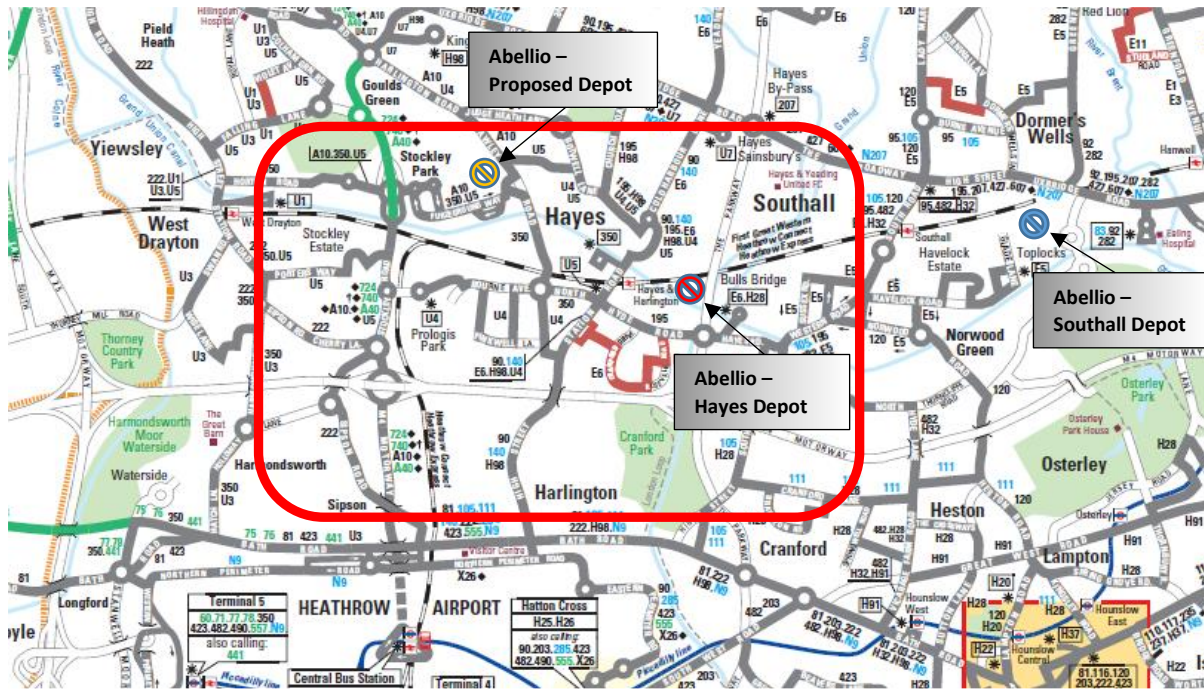


ABELLIO LONDON BUS – REPLACEMENT FOR HAYES DEPOT

VIABLE SEARCH AREA



SEARCH PARAMETERS

- 1.0 - 1.5 acres
- Existing open storage/substantial hard-standing with minimal site coverage or ability to adapt/develop for predominance of bus parking
- Good access to main road/bus network and separated from residential
- Ability to gain planning change of use to 'sui generis'
- Ability to operate 24/7, with no restriction on vehicle movements
- Freehold or long leasehold but preference for former in order to gain security of tenure and greatly improved ability to justify significant capital investment for conversion to zero emission bus operation
- Confined search area dictated by:
 - Need to accommodate existing Hayes bus route network whilst minimising out-of-service mileage so as to reduce needless exhaust emissions/fuel use and wasteful driving hours – proximity to route termini and crew changeover points key to efficiency of operation
 - Relocation of current staff
 - Requirement to avoid excessive overlap with operational footprints of Abellio Southall Depot and competitors in Brentford, Hounslow, Hounslow Heath and Uxbridge
- Lease on existing depot expires at start September 2021

ALTERNATIVE SITES CONSIDERED

Units 3 & 4
North Point Business Centre
West Drayton
UB7 8JL

<https://propertylink.estatesgazette.com/property-details/6667427-units-3-4-north-point-business-centre>



FOR:

- Well located and only minimal additional operational cost/emissions as compared to current site
- Long lease available
- Opportunity to grow depot route portfolio via increased capacity
- Adaptation of existing infrastructure achievable without excessive investment – excellent roof height a main feature alongside fully concreted surface
- Existing power upgrade enabling first phase of electric vehicle introduction without need for upgraded supply from the National Grid

AGAINST:

- No security of tenure in the longer-term
- 24/7 operation prohibited by pre-existing planning restriction – previous tenant had tried to vary but consent was refused

Halo Transport Yard
Galleyhead Road
Colnbrook
Berkshire
SL3 0EN

<https://propertysearch.uk.altusgroup.com/propertyInfo/1609/Halo-Transport-Yard-14-Galleyhead-Road-Slough-SL3-0EN>



FOR:

- Freehold
- Similar size to current and Dawley Road sites
- Attractive asking price in context and development costs not prohibitive
- Well located in established industrial area with no residential conflict
- Reasonably close to Heathrow Terminal 5 and Central Bus Station

AGAINST:

- Well outside desired search area
- Incremental operational costs/emissions prohibitive
- Relocation of existing staff largely impractical

Unit 18 Heathrow International Trading Estate
Green Lane
Hounslow
TW4 6HB

<http://www.desouza.co.uk/property/unit-18-heathrow-international-trading-estate-heathrow-tw4-6hb>



FOR:

- Existing sui generis use in view of previous occupier
- Close proximity to Heathrow terminals, Central Bus Station and Hatton Cross
- Combined with Unit 13 and adjacent yard, could provide sufficient capacity

AGAINST:

- Further South than ideal search area
- Too small to accommodate existing route portfolio without Unit 13
- Layout of both units not ideal for bus operation
- Long lease not available
- No security of tenure
- Rent @ £14.95 - £15.50 per sq. ft. very high in comparison to alternatives

Hayes Road Hayes Middlesex https://propertylink.estatesgazette.com/property-details/6588493-open-storage-land-flexible-terms-to-let 	
FOR: - Very well located close to existing Hayes site - Excellent access, with no residential conflict	AGAINST: Short-term let only as programmed for development

Unit 4E Swallowfield Road
Hayes
UB3 1DQ

<https://propertylink.estatesgazette.com/property-details/6639251-unit-4e-swallowfield-way>



FOR:

- Well located in bespoke industrial estate
- Excellent access, with no residential conflict
- Side yard to provide bus parking space in addition to inside the warehouse

AGAINST:

- Too small to accommodate current bus fleet and awkward layout to access all areas of the site from within its confines as the unit sits on a one-way road

Bridge Road
Southall
UB2 4AB

<https://propertylink.estatesgazette.com/property-details/6637775-secure-open-storage-facility-at-bridge-road>



FOR:

- Previously occupied by Abellio as a bus operating site
- Existing sui generis planning consent

AGAINST:

- Outside search area thus imposing additional operational costs and unnecessary emissions
- Too close to Abellio's Southall depot for maintenance of competitive advantage
- Site size compromised by no ability to formally use common access road through North edge of advertised lettable area
- Short-term let only and no security of tenure

Access Point
Old Bath Road
Colnbrook
Heathrow
SL3 0NS

<https://propertylink.estatesgazette.com/property-details/6637659-access-point-old-bath-road>



FOR:

- Well located in established industrial area with no residential conflict
- Reasonably close to Heathrow Terminal 5 and Central Bus Station

AGAINST:

- Well outside desired search area
- Incremental operational costs/emissions prohibitive
- Relocation of existing staff largely impractical

Batching Plant
Cranford Lane South
Hounslow
TW6 2DN

<https://propertylink.estategazette.com/property-details/6530029-batching-plant-cranford-lane-south-hounslow-tw6-2dn>



FOR:

- Located to the extreme South of search area
- Close proximity to Heathrow terminals, Central Bus Station and Hatton Cross

AGAINST:

- Short-term let only and no security of tenure

Southall Waterside
 Southall Gasworks
 Southall Gasworks
 UB2 5LE

<https://propertylink.estategazette.com/property-details/6465787-southall-waterside-southall-gasworks-southall-gasworks-ub2-5le>



FOR:

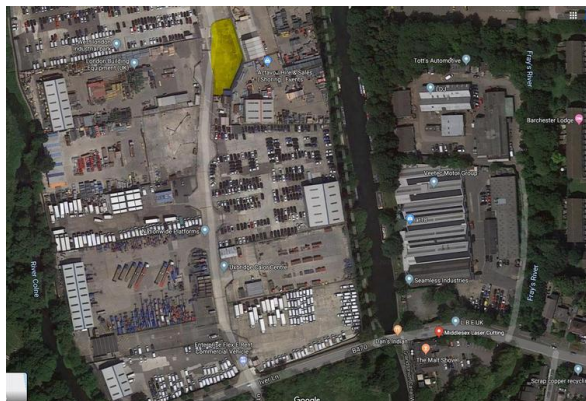
- Well located close to existing depot
- No residential conflicts

AGAINST:

- Only just marketed with details of lease terms
- Medium-term let only and no security of tenure

Iver Lan
Uxbridge
UB8 2JE

<https://propertylink.estatesgazette.com/property-details/6631763-iver-lane-uxbridge-ub8-2je>



FOR:

- Well located in established industrial area with no residential conflict

AGAINST:

- Outside search area and too close to competitor's (Metroline) depots
- No security of tenure

Shackles Dock
Silverdale Road
Hayes End
UB3 3BN

<https://www.novaloca.com/commercial-land/for-sale/hayes-end/shackles-dock/194199?search=true>



FOR:

- Freehold
- Close to existing depot and Hayes & Harlington Station
- Well located in established industrial area with no residential conflict

AGAINST:

- Only just marketed
- Very expensive
- Site shape makes it impractical for bus use as manoeuvrability significantly compromised
- Insufficient yard area for existing fleet.