

St. Andrew's Gate, Town Centre Extension, Uxbridge Hybrid Planning Application

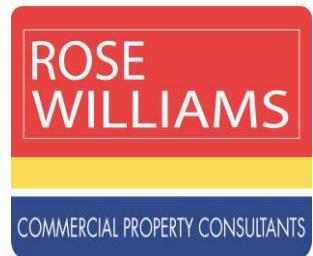
Commercial Office Assessment



ST. ANDREW'S PARK
UXBRIDGE

VINCI
PLC

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COMMERCIAL OFFICE ASSESSMENT: AVAILABILITY & LEASING IN UXBRIDGE

May 2024

Rose Williams is a trading name of Rose Williams Ltd. Registered Offices . Suite 7 Claremont House 22-24 Claremont Road Surbiton Surrey KT6 4QU.

Registered in England and Wales Co. No. 8870911

1. INTRODUCTION

Rose Williams is run by Mark Rose and Simon Williams LLb FRICS who acts as a consultant who together have 60 years' experience in the West London Commercial Property Market specialising in letting and sales in the area but centered on disposal of offices in and around Uxbridge. Our web site www.rose-williams.co.uk gives further details.

This report, submitted for information purposes, sets out an overview of the commercial office market in Uxbridge. It has been prepared in relation to the hybrid planning application for the St. Andrew's Gate, Town Centre Extension (TCE) site at St. Andrew's Park, Uxbridge. The application seeks the following:

"Hybrid planning permission comprising:

Outline planning permission (with all matters reserved) for residential development and commercial uses, to be occupied flexibly within Use Classes E(a), E(b), E(c), E(e), E(g)(i), E(g)(ii) and a convenience store (Use Class E(a)); plus car parking, hard and soft landscaping, and all other associated works.

Full planning permission for reinstatement of gym use (Use Class E(d)) and change of use to provide a café (Use Class E(b)) within the former cinema building; and external alterations; and associated car parking, hard and soft landscaping and all other associated works.

Masterplan to be delivered on a phased basis with Full proposals for the former cinema building to be delivered alongside Outline phases."

The outline element of the scheme provides up to 1,100sqm GIA of flexible commercial space (Use Classes E(a), E(b), E(c), E(e), E(g)(i) and E(g)(ii)) at ground floor level, which will include a convenience store of up to 440sqm (GIA) located in Building Zone C and other flexible commercial floorspace at ground floor level in Building Zones B and C. The Parameter Plans allow for 660sqm of flexible uses which could accommodate an office use.

The TCE site forms part of a wider site allocation, SA28: St. Andrew's Park in the London Borough of Hillingdon Local Plan, Part 2 (LBH LPP2), 2020. The allocation refers to a previous planning consent for the site ref. 585/APP/2009/2752 (as amended). Planning consent ref. 585/APP/2009/2752 was granted on 18/01/2012 and secured consent for an office use of up to 13,860sqm. Reserved matters (RM) consent ref. 585/APP/2015/1297 for two office buildings on the northern section of the current TCE application site, providing 13,782sqm of floorspace and 140 no. of car parking spaces was secured on 14/07/2016. The RM consent was not implemented as it was deemed unviable due to an over-supply and lack of tenant demand for large-scale purpose-built office accommodation.

This report provides an overview of the existing office supply within Uxbridge, the take-up, an overview of the local market and demand, a summary, and our conclusions as to why a reduced quantum of office floorspace on the TCE site, within St. Andrew's Park is more appropriate than the provision of office floorspace subject to the RM approval.

2. EXPERIENCE

Rose Williams acts for both landlords and tenants of buildings in and around Uxbridge.

We act for funds and institutions assisting them during the acquisition of buildings, subsequent refurbishment and then reletting them.

We have provided and provide these services to the likes of:

- Aberdeen Standard Investments, Columbia Threadneedle, Segro, Tesco Pension Fund, Brocton Capital.

We act for occupiers of offices in Uxbridge looking to relocate or sublet offices, including:

- Armstrong World Industries, Hertz, E & J Gallo, Diageo.

We act for landlords and occupiers at rent review and lease renewal, including:

- Xerox, Diageo, Threadneedle.

We have been acting as agents on the newly refurbished Charter Building consisting of 22,296 sqm of completely remodeled and refurbished grade A offices.

We are letting agents for M&G of Park View on four newly refurbished floors totaling 4,087 sqm.

We are currently offering a total of over 20,159 sqm of offices in the area and are routinely involved in excess of 80% of the office transactions in Uxbridge annually.

3. CURRENT OFFICE SUPPLY

An analysis of the existing office stock within Uxbridge Town Centre and surrounding area has been undertaken. The findings are presented at Appendix 1 of this report. This shows, there is currently 59,110 sqm of available office floorspace, which is currently vacant / unoccupied.

The majority of the available office stock is located within purpose built, multi-storey, blocks which contain a sole office use. Of the available space there are currently 3 newer back to frame refurbished office schemes in central Uxbridge; which have 15,327 sqm of vacant office floorspace

The Charter Building a back to frame refurbishment provided 22,296 sqm of office space. This has been complete since December 2016. The building has struggled to let and the floorplate has been sub-divided multiple times to accommodate the smaller sizes required in the market. Today 5,109 sqm remains available that has been split into smaller suites of c. 371 sqm.

Belmont a back to frame refurbishment provides 11,519 sqm of office space. Completed in February 2017 and one letting in 2018 of 2,415 sqm and subsequent leasing to a serviced office operator and 1,149 sqm to Fujitsu. Further smaller lettings have been achieved but 4,180 sqm remains available.

On the Uxbridge Business Park, located south of the Town Centre, there are two new purpose built offices. One 7,153 sqm office building the other 2,500 sqm. These were completed in 2016 recent interest has seen some lettings and 6,038 sqm remains available.

It is shown above that new office space has been delivered since the St. Andrew's Park hybrid consent was granted. The alternative provision to that on St. Andrew's Park has struggled due to demand and currently contains vacant floorspace, therefore the non-delivery of the consented scheme has not negatively impacted the office offer of Uxbridge as there is still floorspace available to meet demand.

It was envisaged that these larger office schemes above would attract tenants to take either the whole buildings or significant sections of space. That has not happened and 8 years on the owners are trying to let in smaller suites. The entire 2nd floor of the Charter building of 5,109 sqm has been split into 8 suites of varying sizes to try and cater for where they see current tenant demand.

The Hillingdon Employment Land and Capacity Study dated Dec 2023 which has been prepared in support of the Local Plan, states: *"Hillingdon's office market take-up tends to be for units below 5,000 sqft though there is has been demand for units up to 10,000 sqft, and over 20,000 sqft. This reflects take-up by blue-chip multi-nationals".*

4. TAKE UP

A schedule of annual take up of offices in Uxbridge in the past 10 years, is set out at Appendix 2, this can be summarised as follows:

- 2014 7,656 sqm
- 2015 7,699 sqm
- 2016 5,047 sqm
- 2017 7,075sqm
- 2018 6,045 sqm
- 2019 7,280 sqm
- 2020 6,259 sqm
- 2021 9,405 sqm
- 2022 2,949 sqm
- 2023 6,098 sqm

This is a small fraction of total supply in each of the years.

Average annual take up can be averaged at 6,551 sqm over past 10 years.

This means that the current available space, without any additional office development, would still be sufficient space to meet demand and would provide just over 7 years' worth of supply based on the average annual take up.

If additional large scale office development did come forward on St. Andrew's Park this would add significantly to the supply of available space and would perhaps lead to the deterioration of existing stock situated in close proximity to the High Street. The previous consent for two office buildings on the northern section of the TCE application site provided 13,782 sqm of office floorspace. This would exceed the annual take-up requirement by c. 110% and would have exacerbated the over-supply and led to a surplus of available office space relative to demand. The delivery of the scheme could have negatively impacted the other office stock within Uxbridge and the Town Centre, due to it's scale, in the context of the change

Planning consent ref. 585/APP/2009/2752 was granted on 18/01/2012 and secured consent for an office use of up to 13,860sqm. Reserved matters (RM) consent ref. 585/APP/2015/1297 for two office buildings on the northern section of the current TCE application site, providing 13,782sqm of floorspace and 140 no. of car parking spaces was secured on 14/07/2016.

Generally smaller suites are those that let. Evidenced by owners now reducing larger floors into smaller suites. The Hillingdon Employment Land and Capacity Study dated Dec 2023 mentioned above recognises this.

The new hybrid planning application to include a reduced element of flexible commercial space of up to 1100 sqm of Class E to provide units in the scheme is much more likely to attract tenants as demand is now clearly for smaller floor areas.

5. LOCAL MARKET AND DEMAND

The London Borough of Hillingdon covers an area of some 44 square miles and has vastly contrasting areas within its boundaries.

Uxbridge has suffered more than most locations as the office stock, typically has substantial footprints, catered for large companies, when compared to other nearby centres.

The Hillingdon Employment Land and Capacity Study (December 2023) also refers to '*above average office vacancy rates, particularly in Uxbridge*' (para. 3.46).

'Uxbridge Town Centre is in need of regeneration and rejuvenation to meet changing occupier expectations' (para. 3.47).

Hillingdon's office vacancy rates are significantly higher than all its neighbours with headline unadjusted figures sitting at c.15% - this is also much higher than the West London Alliance average of c.9%. This signals that there may be a need to re-consider existing provision to ensure it better meets the need of existing and future occupiers. (para. 3.53)

'The highest concentration of vacant offices in Hillingdon is in and around Uxbridge Town Centre'. (Para. 3.55)

The report continues:

5.43 Uxbridge town centre is different – while it remains suitable for some office uses (EG(i)/(ii)), high vacancy rates indicate that there is a need to diversify and re-orient the existing stock to better serve the town centre.

This could involve a multi-pronged approach, including:

- *Enhancing the quality and flexibility of existing office stock to increase attractiveness to occupiers.*
- *Exploring other 'B-class' employment uses that might be suitable to support the evolution of the town centre's economy (e.g. 'light' industrial, workshop and workspace type uses).*
- *Investigating opportunities for other non-residential uses that are typically found in sustainable town centre locations (e.g. hotel, leisure, health uses).*
- *Subject to accommodating the above, residential-led mixed use schemes in suitable locations.*

5.44 These options are being explored as part of the ongoing Uxbridge Masterplan which could define which areas are most 'suitable' for continued employment use and where selective release might be appropriate to support the borough's housing targets....

5.45The North Uxbridge Industrial Estate should remain an employment site, but like Uxbridge Town Centre there is a need to re-think and potentially re-orient the existing office offer given the high levels of vacancy and recent conversions of office space to residential.

The report continues:

Uxbridge Town Centre has a large supply of older large floorplate office stock much of which is vacant and/or underutilised. Given future demand for employment space, and the locational advantages of the area, it is recommended that the site retains some protection but potentially not as an 'Office Growth Location'. It should remain as an important employment area but there are other niche typologies and employment generating uses that could better suit the area – some of which could be retrofitted into existing buildings. Defining the future potential of the town centre is beyond the scope of this study, but this is something that the ongoing Uxbridge Town Centre Masterplan can advise on taking steer from this study that there is a need to re-orient the existing offer and consider opportunities for co-location. It will also define the most appropriate areas to retain, re-orient, improve or release office space based on locational characteristics and demand trends.

The local authority recognise that the borough has significant socio-economic diversification and recognises a number of employment sites will need to revert to alternative planning uses to remain viable rather than lie dormant.

We have provided details of availability for office uses in the Local market and it can be seen that there is considerable supply of offices of all ages.

It can also be seen that there is sufficient availability to satisfy current demand.

Office tenant demand at all levels is currently at the lowest level we can ever remember.

It should also be noted that we fully expect further stock to arrive on the market as many tenants wish to reduce their floor areas as lease events come around due to continued hybrid and work from home policies.

Tenants that do look for office space generally are looking for quality accommodation that provides good ESG credentials. Most of the stock available is of high quality and in new or newly refurbished buildings and can therefore accommodate a current tenant needs.

The London Borough Hillingdon have modified their Article 4 Directions which came into force on 27 March 2024. The Article 4 Direction removes permitted development rights granted by Schedule 3 Part 3 Class MA, for the change of use of a building within a Class E use to a residential dwelling (Class C3). This prevents existing vacant office stock from being converted within Uxbridge Town Centre, which will result in the existing oversupply of office floorspace continuing indefinitely.

6. ASSESSMENT OF THE PROPOSED SCHEME

The outline element of the scheme provides up to 1,100sqm GIA of flexible commercial space (Use Classes E(a), E(b), E(c), E(e), E(g)(i) and E(g)(ii)) at ground floor level, which will include a convenience store of up to 440sqm (GIA) located in Building Zone C and other flexible commercial floorspace at ground floor level in Building Zones B and C. The Parameter Plans allow for 660sqm of flexible uses which could accommodate office uses.

The site is located within a predominantly residential area. The introduction of a purpose-built, multi-floor building for sole office use, is no longer an appropriate response to the site's context and market need and demand. The provision of less floorspace, which is flexible in nature and could accommodate an office use is a more appropriate solution for the following reasons:

- The proposed scheme demonstrates adaptability. The parameters allow for flexible units, at ground-floor level, which can be designed at Reserved Matters stage to adapt to the needs of the market.
- The units in the illustrative scheme, which could accommodate an office use range in size (92sqm, 247sqm and 281sqm). The size of these illustrative units offer an alternative to existing large, office floorplates, which are suffering from a lack of demand within Uxbridge Town Centre.
- The scheme would provide an alternative office use, situated within a mixed use development. The spaces would be attractive to smaller businesses, rather than the multi-national, large companies / businesses. This reduces the chance of vacant units as it is evident, the historic over-reliance on large companies has resulted in under-utilised, office floorspace within Uxbridge Town Centre.
- The illustrative scheme demonstrates how the non-residential floorspace is adaptable in nature and would allow for internal partitions and reconfiguration without structural changes.

The flexible nature of the spaces enables them to cater for a wide range of office uses. This versatility and prominence at ground floor level will maximise opportunities for occupancy and encourage tenant diversity. This will contribute towards the creation of a vibrant, mixed-use environment.

7. SUMMARY AND CONCLUSION

This report demonstrates that there is a plentiful supply of office property in the London Borough of Hillingdon, with very limited demand, particularly in the central Uxbridge Market / Town Centre area.

The current supply can satisfy any tenant demand for many years to come.

Therefore, with no prospect of significantly increased tenant demand there is more than enough existing office stock in the Uxbridge market to accommodate any larger requirements.

A handwritten signature in blue ink, appearing to read "MR".

Mark Rose

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Notable Uxbridge Leasing Deals 2014/2015/2016/2017/2018/2019/2020/2021/2022/23

Sign Date	Address	City	Floor	Total SF Leased	Tenant	Rent Epsf	Rent Type	Use	Term	Break Date	Review Date	Expiry Date	Rent Free (mths)	Deal Type	Move-in Date	Quoting Rent	Leasing Agent Company
Dec-23	Arc	Uxbridge		13553	Jato Dynamics	£36	OML	Office	10	5			24 +6				Savills BNP Cushman
Dec-23	Arc	Uxbridge		5264	Pizza Express	£34	OML	Office	7				37				Savills BNP Cushman
Oct-23	Belmont	Uxbridge		8334	Arriva	£27.50	OML	Office	8 year	5			36				Hanover Green Colliers
Jul-23	Engine Room	Uxbridge		2300	Stonebridge												DTRE Rose Williams
May-23	Park View	Uxbridge		11,764	Covermore	£27	OML	Office	10	Part break 3 5			9				DTRE Rose Williams
May-23	Waterside House Riverside Way	Uxbridge		6262	EDC Lord	£22.50	OML	Office	10	5			18				Rose Williams
May-23	Park View	Uxbridge		11,762	Masters Of Mindset	£28.50	OML	Office	5								DTRE Rose Williams
Apr-23	Beasley Court	Uxbridge		3000	Bridge Housing	£27.50	OML	Office	5				0				Hanover Green DTRE Rose Williams
Apr-23	Waterside House Riverside Way	Uxbridge		3045	Wavestore	£24	OML	Office	1								Rose Williams
				65,644													
Nov-22	Union, 2 Vine Street	Uxbridge		2,483	Goldcare Homes	£27.50	OML	Office	5				3 months (first 2 years) & 2 months years 3-5	expansion			DTRE Rose Williams
Sep-22	Atrium	Uxbridge		3,200	TMIEC	£26.25	OML	O	5	3							
Sep-22	TCB	Uxbridge		3800	Yoplait	£33.00	OML	Office	TBC				TBC				JLL LSH
Sep-22	TCB	Uxbridge		18334	regeneron	£33.50	OML	Office	Match				Conf				JLL LSH
Mar-22	Park View	Uxbridge		3930	One Company	£29	OML	Office	5(3)				12 plus 6 at 1/2				DTRE Rose Williams
				31,747													
Dec-21	TCB	Uxbridge		3500	Caron Group												
Dec-21	TCB	Uxbridge		5510	Intellian	£33.50	OML	Office	10(5)				21 plus 10	new			JLL LSH
Dec-21	TCB	Uxbridge		3125	UBC	£33	OML	Office	10(5)				20 plus 10	new			JLL LSH
Dec-21	TCB	Uxbridge		7212	Tempur Sealy	£32	OML	Office	5				17	new			JLL LSH
Dec-21	Uxbridge Business Park	Uxbridge		19,225	Parcex	£35.50	OML	Office	10	(5)			24 plus 6	new			Cushman
Aug-21	Uxbridge Business Park	Uxbridge		10,774	Amgen	£36.25	OML	Office	5(2)				TBA	new			Cushman
Jul-21	2 Vine Street	Uxbridge		5,436	Goldcare Homes	£19.00	OML	Office	5				9 plus 18 at 1/2	new			Rose Williams DTRE
Jun-21	2 Vine Street	Uxbridge		2,850	Read in Partnership	£24.03	OML	Office	to 2028				6	new			Rose Williams DTRE
Jun-21	The Charter Building	Uxbridge		8,000	PDC												
Jun-21	The Charter Building	Uxbridge		8,000	Validity												
May-21	Valiant House	Uxbridge		23,680	DWP	£27	OML	Office	TBC				TBC	new			Bray Fox Smith
				97,312													
Nov-20	Blake House Cowley Business Park	Uxbridge	4 th	4,979	Galliford Try	£24.12	OML	Office	10 (5)								
Nov-20	Blake House Cowley Business Park	Uxbridge	Grd	10,501	Galliford Try	£26.50	OML	Office	10(5)								
May-20	Buildings 4 Uxbridge Business Park	Uxbridge	1st	12,371	Daichi Sankyo	£35	OML	Office	10 years								Savills, Cushman and BNP
Apr-20	Mill House	Uxbridge	grd first	17,614	NHS	£18	OML	Office	10 years								Colliers JLL
Mar-20	TCB	Uxbridge		18,500	Insight	£	OML	Office	10 years							JLL LSH Rose Williams	
Feb-20	Waterside House	Uxbridge		4,500	NIFA	£25	OML	Office	10 years							Rose Williams	
Feb-20	Belmont	Uxbridge		12,371	Fujitsu	£35	OML	Office	10 years							Colliers Cushman Wakefield	
				67,379													
Aug-19	Building 5 Uxbridge Business Park	Uxbridge	1st and 2nd	23,000	Xerox	£35	OML	Office	5 years								Savills, Cushman and BNP
Jun-19	The Gate Cowley Business Park	Uxbridge	Whole	32,215	Monster Agency	£26	OML	Office	10 yrs	Byrs			30 months	new			Cushman Hanover Green
Mar-19	Wyvern House	Uxbridge	1st	13,567	Orchard Hill	£20	OML	Office	5 years								Rose Williams Haslams
				68,782													
Dec-18	Building 4 Uxbridge Business Park	Uxbridge	Grd	5,200	Lifescan	£35	OML	Office	10 yrs	5 yrs			12 months	new			Savills, Cushman and BNP
Dec-18	Beaufort House Cricketfield Rd	Uxbridge	Grd	6,296	NHS	£27.50	OML	Office	10yrs								Colliers Rose Williams
13/11/2018	Capital Court	Uxbridge	2nd	2,798	Delaware	£26.50	OML	Office	6								Rose Williams
13/11/2018	268 High Street	Uxbridge	1st	2,488	GG	£21.50	OML	Office									Rose Williams
Jul-18	Atrium	Uxbridge	Grd	8,080	ICE	£28.50	OML	Office									Bray Fox Smith, BNP
20/07/2018	TCB	Uxbridge	Upper Grd	4,731	Parkside	£36.00	OML	Office	10								Rose Williams JLL
28/06/2018	54 Oxford Rd	Uxbridge	Grd	3,400	PPR	£22.50	OML	Office	5 yrs								Rose Williams
20/07/2018	Beaufort House Cricketfield Rd	Uxbridge	2nd	9,079	NHS	£27.50	OML	Office	10 yrs								colliers Rose Williams
16/07/2018	Belmont	Uxbridge	Grnd	23,000	GiffGaff		TBC	OML	Office	TBC							Colliers, Cushman & Wakefield
				65,072													
10/1/2017	The Charter Building	Uxbridge	Grd	6,394	Tracelink	£35	OML	Office	10 yrs	5 & 3							JLL Rose Williams
20/10/2017	100 New St Oxford Rd	Uxbridge	1st	9,736	Heab Insurance	£28.50	OML	Office	10 yrs	5 yrs			12	new			Kose Williams Cushman
09/10/2017	The Charter Building	Uxbridge	5th	11,157	Regeneron	£35.25	OML	Office	10 yrs	Byrs							JLL Rose Williams
10/05/2017	The Charter Building	Uxbridge	5th	6,756	Lazzaro	£35.75	OML	Office	10 yrs	Byrs							JLL Rose Williams
01/04/2017	Wyvern House	Uxbridge	grd	8,084	Orchard Hill	£20	OML	Office	5 yrs								Kose Williams Haslams
29/03/2017	Waterside House Riverside Way	Uxbridge	1st	3,045	Acco UK Ltd		OML	Office	10 yrs	5 yrs			10	new			Rose Williams
10/07/2017	The Charter Building	Uxbridge	Grnd	4,747	Jazz	£35	OML	Office	10 yrs	5 & 3							JLL Rose Williams
08/07/2017	The Charter Building	Uxbridge	Grnd	8,505	Tracelink	£35	OML	Office	10 yrs	5 & 3							JLL Rose Williams
01/04/2017	One York Road	Uxbridge	Grd	3,477	T M Lewin	£30	OML	Office	10 yrs	Byrs			12	new			Strutt & Parker
07/04/2017	Harman House 1 George St	Uxbridge	2nd	8,824	Armstrong	£30	OML	Office	10 yrs	5 yrs			14	new			Hanover Green * further 4 months if they don't break Rose Williams acted for Armstrong
23/03/2017	Royal House Vine Street	Uxbridge	3rd	5,436	Truly Holdings	£22	OML	Office	10 yrs	Byrs	5yrs	22/03/2027					GVA
				76,161													
20/12/2016	Harman House 1 George St	Uxbridge	2nd	5,160	Almrrall	£29.50	OML	Office	10 yrs	Byrs	Byrs		14	new	Feb-17	£31	Hanover Green * further 6 months if they don't break
31/07/2016	Beaufort House Cricketfield Rd	Uxbridge	1st	8,781	Vivreau	27.5	OML	Office	10 yrs	5 yrs	Byrs		24	new	19/09/2016	27.5	Rose Williams, Colliers Rose Williams acted for Vivreau
01/03/2016	Harman House 1 George St	Uxbridge	9th	7,794	Mitsubishi	30	OML*	Office	12 yrs				9	new			Hanover Green * 9 months rent free. Complicated as existing tenants moving in building so surrender not arms length
01/02/2016	One York Road	Uxbridge	1,2	16,366	London Square	31.00 , 32.00	OML	Office	10 yrs	no break	Feb-21	Feb-26	18	new			CBRE net effective £26.78.
01/02/2016	Hunton House Highbridge	Uxbridge	1, 2	16,227	Jato	26.00	OML	Office					02/11/2023				Rose Williams, GVA
				54,328													
01/12/2015	Beasley Court 3 Warwick Pl	Uxbridge	2	5,967	GKN	26.00	OML	Office	10 yrs	5 years							Rose Williams, Knight Frank
Re-occupy	Rivermead Oxford Road	Uxbridge	GRND	10,465	Compass		OML	Office									NA reoccupied following vacating Park View
01/05/2015	84 Oxford Rd	Uxbridge	GRND	3,880	Howarth Homes Plc	15.98	Achieved	Office	10 yrs				30/04/2025	New			Rose Williams
30/03/2015	Beasley Court 3 Warwick Pl	Uxbridge	1st	3,100	SPC International	25.00	Achieved	Office	5 yrs				28/04/2020	6.00			24.50 Rose Williams, Knight Frank
16/03/2015	Phoenic House Oxford Rd	Uxbridge	Gerrards Cross	4,831	TC Ltd	20.00	Achieved	Office	10 yrs	15/03/2020	15/03/2025	6.00	New	30/03/2015		22.50 BNP Paribas Real Estate UK, Colliers International, Rose Williams	
23/02/2015	Park View 82 Oxford Rd	Uxbridge	GRND	4,521	Sunquest Information Systems (Europe)	26.00	Achieved	Office	10 yrs	22/02/2020	22/02/2025	Renewal		12/05/2015		27.50 Deloitte Real Estate	
13/07/2015	Beaufort House Cricketfield Rd	Uxbridge	GRND	1,794	Thrupoint Ltd	27.50	Achieved	Office	5 yrs				12/01/2020	12.00			Colliers International, Rose Williams
02/07/2015	Harman House 1 George St	Uxbridge	1,3	27,354	Pepper (UK) Ltd	27.50	Achieved	Office									Hanover Green, Doherty Baines
02/07/2015	Waterside House Riverside Way	Uxbridge	GRND,1	20,966	Marketstudy Ltd	23.85	Achieved	Office	2 yrs				31/01/2017	New	01/02/2015		25.00 Colliers International, Rose Williams, JLL
				82,878													
02/09/2014	Beasley Court 3 Warwick Pl	Uxbridge	GRND,1	6,143	Diebold Software Solutions (UK) Limit	22.73	Achieved	Office	10 yrs				31/08/2024	New	01/09/2014		24.50 Rose Williams
01/05/2014	84 Oxford Rd	Uxbridge	GRND	2,448	Asking	25.75	Achieved	Office									25.75 Savills
01/05/2014	Park View 82 Oxford Rd	Uxbridge	5th	11,500	Acsono UK Ltd	27.50	Achieved	Office	10 yrs	31/07/2019	31/07/2019	2017/07/2024	New	01/06/2015		27.50 Rose Williams, Knight Frank, Dowley Turner Real Estate	
01/05/2014	Atrium 1 Harefield Rd	Uxbridge	4th	6,480	Anadarko Algeria Co LLC	25.50	Achieved	Office	7 yrs	31/05/2017	31/05/2023	12.00	New	27/09/2014		28.50 Strutt & Parker, Bray Fox Smith	
08/04/2014	Harman House 1 George St	Uxbridge	5-8	52,849	General Mills UK Ltd	27.65	Achieved	Office	10 yrs	31/01/2020	31/01/2026						

Competition Schedule & Development Pipeline					
Address	Existing/Pipeline	Area Available	Quoting Rent £psf	Comments	Image
The Quays	Existing	86,759	£27.50		
Union	Existing	5,436	28.50	two floor of refurbished space but perimeter trunking weaker location	
Park View	Existing	24,000	28.50	Refurbished floors	
Hertz House	Existing	69,220	25.00	Unrefurbished tenant space	
Harman House	Existing	20,735	31.00		
Blake House Cowley Business Park	Existing	15,000	£29	Refurbished out of town business park location	
Swan House, Cowley Business Park	Existing	20,226	26.50	3 floors of c 7,000 sq ft. Business park location. Parking 1:225	
Arc Building Uxbridge Business Park	Existing	67,402	35.00	Parking 1:336 sq ft	
Building 5 Uxbridge Business Park	Existing	26,714	35	Single let, New build under construction, Business Park, Parking	
Belmont Uxbridge	Existing	45,000	35	Units greater than 5000 sq ft, back to frame and extension, Town Centre, Parking 1:710 sqft	
Charter Uxbridge	Existing	55,000	35	Units greater than 5000 sq ft, back to frame and extension, Town Centre, Parking TBC	
Belmont Chambers and Bakers House	Old Stock	25792			
Pemberton House	Tenant Space	32185			
Beasley Court	Refurbished	2,965	£27.50		
Junction	Refurbished	24,246			
One York Road	Refurbished	7,378			
Rivermead		44672			
Atrium		63530			
	current availability	636,260			

Plan showing available building locations

