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Town Centre Office Market Review – Tunbridge Wells



Prepared by Durlings for Nexus Planning - On behalf of Tunbridge Wells Borough Council

November 2020

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1.0 Executive Summary

This Report has been prepared by Durlings Chartered Surveyors on the instructions of Nexus Planning, who are working on behalf of Tunbridge Wells Borough Council in order to gain an accurate and up-to-date picture of the Tunbridge Wells town centre office market to assist with their overall reporting in relation to the Local Plan review.

The Report picks up from our previous report – “Town Centre Office Market Review – Tunbridge Wells” - January 2018 - where we were principally asked to consider the impact on the office market of the new Permitted Development Rights, allowing conversion of offices to residential use without the requirement for a formal planning application.

Our brief on this occasion is to initially consider the effects of the Article 4 directive on protecting the loss of further office accommodation in the town centre. We then go on to update our previous data on the availability of space, potential for new space, losses, and potential further losses.

Around this information we also provide an updated position of the availability of space in the town centre, and the surrounding areas, to include competing neighboring towns. Alongside this we have considered the take up of space in the town since the 2018 report, from our firms records.

The research carried out for this Report reveals the following headline figures: -

<u>GAINS / LOSSES</u>	<u>sq ft</u>
All Office Stock as of January 2018:	476,779
All Office Stock as of September 2020:	505,975
Additional space included in “Town Centre Area” – 77 Mount Ephraim	68,473
Actual implemented loss of office space:	106,669
Office Space gain – implemented	67,392
Net Loss	-39,277 *

**after deducting the additional space included at 77 Mount Ephraim*

<u>POTENTIAL – GAINS / LOSSES</u>	
Office space gain – consented (but not implemented):	53,316
Potential loss (PD part J):	35,544
Potential loss (PD part O):	16,188
Potential loss – with Planning Permission	15,166
Net Potential Loss	-13,582

See Appendix 1 – Office Schedule spreadsheet

“There has been a reduction in the total space in the town centre – but the pace has slowed”

Despite the reduction in the total office space since 2018, the decline has slowed, where we had previously experienced a more significant reduction after the introduction of the amended Permitted Development Rights, from 2013-2018.

With respect to the Article 4 directive, of the space in the study area (including 77 Mt Ephraim) 70% of the total is protected by Article 4. Since our 2018 report the only building subject to Article 4, which already had PD approval, was Wellington Gate - representing just over 5% of the total square footage protected by Article 4.

Another building to note, which is subject to Article 4 is 3-5 Lonsdale Gardens which was recently granted planning consent to convert into residential, although part of this application included a new office building to the rear (No. 1 Vale Avenue), which broadly substitutes the loss of office space in the existing building.

“So, in summary the Article 4 directive appears to be making a difference in the retention of important town centre buildings.”

Another conclusion from this report is the high percentage of the existing space in the town centre area being occupied by a single significant employer in the town – namely AXA. This remains at 20% of the total. Clearly a loss of this occupier would create a devaluation of the current market rent for office space and a wider impact on the local economy.

The take of space in the town centre remains constant when compared to the previous years. The large majority of the space being occupied is sub 5000 sq ft.

Since January 2018, the availability of space in the Tunbridge Wells town centre, and the immediate area, has increased significantly – up to 8 times greater than reported in January 2018.

The competing regional centres have also seen increases in availability - of up to 4 times greater than the previous report.

2.0 Introduction

2.1 Brief from Nexus Planning on behalf Tunbridge Wells Borough Council

This Town Centre Office Market Report has been prepared by Rupert Farrant MRICS, senior partner of Durlings. The Report draws upon available knowledge to assess and comment on the current Tunbridge Wells Town Centre office market and commentary on the Article 4 directive, introduced by TWBC since our report of January 2018.

The Report updates the previous data provided in 2018 to assesses the current position on the available space in the town centre, losses, gains, and take up trends, whilst also considering supply in the wider area.

It is envisaged that the findings of this Report, together with other evidence, will assist TWBC in drawing up a strategic development plan for the Borough as well as providing detailed allocations and compiling development management policies as part of the preparation of a new Local Plan.

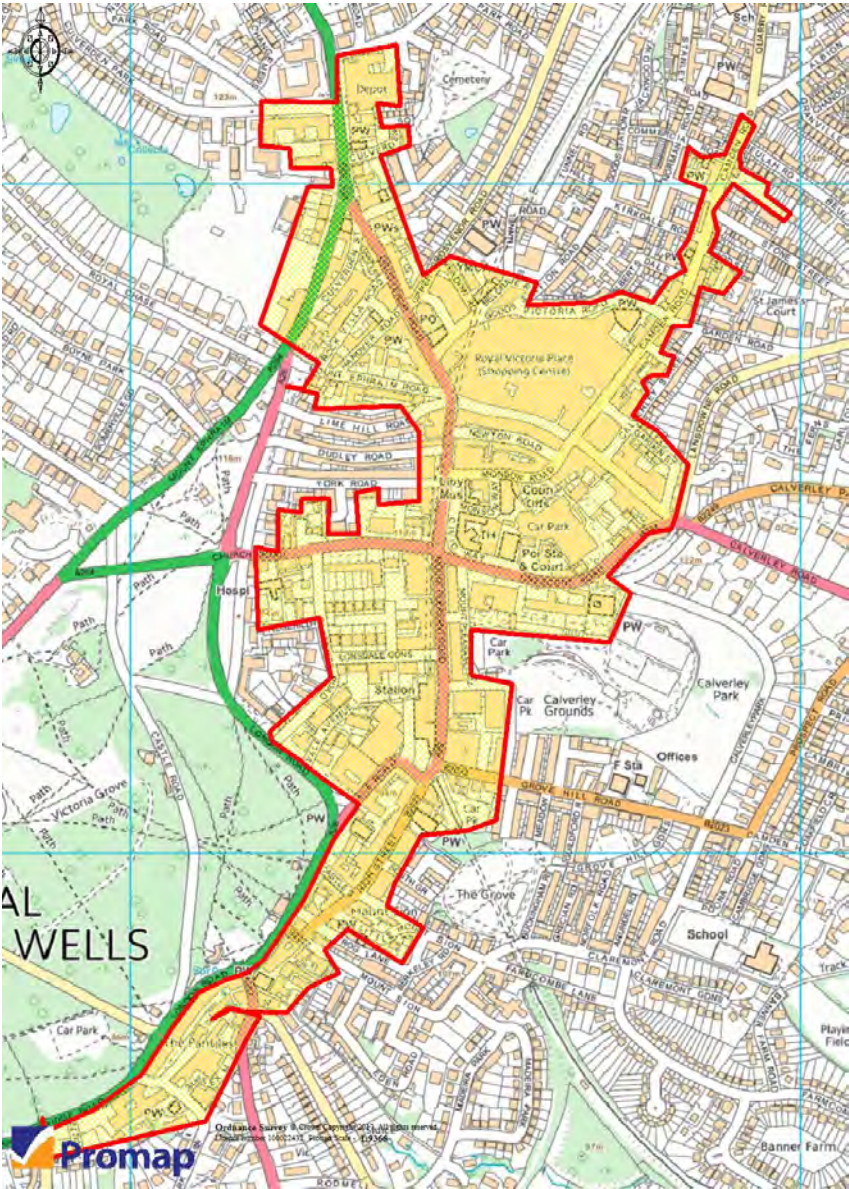
2.2 TWBC – Local Plan Process

Work is underway on the new Local Plan for Tunbridge Wells which will guide development in the Borough from 2020 to 2037. The Draft Local Plan Regulation 18 consultation took place in autumn 2019 and due to the volume and range of comments received, the timetable for the next stage of consultation has been delayed. The Pre-Submission Local Plan is now planned for Regulation 19 consultation during March/April 2021, in which new local housing need target figures (as per the Standard Method) and estimated delivery for housing and business floor space will be published. Following this, the Local Plan will be submitted to the Government for independent examination. The full programme has been published in the Local Development Scheme on the Council's website.

2.3 Study Areas

The study area covered by this Report is broadly as before, in our January 2018 report, confined to Tunbridge Wells town centre and specifically comprises the Central Parking Zone (Commercial) as defined in the Site Allocations Development Plan Document – Royal Tunbridge Wells (Central Area) Proposal Map. However for this report TWBC have been asked that we include a small business park, on the northern edge of the town's Common, known as 77 Mount Ephraim, which provides an additional 68,000 sq ft approximately of good quality office space, in two buildings known as Brockbourne House and Oakhurst House, developed around the 1980's / 90's. This principal Town Centre Area, along with the annexed 77 Mount Ephraim are illustrated by the two maps below, respectively.

Town Centre Study Area – 2018 & 2020



Additional area for 2020 – 77 Mount Ephraim – RTW 19

TWBC Draft Local Plan: Proposed Site Allocations



2.4 Methodology

The information and data collected for this report has been obtained by a physical inspection of the Study Area and conducting a street level surveys during September 2020. From this survey details were collated of the principal office space in Tunbridge Wells, in existence as of September 2020, and compared to the figures reported in February 2018.

TWBC have agreed that “**principal office space**” should be **limited only to include all purpose-built, and non-purpose-built space – (providing it is in excess of 5000 sq ft)**. The reason for excluding the non-purpose built stock below 5000 sq ft is that it tends to be ancillary space to retail, and generally lacking in modern amenities required by today’s occupiers and, as such, has no significant impact on the findings. AspinallVerdi have researched this “sub” market separately along with the emergence of the serviced office / co working sector.

The relevant floor areas of each qualifying building have been collated by referring to The Valuation Office Agency’s website (business rates). This information was then been cross referred to the past and current planning status of each property using TWBC’s planning website

The basis for measurement is on a net internal basis, being the recognised method of measurement for offices, and as determined by the RICS Code of Measuring Practice 6th Edition.

The unit of measurement is square feet (sq ft) as this is still the most commonly referred to in the industry.

3.0 Town Centre Office Supply – summary of the current position

The following commentary is a review of the updated figures of available office accommodation in the town centre area (see map on page 13). The survey is concerned only with space in excess of 5000 sq ft (465 sq m).

Our instructions were to extend the study area to include the office buildings at 77 Mount Ephraim – Brockbourne House & Oakhurst House, which increases the total floor space subject to the study.

We have reviewed changes to the available floor space, from January 2018 alongside considering the Article 4 directive which seeks to protect specific buildings from change of use through the Permitted Development route.

From the remaining office space calculated in 2018 (476,779 sq ft) – 106,669 sq ft has been converted, or in the process of being, to alternative use space.

3.1 The buildings that are no longer in office use since 2018 are: -

Calverley House – 66,034 sq ft – Residential



Westcombe House – 15,625 sq ft – Residential



Vale House – 16,158 sq ft – Residential



Bank House – 8,852 sq ft – Leisure



“None of the above buildings were subject to an Article 4 directive”.

3.2 In terms of gains in office space, where consent has been implemented and space is occupied, or ready for occupation, the following have been created:

22 Mount Ephraim – 38,180 sq ft – new build



Heathervale House – 16,652 sq ft - additional space by extension to the existing building



Corn Exchange Arcade – 7,000 sq ft – change of use from retail.



Royal Victoria House – 5,560 sq ft – change of use from a restaurant.



“This results in just over an 8% net loss of office space, from the 2018 total.”

3.3 In terms of potential gains in office space, where consent has yet to be implemented, the following have been granted consent:

One Tunbridge Wells, Mount Pleasant Avenue

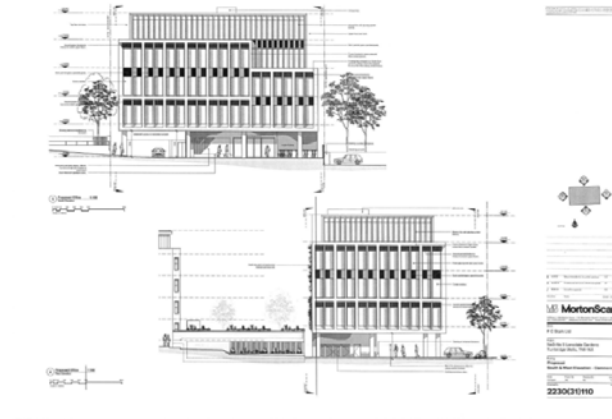
Offices - part of The Civic Development Site (Calverley Park, etc.).

Approximately 32,300 sq ft of consented space.

No. 1 Vale Avenue

This proposal forms part of the consent to convert 3-5 Lonsdale Gardens to 13 apartments but conditioned to include a new office building, to the rear to replace the existing space (15,166 sq ft).

This property was subject to an Article 4 directive.



Teldis House, Mount Ephraim - Consent to convert an existing warehouse to provide approximately 5850 sq ft of offices.



The former Auction Hall, Linden Park Road – The existing building has consent to convert and install an additional floor To provide 4400 sq ft of offices



3.4 Article 4 Buildings

There are 16 buildings in the previous study area subject to the Article 4 directive. This now increases to 18 by including 77 Mount Ephraim (Brockbourne House and Oakhurst House).

The buildings subject to the Article 4 directive are highlighted in purple in the accompanying schedule (Appendix 1).

Of these only one remains subject to PD prior approval (part J) – **Wellington Gate** – 19,214 sq ft, but unimplemented.

Another, **3-5 Lonsdale Gardens** – 15,166 sq ft - which has recently obtained consent for the conversion of the existing office space to provide 13 apartments, although with a new building office block to the rear (No.1 Vale Avenue) to be of a similar sq ft to the existing office space. In fact, the application states there is approximately 160 sq ft of additional space, so a very marginal increase, and as such not strictly a potential loss of space. The planning condition requires the office building to be constructed prior to 3-5 Lonsdale Gardens being occupied.

So, in summary the Article 4 directive perhaps has to date protected the named buildings.

Those protected by Article 4 provide a cumulative total of 356,666 sq ft - 29% of this space is occupied by AXA PPP (102,955 sq ft) which helps to provide a degree of protection as they are owner occupiers.

Economic factors, such as Brexit (2016-2020) may also have perhaps contributed to landlord's resistance to sell buildings during this period.

3.5 Further Retention of Office Space

This Report has already highlighted the potential for loss of office space with unimplemented planning approval or Permitted Development Prior Approval for change of use to residential, with an estimated loss in the Study Area of approximately 67,000 sq ft.

With the current legislation on P D Rights remaining in force, it is necessary to look at the existing stock of office space where Prior Approval has yet to be sought in order to see if it is possible for it to be retained.

Another important aspect to consider are the factors that do not allow automatic change of use through P D Rights. For those buildings in the Study Area, the principal exclusion will be the Article 4 directive and also if the building is listed.

The following buildings are listed, but without Article 4 protection:

- 18 Mount Ephraim Road
- 20 Mount Ephraim Road
- Royal Victoria House, The Pantiles

- The Corn Exchange, The Pantiles

These buildings provide a total of approximately **30,000 sq ft**.

3.6 Encouraging New Employment Space: The Opportunities

The following sites had previously been identified as having the potential to provide new office space:

Civic Centre Development Project – Calverley Grounds / Mount Pleasant Avenue

This was a TWBC initiative to develop land in their ownership to create new offices, partly for their own occupation and also to create 20,000 sq ft of new space to the market, and thus freeing up the current Town Hall for redevelopment.

Although this proposal received planning consent, which included a new theatre in place of the car park behind The Great Hall, the cabinet members voted by majority last year to not proceed with the project. Consideration may be given to promoting the office element alone of this proposal in the future.

Should approval be given, it is envisaged a 2-3-year construction timescale will be required

The Town Hall

There are clearly redevelopment opportunities for this building and TWBC will have the opportunity to influence the use mix to include an appropriate proportion of office space.

However as the availability of this site is perhaps linked to the Civic Centre Development Project, then the time scale will be at least 3-5 years before any development might take place.

Union House Development (Dandara), The Pantiles

The new development provides for a number of apartments with over 9000 sq ft of commercial space on the ground floor. Although the planning consent appears to allow a wide range of commercial uses it is possible that this may be of interest to office occupiers and thus provide a neighboring use which will be advantageous to the apartments, and thus attractive to the developer.

Torrington Car Park, Vale Avenue

This building is situated in the “Vale Avenue Area of Change” [Local Plan 2016]. The location is excellent in terms of its proximity to the train station. No detail is available on the size of the building or the number of car spaces it provides. There may be an opportunity to redevelop this building, whilst retaining a sufficient number of car spaces. A more detailed appraisal will be required in due course.

Cinema Site, Mount Pleasant Road

This site now has full planning approval for a mixed-use scheme predominately comprising residential with retail and leisure uses, including restaurants and a cinema. It has however been announced in the press recently that the current landowner is to put the site on the market, and will not be proceeding with the development. Although disappointing this does offer the opportunity for perhaps alternative uses to include offices.

4.0 Tunbridge Wells Town Centre – Existing Office Market

4.1 History of Town Centre Office Development and Access

The main driver for the development of office space in Tunbridge Wells, from the 1970's through to the late 1980's, was to provide accommodation at a far lower occupational cost than London. This appealed to the larger companies, particularly in the financial sector, with current remaining occupiers including AXA PPP and Reliance Assurance. Previous major employers in the town also included NPI, Allied Dunbar and government organisations such as The Land Registry.

Tunbridge Wells has a good direct train service to London Bridge, Charing Cross and Cannon Street, with a typical journey time of around 50 minutes. Despite the dualling of the A21 between the North Farms Industrial Estate and Tonbridge, the road communications remain poor, particularly with restricted access to the town centre, and only by single carriage via the A26 from the north of the town, or via the Pembury Road to the east. By either route it is approximately 3 miles from the town centre to the A21 (T), with junction 5 of the M25 a further 15 miles to the north.

4.2 Location of Offices

An updated map highlighting the principal office buildings in the Study Area is illustrated on page 15.

These are evenly spread through the town with the furthest buildings still within a 15-minute walk to the main train station.

4.3 Quality of Office Space

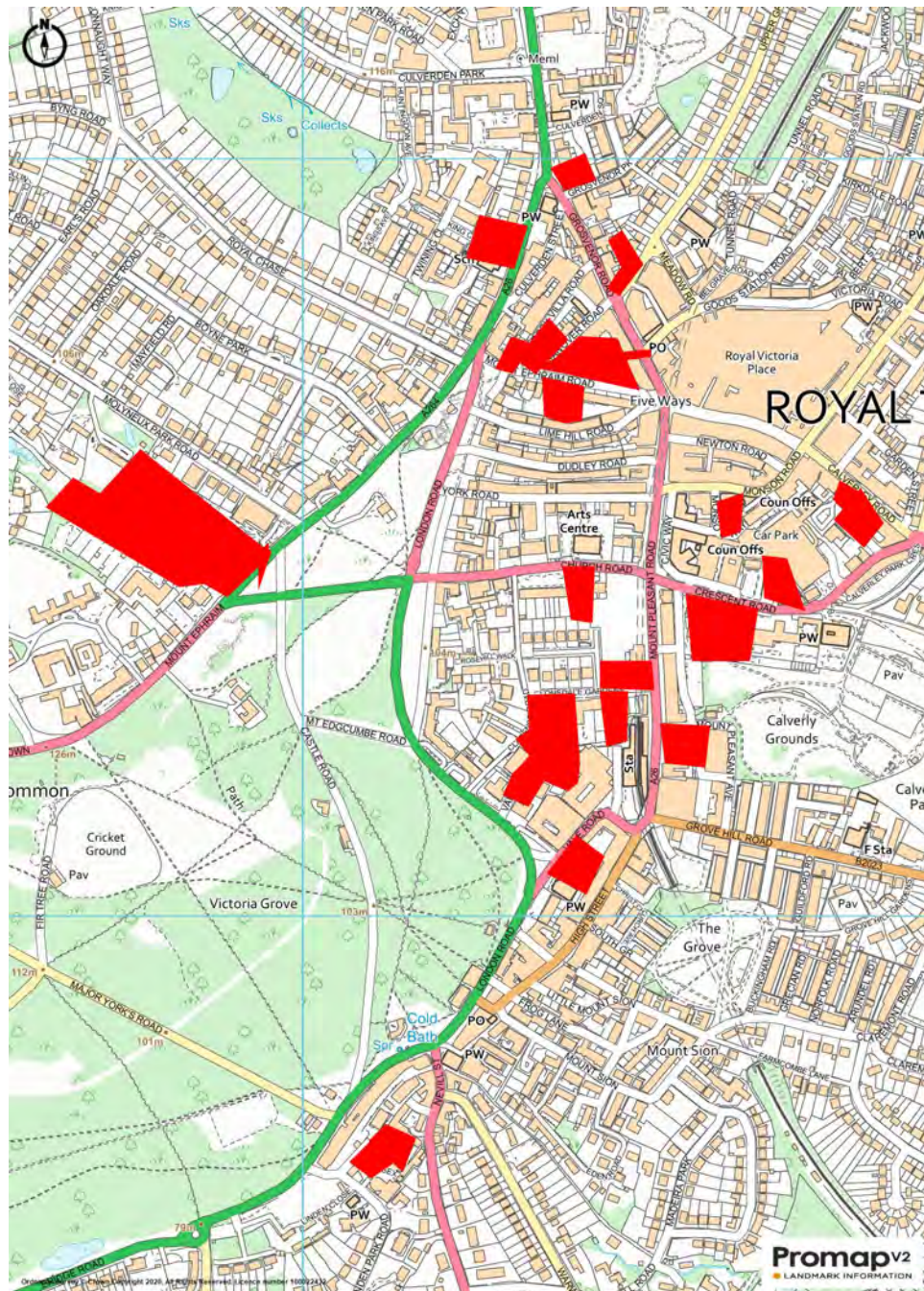
Although there remains a relatively high level of office space in the town centre the majority of the purpose built stock is between 25 to 40 years old and falls a long way short of the current BREEAM ratings one would expect with newly built space. This is explained more fully below.

We have recorded that around 87% of the remaining total office space is purpose built (**NB** – non purpose-built space below 5000 sq ft is disregarded for the purposes of this Report). This percentage has increased from 80% (January 2018)

The office sub-market tends to be made up of character period buildings, having been refurbished in an attempt to get close to current office requirements. These buildings, many of which are below the threshold of 5000 sq ft adopted for this Report, are occupied by local home-grown businesses such as solicitors, accountants, architects, and general professional service companies.

BREEAM is the Building Research Establishment Environmental Assessment Method which is the code of strategic principles created by the world's leading sustainability body, the Building Research Establishment. The code defines an integrated approach to the design, build and management of a building from a sustainability perspective. The BREEAM rating benchmark enables one to compare an individual building's performance with other BREEAM rated buildings and the typical sustainability performance of new non-domestic buildings in the UK. A description of BREEAM rating methods are set out in Appendix III.

With the exception of 22 Mount Ephraim, which achieved a "Very Good" BREEAM rating (3), research for this Report indicates that ALL the remaining current office space will have unclassified BREEAM ratings. This essentially means that the remaining stock is of the poorest quality in terms of BREEAM assessment, and essentially within the bottom 25% in terms of their performance nationally.



4.4 Advertised space as of November 2020

The space being actively advertised in the study area at the date of this Report is as follows: -

Courier (Cadogen) House, Calverley Road – A purpose-built office building, constructed around the late 1990s, comprising 8805 sq ft. The space is open plan with a lift and comes with 40 car spaces.



Mount Pleasant House, Lonsdale Gardens – Two separate open plan office suites of 1350 & 5142 sq ft. in a purpose-built building constructed during the early 1980's. The space is air conditioned and there is a lift. There is a total of 21 car spaces.



Wellington Gate, Church Road – Various individual floors available in a substantially refurbished purpose-built building, totaling 11,350 sq ft. The floors are open plan, there are two lifts and the building is air conditioned. There is parking provision for each floor, albeit limited.



The Great Hall, Mount Pleasant Road – An open plan floor in a purpose built mixed use building which includes a retail arcade on the ground floor. The offices are accessed by a lift and have 10 on site car spaces.



Utmost (Reliance) House, Vale Road – Purpose built office building comprising 15,250 sq ft. The agent's website has limited details on specification. As purpose built, assumed to be around the mid 1980s, we have anticipated the building has a lift and a reasonable parking provision.



Hanover House, Mount Ephraim Road

A period office building comprising 5865 sq ft with 19 car spaces and a lift.



“The combined total of the office space in the buildings in study area detailed above is 53,552 sq ft – within 6 separate building. “

4.5 Office Space Demand & Take Up

Durlings is one of three principal local commercial property agency firms active in the office market within the Study Area.

As at November 2020 Durlings has 267 companies or individuals registered and seeking office space – similar to the 2018 registrations. Of these, 242 are seeking space up to 5000 sq ft and 61 in excess of 5000 sq ft.

So broadly 90 % of enquires are for space under 5000 sq ft

Durlings has analysed the take up of space by calculating new letting through this firm alone over the study period, between November 2017 – November 2020. The average annual take up of space over this period does not deviate to any significant degree from the figure recorded in our January 2018 report – which looked at the period between June 2013 through to January 2018.

Of the individual transaction numbers, the number involving buildings over 5000 sq ft over the last 3 years is as follows:

- 2017/18 – 5%
- 2018/19 – 14%
- 2019/20 – 11%

From this we can see the local office market to date is largely made up of occupations of space less than 5000 sq ft – principally start-ups or SMEs migrating within the town. The figures for the total take up of office space in the Study Area over the study period are not available, but as there are two other agents actively involved in letting offices, it therefore might not be unreasonable to apply a multiplier of 3 to Durlings' figures.

5.0 Office Space Available Currently

5.1 Availability

Micro - 53,552 sq ft in study area – which are in excess of 5000 sq ft – Our January 2018 report recorded no office space in excess of 5000 sq ft - so a significant increase in availability.

We then looked at the office space availability regionally, and below have calculated the cumulative sq ft currently available as you move out from the centre of Tunbridge Wells, in the competing centres, based on a 3 mile, 5 mile, 10 mile and 15 mile radius.

Macro – All spaces in the wider Tunbridge Wells area (including the study area)- 82,328 sq ft – it was less than 8,000 sq ft in 2018 so around a 10-fold increase.

The following is the cumulative total over an increasing search radius from the centre of Tunbridge Wells.

- 3 miles – 84,676 sq ft (19,200 sq ft) - 4-fold
- 5 miles – 122,022 sq ft (32,150 sq ft) - 4-fold
- 10 miles – 143,192 sq ft (41,150 sq ft) - 3.5-fold
- 15 miles – 395,580 sq ft (263,650 sq ft) - 1.5-fold

(Figures in brackets are taken from January 2018 report)

The results illustrate that there remains a relatively limited supply in the neighboring towns of Tonbridge and Sevenoaks and along the A21 corridor. A large proportion of the currently available space is in Maidstone and Kings Hill, with the latter offering modern, well-specified space with excellent parking provision in business park locations.

Although viewed as an important commercial centre, Tunbridge Wells cannot be regarded as one of the principal Kent or Sussex business districts when compared to Ashford, Maidstone or Crawley.

6.0 Kent Office Market

The impact of the COVID-19 pandemic is being felt across the UK property market. Letting activity came largely to a halt at the time of lockdown and to date has shown only limited signs of recovery. Tenants, particularly in the retail, leisure and travel sector immediately felt the impact with multiple CVAs and business closures occurring over the summer, with more to come no doubt in the autumn. Inevitably, the investment market reacted cautiously, with transactional volumes significantly reduced at the time of writing (September 2020). The recession caused by the coronavirus pandemic will be less severe than initially forecast by the Bank of England, but currently it still expects UK economic output to decline by 9.5% in 2020, with an almost doubling in unemployment to 7.5% by the end of the year. As the last several months have shown, things can change very quickly, but it is clear we are heading for a very difficult economic period. This will inevitably have severe implications for property performance. At a national level the Investment Property Forum (IPF) Survey of Independent Forecasts suggests the total return from property will be -7.4% in 2020, driven by not only sharp falls in capital values across the sectors, but also declines in rents, averaging -5.0%.

The Kent market generally reflects the national pattern. As might be expected, science parks such as Discovery Park - Sandwich, Kent Science Park (Sittingbourne) and Kent Medical Campus (Maidstone) have been particularly active with COVID-19 related activities combining with demand from other scientific businesses. There is also some evidence of companies looking to the county as an alternative to, or as a supplement to, a Central London presence. Rents remain stable, but the market remains tight. Businesses seeking new or expansion space will find limited options over the coming year. The county's office market has seen lower levels of activity, with greater caution shown towards town centre locations during the lockdown period. However, the arrival of a few tech businesses combined with the burgeoning critical mass of creative industry activity will support Kent's future recovery. Knowledge intensive industries such as these will be fundamental to the future positioning of the UK economy.

Furthermore, given likely long-term changes to working patterns, local towns may increasingly attract businesses and co-working space as full time commuting takes a backseat. Time will tell how such structural changes will play out, but the county's attractive towns with relatively affordable housing and good transport infrastructure might be expected to prosper in such a scenario. This would also be positive for many of Kent's town centre markets over the longer term.

The latter months of 2019 saw a little more confidence in the town centre office market across the South East, buoyed by greater political certainty and an uptick in economic confidence. The wider M25 office market demonstrated burgeoning requirements from companies in knowledge intensive business sectors in particular. Kent saw similarly positive demand, although activity remained biased towards local business growth, and smaller floorspace lettings. However, the pandemic crisis inevitably impacted on activity across the county, with both uncertainty and lockdown delays driving a sharp downturn in take up since March. up to Q1 2020. Despite a number of lettings in the second half of 2019, there was limited evidence of rental growth and as a result, the Office Performance average prime rent at Q1 2020 remained stable at £16.90 sq ft. This translates to an annualised average growth rate of 5.3% over the last five years. The latter months of 2019 included a number of key lettings. 60 London Road, Sevenoaks, saw two sublets in September. Building maintenance company Hemlow, took 5,000 sq ft at a rent of 27.50 per sq ft while HR consultancy, Credence Background Screening, took 7,000 sq ft at a rent of £25.00 per sq ft. ***In October, Tunbridge Wells saw the AA take 2,881 sq ft at Century Place, Lamberts Road, at a rent of £23.00 per sq ft. In the same month, the Fin tech company, FIS Global Trading, took 5,000 sq ft at a rent of £36.00 sq ft at Mount Pleasant House, Lonsdale Gardens.*** Meanwhile, in Ashford 8,400 sq ft was let at Kent House, Station Road at £16.00 per sq ft in early March prior to the lockdown. Maidstone saw a steady spate of small floorplate take-up prior to lockdown, but few larger lettings. East of the county, the high-tech engineering and R&D company Phoenix Photonics, took 2,263 sq ft of office and engineering space at Sarre Business Centre, Canterbury Road, Sarre in November. Even prior to the pandemic, there was little new town centre office space coming forward. However, in April, Quinn Estates and U+I received planning consent for a £250m mixed-use film studio development on a former 5.1ha (12.6 acre) railway works. The new Ashford International Studios, located next to the International Station and located in the Thames Estuary

Production Corridor which has a vision to develop a world-class hub for cultural and creative production, will provide a 200,000 sq ft film studio complex, with 90,000 sq ft of business space in the Grade II Listed former engine sheds. The Media village will be geared towards SMEs and supporting industries with educational links. The Thames Estuary Production Corridor will be further supported by £6.5million of funding, part of which will be used to redevelop vacant and underused buildings for creative use. Pilot projects in the county include the delivery of the Docking Station, in the Grade II-listed former Police Section House in Chatham's Historic Dockyard. In September, Yellow Tree Capital received consent for a new five story office and residential scheme on Pembroke Road, Sevenoaks. Meanwhile, Maidstone Borough Council is considering the development of a new four-storey civic centre with Kent County Council, on the site of the former Royal Mail sorting office next to Maidstone East Railway Station. In July, planning approval was secured for a start-up business hub at Pier Works, as part of Clifton Slipways, Gravesend.

The county saw relatively few investment sales even prior to the pandemic crisis. ***In October, 9,600 sq ft Lonsdale Gate on Lonsdale Gardens was sold by Threadneedle to Penhurst for £3.05m.*** In January, the 8,729 sq ft New Marlborough House, comprising office and warehouse space in Rochester, was sold by Havenhill for £1.15m. First Point, formerly Whatman House, was purchased by a subsidiary of Group1Auto for circa £6m.

Over the last two years, there has been a depletion of suitable office to residential conversion stock. However, the county has seen a couple of transactions over the last 12 months. In December, Oak Hill House, the Fidelity International HQ, comprising 100,000 sq ft office/ data centre campus set in 16 acres of parkland was purchased by Berkeley Homes. The site includes three office buildings and a listed mansion house all of which are proposed for conversion to housing, in addition to Tarkett offices, Connect 38, Ashford. new build housing planned as part of a wider scheme. (Source: Kent Property Market Report - Caxtons – November 2020)

Appendix I – Office Schedule - Floor Areas, PD Approvals & Planning Consents

B1 Floorspace Overview - (May 2018-Present)														
<u>Address</u>	<u>Existing Stock (Sq ft)</u>	<u>PD Resi not Implemented - Part J (Sq ft)</u>	<u>PD Resi not Implemented - Potential Loss from Part O (Sq ft)</u>	<u>PP Resi not Implemented - Potential Loss (Sq ft)</u>	<u>PD Resi, then PP not Implemented (Sq ft)</u>	<u>PD Resi Implemented - (Sq ft)</u>	<u>PP Resi Implemented (Sq ft)</u>	<u>PD Resi, then PP Implemented (Sq ft)</u>	<u>Loss of space - non- residential (Sq ft)</u>	<u>B1 Space PP - not implemented</u>				
Vale House, Clarence Road							16,158							
Jubilee House, Vale Road	25,392													
Heathervale House, 2-4 Vale Avenue	31,162													
Reliance House, 6 Vale Avenue	13,821													
7 Vale Avenue	5,066													
The Great Hall, Mount Pleasant Road	12,824													
Priplan House, 11-12 Crescent Road	16,806													
Mount Pleasant House, 2 Lonsdale Gardens	16,458													
3-5 Lonsdale Gardens				15,166										
11-13 Lonsdale Gardens	7,146													
Carriage House, Grosvenor Road	14,042													
Calverley House, Calverley Road								66,034						
Bank House, Calverley Road									8,852					
Lonsdale Gate, Lonsdale Gardens			9,629											
Phillips House, Crescent Road	60,757													
Wellington Gate, 7 Church Road		19,214												
Oxford House, 15-17 Mount Ephraim Road	6,352													
Longford House, 19 Mount Ephraim Road	22,941													
Monson House, Monson Way	17,556													
Cadogan House, 84 Calverley Road	8,826													
Hargreaves House, 86-92 Calverley Road		7,650												
Westcombe House, 2-6 Mount Ephraim								15,625						
22 Mount Ephraim	38,180													
Windsor House, 6-10 Mount Ephraim Road		8,680												
Wallside House, 12 Mount Ephraim Road	7,544													
Napier House, 14-16 Mount Ephraim Road	6,155													
20 Mount Ephraim Road	4,785													
18 Mount Ephraim Road	5,226													
Montague House, 9 Hanover Road	8,505													
Oakhurst House, 77 Mount Ephraim	33,738													
Kenwood House, 1 Upper Grosvenor Road			6,559											
Royal Victoria House, The Pantiles	18,560													
Corn Exchange Arcade, The Pantiles	7,000													
Foundation House, Coach & Horses Passage	6,000													
Dowding House, Coach & Horses Passage	7,000													
Eridge House, Coach & Horses Passage	2,500													
Brockbourne House	34,735													
Teldis House, 29a Mount Ephraim										5,850				
No.1 Vale Avenue										15,166				
One Tunbridge Wells, Mount Pleasant Avenue										32,300				
Total =	439,077	35,544	16,188	15166	0	0	16,158	81,659	8,852	53,316				
All Office Stock as of May 2018 :	476,779													
All Office Stock as of September 2020 :	505,975													
Additional space included - Brockbourne & Oakhurst	68,473													
Actual implemented loss of office space	106,669													
Office Space gain - implemented	67,392													
Net Loss	-39,277													
Office Space gain - consented	53,316													
Potential further loss (J)	35,544													
Potential further loss (O only)	16,188													
Potential Loss - PP	15,166													
Net Potential Loss	-13,582													

Appendix II - Photo Library



Oxford House, Mount Ephraim Road



Longford House, Mount Ephraim Road



Napier House, Mount Ephraim Road



Cadogan House, Calverley Road



Wallside House, Mount Ephraim Road



7 Vale Road



11-13 Lonsdale Gardens



Corn Exchange, The Pantiles



20 Mount Ephraim Road



22 Mount Ephraim



Carriage House, Grosvenor Road



Hargreaves House, Calverley Road



ErIDGE & DOWDING House, Coach & Horses Passage



Foundation House, Coach & Horses Passage



The Great Hall, Mount Pleasant Road



Jubilee House, Vale Road



Hanover House, Mount Ephraim Road



Kenwood House, Upper Grosvenor Road



Priplan House, Crescent Road



Reliance House, Vale Avenue



Royal Victoria House, The Pantiles



Phillips House, Crescent Road



Monson House, Monson Way



3-5 Lonsdale Gardens



Windsor House, Mount Ephraim Road



Heathervale House, Vale Avenue



Wellington Gate, Church Road



Brockbourne House (77 Mount Ephraim)



Oakhurst House (77 Mount Ephraim)



Lonsdale Gate, Lonsdale Gardens