

The Duty Planning Officer
Horsham District Council
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17th December 2025

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*Also at Brighton & Hove
and Haywards Heath*

Dear Sir / Madam,

North Heath Lane Industrial Estate, North Heath Lane, Horsham, West Sussex RH12 5QL

I write in respect of our client Coldunell Ltd's proposed planning application for the 'demolition of existing commercial buildings and erection of residential development for a scheme of up to 74 dwellings at North Heath Lane Industrial Estate, North Heath Lane, Horsham RH12 5QE' and more specifically to provide a brief update in respect of our marketing activities conducted since my last report dated 7th November 2024 and my continued recommendation as to the suitability of the site for continued commercial use.

Since my previous report we have continued to circulate our detailed particulars amongst applicants on our database seeking such accommodation in addition to all local commercial property agents with active client requirements in the area. The availability of the property has also continued to be circulated regularly through both our website along with other nationally commercial property listings to include Focus, P I Property, the Commercial Property Database and Gatwick Diamond Commercial Property register, Estate Agents Clearing House, Zoopla Pro, Prime Location and Office Agents Society. We have also continued to have marketing boards at the entrance of the estate clearly advertising the site's availability to passers-by.

We have continued to offer the premises in flexible configurations to include the whole building and offering on a floor-by-floor basis along with clearly advertising that consideration would be given to the further sub-division of floors and alternative uses.

Since my initial report we have received just two enquiries in Bentley House (offering up to 6,725 sq ft of office accommodation), however regrettably, despite preliminary interest neither enquiry progressed beyond the initial stages – the reasons for this being reflective of the comments made within the initial report.

We are still finding the office market within Horsham and the South-East generally to be particularly subdued, with demand mainly stemming from occupiers already within the vicinity who may be seeking to predominantly downsize at their lease expiry or upon a break date, but still to premises that are generally more modern and better specified accommodation with prioritisation being given to energy efficient and higher EPC rated properties with a particular focus on sustainable features.

The industrial market has cooled significantly since the date of my previous report with significantly more stock presently being available due to a general lack of take-up and through the development of a number of new industrial estates referred to previously.

Taking the above into account together with the significant challenges the landlord faces and investment required to meet the required energy efficiency standards, combined with the restricted hours of operation imposed upon the site leads me to continue to recommend that strong consideration is given to the redevelopment of the estate into an alternative use(s).

Kind regards,

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Jonathan Mack BSc (Hons) MRICS

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