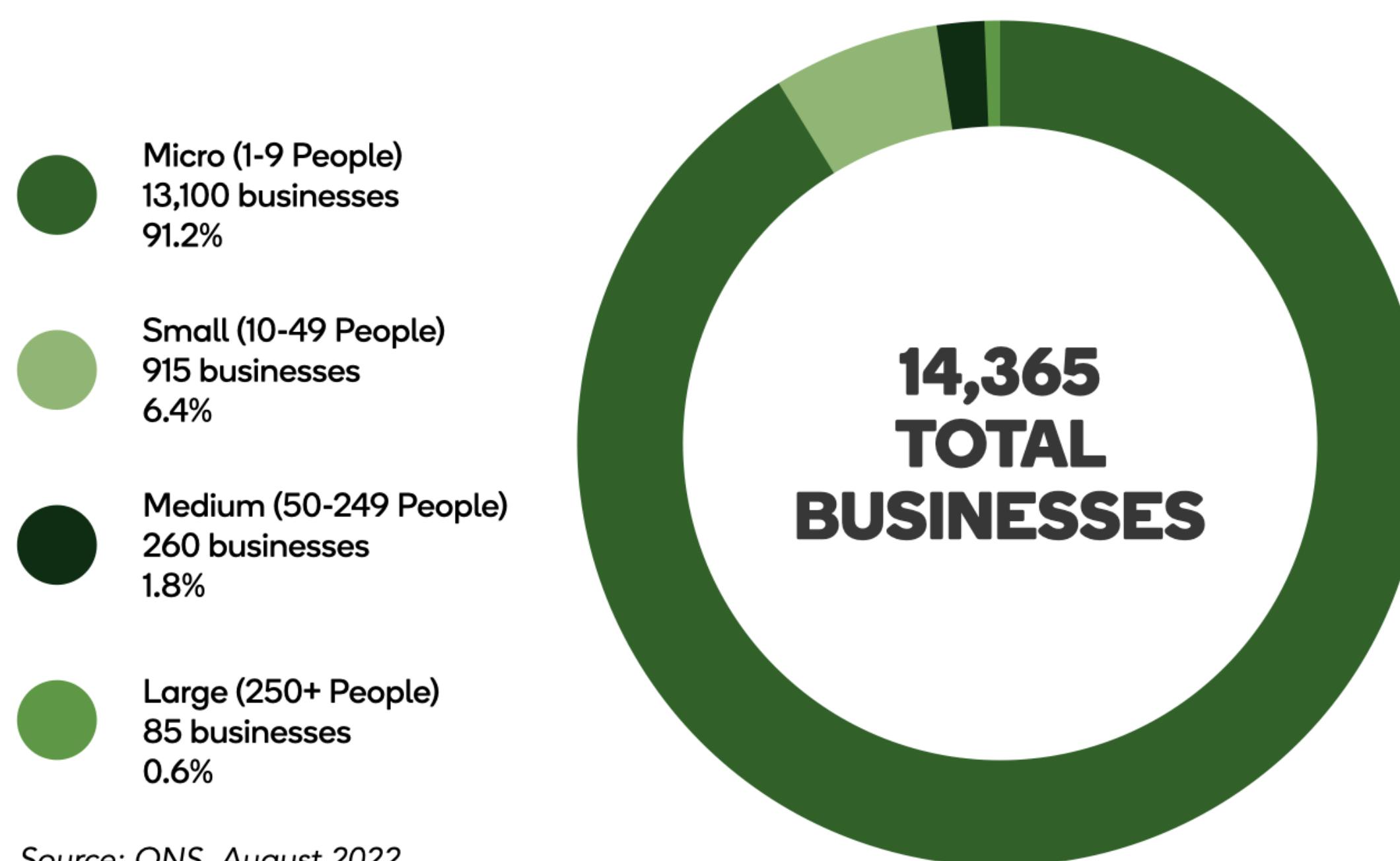


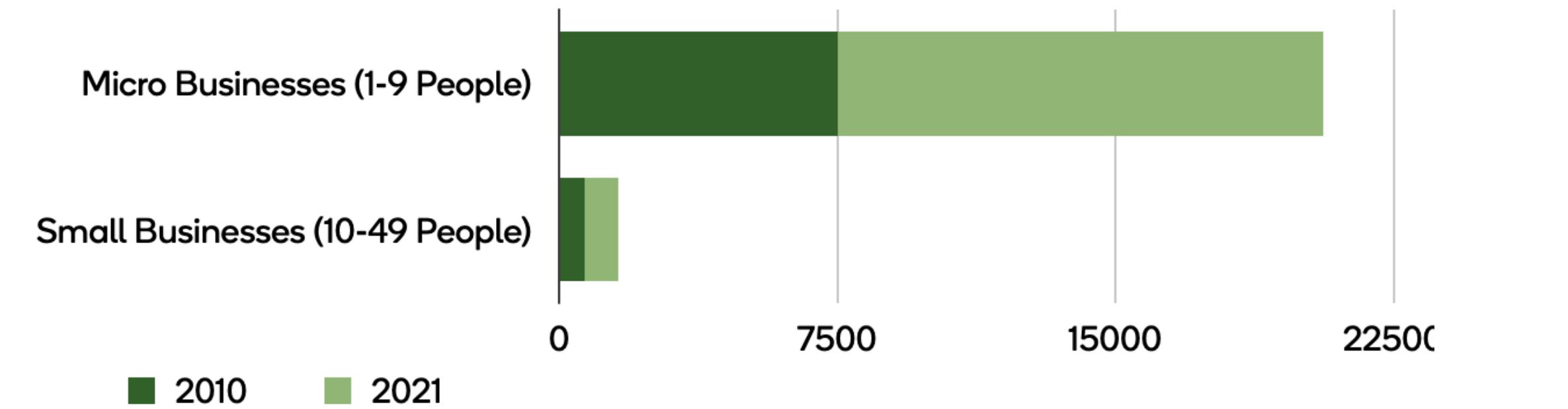
# Local Business Community

HILLINGDON BUSINESS SIZES



Source: ONS, August 2022

SMALL AND MICRO BUSINESS GROWTH



# Commercial Spatial Brief

## Spatial Brief

AND London has been commissioned by Infinite to produce a commercial spatial brief for the scheme and provide a detailed analysis of the type of space and specification that the local business community are seeking to lease.

The brief also sought for AND to propose a viable quantum of commercial floorspace that the scheme could support.

The key gap in the market is for flexible micro and small industrial units specially designed for small businesses. Currently there is a lack of this size of stock within the local commercial inventory.

The main factor from our perspective was that the space had to be delivered to a certain quality threshold and specification.

We are confident that this quantum of space would lease within a reasonable period of time, which is in-line with historical local market transactions in the study area.

## Key Considerations

The key factor in our approach to the spatial brief for the commercial floor space was to ensure that we promoted high-quality spaces that could comfortably be occupied by a range of different uses in one highly flexible space.

To produce fully future proofed spaces the brief proposed that the following design principles and specifications should be incorporated into the design:

- Generous floor to ceiling heights - preferably minimum of 4 meters
- Good quality natural light
- Boxy and rectangular spatial configurations
- High quality robust façades
- The ability to flex the size of units depending on demand
- Space for signage on each unit
- Considered transport and loading access with short journey from back of vehicle to front of unit
- Good standard of basic fit out to a plug and play standard

## Quantum of Space

For the proposed location we recommend a ground floor commercial offer of circa 1,500 - 2,000 sq ft.

## Unit Sizes

We think the typical size of units for each individual use for this scheme will be as detailed below:

- Micro units: 15 sqm to 25 sqm
- Small units: 25 sqm to 50 sqm
- Move-on units: 50 to 100 sqm

## Unit Configuration

Typical market requirement is for units that are boxy or rectangular in shape with occupiers tending not to like strangely configured units, unless it comes as part of an existing heritage building.

It is important to keep the units as flexible as possible and make sure there are enough entrances along the façade to incorporate a range of unit sizes. This is important to provide the best possible chance to lease all of the space.

It is important that units are not too deep, especially if the units need to be split into smaller spaces in the future. If this is not done with careful consideration it will create units that look like corridors and are very difficult to lease. The ideal depth for units 6 to 8 meters for small units and up to 12 to 14 meters for larger units.

# Commercial Spatial Brief

## Corridor Width

The internal corridors for the workspace area should be a minimum width of around 3 meters, to enable a pallet truck and a worker to pass at the same time.

## Column Grid

It is important to try and ensure a well designed column grid and if viable seek to transfer as much load as possible on the ground floor to avoid too many columns.

Where possible try to avoid columns that are placed close to front doors or windows, as this creates space that is more difficult to lease and is likely to reduce rent levels.

## Facades and Internal Unit Frontages

We recommend adopting a robust façade for this location by a robust façade we mean a unit that has a quality industrial style frontage and still has good natural light and a decent expanse of glass.

The units should also have space for signage. The opportunity to include projecting signage as part of a coordinated approach should also be considered.

## Unit Entrances

To make the units as flexible as possible we recommend each individual unit is fitted with at least one double door.

On long runs of commercial façade doors should be strategically placed and measured along the façade to maximise the flexibility of the commercial offer. The entrance doors should be able to incorporate the delivery of a pallet as a minimum door width.

## Shared Facilities

It is our view that as the proposed scheme will be a shared workspace offer that shared toilet and shower facilities should be provided. The scheme should also have a shared kitchen / coffee point.

The scheme should also include a shared meeting room to accommodate up to 12 people. Any areas that can provide breakout areas would also enhance the offer.

A decent quality reception area and mail boxes for each business will also be essential.

A shared loading bay and a very limited amount of business parking and cycle storage should also be incorporated.

## Floor to Ceiling Heights

The floor to ceiling heights should be between 3.5 and 4 meters across all spaces if possible, which will provide a much greater degree of flexibility and the widest possible range of end users. Some double height units will be beneficial.

## Transport Access

The optimum requirements will be deliveries that are immediate from door to vehicle, however a loading bay within 30 to 35 meters will be perfectly acceptable for most occupiers.

Distances beyond this will need to be considered on a case by case basis and might need to be mitigated through incentives if too problematic.

## Fit Out Specification

See attached specifications for Plug and Play.

# COMMERCIAL STRATEGY

# Commercial Overview



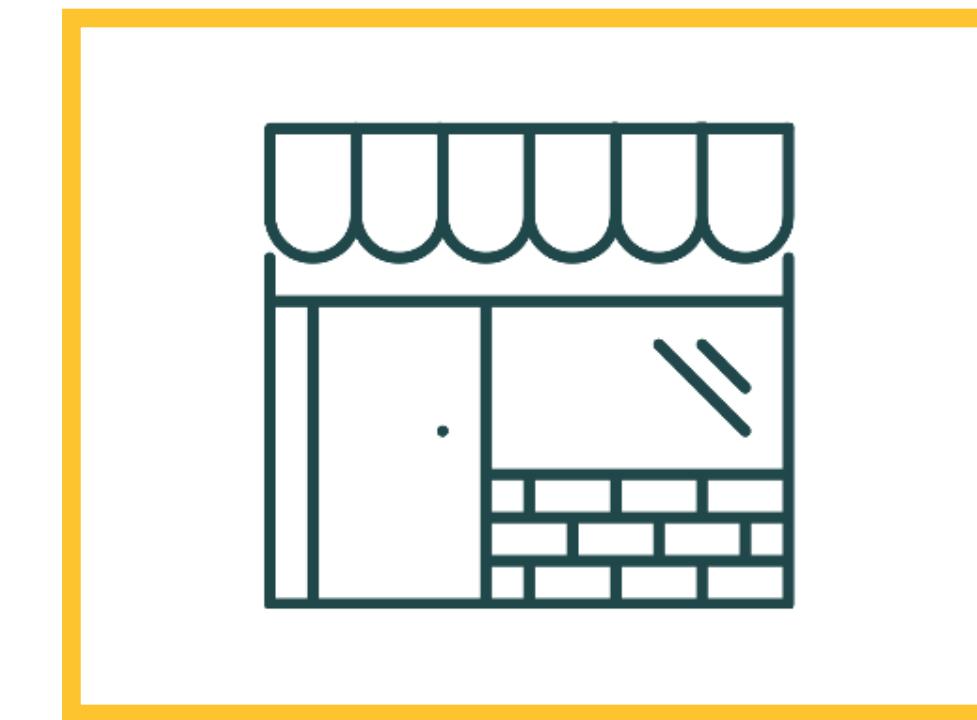
**Managed  
Industrial  
Workspace Offer**



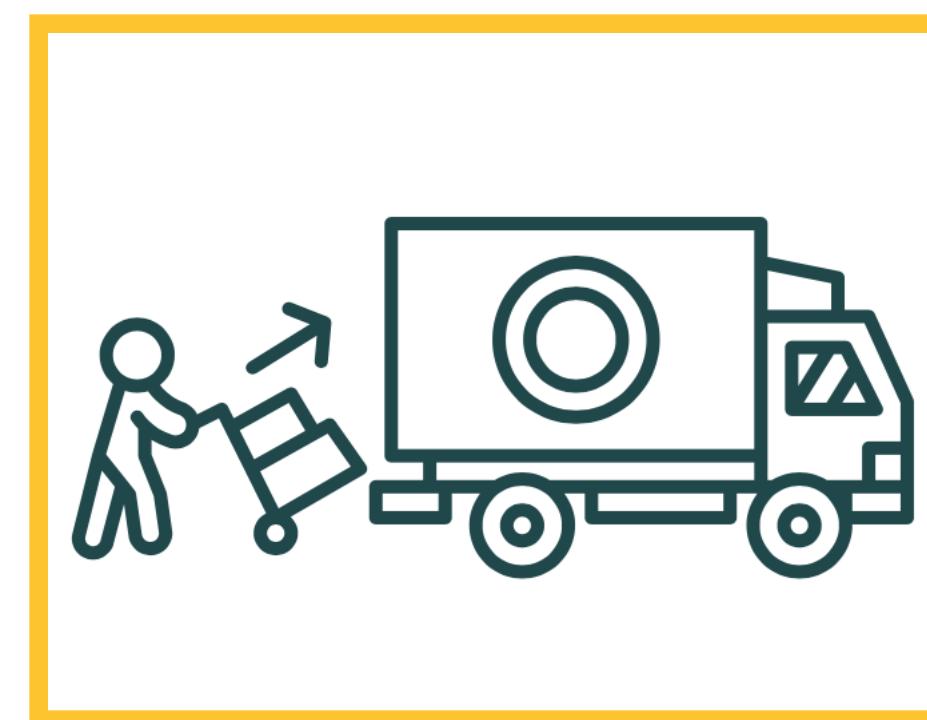
**Micro & Small  
Units**



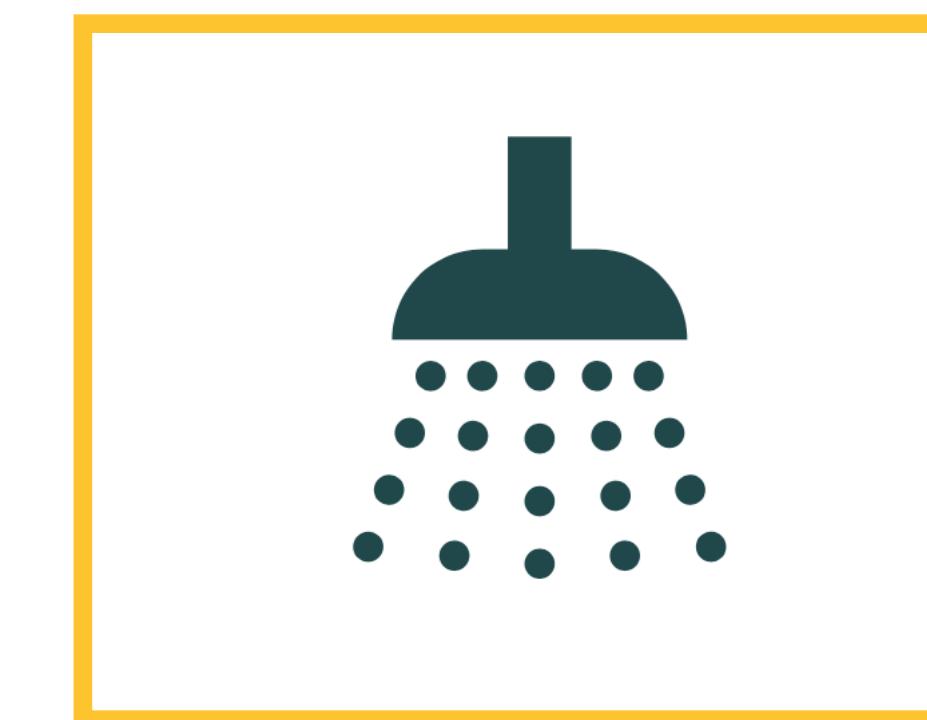
**Generous Floor to  
Ceiling Heights**



**Robust Industrial  
Facades**



**Considered  
Loading & Access  
Strategy**



**Shared Facilities**



**Wide Industrial  
Corridors**

# Ground Floor Plan

