

From: Paul Brierley [REDACTED]
Sent: 07 December 2017 10:03
To: Mark Minchell [REDACTED]
Subject: RE: Christie Place

Mark,

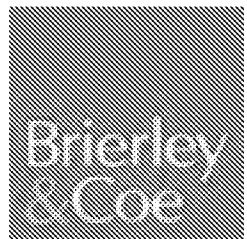
As below:

- We commenced marketing in July 2014 (we were brought on to assist SHW who had been marketing for at least 12 months prior to that);
- Marketing consisted of boards facing Durban Road and on Christie Place itself, regular occupier mailouts to companies within a 15 mile radius/applicant mailouts/ web entries on Zoopla/Primelocation/Novaloca and B&C website;
- Enquiries were extremely low during the marketing period mainly down to the low eaves height of the main workshop which negates B8 users (ie the main demand driver locally) and the size of the yard which, whilst suitable for parking is not a good shape/size for loading and turning;
- Notable interest during that time came from B5 Limited (freehold) who agreed to buy the site to redevelop for housing and Anytime Fitness a national gym operator who were keen but subsequently moved onto other premises.

I guess the pertinent point here is that the property is just not considered suitable for modern industrial/storage use as borne out by a four year marketing campaign. The old spec low eaves in particular are a significant issue. The only serious enquiries received were from alternative uses or for re-development.

Let me know if this is ok or whether you need the comments in a more formal document.

P



Paul Brierley | Director

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