

**Survey of Key Industrial Business Areas
May 2010 Update**



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Introduction

An update survey on Lambeth's Unitary Development Plan (UDP) (adopted 2007) Key Industrial Business Areas (KIBAs) was carried out in May 2010. The UDP policies for KIBAs safeguards land and buildings for 'B' use classes (business, industrial, warehousing) and other uses providing significant levels of employment. The survey uses the previous information from surveys and studies undertaken of Lambeth's Key Industrial Business Areas and updates it. This document therefore provides a current and up to date outlook of all KIBAs in the borough and compares the survey with the findings in the 2008 survey.

The Lambeth Local Development Framework Core Strategy (Submission Version March 2010) identifies four KIBAs where all or part of these areas are proposed to be de-designated. These are:

1. Bondway KIBA in Vauxhall
2. Parts of the Clapham North Industrial Estate KIBA in Clapham
3. Somerleyton Road KIBA in Brixton
4. Parts of the West Norwood Commercial Area KIBA in West Norwood

Methodology

Using previous information as a basis, plans and schedules of all premises in KIBAs were prepared and all KIBAs were surveyed to establish use class and floorspace of all premises. This survey was carried out in May 2010.

For the purposes of this survey commercial floorspace has been defined as use classes A1, A2, A3, A4, A5, B1a, B1b, B1c, B2, B8, C1, C2, D1, D2 and appropriate Sui Generis.

Any queries about floorspace, number of premises, nature of activity and occupancy were clarified with site owners, management/letting agents and planning records as appropriate.

Survey Results

- The 2010 survey shows that the KIBAs within the borough are performing well and there has been an overall decrease in vacancy rates in terms of both floorspace and premises despite the recession. While some KIBAs have seen increases in vacancy rates overall most of the KIBAs in the borough continue to have high occupancy.
- The 29 KIBAs cover 62.25 hectares, ranging in size from 0.13 hectares (Brighton House) to 10.19 hectares (West Norwood Commercial Area).
- There is a total of 477,310 square metres of commercial floorspace within Lambeth's KIBAs, this has increased by 2,725 square metres from 474,585 square metres in 2008.
- Of this floorspace, 400,667 square metres, equivalent to 83.9%, falls within the 'B' use classes (B1a, B1b, B2 and B8). This is slightly higher than in 2008 when there was 393,473 square metres of 'B' class floorspace equivalent to 82.9%.
- Bondway KIBA still has the largest amount of commercial floorspace containing 86,287 square metres. This compares to 88,691 square metres of commercial floorspace in the KIBA in 2008. Lion Yard has the smallest amount of commercial floorspace containing 1,551 square metres which was the same as 2008.
- There was 31,013 square metres of vacant 'B' class floorspace within the KIBAs. This figure equates to 6.5% of the total floorspace and 7.7% of the total 'B' class floorspace. The amount of vacant 'B' class floorspace in 2008 equated to 32,226 square metres which equated to 6.8% of the total floorspace and 8.2% of the 'B' class floorspace. Therefore, at the time of the 2010 survey there was an overall reduction in vacant 'B' class floorspace of 1,213 square metres.
- There are 1,206 individual premises in Lambeth's KIBAs, compared to 1,207 in 2008. There were 124 unoccupied premises in the KIBAs equating to 10.3% .This compares to 152 vacant premises in 2008 which equated to 12.6%.
- Of the 1,206 individual premises in the KIBAs 1,036 premises were in 'B' use class which equates to 85.9%. This compares to 1,017 of the 1,207 individual premises being in 'B' use class in 2008 which equated to 84.3%.
- Of the 'B' class premises 97 were vacant (9.4%) and this compares to 112 vacant 'B' class premises (11%) in 2008.
- Montford Place KIBA has the largest amount of vacant 'B' floorspace in 2010 due to one large building having 7,440 square metres of 'B1a' floorspace currently unoccupied. In 2008 Ellerslie Industrial Estate KIBA had the largest amount of vacant 'B' class floorspace with 5,099 square metres being unoccupied. In 2010 Ellerslie Industrial Estate KIBA still had a significant level of vacant 'B' class floorspace further increasing to 5,280 square metres.

- The Wandsworth Road KIBA had the largest percentage of vacant floorspace in 2010 with 28.9% unoccupied. In 2008 Somerleyton Road had the largest percentage of vacant 'B' class floorspace with 38.2% unoccupied, this reduced to 22.5% at the time of the 2010 survey.
- There were seven KIBAs (Hamilton Road, Shakespeare Road Business Centre, Shakespeare Road Depot, Somers Place, Stannery Street, Timber Mill Way and Waterworks Road KIBAs) with no vacant 'B' class floorspace. The same number of KIBAs had no vacant 'B' class floorspace in 2008. Only Hamilton Road, Shakespeare Road Business Centre, Shakespeare Road Depot, Somers Place and Waterworks Road KIBAs continued to have no vacant 'B' class floorspace in the surveys carried out in 2008 and 2010.
- As was the case for the 2008 survey the Freemans KIBA was under construction at the time of the survey, therefore the 2,640 square metres of 'B' class floorspace contained within the development was not recorded as vacant as it was not available for use.

Individual KIBA Breakdowns

Bon Marche Centre

- There is a total of 2,467 square metres commercial floorspace within the Bon Marche KIBA.
- Of this floorspace, 2,467 square metres (100%) falls within the 'B' use classes.
- There was 647 square metres vacant 'B' class floorspace within this KIBA, this compares to 692 square metres of vacant 'B' use class floorspace in the KIBA in 2008.
- This figure equates to 26.3% of the total commercial floorspace all of which is 'B' class compared to 28% in 2008.
- There are 79 premises within this KIBA, 20 of which were vacant equating to 25.3%. This compares to 76 premises with 15 unoccupied in 2008 which equated to 19.7%. The increase in premises occurred through further internal subdivision of units within the centre.
- 78 of the premises in the KIBA fall within the 'B' use classes, 20 of which were vacant equating to 25.6%. This compares to 75 premises of which 15 (20%) were unoccupied in 2008.

Bondway

- There is a total of 86,287 square metres of commercial floorspace within the Bondway KIBA. The overall amount of commercial floorspace within the KIBA has reduced by 2,404 square metres from 88,691 square metres in 2008 due to the demolition of the building at No. 143-161 Wandsworth Road to make way for redevelopment.
- Of this floorspace, 81,812 square metres (94.8%) falls within the 'B' use classes compared to 83,690 square metres (94.4%) in 2008.
- There was 1,702 square metres of vacant 'B' class floorspace within this KIBA compared to 5,244 square metres in 2008.
- This figure equates to 2% of the total commercial floorspace and 2.1% of the total 'B' class floorspace. This compares to 5.9% of the total commercial floorspace and 6.3% of the total 'B' class floorspace in 2008.
- There are 116 premises within this KIBA, 7 of which were unoccupied equating to 6% compared to 117 premises in 2008 of which 18 were unoccupied equating to 15.4%.
- 112 of the premises in the KIBA fall within the 'B' use classes, 7 of which were unoccupied equating to 6.3%. The same number of premises fell within the 'B' class in 2008 however 18 were vacant which equated to 16.1%.

Brighton House

- There was a total of 3,738 square metres of commercial floorspace within the Brighton House KIBA.
- Of this floorspace 2,594 square metres (69.4%) falls within the 'B' use classes which is the same as 2008.
- There is 36 square metres of vacant 'B' class floorspace in the KIBA which is the same as 2008.
- This equates to 1% of the total floorspace and 1.4% of the 'B' class floorspace which is the same as 2008.
- There are 23 premises within this KIBA, 1 of which was vacant equating to 4.3%. There was the same number of vacant premises in the KIBA in 2008.
- 21 of the premises in the KIBA are in 'B' use classes, 1 of which was vacant equating to 4.8%. There was the same number of vacant 'B' use class premises in the KIBA in 2008.

Camberwell Trading Estate and adjoining sites

- There is a total of 15,161 square metres of commercial floorspace within the Camberwell Trading Estate KIBA.
- Of this floorspace, 15,161 square metres (100%) is within the 'B' use classes which is the same as 2008.
- There was 2,231 square metres of vacant 'B' class floorspace in this KIBA. This has increased since 2008 when there was 705 square metres of vacant 'B' use class floorspace.
- This equates to 14.7% of the total commercial floorspace all of which is 'B' class compared to 4.6% in 2008.
- There are 68 premises within this KIBA, 5 of which were vacant equating to 7.4%. This is the same as 2008.
- 67 of the premises in the KIBA fall within the 'B' use classes, 5 of which were vacant equating to 7.5%. This is the same as 2008.

Clapham North Industrial Estate

- There is a total of 13,376 square metres of commercial floorspace within the Clapham North Industrial Estate KIBA.
- Of this floorspace, 7,552 square metres (56.5%) falls within the 'B' use classes. This compared to 45.4% of the floorspace falling within the 'B' use class in 2008.
- There was 89 square metres of vacant 'B' class floorspace within the KIBA, compared to 821 square metres in 2008.
- This equates to 0.7% of the total commercial floorspace and 1.2% of the 'B' class floorspace. This compares to 6.3% of the total commercial floorspace and 13.8% of the total 'B' class floorspace in 2008.
- There are 20 premises within the KIBA, 1 of which was vacant equating to 5%. This compares to 15 premises in 2008, 1 of which was vacant which equated to 6.7%. The total number of premises has increased due to further subdivision of the units within Union Court Industrial Estate.
- 17 premises in the KIBA fall within the 'B' use classes, 1 of which was vacant equating to 5.9%. This compares to 10 premises falling within the 'B' use classes, 1 of which was unoccupied, in 2008. This equated to 10%.

Clapham Park Hill

- There is 3,795 square metres of commercial floorspace within the Clapham Park Hill KIBA.
- Of this floorspace, 3,183 square metres (83.9%) falls within the 'B' use classes. This compares to 2,226 square metres in 2008 which equated to 60.6%.
- There was 539 square metres of vacant 'B' class floorspace within this KIBA compared to 421 square metres in 2008.
- This equates to 14.2% of the total commercial floorspace and 16.9% of the total 'B' class floorspace compared to 11.5% of the total commercial floorspace and 18.9% of the total 'B' class floorspace in 2008.
- There are 9 premises in the KIBA, 3 of which were vacant equating to 33.3%. This compares to 10 premises in 2008, 2 of which were unoccupied equating to 20%.
- 3 premises fall within the 'B' use classes, 2 of which were vacant equating to 66.7% compared to 2 'B' class premises in 2008, 1 of which was unoccupied, this equated to 50%.

Coldharbour Lane Estate and Bengeworth Road Depot

- There is a total of 19,314 square metres of commercial floorspace within the Coldharbour Lane and Bengeworth Road Estate KIBA.
- Of this floorspace, 19,314 square metres (100%) falls within the 'B' use classes.
- There was 870 square metres of vacant 'B' class floorspace within this KIBA and this has reduced from 1,442 square metres of vacant floorspace in 2008.
- This equates to 4.5% of the total commercial floorspace all of which is 'B' class compared to 7.5% in 2008.
- There are 16 premises within the KIBA, 2 which were vacant equating to 12.5%. This compares to 3 vacant premises in 2008 which equated to 18.8%.
- 15 premises in the KIBA fall within the 'B' use classes, 2 of which were vacant equating to 13.3%. This has increased since 2008 when 1 'B' class premises was unoccupied which equated to 6.7%.

Durham Street/Oval Way

- There is a total of 6,135 square metres of commercial floorspace within the Durham Street/Oval Way KIBA.
- Of this floorspace, 5,239 square metres (85.4%) falls within the 'B' use classes. This has increased from 4,931 square metres of 'B' use class floorspace in 2008 which equated to 80.4%.
- There was 220 square metres of vacant 'B' class floorspace within this KIBA, this compares to 460 square metres in 2008.
- This figure equates to 3.6% of the total floorspace and 4.2% of the total 'B' class floorspace. This has reduced from 7.5% of the total floorspace and 9.3% % of the total 'B' class floorspace in 2008.
- There are 52 premises within the KIBA, 4 of which were vacant equating to 7.7% of the total. This is compared to 43 premises in 2008 2 of which were vacant equating to 4.7%. The total number of premises has increased due to further subdivision of the units within the business centre.
- 49 premises in the KIBA fall within the 'B' use classes, 3 of which were vacant equating to 6.1%. This is a slight increase from 2008 when there was 35 premises in the 'B' use classes 2 of which were vacant equating to 5.7%.

Ellerslie Industrial Estate

- There is a total of 27,010 square metres of commercial floorspace within the Ellerslie Industrial Estate KIBA.
- Of this floorspace, 24,238 square metres (89.7%) falls within the 'B' use classes, this compares to 23,895 square metres (88.5%) in 2008.
- There was 5,280 square metres of vacant 'B' class floorspace within the KIBA this has increased slightly from 5,099 square metres in 2008.
- This equates to 19.5% of the total commercial floorspace and 21.8% of the total 'B' class floorspace. This compares to 18.9% of the total commercial floorspace and 21.3% of the total 'B' use class floorspace in 2008.
- There are 27 premises within the KIBA, 4 of which were vacant equating to 14.8%. This compares to 25 premises within the KIBA in 2008, 3 of which were vacant unoccupied to 12%.
- 16 premises in the KIBA fall within the 'B' use classes, 4 of which were vacant equating to 25%. Compares to 14 premises in 'B' class in 2008, 3 of which were unoccupied, equating to 21.4%.

Eurolink Business Centre

- There is a total of 4,763 square metres of commercial floorspace within the Eurolink Business Centre KIBA.
- Of this floorspace, 4,763 square metres (100%) falls within the 'B' use classes.
- There was 401 square metres of vacant 'B' class floorspace within this KIBA. This has reduced since 2008 when there was 705 square metres of vacant 'B' use class floorspace.
- This equates to 8.4% of the total commercial floorspace all of which is 'B' class. This compares to 14.8% being unoccupied in 2008.
- There are 132 premises within the KIBA (all 'B' class) 11 of which were vacant equating to 8.3%. This has reduced from 23 of 138 premises in 2008 being unoccupied. This equated to 16.7%. The number of premises within the KIBA has reduced due to consolidation of units within the centre thus reducing the overall number of premises but not the overall floorspace.

Freemans

- Freemans KIBA is comprised of a single premises.
- There is a total of 13,202 square metres commercial floorspace within Freemans KIBA.
- Of this floorspace, 2,640 square metres (20%) falls within the 'B' use classes.
- At the time of the 2008 and 2010 survey the site was under construction and therefore this floorspace was not recorded as vacant as it was not available for use.

Hamilton Road Industrial Estate

- There is a total of 2,277 square metres of commercial floorspace within the Hamilton Road KIBA.
- Of this floorspace, 2,277 square metres (100%) falls within the 'B' use class which is the same as 2008.
- At the time of the 2010 survey there was no vacant 'B' class floorspace within the KIBA. This was also the case when the 2008 survey was carried out.
- There are 11 premises within this KIBA (all 'B' class) none of which were vacant.

Kennington Business Park

- There is a total of 38,897 square metres of commercial floorspace within Kennington Business Park KIBA.
- Of this floorspace, 37,271 square metres (95.8%) falls within the 'B' use classes, this compares to 36,703 square metres (94.4%) falling within the 'B' use classes in 2008.
- There was 1,565 square metres of vacant 'B' class floorspace in the KIBA compared to 3,572 square metres in 2008.
- This equates to 4% of the of the total commercial floorspace and 4.2% of the total 'B' class floorspace compared to 9.2% of the total commercial floorspace and 9.7% of the total 'B' class floorspace in 2008.
- There are 64 premises within the KIBA, 3 of which were vacant equating to 4.7%. This compares to 65 premises in the KIBA in 2008, 8 of which were unoccupied equating to 12.3%.
- 61 premises fall within the 'B' use classes, 3 of which were vacant equating to 4.9%. This compares to 57 premises in 2008 8 of which were unoccupied equating to 14%.

Lion Yard

- There is a total of 1,551 square metres of commercial floorspace within the Lion Yard KIBA.
- Of this floorspace, 1,551 square metres (100%) falls within the 'B' use classes which is the same as 2008.
- There was 276 square metres of vacant 'B' class floorspace within this KIBA, this compares to 336 square metres in 2008.
- This figure equates to 17.8% of the total commercial floorspace all of which is 'B' class. This compares to 21.6% of the total commercial floorspace being unoccupied in 2008.
- There are 16 premises within the Lion Yard KIBA, 2 of which were vacant equating to 12.5%. This compares to 3 unoccupied premises in 2008 which equated to 18.8%.
- 11 premises in the KIBA fall within the 'B' use classes (the other 5 being C3 residential) 2 of which were vacant equating to 18.2%. This has reduced from 3 unoccupied premises in 2008 equating to 27.3%.

Loughborough Road

- There is a total of 5,151 square metres of commercial floorspace within the Loughborough Road KIBA.
- Of this floorspace 5,151 square metres (100%) falls within 'B' use classes which is the same as 2008.
- There was 660 square metres of vacant 'B' class floorspace within the KIBA this is compared to 547 square metres in 2008.
- This figure equates to 12.8% of the total commercial floorspace all of which is 'B' class compared to 10.6% in 2008.
- There are 46 premises in the KIBA (all 'B' class) 5 of which were vacant equating to 10.9%. This has increased from 3 unoccupied premises equating to 6.5% in 2008.

Milkwood Road Estates

- There is a total of 12,942 square metres of commercial floorspace within the Milkwood Road Estates KIBA.
- Of this floorspace, 12,479 square metres (96%) falls within the 'B' use classes, including the Mahatma Ghandi Industrial Estate and Veolia Depot. This compares to 11,835 square metres (91.4%) in 2008.
- There was 467 square metres of vacant 'B' class floorspace within the KIBA. There was no recorded vacant floorspace in the 2008 survey.
- This figure equates to 3.6% of the total commercial floorspace and 3.7% of the total 'B' class floorspace.
- There are 46 premises within the KIBA 5 of which were vacant equating to 10.9%.
- 44 of the premises in the KIBA fall within the 'B' use classes, 5 of which were unoccupied equating to 11.4%.

Montford Place – Beefeater/Oval Gasworks

- There is a total of 40,891 square metres of commercial floorspace within the Monford Place KIBA.
- Of this floorspace, 40,891 square metres (100%) falls within the 'B' use classes, this compares to 99.3% of the floorspace being 'B' use classes in 2008.
- There was 7,440 square metres of vacant 'B' class floorspace within the KIBA. There was no recorded vacant floorspace in the 2008 survey.
- This figure equates to 18.2% of the total commercial floorspace all of which is 'B' class.
- There are 11 premises within the KIBA (all 'B' class) 1 of which was vacant equating to 9.1%.

Park Hall Road Trading Estate

- There is a total of 11,011 square metres of commercial floorspace within the Park Hall Road Trading Estate KIBA.
- Of this floorspace, 11,011 square metres (100%) falls within the 'B' use classes this is the same as 2008.
- There was 882 square metres of vacant 'B' class floorspace in the KIBA. This has increased from 134 square metres in 2008.
- This equates to 8% of the total commercial floorspace all of which is 'B' class compared to 1.2% of the total floorspace in 2008.
- There are 90 premises in the KIBA (all 'B' class) 7 of which were vacant equating to 7.8%. This has increased from 2008 when there was 86 premises, 1 of which was unoccupied equating to 1.2%. The total number of premises has increased due to further subdivision of the units within the business centre.

Shakespeare Road Business Centre

- There is a total of 3,272 square metres of commercial floorspace within the Shakespeare Road Business Centre KIBA.
- Of this floorspace, 3,272 square metres (100%) falls within the 'B' use classes, this is the same as 2008.
- At the time of the 2010 survey there was no vacant 'B' class floorspace within the KIBA. This was also the case when the 2008 survey was carried out.
- There are 77 premises (all 'B' class) within Shakespeare Road Business Centre KIBA none of which were vacant. This was a slight increase in the number of premises since 2008 when there was 74 premises. The total number of premises has increased due to further subdivision of the units within the business centre.

Shakespeare Road Depot

- There is a total 16,443 square metres of commercial floorspace within the Shakespeare Road Depot KIBA, this figure includes 10,745 square metres of a new school development.
- There is no 'B' use class floorspace within this KIBA. This is the same as 2008.
- This KIBA comprises a combination of Sui Generis, D1 and C3 uses this is the same as 2008.
- There are 4 premises in the KIBA none of which were vacant this is the same as 2008.

Somerleyton Road Estate

- There is a total of 3,850 square metres of commercial floorspace within the Somerleyton Road Estate KIBA.
- Of this floorspace, 3,850m² (100%) falls within the 'B' use class and includes a council vehicle maintenance depot. This is the same as 2008.
- There was 867 square metres of vacant 'B' class floorspace within the KIBA compared to 1,471 square metres in 2008.
- This equates to 22.5% of the total commercial floorspace all of which is 'B' class compared to 38.2% in 2008.
- There are 6 premises in the KIBA (all 'B' class) 2 of which were vacant equating to 33.3%. This compares to 4 vacant premises in 2008 equating to 66.7%.

Somers Place

- There is a total of 2,478 square metres of commercial floorspace within the Somers Place KIBA.
- Of this floorspace, 2,478 square metres (100%) falls within the 'B' use classes.
- At the time of the 2010 survey there was no vacant 'B' class floorspace within the KIBA. This was also the case when the 2008 survey was carried out.
- There are 3 premises in the KIBA (all 'B' class) none of which were vacant.

Southbank House and Newport Street

- There is a total of 27,363 square metres of commercial floorspace within Southbank House and Newport Street KIBA.
- Of this floorspace, 24,009 square metres (87.7%) falls within the 'B' use classes. This compares to 23,824 square metres (87.1%) falling within the 'B' use classes in 2008.
- There was 1,376 square metres of vacant 'B' class floorspace in the KIBA, this has reduced since 2008 when there was 2,511 square metres of unoccupied 'B' class floorspace.
- This equates to 5% of the total commercial floorspace and 5.7% of the total 'B' class floorspace. This compares to 9.2% of the total commercial floorspace and 10.5% of the total 'B' class floorspace being unoccupied in 2008.
- There are 19 premises within this KIBA, which had 1 building with 0.02% of the floorspace unoccupied plus a further 3 vacant premises. This equates to 15.9%. This compares to 1 building with 0.24% vacancy in 2008 and no further vacant premises. This equated to 1.3% of the premises being vacant.
- 10 premises in the KIBA fall within the 'B' use classes. 1 building had 0.02% vacancy plus a further 3 premises were vacant 'B' class premises. This equates to 30.2%. This compares to 9 premises in 'B' class in 2008, 1 of which had 0.24% vacancy equating to 2.7%.

Stannary Street

- There is a total of 13,039 square metres of commercial floorspace within the Stannary Street KIBA.
- Of this floorspace, 12,191 square metres (93.5%) falls within the 'B' use classes, this compares to 77.2% of the floorspace falling within the 'B' use classes in 2008.
- At the time of the 2010 survey there was no vacant 'B' class floorspace within the KIBA. In 2008 there was 311 square metres of vacant 'B' class floorspace.
- There are 27 premises within the KIBA none of which were vacant. This compares to 1 vacant premises in 2008 which equated to 3.7%.
- 19 of the premises in the KIBA fall within the 'B' use classes compared to 20 premises in 'B' class in 2008 with 1 vacant premises equating to 5%.

Timber Mill Way

- There is a total of 11,549 square metres of commercial floorspace in the Timber Mill Way KIBA. This has increased from 7,648 square metres in 2008 due to a new development in the KIBA.
- Of this floorspace, 11,420 (98.9%) falls within the 'B' use classes this compares to 7,482 square metres (97.8%) in 2008.
- At the time of the 2010 survey there was no vacant 'B' class floorspace within the KIBA. This has reduced since 2008 when there was 166 square metres of vacant 'B' class floorspace equating to 2.2% of the commercial floorspace.
- There are 46 premises in the KIBA none of which were vacant. This is compared to 68 premises in 2008, 2 of which were unoccupied equating to 2.9%. The number of premises within the KIBA has reduced due to consolidation of units within the Clapham North Business Centre.
- 42 premises fall within the 'B' use classes none of which were vacant. This compares to 66 premises in 2008 2 of which were unoccupied equating to 3%.

Wandsworth Road

- There is a total of 1,824 square metres of commercial floorspace in the Wandsworth Road KIBA.
- Of this floorspace, 1,794 square metres (98.4%) falls within the 'B' use classes.
- There was 518 square metres of vacant 'B' class floorspace within the KIBA, this compares to 178 square metres in 2008.
- This figure equates to 28.4% of the total commercial floorspace and 28.9% of the total 'B' class floorspace. This compares to 12.7% of the commercial floorspace and 16.8% of the 'B' use class floorspace in 2008.
- There are 10 premises in the KIBA, 2 of which were vacant equating to 20%. This compares to 1 vacant premises in 2008 equating to 10%.
- 8 of the premises in the KIBA fall within the 'B' classes, 2 of which were vacant equating to 25%. This compares to 6 premises in 'B' class in 2008, 1 of which was vacant equating to 14.3%.

Waterworks Road

- There is a total of 8,966 square metres of commercial floorspace within the Waterworks Road KIBA.
- Of this floorspace, 4,840 square metres (54%) falls within the 'B' use classes, this has increased from 3,881 square metres (48.5%) in 2008.
- At the time of the 2010 survey there was no vacant 'B' class floorspace within the KIBA. This was also the case when the 2008 survey was carried out.
- There are 14 premises within this KIBA none of which were vacant and this was also the case in 2008.
- 6 of these premises fall within the 'B' use classes and this was also the case in 2008.

West Norwood Commercial Area

- There is a total of 54,906 square metres of commercial floorspace within the West Norwood Commercial Area.
- Of this floorspace, 36,021 square metres (65.6%) falls within the 'B' use classes. This compares to 35,150 square metres (67.8%) 'B' use class floorspace in 2008.
- There was 1,988 square metres of vacant 'B' class floorspace within the KIBA, a reduction of 84 square metres since 2008 when there was 2,072 square metres of unoccupied 'B' class floorspace.
- This equates to 3.6% of the total commercial floorspace and 5.5% of the total 'B' class floorspace, compared to 4% of total floorspace and 5.9% of 'B' class floorspace in 2008.
- There are 109 premises within the KIBA, 31 of which were vacant equating to 28.4%. This compares to 108 premises in 2008 of which 45 were vacant equating to 41.7%.
- 42 premises in the KIBA fall within the 'B' use classes, 6 of which were vacant equating to 14.3%. This compares to 36 premises in 2008, 8 of which were unoccupied equating to 22.2%.

Zennor Road and adjoining sites

- There is a total of 25,653 square metres of commercial floorspace within the Zennor Road KIBA.
- Of this floorspace, 21,199 square metres (82.6%) falls within the 'B' use classes. This compares with 25,020 square metres (87.9%) of 'B' use classes in 2008.
- There was 2,958 square metres of vacant 'B' class floorspace within the KIBA, compared to 5,304 square metres in 2008.
- This figure equates to 11.5% of the total commercial floorspace and 14% of the total 'B' class floorspace. This compares to 18.6% of the total commercial floorspace and 21.2% of the total 'B' class floorspace being unoccupied in 2008.
- There are 64 premises within the KIBA, 5 of which were vacant equating to 7.8%. This is compared to 65 premises in 2008, 11 of which were unoccupied equating to 16.9%.
- 38 premises fall within the 'B' use classes, 5 of which were vacant equating to 13.2%. This compared 39 premises in 2008, 11 of which were unoccupied equating to 28.2%.

Table 1: Breakdown of Vacant 'B' Class KIBA Floorspace 2008 and 2010

KIBA	Total commercial floorspace m ²		Total 'B' class floorspace m ²		'B' class as % of all commercial floorspace		Vacant Floorspace m ²												Vacant 'B' class as % of total commercial floorspace		Vacant 'B' class as % of total 'B' class floorspace	
	2008	2010	2008	2010	2008	2010	B1a		B1b		B1c		B2		B8		Total		2008	2010	2008	2010
							2008	2010	2008	2010	2008	2010	2008	2010	2008	2010	2008	2010				
Bon Marche Centre	2,466.5	2466.4	2466.5	2466.4	100.0%	100%	148	430	0	0	544	218	0	0	0	0	692	648	28.0%	26.3%	28.0%	26.3%
Bondway	88,691.1	86287.1	83689.6	81811.6	94.4%	94.8%	835	1359	0	0	1020	0	2404	0	985	343	5244	1702	5.9%	2.0%	6.3%	2.1%
Brighton House	3,738.0	3738.0	2594.0	2594.0	69.4%	69.4%	36	36	0	0	0	0	0	0	0	0	36	36	1.0%	1.0%	1.4%	1.4%
Camberwell Trading Est.	15,160.6	15160.6	15160.6	15160.6	100.0%	100%	0	0	0	0	472	408	0	1693	233	130	705	2231	4.6%	14.7%	4.6%	14.7%
Clapham North Ind. Est.	13,123.2	13376.2	5962.0	7552.2	45.4%	56.5%	821	89	0	0	0	0	0	0	0	0	821	89	6.3%	0.7%	13.8%	1.2%
Clapham Park Hill	3,674.0	3794.5	2226.0	3182.5	60.6%	83.9%	421	539	0	0	0	0	0	0	0	0	421	539	11.5%	14.2%	18.9%	16.9%
Coldharbour Lane Est.	19,313.1	19313.6	19313.1	19313.6	100.0%	100%	572	0	0	0	870	870	0	0	0	0	1442	870	7.5%	4.5%	7.5%	4.5%
Durham Street/Oval Way	6,134.7	6134.3	4930.7	5238.5	80.4%	85.4%	0	220	0	0	288	0	0	0	172	0	460	220	7.5%	3.6%	9.3%	4.2%
Ellerslie Ind. Est.	27,009.6	27009.6	23894.6	24238.4	88.5%	89.7%	2882	0	0	0	0	181	0	0	2217	5099	5099	5280	18.9%	19.5%	21.3%	21.8%
Eurolink Business Centre	4,762.8	4762.8	4762.8	4762.8	100.0%	100%	389	285	0	0	0	0	0	0	316	116	705	401	14.8%	8.4%	14.8%	8.4%
Freemans	13,202.0	13202.0	2640.0	2640.0	20.0%	20%	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
Hamilton Road Ind. Est.	2,277.4	2277.4	2277.4	2277.4	100.0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
Kennington Business Park	38,896.5	38896.5	36703.0	37270.5	94.4%	95.8%	1922	1565	1,100	0	550	0	0	0	0	0	3572	1565	9.2%	4.0%	9.7%	4.2%
Lion Yard	1,551.4	1551.4	1551.4	1551.4	100.0%	100%	336	276	0	0	0	0	0	0	0	0	336	276	21.6%	17.8%	21.6%	17.8%
Loughborough Road	5,151.2	5151.2	5151.2	5151.2	100.0%	100%	0	0	0	0	0	42	0	0	547	618	547	660	10.6%	12.8%	10.6%	12.8%
Milkwood Road Estates	12,941.4	12942.3	11834.8	12479.0	91.4%	96%	0	149	0	0	0	128	0	74	0	116	0	467	0.0%	3.6%	0.0%	3.7%
Montford Place	40,961.0	40891.0	40691.0	40891.0	99.3%	100%	0	7440	0	0	0	0	0	0	0	0	7440	0	0.0%	18.2%	0.0%	18.2%
Park Hall Road Trad. Est.	11,011.3	11011.3	11011.3	11011.3	100.0%	100%	0	263	0	46	134	485	0	0	0	88	134	882	1.2%	8.0%	1.2%	8.0%
Shakespeare Road Business Centre	3,271.9	3271.9	3271.9	3271.9	100.0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%	0.0%	0
Shakespeare Road Depot	16,443.0	16443.0	0.0	0.0	0.0%	0%	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%	0.0%	0.0%
Somerleyton Road	3,850.4	3850.4	3850.4	3850.4	100.0%	100%	0	0	0	0	1471	867	0	0	0	0	1471	867	38.2%	22.5%	38.2%	22.5%
Somers Place	2,477.9	2477.9	2477.9	2477.9	100.0%	100%	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%	0.0%	0
Southbank House and Newport Street	27,363.2	27363.2	23824.3	24009.3	87.1%	87.7%	837	63	837	63	837	820	0	0	0	430	2511	1376	9.2%	5.0%	10.5%	5.7%
Stannary Street	13,732.0	13039.0	10595.0	12191.0	77.2%	93.5%	311	0	0	0	0	0	0	0	0	0	311	0	2.3%	0.0%	2.9%	0
Timber Mill Way	7,648.0	11548.9	7482.0	11419.6	97.8%	98.9%	83	0	0	0	0	0	0	0	83	0	166	0	2.2%	0.0%	2.2%	0
Wandsworth Road	1,404.0	1824.0	1061.0	1794.0	75.6%	98.4%	0	137	0	0	178	381	0	0	0	0	178	518	12.7%	28.4%	16.8%	28.9%
Waterworks Road	8,007.3	8966.3	3880.8	4839.8	48.5%	54.0%	0	0	0	0	0	0	0	0	0	0	0	0	0.0%	0.0%	0.0%	0
West Norwood Com. Area	51,864.0	54906.0	35150.0	36021.0	67.8%	65.6%	1606	520	0	0	0	806	0	662	466	0	2072	1988	4.0%	3.6%	5.9%	5.5%
Zennor Road Estate	28,458.0	25653.4	25020.0	21199.4	87.9%	82.6%	208	1314	0	0	362	390	120	0	4614	1254	5304	2958	18.6%	11.5%	21.2%	14.0%
Total/Average	474,585.5	477310.3	393473.3	400666.8	82.9%	83.3%	11406	14685	1937	109	6727	5596	2524	2429	9633	8194	32226	31013	6.8%	6.5%	8.2%	7.7%

Table 2: Breakdown of Premises in 2008 and 2010

KIBA	No. of Premises		No. Vacant		% Vacant		No. 'B' Class Premises		No. Vacant 'B' Class Premises		% Vacant	
	2008	2010	2008	2010	2008	2010	2008	2010	2008	2010	2008	2010
Bon Marche Centre	76	79	15	20	19.7%	25.3%	75	78	15	20	20.0%	25.6%
Bondway	117	116	18	7	15.4%	6.0%	112	112	18	7	16.1%	6.3%
Brighton House	21	23	1	1	4.8%	4.3%	17	21	1	1	5.9%	4.8%
Camberwell Trading Est.	68	68	5	5	7.4%	7.4%	67	67	5	5	7.5%	7.5%
Clapham North Ind. Est.	15	20	1	1	6.7%	5.0%	10	17	1	1	10.0%	5.9%
Clapham Park Hill	10	9	2	3	20.0%	33.3%	2	3	1	2	50.0%	66.7%
Coldharbour Lane Est.	16	16	3	2	18.8%	12.5%	15	15	1	2	6.7%	13.3%
Durham Street/Oval Way	43	52	2	4	4.7%	7.7%	35	49	2	3	5.7%	6.1%
Ellerslie Ind. Est.	25	27	3	4	12.0%	14.8%	14	16	3	4	21.4%	25.0%
Eurolink Business Centre	138	132	23	11	16.7%	8.3%	138	132	23	11	16.7%	8.3%
Freemans	1	1	0	0	0.0%	0.0%	1	1	0	0	0.0%	0.0%
Hamilton Road Ind. Est.	10	11	0	0	0.0%	0.0%	10	11	0	0	0.0%	0.0%
Kennington Business Park	65	64	8	3	12.3%	4.7%	57	61	8	3	14.0%	4.9%
Lion Yard	16	16	3	2	18.8%	12.5%	11	11	3	2	27.3%	18.2%
Loughborough Road	46	46	3	5	6.5%	10.9%	46	46	3	5	6.5%	10.9%
Milkwood Road Estates	46	46	0	5	0.0%	10.9%	44	44	0	5	0.0%	11.4%
Montford Place	11	11	0	1	0.0%	9.1%	11	11	0	1	0.0%	9.1%
Park Hall Road Trad. Est.	86	90	1	7	1.2%	7.8%	86	90	1	7	1.2%	7.8%
Shakespeare Road Business Centre	74	77	0	0	0.0%	0.0%	74	77	0	0	0.0%	0.0%
Shakespeare Road Depot	4	4	0	0	0.0%	0.0%	0	0	0	0	0.0%	0.0%
Somerleyton Road	6	6	4	2	66.7%	33.3%	6	6	4	2	66.7%	33.3%
Somers Place	3	3	0	0	0.0%	0.0%	3	3	0	0	0.0%	0.0%
Southbank House and Newport Street	18	19	0.24	3.02	1.3%	15.9%	9	10	0.24	3.02	2.7%	30.2%
Stannary Street	27	27	1	0	3.7%	0.0%	20	19	1	0	5.0%	0.0%
Timber Mill Way	68	46	2	0	2.9%	0.0%	66	42	2	0	3.0%	0.0%
Wandsworth Road	10	10	1	2	10.0%	20.0%	7	8	1	2	14.3%	25.0%
Waterworks Road	14	14	0	0	0.0%	0.0%	6	6	0	0	0.0%	0.0%
West Norwood Com. Area	108	109	45	31	41.7%	28.4%	36	42	8	6	22.2%	14.3%
Zennor Road Estate	65	64	11	5	16.9%	7.8%	39	38	11	5	28.2%	13.2%
Total/Average	1207	1206	152.24	124.02	12.6%	10.3%	1017	1036	112.24	97.02	11.0%	9.4%