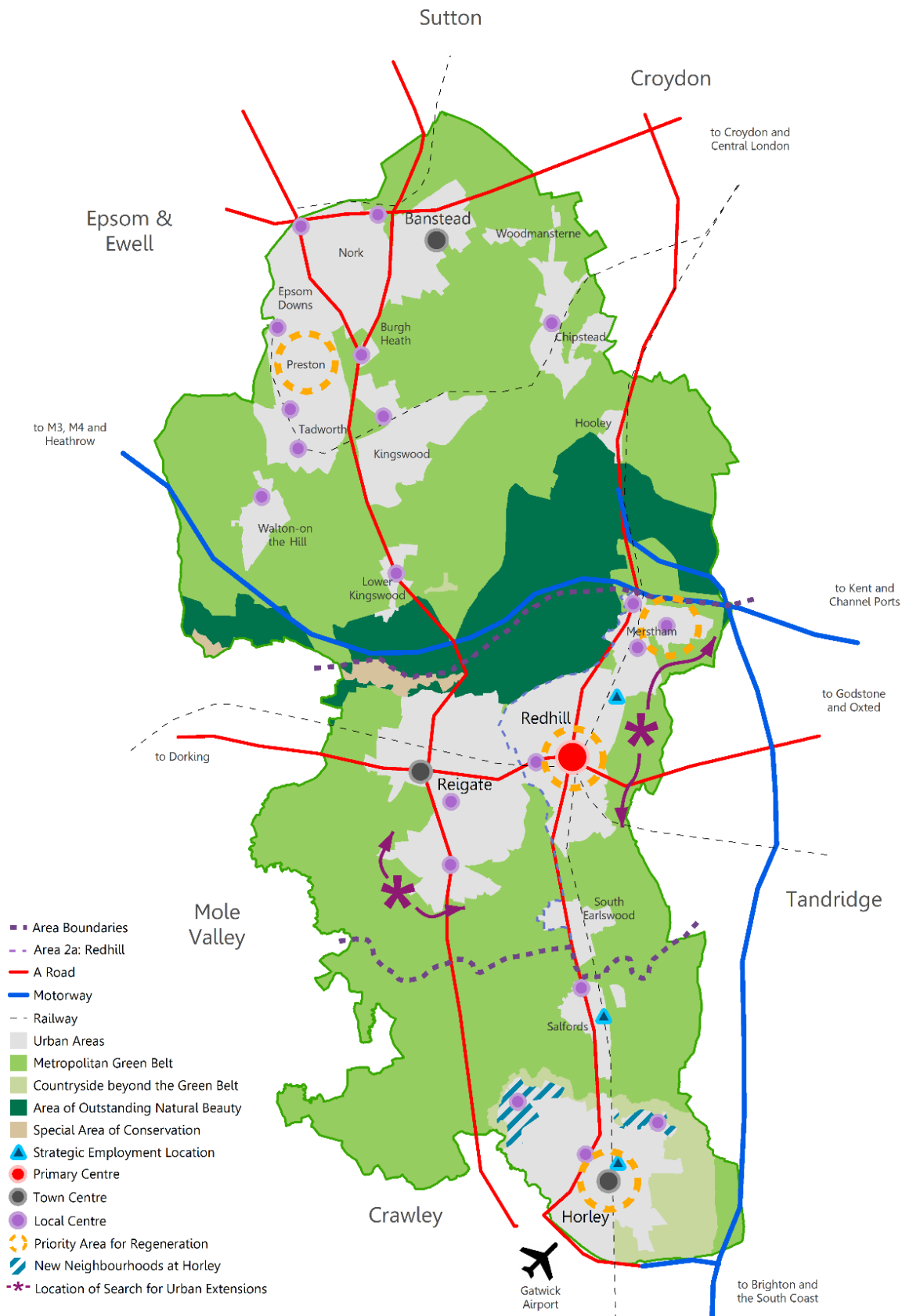




Industrial Estates Monitor

Position in April 2025

Figure 1 Reigate and Banstead Borough Map



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Please Note:

The information contained within this monitor is a record of the observed uses and occupiers within the industrial estate in Reigate & Banstead as of April 2025. It does not constitute a record of the Lawful Uses of each property under Sections 191 and 192 of the Town and Country Planning Act 1990 (as amended). For further information on lawful uses, please contact the Council's Development Management Team.

Whilst every care has been taken to ensure that the information and analysis is accurate, the Council accepts no responsibility for any loss resulting from errors or omissions. The Council welcomes comments and suggestions that would make the monitoring information more accessible and useful.

1. Introduction

The industrial and logistics sector continued to evolve in 2024, driven by rising operating and input costs, elevated interest rates, the threat of global tensions including the increased tariffs by the United States, increased AI usage, and weaker consumer sentiment. According to [Cushman & Wakefield](#), the take-up of logistics and industrial space in the UK totalled 32.7 million sqft by the end of Q4 2024. During the first half of 2024, take-up reached 20million sqft, largely aided by two deals in excess of 1 million sqft. Going into Q1 2025, there was a further increase in take-up from Q4 2024 by 7.5 million sqft. However, this still remained 19% below Q1 2024 levels and 16% below the 5-year Q1 pre-pandemic average. As a result of the increases of take-up, with [Cushman & Wakefield](#) reporting a slight decrease in availability of industrial and logistics floorspace to 68.3 million sqft in Q1 2025. There was however an overall increase in available floorspace during 2024-25, with there being a stronger demand for second hand units and a cooling of interest in speculative development. There were notable rises in the volume of Grade A and B space becoming available in 2024, whilst the volume of Grade C space contracted due to assets being withdrawn for redevelopment or refurbishment. [Knight Frank](#) also further highlights this with an increase in vacancy rates to 7.3% by the end of 2024, up from 5.5% by the end of 2023. [Lambert Smith Hampton](#) states that the pace of growth in 2025 would slow, with there being only 7.6 million sqft of anticipated starts in 2025, down from 15.5 million sqft in 2024, and is the lowest annual total since 2014, arguably caused by the lack of appetite for speculative development. Construction under development varied dependent on the size of units being developed. For XL developments, under construction space had increased by 59% year-on-year to 7.6 million sqft by the end of 2024. For large developments, under construction space was down 2% year-on-year to 6.0 million sqft by the end of 2024, whilst for mid box developments, under construction space had decreased 5% year-on-year to 3.2 million sqft by the end of 2024 ([Lambert Smith Hampton](#)).

Distribution occupiers remained the dominant source of demand in the industrial market, as they accounted for 38% of the space taken up in 2024, up 8% from 2023 ([Knight Frank](#)). Manufacturing firms accounted 29% of the space taken up in 2024, up 36% from 2023. Despite the lower uptake of industrial floorspace during this period, average market rents still rose by an average of 5.5% in 2024. This was slightly lower than average rental growth

recorded in 2023 of 7.6%. However, prime rental growth has remained fairly similar, with a 7.2% growth recorded in 2024, similar to the 7.4% growth recorded in 2023 ([Knight Frank](#)).

There are however various factors that can potentially influence how the industrial and logistics sectors would function in 2025. [Carter Jonas](#) highlights some key issues, with these including internet retailing, the governments commitment to deliver more housing, which would result in a greater demand for logistics space, accelerated infrastructure delivery, and the influences of technologies in the industry, such as AI. [Fagan & Whalley](#) also highlight further issues to this, including skills shortages, rising costs, sustainability and driver facilities.

The National Planning Policy Framework (NPPF) 2024 has placed further emphasis on the growing importance of the industrial sector, with paragraph 86 of the NPPF 2024 now including a new section which states that “planning policies should pay particular regard to facilitating development to meet the needs of a modern economy, including by identifying suitable locations for uses such as laboratories, gigafactories, data centres, digital infrastructure, freight and logistics”.

1.1. Area Context

The Council’s Development Plan is comprised of the Core Strategy adopted in July 2014 (and reviewed in July 2019 and January 2024 and found to not need updating) and the Development Management Plan (DMP) adopted in September 2019 and reviewed in September 2024. The Development Plan recognises the important role industrial estates play in providing employment areas and valuable services to the business and residential community.

Within the borough, there are seven industrial estates: four principal employment areas and three local employment areas.

Table 1 All Principal and Local Employment Areas in the Borough

Principal Employment Areas	Local Employment Areas
Holmethorpe Industrial Estate, Redhill	Pitwood Park Industrial Estate, Tadworth
Wells Place Industrial Estate, Redhill	Kingsfield Business Centre, Redhill
Perrywood Business Park, Redhill	Balcombe Road Industrial Area (Bridge Industrial Estate and Gatwick Metro Centre), Horley
Salfords Industrial Estate, Redhill	

The principal employment areas are locations of strategic importance due to their size, accessibility and commercial offer. They are areas that are particularly suited to offices, industrial, storage and distribution uses.

The local employment areas provide more local accommodation for businesses. They provide an important supply of smaller, more affordable accommodation for small businesses in the borough. Their accommodation is particularly suited to smaller scale industrial and distribution uses, offices, financial and professional services and other employment generating uses.

1.2. Relevant Local Policies and Indicators

Table 2 Monitoring targets for local policies

Policy	Monitoring Target
EMP1 Principal Employment Areas	Proposals for business, industrial and storage distribution uses will generally only be permitted in employment areas set out on the proposals map. Restrict loss of employment land in these areas to maintain/promote economic growth in Surrey.
EMP2 Local Employment Areas	Generally permit proposals for redevelopment, extension or change of use for business, industrial and storage distribution uses subject to certain criteria being met.

The purpose of monitoring industrial estates is to:

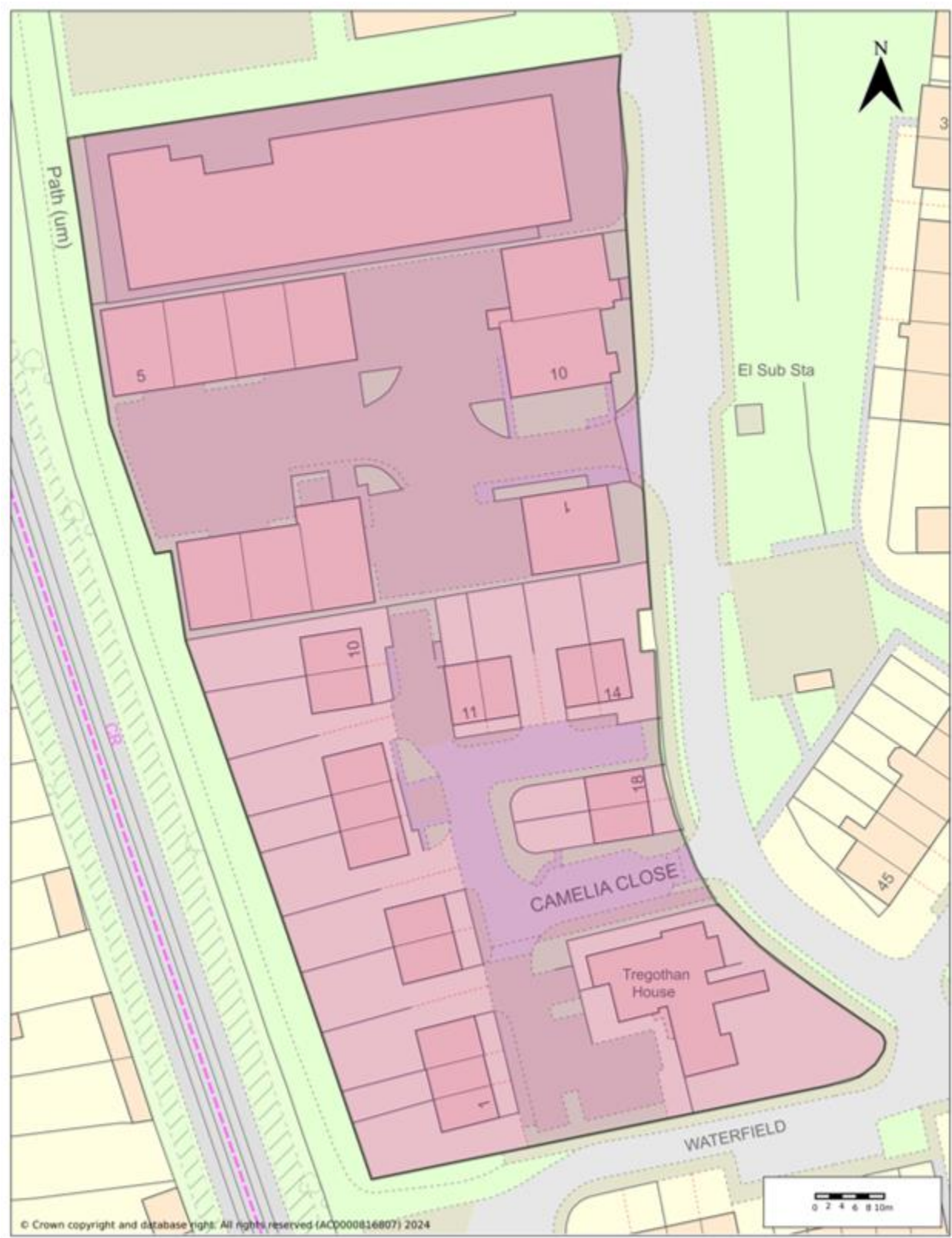
- Improve knowledge of local businesses to support future economic development;

- Analyse use trends and assess the on-going suitability and viability of these areas for different types of employment provision;
- Analyse vacancy and market activity within the industrial estates as a further barometer of economic performance;
- Monitor the effectiveness of local policies in the borough's Local Plan documents and provide an up-to-date evidence base to support decision-making on planning application

2. Individual Estate Analysis

2.1. Pitwood Park Industrial Estate, Tadworth

Figure 2 Pitwood Park Industrial Estate



New Occupiers and Vacancies

Within the last twelve months, there have been no occupier changes within the industrial estate. However, unit 6 now has two occupiers, with Pixel Digital Printing also occupying part of the unit along with Meridian Biotechnologies. There are no vacant units within the industrial estate.

Table 3 Vacant units and floorspace in Pitwood Park during the monitoring period

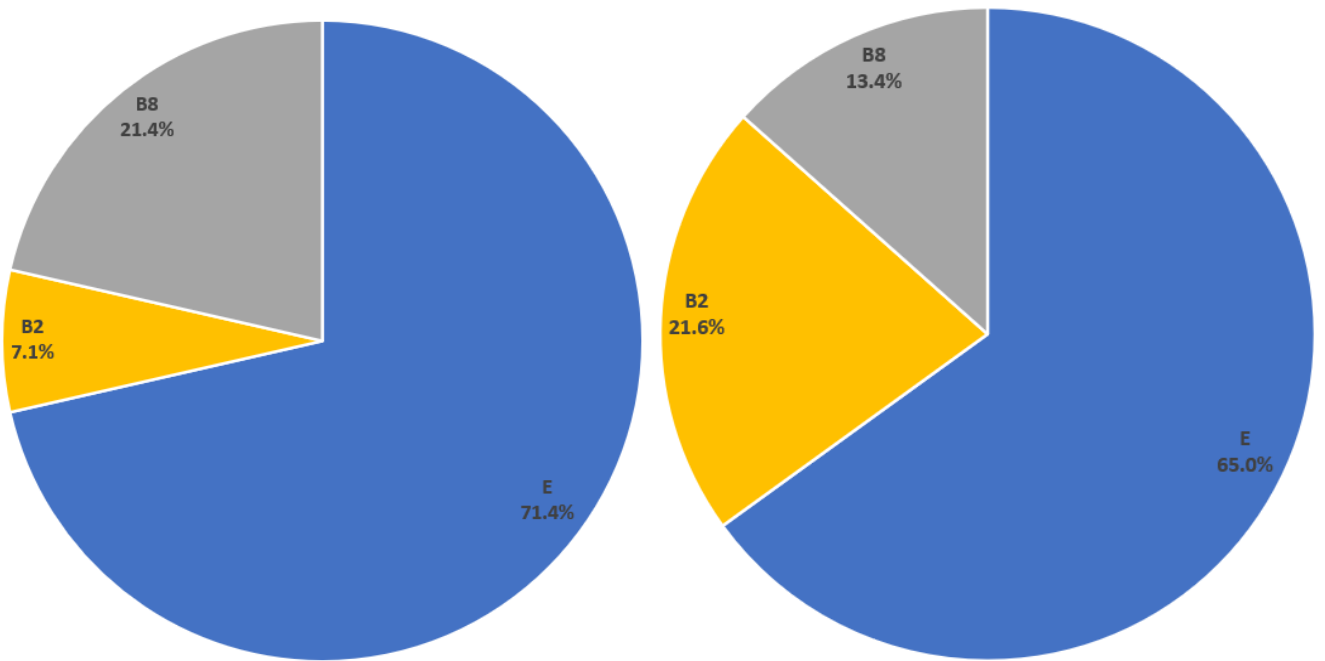
	Total	Vacant	% Vacant
Units	14	0	0.0%
Floorspace (sqm)	3,430	0	0.0%

Both services and manufacturing uses are the most prominent use within the industrial estate, accounting for 35.8% of the units. Storage and distribution uses account for the remaining units (28.6%). In terms of floorspace, manufacturing uses account for 44.5% of the floorspace, slightly more than services (38.9%). Storage and distribution uses account for the least floorspace within the industrial estate at 16.6%.

As can be seen from Figure 3 below, the commercial, business and service use class (E) accounts for the greatest proportion of units (71.4%) and floorspace (65.0%). General industrial (B2) and storage and distribution (B8) account for 28.5% of the units and 35.0% of the floorspace combined, potentially due to the estate's location in a predominantly residential area.

Use Classes

Figure 3 Percentage of use classes in Pitwood Park during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right

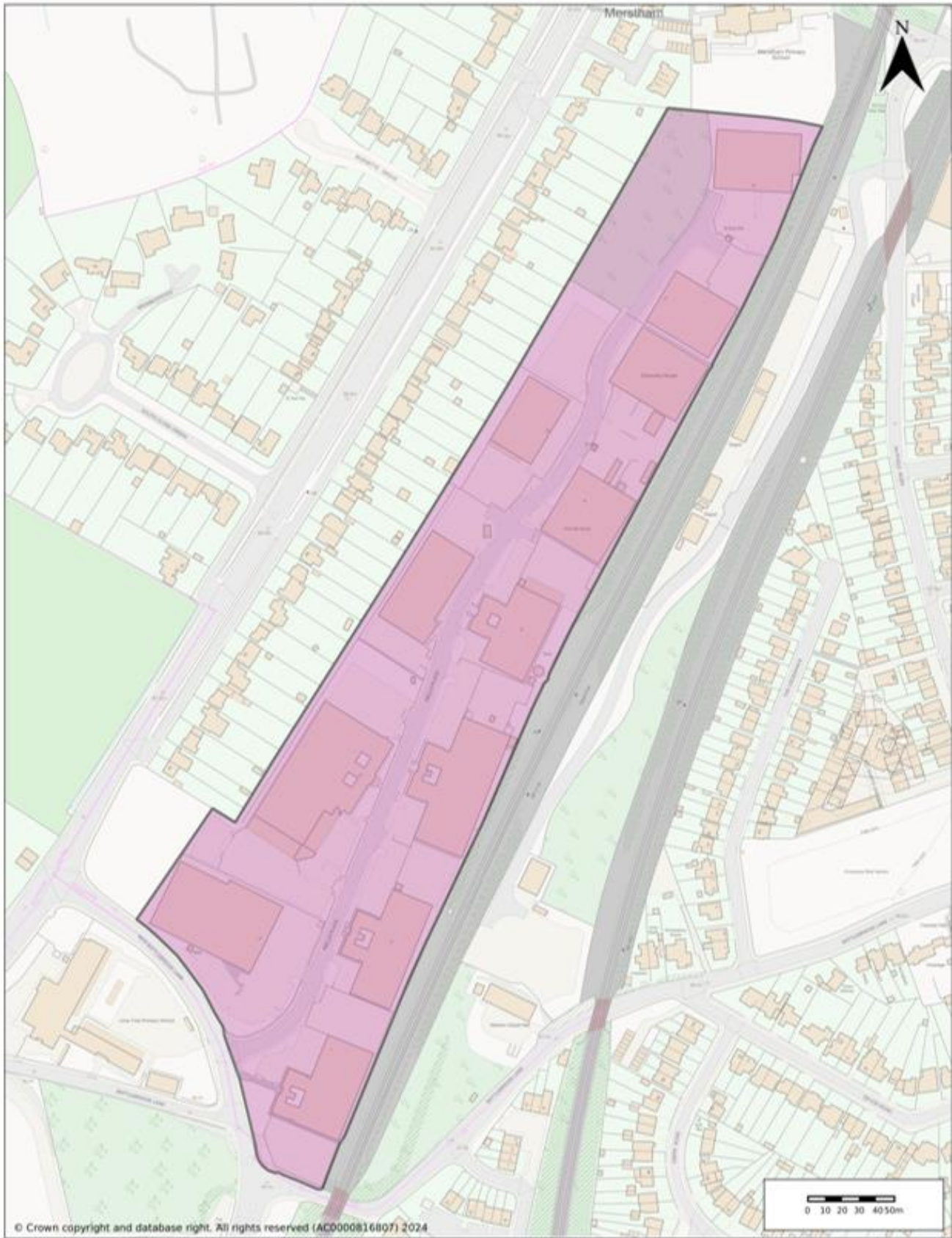


Planning and Development Activity

There are currently no outstanding permissions at Pitwood Park.

2.2. Wells Place, Merstham

Figure 4 Wells Place Industrial Estate



New Occupiers and Vacancies

During this monitoring period, there has been one occupier change at Wells Place industrial estate. TLRE now occupies unit 4 in the industrial estate, which was vacated by Curtis Packaging. Table 4 shows that there are no vacant units within the industrial estate.

Table 4 Vacant units and floorspace in Wells Place during the monitoring period

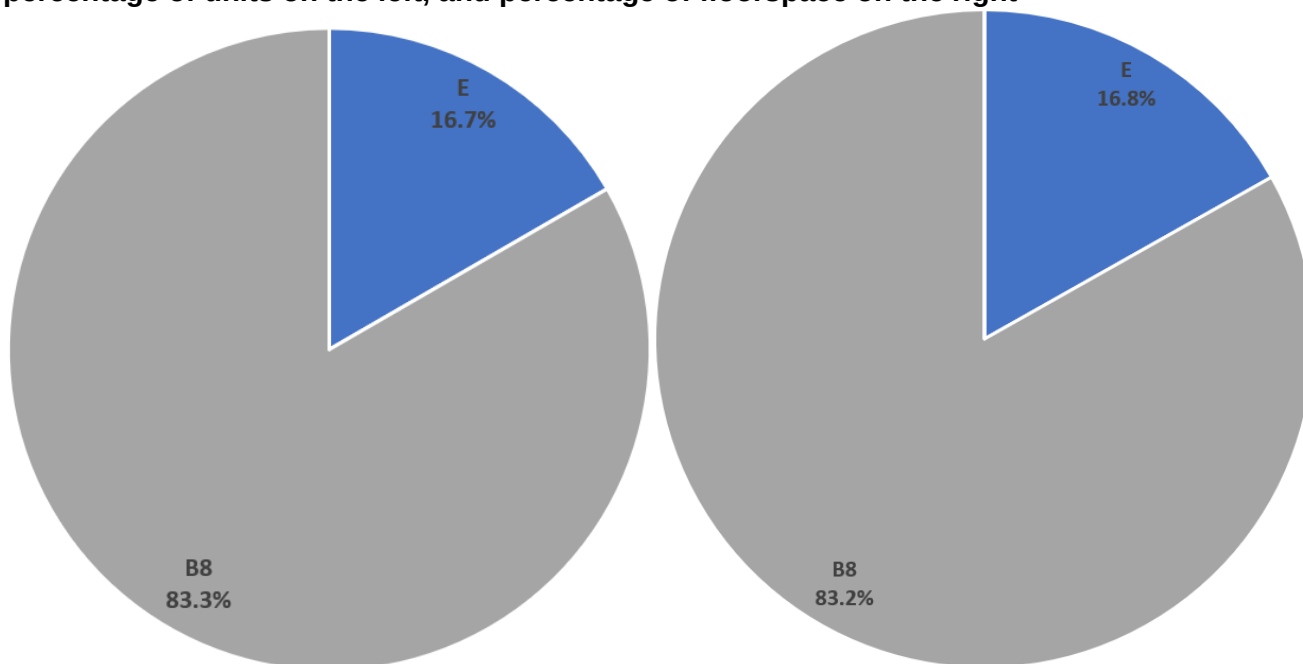
	Total	Vacant	Vacant (%)
Units	12	0	0.0%
Floorspace (sqm)	31,387	0	0.0%

Storage and distribution uses are the most prominent use within the industrial estate, accounting for 75% of the units, with services accounting for the remaining 25% of units. Storage and distribution uses also account for the most floorspace within the industrial estate at 77.3%, with services accounting for the remaining 22.7%.

As can be seen in Figure 5 below, there are only B8 and E uses at Wells Place industrial estate. B8 use class units account for 83.3% and 83.2% of all units and floorspace respectively, whilst E use class units account for 16.7% and 16.8% of units and floorspace respectively.

Use Classes

Figure 5 Percentage of use classes in Wells Place during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



Planning and Development Activity

Planning permission 12/01352/F remains extant. Part of the site has been developed under the completed permission 18/01072/F. The remaining site has the potential to deliver an additional 1,172sqm of E use class floorspace (original application under B1(b) use class). There has been no activity on site since the permission was granted, however a Certificate of lawfulness application submitted in 2016 confirmed that development had been lawfully implemented and therefore this consent remains extant.

Planning permission 24/00617/F for the erection of 8 new self-storage drive-up units at 5 Wells Place would provide an additional 131sqm of B8 use class floorspace. Work has not yet started on this development.

2.3. Perrywood Business Park, Salfords

Figure 6 Perrywood Business Park Industrial Estate



New Occupiers and Vacancies

Over the course of the monitoring period, there has been one occupier change in the industrial estate. UK Gas Technologies Group has left the industrial estate, and Pumpserv now occupies this vacated unit. There are currently two vacant units within the industrial estate.

Table 5 Vacant units and floorspace in Perrywood Business Park during the monitoring period

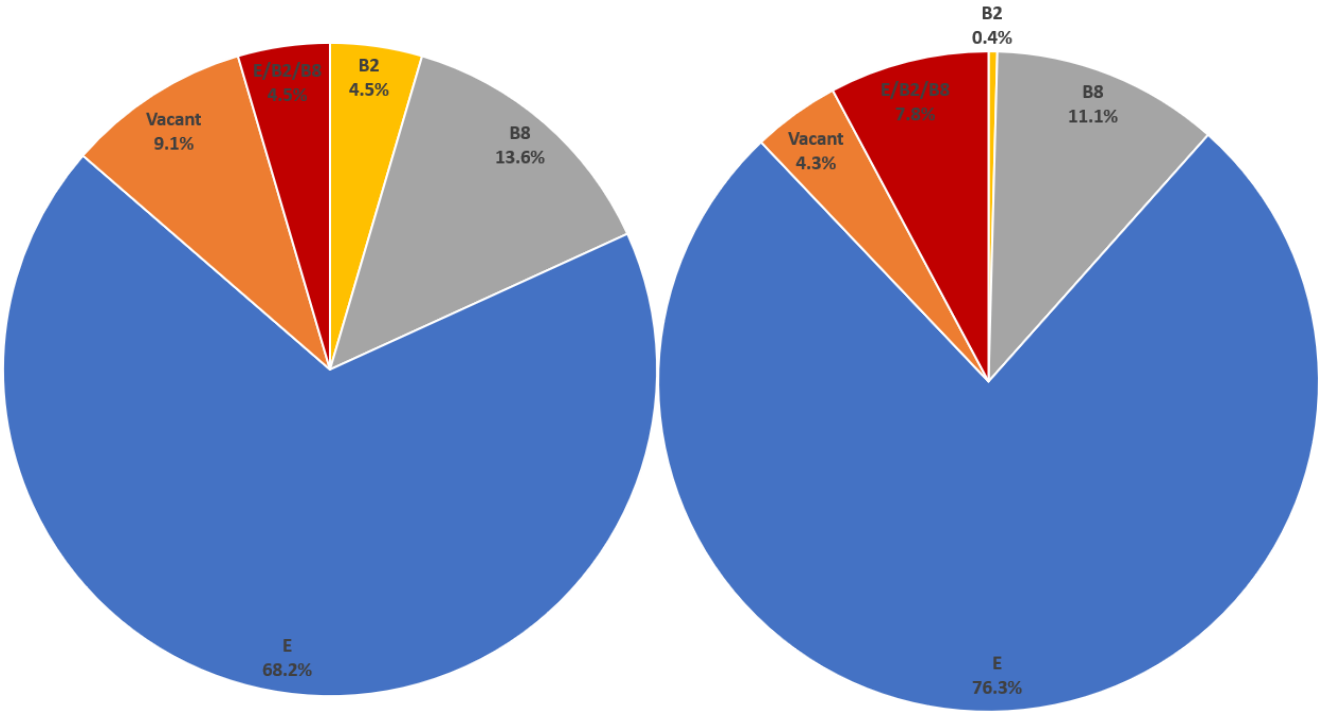
	Total	Vacant	Vacant %
Units	22	2	9.1%
Floorspace (sqm)	24,690	1,055	4.3%

Services are the most common use within Perrywood Business Park, as they account for 45.4% of the units and 67.3% of the floorspace. Of the remaining units, manufacturing industries make up 36.4% of the units, and storage and distribution warehouses and vacant units each occupy 9.1% of all units. Of the remaining floorspace, manufacturing industries make up 24.3% of the floorspace, vacant units 4.3% of the floorspace, and storage and distribution warehouses 4.2% of the floorspace.

Figure 7 below shows that the majority of units and floorspace at Perrywood Business Park are occupied by commercial, business and services (E) use class (72.7% and 84.2% respectively). For units and floorspace, storage and distribution (B8) uses account for 13.6% and 11.1% respectively, vacant uses at 9.1% and 4.3% respectively, and light industrial (B2) uses at 4.5% and 0.4% respectively.

Use Classes

Figure 7 Percentage of use classes in Perrywod Business Park during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right

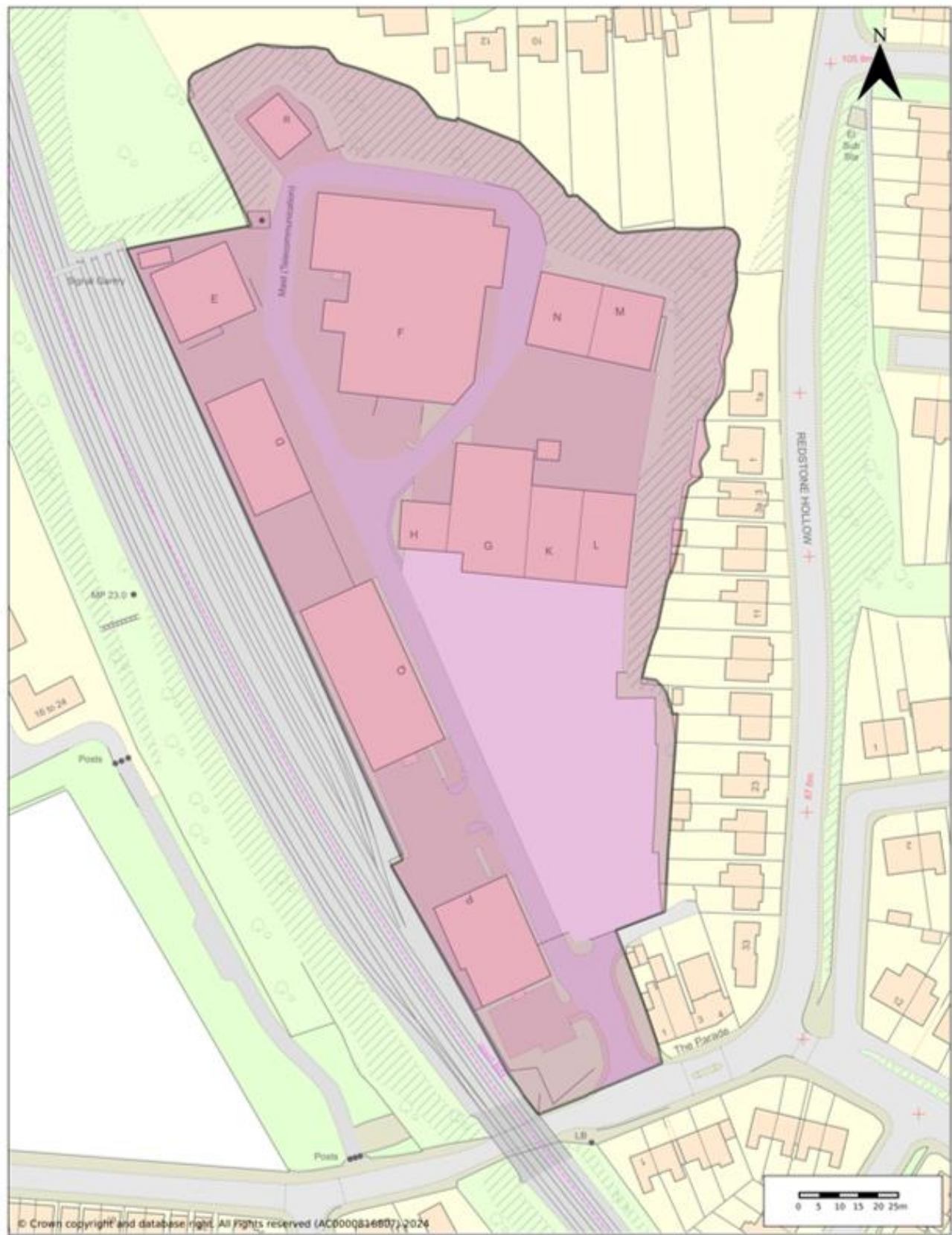


Planning and Development Activity

Planning permission 24/01000/CU for the change of use of 1,930sqm of E/B2/B8 use class floorspace to B2 use class floorspace at Unit 14 Perrywood Business Park is extant.

2.4. Kingsfield Business Park, Redhill

Figure 8 Kingsfield Business Park Industrial Estate



New Occupiers and Vacancies

During this monitoring period, there have been no occupier changes within Kingsfield Business Park industrial estate. Since the departure of Surrey Borders & Partnership from the estate in 2016, the four units they formerly occupied remain vacant. The units were granted a planning permission for residential development in March 2021. To maintain consistency in reporting, the units will continue to be recorded as 'vacant' until the development is fully completed, after which they will be removed from the schedule.

Table 6 Vacant units and floorspace in Kingsfield Business Park during the monitoring period

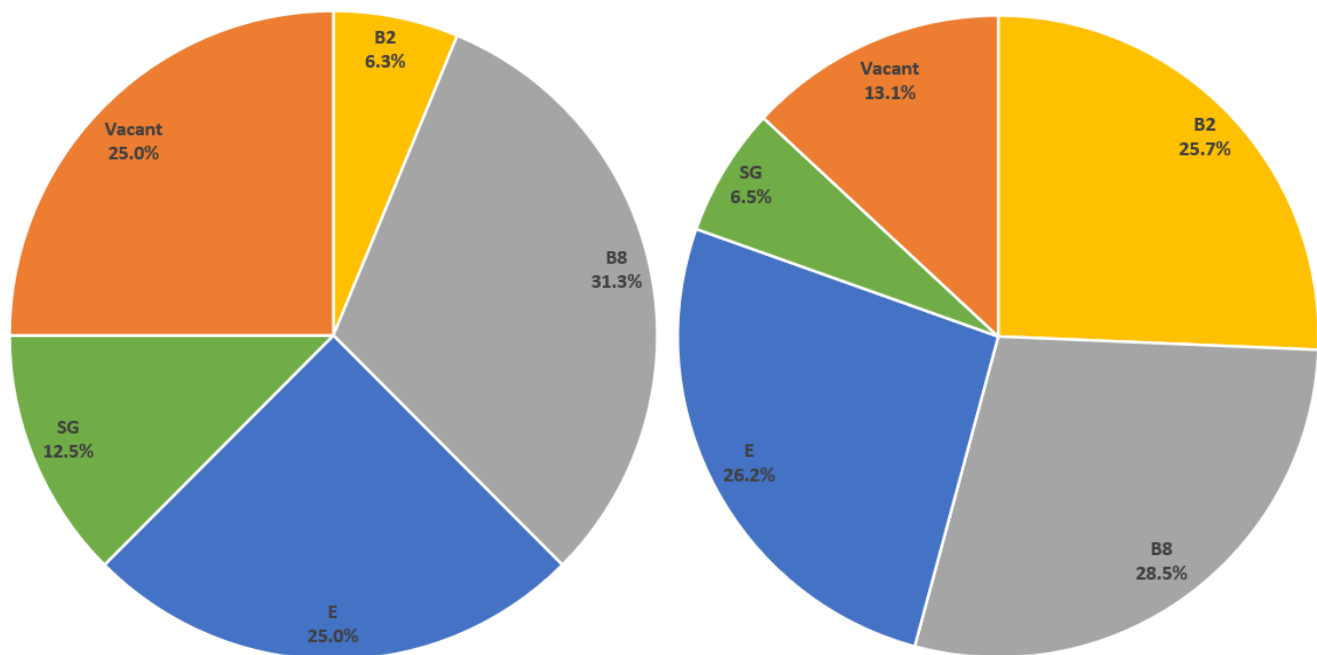
	Total	Vacant	Vacant (%)
Units	16	4	25.0%
Floorspace (sqm)	8,253	1,080	13.1%

Respirex continues to dominate the estate, occupying over half of the occupied floorspace in the estate (53.3%) and a third of the occupied units (33.3%).

As seen in Figure 9 below, storage and distribution (B8) uses occupy the most units and floorspace in the industrial estate (31.3% of the units and 28.5% of the floorspace of all units in the industrial estate, and for all occupied units, B8 uses occupy 41.7% of the units and 32.8% of the occupied floorspace). E uses occupy the second most units and floorspace in the industrial estate, with 25.0% of the units and 26.2% of the floorspace of all units in the industrial estate, and for all occupied units, E uses occupy 33.3% of the units and 30.2% of the occupied floorspace. Although general industrial (B2) uses only occupy one unit (6.3% of all units), in terms of floorspace it offers a comparable provision to B8 and E uses (25.7% of all floorspace).

Use Classes

Figure 9 Percentage of use classes in Kingsfield Business Park during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



Planning and Development Activity

Planning permission 19/01605/F for the residential redevelopment of the units formerly occupied by Surrey Borders & Partnership would result in a loss of 1,080sqm of B1(A) floorspace (now E use class). This scheme is currently under construction.

2.5. Balcombe Road Industrial Area, Horley

Figure 10 Balcombe Road Industrial Estate



New Occupiers and Vacancies

Within the last twelve months, two occupiers, Evo Taxis and SSPA Studios' have moved out of the industrial estate, leaving behind two vacant units. The units at 10-12 Balcombe Road have been converted into residential use, and have therefore been removed from the industrial estate. There are currently six vacant units in the industrial estate.

Table 7 Vacant units and floorspace in Balcombe Road Industrial Area during the monitoring period

	Total	Vacant	Vacant (%)
Units	51	6	11.8%
Floorspace (sqm)	17,354	3,074	17.7%

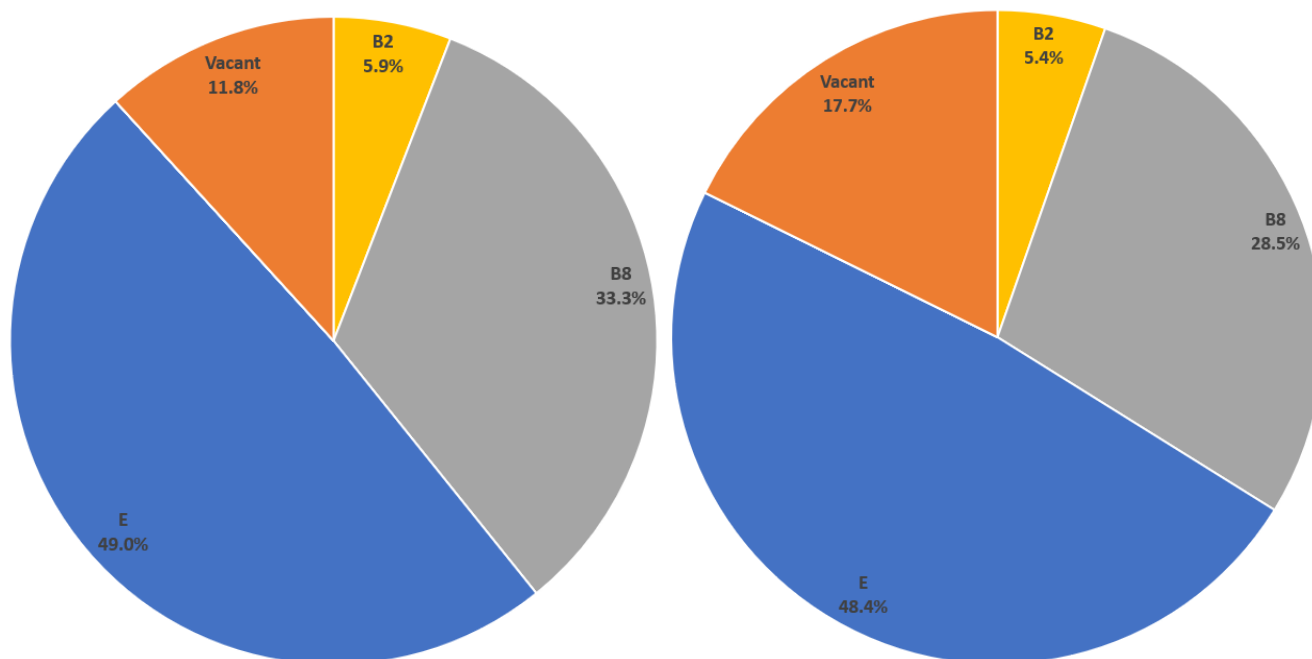
The estate comprises of three separate areas: Gatwick Metro Centre, Axiom Business Centre and Bridge Industrial Estate, the former two both consist of more modern units.

Services are the prominent use within the Balcombe Road Industrial Estate, where it occupies 55.0% of the units, and 47.4% of the overall floorspace. Storage and distribution uses occupy the next most percentage of units and floorspace, at 23.6% and 22.6% respectively. Manufacturing uses and vacancies account for the remaining percentages of units (6.8% and 9.9% respectively) and floorspace (6.8% and 23.1% respectively).

Figure 11 below shows that units within the E use class account for the most units and floorspace within the estate, at 49.0% and 45.2% respectively. B8 uses occupy the next most units and floorspace, with 33.3% and 26.6% respectively. B2 and vacant units make up the remaining units.

Use Classes

Figure 11 Percentage of use classes in Balcombe Road Industrial Area during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



Planning and Development Activity

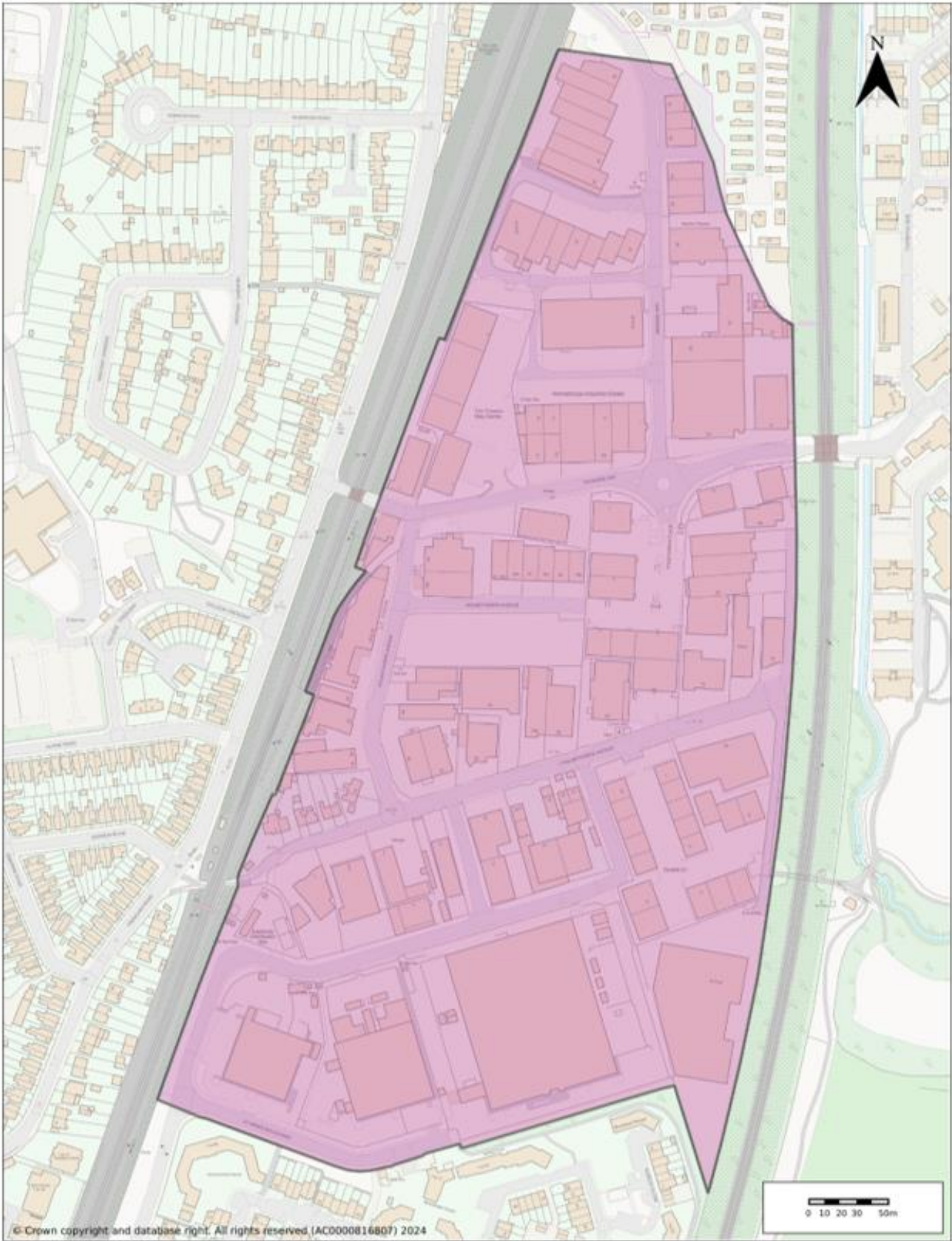
Planning permission 19/00062/F has been approved for the redevelopment of the former Horley Gas Holder Station. This will provide 4,850sqm of office accommodation. This permission is currently under construction.

Planning permission 22/01816/F for the loss of the existing building merchants buildings (loss of 1,965sqm of B2 floorspace) and former Albert Brewery (loss of 1,850sqm of Sui Generis floorspace) and the formation of a mixed-use redevelopment on the site, consisting of 7 new build E/B2/B8 use class units (2,502sqm) and a mixed-use building comprising of a ground floor flexible E use class unit (702sqm) and 10 residential apartments. Work has not yet started on this permission.

Prior approval 24/00334/PAP3MA has been approved for the change of use of the existing buildings (loss of 175sqm of E use class floorspace) to one dwelling at 8-12 Balcombe Road, specifically related to the building at 10-12 Balcombe Road. This has been completed during this monitoring period.

2.6. Holmethorpe Industrial Estate, Redhill

Figure 12 Holmethorpe Industrial Estate



New Occupiers and Vacancies

Over the past twelve months, there have been numerous occupier changes in Holmethorpe. In total, seven occupiers have moved in, whilst five occupiers have moved out. One unit, at 19 Trowers Way, now has multiple new occupiers, as Charlwood Electrical and Global FM have vacated their units, and are now occupied by NJ Solar and Joshua Lewis Carpentry & Construction. One new occupier that has moved into the industrial estate, Benchmarx, occupies two units at 4 and 5 Praetorian Place, Trowers Way. Two of the units at the new mixed-use E/B2/B8 units at Slaithwaite Business Park are now occupied. There are currently a total of fourteen vacant units within the industrial estate.

Table 8 Vacant units and floorspace in Holmethorpe during the monitoring period

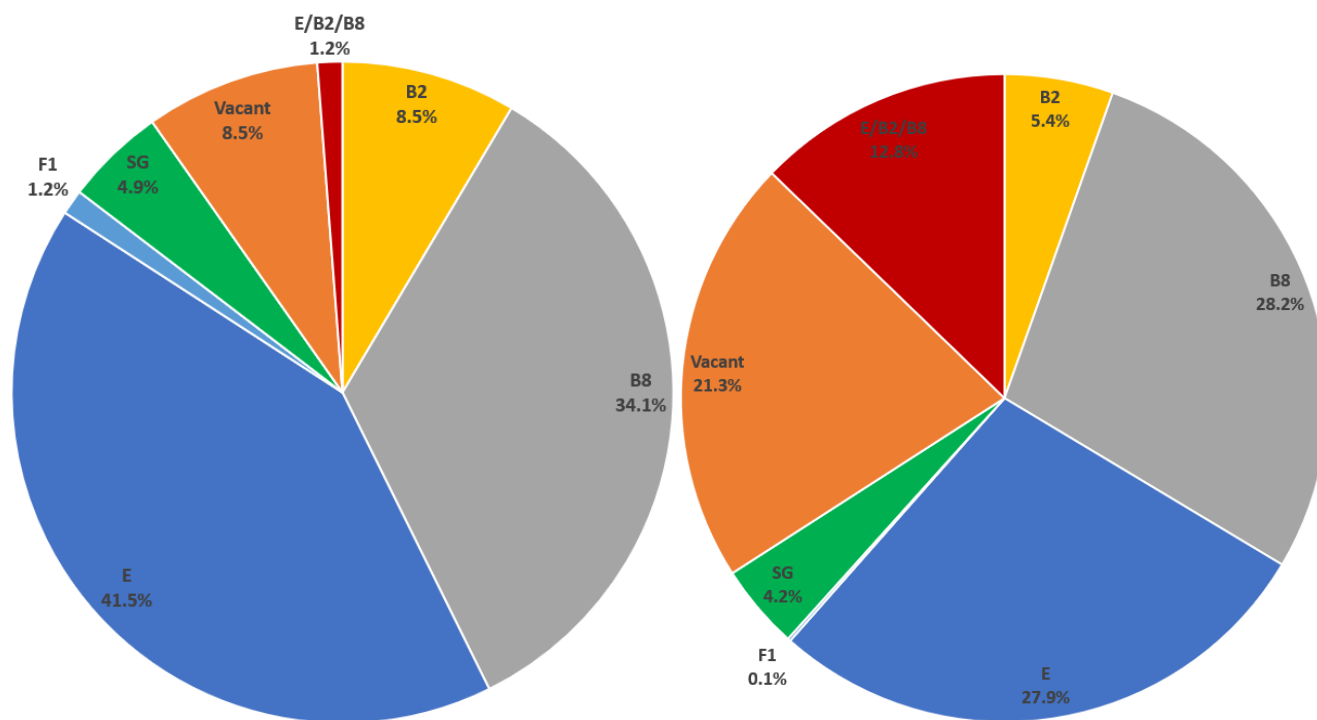
	Total	Vacant	Vacant (%)
Units	164	14	8.5%
Floorspace (sqm)	110,581	23,560	21.3%

Holmethorpe is the largest industrial estate in the borough. Services occupy the most units and floorspace in the industrial estate at 56.8% and 44.9% respectively. Not including vacant units within the industrial estate, storage and distribution uses occupy the next most units and floorspace at 20.1% and 23.9% respectively. Manufacturing uses occupy 12.1% of the units and 9.0% of the floorspace. Leisure, product research, retail and vacancies occupy the remaining uses and floorspace.

As can be seen in Figure 13 below, E use classes occupy the most units within the industrial estate at 41.5%, with B8 uses the second most at 34.1%. In terms of floorspace, B8 units occupy the most, at 28.2%, E uses occupy the second most, at 27.9%, with vacant units occupying the next most at 21.3%. The remaining units are split between B2, Sui Generis, a mix of E/B2/B8 uses and F1 uses.

Use Classes

Figure 13 Percentage of use classes in Holmethorpe during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



Planning and Development Activity

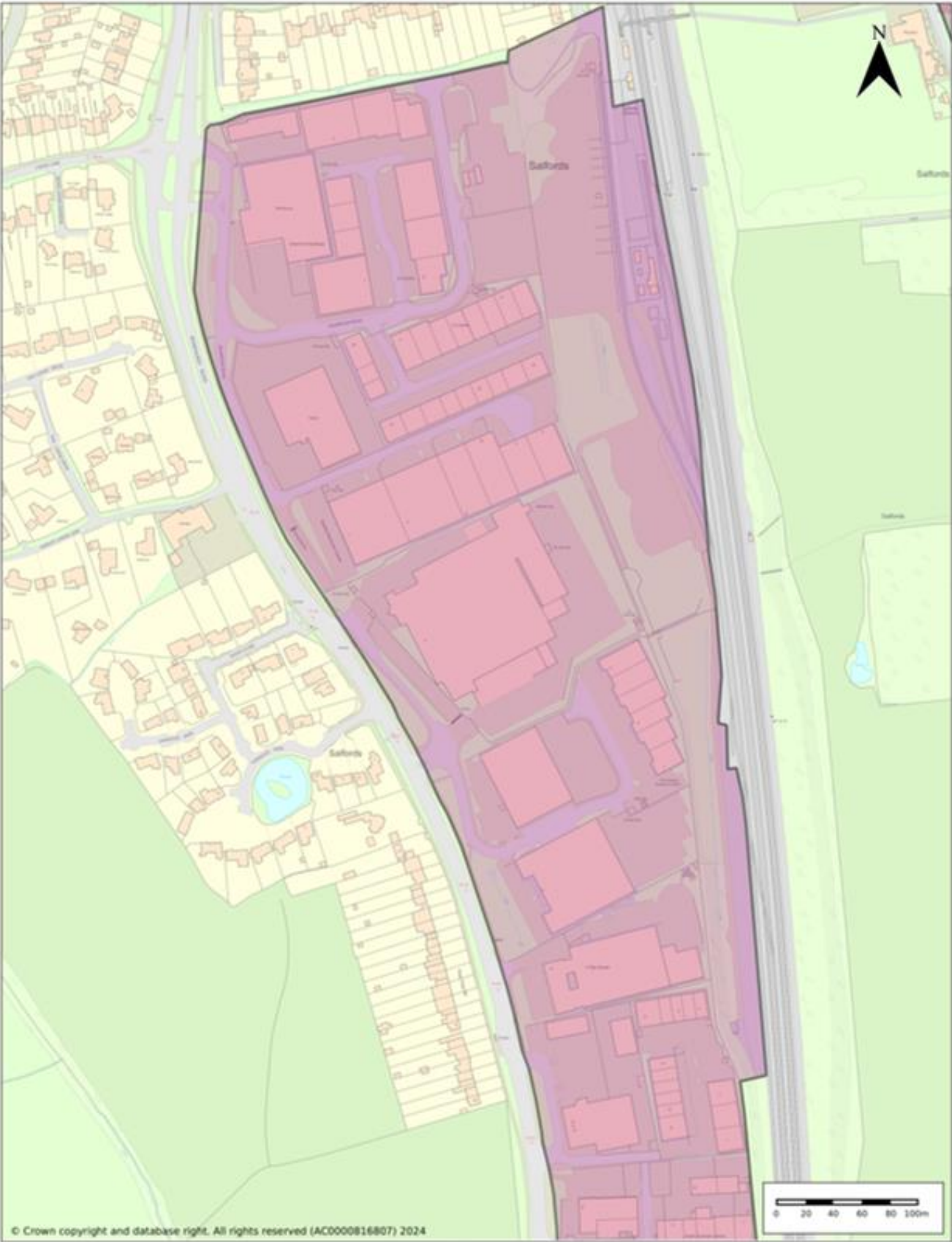
Planning permission 20/01791/F for the demolition of the existing office (E use class) at 40 Holmethorpe Avenue, and the development of a new build, three-storey office building. There would be an overall net gain of 238sqm of E use class floorspace. Work is currently under construction for this development.

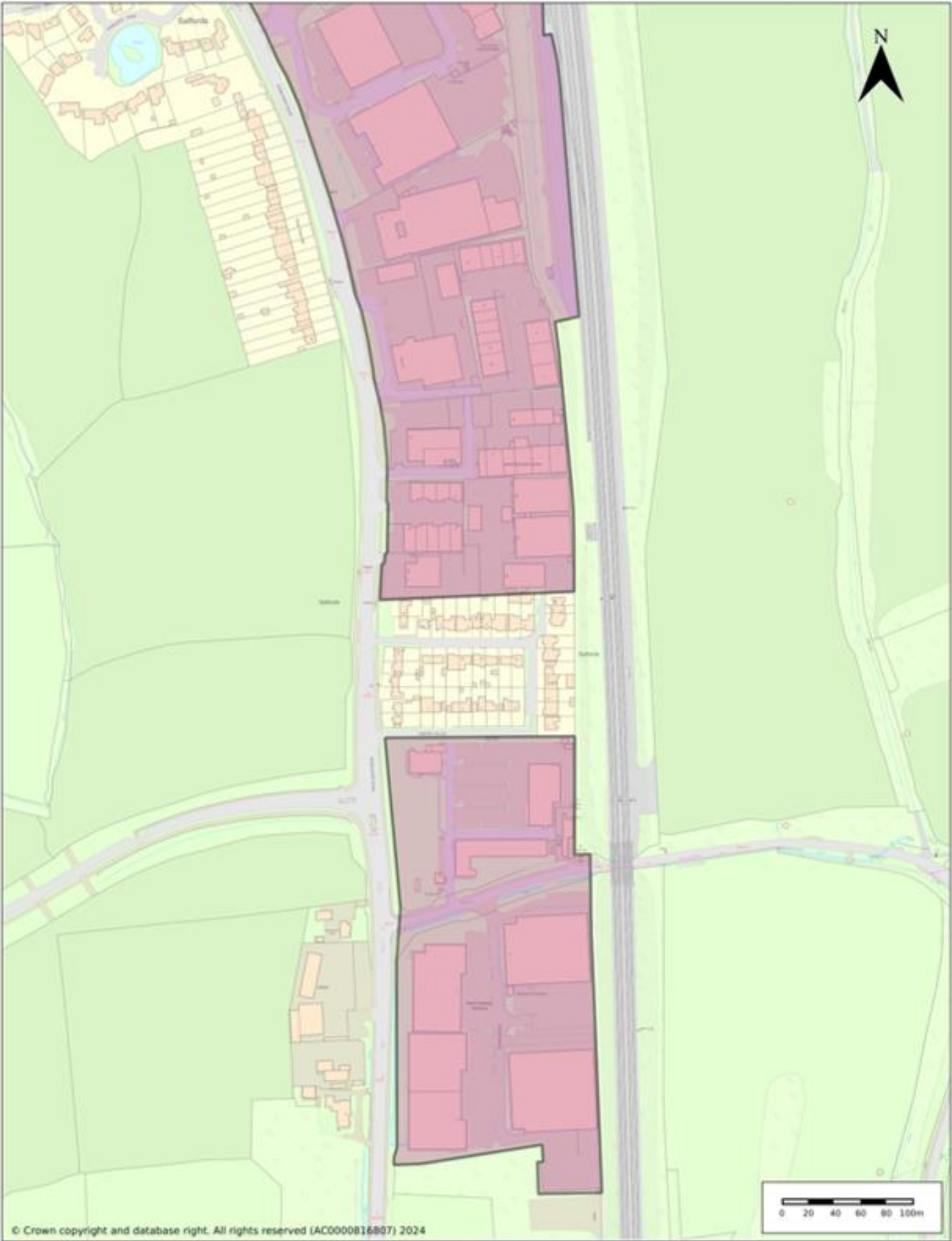
Planning permission 23/01637/F for the demolition of the existing light industrial building (E use class), and the erection of a replacement storage and distribution (B8) use at 1 Trowers Way. There would be an overall loss of 966sqm of E use class floorspace and gain of 30sqm of B8 use class floorspace. Work is currently under construction for this permission.

Planning permission 24/02188/CU for the change of use of a wheel repair garage (loss of 535sqm of sui generis floorspace) to an indoor cricket facility (gain in 535sqm of E floorspace). Work has not yet started for this development.

2.7. Salfords Industrial Estate, Salfords

Figure 14 Salfords Industrial Estate





New Occupiers and Vacancies

Within this monitoring period, four new occupiers have moved into the Salfords Industrial Estate, whilst five occupiers have moved out. One new occupier now co-occupies the unit at 5 Fairlawn Enterprise Park, Bonehurst Road. Trevor Blake has vacated one of its units at 3 Fairlawn Enterprise Park but still occupies 4 Fairlawn Enterprise Park. There are now ten vacant units in the industrial estate.

Table 9 Vacant units and floorspace in Salfords Industrial Estate during the monitoring period

	Total	Vacant	Vacant (%)
Units	100	10	10.0%
Floorspace (sqm)	96,039	7,660	8.0%

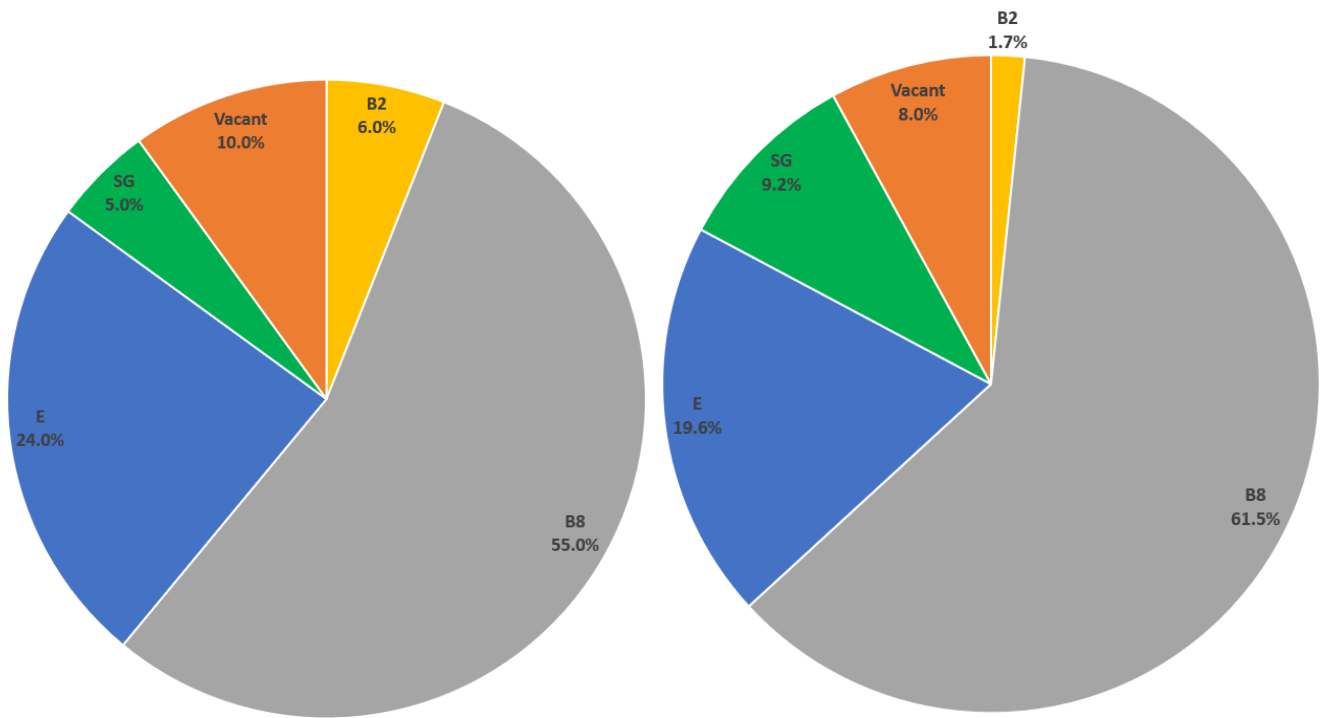
Storage and distribution uses occupy the most units and floorspace in the industrial estate, at 48.0% and 66.1% respectively, followed by services, at 30.0% and 20.1% respectively.

Manufacturing uses occupy 11.0% of the units and 4.1% of the floorspace, whilst other units occupy 1.0% of the units and 1.7% of the floorspace. The remaining percentage of units and floorspace is vacant.

Given its strategic location on the A23 corridor with Gatwick Airport three miles to the south, it is perhaps expected that Salfords is dominated by warehouse and distribution (B8) uses. As seen in Figure 15 below, B8 uses occupy more than half of all units (55.0%) and floorspace (61.5%) within the industrial estate. E use class uses account for just under a quarter (24.0%) of units and just under a fifth of floorspace (19.6%). The remaining units are occupied by B2, Sui Generis uses, and vacant units.

Use Classes

Figure 15 Percentage of use classes in Salfords Industrial Estate during the monitoring period, with percentage of units on the left, and percentage of floorspace on the right



Planning and Development Activity

Planning permission 21/03303/F has been approved for the redevelopment of Titan House to provide an additional 3,018sqm net gain of B8 and E use class floorspace at Salfords Industrial Estate. Work on this permission is currently under construction.

Planning permission 23/00929/F has been approved to provide an additional 228sqm of B2 use class floorspace through extensions at the north and south-west elevations of the existing industrial building at 4, Salbrook Road, Salfords. Work has not yet begun on this permission.

3. Breakdown of Use Classes

Table 10 Breakdown of Use Classes in the Industrial Estates (2025) – Number of Units/Premises

Industrial Estate	B2	B8	E	F1	SG	E/B2/B8	Vacant	Total
Pitwood Park	1	3	10	0	0	0	0	14
Holmethorpe	14	56	68	2	8	2	14	164
Wells Place	0	10	2	0	0	0	0	12
Kingsfield Business Centre	1	5	4	0	2	0	4	16
Perrywood Business Park	1	3	15	0	0	1	2	22
Salfords	6	55	24	0	5	0	10	100
Balcombe Road	3	17	25	0	0	0	6	51
Total	26	149	148	2	15	3	36	379
Percentage	6.9	39.3	39.1	0.5	3.9	0.8	9.5	100.0

Table 11 Breakdown of Use Classes in Industrial Estates (2025) – Floorspace in sqm

Industrial Estate	B2	B8	E	F1	SG	E/B2/B8	Vacant	Total
Pitwood Park	740	460	2,230	0	0	0	0	3,430
Holmethorpe	6,006	31,139	30,889	165	4,688	14,134	23,560	110,581
Wells Place	0	26,107	5,280	0	0	0	0	31,387
Kingsfield Business Centre	2,118	2,355	2,165	0	535	0	1,080	8,253
Perrywood Business Park	105	2,752.5	18,847.5	0	0	1,930	1,055	24,690
Salfords	1,585	59,101	18,818	0	8,875	0	7,660	96,039
Balcombe Road	930	4,945	8,405	0	0	0	3,074	17,354
Total	11,484	126,859.5	86,634.5	165	14,098	16,064	36,429	291,734
Percentage	3.9	43.5	29.7	0.1	4.8	5.5	12.5	100.0

4. New Occupiers and Vacancies

4.1. New Occupiers

Within this monitoring period, 15 new businesses have moved into the borough's industrial estates. five of these new occupiers have taken over previously vacant units, whilst the remaining ten have moved into units previously occupied by other businesses. Against this, six units that were previously occupied are now vacant. A total of 30 units that were vacant in the previous monitoring period remain vacant.

Table 12 New Occupiers and Take-up (2025) - Units

	New Occupiers – Previously Vacant Unit	New Occupiers – Previously Occupied Unit	New Development	New Vacancies
Pitwood Park	0	1	0	0
Holmethorpe	5	3	0	2
Wells Place	0	1	0	0
Kingsfield Business Centre	0	0	0	0
Perrywood Business Park	0	1	0	0
Salfords	0	4	0	2
Balcombe Road	0	0	0	2

4.2. Development Activity

There are currently 11 planning permissions across the industrial estates that have either not started or are under construction. These permissions have the potential to deliver

approximately 7,010sqm of additional net gross commercial floorspace once development is completed.

Most notable developments include the redevelopment of Titan House at Salfords Industrial Estate, which is estimated to provide an additional net gain of 3,018sqm of commercial floorspace, the redevelopment of the Horley Gas Holder Station at the Balcombe Road Industrial Estate, which is estimated to provide an additional 4,850sqm of commercial space, as well as the erection 29 residential units at the Kingsfield Business Park industrial estate, resulting in a loss of approximately 1,870sqm of employment floorspace.

4.3. Vacancy Trends

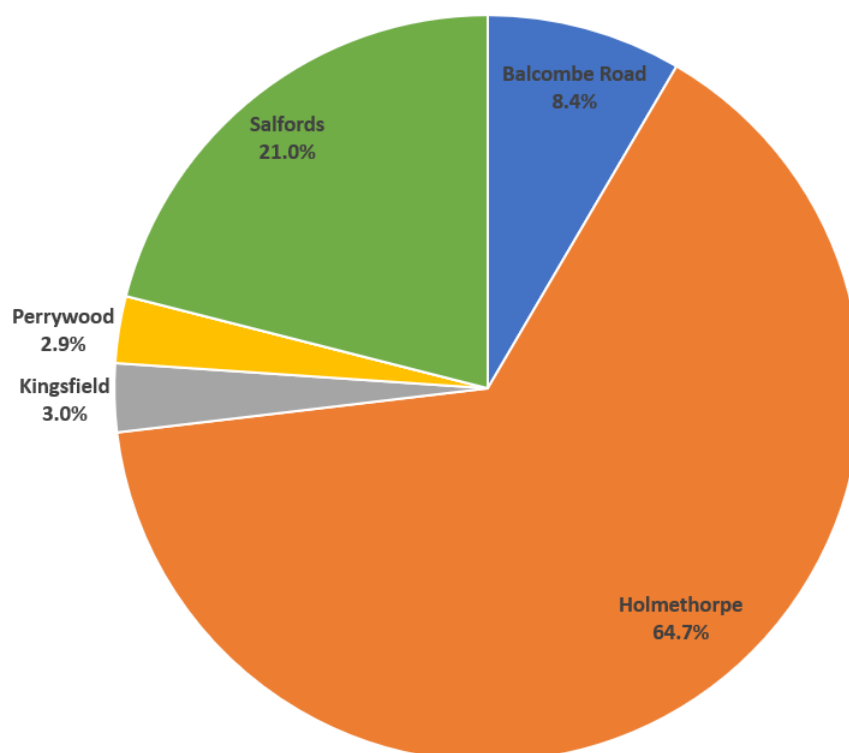
Table 13 below shows the long-term vacancy trends for each of the industrial estates. The table shows that within this monitoring period, two industrial estates increased in vacancy rates, one decreased in vacancy rates, whilst the remaining four industrial estates recorded the same vacancy rate from the previous monitoring period. Of all the industrial estates, only Kingsfield Business Park has vacancy rates over the 15.0% Core Strategy monitoring target. This is due to the departure of the Surrey & Sussex NHS Trust, who formerly occupied all of the currently vacant units. These units are however now being redeveloped for housing.

Table 13 Individual Industrial Estate Vacancy Trends (2012 – 2025) – Percentage of Units

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Pitwood Park	7.7	14.3	28.6	21.4	14.3	7.1	7.1	7.1	7.1	7.1	0.0	0.0	0.0	0.0
Holmethorpe	16.2	21.8	23.1	17.4	12.2	13.3	11.2	7.1	6.3	9.5	6.3	8.2	10.4	8.5
Wells Place	11.1	11.1	0.0	0.0	11.1	0.0	0.0	0.0	0.0	0.0	8.3	0.0	0.0	0.0
Kingsfield	0.0	0.0	0.0	6.3	12.5	12.5	12.5	25.0	25.0	25.0	25.0	25.0	25.0	25.0
Salfords	20.2	20.0	16.8	14.7	12.5	11.5	19.8	14.6	15.6	11.0	11.0	8.0	8.0	10.0
Perrywood	9.5	19.0	28.6	28.6	14.3	9.1	4.5	4.5	4.5	9.1	18.2	4.5	9.1	9.1
Balcombe	4.8	2.0	8.0	7.8	2.0	9.8	9.8	2.0	0.0	3.9	7.8	5.9	7.8	11.8
Borough-wide	14.0	16.6	18.6	15.6	10.4	10.9	11.7	7.8	8.4	9.4	9.1	7.8	9.2	9.5

The amount of vacant floorspace varied across each of the individual industrial estates. As seen in Figure 16 below, of the total vacant floorspace, Holmethorpe accounts for more than 60% of the vacant floorspace (64.7%). This is largely due to the new commercial units built at Slaithwaite Business Park in Holmethorpe. Salfords accounts for the next most total vacant floorspace at 21.0%. Holmethorpe and Salfords having the most vacant floorspace is partly to be expected, as these are the two largest industrial estates in the borough, and are accountable for approximately two-thirds of the total floorspace in the borough's industrial estates. Pitwood Park and Wells Place are the only industrial estates to have no vacant floorspace.

Figure 16 Percentage of Total Vacant Floorspace by Industrial Estate (2025)



4.4. Use Classes Trends

As can be seen in Figure 17 below, B8 use class units occupy the most units in the borough's industrial estates (39.3%), whilst E uses occupy the next most units (39.1%). Collectively, both E and B8 use classes account for nearly 80% of the proportion of units in the borough (78.4% of the total units, and 86.6% of the occupied units). The remaining 21.6% of units are occupied by B2 uses, Sui Generis uses, a mix of E/B2/B8 uses, F1 uses, or are vacant units.

In terms of floorspace, B8 use class units (43.5%) occupy a greater amount of floorspace than E use class units (29.7%). Collectively, both E and B8 use classes account for nearly three-quarters of the proportion of floorspace in the borough (73.2% of the total floorspace, and 83.6% of the total occupied floorspace). B8 uses having the most floorspace is generally unsurprising as warehouse/distribution businesses tend to require larger premises. The percentages for the total floorspace for Sui Generis and F1 are all relatively similar to their respective percentages for their number of units. The total percentage of vacant floorspace is higher than the total percentage of vacant units, whilst for B2 uses, this is the opposite. The percentage of the mix of E/B2/B8 floorspace is slightly higher than the percentage floorspace for sui generis uses (5.5%).

Figure 17 Graphs showing the Use Class Percentage Breakdown of all Units, with Number of Units of the Left, and Floorspace on the Right

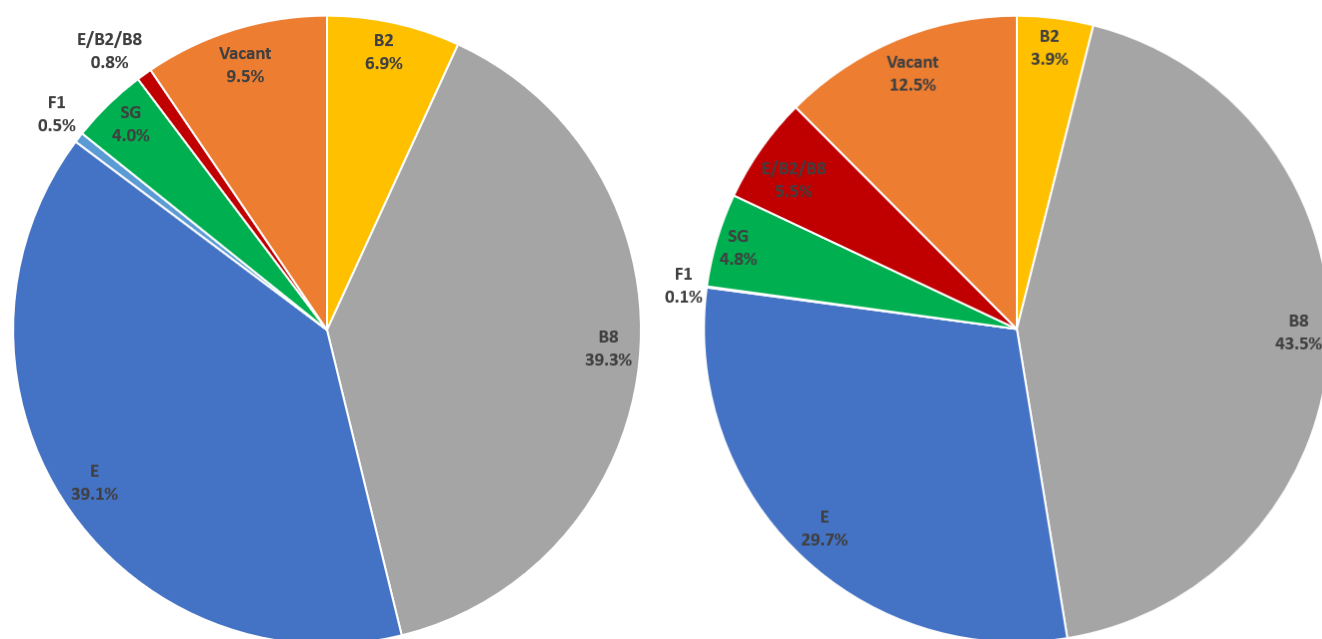
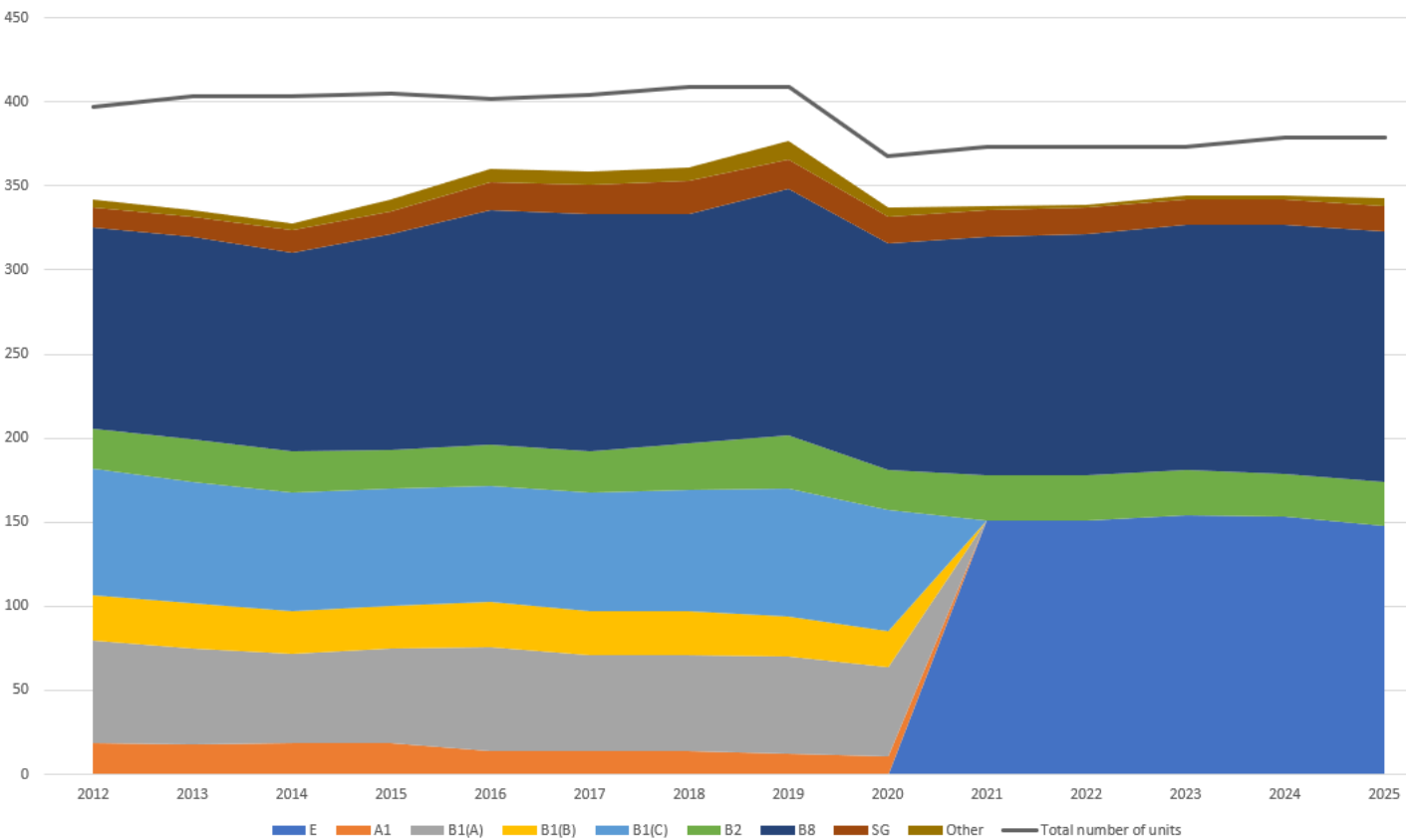


Figure 18 shows the long-term use class trend based on the number of units across the combined industrial estates (this includes the DMP amendments to designated Employment Areas since 2020). The majority of uses have seen an increase in the number of units from their respective 2020 figures pre-Covid. B2, B8 and Sui Generis uses have all increased slightly from their respective 2012 figures. It is worth noting that the A1, B1(a), B1(b) and B1(c) use classes have all been included within the new E use class as of September 2020. The F1 and E/B2/B8 uses make up the 'Other' category.

Figure 18 Use class trends based on number of units (2012-2025)



5. Summary of Key Findings

- **Overview** – The borough's industrial estates contain a total of 379 business premises and provide more than 291,000sqm of floorspace.
- **New Occupiers** – Within the last twelve months, a total of 15 new occupiers have moved into the borough's industrial estates. In total, there has been a net increase of nine occupied units within the borough during this monitoring period. Holmethorpe had the highest take up of new occupiers, with eight new occupiers. Kingsfield Business Centre and Balcombe Road had no new occupiers.
- **Vacancies** – A total of 36 units (9.5%) are vacant in all industrial estates, which accounts for 36,429sqm of floorspace (12.5%). All industrial estate vacancy rates remain below the Core Strategy monitoring target of 15%, apart from Kingsfield Business Park. The majority of vacant units came from the borough's two largest industrial estates, Holmethorpe and Salfords, with 14 and 10 units respectively. Pitwood Park and Wells Place were the only industrial estates to be fully occupied. This generally reflects a healthy market as some vacancies help to provide options for businesses wishing to expand or downsize their floorspace. For businesses wishing to upscale, the new developments at Slaithwaite Business Park, Holmethorpe, provides units with floorspaces of more than 2,000sqm, whilst for businesses wishing to downsize, or new startup businesses, there are numerous vacant units in Holmethorpe and Salfords with floorspaces between 200 and 600sqm.
- **Planning Permissions** – There are 11 planning permissions that are either extant, or are currently under construction, which have the potential to deliver approximately 7,010sqm of additional net commercial floorspace.
- **Land Use Trends** – B8 and E use class units are the most dominant uses across the industrial estates, with both accounting for 39.3% and 39.1% of the units respectively (78.4% in total). B8 uses however occupy the most floorspace, at 43.5%, with E use class units accounting for the second most, at 29.7%.

6. Appendix

Table 14 September 2020 use class changes

Use Class before 1 st September 2020	Uses	Use Class from 1 September 2020
A1 (part)	Shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners and internet cafés.	E
A1 (part)	Shops not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop.	F.2
A2	Banks, building societies, estate and employment agencies, professional services (not health or medical services)	E
A3	Restaurants and cafés.	E

Use Class before 1 st September 2020	Uses	Use Class from 1 September 2020
B1(a), B1(b) and B1(c)	Offices other than a use within former A2 Use Class, research and development of products or processes and business premises for any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area).	E
D1 (part)	Clinics, health centres, creches, day nurseries, day centre.	E
D1 (part)	Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law court.	F.1
D2 (part)	Gymnasiums, indoor recreations not involving motorised vehicles or firearms.	E
D2 (part)	Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms.	F.2

Use Class before 1 st September 2020	Uses	Use Class from 1 September 2020
D2 (part)	Cinemas, concert halls, bingo halls and dance halls	Use which no longer falls within a specified use class (Sui Generis (SG) uses)
A4	Pub or drinking establishment	Use which no longer falls within a specified use class (Sui Generis (SG) uses)
A5	Hot food takeaway	Use which no longer falls within a specified use class (Sui Generis (SG) uses)

Monitoring Publications

Annual Monitoring Report

Summarises the Council's performance against key monitoring indicators

Housing Delivery

Provides information on housing completions and permissions and details the Council's five year land supply position

Commercial Development

Contains the amounts, types and location of all commercial commitments within the borough

Industrial Estates

Contains an analysis of occupational trends in the borough's industrial estates

Local Centres

Provides information on retail provision in the borough's local centres

Town Centres

Provides information on the occupiers, together with vacancies and shop type of all premises within the borough's four town and village centres

Environment & Sustainability

Provides information about performance against the environmental, sustainability and transport indicators; information on environmental quality, air quality and the condition of nature conservation sites; and details local transport improvement projects.

For further information on the content or other planning policy monitoring, please contact:

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