

NIG /73/57/1

20 November 2015

Development Planning and Environment Manager,
West Lothian Civic Centre,
Howden South Road,
Livingston,
West Lothian,
EH54 6FF

Dear Sirs,

WEST LOTHIAN LOCAL DEVELOPMENT PLAN: PROPOSED PLAN
REPRESENTATION ON BEHALF OF ST FRANCIS GROUP LTD:
NO. 1 SIMPSON PARKWAY, KIRKTON CAMPUS, LIVINGSTON, EH54 7BH

We are instructed by St Francis Group Ltd, to make representations to the Local Development Plan Proposed Plan consultation with respect to property they own, at No.1 Simpson Parkway, Kirkton Campus, Livingston EH54 7BH.

A written representation prepared by Rapleys LLP has been electronically uploaded to the Online Consultation Response portal at https://www.esurveycreator.co.uk/s/WLC_PROPOSEDPLAN

The representation seeks a change to the Proposed Plan with respect to land at No.1 Simpson Parkway. The site is identified in the Proposed Plan Map 3 Livingston within an Existing Employment Area and development options managed by Policy EMP1 'Safeguarding and Developing Existing Employment Land'.

The representation also sets out St Francis Group's view on the over-supply of existing employment land (and questions the need therefore for new additional identified employment land) and the restrictions placed on some properties and planning permissions within Employment Areas such as Kirkton Campus. In the current market, coupled with the Proposed Plan's employment safeguarding policies, this has made it extremely challenging for owners to find new uses for vacant or under-utilised business premises and the subsequent retention and growth of jobs in the district.

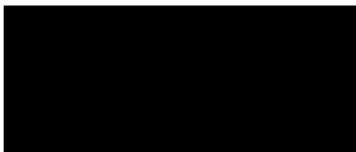
There is also discussion in the above context, about possible re-development options for the property where it is considered feasible to revise and regenerate the property to deliver employment-generating uses compatible with the Employment Area. We also discuss a flexible approach to planning place, given the wide availability of a number of underused, vacant or undeveloped sites within the Kirkton Campus.



In summary, our client's are actively seeking modification to the plan's Existing Employment Area safeguarding policy and wish to promote the re-development potential of the site for a mix of commercial land uses including: business (office, light industrial), ancillary uses to business (leisure, food, childcare) and some residential use to enable cross-funding of the scheme .It is considered this approach should be taken to safeguard a more sustainable supply of employment generating use on site, and to help re-invigorate market interest in future use at 1 Simpson Parkway.

Should you require any additional details, please do not hesitate to contact me.

Yours sincerely,



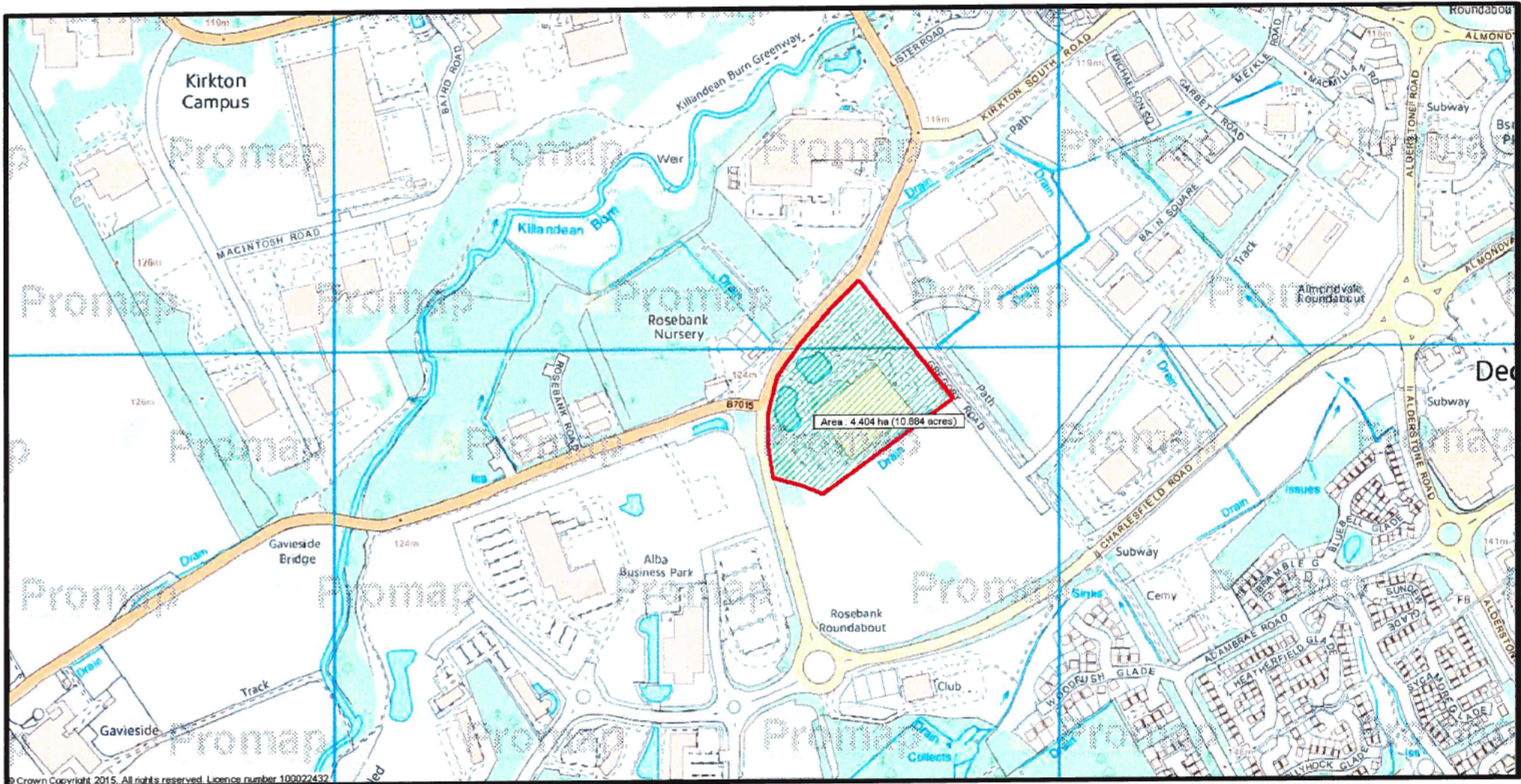
Neil Gray MA(Hons), MSc, DipTP MRTPI
Partner – for and on behalf of Rapleys LLP



ST FRANCIS GROUP – 1 SIMPSON PARKWAY, KIRKTON CAMPUS, LIVINGSTON EH54 7BH



West Lothian Local Development Plan: Proposed Plan – Consultation Response (November 2015)



Ryden



OCT/15

Larger industrial deals in the West of Scotland over the last six months include:

Address	Size	Occupier
40 Cambuslang Road, Cambuslang	2,591 sq.m.	Hydrasun
2129 London Road	2,800 sq.m.	Voyage Decoration
75 Keppochhill Road, Glasgow	2,308 sq.m.	Lomond Foods
Zenith, Eurocentral	8,547 sq.m.	Amazon

Some developers are committed to a speculative build programme. C&W Assets is currently on site to construct a 2,024 sq.m. unit at Belgrave Point, **Bellshill**. A completion date is set for May 2016 and the quoting rent is likely to be above £80 per sq.m.

Fusion Assets is set to continue with its sixth investment and is again utilising the Scottish Government and European Union's SPRUCE fund taking the total invested so far to over £43 million. Strathclyde Business Park will be the next location where 15 smaller units are planned.

At **Hillington**, Patrizia AG and Oaktree are appraising projects with the aim of bringing new product to the thriving estate in 2016.

Shortages will remain even if all of these projects make it to site over the coming 12 months as development pipeline delivery is well below the 10-year average of c.50,000 sq.m. per annum for the Greater Glasgow market area, which includes the dampening effect of a recession.

The big box market has been disappointing. There have been relatively few transactions and the list of requirements is down on the same period last year. However, at **Eurocentral**, Amazon completed on the 8,500 sq.m. Zenith at a rent of £59 per sq.m. and the 5,200 sq.m. Atlas is under offer, leaving Vertex at 12,000 sq.m. as the only vacant building at Eurocentral. The Eurocentral Partnership is now investigating a new phase of development, mixing a number of mid-sized units with larger stock of up to 6,500 sq.m. The timing could be spot-on, as it is unlikely that requirements will remain low, particularly from the parcel delivery market which continues to expand and as Eurocentral remains the prime distribution location in the West of Scotland.

The distribution sector will be further stimulated by the M8, M73 and M74 motorway improvement project which is now well underway. The short-term disruption will hopefully lead to a further enhancement of this key area for industrial and distribution property.

In April 2015, a significant increase in take-up was reported alongside strong enquiry levels for all size sectors in **East Central Scotland**. This has resulted in a market which, in common with the West of Scotland, has little supply, but where the overall level of demand can only now be described as steady at best.

Due to the limited supply, incentives being offered to ingoing tenants are being reduced, but to counteract this, tenants are seeking longer leases in order to secure attractive terms.

In prime locations, mainly within **Edinburgh** and the surrounding area, rental levels are holding at between £75 – £81 per sq.m. for unit sizes of up to 1,393 sq.m. There are a number of landlords now seeking to improve upon this rent level due to the limited supply. For the best located trade and quasi-retail accommodation, higher rents of between £97 – £118 per sq.m. are achievable for small to medium sized units up to 700 sq.m.

In selected areas in East Central Scotland the reduced oil price has had an impact on the industrial market as the supply chain is affected. **Areas such as Fife, West Lothian, Falkirk and Grangemouth have experienced a reduction in enquiries from this normally active business sector.**

Speculative development is still scarce, but encouragingly the C & W Assets scheme at Inchwood Business Park, **Bathgate** is now close to being fully let at a rent of £70 per sq.m. The same company developed 2,440 sq.m. of speculative accommodation at West Edinburgh Business Park, South Gyle; 50% of the accommodation within Phase 1 is reported to be under offer and the quoting rent is £81 per sq.m.

In July 2015 the City of Edinburgh Council announced it would commence the speculative development of 16 small industrial units totalling 1,600 sq.m. on Cultins Road, **West Edinburgh** with completion expected Q4 2016.

A notable transaction also in West Edinburgh was the purchase by Peveril Securities of three business units (totalling 4,935 sq.m.) on a 2.4 hectare site, situated on Bankhead Crossway South, Sighthill Industrial Estate. The purchasers have consent for 7,430 sq.m. of additional new industrial space and will be named Seven Hills Business Park.

Adjacent to this site, Scot JCB Ltd purchased 6 Bankhead Drive, a site of 0.95 hectares for c.£1.2 million per hectare. The new owner will build new premises here for its own occupation and will relocate within the estate.

St Francis Group Ltd

No. 1 Simpson Parkway, Kirkton Campus, Livingston EH54 7BH

West Lothian Council Proposed Plan Consultation November 2015

Located within the Kirkton Campus, a predominately business part of south east Livingston, No 1 Simpson Parkway is a modern detached Headquarters building comprising production/warehouse facility with two-storey offices at the front with car parking. It sits within a total gross area of 4 Hectares (11 acres) The property sits fronting the main road through Kirkton Campus set within its own mature landscape. The red line boundary attached shows its location in this context (Appendix 1).

The property was originally developed and constructed in the late 1980's as part of the Livingston Development Corporation masterplan to attract and secure inward investment for high tech, global companies. In this case, Apollo Computer (UK) secured planning consent for the erection of a 'purpose built factory' in May 1987. See Appendix 2. We understand this was a 'special consent' issued under the Town and Country Planning (Scotland) (New Town of Livingston) Special Development Order 1962 and 1979. This would have provided deemed consent for proposed developments occurring inside the Development Order boundary – in this case, a purpose-built factory.

Site History

The site has a wider planning history, mainly for minor alterations and extensions relating to the facility. The most significant change however was a change of use from Class 4 Business Use to Meat Processing Plant, by planning permission LIVE/0473/FUL/14 dated July 2014. Condition 1 of this consent seeks to restrict further changes of use. If the company ceases trading or vacates the property, the use shall revert to class 4. We understand this is a legacy related issue and places a significant restriction on the free alteration of the use of the property without first securing the relevant planning permissions. This is a particularly challenging aspect of the property's planning history and is likely to play strongly on any future development aspirations for the landowner or any future interested occupier to the potential detriment of future economic development in West Lothian.

Property Matters

The property comprises 120,000 sq ft (11,000 sq m) of business space, with around 200 car parking spaces. It can be sub-divided. It is currently vacant and has been marketed by professional agents for lease or purchase on behalf of the landowners for over five years without success. There have been limited firm enquiries and few sustained notes of interest. The owners have attracted a potential new business to the property, which ties with the successful planning consent issued in 2014 for a meat processing plant, however to date, the premises remains unoccupied and vacant. The challenges facing the landowners in attracting a suitable occupier or purchaser is in part due to the restrictive planning characteristics of the property as part of its legacy as a purpose built single user facility. The 2014 meat processing consent is evidence of some market interest, but limited by the planning restrictions placed on the consent itself.

Availability of Employment Area Property within Kirkton Campus

No 1 Simpson Parkway is one of a large number of properties currently being marketed for lease or sale within the business sector in West Lothian, specifically in the Kirkton Campus area. In addition, we have identified there remains a large number of development sites, without buildings or uses, for sale on the market all located within the Local Plan Employment Area. Furthermore we are concerned that new allocations for Employment Use have been identified by the Council in the Proposed Plan for locations elsewhere in Livingston, also within the Kirkton Campus and further afield around the district. It is difficult to understand the reasons why the Council should do this, given the evident over-supply of property and sites in the immediate surroundings.

Appendix 3 provides a snap shot of the current availability as at 15th November 2015 researched from the commercial property website (NovaLoca: at <http://www.novaloca.com/property-search-results>).

Appendix 3 shows in total over 500,000 sq ft of available business property space is on the market for sale or let within 1 mile of 1 Simpson Parkway. This comprises over 150,000 sq ft of industrial and over 220,000 sq ft of office space not including the subject property of 120,000 sq ft. In effect this is an equivalent of more than 4 subject sites in gross area within a 1 mile radius of the site. This is a significant supply of available business space. Most will be characteristically the same in terms of scale, type, function and form leading to a market lacking in variety, purpose and function fit for business needs today. In between the available buildings, there are also vacant, undeveloped sites which have been allocated for Employment Use in the current adopted West Lothian Local Plan and appear to have been carried through into the Proposed Plan.

Further market evidence demonstrates that the need for employment land of this type and stock within Livingston and West Lothian is now much reduced, and unlikely to pick up in the new LDP's life. In its "77th Scottish Property Review" report prepared by Ryden (October 2015) they state that; "*Areas such as Fife, West Lothian, Falkirk and Grangemouth have experienced a reduction in enquiries from this normally active (industrial) business sector.*" (Appendix 3).

In relation to the owners, the vacant underutilised property at 1 Simpson Parkway is commanding extremely high operating costs – for rates, utilities, security and maintenance. Coupled with the limited market interest (due mainly to the restrictive planning policies, and to the limited flexibility of the production facility to change itself without significant cost or reworking), then there is a real challenge to sustain the property as a future employment area, without support from West Lothian Council to incentivise appropriate change. Planning policy and development planning can provide more certainty to the landowner and any future developer through providing a clear framework for future investment and commercial development decisions. This is the principal reason the objector is seeking change to the Local Development Plan in relation to the Employment Area policy and to the allocation of specific sites in the Proposed Plan.

Development / Change of Use Activity In the Vicinity

No. 1 Simpson Parkway lies surrounded by vacant land. The Proposed Plan allocates this vacant land for future employment use – proposals such as E-LV 33 to the east on Gregory Road, E-LV 35 immediate boundary to the south fronting Gregory Road and Charlesfield Road, E-LV 28 to the immediate west and fronting Simpson Parkway and E-LV 25 immediate north west.

However, this allocated land was also identified and has been in the adopted Local Plan 2009 (sites ELV 48, ELV 39, ELV 41, ELV 46). In the period of pre-adoption (2007-09) through to now, (8 years) none of these sites have come forward and have not contributed to the employment land supply.

In June 2015, a Proposal of Application Notice (PAN) was lodged for the Local Plan Proposal Site ELV 48 and ELV 46 at Gregory Road, stating the developer's intention to bring forward a future planning application for a "mixed use development including residential, business, industry, storage & distribution and community/leisure facilities". This proposal lies immediately adjacent to the No 1 Simpson Parkway. It provides evidence of developer interest, and policy pressure, that the current Local Plan proposals and restrictions on use and type of use at Kirkton is having a negative effect on future investment decisions.

We have researched further afield within 1 mile of 1 Simpson Parkway to analyse other developer-led change of use activity and found the following:

Site	Address	Application Number	Proposed Development	Status	Adopted Local Plan Allocation Ref:
Manse LLP	Land at Gregory Road, Livingston	LIVE/0323/PAC/15	Proposal of application notice for a mixed use development including residential, business, industry, storage & distribution and community/leisure facilities (grid ref. 303907 665885)	PAN submitted	ELV 46/48
Livingston Business Centre	Suite 10, Livingston Business Centre, Kirkton Road South, Kirkton Campus	LIVE/0523/FUL/14	Change of use from office to fitness centre (class 11) (grid ref. 303915 666404)	Approved	No Allocation but within Employment Area Boundary
1 Lister Road	LISTER ROAD, KIRKTON CAMPUS, LIVINGSTON, EH54 7BL	LIVE/0015/FUL/14	Part change of use to incorporate Class 6 (storage and distribution), extension to building, formation of new hardstanding area and erection of a security fence (grid ref. 303861 666509)	Approved	No Allocation but within Employment Area Boundary

This demonstrates that the current Local Plan policy relating to Kirkton Campus is having a limited positive effect on development proposals coming forward for the Proposal Sites in the adopted plan (and for the Proposal Sites coming forward in the emerging replacement LDP).

Of the proposals above, the changes are for business to warehouse and for change office to a gym. The PAN would involve a more comprehensive scheme to change the standard employment use to a broader employment/business use coupled with other job-generating uses.

Policy EMP1 of the WL LDP Proposed Plan seeks to safeguard Employment Areas within the designated boundaries, including Kirkton Campus. In part, the policy confirms that proposals for non-business/non-industrial uses on allocated employment sites will only be supported in circumstances where certain criteria can be demonstrated. We have demonstrated through the above property market analysis and developer interest activity the following:

e. it has been satisfactorily demonstrated that there is no net detriment to the overall supply of employment land; We have shown the overall supply of employment land in the immediate vicinity of 1 Simpson Parkway, and within 1 mile of the site, remaining within the designated Employment Area, that around 500,000 sq ft of space is currently available. The supply of employment land is therefore excessive, and evidence shows there is limited, if any take up of this stock. So we do not consider that a net detriment would occur in the event of a proposal came forward for non-business/non-industrial use on the site within the Employment Area.

f. it can be satisfactorily demonstrated that there is no reasonable or realistic demand for the retention of the existing premises or sites for use classes 4, 5 and 6. Prospective developers will be required to evidence their attempts to secure a continued employment-generating use and in particular that they have actively marketed the premises or site over a sustained period; On the basis of over five years marketing, and limited sustained notes of interest there is little reasonable or realistic demand. There is one potential business, subject to implementation of a planning permission for a meat processing plant, who may secure an employment-generating use following active marketing. However, that consent has not been implemented and there is no firm indication that this may materialise.

g. the proposal would not restrict the range of uses which can lawfully be carried out by businesses and industry on nearby sites; The proposal, described in the following section, would not restrict the range of uses which can lawfully be carried out by businesses and industry on nearby sites. The nearby sites remain vacant and undeveloped. The PAN for a mixed use with business, residential and other commercial uses on Site Proposal ELV 46 and ELV 48 would not arise any use conflicts as there are no immediate neighbours operating an industrial or other incompatible use nearby.

h. the development of the site would not serve to fragment a larger industrial area or disrupt links between industrial users in that area; Development of 1 Simpson Parkway would not serve to fragment a larger industrial area, as the immediate area is comprised of vacant land, where employment generating proposals have failed to come forward in the current adopted Local Plan and there is little future prospect of doing so. As such, the form, position and arrangement of these sites may better serve a new development opportunity site, or cluster, where fragmentation would not cause disruption.

i. the proposal would have no unacceptable traffic, amenity or environmental impact and the site is accessible, or can be made accessible by public transport and footway connections to the surrounding area; The proposed development details below can be suitably studied, planned and mitigated to ensure no detrimental impacts.

j. proposals are ancillary to, or complement the overall employment use, and can be satisfactorily demonstrated to directly benefit those working in that employment area. Proposals would be a mix of uses, including employment-generating uses predominately, with ancillary supporting uses with potential residential.

On the above analysis, it is considered there to be an opportunity for change of use of 1 Simpson Parkway, subject to detailed design and assessment of the proposals in due course. Finally, detail of the proposed change of use is outlined below for consideration to demonstrate an effective and viable reuse of the site can be delivered.

Opportunity for Change of Use Compatible

The proposal, in outline, for redevelopment of 1 Simpson Parkway is as follows:

- Remove the single user/large production facility and car park to create a brownfield development site
- Retain more than 50% of the site (net) for employment uses within the Employment Area standard uses, Class 4 (business), Class 5 (general industrial) and Class 6 (warehouse and storage). There is potential to offer bespoke office accommodation however that sector and current stock is also in a state of decline in Livingston.
- Provide supporting or ancillary commercial services to include, subject to market interest – Childcare, leisure or community use with limited non-retail food e.g. hot food / restaurant / café.
- In order to enable the above predominately commercial development, there would be a proposal to provide residential development at a modest scale taking account of position, location and residential amenity in relation to the predominant uses. Landscaping and open space provision would ensure suitable buffering and place making in this context.

There is a current lack of available small scale housing opportunities in Livingston, coupled with a falling demand for the type of large-scale industrial processing facility as existing, then 1 Simpson Parkway site provides an opportunity to contribute towards the strategic housing development objectives of the Local Plan through the re-use of the site for a use in need, and within a sustainable brownfield location.

Housing Component

The housing component is planned to offer a supporting facilitating role, rather than lead a redevelopment scheme. There are benefits that can be realised through delivery of housing – receipts to provide site clearance, place making and developer contributions towards key Council services such as education, affordable housing and open space.

It is anticipated the site could accommodate up to 75 residential homes of varying styles ranging from terraced, semi and detached family homes. This small number would provide a deliverable source of additional housing for Livingston and West Lothian, where the strategic housing land position is in need of a generous supply according to Scottish Planning Policy.

Scottish Planning Policy (SPP) Paragraph 40 requires spatial strategies within development plans to promote a sustainable pattern of development appropriate to the area. To do this, decisions should be guided by the following policy principles:

- optimising the use of existing resource capacities, particularly by co-ordinating housing and business development with infrastructure investment including transport, education facilities, water and drainage, energy, heat networks and digital infrastructure;
- using land within or adjacent to settlements for a mix of uses. This will also support the creation of more compact, higher density, accessible and more vibrant cores;
- considering the re-use or re-development of brownfield land before new development takes place on greenfield sites;

- considering whether the permanent, temporary or advanced greening of all or some of a site could make a valuable contribution to green and open space networks, particularly where it is unlikely to be developed for some time, or is unsuitable for development due to its location or viability issues; and
- locating development where investment in growth or improvement would have most benefit for the amenity of local people and the vitality of the local economy.

The Strategic Development Plan (SESPlan) Policy 5 – Housing, identifies that for the period from 2009 up to 2024, there is a requirement for sufficient housing land to be allocated so as to enable 107,545 houses to be built across the SESplan area, including on land which is currently committed for housing development. 22,300 of this required is required to be delivered within West Lothian.

It was the intention of West Lothian Council to deliver this requirement, through a number of Core Development Areas (CDA's) which would provide large scale housing delivery along with associated infrastructure and services. However, given the financial crash, these growth areas were not as successful as hoped and did not deliver the housing figures as expected given the large scale of the developments. Small sites can therefore provide a certain, short term boost to the housing land requirement with little large scale investment in infrastructure needed for other CDA locations.

The West Lothian Housing Land Audit (2014) identifies a total supply of 22,315 houses may be delivered across West Lothian between 2014 and 2019. This figure matches the SESplan requirement but it only offers a snap shot of the projected supply in any given year and therefore cannot be the single only source of projecting future housing land performance. Despite the total supply, around 7,953 of these sites are identified as constrained. With many of these likely to be slow or unlikely to be delivered for a number of reasons; the council should seek to find alternative sites to replace and enhance the supply.

PAN 2/2010 identifies the criteria for effective housing supply. We have used the criteria to assess the effectiveness of the site, i.e. that it can be delivered. Guidelines state that it must be demonstrated that within the five-year period beyond the date of the audit the site can be developed for housing (i.e. residential units can be completed and available for occupation), and will be free of constraints on the following basis:

- land ownership: the site is in single ownership has no issue releasing it for development.
- physical: the site is free from constraints related to slope, aspect, flood risk, ground stability and vehicular access
- contamination: previous use has not resulted in contamination of the site
- marketability: the site can be developed in the period under consideration, with several house builders already showing a keen interest;
- infrastructure: the site is well connected to the existing roads network, in an established urban area, with existing public transport connections
- land use: housing is the sole preferred use of the land in planning terms with marketability point to housing being a realistic option.

Para 58 of PAN 2/2010 advises that Local Authorities should “ensure that at all times sufficient effective land is available to meet the housing land requirement for at least the following 5 years.” Housing development would provide a sustainable and deliverable source of housing which is in high demand for this region. In keeping with the surroundings, development in this

area would benefit from existing services and infrastructure and could be delivered without compromising the amenity of surrounding land uses.

Within a constant changing market, the projected figures generated in the HLA were compiled in 2012/13 when the market was less prosperous than at present. Given the recent improvements to the house market across West Lothian and the wider SESPlan area, it is important that a plentiful and effective allocation of sites is available for delivery.

Conclusion

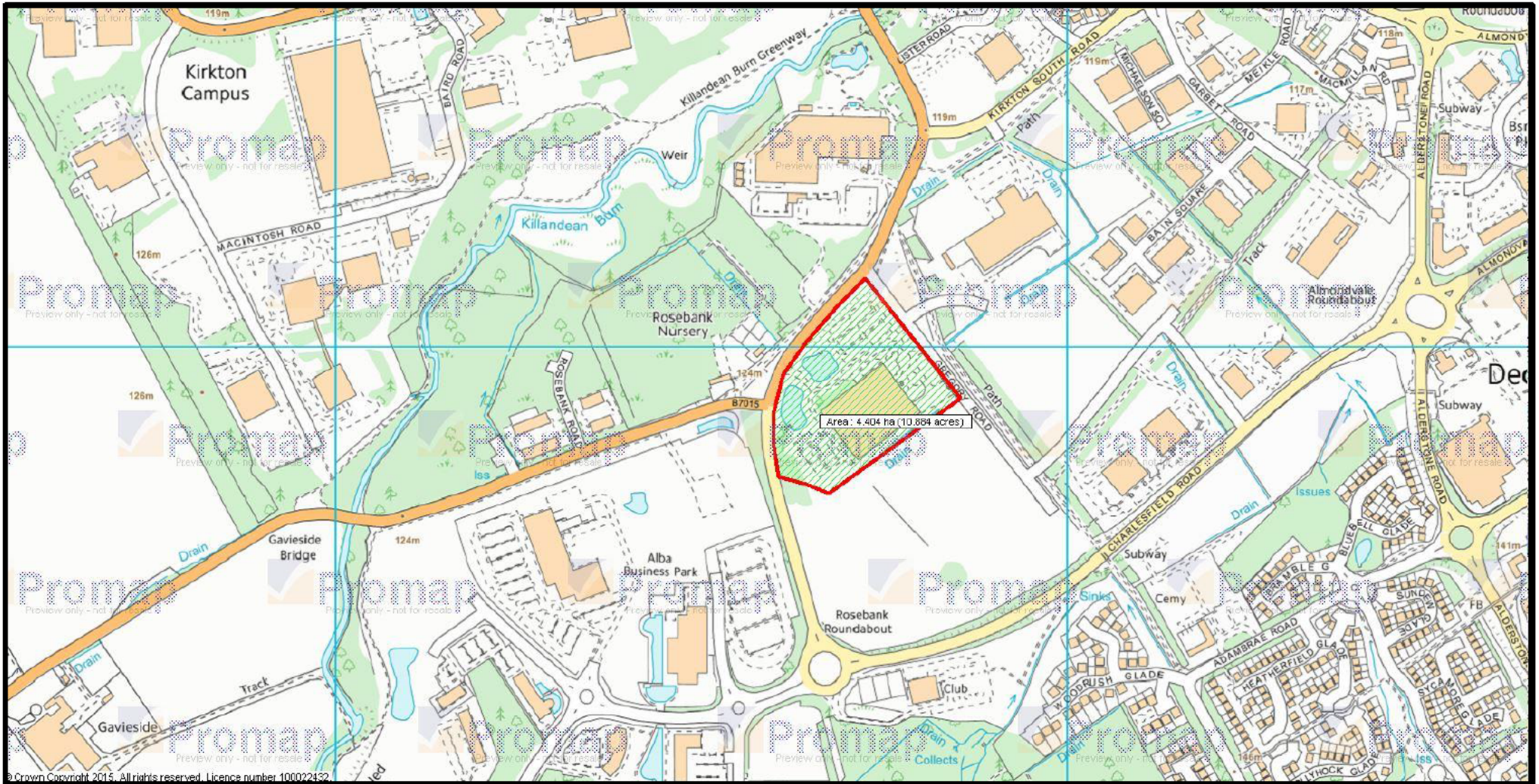
St Francis Group Ltd is seeking the change of emphasis and wording relating to Proposed Plan Policy EMP1 as it applies to the existing Employment Area. This would help relax the evidently restrictive land use and delivery policies for the Kirkton Campus, particularly in relation to legacy issues where there is absolutely little prospect of such an initiative occurring in the life of the new LDP. There is little prospect for the Kirkton Campus, on the evidence of lack of development activity for adopted Local Plan allocated sites coming forward; on the evidence of limited developer activity to seek planning permission for any change of use (save for 3 proposals) and based on the market evidence that shows there is a very large over-supply of employment land within 1 mile of the Kirkton Campus and with limited prospect of change occurring in the life of the new plan, given the same allocations have been rolled over into the next plan.

St Francis Group Ltd's plans to relax planning restrictions, open up the site for a wider range of employment generating uses, along side a wider marketing effort as a result, may have a positive effect on re-energising the future for Kirkton Campus. However, there is a need to gather support for the initiative from West Lothian Council and a very positive start to the process would be to recognise the need for flexibility and allow consideration of change to development in this location.

Rapleys LLP

20 November 2015

West Lothian Local Development Plan: Proposed Plan – Consultation Response (November 2015)



Address	Size (Sq Ft)
2 Simpson Parkway	32821
18 Napier Square	2723
2 Fraser Road	53268
2 Fraser Road	52159
Unit 6 , Fairbairn Road	4305
Unit 7 , Fairbairn Road	3057
Unit 9, Fairbairn Road Industrial	3581
Total (Sq Ft)	151914

3A Baird Road	585
Fleming House	1214
3B Rosebank Park	2062
1 Rosebank Park	7393
1 Michaelson Square	1000
New Logic House	27297.28
Dryburgh House, 3 Meikle Road	336
New Logic House	13896
Unit 7, Bain Square	7085
Alba Business Park	47389
Dryburgh House, 3 Meikle Road	10000
2 Garbet Road	12132
Livingston Office Property on Alba Business Park F	4405
The Alba Centre - Various Suites	600
Eliburn Office Park	2500
Appleton Parkway	2212
Unit 1 Alderstone Business Park	2887
Unit 3 Alderstone Business Park	2552
Unit 5 Alderstone Business Park	2194
Unit 7 Alderstone Business Park	3976
Unit 8 Alderstone Business Park	8000
Number Six, Almondvale Business Park	10436
Tron House, 1 Quarrywood Court	226
Tron House, 2 Quarrywood Court	106
Tron House, 3 Quarrywood Court	144
Tron House, 4 Quarrywood Court	436
5 Allen Road	4844.19
Ionracus House, 6 Allen Road	2800
Beech House, Ground/1st Floor	3779
Units 1 - 5 Cameron House	350
Stadium House, West Lothian	10000
12 Fairbairn Road	4852
4 Michaelson Square	10778
Eliburn Industrial Park	9300
Birch House Ground and 1st Floor	5244
Total(Sq Ft)	223010.47

1 Simpson Parkway

125749

Overall Total (Sq Ft)

500673.47

Property Type

Industrial
Industrial
Industrial
Industrial
Industrial
Industrial
Industrial

Status

Available
Available
Available
Available
Available
Available
Available

Office

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Offices

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Available

Other

Available