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**Wandsworth  
Employment Areas Survey  
2009**

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**February 2010**



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## Introduction

A survey of employment areas in the borough has been carried out to monitor the occupancy rate of individual employment units and their activities and use classes. The survey, although referred to as an Employment Area Survey, only covers former industrial locations and some new land allocated within the Vauxhall Nine Elms Battersea Opportunity Area (VNEB OA), it does not examine employment land within the Thames Policy Area of Town Centres. This survey replaces the previous Industrial Areas Survey undertaken in 2004.

Since the 2004 survey the industrial employment land designations have been redefined as part of the Local Development Framework Core Strategy. The changes to the boundaries of the former Industrial Employment Areas coupled with an increase in the amount of land surveyed in the VNEB OA makes it difficult to draw any firm comparative conclusions between the 2004 and 2009 survey.

Therefore the purpose of the 2009 survey is to provide a detailed picture of the employment locations across the borough. The 2009 survey will provide a base set of data for future comparative surveys.

### 1.1. Locations

This survey looks at Strategic Industrial Locations (SILs), Locally Significant Industrial Areas (LSIAs), and Mixed Use Former Industrial Employment Areas (MUFIEAs). These designations are new to the Core Strategy and replace the Unitary Development Plan (UDP) Industrial Employment Areas (IEAs). This survey also incorporates the Vauxhall Nine Elms Battersea Opportunity Area, designated as an area of potential growth in the London Plan. Data relating to the VNEB OA should be read as excluding sites already accounted for within the Queenstown Road SIL, unless stated otherwise in the relevant table or commentary. Section Five provides two separate summaries of the Opportunity Area, one including and one excluding sites identified as being within the Queenstown Road SIL.

The locations of the employment areas are summarised below and detailed on Map 1.3.1 over page.

The SILS are:

- Queenstown Road, and
- Summerstown industrial areas;

Both locations are identified as Preferred Industrial Locations (PIL) in the London Plan.

The LSIAs are:

- Wandsworth Central Wandsworth,
- Bendon Valley,
- Kimber Road,
- Old Sergeant and
- Thornsett Road.

These smaller industrial areas fulfil an essential role in Wandsworth's economy.

The MUFIEAs are :

- Wandsworth Business Village
- Gwynne Road
- Chatfield / Mendip Road
- Howie Street
- Ram Brewery
- Osiers Road

The MUFIEAs are considered suitable for mixed use development as identified in Core Strategy Policy PL6 - Meeting the Needs of the Local Economy.

## **1.2. Methodology**

Addresses were sourced from the Wandsworth Local Land and Property Gazetteer and were cross referenced with the 2004 data to ensure a cohesive approach was taken.

The surveys collected information on all units within the designated areas, including all upper floor units where the use was commercial. Details of the occupier, use, use class and main activities were collected, enabling changes in activity to be monitored over time.

The main activities were grouped into six categories;

- a – units used for industry/manufacturing;
- b – units used for warehousing/logistics;
- c – units used for offices;
- d – units used for other purposes i.e. shops, religious centres, bars, restaurants etc);
- ? – Units which their main activity is unclear;
- v – the unit is vacant.

The use class for each unit was also recorded in addition to the main activities noted on site.

The floor area of each unit was calculated using GIS planning software, and recorded as a Gross External Area.

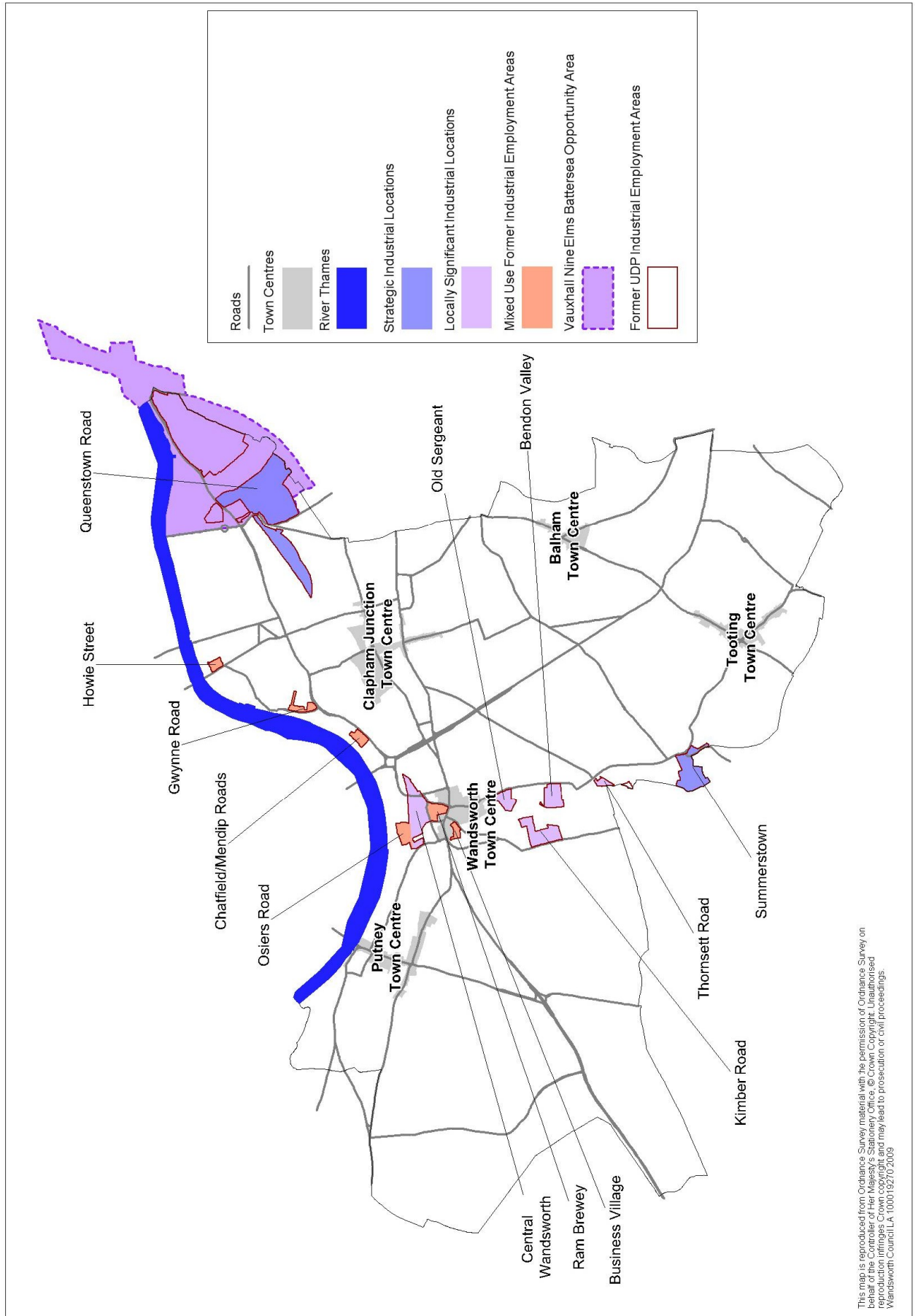
## **1.3. Limitations**

A limitation to this survey is that many units in the employment areas cannot be identified as vacant or occupied nor the main type of activity undertaken on site. These units have been classed as indeterminate. In total there were 196 units recognised in which the main activity could not be identified. Queenstown Road, Summerstown and Howie Street have been affected the most in this survey as they have the highest proportion of these types of units.

Sections of the survey where there are large proportions of unknown occupation or activity should be interpreted with more or less weight depending on how much data was unobtainable, especially when comparing with other employment areas.

Another limitation of the survey is it only identifies the level of occupancy and core activities; it does not consider the quality of space (in terms of the buildings lifecycle). It is therefore hard to determine how much occupied space is likely to become vacant as facilities become inadequate and dated. It would also be useful to know what proportion of vacant units are of a quality to be re-let and what proportion are in need of renovation or redevelopment.

**Map 1.3.1 Locations of Employment Areas within the London Borough of Wandsworth**



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# 1. Summary

## 1.1. Total Number of Units Surveyed

The total number of units across the borough's employment areas is 1,359, this is an increase of 166 units since the last survey undertaken back in 2004. This increase is partly due to the redefining of the former IEA boundaries in 2008 to form the newly classified employment areas, as well as a larger area within the VNEB OA being covered by the 2009 survey. A full summary is included in Appendix 1 - Summary Table.

## 1.2. Summary of Vacancy Rates Across the Boroughs Employment Areas (Table 1.1)

The 2009 survey identified 295 vacant units, this represents 22% of the total units within the boroughs employment areas (Table 1.1 below).

Although not directly comparable across each individual employment area due to boundary changes some comparison can be made with the 2004 survey which identified 10% of the total units as vacant. The increase in vacancy rate could be linked with a number of factors. In 2009 many buildings lay vacant pending planning permission for redevelopment, in particular the Business Village classified as a MUFIEA, accounting for 9,968 sqm of vacant floorspace. The current down turn in the economy is also likely to have had an effect on the number of units occupied.

**Table 1.1 Number and Percentage of Units Vacant by Employment Area Designation**

Employment Area Designation	No. Units	No. Vacant	% Vacant	% of Total Units in Designated Employment Areas
SILs	528	71	13%	5%
LSIA	331	48	15%	4%
MUFIEA	284	150	53%	11%
VNEB OA	216	26	12%	2%
Total	1,359	295	22%	22%

## 1.3. Summary of the Main Activities within the Boroughs Employment Areas (Table 1.2)

The main activities undertaken within the boroughs employment areas relate to industry and manufacturing with 370 units (27.2% of the boroughs total units) in such uses (Table 1.2 over page). The majority of the manufacturing and industrial activity is located within the SILs, accounting for 14% of the units within the borough. The designated area providing the lowest proportion of industrial and manufacturing units are the MUFIEAs.

Warehousing and logistics is the second most significant activity undertaken within the borough, accounting for 15.1% of the total units followed by office functions (14.6%) and other uses (6.7%).

The largest proportion of warehousing and logistics (22.4%) is located in the LSIAs closely followed by the VNEB OA (20.4%). Again the MUFIEAs have the lowest proportion of units within this activity (8.1%). In total warehousing and logistics account for 15.5% of the boroughs main activities.

There are a total of 199 office units located in the boroughs employment areas (14.6% of the total units). The highest concentration of office units is located within the VNEB OA, accounting for 24.1% of its total units (3.8% of the borough total).

Other Activity, such as shops, religious centres, bars and restaurants account for 91 units (6.7%). VNEB OA has the most units (33 units, 2.4% of the boroughs total) within this activity, mainly located around the Battersea Park Station area.

The primary activity undertaken within a significant proportion of the units within the borough were indeterminate (196 units, 14.4%), due to the lack of signage and limited signs of activity.

#### **1.4. Summary of Floorspace within the Boroughs Employment Areas. (Table 1.3)**

The VNEB OA provides a significant proportion of the boroughs employment floorspace (351,116 sqm - 40%), with the MUFIEAs providing the least amount of floorspace (88,405 sqm – 10%). (Table 1.3 over page)

Warehousing and logistics account for the largest proportion (29.6%) of floorspace within the borough. The area with the greatest proportion of warehousing and logistics are the LSIAs, with 39.9% of the floorspace in such activity. However the VNEB OA provides the most floor area as a proportion of the borough total (113,694 sqm, 12.9%).

The industrial and manufacturing floorspace is predominantly located in the SILs, with the SILs providing 95,616 sqm (10.9% of the borough total).

The majority of office floorspace (98,217 sqm -28%) is located in the VNEB OA.

**Table 1.2 Percentage of Main Activity by Employment Area Designation**

	Industry/manufacturing			Warehouse/Logistics			Office			Other			Unknown			Vacant			Under Construction			Total Total No. Units
	No. Units	% of Area	% Wandsworth Total	No. Units	% of Area	% Wandsworth Total	No. Units	% of Area	% Wandsworth Total	No. Units	% of Area	% Wandsworth Total	No. Units	% of Area	% Wandsworth Total	No. Units	% of Area	% Wandsworth Total	No. Units	% of Area	% Wandsworth Total	
<b>SIL</b>	190	36.0%	14.0%	64	12.1%	4.7%	79	15.0%	5.8%	24	4.5%	1.8%	100	18.9%	7.4%	71	13.4%	5.2%	0	0.0%	0.0%	528
<b>LSIA</b>	101	30.5%	7.4%	74	22.4%	5.4%	52	15.7%	3.8%	11	3.3%	0.8%	43	13.0%	3.2%	48	14.5%	3.5%	2	0.6%	0.1%	331
<b>MUFIEA</b>	53	18.7%	3.9%	23	8.1%	1.7%	16	5.6%	1.2%	23	8.1%	1.7%	18	6.3%	1.3%	150	52.8%	11.0%	1	0.4%	0.1%	284
<b>VNEB OA</b>	26	12.0%	1.9%	44	20.4%	3.2%	52	24.1%	3.8%	33	15.3%	2.4%	35	16.2%	2.6%	26	12.0%	1.9%	0	0.0%	0.0%	216
<b>Total</b>	370	27.2%	27.2%	205	15.1%	15.1%	199	14.6%	14.6%	91	6.7%	6.7%	196	14.4%	14.4%	295	21.7%	21.7%	3	0.2%	0.2%	1,359

**Table 1.3 Percentage Floorspace within the Boroughs Employment Areas**

	Industry/manufacturing			Warehouse/Logistics			Office			Other			Unknown			Vacant			Under Construction			Total Total No. Units
	sqm	% of Area	% Wandsworth Total	sqm	% of Area	% Wandsworth Total	sqm	% of Area	% Wandsworth Total	sqm	% of Area	% Wandsworth Total	sqm	% of Area	% Wandsworth Total	sqm	% of Area	% Wandsworth Total	sqm	% of Area	% Wandsworth Total	
<b>SIL</b>	95,616	40.0%	10.9%	44,298	18.5%	5.0%	24,746	10.4%	2.8%	32,686	13.7%	3.7%	24,618	10.3%	2.8%	16,968	7.1%	1.9%	0	0.0%	0.0%	238,931
<b>LSIA</b>	56,805	28.4%	6.5%	79,926	39.9%	9.1%	28,307	14.1%	3.2%	12,051	6.0%	1.4%	8,603	4.3%	1.0%	13,361	6.7%	1.5%	1,203	0.6%	0.1%	200,255
<b>MUFIEA</b>	6,063	6.9%	0.7%	22,244	25.2%	2.5%	24,577	27.8%	2.8%	14,931	16.9%	1.7%	722	0.8%	0.1%	19,358	21.9%	2.2%	511	0.6%	0.1%	88,405
<b>Nine Elms</b>	17,730	5.0%	2.0%	113,694	32.4%	12.9%	98,217	28.0%	11.2%	12,921	3.7%	1.5%	5,218	1.5%	0.6%	103,337	29.4%	11.8%	0	0.0%	0.0%	351,116
<b>Total</b>	176,213	20.1%	20.1%	260,162	29.6%	29.6%	175,846	20.0%	20.0%	72,589	8.3%	8.3%	39,161	4.5%	4.5%	153,023	17.4%	17.4%	1,714	0.2%	0.2%	878,708

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## Strategic Industrial Locations (SILs)

### 1.5. Queenstown Road SIL

Table 0.1 Summary of Queenstown Road SIL

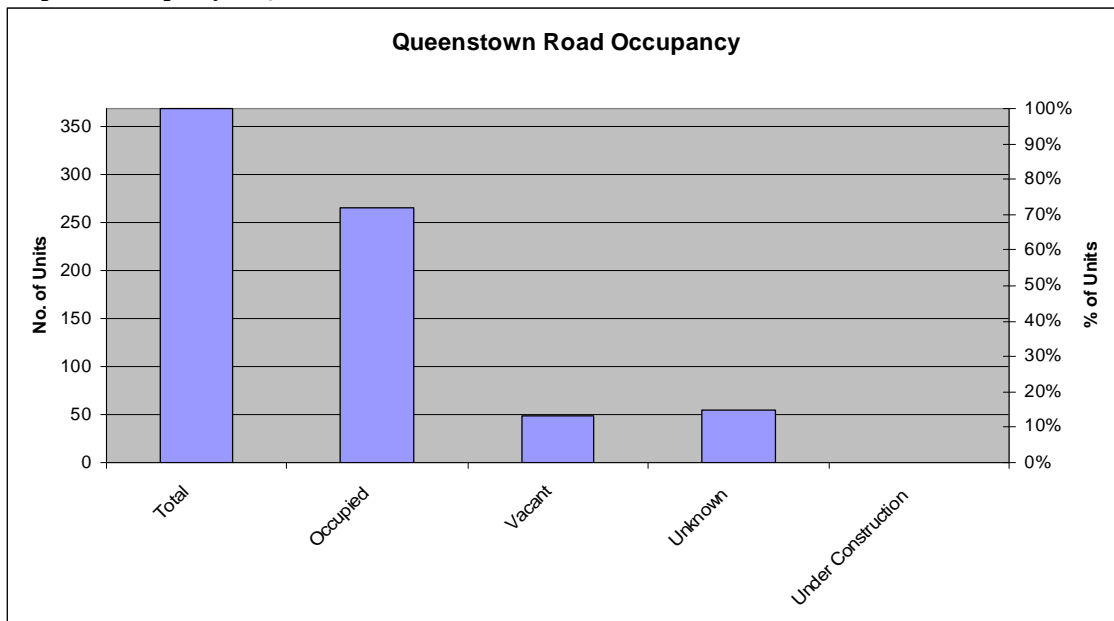
Units and Floorspace						
	No. Units		Floorspace (sqm)			
<b>Total</b>	<b>369</b>	<b>Units</b>	<b>100%</b>	<b>166,020</b>	<b>sqm</b>	<b>100%</b>
Occupied	266	Units	72%	150,518	sqm	91%
Vacant	48	Units	13%	11,743	sqm	7%
Unknown	55	Units	15%	3,759	sqm	2%
Under Construction	0	Units	0%	0	sqm	0%
Activity						
Manufacturing / Industry	121	Units	33%	56,499	sqm	34%
Warehousing / Logistics	41	Units	11%	26,825	sqm	16%
Offices	63	Units	17%	22,092	sqm	13%
Other	12	Units	3%	28,106	sqm	17%
Vacant	48	Units	13%	11,743	sqm	7%
Under construction	0	Units	0%	0	sqm	0%
Indeterminate	84	Units	23%	20,755	sqm	13%

#### 1.5.1. Occupancy

The Queenstown Road SIL has a total of 369 units making this the largest area surveyed in terms of number of units. This SIL includes but is not limited to the London Stone Business Centre, Abbey Business Centre, Battersea Business Park and Parkfield Industrial Estate.

The Queenstown Road SIL has a high level of occupancy with 72% of all units (91% of the total floorspace) occupied. At the time of surveying there were no new units under construction.

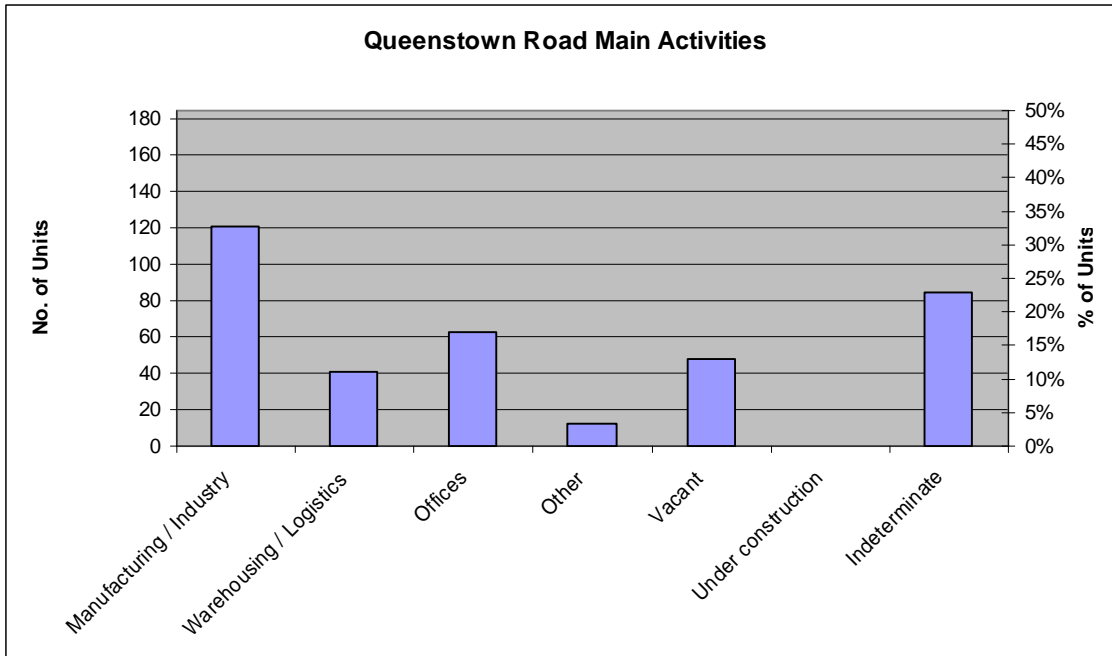
Graph 0.1 Occupancy in Queenstown Road SIL



### 1.5.2. Main Activity

The main activity within the Queenstown Road SIL is manufacturing and industry, accounting for 34% (56,499 sqm) of floorspace or 121 units (33% of the total units). However 23% of the total units have not yet had their activity identified.

Graph 0.2 Main Activities in Queenstown Road SIL



## 1.6. Summerstown SIL

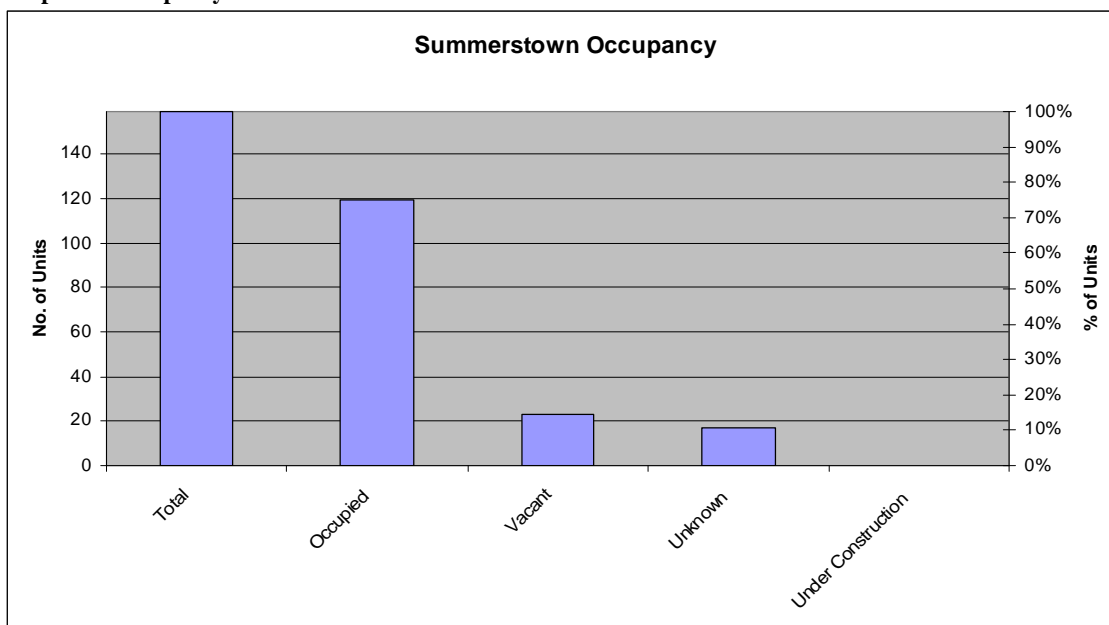
Table 0.2 Summary of Summerstown SIL

Units and Floorspace					
	No. Units			Floorspace (sqm)	
<b>Total</b>	<b>159</b>	<b>Units</b>	<b>100%</b>	<b>72,911</b>	<b>sqm</b>
Occupied	119	Units	75%	62,714	sqm
Vacant	23	Units	14%	5,225	sqm
Unknown	17	Units	11%	4,972	sqm
Under Construction	0	Units	0%	0	sqm
Activity					
Manufacturing / Industry	69	Units	43%	39,117	sqm
Warehousing / Logistics	23	Units	14%	17,473	sqm
Offices	16	Units	10%	2,654	sqm
Other	12	Units	8%	4,580	sqm
Vacant	23	Units	14%	5,225	sqm
Under construction	0	Units	0%	0	sqm
Indeterminate	16	Units	10%	3,863	sqm

### 1.6.1. Occupancy

The Summerstown SIL has a total of 159 units covering 72,911 sqm making it a much smaller SIL than Queenstown Road, only 43% the size of the Queenstown Road SIL. Like the Queenstown Road SIL the Summerstown SIL has a relatively high occupancy rate with 75% of its units (86% of the total floorspace) occupied.

Graph 0.3 Occupancy in Summerstown SIL

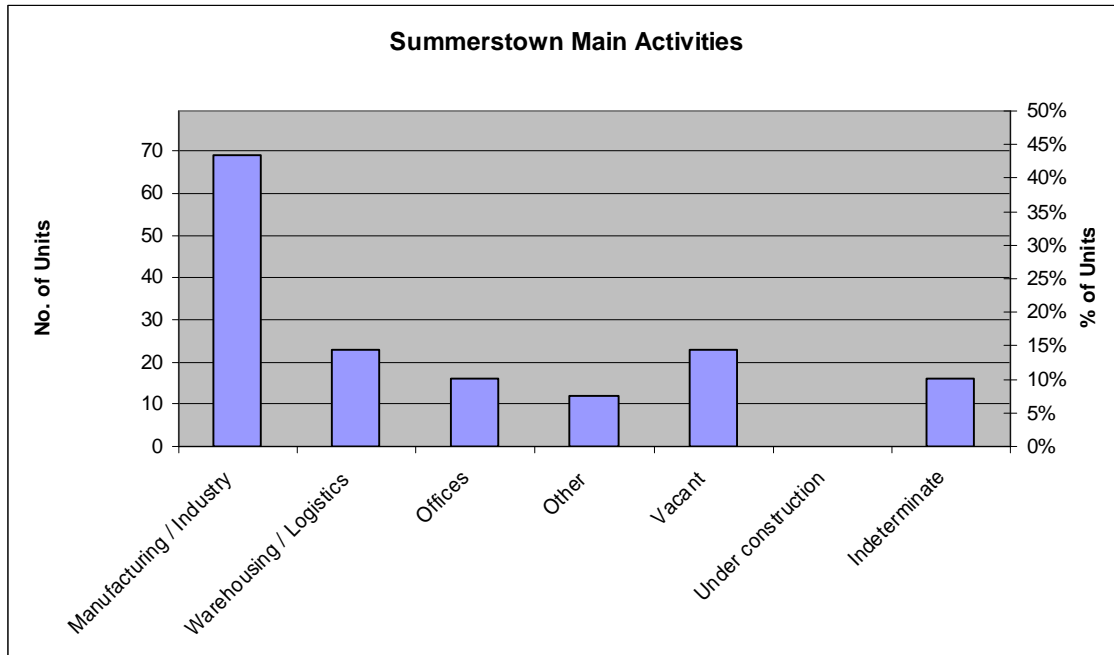


### 1.6.2. Main Activity

The main activity within the Summerstown SIL is manufacturing, accounting for 43% of the units or 54% of the total floorspace (39,117 sqm).

The Summerstown SIL has the highest proportion of manufacturing and industrial units when compared with the other employment areas across the borough. There remains a relatively low vacancy rate with only 23 of the units recorded as vacant, covering 5,225 sqm (7%) of the total available floorspace. However, the activity of 16 units (10% of the total units), 3,863 sqm floorspace remains unknown.

Graph 0.4 Main Activities in Summerstown SIL





## 2. Locally Significant Industrial Areas (LSIAs)

### 2.1. Central Wandsworth LSIA

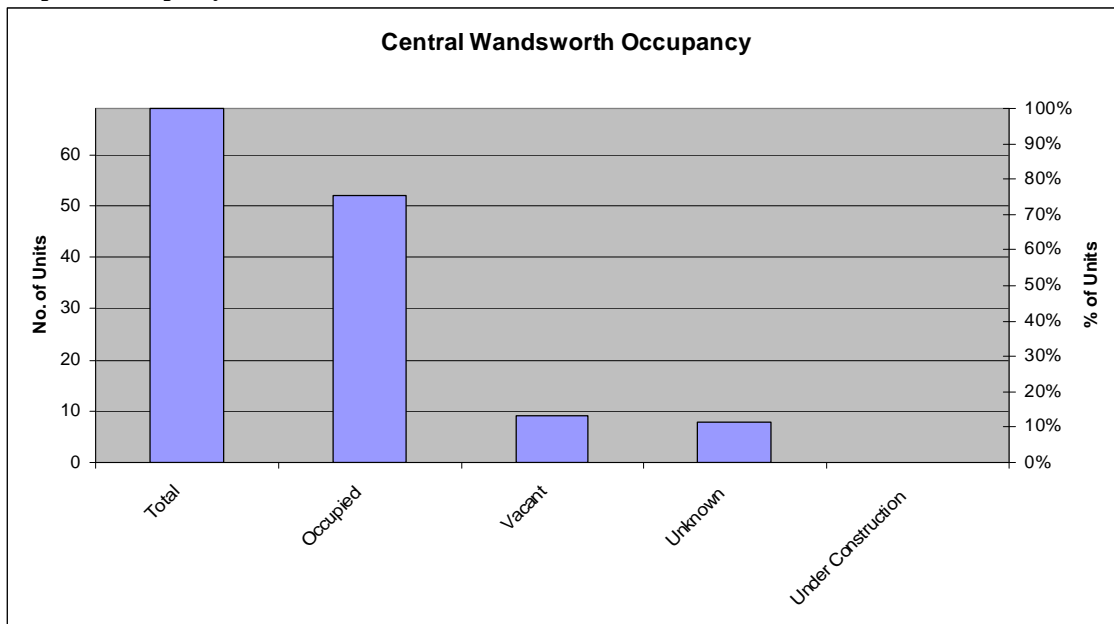
Table 2.1 Summary of Central Wandsworth LSIA

Units and Floorspace						
	No. Units		Floorspace (sqm)			
<b>Total</b>	<b>69</b>	<b>Units</b>	<b>100%</b>	<b>68,106</b>	<b>sqm</b>	<b>100%</b>
Occupied	52	Units	75%	62,321	sqm	92%
Vacant	9	Units	13%	5,545	sqm	8%
Unknown	8	Units	12%	240	sqm	0%
Under Construction	0	Units	0%	0	sqm	0%
Activity						
Manufacturing / Industry	16	Units	23%	14,249	sqm	21%
Warehousing / Logistics	19	Units	28%	31,307	sqm	46%
Offices	14	Units	20%	12,855	sqm	19%
Other	3	Units	4%	3,938	sqm	6%
Vacant	9	Units	13%	5,545	sqm	8%
Under construction	0	Units	0%	0	sqm	0%
Indeterminate	8	Units	12%	212	sqm	0%

#### 2.1.1. Occupancy

A total of 69 units were surveyed in the Central Wandsworth LSIA, providing 68,106 sqm of floorspace. The LSIA includes the Delta Business Park and Frogmore Complex along with other smaller sites. The Central Wandsworth LSIA has 75% of its units occupied, this covers 92% (62,321sqm ) of the total floorspace. 9 Units (13% of the total) remain vacant.

Graph 2.1 Occupancy in Central Wandsworth LSIA

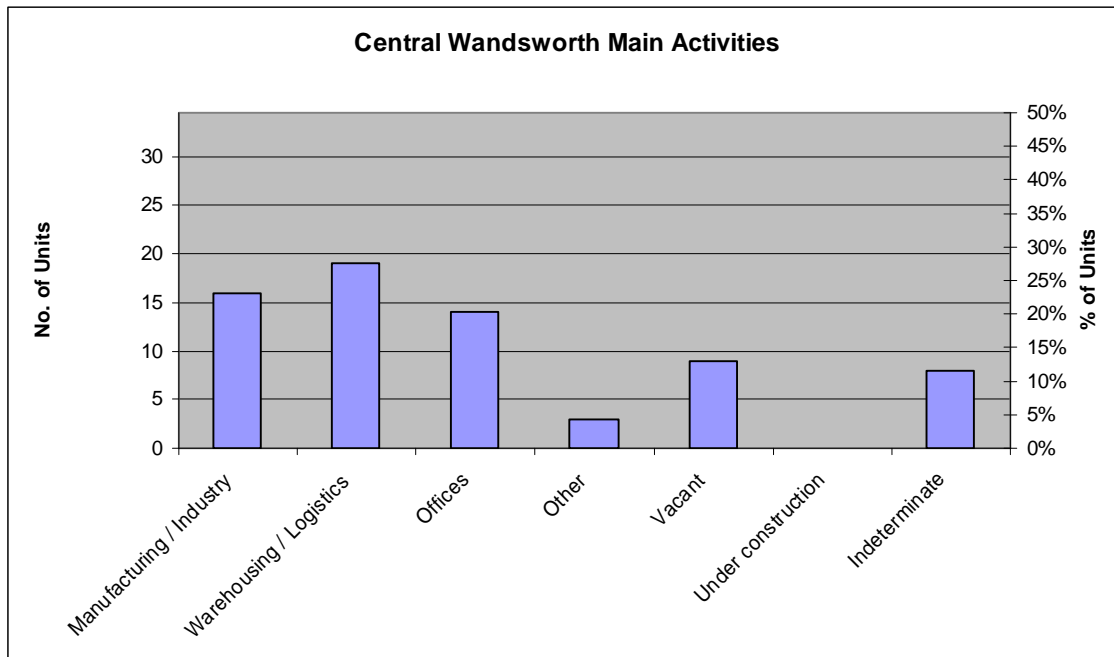


### 2.1.2. Main Activity

The main activity within the Central Wandsworth LSIA is warehousing and logistics, accounting for 28% of the total units, 46% (31,307 sqm) of the total floorspace.

The LSIA also has the second highest proportion of office units when compared with the all the employment areas across the borough. With 14 units in an office function, covering 12,855sqm of floorspace, 19% of the total floorspace within the LSIA.

Graph 2.2 Main Activities in Central Wandsworth LSIA



## 2.2. Bendon Valley LSIA

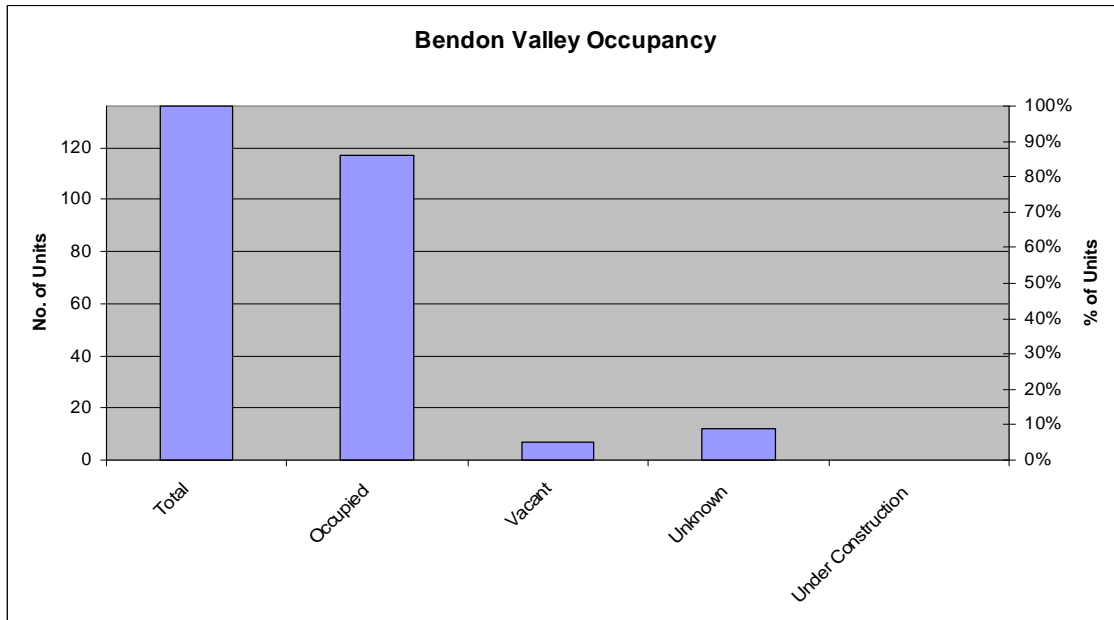
Table 2.2 Summary of Bendon Valley LSIA

Units and Floorspace					
	No. Units			Floorspace (sqm)	
<b>Total</b>	<b>136</b>	<b>Units</b>	<b>100%</b>	<b>31,406</b>	<b>sqm</b>
Occupied	117	Units	86%	24,361	sqm
Vacant	7	Units	5%	2,357	sqm
Unknown	12	Units	9%	4,688	sqm
Under Construction	0	Units	0%	0	sqm
Activity					
Manufacturing / Industry	53	Units	39%	11,227	sqm
Warehousing / Logistics	21	Units	15%	4,829	sqm
Offices	33	Units	24%	9,810	sqm
Other	2	Units	1%	533	sqm
Vacant	7	Units	5%	2,357	sqm
Under construction	0	Units	0%	0	sqm
Indeterminate	20	Units	15%	2,650	sqm

### 2.2.1. Occupancy

A total of 136 units were surveyed in the Bendon Valley LSIA. The Bendon Valley LSIA has the second highest level of occupancy out all of the employment areas within the borough with 86% of the units occupied and 78% (24,361 sqm) of the total floorspace occupied.

Graph 2.3 Occupancy in Bendon Valley LSIA

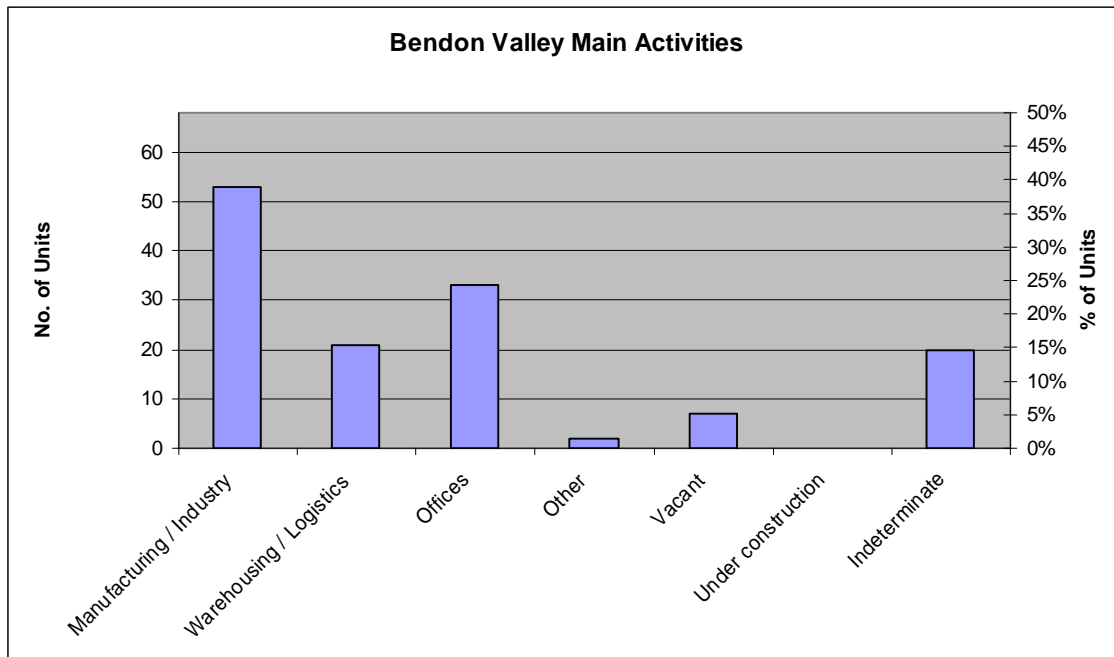


### 2.2.2. Main Activity

The main activity within the Bendon Valley LSIA is manufacturing and industry, accounting for 39% of the total units, or 36% (11,227 sqm) of the total floorspace.

Office uses also accounts for a significant proportion of the activity within the LSIA with 24% of the units in an office use, making it the largest proportion of office provision out of all the designated employment areas.

Graph 2.4 Main Activities in Bendon Valley LSIA



### 2.3. Kimber Road LSIA

Table 2.3 Summary of Kimber Road LSIA

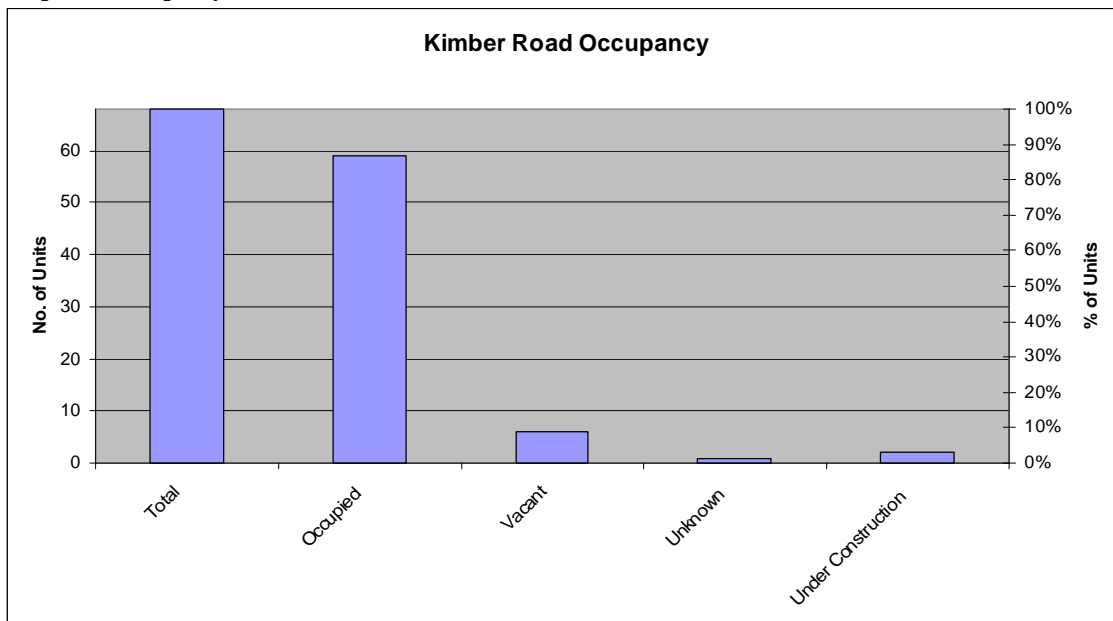
Units and Floorspace						
	No. Units		Floorspace (sqm)			
<b>Total</b>	<b>68</b>	<b>Units</b>	<b>100%</b>	<b>59,537</b>	<b>sqm</b>	<b>100%</b>
Occupied	59	Units	87%	55,483	sqm	93%
Vacant	6	Units	9%	2,798	sqm	5%
Unknown	1	Units	1%	53	sqm	0%
Under Construction	2	Units	3%	1,203	sqm	2%
Activity						
Manufacturing / Industry	21	Units	31%	20,887	sqm	35%
Warehousing / Logistics	25	Units	37%	21,358	sqm	36%
Offices	3	Units	4%	4,434	sqm	7%
Other	4	Units	6%	6,960	sqm	12%
Vacant	6	Units	9%	2,798	sqm	5%
Under construction	2	Units	3%	1,203	sqm	2%
Indeterminate	7	Units	10%	1,897	sqm	3%

#### 2.3.1. Occupancy

A total of 68 units were surveyed in the Kimber Road LSIA providing 59,537 sqm of floorspace. The LSIA includes, but is not limited to the Kimber Centre and Glenville Mews. New to the Kimber Road LSIA are two new units currently under construction, once completed will provide 1,203 sqm of new floorspace.

The Kimber Road LSIA has the largest proportion of occupied units out of all the designated employment areas within the borough with 87% of the units (93% of the total floorspace) occupied. The occupancy status of one unit within the LSIA remains unknown.

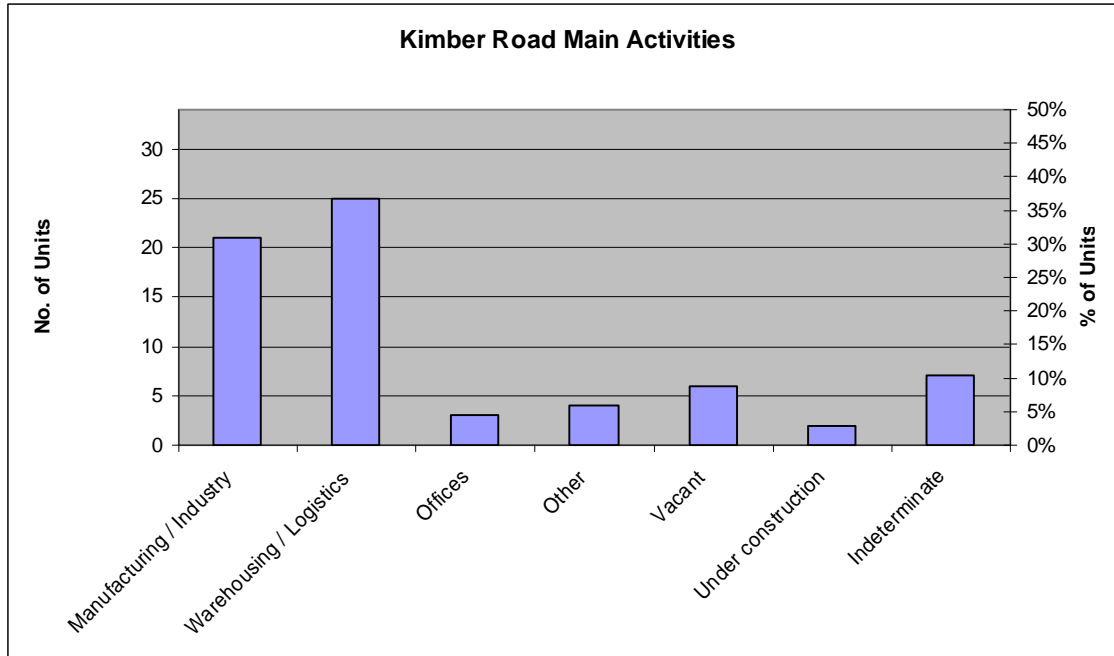
Graph 2.5 Occupancy in Kimber Road LSIA



### 2.3.2. Main Activity

The main activity within the Kimber Road LSIA is warehousing and logistics, accounting for 37% of the total units, or 36% (21,358 sqm) of the total floorspace.

Graph 2.6 Main Activities in Kimber Road LSIA



## 2.4. Old Sergeant LSIA

Table 2.4 Summary of Old Sergeant LSIA

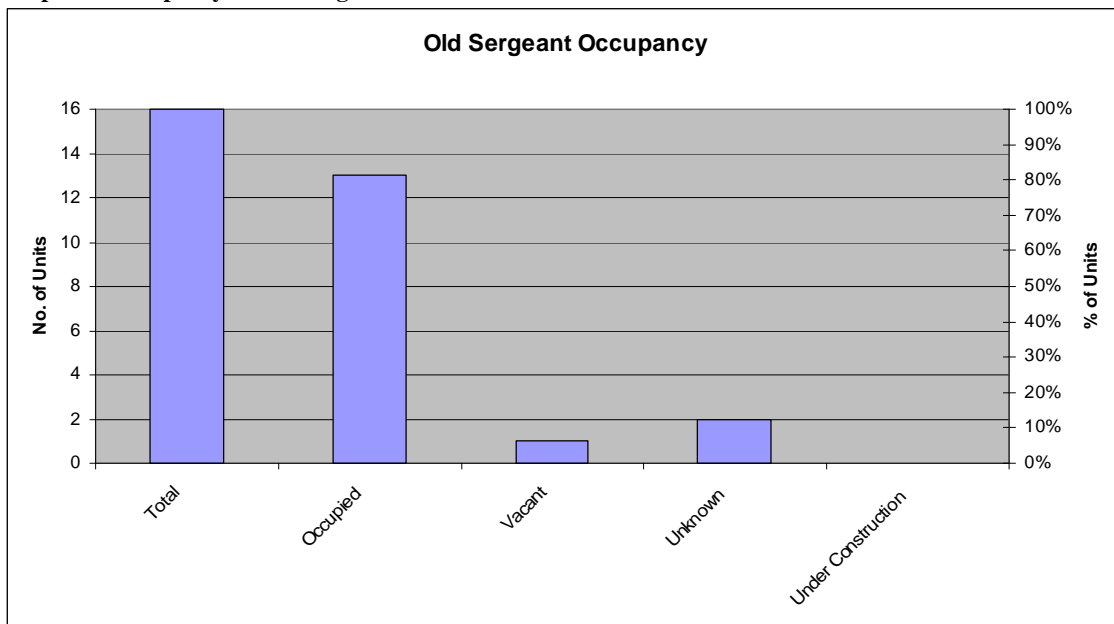
Units and Floorspace						
	No. Units		Floorspace (sqm)			
<b>Total</b>	<b>16</b>	<b>Units</b>	<b>100%</b>	<b>33,155</b>	<b>sqm</b>	<b>100%</b>
Occupied	13	Units	81%	32,290	sqm	97%
Vacant	1	Units	6%	865	sqm	3%
Unknown	2	Units	13%	0	sqm	0%
Under Construction	0	Units	0%	0	sqm	0%
Activity						
Manufacturing / Industry	4	Units	25%	8,896	sqm	27%
Warehousing / Logistics	7	Units	44%	21,950	sqm	66%
Offices	1	Units	6%	1,044	sqm	3%
Other	1	Units	6%	400	sqm	1%
Vacant	1	Units	6%	865	sqm	3%
Under construction	0	Units	0%	0	sqm	0%
Indeterminate	2	Units	13%	0	sqm	0%

### 2.4.1. Occupancy

In terms of lettable units the Old Sergeant LSIA is the smallest of the five LSIA's with a total of 16 units providing 33,155 sqm of floorspace.

The Old Sergeant LSIA has 81% of its units occupied, 97% (32,290 sqm) of its total floorspace, making it the third most occupied employment area in the borough. Only one unit (6% of the total) remains vacant with the occupancy status of a further two units (13% of the total) unknown.

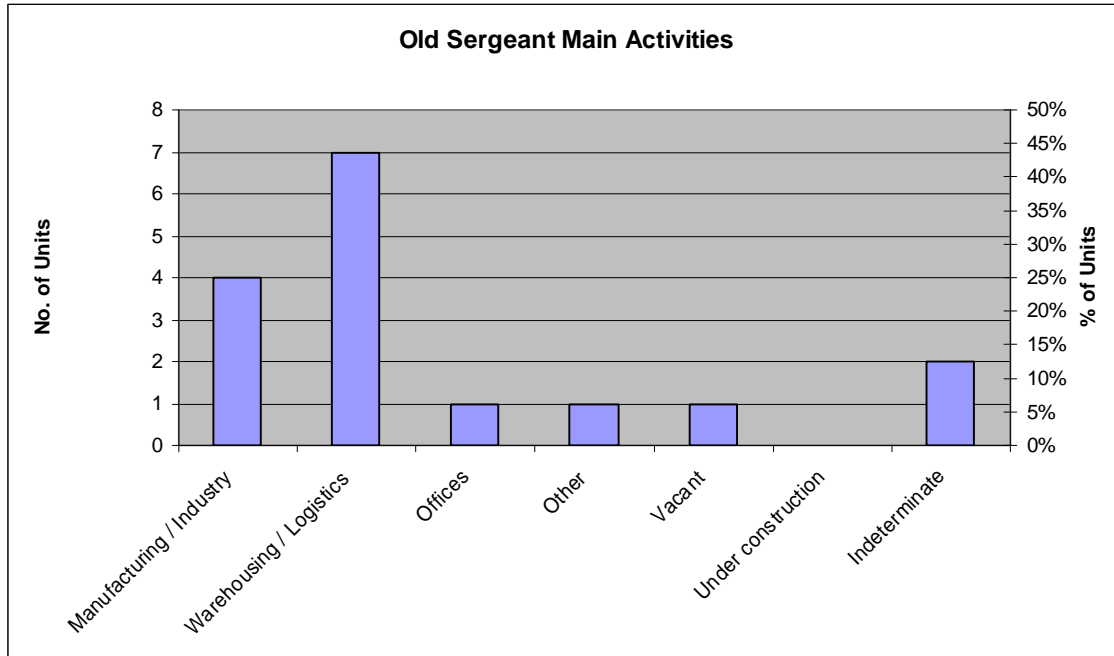
Graph 2.7 Occupancy in Old Sergeant LSIA



### 2.4.2. Main Activity

The main activity within the Old Sergeant LSIA is warehousing and logistics, accounting for 44% of the units or 66% of the total floorspace (21,950 sqm). This employment area has the highest proportion of warehousing and logistic activity when compared with other designated employment areas within the borough.

Graph 2.8 Main Activities in Old Sergeant LSIA





## 2.5. Thornsett Road LSIA

Table 2.5 Summary of Thornsett Road LSIA

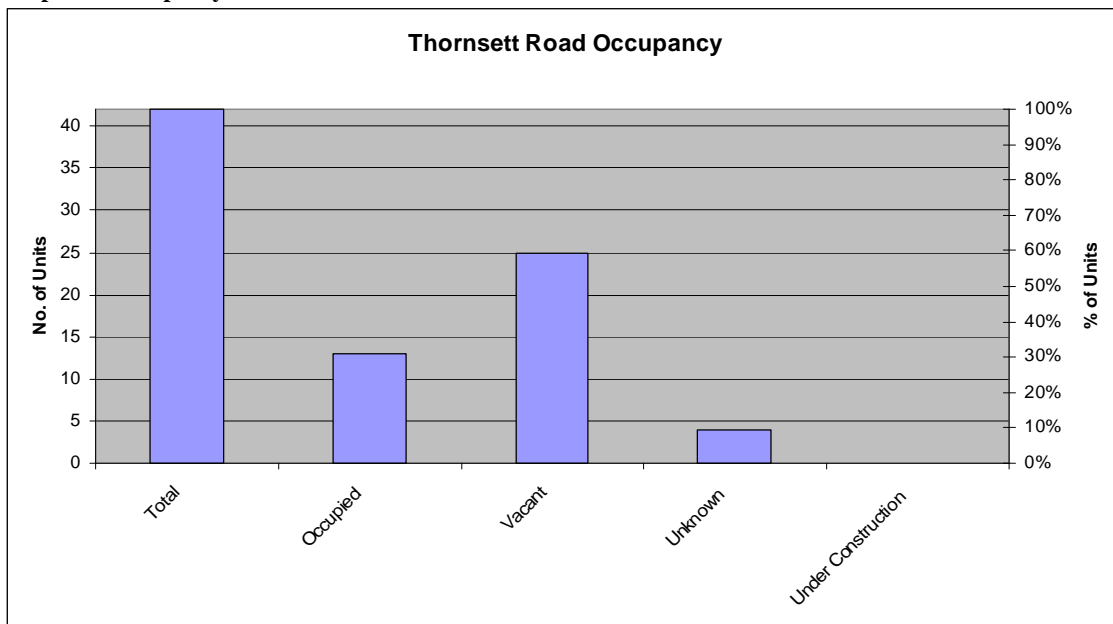
Units and Floorspace					
	No. Units			Floorspace (sqm)	
<b>Total</b>	<b>42</b>	<b>Units</b>	<b>100%</b>	<b>8,052</b>	<b>sqm</b>
Occupied	13	Units	31%	2,704	sqm
Vacant	25	Units	60%	1,796	sqm
Unknown	4	Units	10%	3,552	sqm
Under Construction	0	Units	0%	0	sqm
Activity					
Manufacturing / Industry	7	Units	17%	1,546	sqm
Warehousing / Logistics	2	Units	5%	482	sqm
Offices	1	Units	2%	164	sqm
Other	1	Units	2%	220	sqm
Vacant	25	Units	60%	1,796	sqm
Under construction	0	Units	0%	0	sqm
Indeterminate	6	Units	14%	3,844	sqm

### 2.5.1. Occupancy

A total of 42 units were surveyed in the Thornsett Road LSIA providing 8,052 sqm of floorspace, making it the smallest employment areas surveyed in terms of gross available floorspace.

The Thornsett Road LSIA has 31% of its units occupied, covering 34% (2,704 sqm) of the total floorspace. 25 units (60%) are vacant with the occupancy status of a further 4 units (10%) unknown.

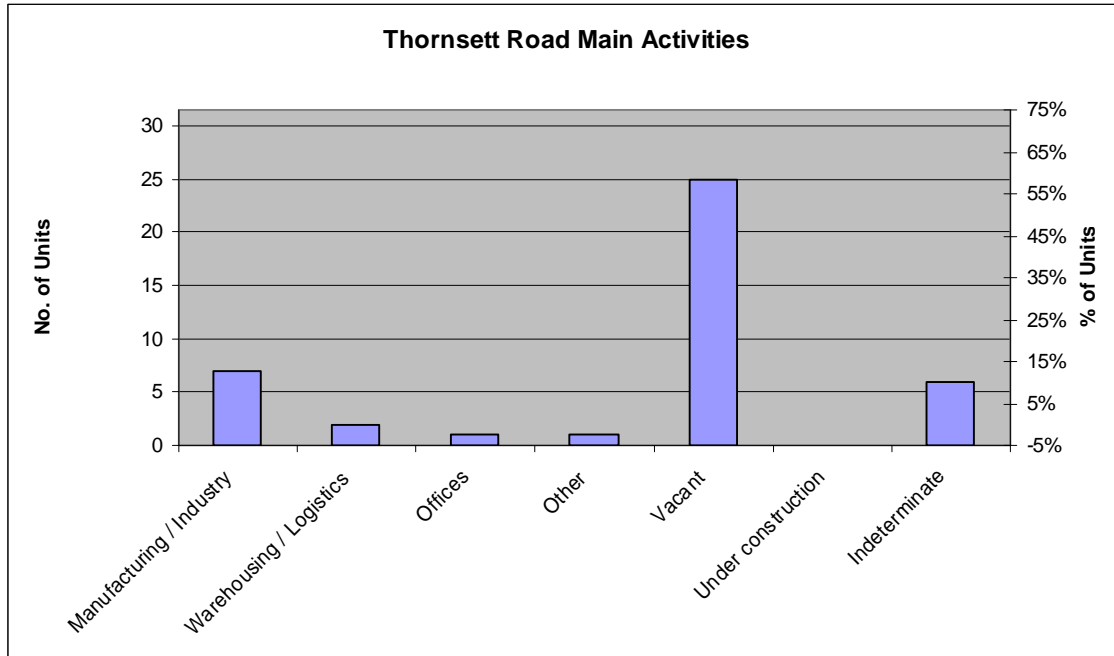
Graph 2.9 Occupancy in Thornsett LSIA



### 2.5.2. Main Activity

The number of vacant units in Thornsett Road dominates the main activities graph below with 60% of the units unoccupied. The most prominent in use activity within the LSIA is manufacturing and industry occupying 7 units (17% of the total), however, the activity within 6 units (14% of the total) was unidentified.

Graph 2.10 Main Activities in Thornesett Rorad LSIA



### 3. Mixed Use Former Industrial Employment Areas (MUFIEAs)

#### 3.1. Business Village MUFIEA

Table 3.1 Summary of Business Village MUFIEA

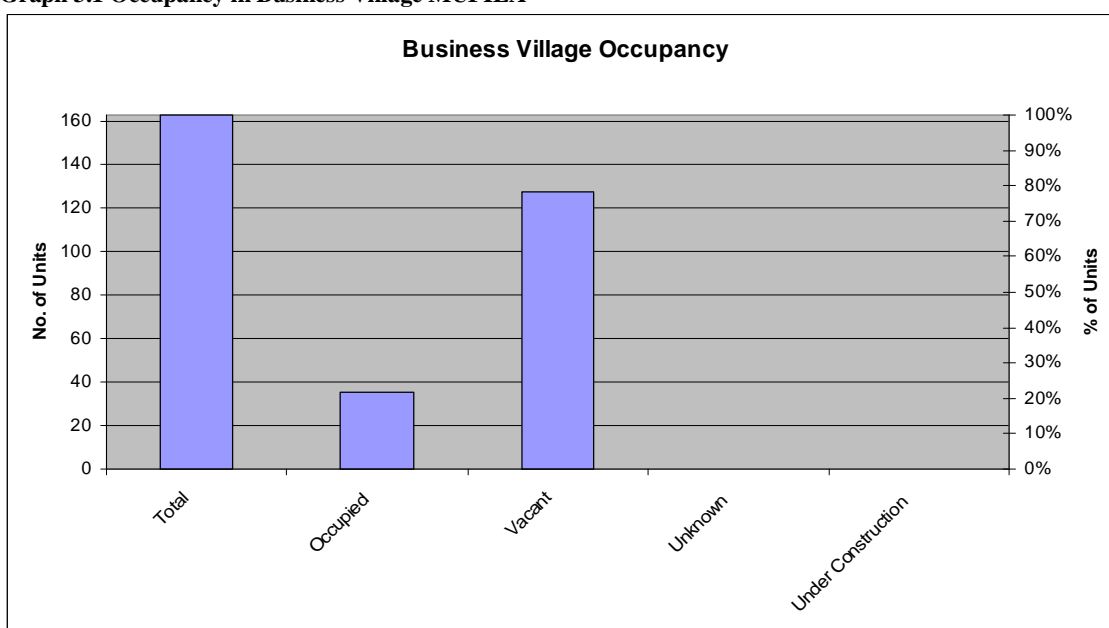
Units and Floorspace					
	No. Units			Floorspace (sqm)	
<b>Total</b>	<b>163</b>	<b>Units</b>	<b>100%</b>	<b>14,284</b>	<b>sqm 100%</b>
Occupied	35	Units	21%	4,260	sqm 30%
Vacant	128	Units	79%	10,024	sqm 70%
Unknown	0	Units	0%	0	sqm 0%
Under Construction	0	Units	0%	0	sqm 0%
Activity					
Manufacturing / Industry	34	Units	21%	792	sqm 6%
Warehousing / Logistics	0	Units	0%	0	sqm 0%
Offices	1	Units	1%	3,468	sqm 24%
Other	0	Units	0%	0	sqm 0%
Vacant	128	Units	79%	10,024	sqm 70%
Under construction	0	Units	0%	0	sqm 0%
Indeterminate	0	Units	0%	0	sqm 0%

#### 3.1.1. Occupancy

A total of 163 units were surveyed in the Business Village MUFIEA providing 14,284 sqm of floorspace. Only 35 of the total units (21%) are occupied within the Business Village MUFIEA, this covers 30% (4,260 sqm) of the total floorspace. 128 units (79%) remain vacant.

The Business Village site has been deemed contaminated and is due for redevelopment, explaining why it has the highest vacancy rate of all the employment areas within Wandsworth.

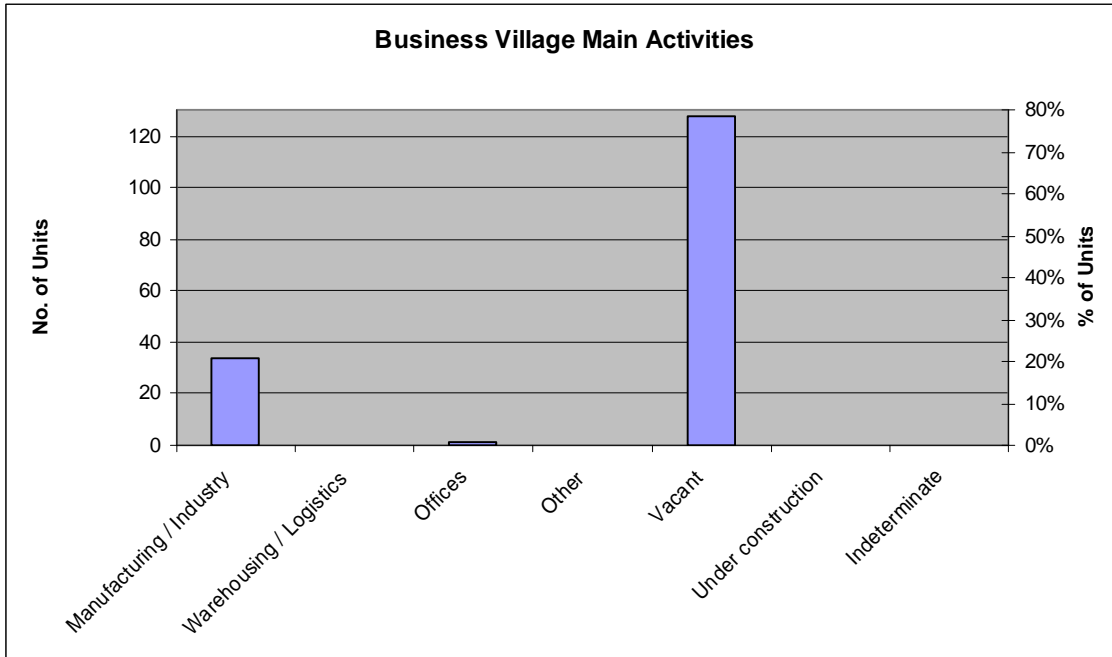
Graph 3.1 Occupancy in Business Village MUFIEA



### 3.1.2. Main Activity

The main in use activity within the Business Village MUFIEA is manufacturing and industry, accounting for 21% of the units or 6% of the total floorspace (792 sqm). In terms of floorspace the most significant activity is office based with 9 businesses occupying 1 unit (less than 1% of the total) covering 3,468 sqm of floorspace (24% of the total).

Graph 3.2 Main Activities in Business Village MUFIEA



### 3.2. Gwynne Road MUFIEA

Table 3.2 Summary of Gwynne Road MUFIEA

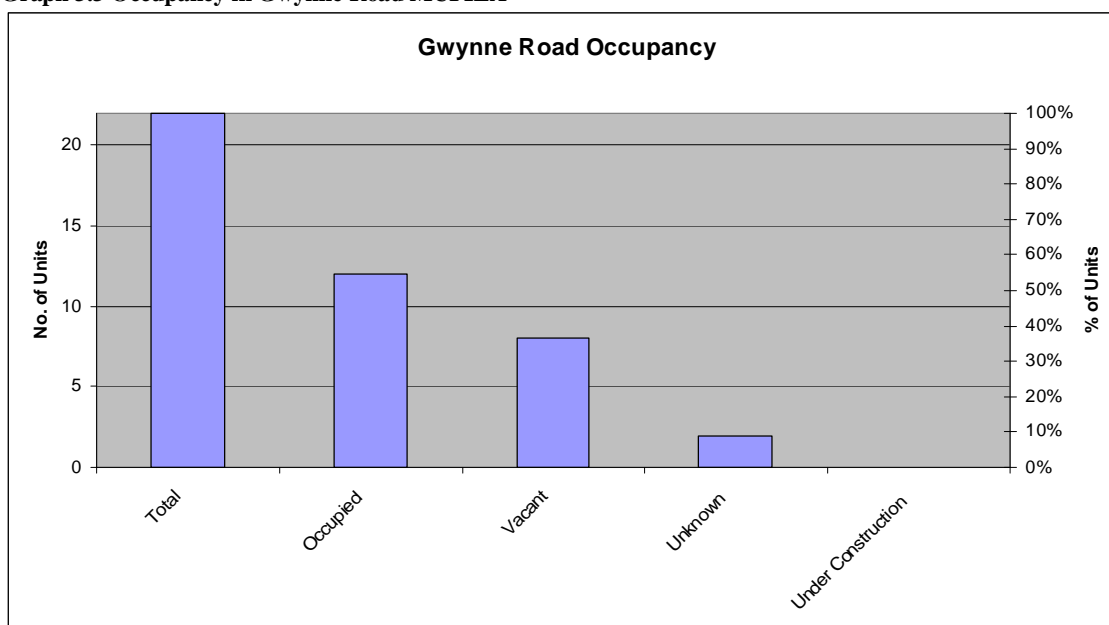
Units and Floorspace						
	No. Units		Floorspace (sqm)			
<b>Total</b>	<b>22</b>	<b>Units</b>	<b>100%</b>	<b>12,810</b>	<b>sqm</b>	<b>100%</b>
Occupied	12	Units	55%	10,600	sqm	83%
Vacant	8	Units	36%	2,092	sqm	16%
Unknown	2	Units	9%	118	sqm	1%
Under Construction	0	Units	0%	0	sqm	0%
Activity						
Manufacturing / Industry	4	Units	18%	969	sqm	8%
Warehousing / Logistics	3	Units	14%	6,241	sqm	49%
Offices	1	Units	5%	1,492	sqm	12%
Other	4	Units	18%	1,898	sqm	15%
Vacant	8	Units	36%	2,092	sqm	16%
Under construction	0	Units	0%	0	sqm	0%
Indeterminate	2	Units	9%	118	sqm	1%

#### 3.2.1. Occupancy

A total of 22 units were surveyed in the Gwynne Road MUFIEA providing 12,810 sqm of floorspace.

The Gwynne Road MUFIEA has 55% of its units occupied; this covers 83% (10,600 sqm) of the total available floorspace. There are 8 units (36% of the total) vacant with the occupancy status of a further 2 (9%) unknown. There has been an increase in the number of vacant units in the MUFIEA following planning permission being granted for the redevelopment of 6-16 Gwynne Road. The redevelopment includes the construction of a six-storey building comprising 100 flats and 1,370 sqm of new office floorspace.

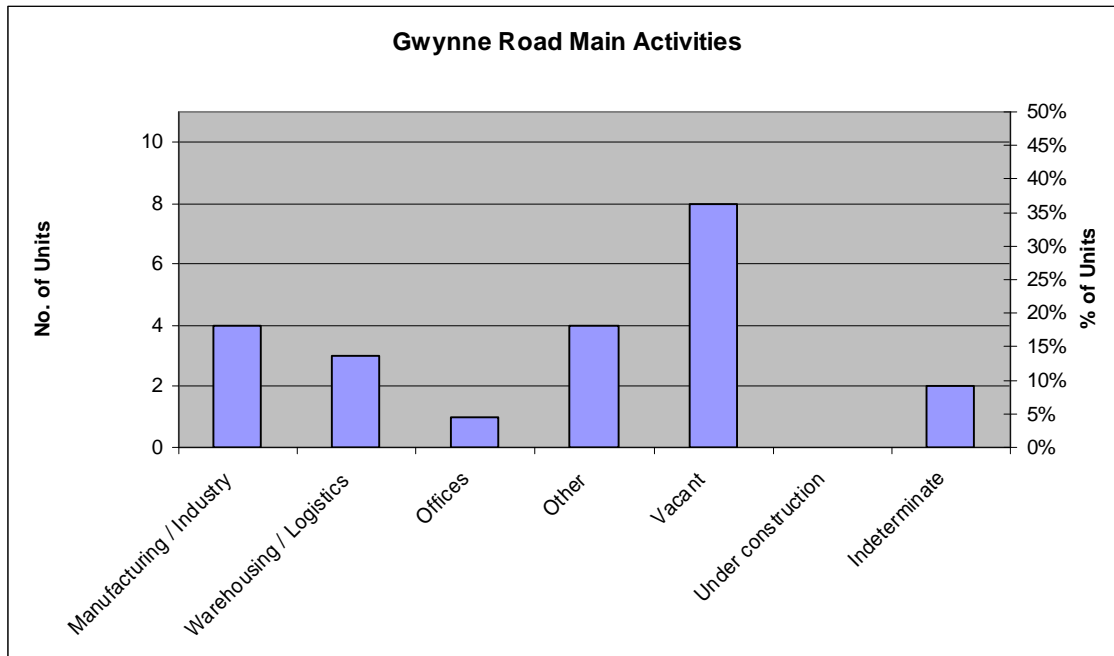
Graph 3.3 Occupancy in Gwynne Road MUFIEA



### 3.2.2. Main Activity

The main activity within the Gwynne Road MUFIEA is manufacturing and industry, and other types of units such as retail outlets, each accounting for 18% of the total units. However, warehousing and logistics takes up the majority of the total floorspace, covering 49% (6,241 sqm) of the area.

Graph 3.4 Main Activities in Gwynne Road MUFIEA



### 3.3. Chatfield/Mendip Road MUFIEA

Table 3.3 Summary of Chatfield/Mendip Road MUFIEA

Units and Floorspace						
	No. Units		Floorspace (sqm)			
<b>Total</b>	<b>34</b>	<b>Units</b>	<b>100%</b>	<b>18,302</b>	<b>sqm</b>	<b>100%</b>
Occupied	27	Units	79%	17,402	sqm	95%
Vacant	3	Units	9%	389	sqm	2%
Unknown	3	Units	9%	0	sqm	0%
Under Construction	1	Units	3%	511	sqm	3%
Activity						
Manufacturing / Industry	3	Units	9%	547	sqm	3%
Warehousing / Logistics	8	Units	24%	9,731	sqm	53%
Offices	5	Units	15%	5,812	sqm	32%
Other	11	Units	32%	1,312	sqm	7%
Vacant	3	Units	9%	389	sqm	2%
Under construction	1	Units	3%	511	sqm	3%
Indeterminate	3	Units	9%	0	sqm	0%

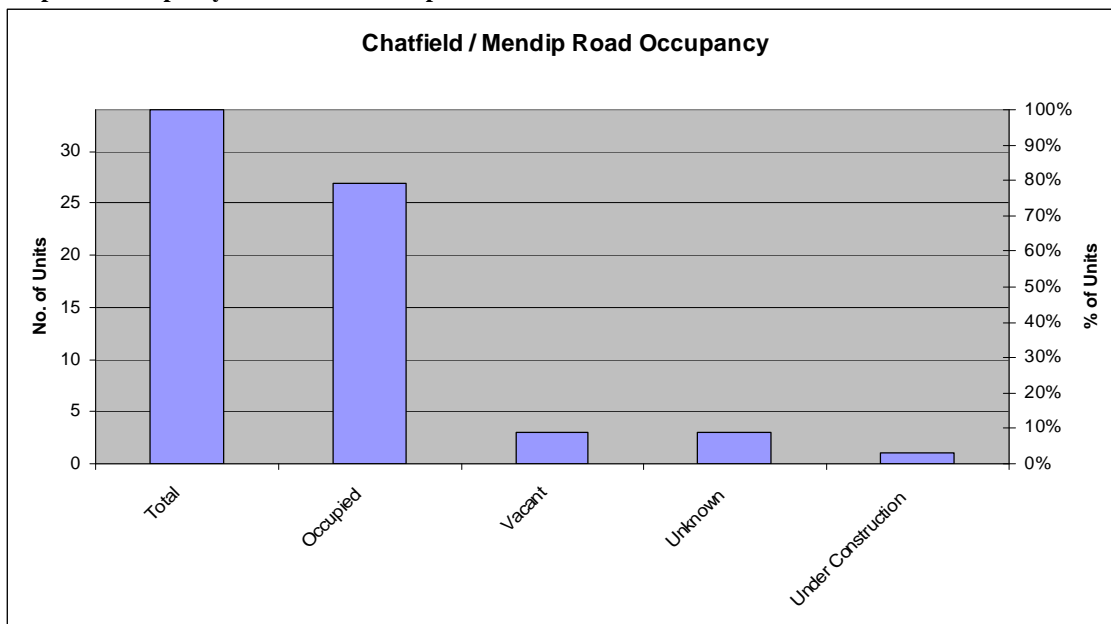
#### 3.3.1. Occupancy

A total of 34 units were surveyed in the Chatfield / Mendip Road MUFIEA providing 18,302 sqm of floorspace.

The Chatfield / Mendip Road MUFIEA has 79% of its units occupied, this covers 95% (17,402 sqm) of the total floorspace. Only 3 units (9% of the total) are vacant, meaning the MUFIEA has the lowest vacancy rate compared with the other employment areas within Wandsworth. The occupancy status of 3 units (9%) is unknown.

208-214 York Road is under construction and will provide 29 residential units and 511 sqm of retail and business floorspace.

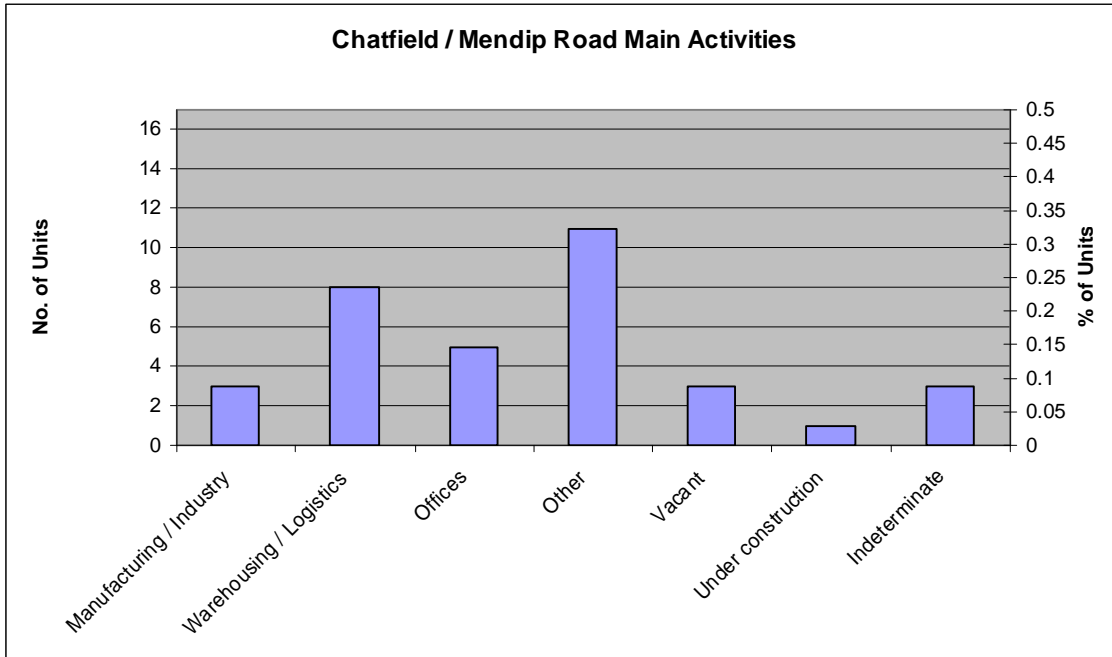
Graph 3.5 Occupancy in Chatfield/Mendip Road MUFIEA



### 3.3.2. Main Activity

The main activity within the Chatfield / Mendip Road MUFIEA are other uses, this is due to the large number of shops and food premises on York Road. There are 11 units (32%) in other uses, this covers 7% (1,312 sqm) of the total floorspace. However, the floorspace figures indicate that the main activity carried out in this area is warehousing and logistics with 53% of the total floorspace (9,731 sqm) used for such activities.

Graph 3.6 Main Activities in Chatfield/Mendip Road MUFIEA





### 3.4. **Howie Street MUFIEA**

Table 3.4 Summary of Howie Street MUFIEA

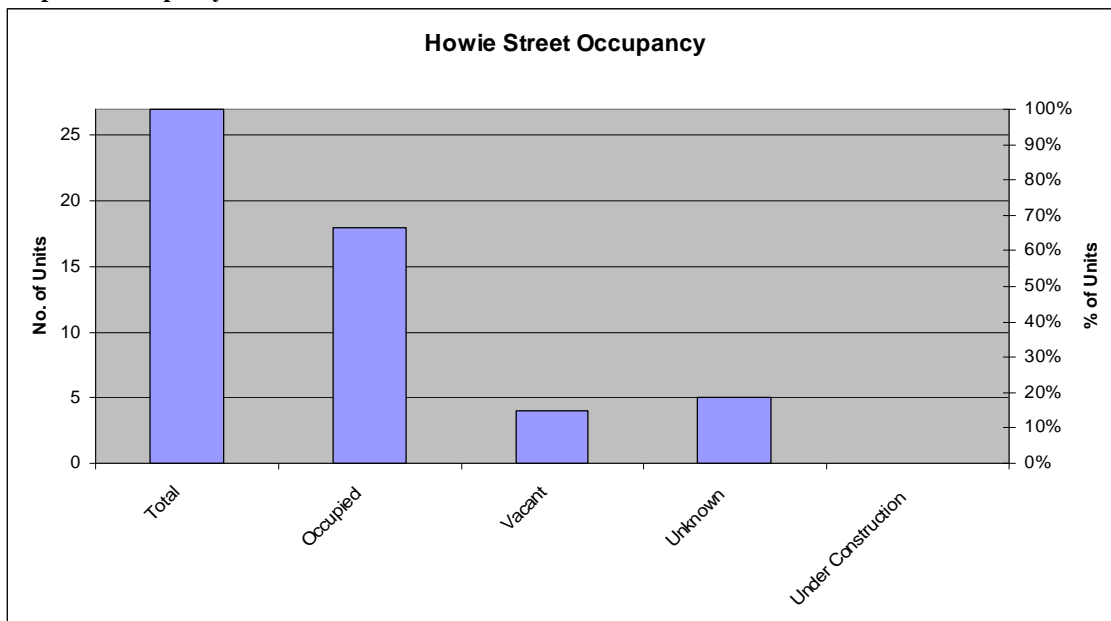
Units and Floorspace						
	No. Units		Floorspace (sqm)			
<b>Total</b>	<b>27</b>	<b>Units</b>	<b>100%</b>	<b>14,186</b>	<b>sqm</b>	<b>100%</b>
Occupied	18	Units	67%	12,418	sqm	88%
Vacant	4	Units	15%	1,653	sqm	12%
Unknown	5	Units	19%	115	sqm	1%
Under Construction	0	Units	0%	0	sqm	0%
Activity						
Manufacturing / Industry	4	Units	15%	1,306	sqm	9%
Warehousing / Logistics	2	Units	7%	1,491	sqm	11%
Offices	5	Units	19%	5,571	sqm	39%
Other	6	Units	22%	3,869	sqm	27%
Vacant	4	Units	15%	1,653	sqm	12%
Under construction	0	Units	0%	0	sqm	0%
Indeterminate	6	Units	22%	296	sqm	2%

#### 3.4.1. **Occupancy**

A total of 27 units were surveyed in the Howie Street MUFIEA providing 14,186 sqm of floorspace.

The Howie Street MUFIEA has 67% of its units occupied, this covers 88% (12,418 sqm) of the total floorspace. 4 units (15% of the total) remain vacant with occupancy status of a further 5 units (19%) unknown. The number of units with unknown occupancy status in the Howie Street MUFIEA is the highest of all the employment areas in Wandsworth. This means the amount of weight given to any of the assertions made in this survey should be considered carefully, especially when comparing with other employment areas.

Graph 3.7 Occupancy in Howie Street MUFIEA

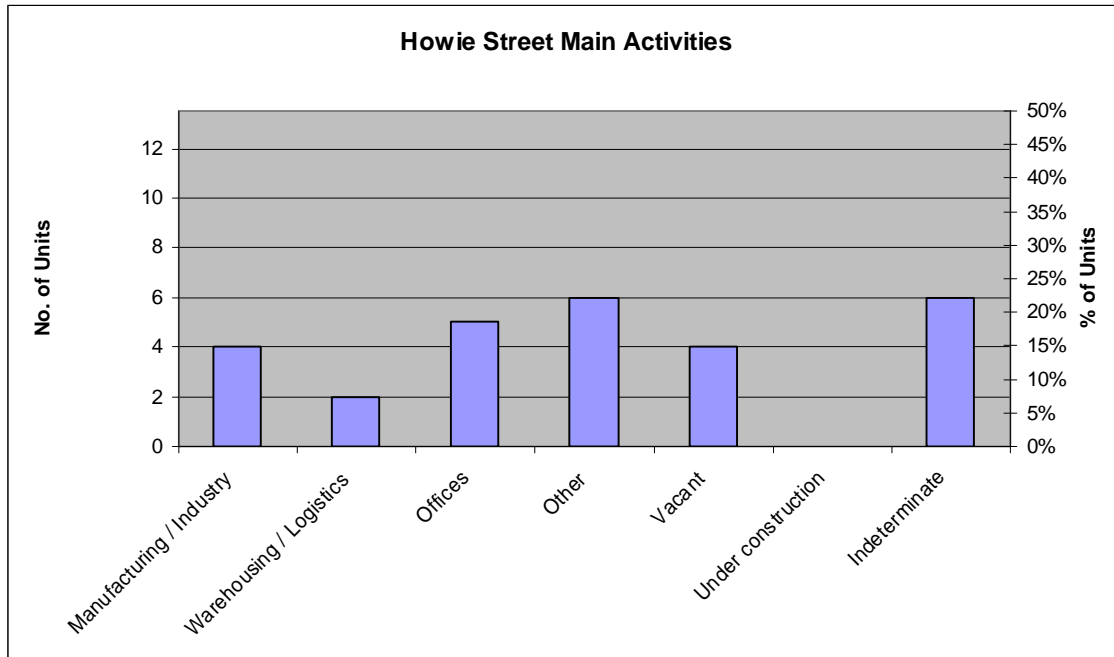


### 3.4.2. Main Activity

The main activity within the Howie Street MUFIEA is 'other' uses, this is due to the Royal College of Art, the coach depot and shops in this area. Other uses accounts for 22% of the total units or 27% of the total floorspace (3,869 sqm). The activities undertaken within a further 22% of the units were unidentified.

In terms of floorspace the most prominent activity within the MUFIEA, and when compared with the rest of the employment land is office uses. Office usage covers 39% of the total floor area (5,571 sqm).

Graph 3.8 Main Activities in Howie Street MUFIEA



### 3.5. Ram Brewery MUFIEA

Table 3.5 Summary of Ram Brewery MUFIEA

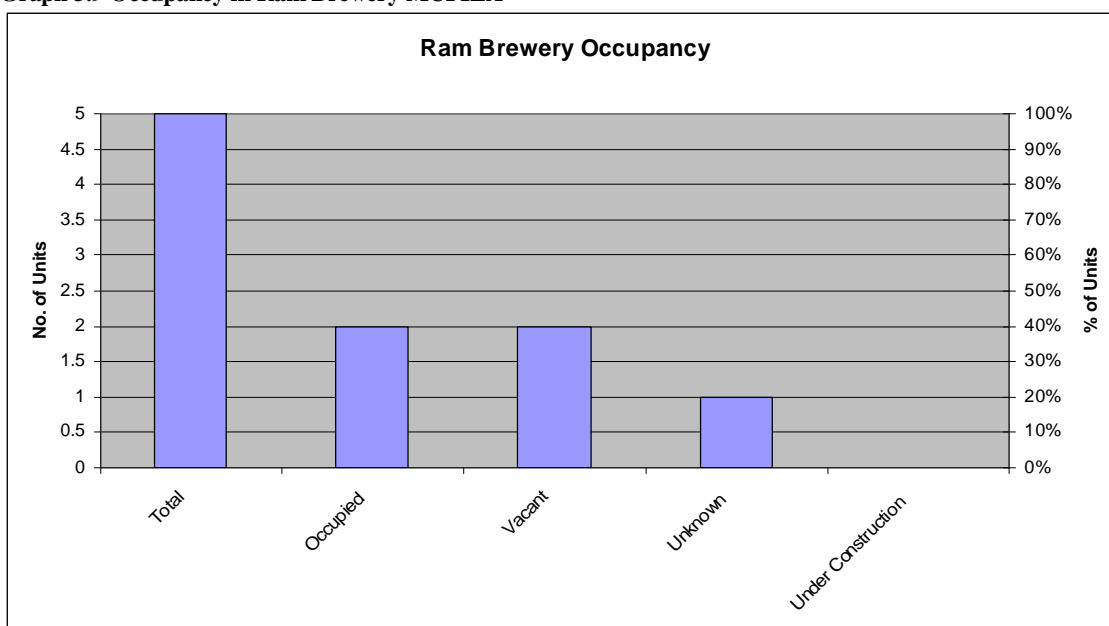
Units and Floorspace				
	No. Units		Floorspace (sqm)	
<b>Total</b>	<b>5 Units</b>	<b>100%</b>	<b>17,044 sqm</b>	<b>100%</b>
Occupied	2 Units	40%	12,806 sqm	75%
Vacant	2 Units	40%	3,582 sqm	21%
Unknown	1 Units	20%	656 sqm	4%
Under Construction	0 Units	0%	0 sqm	0%
Activity				
Manufacturing / Industry	0 Units	0%	0 sqm	0%
Warehousing / Logistics	0 Units	0%	0 sqm	0%
Offices	1 Units	20%	5,610 sqm	33%
Other	2 Units	40%	7,852 sqm	46%
Vacant	2 Units	40%	3,582 sqm	21%
Under construction	0 Units	0%	0 sqm	0%
Indeterminate	0 Units	0%	0 sqm	0%

#### 3.5.1. Occupancy

A total of 5 units were surveyed in the Ram Brewery MUFIEA providing 17,044 sqm of floorspace. The Ram Brewery site has 2 occupied units (40% of the total), these units cover 75% (12,806 sqm) of the total floorspace. The occupied units are only in partial use, however, for the purpose of this survey they have been counted as occupied.

Redevelopment of the site is expected following a planning application to demolish a number of buildings, make alterations to retained Listed Buildings including a change of use to commercial and community uses. Erection of 8 new buildings comprising two towers at the northern end of the Ram Brewery site which are to be up to 32 and 42 storeys in height with retained listed stable block and a new 3 storey building.

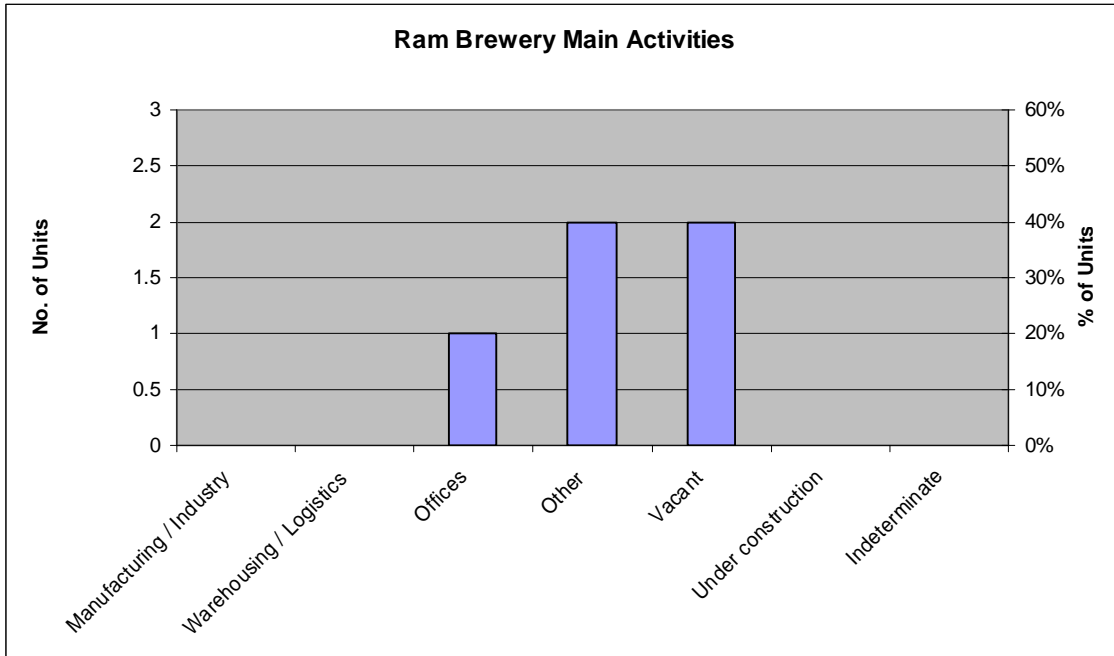
Graph 3.9 Occupancy in Ram Brewery MUFIEA



### 3.5.2. Main Activity

The three units in partial use are being used as offices and as a filming studio. The offices are incidental to space formally used for the warehousing and logistic functions of the brewery whilst much of the former warehousing space plus some additional units are taken up by the Wandsworth Film Society.

Graph 3.10 Main Activities in Ram Brewery MUFIEA



### 3.6. Osiers Road MUFIEA

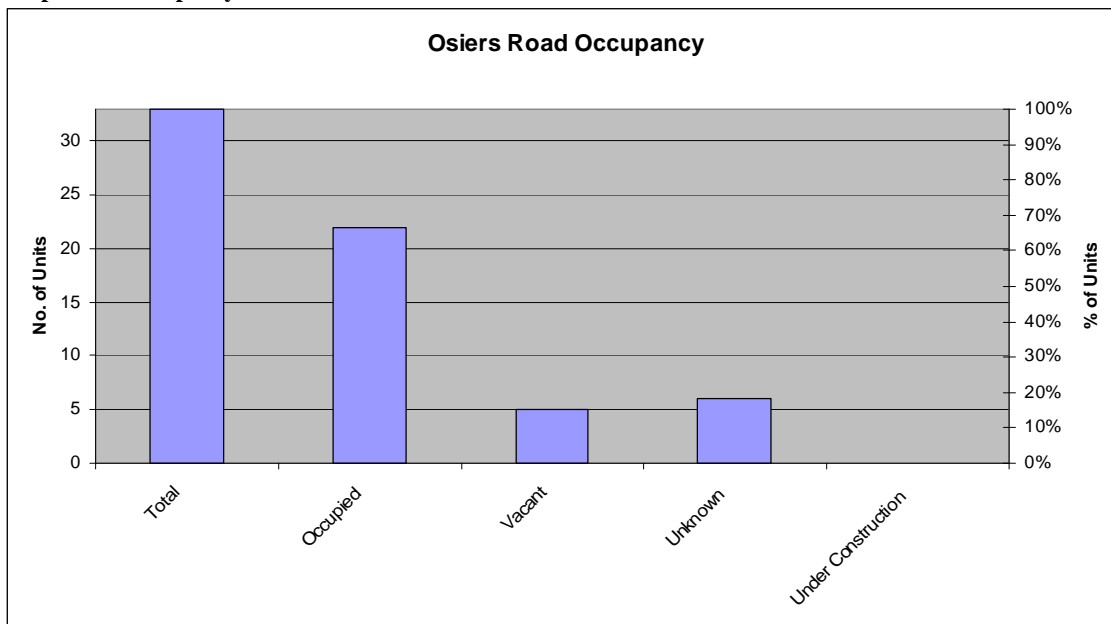
Table 3.6 Summary of Osiers Road MUFIEA

Units and Floorspace						
	No. Units		Floorspace (sqm)			
<b>Total</b>	<b>33</b>	<b>Units</b>	<b>100%</b>	<b>11,780</b>	<b>sqm</b>	<b>100%</b>
Occupied	22	Units	67%	9,967	sqm	85%
Vacant	5	Units	15%	1,618	sqm	14%
Unknown	6	Units	18%	195	sqm	2%
Under Construction	0	Units	0%	0	sqm	0%
Activity						
Manufacturing / Industry	8	Units	24%	2,449	sqm	21%
Warehousing / Logistics	10	Units	30%	4,781	sqm	41%
Offices	3	Units	9%	2,624	sqm	22%
Other	0	Units	0%	0	sqm	0%
Vacant	5	Units	15%	1,618	sqm	14%
Under construction	0	Units	0%	0	sqm	0%
Indeterminate	7	Units	21%	308	sqm	3%

#### 3.6.1. Occupancy

A total of 33 units were surveyed in the Osiers Road MUFIEA providing 11,780 sqm of floorspace. The Osiers Road MUFIEA has 67% of its units occupied, this covers 85% (9,967 sqm) of the total floorspace. 5 units (15% of the total) remain vacant with the occupancy status of a further 6 units (18% of the total) unknown. The high proportion of units with an unknown occupancy status means the amount of weight given to any of the assertions made in this survey should be considered carefully, especially when comparing with other employment areas.

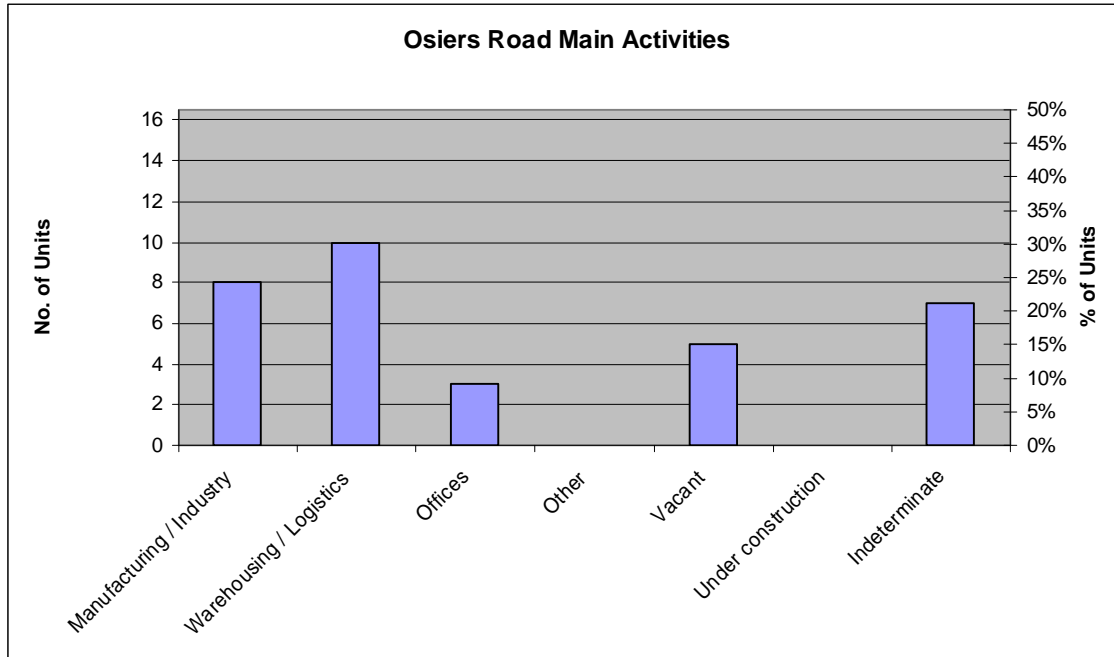
Graph 3.11 Occupancy in Osiers Road MUFIEA



### 3.6.2. Main Activity

The main activity within the Osiers Road MUFIEA is warehousing and logistics, accounting for 30% of the units or 41% of the total floorspace (4,781 sqm). Manufacturing and industry also forms a significant part of the MUFIEA with 24% of the units (21% / 2,449 sqm floorspace) in such use. The specific activity of 7 units (21% of the total units), remains unknown.

Graph 3.12 Main Activities in Osiers Road MUFIEA



## 4. Vauxhall Nine Elms Battersea Opportunity Area

Table 4.1 Summary of Vauxhall Nine Elms Battersea Opportunity Area

Units and Floorspace												
	VNEB (Excluding sites within Queenstown Road SIL)						VNEB OA TOTAL (Inclusive of sites within Queenstown Road SIL)					
	No. Units			Floorspace (sqm)			No. Units			Floorspace (sqm)		
<b>Total</b>	<b>216</b>	<b>Units</b>	<b>100%</b>	<b>351,116</b>	<b>sqm</b>	<b>100%</b>	<b>509</b>	<b>Units</b>	<b>100%</b>	<b>491,669</b>	<b>sqm</b>	<b>100%</b>
Occupied	163	Units	75%	242,307	sqm	69%	387	Units	76%	374,737	sqm	76%
Vacant	26	Units	12%	103,337	sqm	29%	65	Units	13%	110,773	sqm	23%
Unknown	27	Units	13%	5,471	sqm	2%	57	Units	11%	6,159	sqm	1%
Under Construction	0	Units	0%	0	sqm	0%	0	Units	0%	0	sqm	0%
Activity												
Manufacturing / Industry	26	Units	12%	17,730	sqm	5%	126	Units	25%	67,240	sqm	14%
Warehousing / Logistics	44	Units	20%	113,694	sqm	32%	70	Units	14%	134,317	sqm	27%
Offices	52	Units	24%	98,217	sqm	28%	114	Units	22%	117,769	sqm	24%
Other	33	Units	15%	12,921	sqm	4%	45	Units	9%	41,027	sqm	8%
Vacant	26	Units	12%	103,337	sqm	29%	65	Units	13%	110,773	sqm	23%
Under construction	0	Units	0%	0	sqm	0%	0	Units	0%	0	sqm	0%
Indeterminate	35	Units	16%	5,218	sqm	1%	89	Units	17%	20,544	sqm	4%

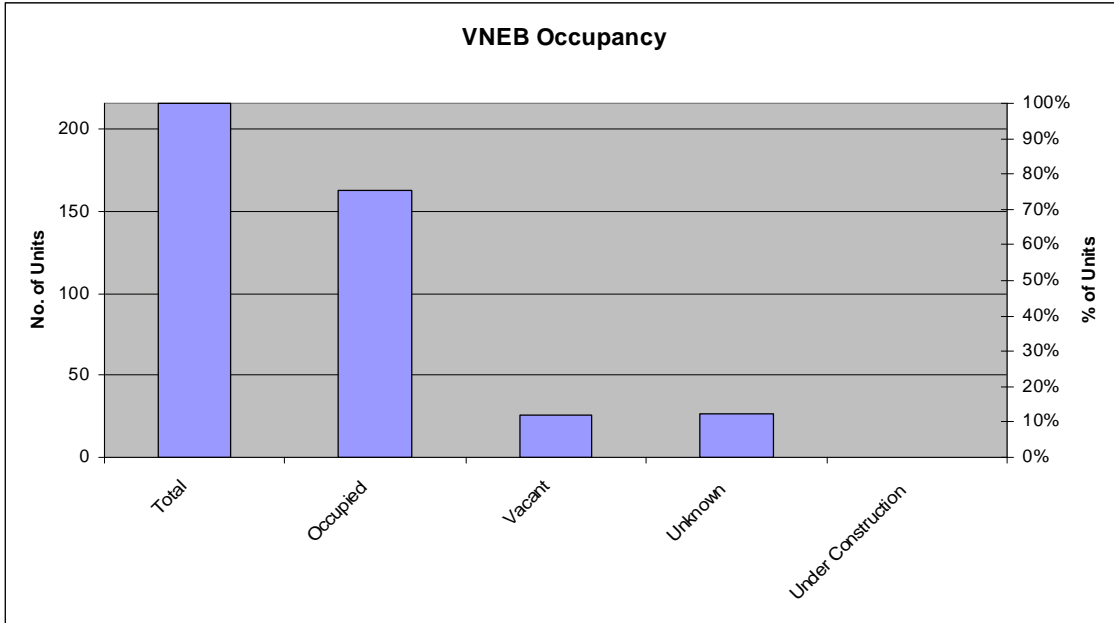
### 4.1.1. Occupancy

A total of 216 units were surveyed in VNEB (Excluding sites within the Queenstown Road SIL) providing 351,116 sqm of floorspace, making it the largest area surveyed in terms of total floorspace.

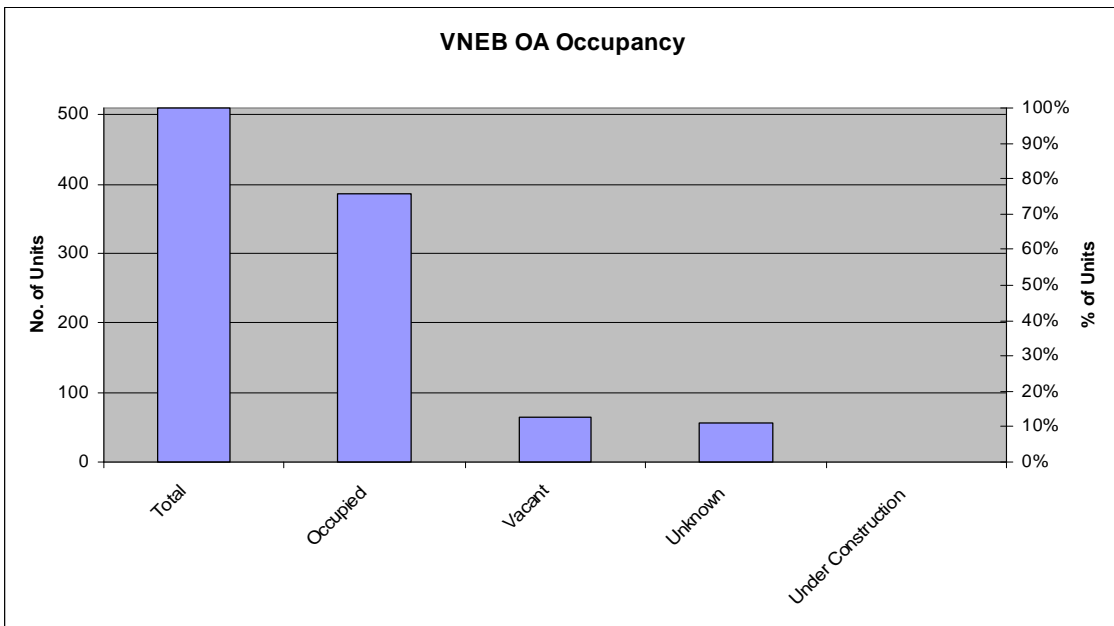
VNEB has 75% of its units occupied, this covers 69% (242,307 sqm) of the total floorspace. 26 units (12% of the total) remain vacant with the occupancy status of a further 27 units (13% of the total) unknown.

There are 509 units within the total VNEB OA, including sites within the Queenstown Road SIL. The sites surveyed provide 491,669 sqm of floorspace, of which 23% remains vacant (13% units).

**Graph 4.1 Occupancy in Vauxhall Nine Elms (Excluding Sites within the Queenstown Road SIL)**



**Graph 4.2 Occupancy in Vauxhall Nine Elms (Including Sites within the Queenstown Road SIL)**





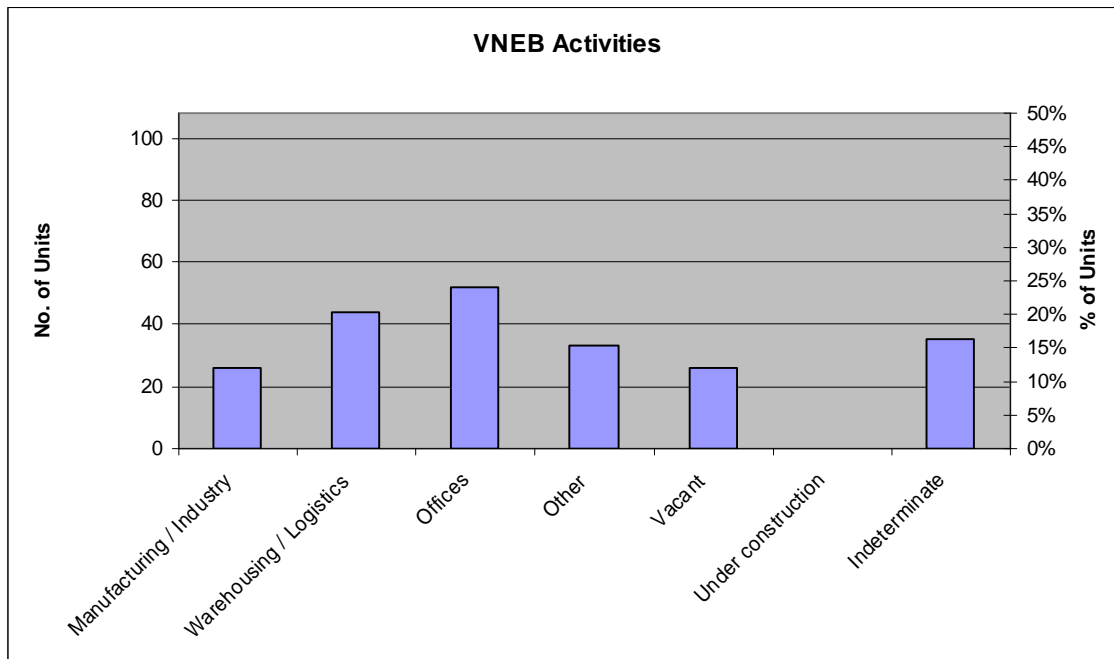
#### 4.1.2. Main Activity

Excluding sites within Queenstown Road SIL, the main activity within the VNEB is office uses, accounting for 24% of the units or 28% of the total floorspace (98,217 sqm). A large contributor to this figure is the Market Towers office block.

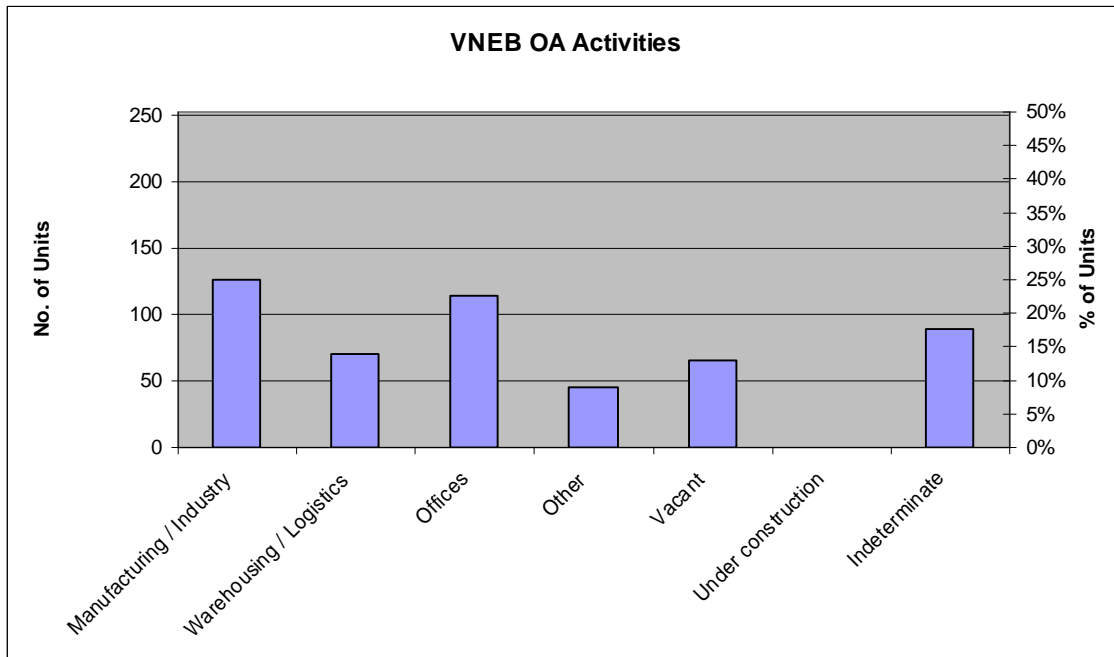
A significant number of units (44) are also used for warehousing and logistic activities, in particular the Royal Mail depot, Fed Ex and DHL among others contributing to 32% (113,694 sqm) of the total floorspace in the area.

Looking at the VNEB OA as a whole (including Queenstown Road SIL sites), the most common activity changes to manufacturing and industry, accounting for 25% of the total units or 14% of the floorspace (67,240 sqm).

**Graph 4.3 Main Activities in Vauxhall Nine Elms (Excluding Sites within Queenstown Road SIL)**



**Graph 4.4 Main Activities in Vauxhall Nine Elms (Including Sites within the Queenstown Road SIL)**



## 5. Use Classes

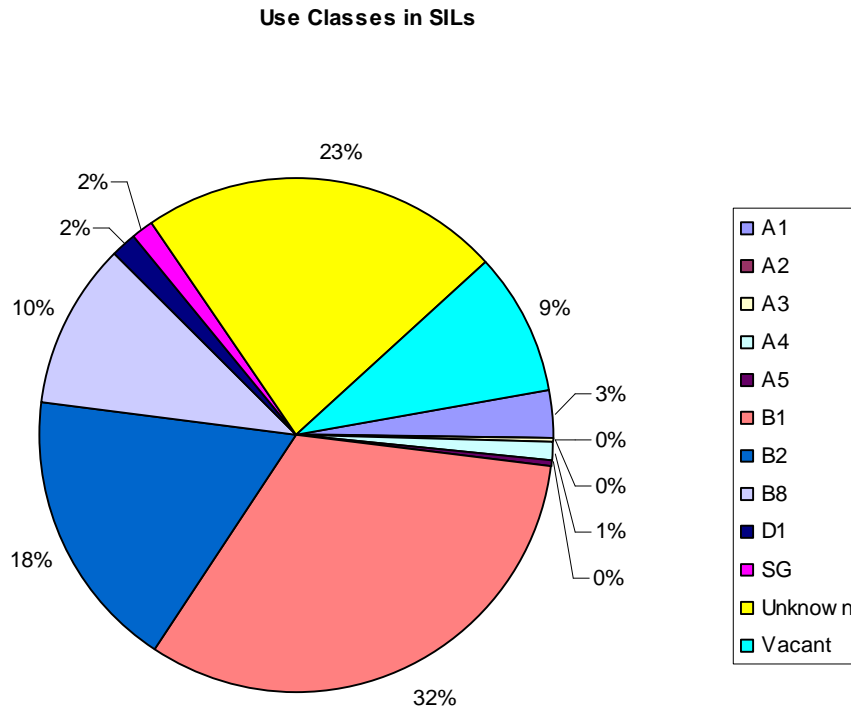
**Table 5.1 Use Classes in the Employment Areas**

	A1		A2		A3		A4		A5		B1		B2		B8		D1		SG		Unknown		Vacant	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
<b>SILs</b>	16	3%	0	0%	1	0%	7	1%	1	0%	170	32%	94	18%	55	10%	9	2%	8	2%	120	23%	47	9%
<b>LSIAs</b>	21	6%	4	1%	0	0%	3	1%	1	0%	109	33%	49	15%	43	13%	2	1%	5	2%	45	14%	49	15%
<b>MUFIEAs</b>	11	4%	0	0%	3	1%	2	1%	6	2%	60	21%	13	5%	14	5%	1	0%	5	2%	19	7%	150	53%
<b>VNEB OA</b>	10	5%	1	0%	7	3%	3	1%	4	2%	57	26%	21	10%	39	18%	4	2%	9	4%	35	16%	26	12%

### 5.1. Use Classes in SILs

The main use class in the SILs is B1 Business (170 units) which includes offices and light industry. This is followed by unknown use class (120 units) and B2 General Industry (92 units). The least number of units were involved in A2, A3 and A5.

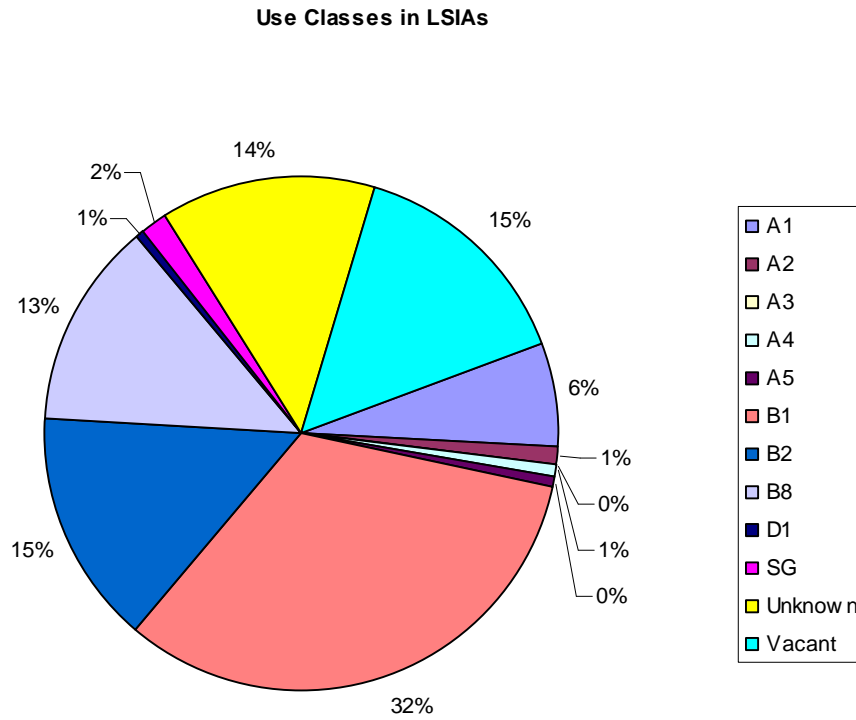
**Graph 5.1 Use Classes in SILs**



## 5.2. Use Classes in LSIA

Again the main type of use is B1 Business. There are a significant proportion of vacant units in these areas (16%). B2 General Industry contributes to 15% of the units in the LSIA with the most units of this type located in Kimber Road (19 units). The LSIA have the highest proportion of A1 use (6%) compared to the other employment areas. There is a reasonable proportion of B8 Storage or Distribution units (12%) in the LSIA.

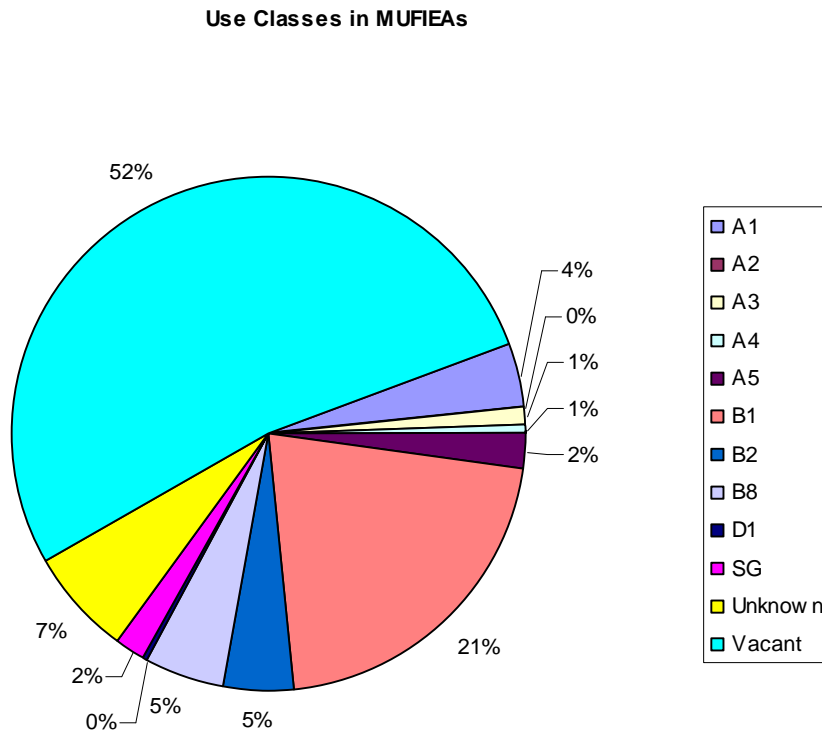
**Graph 5.2 Use Classes in LSIA**



### 5.3. Use Classes in MUFIEAs

A great proportion of the units in the MUFIEA are vacant (52%). The main use in these employment areas is B1 Business that is suitable in residential areas. All other uses appear to be fairly evenly spread across the MUFIEAs.

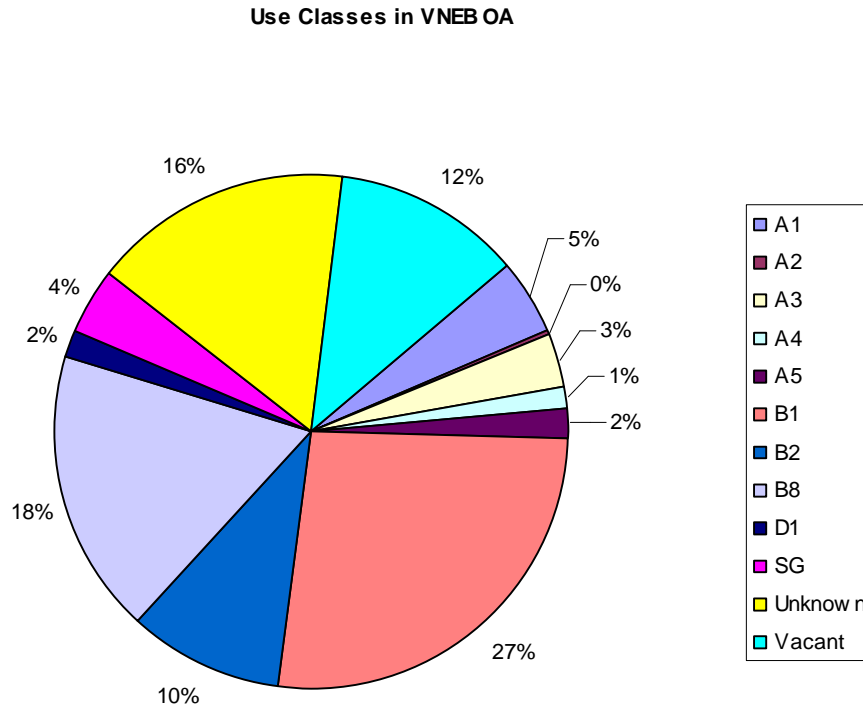
Graph 5.3 Use Classes in MUFIEAs



#### 5.4. Use Classes in Vauxhall Nine Elms Battersea

Over all the VNEB OA has a greater mix of types of use than the other employment areas. The main use in the VNEB OA is B1 Business with 57 units of this type located there. The largest area for B8 Storage and Distribution (18%) is located in this area. It also has the largest mix of retail units.

**Graph 5.4 Use Classes in VNEB OA**



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## 6. Conclusions

### 6.1. Vacant Premises

Out of the 1,359 units surveyed in 2009, 295 units (22%) were identified as vacant with a further 143 units (11%) unknown. In terms of floorspace 878,708 sqm of floorspace was surveyed with 153,023 sqm (17%) of the boroughs total available employment floorspace vacant.

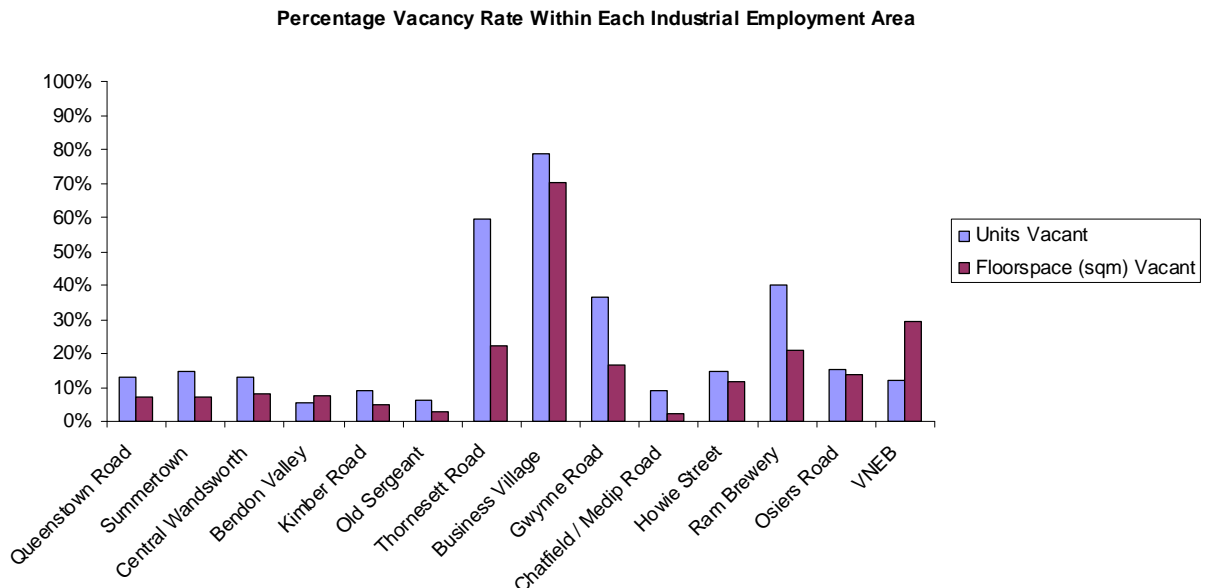
In comparison with the previous survey an additional 165 units were surveyed, an increase of 14%. It is difficult to draw many conclusions between the 2004 and 2009 surveys especially at a more localised level due to changes in designated boundaries in 2008, however, at a borough wide level some comparison can be made between the proportions of floorspace vacant.

The 2004 survey identified 10% of the units as vacant, meaning there has been a 12% increase in vacancy rates since 2004. This is partly attributed to many buildings becoming vacant pending planning permission for redevelopment, in particular the Business Village classified as a MUFIEA, accounting for 9,968 sqm of vacant floorspace. The current down turn in the economy is also likely to have had an effect on the number of units occupied.

The employment area with the highest proportion of vacant units and floorspace is the Business Village MUFIEA (79% of the units, 70% of the floorspace) (Graph 0.1). However, as a proportion of the boroughs total units and floorspace the business village still has the largest proportion of vacant units (44%), whilst Queenstown Road SIL has a significant proportion of the total vacant floorspace (67%) (Graph 6.2 and Graph 6.3).

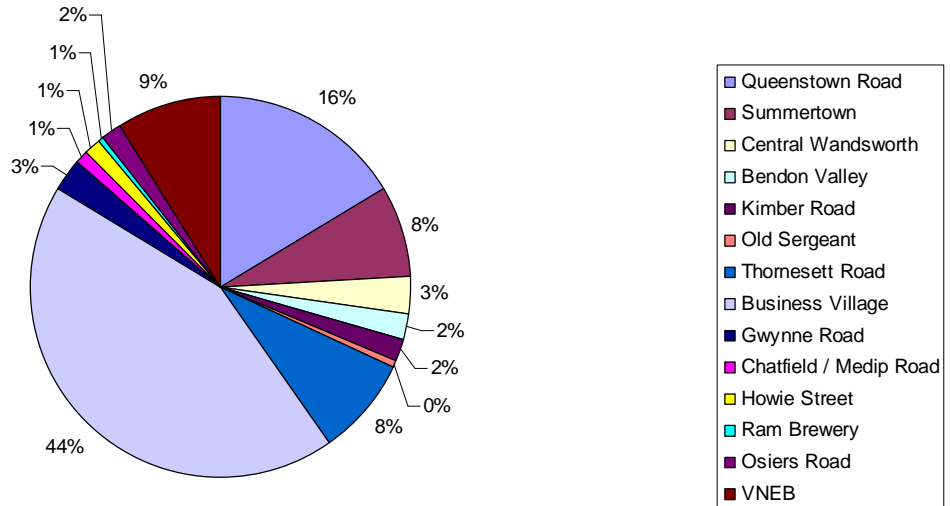
In total there is little construction work underway in the employment areas, however, as previously mentioned, there are a lot of vacant units awaiting development.

**Graph 6.1 Percentage Vacancy Rate Within Each Employment Areas**



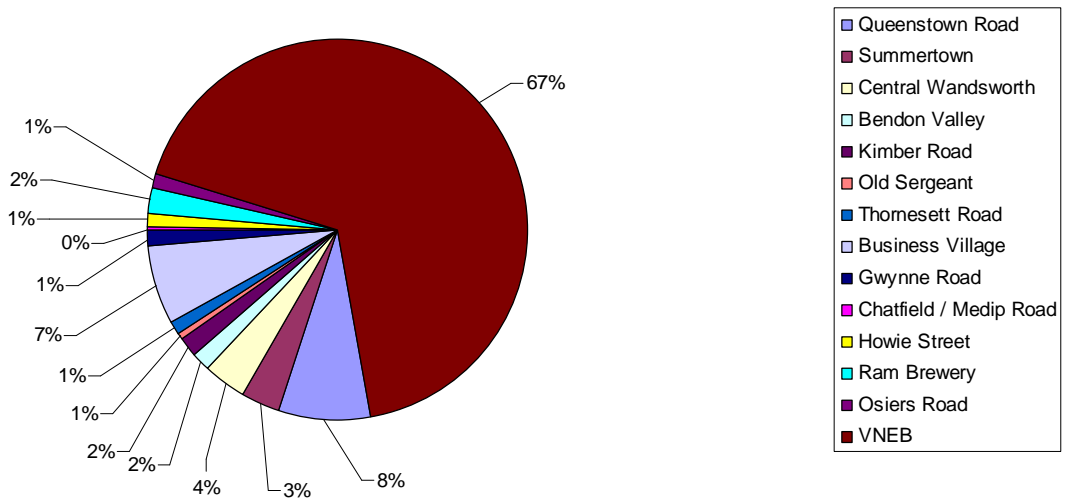
**Graph 6.2 Breakdown of Vacant Units within the Borough by Employment Area**

**Breakdown of Vacant Units within the Borough by Industrial Employment Area**



**Graph 6.3 Breakdown of Vacant Floorspace (sqm) within the Borough by Employment Area**

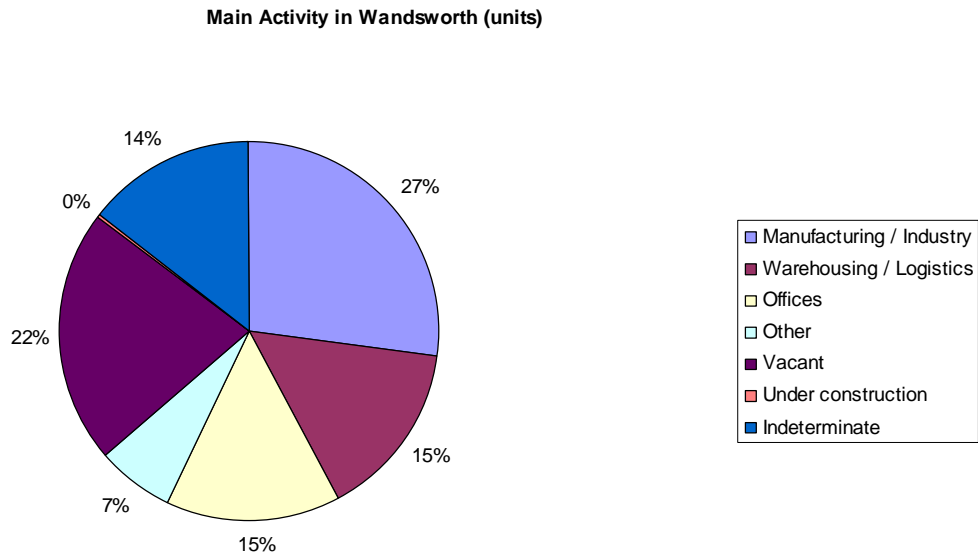
**Breakdown of Vacant Floorspace (sqm) within the Borough by Employment Area**



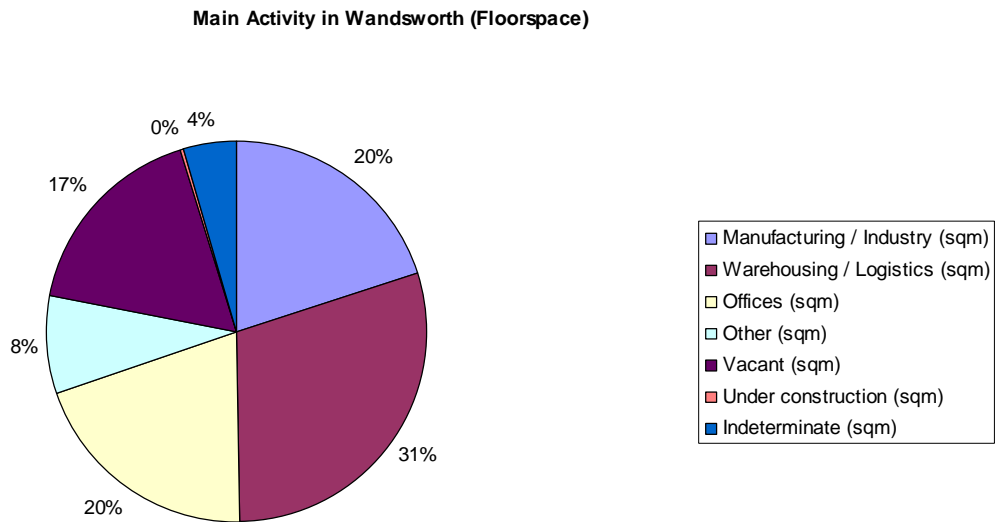
## 6.2. Activity within the Boroughs Employment Areas

The main activity undertaken within the boroughs employment areas is manufacturing and industry, accounting for 27% of the total units (Graph 6.4). In terms of floorspace, the main activity is warehousing and logistics accounting for 31% of the total floorspace (Graph 6.5).

**Graph 6.4 Main Activity in Wandsworth (Units)**

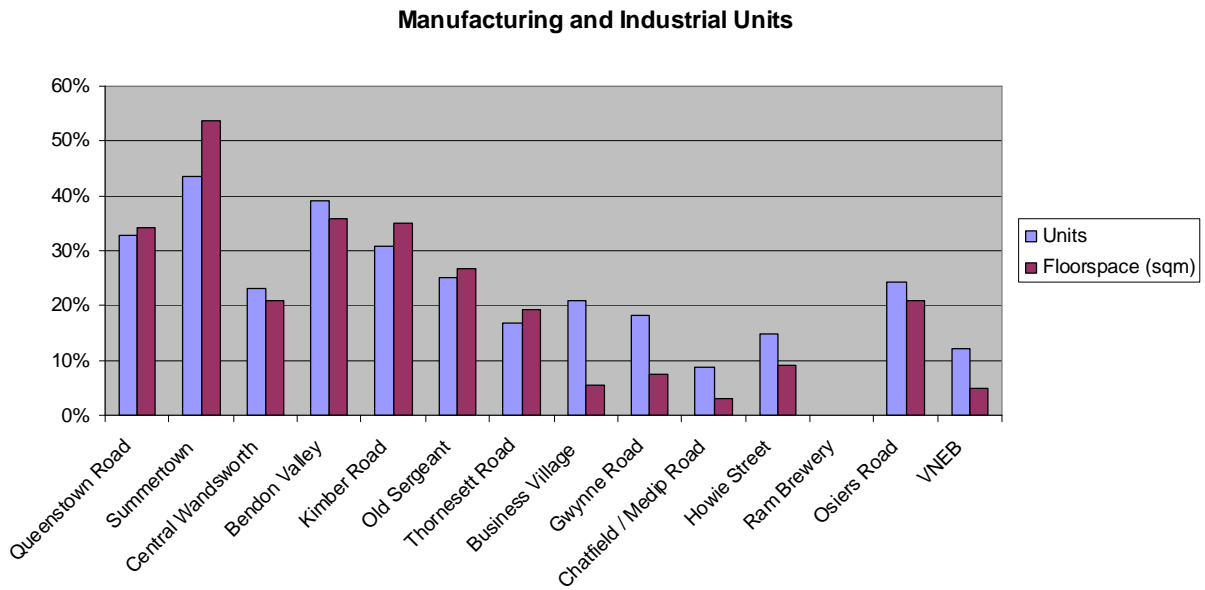


**Graph 6.5 Main Activity in Wandsworth (Floorspace)**



The Summerstown SIL had the highest proportion of manufacturing and industrial units with 43% of its units, 54% of its floorspace in such use.

**Graph 6.6 Manufacturing and Industrial Units**



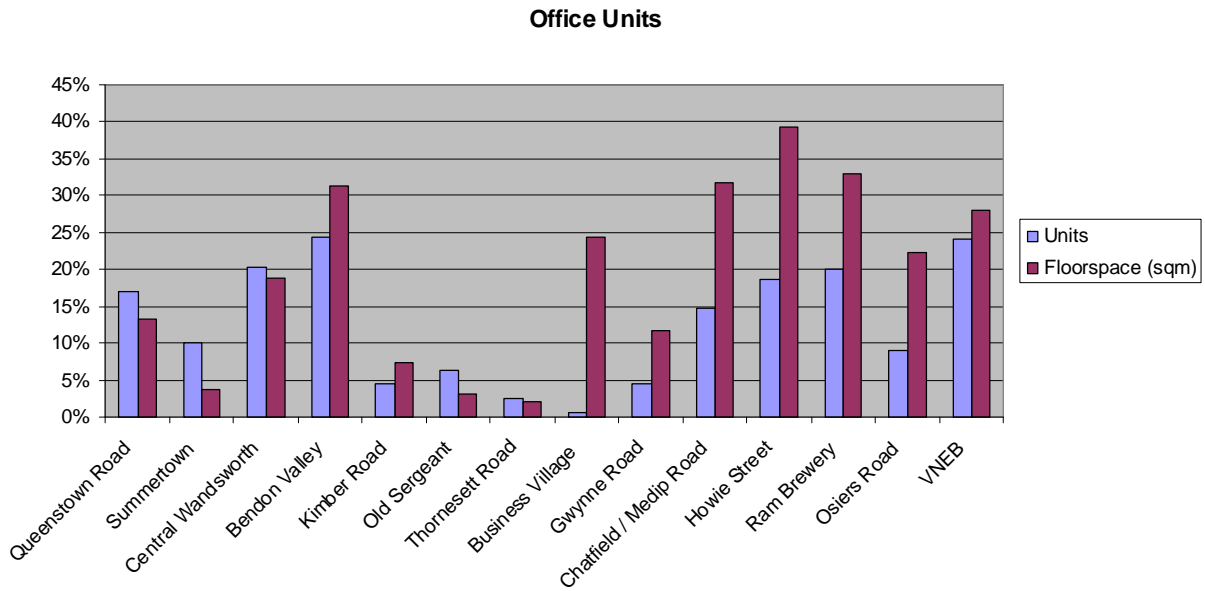
The Old Sergeant LSIA had the highest proportion of warehousing and logistic units with 44% of its units, 66% of its floorspace in such use.

**Graph 6.7 Warehousing and Logistics Units**



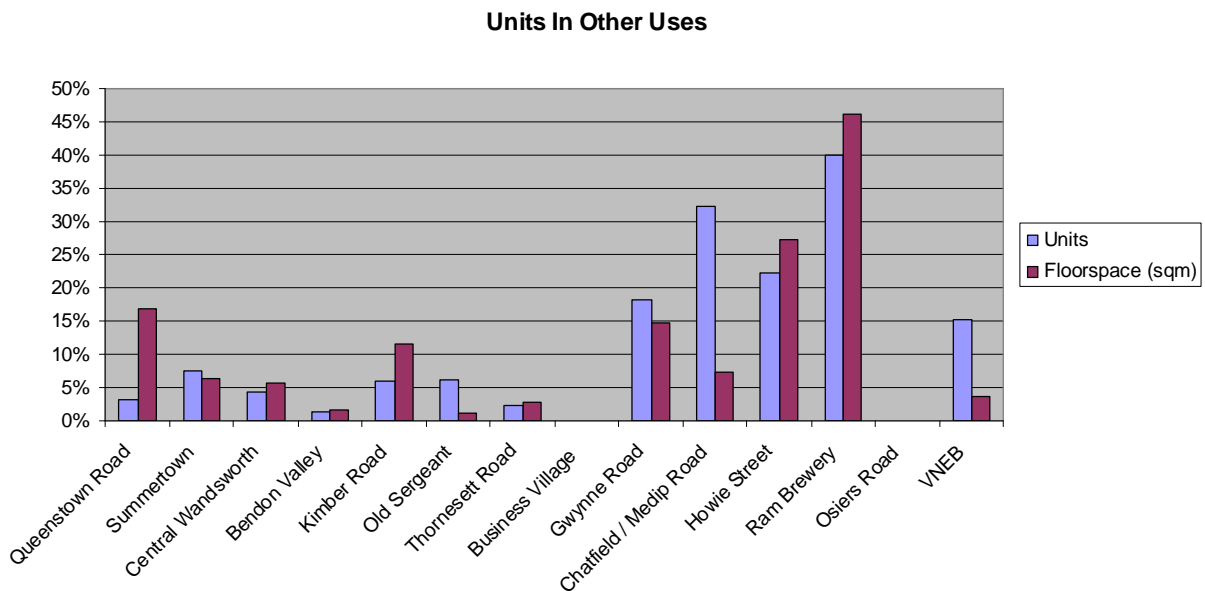
The Bendon Valley MUFIEA had the highest proportion of office units with 24% of its units in such use. In terms of floorspace Howie Street had the greatest proportion of floorspace in office use accounting for 39% of its total area.

**Graph 6.8 Office Units**



The Ram Brewery MUFIEA had the highest proportion of units in other uses with 40% of its units, 46% of its floorspace in such use.

**Graph 6.9 Units in other uses**



## 7. Appendix 1 - Summary Table

	SIL			LSIA						MUFIA							OA	TOTAL
	Queenstown Road	Sumnerdown	SIL TOTAL	Central Wandsworth	Bendon Valley	Kimber Road	Old Sergeant	Thomasett Road	LSIA TOTAL	Business Village	Gwynne Road	Chaffield / Medlip Road	Howie Street	Ram Brewery	Osters Road	MUFIA TOTAL	VMEB OA	
<b>Units</b>																		
<b>Total units</b>	369	159	528	69	136	68	16	42	331	163	22	34	27	5	33	284	216	1,359
Units Occupied	266	119	385	52	117	59	13	13	254	35	12	27	18	2	22	116	163	918
%	72%	75%	73%	75%	86%	87%	81%	31%	77%	21%	55%	79%	67%	40%	67%	41%	75%	68%
Units Vacant	48	23	71	9	7	6	1	25	48	128	8	3	4	2	5	150	26	295
%	13%	14%	13%	13%	5%	9%	6%	60%	15%	79%	36%	9%	15%	40%	15%	53%	12%	22%
Units Unknown	55	17	72	8	12	1	2	4	27	0	2	3	5	1	6	17	27	143
%	15%	11%	14%	12%	9%	1%	13%	10%	8%	0%	9%	9%	19%	20%	18%	6%	13%	11%
Units Under Construction	0	0	0	0	0	2	0	0	2	0	0	1	0	0	0	1	0	3
%	0%	0%	0%	0%	0%	3%	0%	0%	1%	0%	0%	3%	0%	0%	0%	0%	0%	0%
<b>Floorspace</b>																		
<b>Total Floorspace (sqm)</b>	166,020	72,911	238,931	68,106	31,406	59,537	33,155	8,052	200,255	14,284	12,810	18,302	14,186	17,044	11,780	88,405	351,116	878,708
Floorspace Occupied (sqm)	150,518	62,714	213,232	62,321	24,361	55,483	32,290	2,704	177,159	4,260	10,600	17,402	12,418	12,806	9,967	67,452	242,307	700,150
%	91%	86%	89%	92%	78%	93%	97%	34%	88%	30%	83%	95%	88%	75%	85%	76%	69%	80%
Floorspace Vacant (sqm)	11,743	5,225	16,968	5,545	2,357	2,798	865	1,796	13,361	10,024	2,092	389	1,653	3,582	1,618	19,358	103,337	153,023
%	7%	7%	7%	8%	8%	5%	3%	22%	7%	70%	16%	2%	12%	21%	14%	22%	29%	17%
Floorspace Unknown (sqm)	3,759	4,972	8,732	240	4,688	53	0	3,552	8,533	0	118	0	115	656	195	1,084	5,471	23,821
%	2%	7%	4%	0%	15%	0%	0%	44%	4%	0%	1%	0%	1%	4%	2%	1%	2%	3%
Floorspace Under Construction (sqm)	0	0	0	0	0	1,203	0	0	1,203	0	0	511	0	0	0	511	0	1,714
%	0%	0%	0%	0%	0%	2%	0%	0%	1%	0%	0%	3%	0%	0%	0%	1%	0%	0%
<b>Main Activity (units)</b>																		
<b>Manufacturing / Industry</b>	121	69	190	16	53	21	4	7	101	34	4	3	4	0	8	53	26	370
%	33%	43%	36%	23%	39%	31%	25%	17%	31%	21%	18%	9%	15%	0%	24%	19%	12%	27%
<b>Warehousing / Logistics</b>	41	23	64	19	21	25	7	2	74	0	3	8	2	0	10	23	44	205
%	11%	14%	12%	28%	15%	37%	44%	5%	22%	0%	14%	24%	7%	0%	30%	8%	20%	15%
<b>Offices</b>	63	16	79	14	33	3	1	1	52	1	5	5	5	1	3	16	52	199
%	17%	10%	15%	20%	24%	4%	6%	2%	16%	1%	5%	15%	19%	20%	9%	6%	24%	15%
<b>Other</b>	12	12	24	3	2	4	1	1	11	0	4	11	6	2	0	23	33	91
%	3%	8%	5%	4%	1%	6%	6%	2%	3%	0%	18%	32%	22%	40%	0%	8%	15%	7%
<b>Vacant</b>	48	23	71	9	7	6	1	25	48	128	8	3	4	2	5	150	26	295
%	13%	14%	13%	13%	5%	9%	6%	60%	15%	79%	36%	9%	15%	40%	15%	53%	12%	22%
<b>Under construction</b>	0	0	0	0	0	2	0	0	2	0	0	1	0	0	0	1	0	3
%	0%	0%	0%	0%	0%	3%	0%	0%	1%	0%	0%	3%	0%	0%	0%	0%	0%	0%
<b>Indeterminate</b>	84	16	100	8	20	7	2	6	43	0	2	3	6	0	7	18	35	196
%	23%	10%	19%	12%	15%	10%	13%	14%	13%	0%	9%	9%	22%	0%	21%	6%	16%	14%
<b>Main Activity (Floorspace)</b>																		
<b>Manufacturing / Industry (sqm)</b>	56,499	39,117	95,616	14,249	11,227	20,887	8,896	1,546	56,805	792	969	547	1,306	0	2,449	6,063	17,730	176,213
%	34%	54%	40%	21%	36%	35%	27%	19%	28%	6%	8%	3%	9%	0%	21%	7%	5%	20%
<b>Warehousing / Logistics (sqm)</b>	26,825	17,473	44,298	31,307	4,829	21,358	21,950	482	79,926	0	6,241	9,731	1,491	0	4,781	22,244	113,694	260,162
%	16%	24%	19%	46%	15%	36%	66%	6%	40%	0%	49%	53%	11%	0%	41%	25%	32%	30%
<b>Offices (sqm)</b>	22,092	2,654	24,746	12,855	9,810	4,434	1,044	164	28,307	3,468	1,492	5,812	5,571	5,610	2,624	24,577	98,217	175,846
%	13%	4%	10%	19%	31%	7%	3%	2%	14%	24%	12%	32%	39%	33%	22%	28%	28%	20%
<b>Other (sqm)</b>	28,106	4,580	32,686	3,938	533	6,960	400	220	12,051	0	1,898	1,312	3,869	7,852	0	14,931	12,921	72,589
%	17%	6%	14%	6%	2%	12%	1%	3%	6%	0%	15%	7%	27%	46%	0%	17%	4%	8%
<b>Vacant (sqm)</b>	11,743	5,225	16,968	5,545	2,357	2,798	865	1,796	13,361	10,024	2,092	389	1,653	3,582	1,618	19,358	103,337	153,023
%	7%	7%	7%	8%	8%	5%	3%	22%	7%	70%	16%	2%	12%	21%	14%	22%	29%	17%
<b>Under construction (sqm)</b>	0	0	0	0	0	1,203	0	0	1,203	0	0	511	0	0	0	511	0	1,714
%	0%	0%	0%	0%	0%	2%	0%	0%	1%	0%	0%	3%	0%	0%	0%	1%	0%	0%
<b>Indeterminate (sqm)</b>	20,755	3,863	24,618	212	2,650	1,897	0	3,844	8,603	0	118	0	296	0	308	722	5,218	39,161
%	13%	5%	10%	0%	8%	3%	0%	48%	4%	0%	1%	0%	2%	0%	3%	1%	1%	4%

## 8. Appendix 2 – Useful contact details

### Agents

Bells Surveyors	<a href="http://www.bellssurveyors.co.uk">www.bellssurveyors.co.uk</a>	020 7228 4405
HNG	<a href="http://www.hargreavesnewberrygyngell.co.uk">www.hargreavesnewberrygyngell.co.uk</a>	020 7486 3700
Houston Lawrence	<a href="http://www.houstonlawrence.co.uk">www.houstonlawrence.co.uk</a>	0207 924 4476
King Sturge	<a href="http://www.kingsturge.co.uk">www.kingsturge.co.uk</a>	020 7493 4493
Kinleigh Folkard & Hayward	<a href="http://www.kfh.co.uk">www.kfh.co.uk</a>	0208 870 3085
Quinton Scott	<a href="http://www.quintonscott.co.uk">www.quintonscott.co.uk</a>	020 8971 3850
Spacia	<a href="http://www.spacia.co.uk">www.spacia.co.uk</a>	0800 8308 400
Workspace	<a href="http://www.workspacegroup.co.uk">www.workspacegroup.co.uk</a>	020 7377 1154

### Management Companies

Abbey Business Centre	Self Store	020 7622 1000
Avro House & Hewlett House	Workspace Group	020 7377 1154
Battersea Studios	Houston Lawrence	0207 924 4476
Delta Business Park	Houston Lawrence	0207 924 4476
Ferrier Street Industrial Estate	Houston Lawrence	0207 924 4476
Glenville Mews	Workspace Group	020 7369 2389
London Stone Business Centre		
Lyndon Yard	Garratt Business Park	
Morie Street Business Park	Workspace Group	020 7377 1154
Parkfield Industrial Estate		
Riverside Business Centre	Workspace Group	020 7377 1154
Riverside Yard	Garratt Business Park	
Sleaford Industrial Estate		020 7636 7000
South Bank Business Centre	Colliers CRE	01895 813 344
Swan Centre	Garratt Business Park	
The Business Village	Maxine	07787506767
Tideway Industrial Estate		
Wimbledon Stadium Business Centre	Garratt Business Park	

## 9. Appendix 3 – Use Classes Order

The following classes of use for England are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners and funeral directors.
- **A2 Financial and professional services** - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not a night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.
  
- **B1 Business** - Offices, research and development, light industry appropriate in a residential area.
- **B2 General industrial**
- **B3-B7 Special Industrial Groups** - See 'Use Classes Schedule'.
- **B8 Storage or distribution** - This class includes open air storage.
  
- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided.
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwellinghouses** - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
  
- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
  
- **Sui Generis** - Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, taxi businesses, amusement centres. Casinos.



If you have difficulty understanding this in English, please contact:  
Wandsworth Interpreting Service: (020) 8871 5751

English

إذا واجهت صعوبة في فهمه باللغة الإنجليزية، فيرجى الاتصال بـ:  
Wandsworth Interpreting Service: (020) 8871 5751

Arabic

যদি আপনার এটি ইংরেজিতে বুঝতে অসুবিধা হয় তাহলে অনুগ্রহ করে এখানে যোগাযোগ  
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अगर ते अंग्रेजुमां समजवी मुश्केल लागे तो मडेरबानि करीने  
Wandsworth Interpreting Service: (020) 8871 5751 पर संपर्क करो.

Gujarati

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o kontakt z: Wandsworth Interpreting Service: (020) 8871 5751

Polish

Se tem dificuldades em compreender isto em Inglês, por favor,  
contacte: Wandsworth Interpreting Service: (020) 8871 5751

Portuguese

Hadday kugu adag tahay inaad ku fahamto Ingriis fadlan la xiriir:  
Wandsworth Interpreting Service: (020) 8871 5751

Somali

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Wandsworth Interpreting Service: (020) 8871 5751

Spanish

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Tamil

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Urdu