

Broxtowe Sites - Development Sites

Site Information										Availability		Market Appeal		Market Appeal Criteria								
Ref. No	Sub-Ref	Name	Adopted Local Plan	Size - ha	Existing area or Development site	Site Status	Market sector	Planning status		Comment	Overall market appeal	Overall market appeal comment	Internal Environment Score	Internal Environment Comment	External Environment Score	External Environment Comment	Accessibility by road Score	Accessibility by road comment	Accessibility by public transport score	Accessibility by public transport comment	Local Market Conditions Score	Local Market Conditions Comment
EM1a	515 344	Eldon Road, Attenborough	Y	0.7	Development Site	Vacant site - brownfield	General Ind.	Allocation	Available	The site is vacant and available for development, previously marketed by Nottm Agent. Services can be obtained from Eldon Road	3 - Average	The site's biggest issue is its lack of profile, any development will be behind the main Eldon Road Buildings and adjacent to some residential occupiers	3	Low level, but regular in shape and suitable for development.	3	In-between Eldon Road industrial uses and some residential occupiers. Rail line to rear boundary.	3	Traffic light junction of Eldon Road with Nottingham Road, links Long Eaton and Nottm	3	Bus routes regularly service Nottingham Road	2	The units on Eldon Road are some 30 years old, however, they remain well let. Some local activity on site and new office campus being built next door.
EM1c	533 361	Technology Drive, Beeston Rylands	Y	4	Development Site	Vacant site - brownfield	Mixed - Mainly Office	Allocation	Constrained	The site is constrained by the existing tenancies on site. Services available in the proximity.	2 - Good	Office use would prove to be a success, small scale warehousing also would be favourable, large scale warehousing and general industrial unlikely to work well on the larger scale scheme.	2	Relatively flat site fully serviced from the previous occupier and attractive to developers.	2	High element of residential use, but also Lilac Grove development provides an overall mixed use area.	2	Access to the A6005 is easy which links to Nottingham.	1	Train Station. Bus routes all prominent in the area	3	Majority of activity surrounds second hand premises, but the area is seen as a reasonable commercial location.
EM1e	541 366	Lilac Grove, Beeston	Y	0.4	Development Site	Currently in use	General Ind.	Allocation	Constrained	Currently used by PFB Van Rental and Notts CC Household Waste Centre. Services available in the proximity.	2 - Good	An opportunity to develop some new units on this estate is likely to appeal to many developers B1 (light industrial)	2	Site good in shape and layout.	2	Positioned on established industrial area.	3	Access onto Queens Road is good and controlled by traffic light junctions. Connections to Long Eaton and Nottingham good.	2	Bus services are available in the area and Beeston Train Station is within walking distance.	2	Established industrial area where buildings let well.
EM1f	523 361	Queens Road, Chilwell	Y	2.2	Development Site	Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Allocation	Available	Site cleared and would be ready for development	2 - Good	good site with excellent access onto Queens Road West. B1 light industrial occupiers likely to consider this site.	2	Good site generally level and fit for development.	2	Positioned off Queens Road West adjacent to a further cleared site and some transport users.	2	Immediate access from site road onto Queens Road West which links to Long Eaton and Nottingham.	2	Bus services run along Queens Road West and Beeston Train Station is within walking distance.	3	Minimal activity in the immediate proximity, but site maintains potential.
EM1h	456 475	A610, Eastwood (Eastwood Hall)	Y	17	Development Site	Vacant site - greenfield	Mixed - Mainly Gen. Ind.	Allocation	Constrained	The site is constrained due to no existing access provision, albeit this could be overcome. The site requires some site preparation in relation to levels. We assume services would be available from Mushroom Farm Ind Est.	3 - Average	Good potential for inclusion of small to medium sized, self contained, freehold/leasehold office buildings on this site. Similarly as an extension to Mushroom Farm this would be a popular location for distribution or light industrial occupiers.	3	The site is large and of regular, developable shape.	2	Good profile adjacent to A610, positioned behind and established commercial estate Proximity to Eastwood is good to expose site to labour source, and facilities.	1	virtually immediate access is provided onto A610 which duals direct to J26 of M1.	2	regular services connect Eastwood to Nottingham and Ripley. Bus stops are a short walk from the estate.	3	The Eastwood area has a reasonably successful industrial market, mainly due to its position close to A610 and J26 of M1. New schemes are underway nearby at Langley Mill and elsewhere
EM1i	462 464	South Street, Eastwood (east)	Y	1.4	Development Site	Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Allocation	Constrained	Raleigh Expansion Land so access limited across existing site.	3 - Average	Whilst Raleigh remain in occupation it will only serve as expansion potential and will be difficult to release into the open market.	3	Regular shaped from plan but unable to inspect.	3	Adjacent to Raleigh and nearby residential uses	2	Very close proximity to A610 which in turn leads to J26 of M1	3	Public Transport links are covered by Eastwood as a whole, not many services within the immediate vicinity.	3	Raleigh are an established occupier, some new offices under development nearby.
EM1j	461 466	South Street, Eastwood (west)	Y	3	Development Site	Vacant site - greenfield	Office	Allocation	Available	Purchased by William Davis and being marketed by Innes England. Services available from Farrington Way	2 - Good	Good potential for inclusion of small to medium sized, self contained, freehold/leasehold office buildings on this site. These will have little or no impact on the nearby residential users.	2	Good flat site, regular in shape.	2	Residential uses to the North, east and west. Commercial to the south.	1	Immediate access onto A610 eastbound. J26 of M1 5km via dualled A610.	3	Public Transport links are covered by Eastwood as a whole, not many services within the immediate vicinity.	2	Recently introduced to the market off plan and therefore early days, however, small front door office scheme expected to succeed.
EM1k	463 459	Newmanleys Road, Eastwood	Y	2	Development Site	Currently in use	General Ind.	Allocation	Constrained	Buildings currently in use	2 - Good	Good location for small light industrial units. With excellent access to A610 and M1	3	Site large and regular in shape but slopes away towards the A610.	3	Surrounded by a mix of residential use on Brookhill Leys Road and the nearby industrial facility.	2	Immediate access onto A610 eastbound. J26 of M1 5km via dualled A610.	4	Public Transport links are covered by Eastwood as a whole, not many services within the immediate vicinity.	3	Limited activity in the immediate vicinity, although small developments seem attractive along A610 due to proximity to M1
EM1m	471 454	A610, Eastwood (Dyggor Gaylord)	Y	1	Development Site	Vacant site - greenfield	General Ind.	Allocation	Constrained	The site is constrained as it is expansion land for Birchwood Products with access to the site limited across their existing premises only. A telecoms mast exists upon the site.	3 - Average	The site will provide expansion land for Birchwood Products. They may develop the area and share access and yard space. Possible demand for B1 office, self contained units and light industrial. Small scale distribution may also consider the location.	3	The site is regular in shape and will be serviced from the existing adjacent premises.	4	Housing development nearby on Halls Lane which will impact on operation hours etc for industrial use. Access issues across Birchwood Products so is limited despite good proximity to A610.	4	Very limited highways access, via Giltbrook is nearest route, alternative routes are from A610 across bridge and to site, however, this is restrictive. Improved access could be available by agreement with adjacent occupier	4	Bus routes do service the A610, however, stops are infrequent. Services to Giltbrook would be nearest links.	3	Fairly limited supply and demand for the location. Markets of Langley Mill, Eastwood, better provided for as commercial locations

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EM1o	484 365	West End Street, Stapleford	Y	0.5	Development Site	Currently in use	General Ind.	Allocation	Constrained	Currently in use, site also includes external storage provision. Services will be available.	4 - Poor	The access of this site severely limits is commercial potential. Should be released.	3	Good shape and size for development.	5	High percentage of residential uses in the vicinity, access is limited for commercial uses.	5	Very poor immediate road access through residential area where on-street parking is prominent.	2	Public transport routes service the area well		4	The immediate area is predominantly residential and commercial activity is limited.
EM1p/q	509 453	Main Road, Watnall	Y	8.5	Development Site	Vacant site - brownfield	Mixed - Mainly Gen. Ind.	Allocation	Constrained	Obvious existing access issues, however, scope to overcome this by using the old dismantled railway North of the British Bakeries site. Former Coal Storage use may have caused contamination leading to remediation required. Not currently being marketed as access will need to be overcome initially.	3 - Average	Reasonable potential for inclusion of small to medium sized, self contained, freehold/leasehold office buildings on a proportion of the site. Light industrial (B1) and small scale distribution operators (B8) may be attracted to the location. The nearby new resi would impact upon general industrial (B2).	3	Difficult site to inspect due to access limitations, however former storage us suggests relatively level site. Large and regular in shape.	3	High percentage of new residential schemes in the area. British Bakeries are in immediate proximity and other commercial users nearby. Generally mixed area.	3	Close proximity to J26 of M1, however increasing number of dwellings line route to this national road network. Watnall Road and Kimberley Road junction can be very busy at peak times. Site access will be needed to connect the site to Main St, Watnall.	2	Regular bus routes service Main Rd Watnall, linking to Nottingham and Hucknall.		3	Main Road Watnall is reasonably well positioned to attract occupiers who can not afford business park rates near motorway but require the attraction of being in proximity to it. The local market is limited but that is based on lack

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Broxtowe - Existing Areas

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EM1n	478 477	Engine Lane, Moorgreen	allocated - part constructed, part with detailed PP	Y	2.8	Vacant buildings	Full PP	2 - Good	Quite an isolated site positioned North of Eastwood. Although access to J26 is approximately 6km this goes through Moorgreen, Watnall and Nuthall. Competitive rents for new build units are assisting in the letting of these premises.	Good	New built scheme known as Birch Park. Modern portal frame buildings with profile clad finish. 3 occupied 1 vacant, marketed by natrass giles	Average	Positioned immediately north of Eastwood, distance to J26 M1 is approximately 5km, albeit access to the M1 is not great. Location likely to suit small local businesses.
EM2	513 343	Eldon Road/Brailsford Way, Attenborough	employment protection	Y	10.5	Currently in use	Full PP	2 - Good	Good potential for redevelopment of small to medium sized, self contained, freehold/leasehold office buildings as 2nd phase to current office development. Nearby Chetwynd scheme offers good indication of new build success in the vicinity.	Good	Industrial stock built around early 1970s, of reasonable quality although lacking modern features. High level of occupation and buildings are occupied when introduced to the market place. New build office scheme underway on former employment site.	Good	Positioned just off Queens Road which links Nottingham to Long Eaton. A busy route. Junction 25 of M1 is easily accessible and a short distance away. Labour pool from Long Eaton and Nottingham available in this location.
EM2	524 362	Chilwell Road/Holly Lane, Beeston	employment protection	Y	6.2	Currently in use	Full PP	2 - Good	Quite a tricky site to evaluate. The stock is generally old and will require redevelopment, however, its position on the edge of Beeston on the motorway side with good access to Nottingham suggests the location works well. The stock will require an upgrade for it to be successful in the future. For now occupation levels remain quite good	Average	1960s single storey industrial units with relatively small yards. High occupation level, however, units are lacking many modern features. Circulation space is limited. Barton House provides small business space on flexible terms from lock up storage to offices accommodation within a refurbished transport depot.	Average	Positioned to the SW corner of Beeston, opposite Broxtowe College and numerous housing sites. Access is OK from Chilwell Road, an entrance off Queens Road from the South may reduce any traffic impact on Chilwell Road. This would also give the location a better profile.
EM2	536 370	Evelyn Street/Humber Road, Beeston	employment protection	Y	2	Currently in use	Full PP	2 - Good	Basic refurbishment works assist in attracting occupiers. The small yard and tight access does impact on suitability for certain occupiers, nevertheless the position close to Beeston and Nottingham and good transport links will ensure demand remains for location.	Average	1960s two storey premises that provide good quality practical workshop or warehouse accommodation. Two key underlying features as to why the rating is 'average' and not 'good' - very tight road access and small yard/parking provision	Average	The general location on East side of Beeston, close to Nottingham and the outer ring road suggests a good location, but the immediate area of Humber St and Evelyn St are tight, congested and numerous dwellings exist which again result in an average score as opposed to good.
EM2	544 365	Humber Road South, Beeston (Boots)	employment protection	Y	29.8	Currently in use	Full PP	2 - Good	Strong potential for redevelopment of medium to large sized, self contained and multi-let, freehold/leasehold office buildings accessed from Thane Road entrance. Success of this element is likely to be dictated by the future of the whole Boots site. The recommendation would be to consider the site as a whole as opposed to in two boundary split parts. The proximity to the ring road, University and City itself ensure this is a strategic site with potential for a business park for B1, B2 and B8 uses.	Average	Range of buildings - office, production, storage, ancillary. Some buildings on the site are listed D6 & D10, which in the main are within the Broxtowe boundary. Premises are generally large and purpose built.	Average	The site provides the southern entrance into the larger Boots site. The location benefits from access onto Queens Road via Humber Road South, however, this does go through residential areas on Beacon Road. The Northern entrance is generally used for commercial traffic to overcome this issue, however that is in the Nottingham City boundary. Lilac Grove industrial area is positioned nearby.
EM2	538 365	Lilac Grove, Beeston	employment protection	Y	7.5	Currently in use	Full PP	2 - Good	The site will continue to have a future for commercial use, predominantly in light industrial, general industrial and small scale warehousing, however, positioned at each end of Lilac Grove is Siemens and Boots and the future of those two sites may impact on the future uses of Lilac Grove.	Average	variety of second hand buildings with high occupancy levels. Established industrial location B1, B2 and B8 users.	Average	The location immediately south east of Beeston has become recognised locally as an established industrial location. Its proximity to Queens Road linking to Nottingham, Long Eaton and J25 of M1 is its best location feature. Exposure to labour source is good from these 2 key centres and a high student population in and around Beeston.
EM2	539 369	Padge Road, Beeston	employment protection	Y	4.4	Currently in use	Full PP	2 - Good	Successful site where many businesses have located to and remain. Royal Mail have major distribution depot and sort office on site. Future demand will be for B8 storage and distribution and B1 offices with small self contained leasehold or freehold properties.	Good	Relatively modern premises providing good quality industrial, warehouse and office accommodation.	Good	Convenient position just off Queens Road, Beeston. Good access to Nottingham's outer ring road and the city centre. Good transport links and exposure to nearby labour pool.
EM2	533 368	Regent Street, Beeston	employment protection	Y	0.4	Currently in use	Full PP	5 - Very Poor	Very limited commercial potential for the site even if developed due to its surroundings. Burgass are seeking relocation as landlord is considering residential use on site.	Poor	Period factory premises providing high site density and mix of size and height units all in single occupation by Burgass Carrier Bags. Signs of disrepair.	Poor	Although close to Beeston Town Centre and Queens Road the access to the site is very poor, through residential areas and past a school. The area is predominantly residential.

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EM2	533 356	Technology Drive, Beeston Rylands (Siemens)	employment protection	Y	14.3	Currently in use	Full PP	2 - Good	Good potential for redevelopment of medium to large sized, self contained and multi-let, freehold/leasehold office buildings on a proportion of the site. Industrial uses require an improved road infrastructure and any large scale development of this type of user is unlikely to prove successful. B1 light industrial is and some small scale warehousing may form an integral part of a mixed use scheme.	Average	Purpose built campus for Siemens providing workshops, laboratories, offices and ancillary buildings. Premises now very dated and many not in use as Siemens presence on site is reduced. Most remain fit for purpose, however, not up to most modern requirements that the industry may demand.	Average	Accessibility to Technology Drive is relatively limited. Positioned immediately South of Beeston and due west of the densely populated Beeston Rylands, the road infrastructure is limited. J25 of the M1 is approximately 15 minutes drive Beeston Rail Station is positioned immediately adjacent ensuring the both bus and rail links serve the location.
EM2	526 373	Wollaton Road, Beeston	employment protection	Y	0.6	Currently in use	Full PP	4 - Poor	The site is surrounded by residential use and if the units should become vacant, future lettings will be difficult. Alternative use should be considered.	Average	Two storey premises used as Environmental Services on Ground Floor and Dance School on 1st floor. Limited circulation space.	Poor	Location is predominantly residential with some retail units nearby. Access is limited to the site itself despite close proximity to Wollaton Road. Bus routes run along Wollaton Road.
EM2	516 353	Bye Pass Road, Chilwell	employment protection	Y	2.4	Currently in use	Full PP	2 - Good	Site has good frontage and potential for commercial development. Likely to be used for B1 light industrial use.	Average	Two adjacent premises, one of which is on the market - Factory Complex Long Eaton Textiles Ltd, premises partly in use. Mix of buildings of varying build quality and design.	Average	Good site with frontage onto Bypass Road. Generally amongst residential dwellings. Site is being sold with covenant preventing residential use, therefore commercial use likely to retain. Site has potential for redevelopment, however, history in textile use, ground condition may be suspect.
EM2	477 427	Coronation Road/Solo man Road, Cossall	employment protection	Y	5	Currently in use	Full PP	2 - Good	Popular estate that has good track record. Variety in size of units provides good space for many types of occupiers, generally concentrating on local occupiers. Continued B1 light industrial and small scale warehousing expected at this site.	Good	Generally the buildings here are good, majority of which are small seeking local occupiers, however, build quality is good, refurbishment has helped to push forward with lettings of 2nd hand space.	Good	Good position on the east side of Ilkeston. Access to A610 and J26 of M1 is good. Successful small estate.
EM2	458 469	Bailey Grove Road, Eastwood	employment protection	Y	0.9	Currently in use	Full PP	2 - Good	Providing occupiers remain within light industrial use the site can co-habit amongst the nearby residential area. Good proximity to A610 roundabout ensures that accessibility is good.	Average	Mix of terraced units providing engineering/storage accommodation. Shared yard.	Average	The site has established itself as a small industrial area with some motor trade users present amongst light industrial occupiers. The site is generally untidy but that is down to the occupiers. Useful provision of small units on edge of Eastwood, close to A610, access is reasonable and suitable for small scale businesses.
EM2	461 463	Church Street/Farri ngton Way, Eastwood	employment protection	Y	5.1	Currently in use	Full PP	2 - Good	Good potential for redevelopment of small to medium sized, self contained, freehold/leasehold office buildings. Similarly with the good infrastructure and good exposure to labour pools the location would meet most occupier criteria.	Average	Some modern/refurbished premises on site with older 1970s units. Occupied by Raleigh and majority of buildings believed to be in use so fit for purpose.	Good	Site with immediate frontage onto A610, linking to J26 of M1, Nottingham and Ripley. Labour source from immediate towns including Eastwood, Kimberley, Langley Mill etc.
EM2	456 473	Meadowbank Way, Eastwood	employment protection	Y	7.1	Currently in use	Full PP	2 - Good	Strong potential for redevelopment of small to medium sized, self contained, freehold/leasehold office buildings. Similarly light industrial and warehousing occupiers may express interest in the location.	Good	Reasonable quality buildings providing accommodation for Warburtons. Buildings approximately 15 years old. Appear to be in good condition as you would expect from the food industry	Good	Industrial estate positioned immediately adjacent to A610, linking to J26 of M1, Nottingham and Ripley. The access road is not ideal but generally suitable for the size of the estate. Royal Mail are trying to dispose of a building at this site.
EM2	465 457	Newmanleys Road, Eastwood	employment protection	Y	4.7	Currently in use	Full PP	2 - Good	The site has re-letting potential in existing form and similarly would provide a good development site for B1, and B8 occupiers.	Average	Industrial building with office content, external loading and car parking	Good	Excellent position adjacent to A610 with immediate adjoining access. The site has good profile and is sufficient distance from nearby residential uses.
EM2	473 453	A610, Giltbrook (former offices)	employment protection	Y	1	Currently in use	Full PP	2 - Good	In marketing the unit received a good level of interest. High eaves, spacious, self contained unit with good circulation and expansion potential.	Good	Self contained industrial building incorporating good quality office element. Portal framed building with attractive profile and good circulation space.	Good	Adjacent to the A610 with excellent east bound connections to M1 J26, let down slightly by the west bound road access due to the dual carriage-way. Improvements could be made to its entry slip road onto A610, especially for HGVs joining the A610 at slow speeds.
EM2	479 453	Giltway, Giltbrook (2 sites)	employment protection	Y	3.8	Currently in use	Full PP	2 - Good	The site benefits from profile visibility to A610. The area is established in commercial use. The buildings on land at his location would all suit B1 and B2 occupiers.	Good	The site comprise two sites. The first provides a good quality building occupied by Payne Ltd. Brick built and profile clad unit with forecourt and parking area. The second is essentially the profile site for the estate with a number of reasonable quality units of portal frame construction, part brick and profile clad elevations. These are more an "average" rating as opposed to the "good" rating for the Payne building. Reasonable circulation. Such units would be reasonably well received in the market place.	Good	Giltway is predominantly a commercial site with a mix of occupiers on the estate. Buildings let well and proximity to A610 is good.

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EM2	477 479	Engine Lane, Moorgreen (industrial estate)	employment protection	Y	8.2	Currently in use	Full PP	3 - Average	The site is quite isolated due to access, however, there is a much improved product available on the site when compared to many other nearby existing units To Let. A refurbishment programme suggests confidence in the location, however, the high vacancy at present. Light or general industrial occupiers will express interest in the location. Office demand will be very limited if at all.	Average	Part refurbished with some new build units. On appearance the units look OK, however, the site is slightly cramped and circulation space is not generous. This may not prove too problematic as units are small in size offering starter and nursery units and vehicle movements minimal. High vacancy rate at present with units currently on the market	Average	Positioned immediately north of Eastwood, distance to J26 M1 is approximately 5km. Location likely to suit small local businesses.
EM2	485 462	Baker Road, Newthorpe	employment protection	Y	1.3	Currently in use	Full PP	3 - Average	Small industrial area which seems to trade well, occupiers a little scruffy, but small scale so impact on surrounding area is minimal.	Average	Terraced units providing small units for storage and engineering practices. Shared yard area. Cheap, practical units although quite congested site.	Average	Access and position is amongst residential users which is not ideal but units are relatively small and traffic likely to be minimal.
EM2	485 362	Bessell Lane/Palmer Drive, Stapleford	employment protection, part with detailed PP for redevelopment	Y	6	Currently in use	Full PP	2 - Good	Demand for the location is reasonable. The proximity to both Derby and Nottingham is good and rents will be relatively cheap in comparison to the two main centres. The site would suit small scale distribution (UPS on site) and B1 light industrial use. Office demand would be limited as it would be difficult to create the business park profile from this location.	Average	Second hand buildings. Most of which are occupied or being marketed with expressions of interest. Quality varies with differing eaves height, build materials and profile.	Average	Reasonably close proximity to A52 and J25 of M1, this does involve travelling through Sandiacre town centre. Some residential use exists on the junction of Bessell Lane and Derby Road/Station Road and along the roads that connect to Bessell Lane, therefore proximity to dwellings is an important factor.
EM2	498 384	Hickings Lane, Stapleford	employment protection	Y	0.8	Currently in use	Full PP	3 - Average	Despite proximity of residential use, the site offers a good light industrial location with reasonable connections to A52.	Average	Brick built buildings providing industrial, office and storage accommodation. Prominent occupier is Sinbad Tool Hire.	Average	Positioned close to A6007 which links to Ilkeston and A52. Predominantly residential area, however, site benefits from good profile and existing occupier cause minimal nuisance.
EM2	490 379	Pasture Road, Stapleford	employment protection	Y	0.8	Currently in use	Full PP	3 - Average	The property position is reasonably well accessed and will attract future occupiers up until the building becomes obsolete. Probably at that time the future for the site should be reviewed.	Average	Functional industrial unit occupied by Silicone Altimex. Far from modern but in use and assumed fit for purpose. Some parking and circulation, but minimal.	Average	Road network is satisfactory, and probably sufficient to service a small industrial development, however, principle uses nearby include residential and a school.
EM2	491 374	Pinfold Lane/Nottingham Road, Stapleford	employment protection	Y	1.3	Currently in use	Full PP	3 - Average	Regarded as fairly ordinary location for industrial premises, however, the site has historically let reasonably well. Flexible terms are offered which no doubt proves attractive to occupiers.	Average	Busy industrial estate offering terraces of units majority of which are small but seem occupied and fit for purpose. Some voids but not uncommon for estates of this age and nature.	Average	Located on the North side of Stapleford in close proximity to the town centre. Access is direct on to Nottm Road which connects to A52 (Nottm, M1 and Derby)
EM2	484 368	Sandiacre Road, Stapleford	employment protection	Y	0.7	Currently in use	Full PP	4 - Poor	Strong residential presence will limit the suitability of the site for employment use.	Average	Brick built buildings put to use, predominantly in motor trade use. Majority occupied so assumed fit for purpose	Poor	Residential use has become more prominent in the area and is likely to impact on future commercial occupiers in the area.
EM2	506 398	Coventry Lane, Trowell	employment protection, outline PP for redevelopment	Y	1.4	Currently in use	Full PP	2 - Good	Accessibility to both the city and the motorway offer huge benefits to occupiers. Reported crime problem which has caused occupiers to relocate.	Average	Purpose built industrial units providing terraces of accommodation. Majority of units are let with minimal voids so assumed fit for purpose.	Good	Close to junction of Ilkeston Road and Trowell Road which connect to Nottm, Ilkeston and J's 25 and 26 of the M1.
EM2	487 392	Stapleford Road, Trowell	employment protection	Y	3.1	Currently in use	Full PP	3 - Average	Sound small industrial area away from resi to cause nuisance. Lacks real identity but flexible terms will attract occupiers.	Average	Purpose built industrial units providing sound accommodation for local occupiers. Motor trade is prominent. Majority of units in occupation so assumed fit for purpose.	Average	Some resi nearby but small scale operation should not impact highly. Accessibility to Nottm and Ilkeston and M1 is good.
EM2	507 453	Main Road/Common Lane, Watnall (2 sites)	employment protection	Y	6.4	Currently in use	Full PP	3 - Average	The sites here are two separate sites. One is constrained due to access difficulties, land includes the British Bakeries site, adjacent former coal stock yard. The second site is constrained due to the numerous existing tenancies on site. The existing industry nearby would suggest that services are available.	Average	Purpose built premises for British Bakeries. Stringent guidelines within the food industry would suggest that buildings need to be up to a high standard. Externally preventative maintenance is poor. Common Lane site provides numerous buildings of varying age up to 30 years old, concentration of end users in motor trade.	Average	Reasonably good access to B600, A610 and in turn J26 of the M1. Residential uses opposite and new schemes have recently been introduced to Main Road.

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