From: Tina Barker
Sent: 15 January 2015 14:50
To: Peter Barnett
Cc: Suzy Bastable
Subject: AWDM/1626/14 Nynex House Gardner Road Southwick

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Hi Peter

Please find below the Economic Development comments on the above application:

Nynex House is 57,228 sq ft of B1/B8 floor space with 132 car parking spaces on site, which has been vacant for a number of years, with marketing of the ground floor commencing in 2012. This site is situated in close proximity to the A259 with good rail and bus links and is located within an area of deprivation. The ground floor currently comprises of good quality office accommodation and has the capacity to be returned to industrial use. The first floor has been unoccupied for many years and has been stripped out leaving an open plan shell.

In Adur there is 3,778,132 sq ft of B Class employment floor space of which 94.7% is currently occupied or under offer. Please note that 97.8% of Industrial/Warehousing floor space is currently occupied or under offer in Adur and Economic Development (ED) are struggling to identify suitable industrial sites, to accommodate inward investment and indigenous business expansion.

In May 2014 ED met with the commercial agents for the site and a representative of Virgin Media who currently hold an existing lease on the ground floor. ED expressed concern that the site was perceived as being marketed at above market value and this was deterring interest in the site. ED was encouraged to hear that the price aspiration had recently reduced and agreed to help promote this site to businesses to secure employment occupation.

Since this meeting ED have been working to encourage full employment occupation of this site and have been working with 5 large scale B1/B8 occupiers, who have all expressed leasehold or freehold interest in the site, however, the reduction in price has not fully addressed concerns regarding the market value and 4 of the potential businesses have decided not to pursue the site at this stage. ED are currently working with the remaining B1/B8 occupier who's offer was recently rejected, but who are still keen to bring their operation and 190 employees to this site.

Economic Development therefore strongly object to this application for change of use to D1/D2 as the application does not demonstrate that this site is no longer viable for B1/B8 use and does not maximise employment potential within a deprived area.

Kind regards

Tina

Adur & Worthing councils

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