PLAINVIEW
PLANNING

Planning Statement

Change of Use from B1/B8 to D2 (Personal Training Studio)

Unit 10

Chalex Works

Manor Hall Road

Southwick, West Sussex

BN42 4NH

26th November 2012

LPA: Adur District Council

Ref: JNSB - 1015115

Plainview Planning Ltd, 5 Strand Court, Bath Road, Cheltenham, GL53 7LW
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www.plainview.co.uk

CONTENTS

1. INTRODUCTION 1

2. SITE CONTEXT AND DESIGNATIONS 1

Site Designation 2

3. PROPOSAL AND JUSTIFICATION 3

4. PLANNING HISTORY 4

5. PLANNING POLICY CONTEXT 4

National Planning Policy (NPPF) 4

Local Planning Policy 6

6. SUSTAINABLE DEVELOPMENT 8

An Economic Role 9

A Social Role 9

An Environmental Role 10

7. CONCLUSION 10

FIGURES

Figure 1: Site Context 2

Figure 2: Proposal Map 2

Figure 3: NPPF Paragraph 14 8

APPENDICIES

Marketing Agent report A

1. INTRODUCTION

1.1 This planning statement has been produced to support a planning application seeking to change the use of unit 10 Chalex Works from B1/B8 to D2 (Personal Training Studio).

1.2 The building has been vacant for approximately 14 months and has proved unmarketable as will be evidenced. The change of use allows the re-use of an underutilised building in a sustainable location, as well as re-establishing an employment generating use.

1.3 This planning statement will show that the proposed change of use meets requirements of the Local Plan and National Policy, and is subject to strong material considerations in favour of the development.

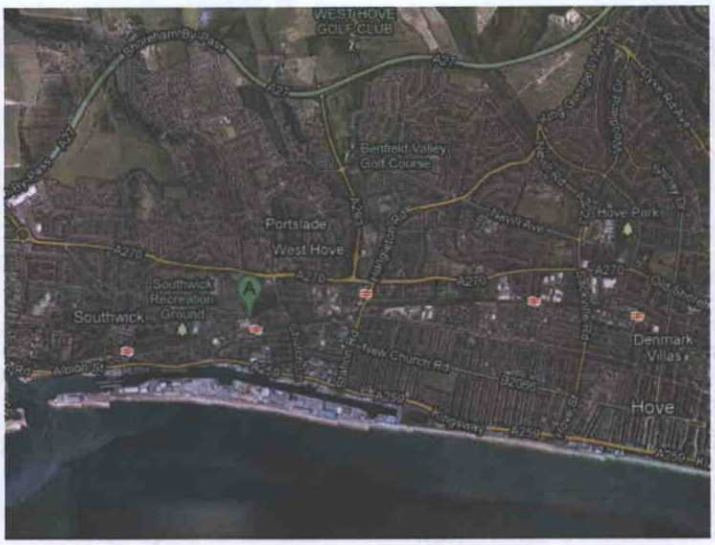
2. SITE CONTEXT AND DESIGNATIONS

2.1 Chalex Works industrial estate is situated on the southern side of Manor Hall Road which runs parallel with the A259 Coast Road and the A27 Old Shoreham Road.

2.2 Chalex Works industrial estate contains an array of modern units with uses from warehousing to car repair workshops. Unit 10 comprises a mid-terraced modern steel framed unit under a profile steel sheeted elevation and roof. The industrial estate is surrounded by residential development consisting of post war houses at a medium to high density.

2.3 The site benefits from good road links with easy access to the A27 Brighton bypass. There are good links to public transport with Fishersgate train station adjacent to the proposal site, and regular buses running along manor Hall Road servicing Southwick, Brighton and Hove City Centre.

Figure 1: *Site Context*



Site Designation

2.4 The site is designated within the adopted proposals map as being in a *"built up area"*.

Figure 2: *Proposal Map*



Site Context Summary

The site falls within a highly sustainable location in terms of accessibility, transport links and local population saturation.

3. PROPOSAL AND JUSTIFICATION

3.1 It is proposed to change the use of the unit for use as a Personal Training Studio (D2) from a currently unused B1/B8 industrial unit. The Personal Training Studio will be over one floor and will provide toilets, changing facilities and a shower.

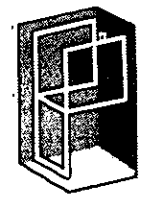
3.2 Appendix A contains a marketing report from the estate agents showing that an extensive 14 month marketing campaign was undertaken to try and find a suitable tenant. During that period of marketing 6 viewings were carried out but no offers were received.

3.3 This is likely due to the relatively poor siting and amenity which can be provided for office users who currently have a wide choice of available offices to choose from given the current market conditions.

3.4 Given these constraints, a Personal Training Studio use (and other D2 uses) is seemingly a perfect fit given the form and style of the building and the context of the site.

3.5 The proposal therefore represents the sustainable re-use of the building in a way which maximises its potential – something an office use could not achieve. The scheme helps to improve general health in the area, and represents an employment generating use.

3.6 The AMR (annual monitoring report) states that based on site in the existing Adur Local Plan (1996) and sites for which planning permission has been granted for employment uses, a total of 5.13 hectares of land remains available for employment B1, B2 and B3 use. This proposal will only change the use of 129 sq m which equates to 0.002%.



4. PLANNING HISTORY

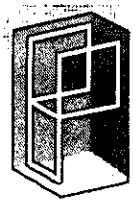
4.1 We have consulted the relevant planning history for the site on the Adur & Worthing public access system and found no planning history.

5. PLANNING POLICY CONTEXT

National Planning Policy (NPPF)

5.1 The NPPF represents central government guidance on planning policy which LPA's have to adhere to in the consideration of planning applications. The NPPF outlines a number of core planning principles, which state that planning should;

- not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- proactively drive and support sustainable economic development;
- seek to secure a good standard of amenity for all existing and future occupants of land and buildings;
- encourage the effective use of land by reusing land that has been previously developed (brownfield land);
- actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling; and
- take account of and support local strategies to improve health, social and cultural wellbeing for all.



5.2 The development proposed meets all these principles by utilising an underused inefficient plot of land for a purpose which far better suits its built and local context, for the benefit of future occupiers and local health and wellbeing. The Personal Training Studio use will still provide employment opportunities in the area and is highly accessible in terms of public transport.

5.3 The Framework is clear, when there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities. Our evidence in Appendix A, the context analysis and market assessment indicates that the use of the building as office space is unviable. The Personal Training Studio use is far more appropriate.

5.4 Chapter 8 of the NPPF focuses on promoting healthy communities which a Personal Training Studio use will achieve. It will also help to reduce crime and the fear of crime by utilising what was a vacant building and adding activity to the alleyway/lane that provides access to the unit.

5.5 On 23rd March 2011, the Minister for Decentralisation published a Ministerial Statement titled 'Planning for Growth' which now constitutes a material consideration in planning applications for economic development. This statement states that the Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

5.6 This Ministerial Statement goes on to state that when deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Local planning authorities are required to:

- Consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession.

- Be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date.

- Ensure that they do not impose unnecessary burdens on development.

5.7 In determining planning applications, local planning authorities are required to ensure that they give appropriate weight to the need to support economic recovery and that applications that secure sustainable growth are treated favourably.

Local Planning Policy

5.8 The NPPF states that in decision making, where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

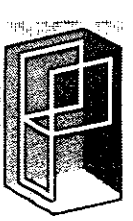
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole; or

- Specific policies in the NPPF indicate development should be restricted.

5.9 The Adur District Local Plan was adopted in 1996, and was produced in order guide development for a ten year period 1996-2006, and could therefore be considered out of date in line with the NPPF. The Local Development Framework is currently being produced for the district and will eventually replace the Local Plan, but for the purposes of this application we will look at any saved relevant polices from the Local Plan.

Policy AE3 *- Ensuring land is available for development.*

5.10 In order to ensure that land for business, industrial and warehousing development remains available throughout the Local Plan period, the District Planning Authority will continuously monitor the amount of development granted planning permission and will, in the light of circumstances at the time, consider regulating the supply of such land by withholding planning permissions in areas subject to Policy AE2.



5.11 With an oversupply of B1/B8 employment floor space in the district, the change of use to D2 will only equate to a loss of 0.002% of B use floorspace.

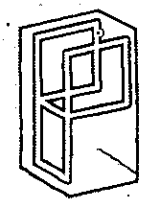
Policy AR7 *- Development of leisure and sporting facilities.*

5.12 The proposal will utilises a current vacant unit, so there will be no increase in floorspace or any alteration to the external appearance of the building. There will be no negative impact on residential amenity as the unit is within an established industrial estate.

5.13 The site benefits from a wide local catchment area, and the use of public transport and walking will be encouraged to get to and from the Personal Training Studio. However there will be a number of car parking spaces provided including provisions for clients with disabilities.

5.14 With 17% of the UK adult population using some sort of health facility (8.7 million) the need for additional gyms is increasing to accommodate new members, this due to changing life styles and health awareness. The Adur Local Plan states *"however, the provision of new recreational facilities is dependent upon both land and resources being available. Realistically, it appears unlikely that the District Council will have the scale of resources needed".*

5.15 This proposal is to change the use of a redundant unit into a much needed community facility, while promoting both health and fitness. This change of use should be supported.



6. SUSTAINABLE DEVELOPMENT

Figure 3: *NPPF Paragraph 14*

14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.

For **plan-making** this means that:

- local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.[9]

For **decision-taking** this means:[10]

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
  - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
  - specific policies in this Framework indicate development should be restricted.[9]

6.1 The National Planning Policy Framework is at the forefront of driving sustainable development in the country, and states that there should be an automatic **presumption in favour of sustainable development**. Paragraph 14 of the Framework (copied in above) sets out the context within which this presumption should be applied.

6.2 The NPPF puts great weight on considering local needs, and approving sustainable proposals without delay. The NPPF defines three dimensions to sustainable development:

- An Economic Role
- A Social Role
- An Environmental Role

6.3 To further add weight to the definition, the WCED Report, *"Our Common Future"*; popularly known as the *Brundtland Report* defines sustainable development as;

> *"Development that meets the needs of the present without compromising the ability of future generations to meet their own needs".*

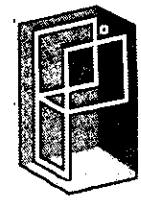
6.4 Each dimension to sustainable development will be applied and tested against the proposal.

An Economic Role

6.5 The application makes use of a vacant unit that has not attracted interest as an industrial premises. The change of use will breathe new life into the existing area and help the applicant establish a new business. Entrepreneurial pursuits such as this should be encouraged and supported

A Social Role

6.6 The use as a Personal Training Studio will provide an important social facility for local residents of Southwick. The planning system should be used as a tool to facilitate health promoting services and provide a focus point for members of the public who wish to use fitness and health as a way to better their life.



An Environmental Role

6.7 The application represents the re-use of a currently vacant unit. The NPPF directs development towards brownfield sites, thus this application should be supported. The scheme will not involve any construction or additional materials therefore there will be no impact on the natural environment.

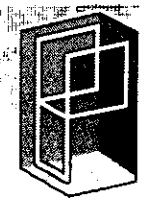
7. CONCLUSION

7.1 The change of use from B1/B8 to D2 is not only a sensible one considering site context and constraints, but also a highly sustainable.

7.2 The application represents the re-use of an existing brownfield site. The application site has been vacant for approximately 14 months with very little interest. It is contended that the change of use to D2 is justified due to this period of vacancy and the current oversupply in the borough.

7.3 The proposed use will generate employment possibilities and will support an entrepreneurial pursuit as promoted by the NPPF. The health benefits of such a use clearly outweigh the loss of perceived employment floorspace. Currently the unit is vacant and generating no employment thus it could be classed as a nil use.

7.4 The scheme is compliant with both national and local planning policy and we would urge the Council to approve the application.



Marketing Agent report

Appendix A

Marketing Report

For

B1/B8 BUSINESS/INDUSTRIAL UNIT

at

UNIT 10, CHALEX WORKS, MANOR HALL ROAD, SOUTHWICK WEST SUSSEX, BN42 4NH

13 November 2012

Prepared by:
Oakley Commercial
23/24 Marlborough Place
Brighton
BN1 1UB

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C. Oakley MRICS

Managing Director
T. Crossfield BSc MRICS

Commercial Director
S. Forrest

Directors
A. Whitehead MARLA - MNAI
J. Epps

Associates
A. Algar BA (Hons)
C. Hamilton

Regulated by the RICS. Oakley Residential & Oakley Commercial are trading names of Oakley Commer Limited & Oakley Lewes LLP. Registered Number 3295239 85 Church Road, Hove, East Sus

We have been asked to summarise our marketing of the business unit at unit 10 Chalex Works, Southwick in connection with a Planning Application that has been submitted.

Accordingly, we can report as follows:-

Commencement of Marketing

We received instructions to commence marketing on the 20th September 2011. We were instructed to offer the premises To Let on new lease terms quoting a guide rent of £10,500 pa exclusive. This figure equates to £6.50 per sq ft which is considered very reasonable for a business unit of this specification, size and construction.

An intensive marketing campaign followed which took on the following aspects:-

Marketing Particulars

Marketing particulars with a colour photograph were produced to assist our marketing. A copy of the details is enclosed with this report. The marketing particulars were circulated to all applicants held on our register, seeking property of this type within the local area.

Marketing Board

A suitable worded flat board with our branding has been attached to the front of the property.

Advertising

The property has been advertised on 10 separate occasions within The Evening Argus. Copies of these adverts are appended within this report. The dates of these are as follows:

27 September 2011
4 October 2011
13 March 2012
20 March 2012
27 March 2012
10 April 2012
24 April 2012
1 May 2012
15 May 2012
2 October 2012

Database

We have a dedicate database of applicants actively looking for commercial premises and sent out the particulars to 123 applicants during this period. A copy of this is appended within this report

Website

Details of the property were placed on the Oakley Commercial website (www.oakleyproperty.com) on the 20 September 2011, allowing interested parties to download full particulars including quoting terms. The property details were also posted on the Focus website (www.focusnet.co.uk). This is a subscription website used by most commercial agents in the UK. In addition the premises are also advertised on www.egpropertylink.com and www.theargus.co.uk.

Viewings

During our period of marketing, we have carried out 6 viewings at the property. Considering our extensive marketing campaign and the properties visibility on our own website and more recently social media sites, we are of the opinion that the demand for business units in the area is very low. One major factor has been the access route into the estate along with a large proportion of the site comprising a dilapidated derelict building which creates a rather bleak outlook.

Change of use

Having exposed fully over a 14 month period and taking into consideration the premises access issue, site layout and location the continued economic uncertainty, may not have helped the prospects of us finding a tenant.

Conclusion

From the marketing strategy above, we believe the property has been fully exposed to the market ensuring all potential applicants are aware of the availability.

Summary

- 14 months of marketing with 6 viewings
- 10 advertisements in the Argus newspaper
- No offers received for the use as a business unit

We trust the contents of this report are adequate for your immediate purpose. Suffice to say, if you require further clarification on any of the above points, please do not hesitate to contact us.

APPENDIX 1

DETAILED MARKETING PARTICULARS

1,600 sq ft (130 SQM)

MODERN LIGHT INDUSTRIAL UNIT

Oakley
www.oakleyproperty.com

Southwick, West Sussex

TO LET



Unit 10 Chalex Works, Manor Hall Road, Southwick BN42 4NH

Modern light industrial unit

- With on site parking
- Flexible terms available
- Roller shutter door

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view all our properties at www.oakleyproperty.com

Unit 10 Chalex Works, Manor Hall Road, Southwick, West Sussex BN42 4NH

TO LET

LOCATION:

Chalex Works is situated on the southern side of Manor Hall Road within a few hundred yards of Trafalgar Road, providing links to both the A270 Old Shoreham Road and A259 South Coast Road. There is quick and easy access to the A27 Brighton bypass via A270 (approx. 5 minutes drive). A location plan can be viewed online through Google Maps by typing in the postcode of the property (BN42 4NH)

DESCRIPTION:

The unit comprises a mid-terraced modern steel framed industrial unit under a profile steel sheeted elevation and roof. Amenities include: - 3 Phase electricity, mains gas, water, roller shutter door, WC and on site parking

TERMS:

The property is available to let upon a full repairing and insuring lease for a term to be agreed.

RENT:

£10,500 per annum exclusive.

RENTAL DEPOSIT:

A rental deposit equivalent to 3 months rent together with references will be required by the Landlord.

VAT: We understand that VAT will be chargeable on the terms stated.

BUSINESS RATES (2012/2013):

The current Rateable Value for the premises provided by the Valuation Office Agency www.voa.gov.uk is £9,800. The Uniform Business Rate for the current financial year (2012/2013) is 45p in the £ making the Rates Payable £4,410. We have been verbally advised by Adur District Council that Small Business Rate Relief to those who qualify will be entitled to a discount of approximately 63% on the current Rates Payable.

We advise interested parties to make their own enquiries to Adur District Council to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

VIEWING ARRANGEMENTS:

By appointment with sole letting agents Oakley Commercial.

CONTACTS:

Ben Pettett

Direct Line 01273 645 773

benp@oakleycommercial.com

Please note: Oakley Commercial and Oakley Residential prepare Sale & Letting particulars diligently and all reasonable steps are taken to ensure they are correct, neither a seller nor a landlord nor the company will, however be under any liability to any purchaser or tenant in respect of them (If a property is unoccupied, the company may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold)

Unit 10 Chalex Works, Manor Hall Road, Southwick, West Sussex BN42 4NH

TO LET

Energy Performance Certificate

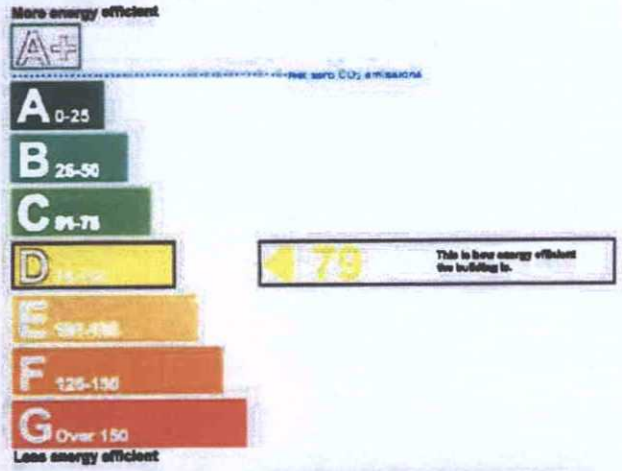
Non-Domestic Building

Unit 10 Chalex Industrial Estate
Manor Hall Road
Southwick
BRIGHTON
BN42 4NH

Certificate Reference Number:
0680-0732-1549-4394-4006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m^2):	130
Building complexity (NOS level):	3
Building emission rate ($kgCO_2/m^2$):	40.97

Benchmarks

Buildings similar to this one could have rating as follows:

26 If newly built

69 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Energy Performance Certificate (EPC) The majority of commercial properties must now have an EPC produced as part of the marketing package. We have informed our client on this requirement. Should an EPC not be listed on these details then please request suitable information if required.

Code of Practice on Commercial Leases Please be aware that the Code of Practice on Commercial Leases in England and Wales recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before entering into or signing a business tenancy or lease agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk

APPENDIX 2

COPY ADVERTS

Commercial property throughout Sussex

Oakley
www.oakleycommercial.com



INVESTMENT - BRIGHTON

- Leisure Investment For Sale
- Serviced apartments,
- Nightclub & restaurant
- Kings Road, Brighton
- **Price - OIRO £2,900,000**



DEVELOPMENT - PORTSLADE

- Residential Development
- Planning consent for
- 9 residential dwellings
- Franklin Road, Portslade
- **Price on Application**



DEVELOPMENT - NEWHAVEN

- Residential Development
- Planning permission for
- 4 x 3 bed houses & parking
- Denton Corner, Newhaven
- **Price on Application**



OFFICE - BRIGHTON

- To let from 341 sq ft
- High quality office studios
- Secure gated mews
- Bush Mews, Arundel Road
- **Rent upon application**



BRIGHTON - OFFICE

- For Sale - From 1850 sq ft
- New office development
- Excellent on site parking
- Woodingdean Business Park
- **Prices from £370,000**



OFFICES - NEWHAVEN

- To Let 700 sq ft - 7,500 sq ft
- 3 Office buildings, ample parking
- To let whole or floor by floor
- Kestrel Court, Harbour Road
- **Rent £8 per sq ft**



A3 RESTAURANT - BRIGHTON

- Lease & Business For Sale - 1,516 sq ft
- Authentic Thai restaurant / cafe
- Full table licence
- Chameleon, Ditchling Road
- **Current Rent - £25,000 pax**



DELICATESSEN - BRIGHTON

- Lease & Business For Sale - 736 sq ft
- Well established delicatessen business
- Vibrant Lanes location
- Redell, Ship Street
- **Current rent - £12,000 pax**



A1 RETAIL - HOVE

- To Let - 915 sq ft to 1,650 sq ft
- 2x interconnected lock up shops
- Can be let separately or combined
- Blatchington Road
- **Rents from £14,000 pax**



RETAIL - BRIGHTON

- To Let - 1,250 sq ft
- Retail on two floors
- plus basement and office
- Prince Albert Street
- **Current rent - £37,500 pax**





A1 RETAIL - BRIGHTON

- To Let - 2,641 sq ft
- Prime retail premises
- Dedicated loading area
- Western Road
- **Rent - £60,000 pax**



RETAIL - BURGESS HILL

- To Let - 174 sq ft
- Well presented A1 Retail unit
- Town centre position
- Church Road, Burgess Hill
- **Current Rent - £8,000 pax**



BUSINESS - HASSOCKS

- For Sale - 2,879 sq ft
- Auto body repair business
- £10,000 premium
- The Forge, Ditchling Common
- **Rent - £17,000 pax**



INDUSTRIAL - SOUTHWICK

- To Let - 1,600 sq ft
- Modern light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- **Rent - £10,500 pax**



BUSINESS UNIT - BURGESS HILL

- To Let - 3,190 sq ft
- Modern business unit with offices over
- 4 car parking spaces
- Sovereign Business Park
- **Rent - £19,500 pax**

Oakley RICS

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Mid Sussex Office 01444 250123
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Commercial property throughout Sussex

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OPEN STORAGE - PORTSLADE

- To Let - 0.4 acres
- Secure open storage land
- Short term licence or lease available
- Basin Road North
- **Rent - £17,000 pax**



INDUSTRIAL - BRIGHTON

- To Let - 1,372 sq ft
- Industrial / warehouse units
- Parking / loading area
- Campbell Road
- **Rents upon application**



INDUSTRIAL - NEWHAVEN

- To Let - 2,650 sq ft - 5,300 sq ft
- 2 Modern industrial units
- Forecourt parking
- Willow Industrial Estate, Avis Way
- **Rents from £18,000 pax**



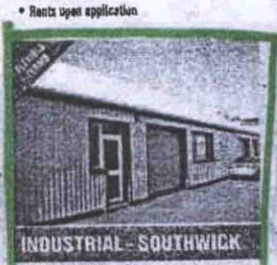
OFFICE / LIGHT INDUSTRIAL PREMISES - LANCING

- To Let on Flexible Lease Terms - 2,340 sq ft & 4,580 sq ft
- 2 office / light industrial premises within established Business Park
- Ample on site parking and security perimeter fencing
- Excellent road links to A259 and A27
- Parklands Business Centre, Chartwell Road, Lancing
- **Rents from £7,050 per annum exclusive of Business Rates**



INDUSTRIAL - BRIGHTON

- For Sale from 1,345 sq ft - 2,693 sq ft
- 6 new industrial / warehouse units
- Fitted to shell specification
- Woodingdean Business Park
- **Prices from £178,000**



INDUSTRIAL - SOUTHWICK

- To Let - 1,600 sq ft
- Modern light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- **Rent - £16,500 pax**



INDUSTRIAL - HOVE

- To Let - 4,616 sq ft
- Light industrial unit
- First floor office space
- School Road
- **Rent - £28,000 pax**



THE COMMERCIAL SPECIALISTS

We have a team of 5 dedicated & experienced commercial negotiators. One of the largest teams in Sussex



RETAIL - BRIGHTON

- To Let - 858 sq ft
- Retail premises with basement storage
- Excellent signage opportunity
- London Road
- **Rent - £9,950 pax**



OFFICE/RETAIL - BRIGHTON

- To Let - 468 sq ft
- Lock up A2 office / A1 retail premises
- Excellent display frontage
- Clermont Road
- **Rent - £8,000 pax**



OFFICE - BRIGHTON

- To Let - 326 sq ft
- Self contained office suite
- 2 parking spaces
- Ash House, Tongdean Lane
- **Rent - £10,000 pa inclusive**



OFFICE - BRIGHTON

- To let from 341 sq ft
- High quality office studios
- Secure gated mews
- Bush Mews, Arundel Road
- **Rent upon application**



OFFICE - BRIGHTON

- To Let - 2,585 sq ft
- Contemporary 2nd floor office suite
- On site parking for 8-10 cars
- Stanford Gate, South Road
- **Rent - £37,000 pa**

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A4 BAR OPPORTUNITY - BRIGHTON
- Leasehold Business For Sale - 1,960 sq ft
- Fully equipped late night bar opportunity
- Unrestricted late licence until 4.30 am 7 days
- 2 bars, 1 available for private functions
- Central Brighton location
- Current rent upon application



SHOWROOM - PEACEHAVEN
- For Sale / To Let - 1,399 sq ft
- Stand alone showroom premises
- Excellent on site parking
- South Coast Road
- Price - £220,000 / Rent - £25,000 pax



RETAIL - BRIGHTON
- Business & Freehold For Sale - 784 sq ft
- Award winning bookshop & coffee shop
- Established over 40 years
- St Georges Road
- Price - £340,000



RETAIL / OFFICE - BRIGHTON
- To Let - 394 sq ft
- A1 Retail / A2 office premises
- Dedicated parking space
- Church Street
- Rent - £12,000 pax



RETAIL/OFFICE - PEACEHAVEN
- For Sale / To Let - 383 sq ft
- A1 retail / A2 office premises
- Double fronted
- South Coast Road
- Price - 105,000 / Rent - £7,000 pa



A3/A5 PREMISES - HOVE
- To let - 1,427 sq ft
- Restaurant / takeaway opportunity
- Available with/without fixtures & fittings
- Western Road
- Rent - £25,000 pax



A5 TAKEAWAY - BRIGHTON
- Lease For Sale
- Well established takeaway business
- Densely populated residential area
- Lewes Road
- Current Rent - £15,000 pax





INVESTMENT - BRIGHTON
- For Sale
- Retail & Residential Investment
- 3 self contained flats & Barber shop
- St James Street
- Price - £585,000



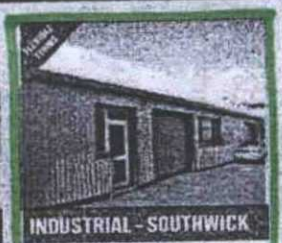
OFFICE - BRIGHTON
- To Let - 938 sq ft
- Well presented office suite
- On site parking
- Shaftesbury Court, Ditchling Road
- Rent - £11,750 pax



OFFICE - HOVE
- To Let - 824 sq ft
- Self-contained 1st floor office
- Central Hove location
- Blatchington Road
- Rent - £11,000



OFFICE - LEWES
- To Let - 1,056 sq ft
- High Street office premises
- Close to parking, station and amenities
- High Street, Lewes
- Rent - £5,280 pax



INDUSTRIAL - SOUTHWICK
- To Let - 1,500 sq ft
- Modern light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- Rent - £10,500 pax

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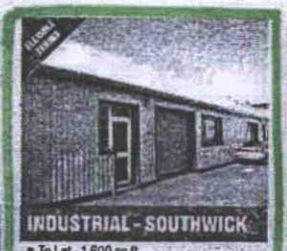
RETAIL WAREHOUSE - UCKFIELD

- Lease Assignment - 4,425 sq ft
- Prominent retail showroom with free shopper parking
- Main sales area 2,292 sq ft / Mezzanine sales 1,941 sq ft
- Cash back / rental deposit contribution available!!!
- The Seed House, Bell Walk, Uckfield
- Current Rent - £34,000 per annum exclusive



INDUSTRIAL - SOUTHWICK

- To Let - 1,600 sq ft
- Modern light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- Rent - £10,500 pax



INVESTMENT - BRIGHTON

- For Sale
- Retail & Residential investment
- Producing £38,100 pa
- St James Street
- Price - £585,000



RETAIL - BRIGHTON

- To Let - 1,109 sq ft
- Split level retail premises
- Well presented shopping arcade
- East Street Arcade
- Rent £55,000 pax



RETAIL - BRIGHTON

- To Let - 3,715 sq ft
- Substantial corner retail premises
- Forecourt parking
- Warren Road, Woodingdean
- Rent - £35,000 pax



OFFICE / RETAIL - BRIGHTON

- To Let - 463 sq ft
- Lock up office / retail premises
- Unrestricted parking
- Clermont Road
- Rent - £8,805 pax



OFFICES - NR LEWES

- To Let - 2,496 sq ft
- Attractive converted office space
- Ample parking
- Upper Stalls, Ilford
- Rent - £25,000 pax

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Property is a people business

always has been and always will be

That's why our highly trained teams will listen and ensure your requirements are fully understood





BRIGHTON - OFFICE

- For Sale - From 2,540 sq ft
- New office development
- Excellent on site parking
- Woodingdean Business Park
- Prices from £370,000



OFFICES - BRIGHTON

- For Sale - 5,915 sq ft
- City Centre office building
- Development potential
- Middle Street
- Price - OIRO £920,000



OFFICE - BRIGHTON

- For Sale - 1,505 sq ft
- New build freehold office building
- Garage / store included
- Bristol Place, Brighton
- Price - £325,000



OFFICE - BRIGHTON

- To Let - 1,639 sq ft
- Shortly to be refurbished
- May suit D1 uses STPC
- Bartholomews, Brighton
- Rent - £32,000 pax



OFFICE - BRIGHTON

- To Let - 326 sq ft
- Self contained office suite
- 2 parking spaces
- Ash House, Tongdean Lane
- Rent - £10,000 pa inclusive

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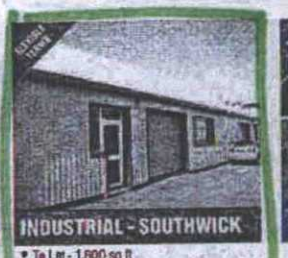
DEVELOPMENT - SEAFORD

- For Sale
- Residential development opportunity
- Planning consent for 14 houses
- Station Approach / Claremont Road
- Guide Price - £1,350,000



DEVELOPMENT - WORTHING

- For Sale
- Residential development opportunity
- Planning consent for 14 houses
- Park Road
- Price - £1,100,000



INDUSTRIAL - SOUTHWICK

- To Let - 1,800 sq ft
- Modern light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- Rent - £10,500 pax



INDUSTRIAL - NEWHAVEN

- To Let - 2,650 sq ft - 5,300 sq ft
- 2 Modern industrial units
- Forecourt parking
- Willow Industrial Estate, Avis Way
- Rents from £16,000 pax



INDUSTRIAL - BRIGHTON

- For Sale from 1,345 sq ft - 2,693 sq ft
- 5 brand new industrial / warehouse units
- Available for occupation
- Woodingdean Business Park
- Prices from £170,000

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always has been and always will be

That's why our highly trained teams will listen and ensure your requirements are fully understood





INDUSTRIAL - NR BURGESS HILL

- To Let - Various sizes
- Industrial / workshop / storage units
- On site parking
- SM Tidy Industrial Estate
- Rents upon application



RETAIL - BRIGHTON

- To Let - 3,715 sq ft
- Substantial corner retail premises
- Forecourt parking
- Warren Road, Woodingdean
- Rent - £40,000 pax



SHOWROOM - PEACEHAVEN

- For Sale / To Let - 1,309 sq ft
- Stand alone showroom premises
- Excellent on site parking
- South Coast Road
- Price - £220,000 / Rent - £25,000 pax



DELI - BRIGHTON

- Lease & Business For Sale
- New York style Deli bar
- Newly refurbished
- Norfolk Square
- Rent - £10,000 pa



OFFICE - HOVE

- To Let - 423 sq ft
- Self-contained ground floor office
- Modern / well presented
- Wilbury Grove
- Rent - £9,000 pax



OFFICE - NEWTIMBER (A23)

- To Let - 1,180 sq ft
- Converted barn providing offices
- Ample on site parking
- Redhouse Farm, Brighton Road
- Rent - £16,550 pax



OFFICE/RETAIL - BRIGHTON

- To Let - 406 sq ft
- Lock up office / retail premises
- Unrestricted parking
- Clermont Road
- Rent - £8,000 pax



OFFICES - NR LEWES

- To Let - 2,495 sq ft
- Attractive converted office space
- Ample parking
- Upper Stalls, Nard
- Rent - £25,000 pax



OFFICE - LEWES

- To Let - 720 sq ft
- 1st & 2nd floor offices
- With on site parking
- Causeway House, Malling Street
- Rent - £5,500 pax



OFFICE - BRIGHTON

- To Let - 400 sq ft - 1,600 sq ft
- Air conditioned office suite
- Half rent in first year
- 1st Floor, Queen Square
- Rents from £10,000 pax

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OFFICE - HOVE

- To Let - 423 sq ft
- Self-contained ground floor office
- Modern / well presented
- Wilbury Grove
- Rent - £9,000 pax



OFFICE - BRIGHTON

- To Let - 2,595 sq ft
- Contemporary 2nd floor office suite
- On site parking for 8-10 cars
- Stanford Gate, South Road
- Rent - £37,000 pa



OFFICE - BRIGHTON

- Lease Available - 993 sq ft
- Offices available furnished or unfurnished
- Vibrant North Laine location
- Bond Street
- Current Rent - £12,500



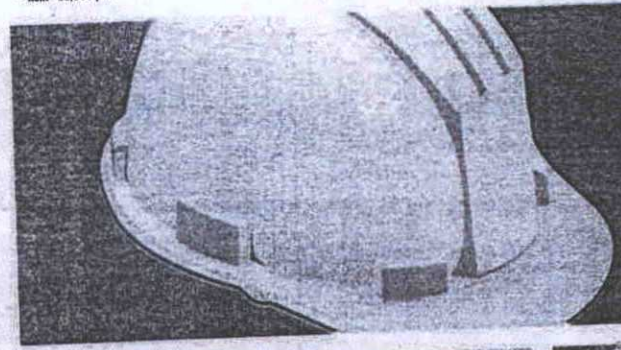
OFFICE - HOVE

- To Let - 3,650 sq ft - 7,300 sq ft
- 2 Modern office suites
- Each with 6 allocated parking spaces
- City Gate, Dyke Road
- Rents from £37,000 pax



OFFICE - HOVE

- To Let - 813 sq ft
- Well presented 1st floor office suite
- 3 parking spaces included
- Shermond House, Boundary Road
- Rent - £8,000 pa



DEVELOPMENT OPPORTUNITIES

We have a wide range of development opportunities to match your requirements

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RETAIL - BRIGHTON

- Business & Lease For Sale
- Unisex hair salon
- 2 bed maisonette & garage
- North Road
- Current Rent - £20,000 pa



A3 RESTAURANT - PEACEHAVEN

- For Sale / To Let
- Fully licenced restaurant / takeaway
- 3 bed flat above
- South Coast Road
- Price - £375,000 / Rent - £25,000



RETAIL - LEWES

- To Let - 650 sq ft
- Well established lock-up shop
- Close to parking facilities
- Cliffe High Street
- Rent upon application



A1 RETAIL - BRIGHTON

- Lease & Business For Sale
- Souvenir/Gift shop business
- Excellent trading location
- Western Road
- Current Rent - £8,250 pa



RETAIL - BRIGHTON

- For Sale / To Let - 842 sq ft
- Retail with 1st floor ancillary space
- Currently trading as a Jewellers
- Baker Street
- Price - £175,000 / Rent - £13,000 pa



INDUSTRIAL - HOVE

- To Let - 1,851 sq ft
- Industrial / warehouse unit
- Parking / loading area
- Hollingbury Enterprise Centre
- Rent - £11,000 pax



INDUSTRIAL - SOUTHWICK

- To Let - 1,600 sq ft
- Modern light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- Rent - £10,500 pax



INDUSTRIAL - NR BURGESS HILL

- To Let - Various sizes
- Industrial / workshop / storage units
- On site parking
- SM Tidy Industrial Estate
- Rents upon application



INVESTMENT - BRIGHTON

- For Sale - Let to Sushi Bar operation
- Freehold restaurant investment
- Producing £39,000 pax
- Prince Albert Street
- Price - OIEO £485,000



CONVERSION OPP - BRIGHTON

- For Sale
- City Centre freehold opportunity
- Considered ideal for variety of uses STPC
- Middle Street
- Price - OIRO £650,000

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OFFICE - HOVE
- To Let - 423 sq ft
- Self-contained ground floor office
- Modern / well presented
- Wilbury Grove
- **Rent - £9,000 pax**



OFFICE - BRIGHTON
- To Let - 2,595 sq ft
- Contemporary 2nd floor office suite
- Close to Preston Park railway station
- Stanford Gate, South Road
- **Rent - £37,000 pa**



OFFICE - BRIGHTON
- To let from 341 sq ft
- High quality office studios
- Secure gated mews
- Bush Mews, Arundel Road
- **Rent upon application**



OFFICE - BRIGHTON
- To Let - 1,700 sq ft
- Air conditioned office suite
- Within 500m of Brighton Train Station
- Queen Square
- **Guide Rent £34,000 pax**



OFFICES - HOVE
- To Let - 496 sq ft - 3,141 sq ft
- Modern office units
- On site parking
- Hove Tech Centre, St Josephs Close
- **Rents from £8,200**



THE PROPERTY SPECIALISTS

We have a wide range of properties to match your requirements



RETAIL - LEWES
- To Let - 434 sq ft
- A1 retail premises
- Suitable for other uses STPC
- High Street
- **Rent - £12,000 pax**



INVESTMENT - BRIGHTON
- For Sale
- Retail & Residentail Investment
- Producing £35,100 pa
- St James Street
- Price - £585,000



INVESTMENT - BRIGHTON
- For Sale
- Freehold restaurant investment
- Producing £39,000 pax
- Prince Albert Street
- **Price - OIEO £485,000**



RETAIL - BRIGHTON
- To Let - 858 sq ft
- Retail premises with basement storage
- Excellent signage opportunity
- London Road
- **Rent - £9,950 pax**



A1 RETAIL - LEWES
- To Let - 734 sq ft
- A1 retail premises
- 2 bed accommodation
- Prime High Street location
- **Rent - £22,500 pax**



A3 COFFEE SHOP - HOVE
- Lease & Business For Sale
- Coffee shop with A3 permission
- Outside covered decked area
- George Street
- **Current Rent - £16,000 pa**



INDUSTRIAL - SOUTHWICK
- To Let - 1,000 sq ft
- Modern light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- **Rent - £10,500 pax**



INDUSTRIAL - HOVE
- To Let - 4,616 sq ft
- Light industrial unit
- First floor office space
- School Road
- **Rent - £20,000 pax**



INDUSTRIAL - BRIGHTON
- For Sale from 1,345 sq ft - 2,693 sq ft
- 5 brand new industrial / warehouse units
- Available for occupation
- Woodingdean Business Park
- **Prices from £170,000**



INDUSTRIAL - NEWHAVEN
- To Let - 2,650 sq ft - 5,300 sq ft
- 2 Modern industrial units
- Forecourt parking
- Willow Industrial Estate, Avis Way
- **Rents from £16,000 pax**

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RETAIL - BRIGHTON
- To Let - 515 sq ft
- Prominent retail unit
- 1st floor ancillary space
- Upper St James Street
- Rent - 11,000 pax



RETAIL - BRIGHTON
- For Sale / To Let - 842 sq ft
- Retail with 1st floor ancillary space
- Currently trading as a Jewellers
- Baker Street
- Price - £175,000 / Rent - £13,000 pa



RETAIL - BRIGHTON
- Business & Freehold For Sale - 784 sq ft
- Award winning bookshop & coffee shop
- Established over 40 years
- St Georges Road
- Price - £340,000



SANDWICH BAR - BRIGHTON
- Lease and Business For Sale
- Sandwich bar & deli premises
- Nil business rates until sept 2012
- St Georges Road
- Rent - £7,000 pa



SANDWICH BAR - HOVE
- Lease & Business For Sale - 673 sq ft
- Popular Sandwich bar / delicatessen
- Includes outside catering service
- Old Shoreham Road
- Current Rent - £7,500 pa

EGi DEALS WINNER 2012 SUSSEX

OAKLEY COMMERCIAL HAVE JUST WON THE ESTATES GAZETTE AWARD FOR THE MOST COMMERCIAL DEALS IN SUSSEX FOR THE 4th STRAIGHT YEAR



A1 CAFE - BRIGHTON
- Lease & Business For Sale
- Sandwich bar business
- Popular North Laine area
- Church Street
- Current Rent - £9,300 pa



A3 RESTAURANT - BRIGHTON
- Lease & Business For Sale - 1,516 sq ft
- Authentic Thai restaurant / cafe
- Includes staff accommodation
- Chameleon, Ditchling Road
- Current Rent - £25,000 pax



A3/A5 - BRIGHTON
- Lease & Business For Sale
- Established Italian restaurant/takeaway
- Full table licence
- Old Steine
- Current Rent - £25,000 pa



OFFICE - BRIGHTON
- To Let - 2,595 sq ft
- Contemporary 2nd floor office suite
- Close to Preston Park railway station
- Stanford Gate, South Road
- Rent - £37,000 pa



OFFICE - NEWTIMBER
- To Let - 1,180 sq ft
- Converted barn providing offices
- Ample on site parking
- Redhouse Farm, Brighton Road
- Rent - £16,550 pax



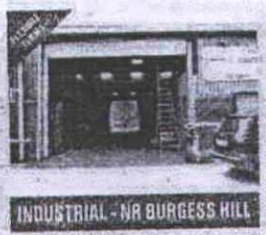
OFFICE - HOVE
- To Let - 824 sq ft
- Self-contained 1st floor office
- Central Hove location
- Blatchington Road
- Rent - £11,000



INDUSTRIAL - SOUTHWICK
- To Let - 1,600 sq ft
- Modern light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- Rent - £10,500 pax



WORKSHOP - BRIGHTON
- To let - 664 sq ft
- Garage / workshop unit
- Small internal office area
- Marine Terrace Mews
- Rent - £9,000 pax



INDUSTRIAL - NR BURGESS HILL
- To Let - Various sizes
- Industrial / workshop / storage units
- On site parking
- SM Tidy Industrial Estate
- Rents upon application



INDUSTRIAL - HOVE
- To Let - 4,616 sq ft
- Light industrial unit
- First floor office space
- School Road
- Rent - £28,000 pax

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OFFICE - BRIGHTON

- For Sale / To Let - 715 sq ft - 1,475 sq ft
- Office suites within a new development
- Close to Brighton Railway Station
- Fleet Street, New England Quarter
- Prices from £165,000/Rents from £11,000



OFFICE - SOUTHWICK

- To Let - 265 sq ft
- Attractive office suite
- Private sun terrace
- Riverside Yard, Albion Street
- Rent - £8,000 pa inclusive



OFFICE - LEWES

- To Let - 1-2 Persons
- Well presented Town Centre office
- Flexible terms & inclusive rent
- High Street
- Rent - £4,000 pa inclusive



OFFICE - BRIGHTON

- To Let - 756 sq ft
- Well presented office accommodation
- Unrestricted street parking close by
- Frashfield Road
- Rent - £10,000 pax



OFFICES - HOVE

- To Let - from 92 sq ft
- City Centre offices
- Excellent public transport links
- Western Road
- Rents from £200 pcm inclusive

WE HAVE OVER 200 PROPERTIES ONLINE

View all of our commercial properties on our website at www.oakleyproperty.com

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OFFICE - BRIGHTON

- To Let - 2,595 sq ft
- Contemporary 2nd floor office suite
- Close to Preston Park railway station
- Stanford Gate, South Road
- Rent - £52,000 pa inclusive



OFFICE - PORTSLADE

- To Let - 1,200 sq ft
- Fully serviced office suite
- Flexible terms
- Maritime House, Basin Road North
- Rent - £3,400 pcm inclusive



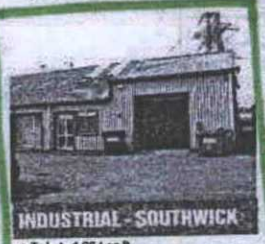
OFFICE/STORAGE - BRIGHTON

- To Let - 1,327 sq ft
- Workshop / office premises
- Incentives available
- St James's Street
- Rent - £12,500 pax



STORAGE - HOVE

- To Let - 585 sq ft
- Storage unit
- Double door access
- Westbourne Place
- Rent - £6,000 pax



INDUSTRIAL - SOUTHWICK

- To Let - 1,634 sq ft
- Light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- Rent - £13,500 pax



INDUSTRIAL - BRIGHTON

- To let - 4,877 sq ft
- Light industrial / storage premises
- Integral offices
- York Villas
- Rent - £20,000 pax



WORKSHOP - BRIGHTON

- To let - 664 sq ft
- Garage / workshop unit
- Small internal office area
- Marine Terrace Mews
- Rent - £9,000 pax



RETAIL - LANCING

- To Let - 586 sq ft
- Retail premises in busy parade
- Rent free available
- Queensway Parade
- Rent - £10,000 pax



A3 RESTAURANT - BRIGHTON

- Lease & Business For Sale
- Established Italian restaurant/takeaway
- Full table licence
- Old Steine
- Current Rent - £25,000 pa



A3/A5 - LANCING

- To Let - 994 sq ft
- Double fronted A3/A5 premises
- Shop fitted assistance available
- Queensway Parade
- Rent - £20,000 pax

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Brighton is looking for a breath of fresh air



0.58 acre site
(0.2369 hectares)

Expressions of interest invited (by 4th November 2011)



pier — wheel — you? — marina

Brighton & Hove City Council

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INVESTMENT - SHOREHAM

- For Sale
- Retail investment- net initial yield 7.27%
- 15 year lease with no break options
- Ropetackle, High Street
- Price - £650,000



INVESTMENT - BRIGHTON

- For Sale
- Freehold commercial investment
- 20 year FRI lease producing £30,000 pa
- Upper Gardner Street
- OIRO Price - £300,000



D1 USE - BRIGHTON

- To Let - 2,533 sq ft
- 1st floor premises with D1 use
- Excellent road links to A27/A23/M23
- Havant Road
- Rent - £26,000 pax



STORAGE - HOVE

- To Let - 508 sq ft
- Storage unit
- Double door access
- Westbourne Place
- Rent - £5,000 pax



OFFICE/STORAGE - BRIGHTON

- To Let - 1,327 sq ft
- Storage / office premises
- Incentives available
- St James's Street Area
- Rent - £12,500 pax



INDUSTRIAL - SOUTHWICK

- To Let - 1,634 sq ft
- Light industrial unit
- On site parking
- Chalex Works, Manor Hall Road
- Rent - £13,500 pax



A3 RESTAURANT - BRIGHTON

- Lease & Business For Sale
- Established Italian restaurant/takeaway
- Full table licence
- Old Steine
- Current Rent - £25,000 pa



RETAIL - HENFIELD

- Lease & Busines For Sale
- Established print/stationery business
- Central High Street location
- The Old Bank House, High Street
- Current Rent - £8,476 pax



RETAIL - BRIGHTON

- Lease & Business For Sale
- Brighton kiosk business
- Excellent trading location
- Western Road
- Current Rent - £8,250 pa



RETAIL - PEACEHAVEN

- To Let - 5,980 sq ft
- Well presented showroom premises
- Excellent on site parking
- South Coast Road (A259)
- Rent - £55,000 pax

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RICS

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APPENDIX 3

VIEWING HISTORY

Subject	Location	Start	End	Recurrence Pattern	C...
SF - Hugh McShane	Chalex works	Wed 24/11/2010 ...	Wed 24/11/2010 0...		
SF - New instruction	Chalex Works	Thu 13/01/2011 0...	Thu 13/01/2011 0...		
SF - Oliver Helps	Chalex Works	Tue 01/02/2011 0...	Tue 01/02/2011 0...		
SF - Dale Mills	Chalex Works	Wed 02/02/2011 ...	Wed 02/02/2011 1...		
Simon Forrest - Ken D'...	Unit 2 Chalex Wo...	Fri 11/02/2011 15...	Fri 11/02/2011 15:...		
SF/AA - David Miele	Chalex Works	Fri 23/09/2011 11...	Fri 23/09/2011 11:...		
BP - Karen Lawton	10 Chalex Works	Mon 19/03/2012 1...	Mon 19/03/2012 1...		
BP - John Ober	Unit 10 Chalex W...	Fri 06/07/2012 10...	Fri 06/07/2012 10:...		
BP - Mrs Ibrahim	Chalex Works	Wed 01/08/2012 ...	Wed 01/08/2012 1...		
BP - Vladimir Davidovich	9 HEC & Chalex,...	Fri 17/08/2012 14...	Fri 17/08/2012 15:...		
BP - Victor	Chalex Works	Fri 07/09/2012 17...	Fri 07/09/2012 17:...		

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Feedback

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In an effort to improve our documentation and processes, we are inviting feedback from all LPA and Inspectorate case officers via a very short online feedback form. All submissions are anonymous.

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