



Statement of Support Marthas Barn Business Park, Wheatsheaf Road, Henfield BN5 9AX

Prepared for **Mr Laxley Pennant**

Prepared by **James Hamblyn**

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oakleyproperty.com

27/1/26

Our ref: JRH
Reply to: Head Office

PRIVATE & CONFIDENTIAL
Mr Laxley Pennant
Martha's Barn
Wheatsheaf Road
Henfield
BN5 9AX

Dear Laxley,

Re: Application in Relation to the Erection of Four New Class E(g) & B8 Buildings

Firstly, thank you for instructing Oakley to assist in this matter. As you are aware, as a business we have been operating in the Sussex Commercial and Development market for over 30 years. I am Head of Commercial Agency and have over sixteen years experience across the Sussex commercial market.

As the site is well known to you, I will only briefly comment that the site is located on the south side of Wheatsheaf Road, Henfield. Henfield center is located 1.8miles to the south east and lies approximately 66 km (41 miles) south of London, 19 km (12 miles) northwest of Brighton, and about 48 km (30 miles) east-northeast of Chichester. It has a resident population of around 5,000, with various independent retailers, pubs and restaurants. A Sainsbury's store has recently opened in the High Street. The subject site is located in a more rural situation with existing commercial use across two blocks which will be retained.

The anticipated application is proposing four new commercial blocks with Class E(g) use and B8 to satisfy the local and county wide demand for commercial space, most importantly for 'starter units' of 500-2,000 sq ft. From the plans supplied I understand that approximately 7,500 sq ft of new space will be built to offer flexible sizing that can be split internally to suit occupier demand from open market, marketing along with the capability of first floors being added, if required, to

all blocks bar F. The site will benefit from a parking allocation of 58 spaces for the site.

The development proposed will allow for the demand in the locality and wider market to offer space to local and out-of-town businesses to move into much required space to either grow as a business or to set up.

We have seen this in several locations, namely 26 Lewes – a new build rural commercial development on the A26 in Ringmer where units from 1,600 sq ft to 10,000 sq ft are being pre-let off plan prior to the building completing on market norm leases of 10 years or more. We anticipate the build to be completed in the summer this year and tenants to begin moving in at a similar time.

Similarly at Worthing Business Park was developed last year and almost 75% let or pending deals on a new build site that again offers size ranges from 800 sq ft to 10,000 sq ft of brand-new Class E, B8 space.

Locally at Henfield Business Park (where we are currently selling the freehold investment of 15 units) an older style industrial estate has not had a vacancy for many years and is fully let. Huffwood Trading Estate in Partridge Green likewise has been fully let for some time. Both sites offer units from approximately 700 sq ft upwards. Bolney Grange, again an older style estate has only two vacancies at present where units are offering smaller style units.

Where the market has seen issues is with the new build larger units, particularly along the A23, such as Panattoni Park in Burgess Hill where the development currently has four agents on the scheme with space from 8,000 – 150,000 sq ft of space offered and only four units let from fourteen possible. The units have been marketed for several years. Similarly at Shoreham a new build site of 20,000 – 250,000 sq ft remains unlet for over 18 months. Proving the demand for larger warehouses is less so than starter units in more secondary locations.

The proposed application will offer light industrial space to smaller occupiers that will be local

within Horsham District Council but also satisfy the demand from outside this area, as seen on the above estates mentioned. With the Sussex coverage we have in commercial property we are advising our commercial clients with appropriate land to develop space as per you're application due to the market demand and necessary space for businesses, with the considerable enquiries we receive this development we predict will be exceptionally popular.

If you have any queries at all, please do contact me.

Kind regards.

Yours sincerely,



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