

Residential Use and Viability - Confidential

It should be noted that the site owner is happy to retain some business units on the site, either in units 1 and 2 and/or in new build units on the site.

Viability of existing business units

Securing tenants has always been an issue with the business centre. It is for this reason that the site owner would not contemplate constructing additional business units on the site. This is despite the fact that he has a long history of developing and operating business sites, including Donnington Business park in Chichester. It is simply not a viable option at Sussex Business Centre.

The internal configuration of units three to eight make them particularly difficult to rent. It has been less difficult to secure tenants for units 1 and 2 as they are independent units with simple internal layouts.

Over the past four years 6 of the business units have had periods of vacancy. This has involved units 3, 4, 5, 7 and 8. This is despite active and continuous marketing by various local and regional commercial agents.

Currently, the upper half of unit 8 has been vacant for in excess of three years and unit 4 has been vacant for some months.

The existing tenancies for the other six units all have break clauses or expire over the next one to three years. Four of the units only signed up to 5 year tenancies and two have 10 year tenancies with early break clauses.

Permitted Development Rights.

It should be noted that under the current Permitted Development Rights set out in the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2020 it would be possible to convert the existing buildings at Sussex Business Park into dwellings without the need for planning permission. It would only require prior approval, where the only planning considerations are traffic, light, outlook and contamination.

Whilst this would be a viable option for the owner of the site, he is keen to consider the future of the site comprehensively. It is an underdeveloped brownfield site that could accommodate either just residential development or a combination of residential and commercial development.