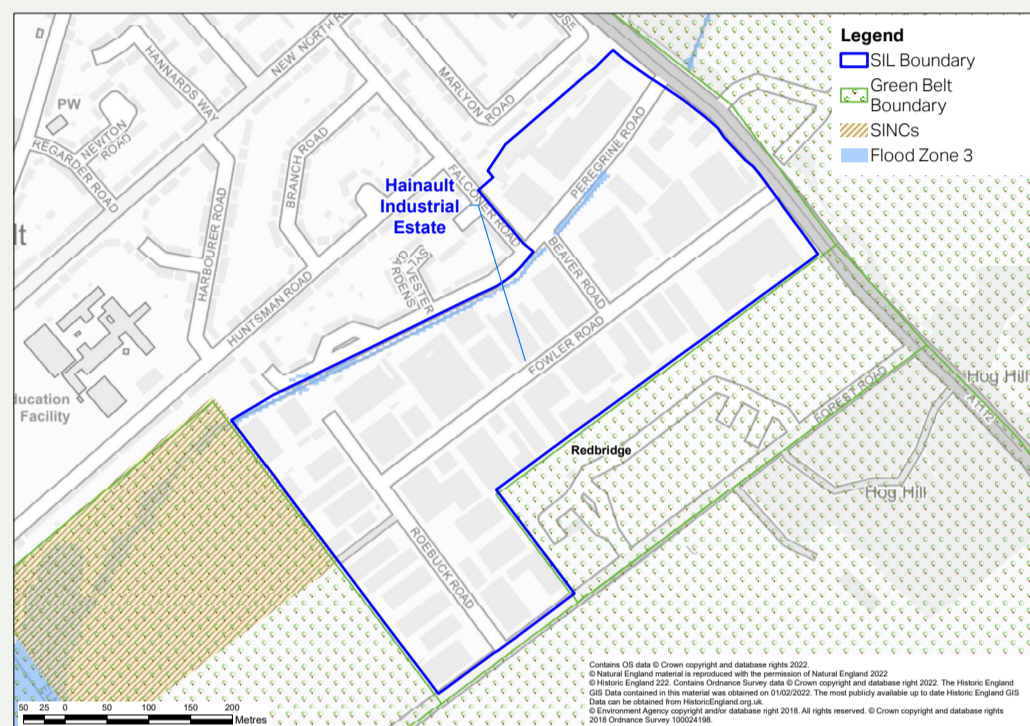
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
20.9 ha*

Number of Sub-areas
0

A small sized SIL where over 90% of its land area is in industrial use. The dominant land use is general industry. The indicative plot ratio is much greater when compared with other SILs. The average condition of building stock is poor and below average when compared to other SILs, with the average age of building stock being around 50 years old. The average rent for properties in this SIL is £12.52/ft²/yr. There is no direct access for freight via the SRN. Fragmentation of land ownership and complexity of leases are very high. The largest freeholds present are very small in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
2,995	573	Higher	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
117,477	457	1,101	Small	2.3	2.6	1972	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Very Small	Very High	10.81	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.59	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	15.2
Warehouses	3.1

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	0.2
Total Industrial	18.5
<i>Non-industrial</i>	
Office	0.1
Retail	0.9
Residential	0.5
Community Services	0.1
Total Non-industrial	1.6
Total	20.1
Land Use Proportions	%
Land in Industrial Use	92.1
Land in Non-industrial Use	7.9
Land that is Vacant	0.0

37. Harold Hill Industrial Estate

Borough
Havering

Sub-region
East

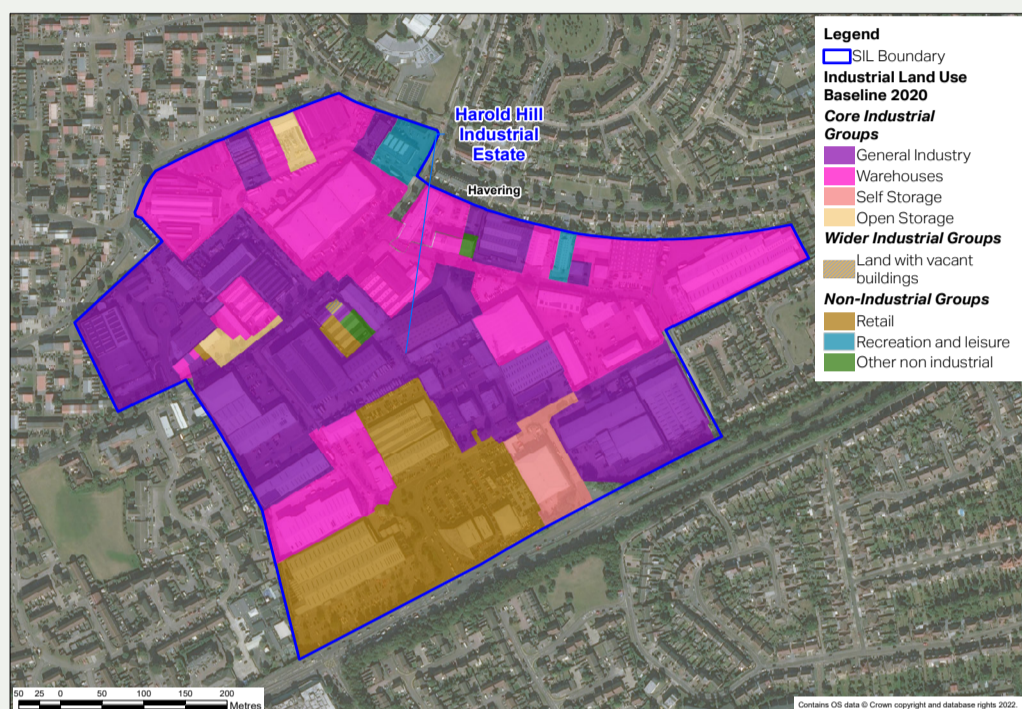
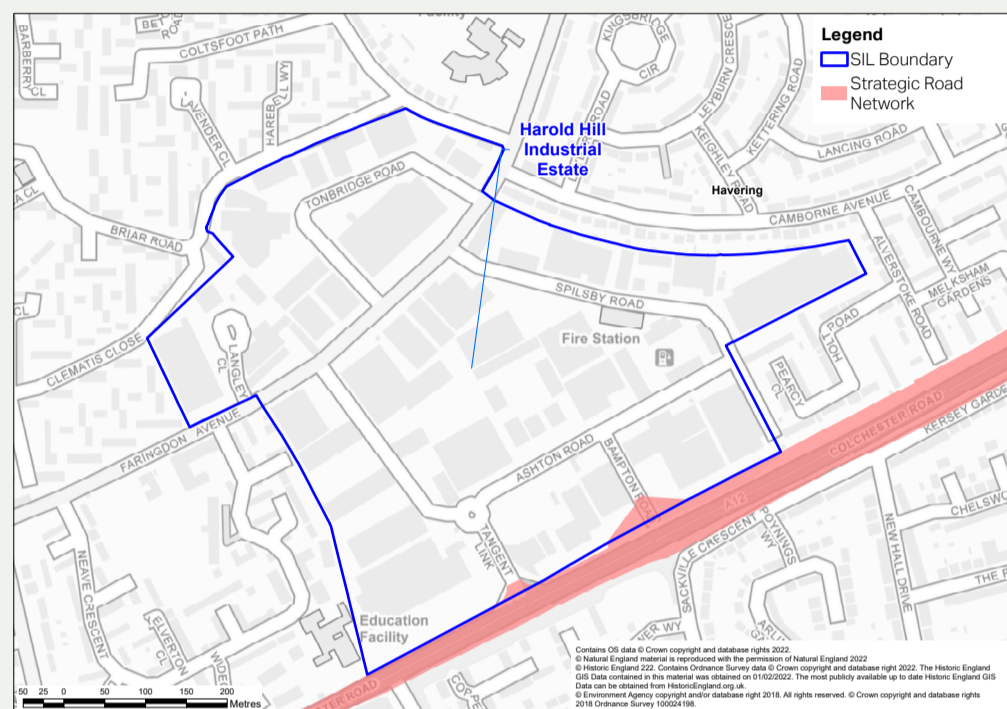
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
30.5 ha*

Number of Sub-areas
0

A small sized SIL, with just over 80% of its land area is in non-industrial use. The dominant land use is general industry. The indicative plot ratio is much greater when compared with other SILs. The average condition of building stock is average when compared to other SILs, with the average age of building stock being around 30 years old. The average rent for properties in this SIL is £11.00/ft²/yr. Freight access is direct via the SRN only. Fragmentation of land ownership and complexity of leases are very high. The largest freeholds present are small in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
484	573	Moderate	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
166,702	1,355	1,101	Small	2.6	2.6	1987	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Small	Very High	11.00	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.55	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	12.1
Warehouses	11.1
Self Storage	0.8
Open Storage	0.4
Total Industrial	24.5

continued overleaf...

<i>Non-industrial</i>	
Retail	5.1
Recreation and Leisure	0.5
Other Non-industrial	0.1
<i>Total Non-industrial</i>	5.8
Total	30.3
Land Use Proportions	%
Land in Industrial Use	81.0
Land in Non-industrial Use	19.0
Land that is Vacant	0.0

38. King George Close Estate, Romford

Borough
Havering

Sub-region
East

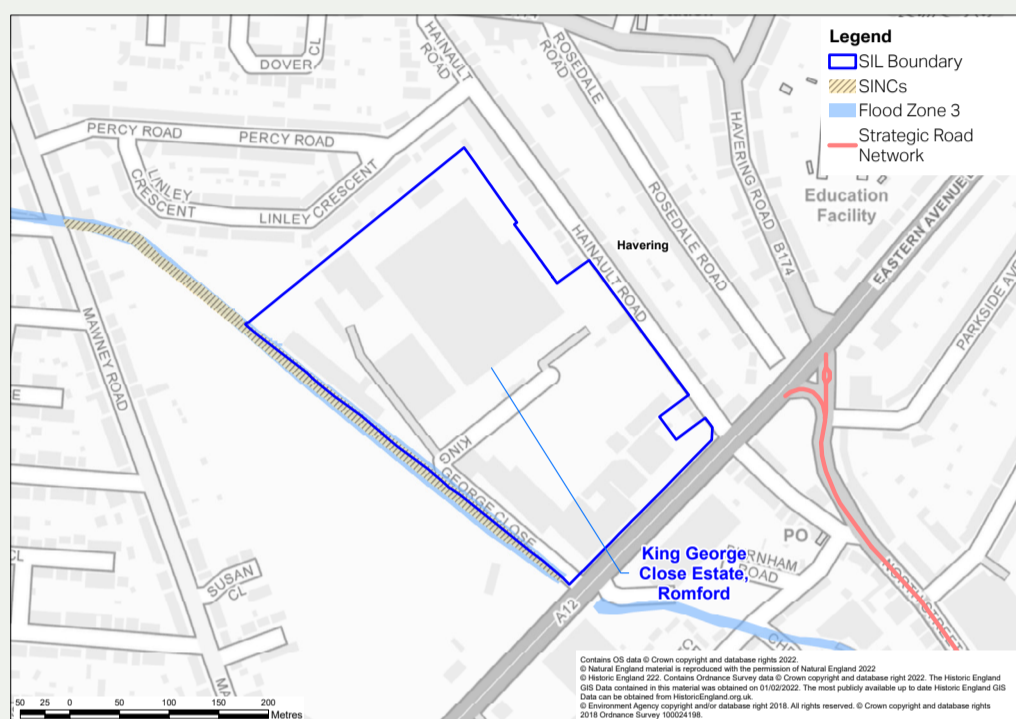
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
9.8 ha*

Number of Sub-areas
0

A very small sized SIL with just over 80% of its land area being in industrial use. The dominant land use is warehousing. The indicative plot ratio is considerably smaller when compared with other SILs. The average condition of building stock below average when compared to other SILs, with the average age of building stock being around 40 years old. The average rent for properties in this SIL is £10.49/ft²/yr. Freight access is direct via the A12 road. Fragmentation of land ownership is very high, and the complexity of leases is low. The largest freeholds present are small in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
80	573	Lower	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
20,039	557	1,101	Small	2.5	2.6	1980	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Small	Low	10.49	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.21	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	1.0
Warehouses	4.6
Wider	
Data Centres	2.2

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Vacant</i>	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	1.5
Total Industrial	9.3
<i>Non-industrial</i>	
Retail	0.3
Total Non-industrial	0.3
Total	9.6
Land Use Proportions	%
Land in Industrial Use	81.2
Land in Non-industrial Use	3.3
Land that is Vacant	15.5

39. London Industrial Park

Borough
Newham

Sub-region
East

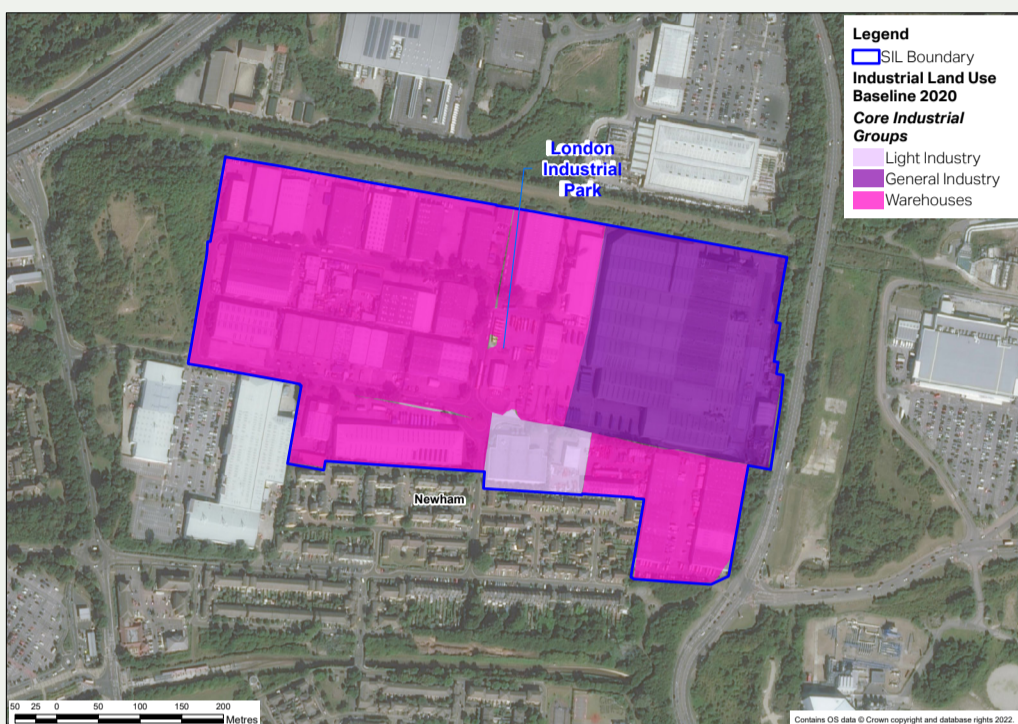
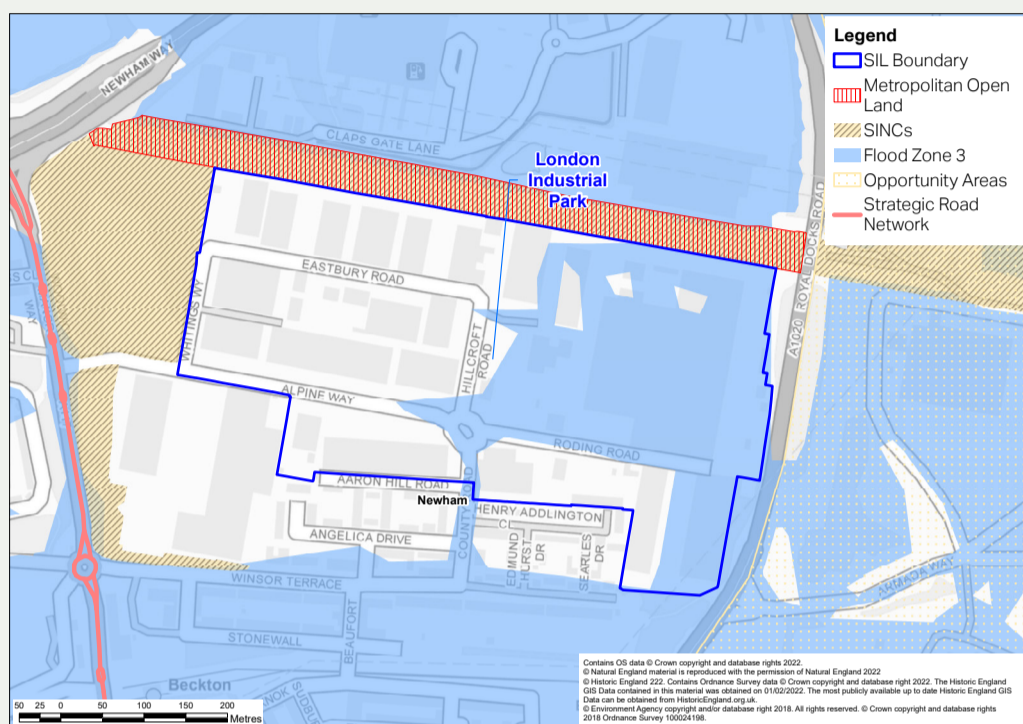
Property Market Area
Lea Valley/Thames Gateway

Inner/Outer London
Inner London

Overall Size
23.0 ha

Number of Sub-areas
0

A small sized SIL with 100% of its land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is much greater when compared with other SILs. The average condition of building stock is below average when compared with other SILs, with the average age of building stock being around 35 years old. The average rent for properties in this SIL is £12.74/ft²/yr. Freight access is via the SRN but via smaller roads initially. Fragmentation of land ownership and complexity of leases are very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
137	573	Moderate	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
131,080	2,149	1,101	Medium	2.5	2.6	1986	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Medium	Very High	12.74	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.57	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	1.0
General Industry	5.8
Warehouses	16.2
Total Industrial	23.0
Total	23.0

continued overleaf...

Land Use Proportions	%
Land in Industrial Use	100.0
Land in Non-industrial Use	0.0
Land that is Vacant	0.0

40. Rippleside

Borough
Barking and Dagenham

Sub-region
East

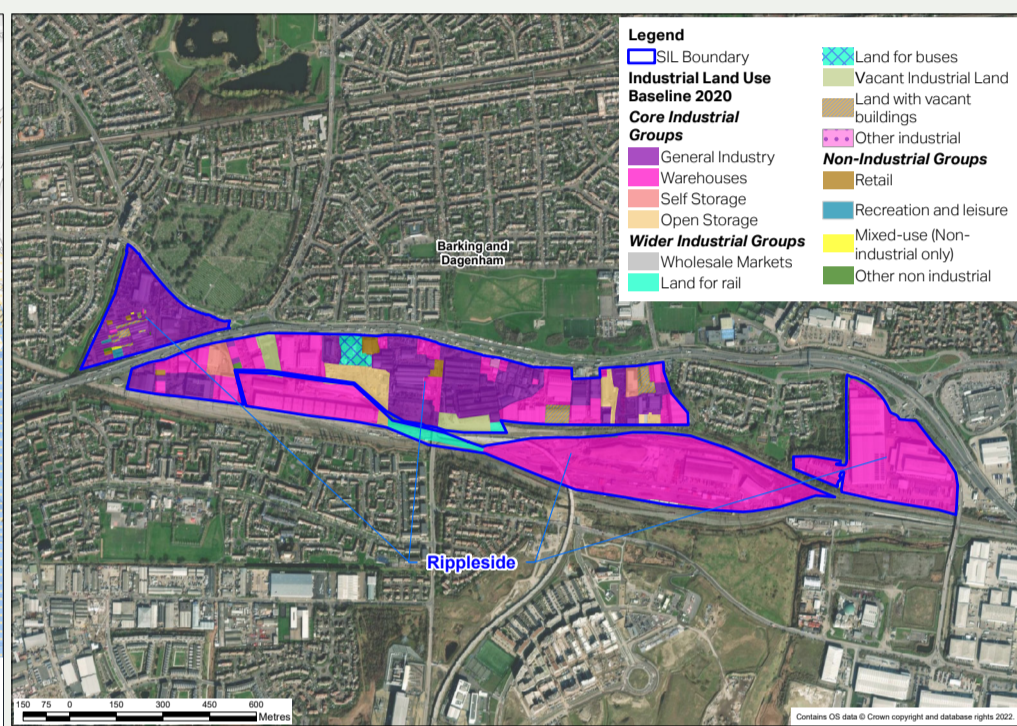
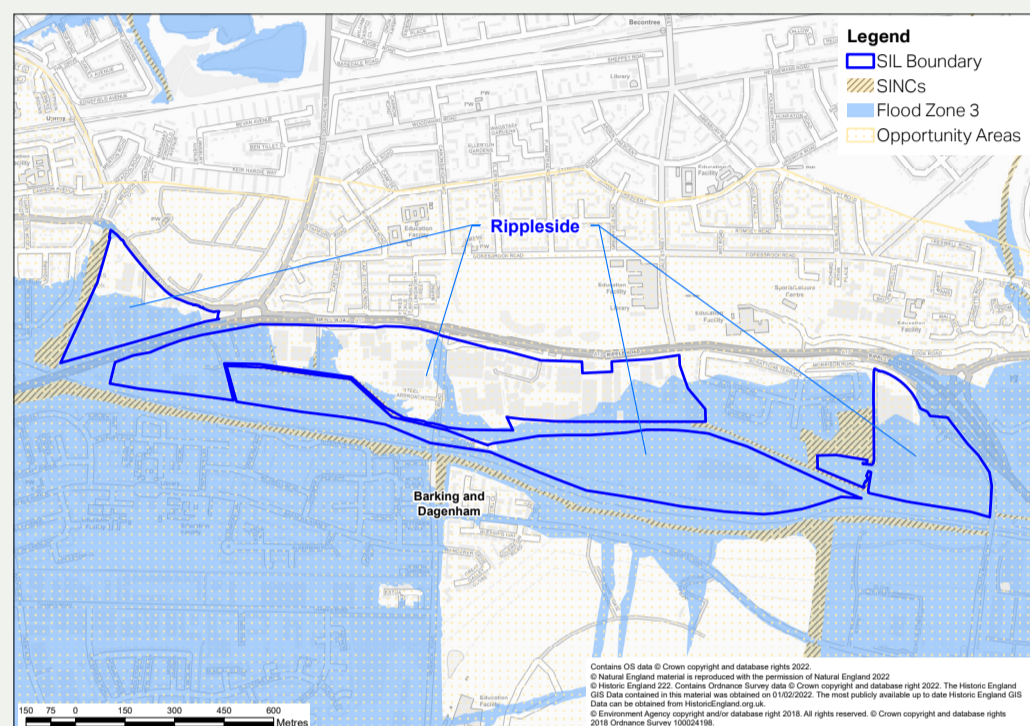
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
73.7 ha

Number of Sub-areas
0

A medium sized SIL, over 95% of which is in industrial use. The dominant land use is warehousing. The indicative plot ratio is greater when compared with other SILs. The average condition of building stock is poor and below average when compared to other SILs, with the average age of building stock being around 40 years old. The average rent for properties in this SIL is £10.79/ft²/yr. Planned changes in designation via boundary amendments would result in a net loss in SIL area. Freight access is direct via the A13 road. The SIL lies wholly within an Opportunity Area. The complexity of leases is very high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
1,327	573	Moderate	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
343,274	1,582	1,101	Small	2.3	2.6	1979	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Large	Very High	10.79	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.47	0.38	Boundary change - net loss	-77

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	21.3
Warehouses	42.8
Self Storage	1.2
Open Storage	2.8

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Land for rail (including DLR)	1.1
Land for buses	0.8
Other Industrial	0.1
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	1.6
Land with Vacant Building(s)	1.2
Total Industrial	72.9
Non-industrial	
Retail	0.6
Recreation and Leisure	0.1
Other Non-industrial	0.1
Total Non-industrial	0.9
Total	73.7
Land Use Characteristics	%
Land in Industrial Use	96.6
Land in Non-industrial Use	1.2
Land that is Vacant	2.2

41. River Road Employment Area

Borough
Barking and Dagenham

Sub-region
East

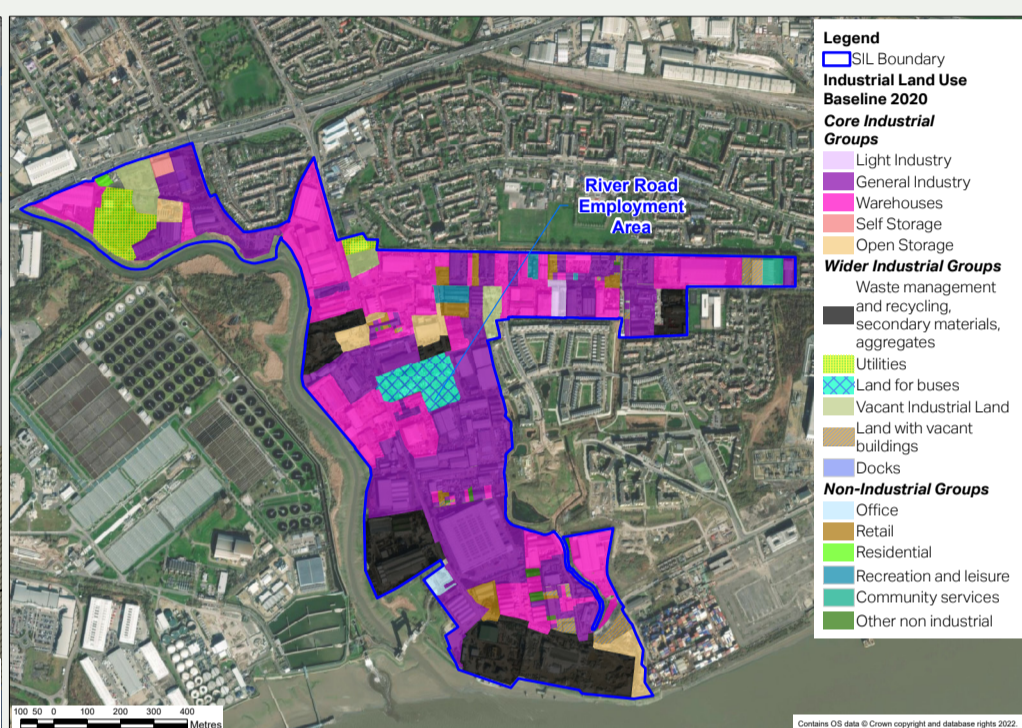
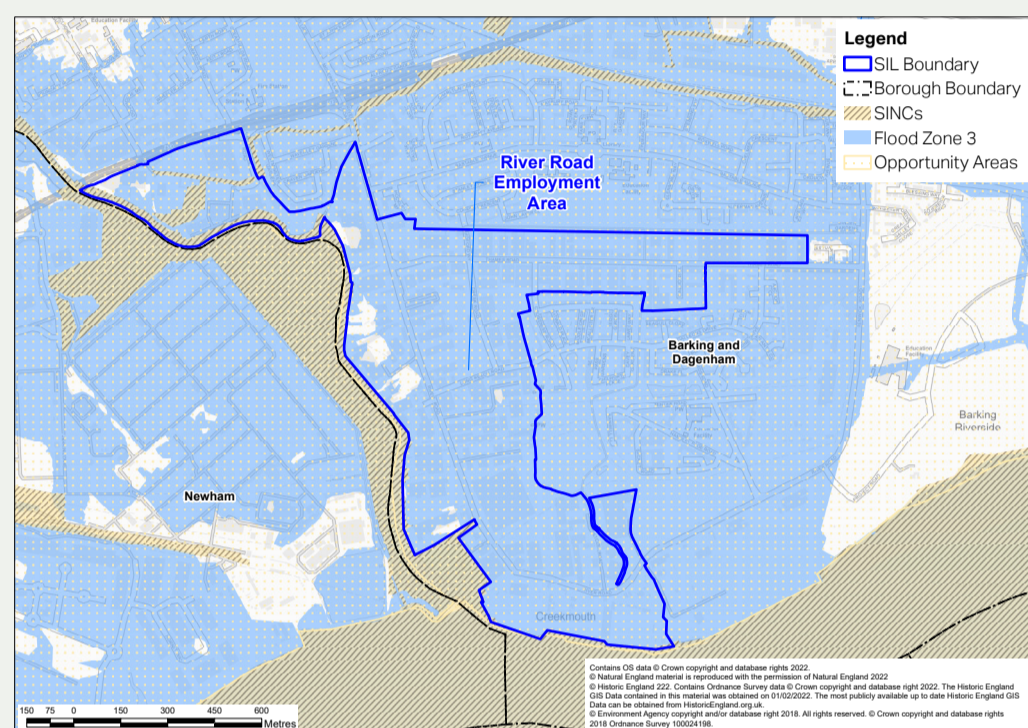
Property Market Area
Thames Gateway

Inner/Outer London
Outer

Overall Size
104.1 ha*

Number of Sub-areas
0

A large SIL, over 90% of which is in industrial use. The dominant land use is general industry. The indicative plot ratio is greater when compared with other SILs. The average condition of building stock is very poor and below average when compared with other SILs, with the average age of building stock being around 45 years old. The average rent for properties in this SIL is £10.79/ft²/yr. Planned changes in designation via boundary amendments would result in a net loss in SIL area. Freight access is direct via the A13 road, and wharves are also present. The SIL lies partly within a SINCA designation and wholly within an Opportunity Area. Fragmentation of land ownership is high, and complexity of leases is very high.



Accessibility

Distance to SRN		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
1,255	573	Moderate	Yes	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
472,820	1,235	1,101	Small	2.2	2.6	1977	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Medium	Very High	10.79	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.47	0.38	Boundary change - net loss	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	0.5
General Industry	37.6
Warehouses	29.4

continued overleaf...

Land Use Categorisation	Area (ha)
Self Storage	0.4
Open Storage	3.2
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	15.6
Utilities	3.0
Land for buses	2.7
<i>Vacant</i>	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	2.8
Land with Vacant Building(s)	1.5
Total Industrial	96.7
<i>Non-industrial</i>	
Office	0.4
Retail	2.1
Residential	0.2
Recreation and Leisure	0.8
Community Services	0.5
Other Non-industrial	0.4
Total Non-industrial	4.5
Total	101.2
Land Use Proportions	%
Land in Industrial Use	92.9
Land in Non-industrial Use	4.4
Land that is Vacant	2.7

42. Southend Road Business Area

Borough
Havering

Sub-region
East

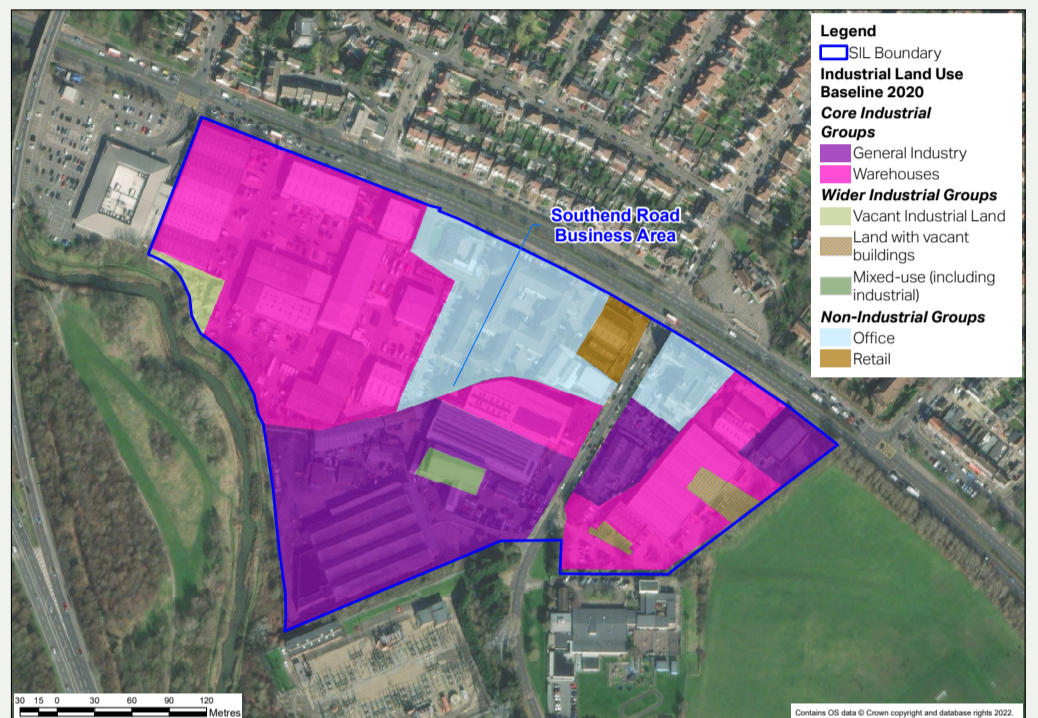
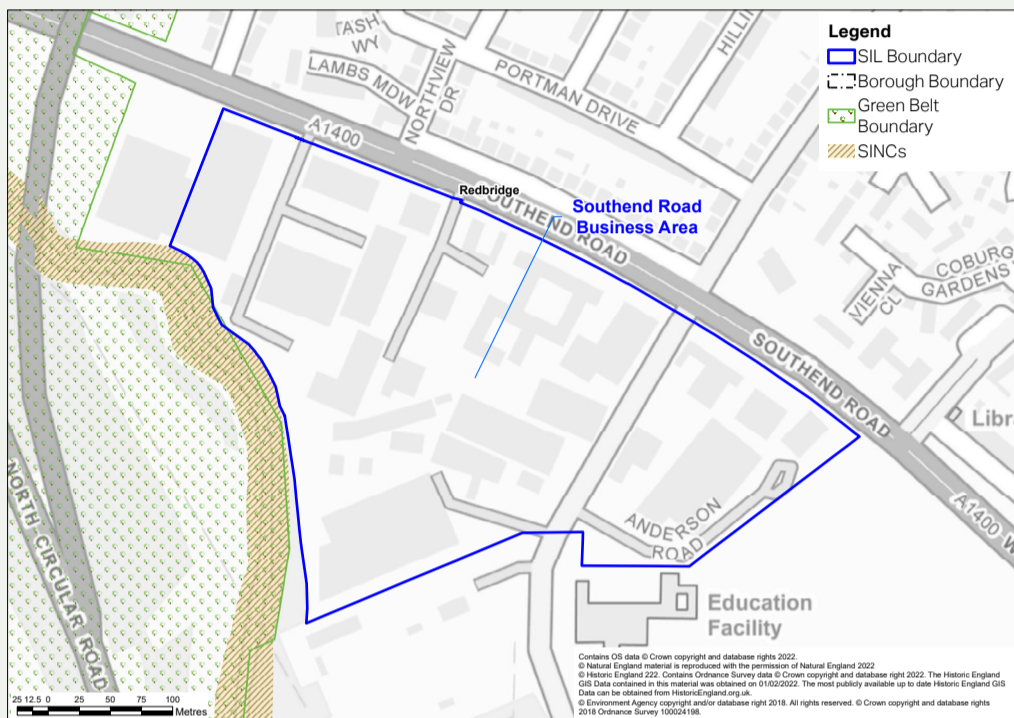
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
11.7 ha*

Number of Sub-areas
0

A small sized SIL with nearly 80% of its land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is far greater when compared with other SILs. The average condition of building stock is above average when compared to other SILs, with the average age of building stock being around 35 years old. The average rent for properties in this SIL is £12.39/ft²/yr. There is no direct access to the SRN. Fragmentation of land ownership and complexity of leases are very high. The largest freeholds present are small in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
1,979	573	Moderate	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
66,369	507	1,101	Small	2.7	2.6	1984	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Small	Very High	12.39	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.58	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	3.3
Warehouses	5.5
Wider	
Mixed-use (including industrial uses)	0.1

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Vacant</i>	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	0.2
Land with Vacant Building(s)	0.2
<i>Total Industrial</i>	9.3
<i>Non-industrial</i>	
Office	2.0
Retail	0.2
<i>Total Non-industrial</i>	2.3
<i>Total</i>	11.5
Land Use Proportions	%
Land in Industrial Use	78.9
Land in Non-industrial Use	19.5
Land that is Vacant	1.6

43. St Mary Cray

Borough
Bromley

Sub-region
South

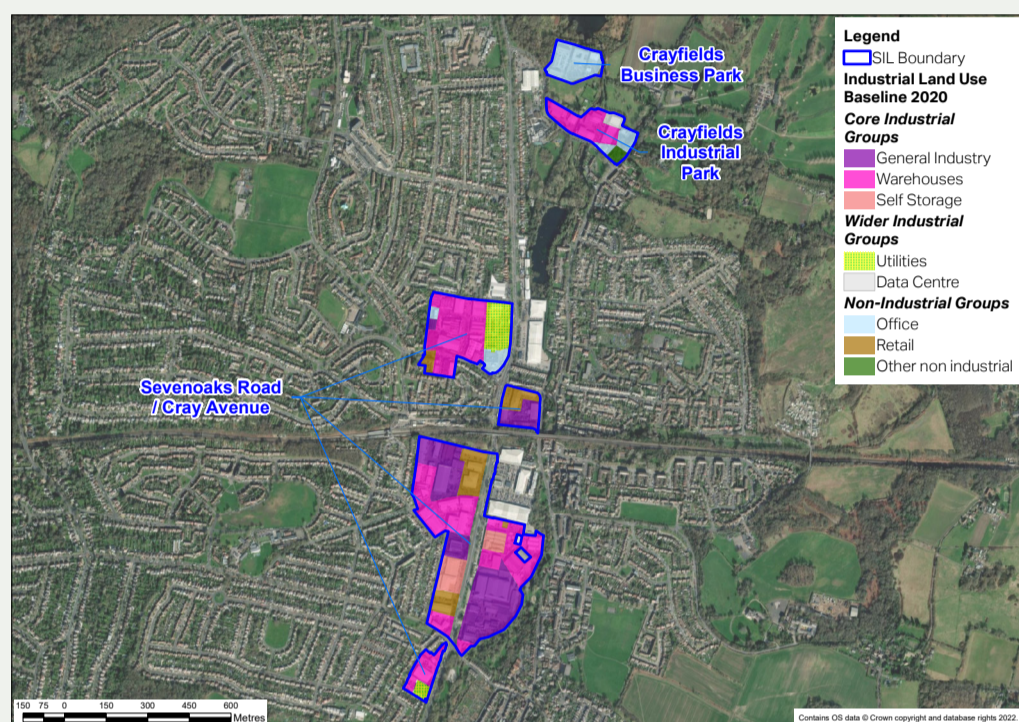
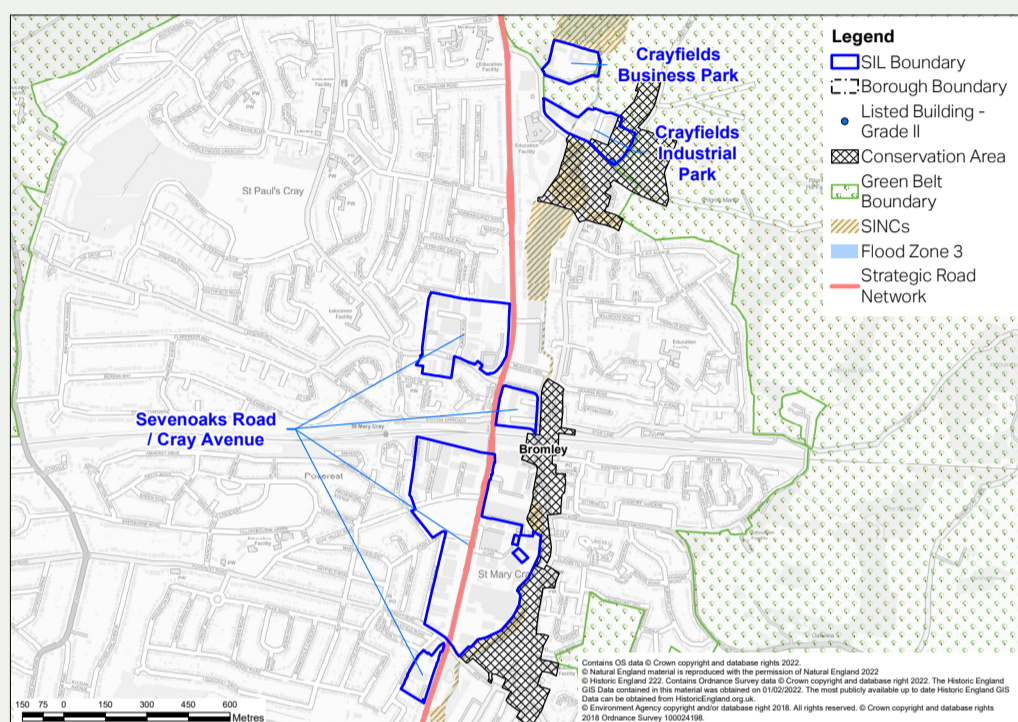
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
38.0 ha*

Number of Sub-areas
3

A small sized SIL comprising three sub-areas with nearly 80% of its land area in industrial use. The dominant land use is warehousing. The indicative plot ratio is greater when compared with other SILs. The average condition of building stock is above average when compared to other SILs, with the average age being around 30 years old. The average rent for properties in this SIL is £12.55/ft²/yr. There is direct freight access via the SRN. There are some listed buildings. The Crayfields Business Park and Crayfields Industrial Park sub-areas are partly surrounded by Green Belt designation. Fragmentation of land ownership and complexity of leases are very high. The largest freeholds present are small in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
172,391	806	1,101	Small	2.7	2.6	1988	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Small	Very High	12.55	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.49	0.38	Moderate	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	8.9
Warehouses	15.4
Self Storage	1.7
Wider	
Utilities	1.9
Data Centres	0.3
Total Industrial	28.2

continued overleaf...

Land Use Categorisation	Area (ha)
Non-industrial	
Office	3.7
Retail	3.3
Total Non-industrial	7.3
Total	35.3
Land Use Proportions	
	%
Land in Industrial Use	79.5
Land in Non-industrial Use	20.5
Land that is Vacant	0.0

Sub-area 1. Sevenoaks Road / Cray Avenue

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
29.9	86.2	13.8	0.0	0	573	No	No	3	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
139,757	755	1,101	Small	2.7	2.6	1988	1980	C	C	12.55	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.47	0.38	-351

Sub-area 2. Crayfields Business Park

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
2.2	0.0	100.0	0.0	125	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
10,501	808	1,101	Small	2.9	2.6	1989	1980	D	C	12.55	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.48	0.38	0

continued overleaf...

Sub-area 3. Crayfields Industrial Park

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
3.4	72.1	27.9	0.0	127	573	No	No	1a	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
22,134	1,383	1,101	Small	2.9	2.6	1989	1980	C	C	12.55	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.65	0.38	0

44. Thames Road, including Crayford Industrial Area

Borough
Bexley

Sub-region
East

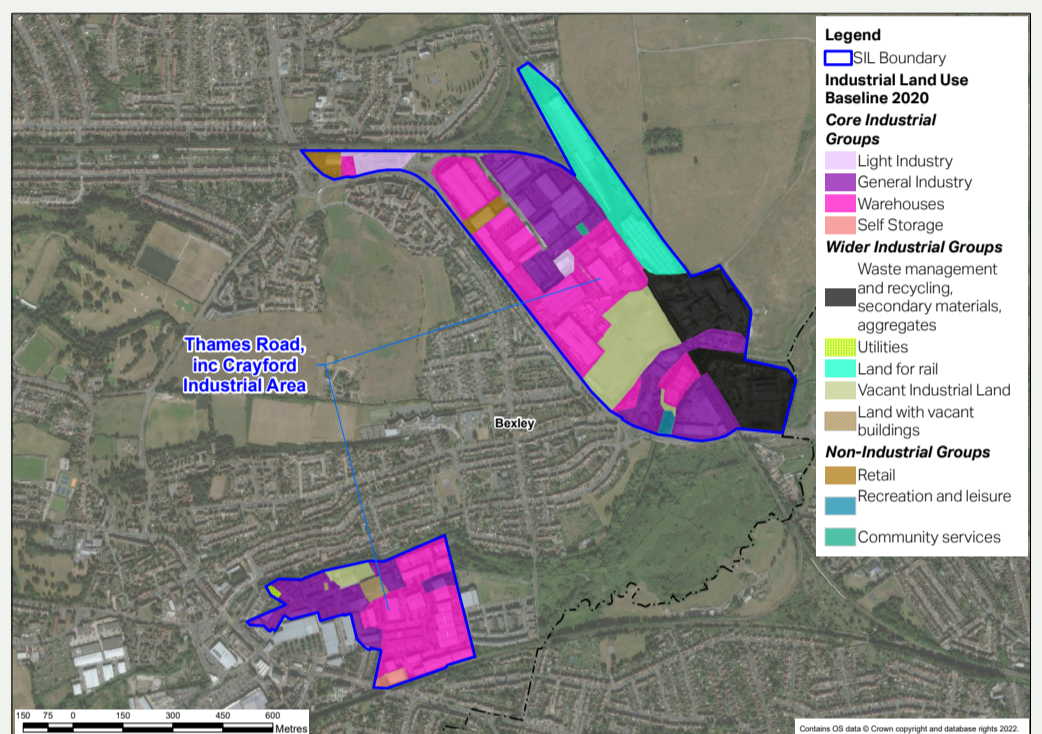
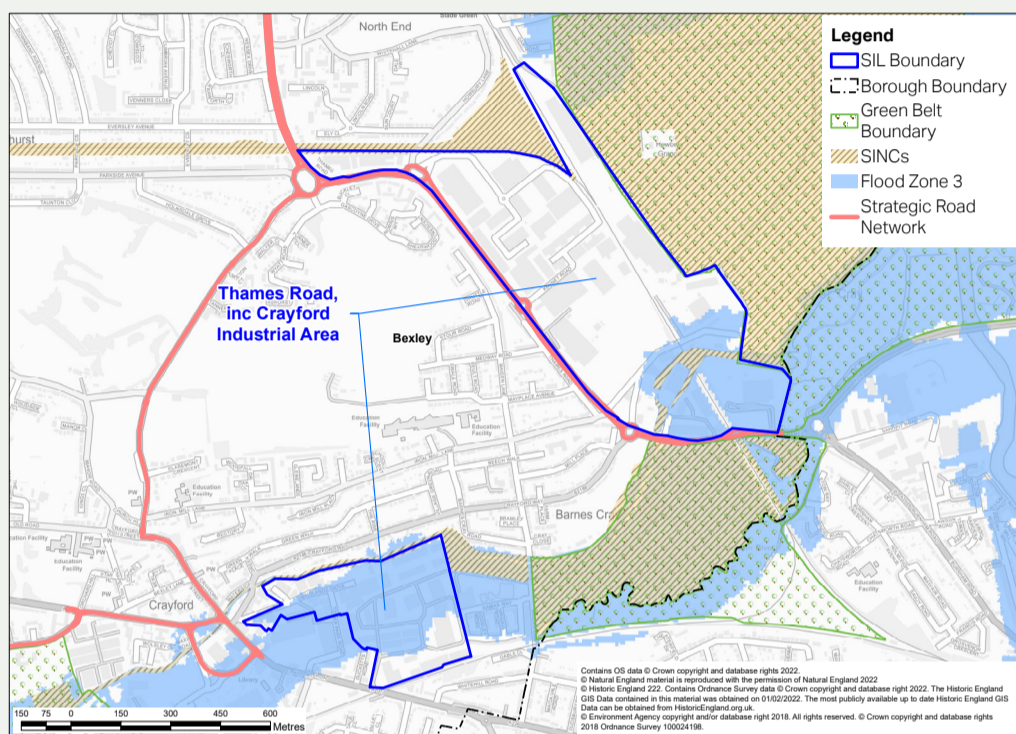
Property Market Area
Thames Gateway

Inner/Outer London
Outer London

Overall Size
68.4 ha*

Number of Sub-areas
0

A medium sized SIL where nearly 90% of its land area is in industrial use. The dominant land use is warehousing. The indicative plot ratio is smaller when compared with other SILs. The average condition of building stock is below average when compared to other SILs, with the average age of building stock being around 40 years old. The average rent for properties in this SIL is £10.34/ft²/yr. There is direct freight access via the SRN. The SIL lies partly within SINC designation and is within an Opportunity Area. The SIL is partly bounded by Green Belt designation. Fragmentation of land ownership is high, and complexity of leases is very high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
0	573	Moderate	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
231,331	937	1,101	Small	2.5	2.6	1979	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Large	Very High	10.34	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.34	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	1.4
General Industry	17.1
Warehouses	23.2
Self Storage	0.4

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	10.2
Utilities	0.1
Land for rail (including DLR)	7.2
<i>Vacant</i>	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	6.1
Land with Vacant Building(s)	0.4
Total Industrial	66.2
<i>Non-industrial</i>	
Retail	1.3
Recreation and Leisure	0.3
Community Services	0.1
Total Non-industrial	1.7
Total	67.8
Land Use Proportions	%
Land in Industrial Use	88.5
Land in Non-industrial Use	2.5
Land that is Vacant	9.0

45. Thameside East

Borough
Newham

Sub-region
East

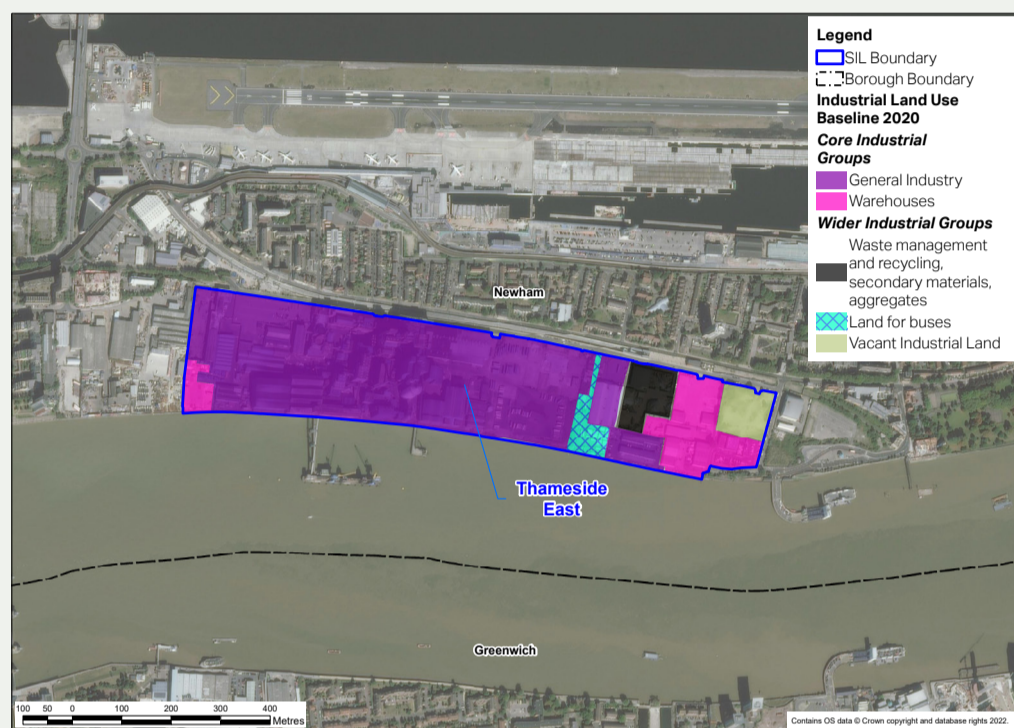
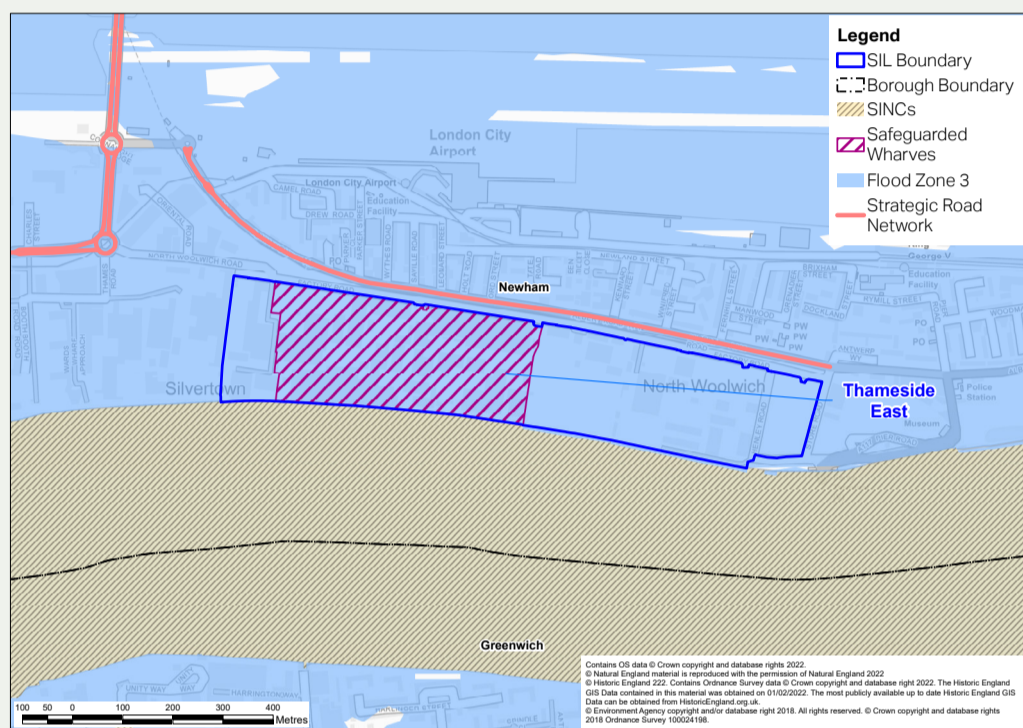
Property Market Area
Lea Valley/Thames Gateway

Inner/Outer London
Inner London

Overall Size
24.7 ha

Number of Sub-areas
0

A small sized SIL where over 95% of the land area is in industrial use. The dominant land use is general industry. The indicative plot ratio is considerably greater when compared with other SILs, and represents the greatest plot ratio of all SILs. The average condition of building stock is poor, and below average when compared to other SILs, with the average age of building stock being around 65 years old. The average rent for properties in this SIL is £12.44/ft²/yr. The average EPC rating is also poor. There is direct freight access via both the SRN and wharves. Fragmentation of land ownership is high, and complexity of leases is low. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
25	573	Moderate	Yes	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
230,850	3,395	1,101	Medium	2.3	2.6	1957	1980	E	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Large	Low	12.44	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.93	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	18.5
Warehouses	3.3

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	1.1
Land for buses	0.7
<i>Vacant</i>	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	1.0
Total Industrial	24.7
Total	24.7
Land Use Proportions	%
Land in Industrial Use	95.9
Land in Non-industrial Use	0.0
Land that is Vacant	4.1

46. Thameside West

Borough
Newham

Sub-region
East

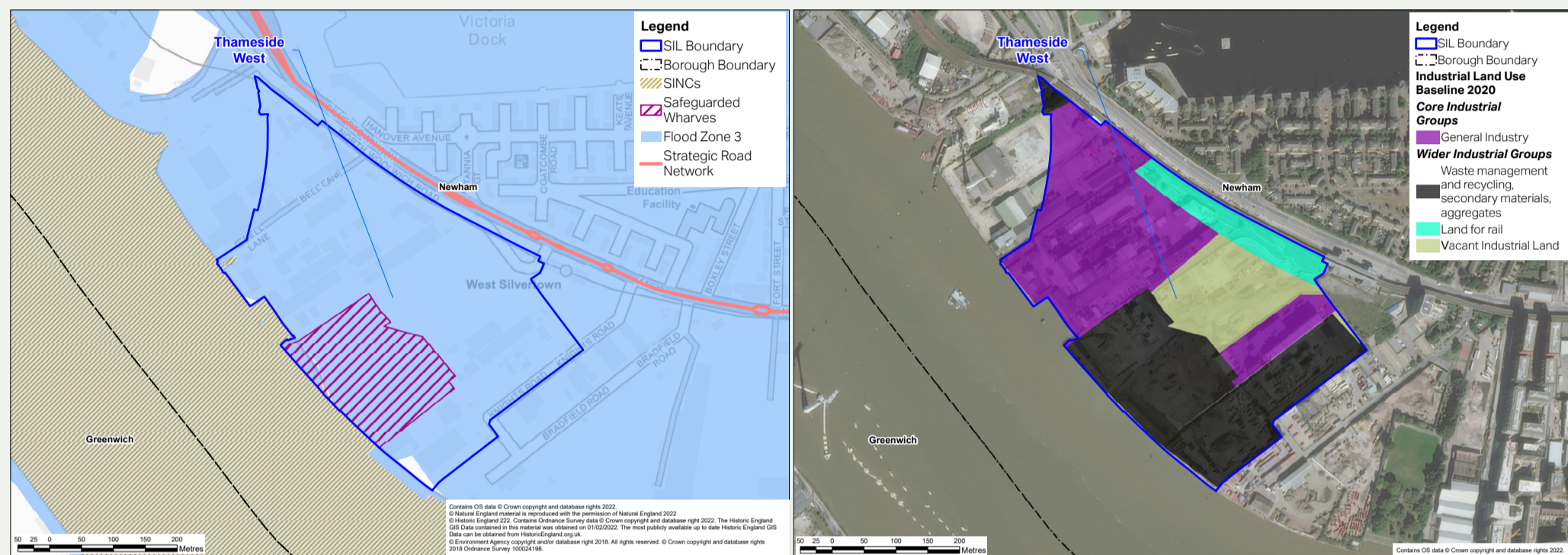
Property Market Area
Lea Valley/Thames Gateway

Inner/Outer London
Inner London

Overall Size
18.0 ha

Number of Sub-areas
0

A small sized SIL where just over 85% of the land area is in industrial use. The dominant land use is general industry. The indicative plot ratio is greater when compared with other SILs. The condition of building stock is around average when compared to other SILs, despite the average age of stock being around 65 years old. The average rent for properties in this SIL is £12.37/ft²/yr. There is direct access for freight via the SRN and wharves. Fragmentation of land ownership is high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
20	573	Higher	Yes	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
76,883	3,495	1,101	Medium	2.6	2.6	1956	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Medium	Medium	12.37	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.43	0.38	No change	-413

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	7.5
Wider	
Waste management and recycling, secondary materials and aggregates	6.5
Land for rail (including DLR)	1.4

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Vacant</i>	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	2.5
Total Industrial	18.0
Total	18.0
Land Use Proportions	%
Land in Industrial Use	86.0
Land in Non-industrial Use	0.0
Land that is Vacant	14.0

47. West Thamesmead / Plumstead Industrial Area (including White Hart Triangle)

Borough
Greenwich

Sub-region
East

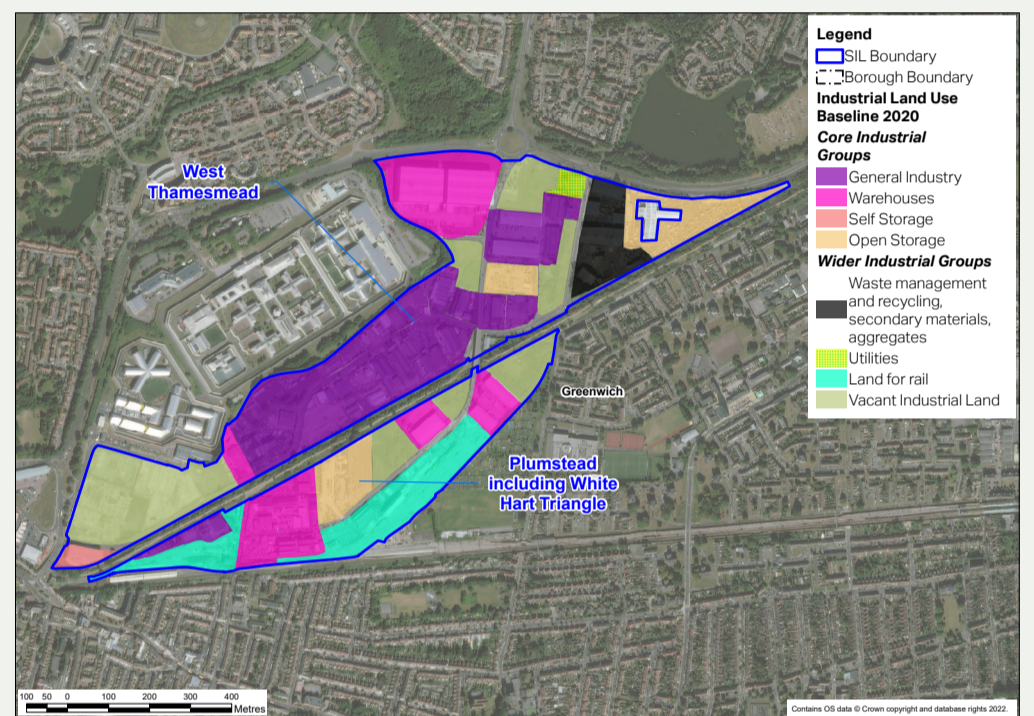
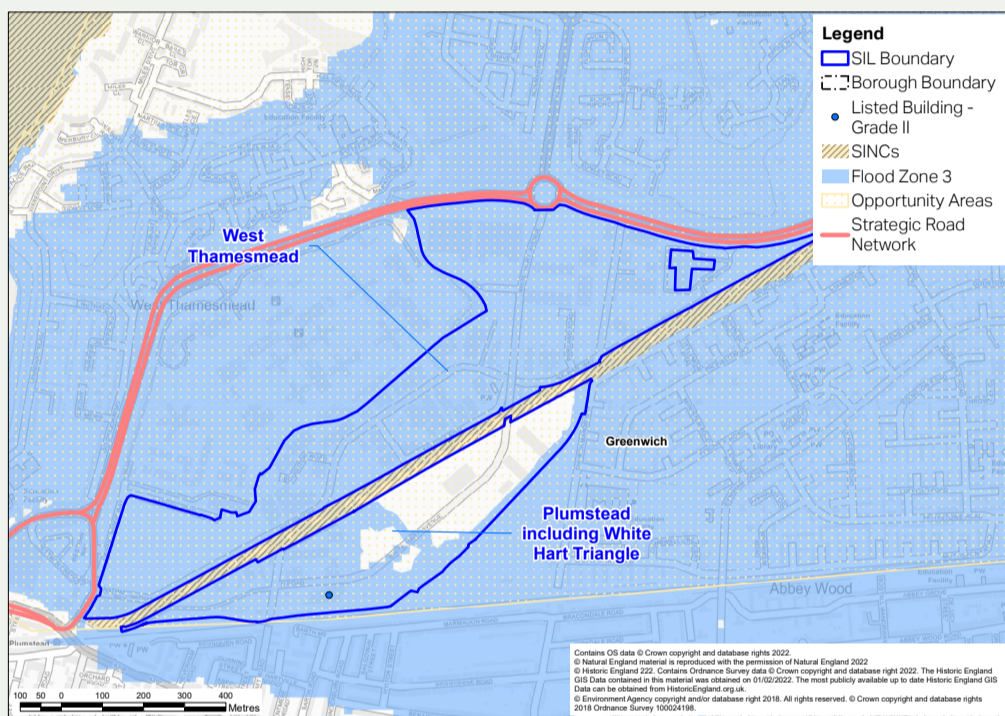
Property Market Area
Thames Gateway

Inner/Outer London
Inner London

Overall Size
60.5 ha*

Number of Sub-areas
2

A medium sized SIL comprising two sub areas with nearly 80% of land area in industrial use. The dominant land use is general industry. This SIL has the highest proportion of vacant industrial land of any SIL in London. The indicative plot ratio is much smaller when compared with other SILs. The average condition of building stock is above average when compared to other SILs, with the average age being around 35 years old. The average rent for properties in this SIL is £9.31/ft²/yr. There is direct freight access via either the SRN. The average PTAL rating is amongst the highest relative to other SILs. Both sub-areas lie wholly within an Opportunity Area. There are some listed buildings. Fragmentation of land ownership is high, and complexity of leases is very high. The largest freeholds present are large in size.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
126,335	883	1,101	Small	2.7	2.6	1985	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Large	Very High	9.31	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.22	0.38	Moderate	No change

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	17.1
Warehouses	11.0
Self Storage	0.6
Open Storage	5.8

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	3.0
Utilities	0.4
Land for rail (including DLR)	6.5
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	12.7
Total Industrial	57.1
Total	57.1
Land Use Proportions	%
Land in Industrial Use	77.8
Land in Non-industrial Use	0.0
Land that is Vacant	22.2

Sub-area 1. Plumstead including White Hart Triangle

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
18.1	83.3	0.0	16.7	98	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
27,143	1,131	1,101	Small	2.6	2.6	1979	1980	D	C	9.31	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.15	0.38	0

Sub-area 2. West Thamesmead

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
39.0	75.3	0.0	24.7	4	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
99,193	834	1,101	Small	2.7	2.6	1986	1980	C	C	9.31	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.25	0.38	0

48. Barwell Business Park

Borough
Kingston upon Thames

Sub-region
South

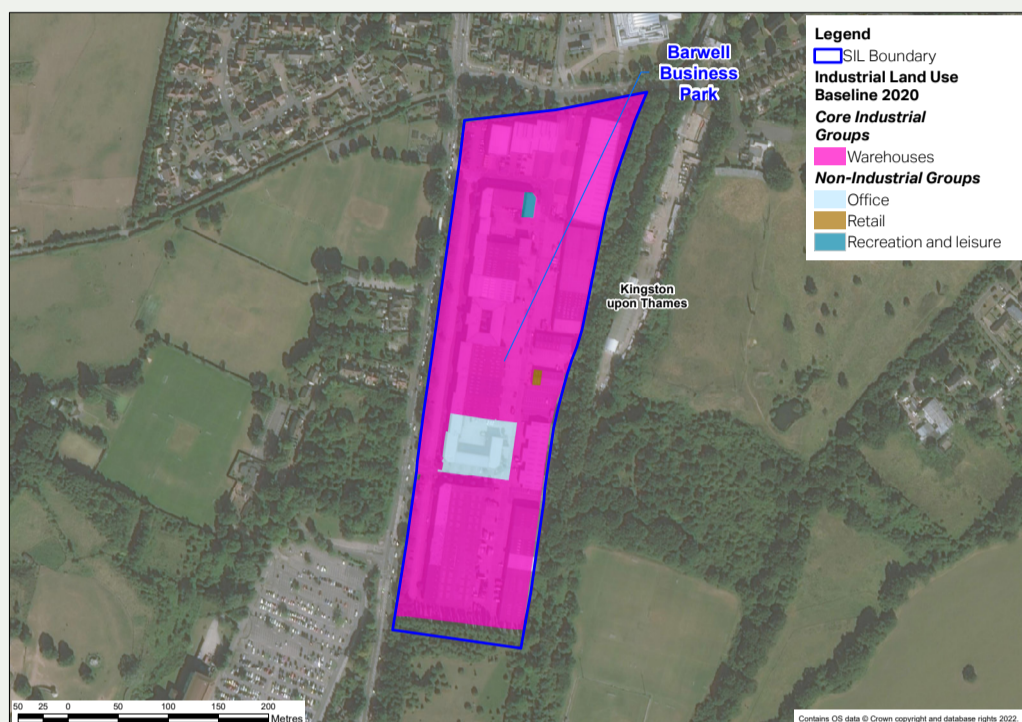
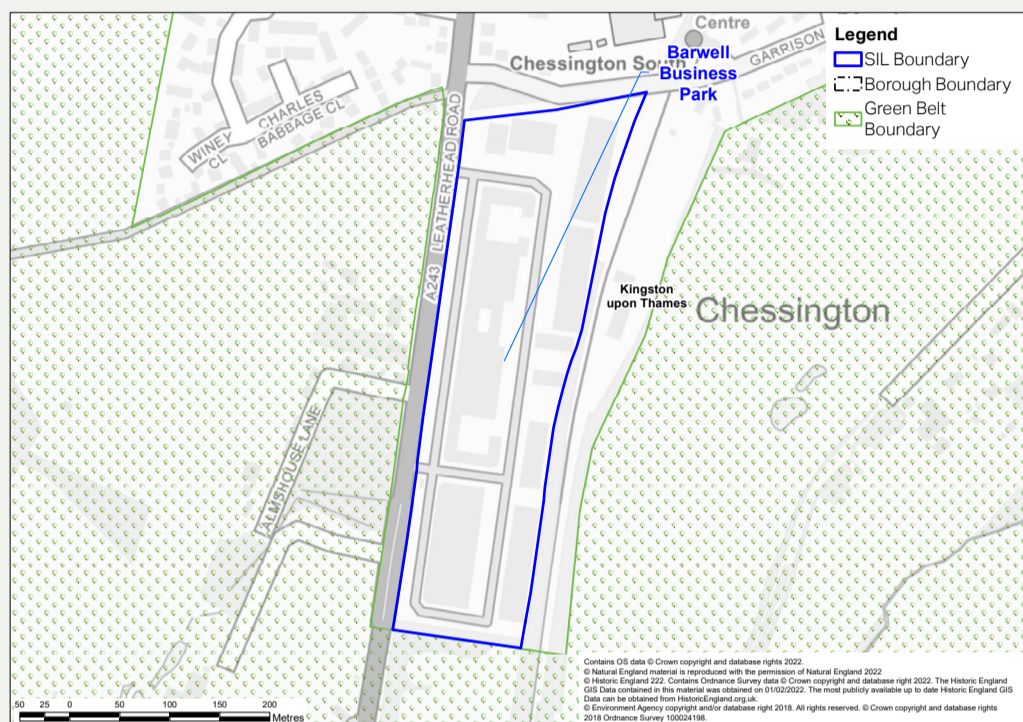
Property Market Area
Wandle Valley

Inner/Outer London
Outer London

Overall Size
7.6 ha*

Number of Sub-areas
0

A very small sized SIL, with nearly 95% of its land area in industrial use. It is the smallest SIL in London by area. The dominant land use is warehousing. The indicative plot ratio is far greater when compared with other SILs. The average condition of building stock is below average when compared to other SILs, with the average age of building stock being around 35 years old. The average rent for properties in this SIL is £14.40/ft²/yr. There is no direct freight access via the SRN. The complexity of leases is very high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
2,251	573	Lower	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
42,227	918	1,101	Small	2.4	2.6	1986	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Large	Very High	14.40	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.58	0.38	No change	-116

Land Use

Land Use Categorisation	Area (ha)
Core	
Warehouses	6.9
Total Industrial	0.9

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Non-industrial</i>	
Office	0.4
<i>Total Non-industrial</i>	0.4
Total	7.3
Land Use Proportions	%
Land in Industrial Use	94.0
Land in Non-industrial Use	6.0
Land that is Vacant	0.0

49. Chessington Industrial Estate

Borough
Kingston upon Thames

Sub-region
South

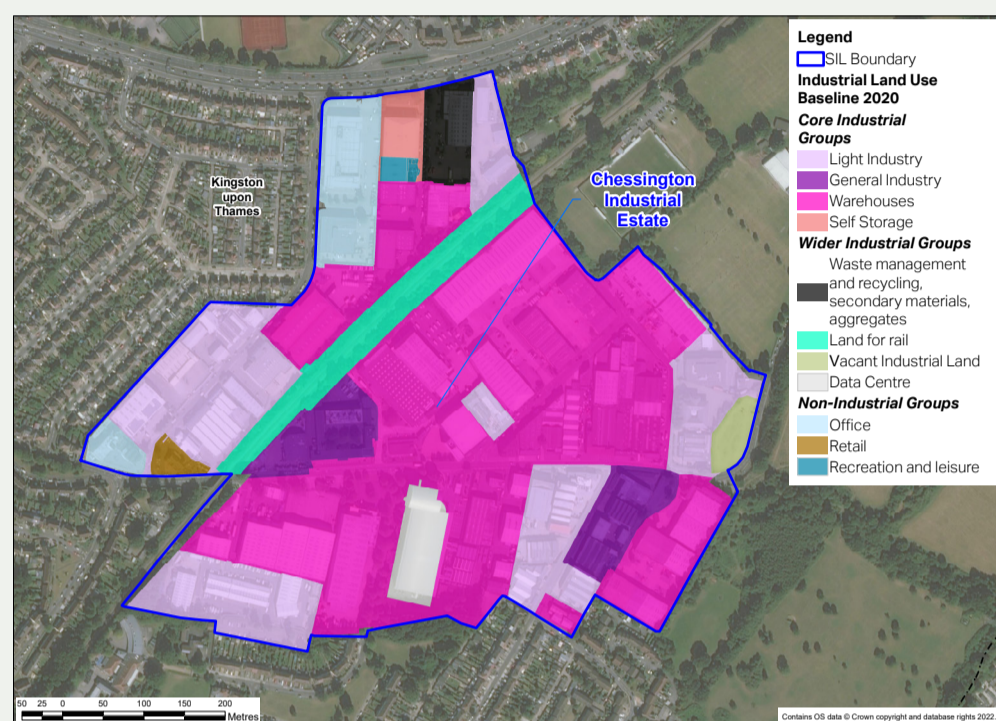
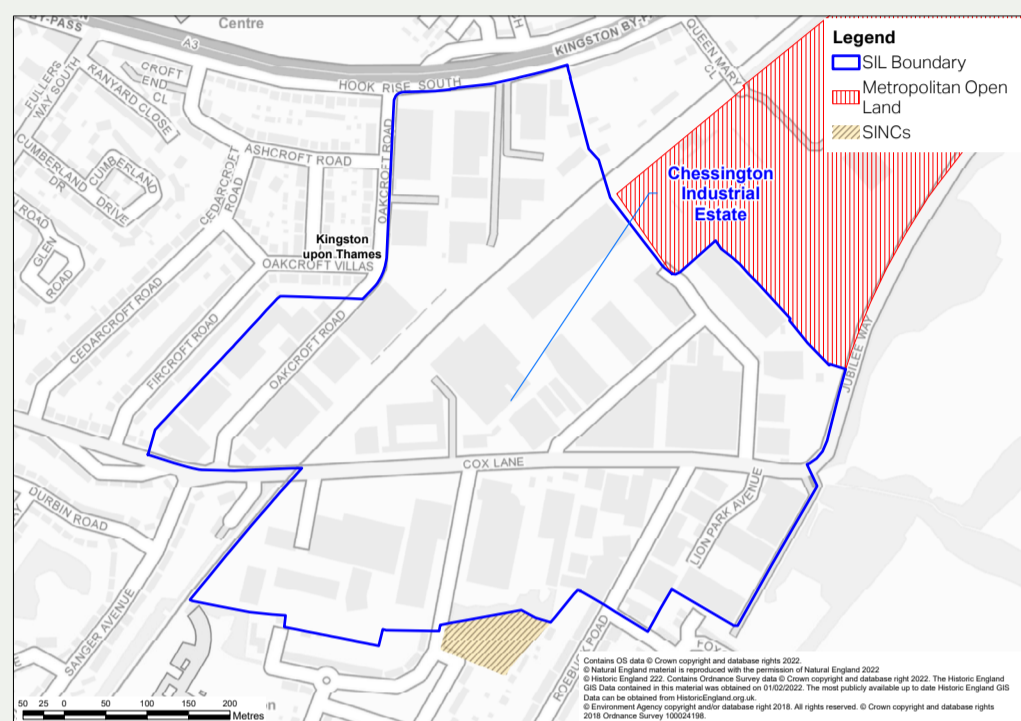
Property Market Area
Wandle Valley

Inner/Outer London
Outer London

Overall Size
34.9 ha*

Number of Sub-areas
0

A small sized SIL, over 90% of which is in industrial use. The dominant land use is general industry. The indicative plot ratio is broadly in line with the average of all SILs. The average condition of building stock is average when compared to other SILs, with the average age of building stock being around 40 years old. The average rent for properties in this SIL is £13.21/ft²/yr. Freight access is direct via the A3 road. Fragmentation of land ownership and complexity of leases are very high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
819	573	Lower	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
128,244	450	1,101	Small	2.6	2.6	1983	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Large	Very High	13.21	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.37	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	7.9
General Industry	2.1
Warehouses	18.1
Self Storage	0.4

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	0.7
Land for rail (including DLR)	1.8
Data Centres	0.7
<i>Vacant</i>	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	0.3
Total Industrial	32.1
<i>Non-industrial</i>	
Office	1.8
Retail	0.2
Recreation and Leisure	0.1
Total Non-industrial	2.2
Total	34.3
Land Use Characteristics	%
Land in Industrial Use	92.7
Land in Non-industrial Use	6.3
Land that is Vacant	1.0

50. Kimpton Industrial Area

Borough
Sutton

Sub-region
South

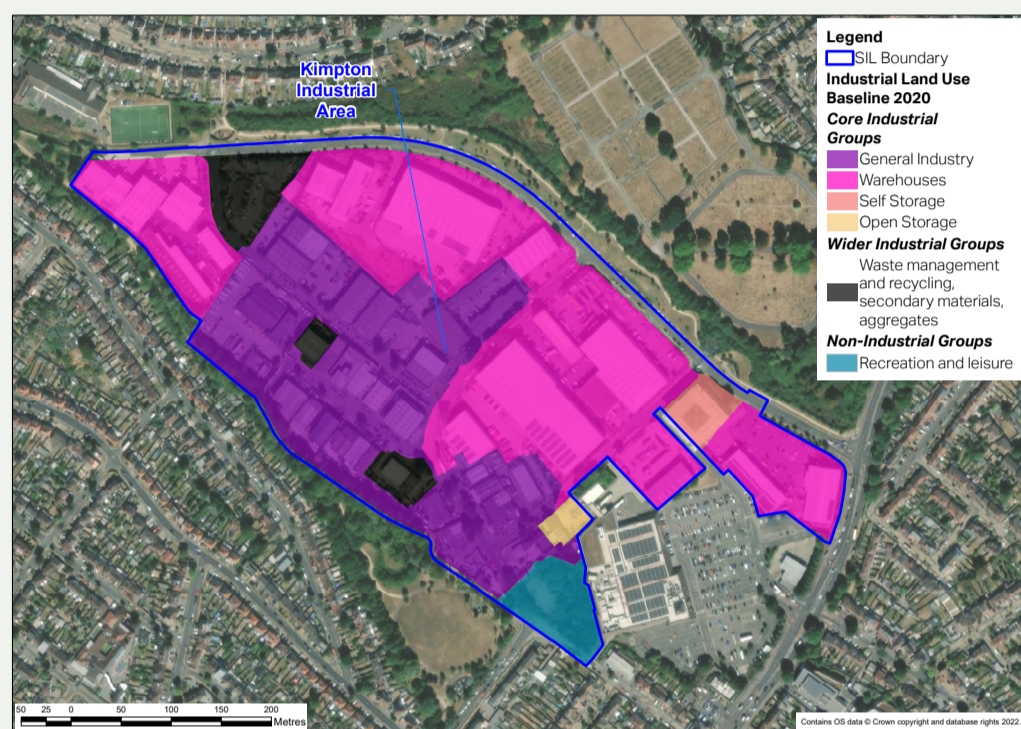
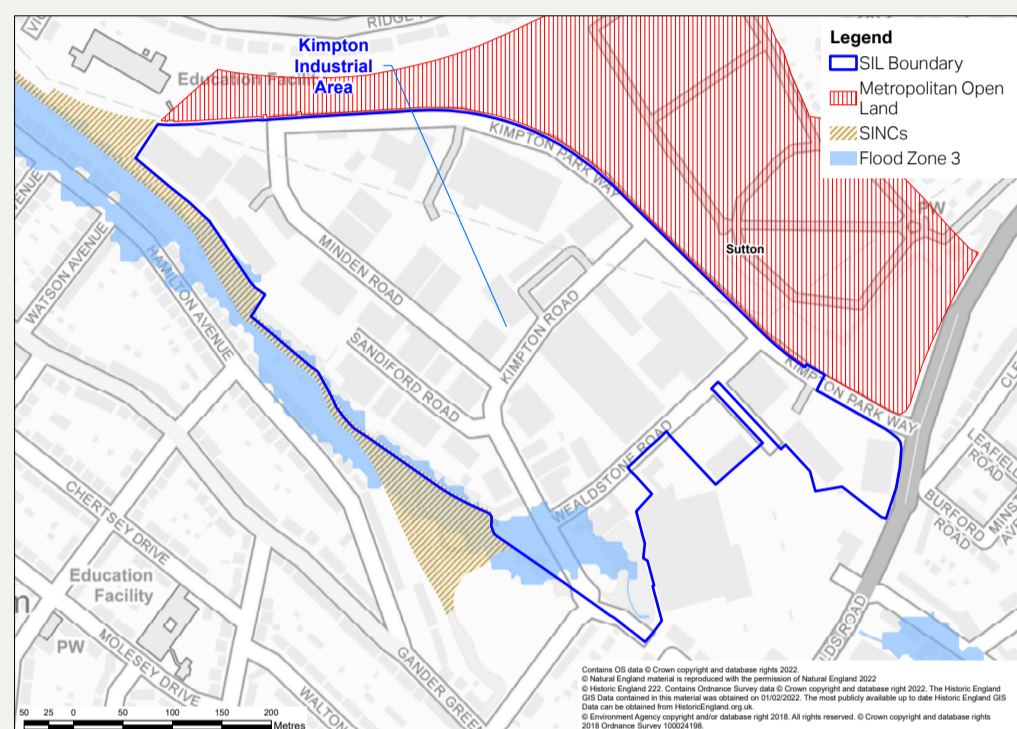
Property Market Area
Wandle Valley

Inner/Outer London
Outer London

Overall Size
18.5 ha*

Number of Sub-areas
0

A small sized SIL where over 95% of its land area is in industrial use. The dominant land use is general industry. The indicative plot ratio is much greater when compared with other SILs. The average condition of building stock is slightly below average when compared to other SILs, despite the average age of building stock being around 55 years old. The average rent for properties in this SIL is £12.62/ft²/yr. There is no direct freight access via the SRN. Fragmentation of land ownership is high, and the complexity of leases is very high. The largest freeholds present are small in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
3,177	573	Moderate	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
93,000	979	1,101	Small	2.5	2.6	1966	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Small	Very High	12.62	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.53	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	6.4
Warehouses	9.1
Self Storage	0.3
Open Storage	0.2

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	1.0
Total Industrial	17.0
<i>Non-industrial</i>	
Recreation and Leisure	0.6
Total Non-industrial	0.6
Total	17.6
Land Use Characteristics	%
Land in Industrial Use	96.4
Land in Non-industrial Use	3.6
Land that is Vacant	0.0

51. Marlpit Lane

Borough
Croydon

Sub-region
South

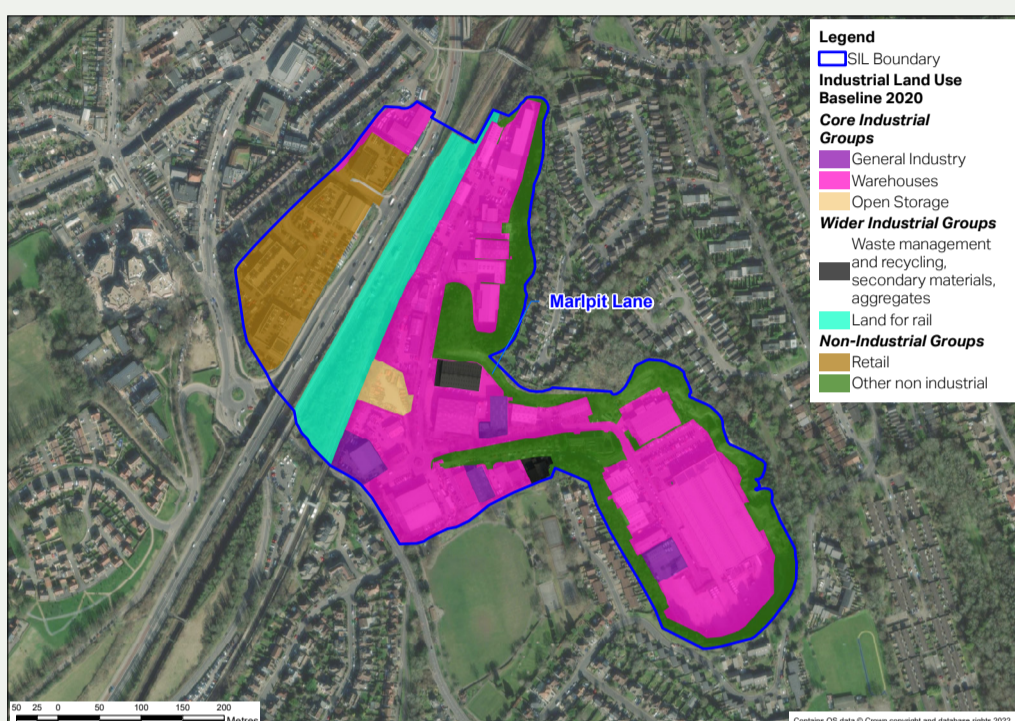
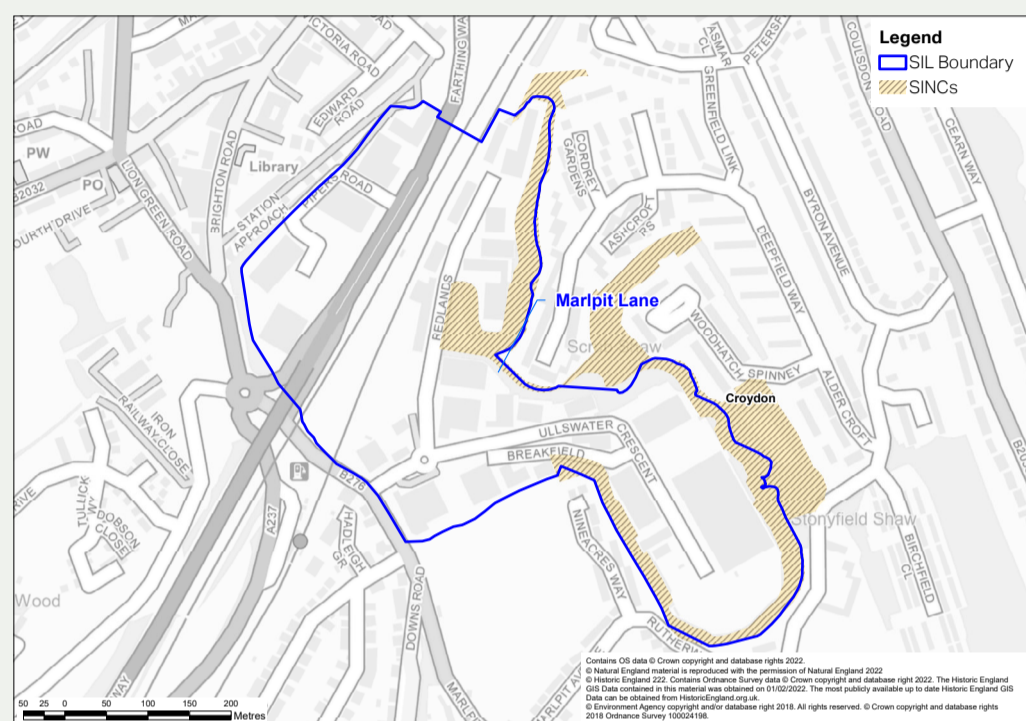
Property Market Area
Wandle Valley

Inner/Outer London
Outer London

Overall Size
20.0 ha*

Number of Sub-areas
0

A small sized SIL with around 65% of its land area is in industrial use. The dominant land use is warehousing. The indicative plot ratio is smaller when compared with other SILs. The average condition of building stock is below average when compared with other SILs, despite the average age of building stock being 30 years old. The average rent for properties in this SIL is £11.59/ft²/yr. Freight access is direct via the A23 road. The SIL lies partly within a SINC designation. Fragmentation of land ownership and complexity of leases are very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
2,311	573	Moderate	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
61,755	782	1,101	Small	2.4	2.6	1990	1980	C	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Medium	Very High	11.59	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.33	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
General Industry	0.7
Warehouses	9.1
Open Storage	0.3

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	0.3
Land for rail (including DLR)	2.1
Total Industrial	12.4
<i>Non-industrial</i>	
Retail	2.3
Other Non-industrial	4.0
Total Non-industrial	6.3
Total	18.6
Land Use Proportions	%
Land in Industrial Use	66.4
Land in Non-industrial Use	33.6
Land that is Vacant	0.0

52. Morden Road Factory Estate and Prince George's Road

Borough
Merton

Sub-region
South

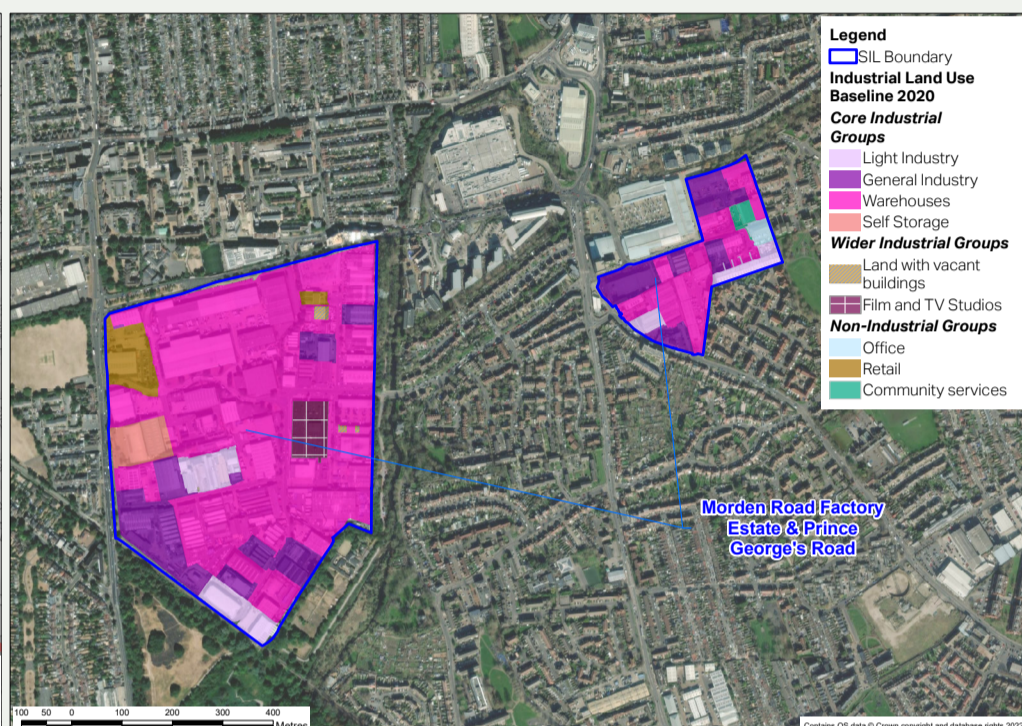
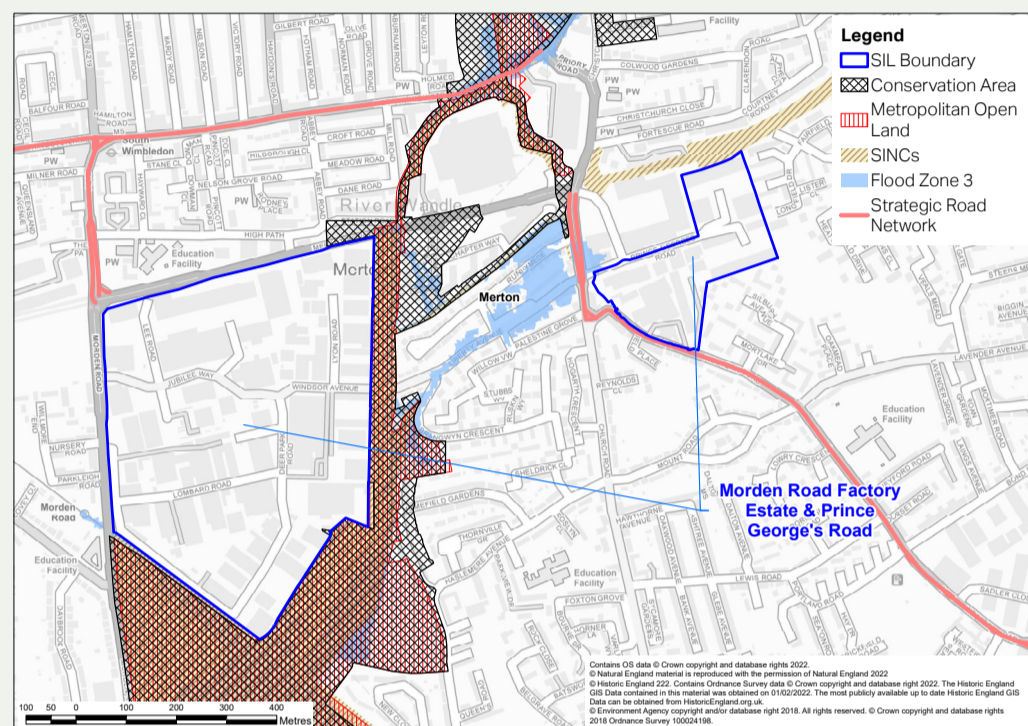
Property Market Area
Wandle Valley

Inner/Outer London
Outer London

Overall Size
38.1 ha*

Number of Sub-areas
0

A small sized SIL where over 95% of its land area is in industrial use. The dominant land use is warehousing. The indicative plot ratio is much greater when compared with other SILs. The average condition of building stock is below average when compared to other SILs, with the average age of building stock being around 30 years old. The average rent for properties in this SIL is £12.91/ft²/yr. Freight access is direct via the SRN. PTAL rating varies from good to worst across the SIL area. Fragmentation of land ownership and complexity of leases are very high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
4	573	Higher	No	No	3	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
229,783	560	1,101	Small	2.5	2.6	1981	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Very High	Large	Very High	12.91	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.62	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	2.3
General Industry	6.1
Warehouses	25.3
Self Storage	1.0

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Film and TV Studios	0.8
<i>Vacant</i>	
Land with Vacant Building(s)	0.1
Total Industrial	35.5
<i>Non-industrial Uses</i>	
Office	0.2
Retail	1.4
Community Services	0.2
Total Non-industrial	1.8
Total	37.3
Land Use Proportions	%
Land in Industrial Use	95.2
Land in Non-industrial Use	4.8
Land that is Vacant	0.0

53. North Wimbledon / Garrett Business Park (Summerstown)

Borough
Merton

Sub-region
South

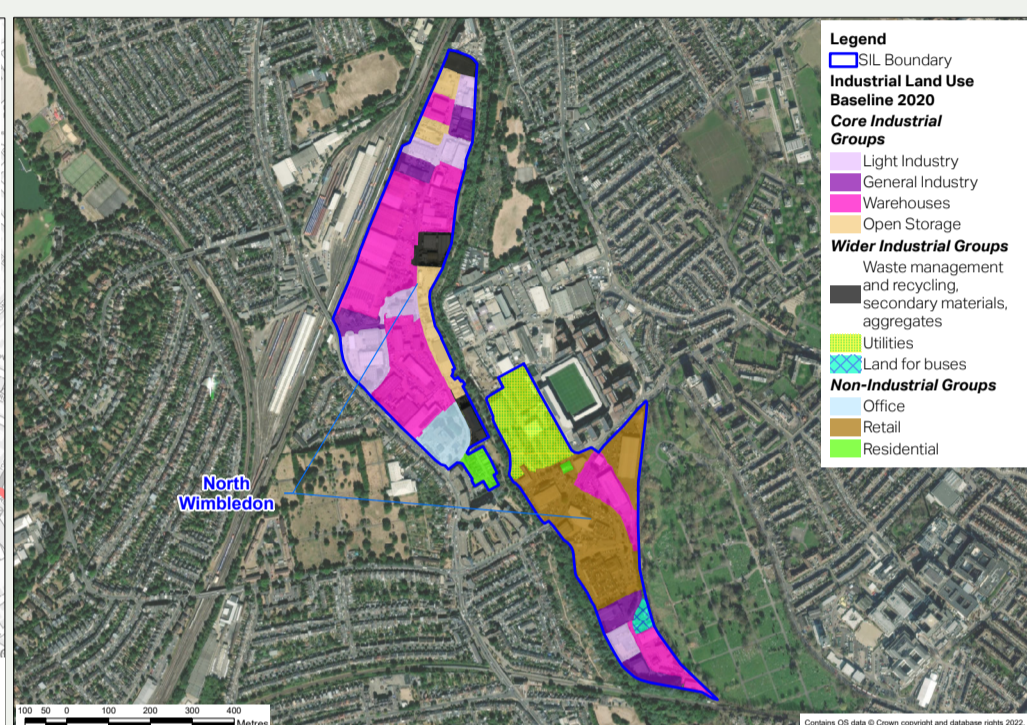
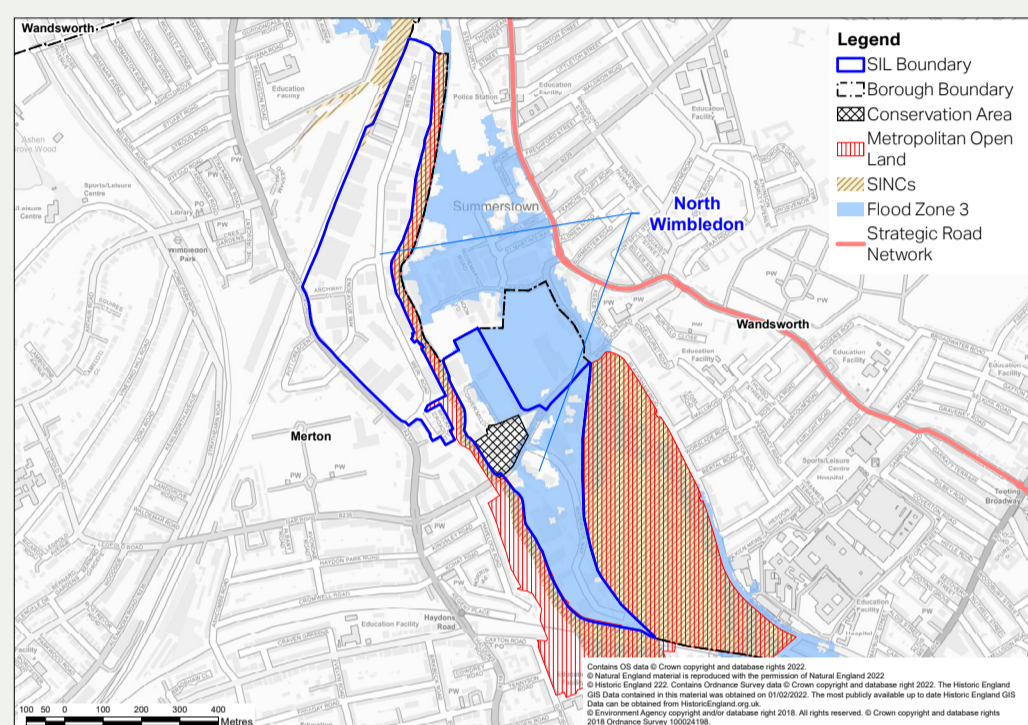
Property Market Area
Wandle Valley

Inner/Outer London
Outer London

Overall Size
32.3 ha

Number of Sub-areas
0

A small sized SIL, with nearly 75% of its land area being in industrial use. The dominant land use is warehousing. The indicative plot ratio is marginally greater when compared with other SILs. The average condition of building stock is above average when compared to other SILs, with the average age of building stock being around 35 years old. The average rent for properties in this SIL is £13.41/ft²/yr. Planned changes in designation via boundary amendments would result in a net gain in SIL area. There is no direct freight accessibility via the SRN although it is nearby in places. The SIL lies partly within a Conservation Area. Fragmentation of land ownership is high, and complexity of leases is very high. The largest freeholds present are large in size.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
201	573	Moderate	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
128,223	1,115	1,101	Small	2.7	2.6	1984	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Large	Very High	13.41	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.40	0.38	Boundary change - net gain	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	3.6
General Industry	2.4
Warehouses	11.8
Open Storage	1.4

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	1.4
Utilities	3.1
Land for buses	0.3
Total Industrial	24.0
<i>Non-industrial</i>	
Office	1.3
Retail	6.4
Residential	0.6
Total Non-industrial	8.3
Total	32.3
Land Use Proportions	%
Land in Industrial Use	74.3
Land in Non-industrial Use	25.7
Land that is Vacant	0.0

54. Purley Way and Beddington Lane Industrial Area

Borough
Croydon / Sutton

Sub-region
South

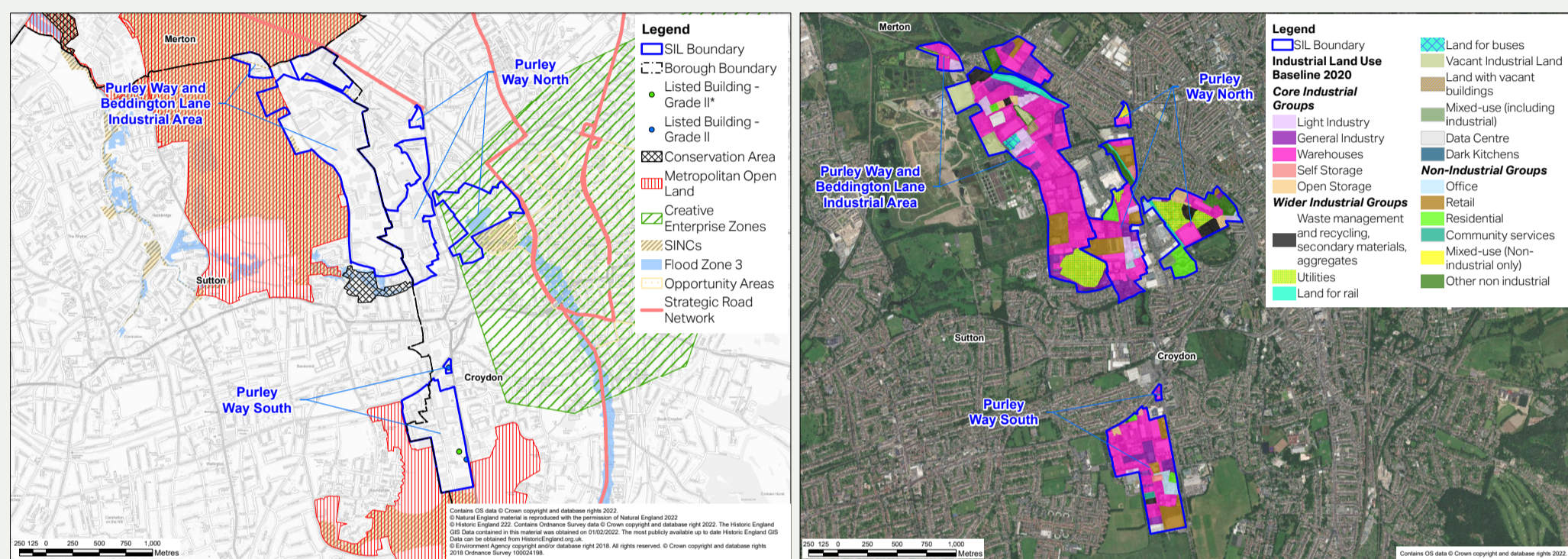
Property Market Area
Wandle Valley

Inner/Outer London
Outer London

Overall Size
216.7 ha*

Number of Sub-areas
3

A very large sized cross-borough SIL comprising three sub-areas, approximately 80% of which is in industrial use. The dominant land use is warehousing. The indicative plot ratio is broadly in line with the average of all SILs. The average condition of building stock is average when compared to other SILs, with the average age of building stock being around 40 years old. The average rent for properties in this SIL is £12.11/ft²/yr. Planned changes in designation via boundary amendments would result in a net loss in SIL area. Freight access is direct via the SRN for two of the three sub-areas only. All of the sub-areas lie partly within an Opportunity Area designation; one additionally lies partly within a Creative Enterprise Zone. There are some listed buildings. Complexity of leases is very high.



Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings	
	This SIL	London		This SIL	London	This SIL	London
840,996	1,114	1,101	Small	2.6	2.6	1981	1980

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
Medium	Medium	Very High	12.11	12.52

Plot Ratio, Traffic, and Planned Change

Indicative Plot Ratio		Average Traffic Levels	Planned Change in Designation
This SIL	London		
0.39	0.38	Higher	Boundary change - net loss

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	9.2
General Industry	21.4
Warehouses	99.1
Self Storage	1.4
Open Storage	3.7

continued overleaf...

Land Use Categorisation	Area (ha)
Wider	
Waste management and recycling, secondary materials and aggregates	5.8
Utilities	15.6
Land for rail (including DLR)	5.4
Land for buses	1.1
Mixed-use (including industrial uses)	0.9
Data Centres	2.0
Vacant	
Vacant Industrial Land (including vacant cleared sites and derelict industrial buildings)	7.9
Land with Vacant Building(s)	0.7
Total Industrial	174.1
Non-industrial	
Office	3.8
Retail	19.7
Residential	6.9
Community Services	0.6
Mixed-use (non-industrial only)	0.7
Other Non-industrial	7.8
Total Non-industrial	39.6
Total	213.6
Land Use Proportions	%
Land in Industrial Use	77.8
Land in Non-industrial Use	18.5
Land that is Vacant	3.7

Sub-area 1. Purley Way North

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
76.1	71.7	28.3	0.0	5	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
264,163	1,240	1,101	Small	2.6	2.6	1985	1980	C	C	12.11	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio	Unimplemented Planning Permissions (Losses / Gains) (m ²)	
This SIL	London	
0.35	0.38	0

continued overleaf...

Sub-area 2. Purley Way South

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
40.1	75.7	24.3	0.0	1,092	573	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
232,290	671	1,101	Small	2.4	2.6	1971	1980	D	C	12.11	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.58	0.38	0

Sub-area 3. Purley Way and Beddington Lane Industrial Area

Land Use and Accessibility

Overall Size (ha)	% of Land in Industrial Use	% of Land in Non-industrial Use	% of Land that is Vacant	Distance to SRN (m)		Wharves	Railheads	Average PTAL	
				This Sub-area	London			This Sub-area	London
97.5	83.4	8.5	8.1	5	573	No	No	2	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating		Average Rent (£ / ft ² / year)	
	This Sub-area	London		This Sub-area	London	This Sub-area	London	This Sub-area	London	This Sub-area	London
344,543	1,758	1,101	Small	2.7	2.6	1987	1980	D	C	12.11	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London	
0.35	0.38	-350

55. Willow Lane, Beddington and Hallowfield Way

Borough
Merton

Sub-region
South

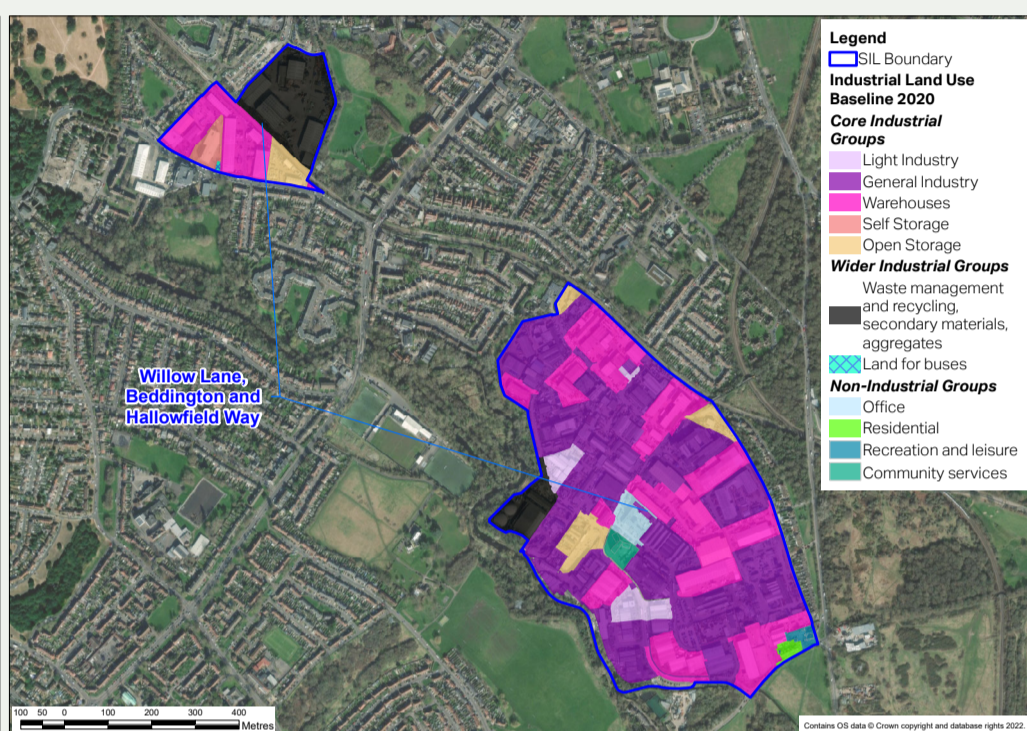
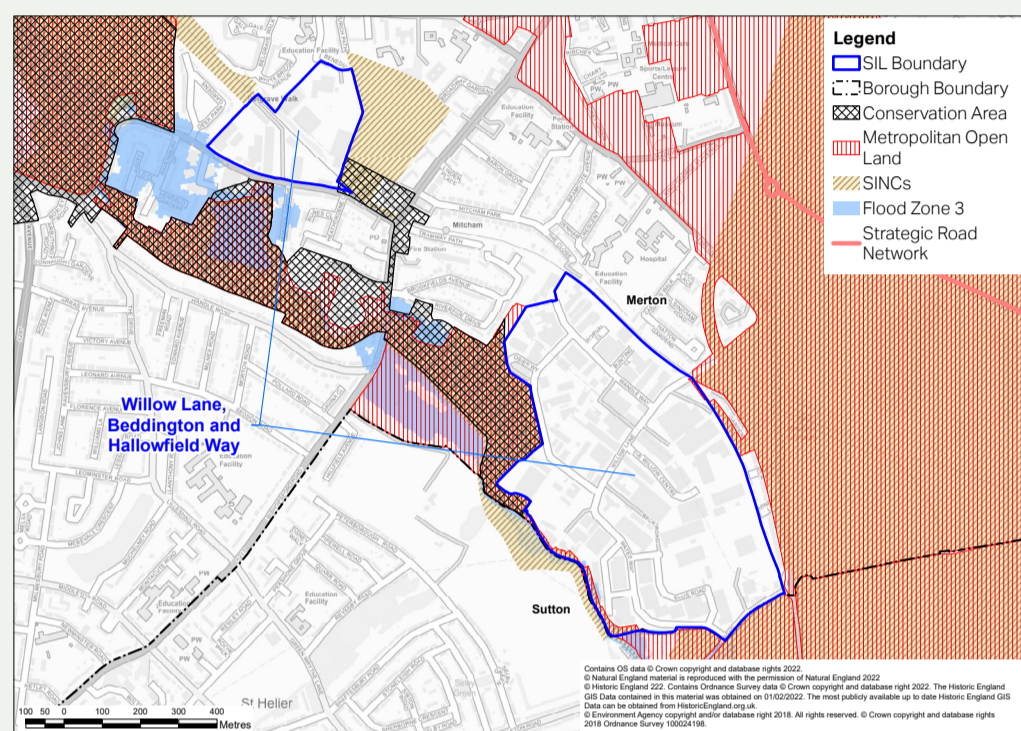
Property Market Area
Wandle Valley

Inner/Outer London
Outer London

Overall Size
49.3 ha*

Number of Sub-areas
0

A medium to small sized SIL where over 95% of its land area is in industrial use. The dominant land use is general industry. The indicative plot ratio is greater when compared with other SILs. The average condition of building stock is below average when compared to other SILs, with the average age of building stock being around 45 years old. The average rent for properties in this SIL is £14.51/ft²/yr. There is no direct freight access via the SRN at this SIL. The complexity of leases is very high.



Accessibility

Distance to SRN (m)		Average Traffic Levels	Wharves	Railheads	Average PTAL	
This SIL	London				This SIL	London
504	573	Moderate	No	No	1b	2

Buildings and Businesses Characteristics

Floorspace (m ²)	Average Size of Businesses (m ²)		Average Size of Businesses (employees)	CoStar Quality Score of Buildings		Average Age of Buildings		Average EPC Rating	
	This SIL	London		This SIL	London	This SIL	London	This SIL	London
240,547	1,129	1,101	Small	2.4	2.6	1977	1980	D	C

Freehold/Leasehold Structure and Rent

Fragmentation of Land Ownership	Size of Largest Freehold	Complexity of Leaseholds	Average Rent (£ / ft ² / year)	
			This SIL	London
High	Medium	Very High	14.51	12.52

Plot Ratio and Planned Change

Indicative Plot Ratio		Planned Change in Designation	Unimplemented Planning Permissions (Losses / Gains) (m ²)
This SIL	London		
0.50	0.38	No change	0

Land Use

Land Use Categorisation	Area (ha)
Core	
Light Industry	1.3
General Industry	22.3
Warehouses	15.1
Self Storage	0.6
Open Storage	2.2

continued overleaf...

Land Use Categorisation	Area (ha)
<i>Wider</i>	
Waste management and recycling, secondary materials and aggregates	4.9
Total Industrial	46.5
<i>Non-industrial</i>	
Office	0.7
Residential	0.2
Recreation and Leisure	0.3
Community Services	0.4
Total Non-industrial	1.5
Total	48.1
Land Use Proportions	%
Land in Industrial Use	96.8
Land in Non-industrial Use	3.2
Land that is Vacant	0.0