

Buckinghamshire Employment and Retail Evidence

Part A Employment Evidence Study- Volume 2- Appendix 6

Buckinghamshire Council

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LICHFIELDS

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Key site characteristics								Site Accessibility				Market attractiveness						Access to local services		Proximity to incompatible uses				Development potential		Key Summary Points						
Ref No.	Site name	Site summary area	Site area (ha)	Building footprint (sqm)	Existing Use	Key employers	Key sectors	Adequacy of existing infrastructure	Future infrastructure or accessibility improvements	Vehicle and cycle parking	Public transport accessibility	Score	Occupancy rate	Vacancy rate	No. vacant units (partially/fully vacant)	Quality of buildings	Existing rental values (2023 Q1) and trends	Units marketed? How long?	Score	Proximity to local services	Score	Proximity or adjacency to residential areas	Noise pollution from employment activities?	Air pollution from employment activities?	Vehicle and HGV traffic	Score	Opportunities for intensification, co-location, or redevelopment	Score	Boundary Changes	Total score	Retain, redevelop or release?	
1	Johnson and Johnson	South West Buckinghamshire	5.7	13,400	office/laboratories and ancillary uses	Johnson and Johnson	Pharmaceutical/Med tech	Generally good condition of existing infrastructure	n/a	Designated vehicle parking throughout the site (secured at access), HGV parking not present, unknown cycle parking	Public transport access to High Wycombe, Aylesbury Oxford, Birmingham, London. Strategic access from M40 J4.	3	n/a	n/a	n/a	n/a	n/a	none	n/a	3.7 km from HW Town Centre and c 1km from Cressex business/retail park	3	Residential uses at the west and north of the site. Motorway and open land at south and the east, respectively.	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	3	None	1	n/a	10- Market attractiveness not included	retain	
3	Manor Court	South West Buckinghamshire	0.9	2,000	100% office	HYDROTEC (UK) LTD	Wholesale trade, except of motor vehicles and motorcycles	Generally good condition of existing infrastructure	n/a	Designated vehicle parking throughout the site (secured at access), no HGV or cycle parking	Public transport access to High Wycombe, Aylesbury Oxford, Birmingham, London. Strategic access from A40.	3	96%	4%	1 partly vacant	mostly 3 star, built in late 80's	£15.64/sqft 2023 Q2. Steady increase since 2014 Q1.	Last marketed 2009.	4	1.1 km from HW town centre,	4	Adjacent to residential areas	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	3	None	1	n/a	15	retain	
4	Boston Drive (Cores End Road)	South West Buckinghamshire	2.3	5,300	100% office	SOUTH BUCKS SENIOR CARE LTD	Social work activities without accommodation	Generally good condition of existing infrastructure	n/a	Mostly designated vehicle parking throughout the site (unsecured), no HGV or cycle parking.	Public transport access to High Wycombe, Maidenhead and Marlow. Strategic access from A4094 and A4155.	3	84%	16%	2 partly vacant	mostly 3 star, mostly built mid 90's	£21.95/sqft 2023 Q2. Fluctuations between 2016 and 2021 but generally increasing. Significant increase from 2014 Q2.	Yes, since May 2022	2	250 m from Bourne End, 4km from Marlow town centre	3	Adjacent to residential areas	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	3	None	1	n/a	12	retain	
5	Desborough Park Road	South West Buckinghamshire	5.7	23,400	90% industrial, 10% office	MAYFAIR HOMECARE LIMITED	Social work activities without accommodation	Generally decent condition of existing infrastructure	n/a	Partly designated vehicle parking throughout the site (partly secured), no HGV parking, unknown cycle parking.	Public transport access to High Wycombe, Aylesbury Oxford, Birmingham, London. Strategic access from A40.	4	100%	0%	0	mostly 2 star, and built around 70-90's	£13.06/sqft 2023 Q2. Steady increase from 2013 Q1.	No	3	1.8 km to HW town centre	5	Adjacent to residential areas	High noise pollution	High air pollution	Likely heavy vehicle traffic. No HGV traffic.	1	None	1	Boundary change recommended	14	retain	
6	Valley Business Centre	South West Buckinghamshire	2.5	10,200	80% industrial, 20% office	SASSE FACILITIES MANAGEMENT LIMITED	Services to buildings and landscape activities	Generally good condition of existing infrastructure	n/a	Mostly designated vehicle parking throughout the site (unsecured), no HGV or cycle parking.	Public transport access to High Wycombe, Aylesbury Oxford, Birmingham, London. Strategic access from A404.	3	96%	4%	2 partly vacant	mostly 2-3 star, built around 70-90's	£15.16/sqft 2023 Q2. Steady increase from 2013 Q1.	Yes, since October 2022	3	450m from HW town centre	5	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None	1	n/a	13	retain	
7	Sands Industrial Estate	South West Buckinghamshire	18.9	66,800	80% industrial, 20% office	INDUSTRIAL & FINANCIAL SYSTEMS	Computer programming, consultancy and related activities	Generally poor to decent condition of existing infrastructure	n/a	Mostly designated vehicle parking throughout the site (partly secured), no HGV and unknown cycle parking.	Public transport access to High Wycombe, Aylesbury Oxford, Birmingham, London. Strategic access from A4010.	3	95%	5%	3 partly vacant	mostly 2-3 star, built around 70-90's	£14.15/sqft 2023 Q2. Steady increase from 2013 Q4.	Yes, since July 2022	3	3.5km from HW town centre	3	Adjacent to residential areas	Medium noise pollution	High air pollution	Likely heavy vehicle traffic. No HGV traffic.	1	None.	1	n/a	11	retain	
8	Holtspur Lane	South West Buckinghamshire	2.3	7,000	40% industrial, 30% office, 30% retail	CALA MANAGEMENT LTD	construction of buildings	Decent quality of existing infrastructure	n/a	Partly designated vehicle parking throughout the site (unsecured), no HGV parking and unknown cycle parking.	Public transport access to High Wycombe, Aylesbury, Oxford, Birmingham, London. Strategic access from B4440.	2	100%	0%	0	2-3 star, built between 80-2000's	£22.70/sqft 2023 Q2. Some fluctuations from 2016 to 2020 but significant increase from 2014 Q2.	No	3	1.4km from Loudwater, 3.2km from Beaconsfield	3	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	1	None	1	n/a	10	retain	
9	Lane End Industrial Park	Rural	2.1	4,500	90% industrial, 10% office	VWS (UK) LIMITED	Wholesale trade, except of motor vehicles and motorcycles	Generally good condition of existing infrastructure	n/a	Partly designated vehicle parking throughout the site (unsecured), no HGV parking and no cycle parking.	Public transport access to high Wycombe, Aylesbury, Birmingham, London and Oxford. Strategic access from B482.	2	100%	0%	0	2-3 star, 70-90's	£14.41/sqft 2023 Q2. Steady increase from 2013 Q1.	Yes	3	6.1km from HW town centre, 3.7km from Handy Cross	2	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None	1	n/a	9	retain	
10	Hypnos	Rural	2	7,900	100% industrial	Hypnos Ltd	Hypnos Ltd - (31) Manufacture of furniture	Generally good quality of existing infrastructure	Development underway at the access (neighbouring property)	Designated and secured vehicle parking throughout the site, HGV parking available and unknown cycle parking	Public transport access to Aylesbury, High Wycombe, Birmingham, Oxford and London. Strategic access from A4010.	2	100%	0%	0	3 star, unknown build year	£11.52 per sqft, increasing since 2013 Q1 steadily	No	3	700m from Princes Risborough town centre	2	200m from residential area	Medium noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	2	None	1	n/a	10	retain	
11	Station Road, Loudwater	South West Buckinghamshire	1.2	2,700	60% industrial, 40% office	H2O PLUMBING & HEATING SERVICES LTD	Specialised construction activities	Generally good condition of existing infrastructure	n/a	Designated vehicle parking throughout the site (partly secured), no HGV parking and no cycle parking.	Public transport access to Slough, Uxbridge, Heathrow Airport, High Wycombe, Aylesbury, Banbury, Birmingham, London and Oxford. Strategic access from M40 J3.	4	93%	7%	1 fully vacant unit	2-3 star, 60-90's	£15.09/sqft 2023 Q2. Steady increase from 2014 Q2 with mild fluctuations.	No	3	440m to loudwater, 3.9km to HW town centre	3	100m from residential area	Medium noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	1	None	1	n/a	12	retain	
12	Soho Mills Industrial Estate / Woodburn Industrial Park	South West Buckinghamshire	9.4	39,200	100% industrial	AVERY DENNISON RETAIL INFORMATION	Food and beverage service activities	Generally good condition of existing infrastructure	n/a	Mostly designated vehicle parking throughout the site (partly secured), no HGV parking and unknown cycle parking.	Public transport to High Wycombe, Maidenhead and Marlow. Strategic access from A4094.	2	96%	4%	2 partly vacant	2-3 star, mostly 80's	£13.69/sqft 2023 Q3. Steady increase from 2013 Q1.	Yes, since 2022	3	4.5km to Beaconsfield, 1.5km to Bourne End	2	Adjacent to residential areas	High noise pollution	High air pollution	Likely heavy vehicle traffic. No HGV traffic.	1	None	1	n/a	9	retain	
13	Marlborough Industrial Estate	South West Buckinghamshire	2.5	12,200	90% industrial, 10% office	QUALITY HEATING SERVICES LIMITED	Specialised construction activities	Generally decent condition of existing infrastructure	n/a	Designated and undesignated parking throughout the site (partly secured), HGV parking on-site and no cycle parking.	Public transport to Oxford, Thame, Aylesbury, High Wycombe, Birmingham and London. Strategic access from A40.	4	98%	2%	1 partly vacant	1-3 star, mostly 50-70's	£12.40/sqft 2023 Q3. Steady increase since 2013 Q1.	Yes, since September 2022	4	1.3km to HW	5	Adjacent to residential areas	High noise pollution	High air pollution	Likely heavy vehicle traffic and HGV traffic.	1	None	1	n/a	15	retain	
15	Wye Industrial Estate	South West Buckinghamshire	1.3	5,400	100% industrial	DORMEO UK LTD	Wholesale trade, except of motor vehicles and motorcycles	Generally good condition of existing infrastructure	n/a	Designated parking throughout the site (unsecured), no HGV or cycle parking.	Public transport to High Wycombe, Uxbridge, Slough, Heathrow Airport, Birmingham, Aylesbury, Oxford and London. Strategic access from A40.	3	94%	6%	1 partly vacant	3 star, 80-90's	£16.02/sqft 2023 Q2. Steady rise from 2013 Q1.	Yes, since February 2023	3	1.8km to HW	4	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None	1	n/a	12	retain	
16	High Wycombe Business Park, Genoa Way	South West Buckinghamshire	0.5	2,300	100% industrial	Bradbury Tracks Ltd	Retail and wholesale trade, except of motor vehicles and motorcycles	Generally good condition of existing infrastructure	n/a	Mostly designated parking throughout the site (secured at access), no HGV or cycle parking.	Public transport to High Wycombe, Aylesbury, Birmingham, London and Oxford. Strategic access from A40.	4	100%	0%	0	3 star, all built in 2012	£18.97/sqft 2023 Q2. Steady rise from 2013 Q1.	Yes	4	2.1km from High Wycombe town centre	4	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	2	None	1	n/a	15	retain	
17	Knaves Beech Way	South West Buckinghamshire	13.6	35,900	61% industrial, 10% light industrial, 12% office, 16% retail	Dreams Ltd	Warehousing and support activities for transportation; activities of head offices/management consultancy activities	Generally decent condition of existing infrastructure	n/a	Vehicle parking throughout site (mostly designated, partly secured), unknown cycle parking and no HGV parking.	Public transport access to Slough, Heathrow Airport, Uxbridge, Maidenhead, High Wycombe, Banbury, Aylesbury, London, Oxford and Birmingham. Strategic access from A4094 and M40 J3.	5	99%	1%	1 fully vacant unit	2-3 star, 80-90's	£16.41/sqft 2023 Q2. Steady rise from 2013 Q1.	No	4	3.5km from Beaconsfield town centre	3	Adjacent to residential areas	Low noise pollution	Medium air pollution	Likely heavy vehicle traffic. No HGV traffic.	2	None	2	n/a	16	retain	
18	Grafton Street	South West Buckinghamshire	1.4	4,500	80% industrial, 19% light industrial, 1% office	Skillweb Co UK Ltd	Computer programming, consultancy and related activities	Decent quality of existing infrastructure	n/a	Designated and undesignated vehicle parking throughout the site, no HGV parking and unknown cycle parking	Public transport access to Oxford, Thame, Aylesbury, High Wycombe, Birmingham and London. Strategic access from A40.	3	100%	0%	0	2 star, 60-80's	£9.63/sqft 2023 Q3. Steady increase from 2013 Q1.	No	3	1.4km from HW town centre	5	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None	1	n/a	13	retain	
19	Verco (and associated buildings)	South West Buckinghamshire	6	30,000	84% industrial, 11% light industrial, 4% office	Verco Office Furniture Ltd	Manufacture of furniture	Decent quality of existing infrastructure	n/a	Secured and partly designated vehicle parking throughout the site, unknown HGV and cycle parking.	Public transport access to Aylesbury, Thame, Oxford, High Wycombe, Birmingham and London. Strategic access from A4010.	4	100%	0%	0	mostly 3 star, 2000-2020's	£14.54/sqft 2023 Q2. Steady rise from 2013 Q1.	No	4	2.0km from HW town centre	5	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None	1	n/a	15	retain	
20	Globe Park	Rural	21.5	62,800	70% office, 21% industrial, 5% light industrial, 3% retail, 3% hospitality	Chelton Ltd	Manufacture of computer, electronic and optical products	Generally good very quality of existing infrastructure	Infrastructure works on Fieldhouse Lane.	Mostly designated and mostly secured vehicle parking, HGV parking available and no cycle parking.	Public transport access to High Wycombe. Strategic access from A404.	5	87%	13%	8 partly vacant, 2 fully vacant	mostly 2-3 star, 70-90's	£21.59/sqft 2023 Q2. Fluctuations from 2016 to 2021, followed by increase. Large increase from 2014 Q2.	Yes, since July 2017	3	1.2km from Marlow town centre	5	Adjacent to residential areas	High noise pollution	High air pollution	Likely heavy vehicle traffic. HGV traffic.	1	2020 change of use approved for Units 1 and 2 for class E(g)(iii) – potential for redevelopment	1	n/a	15	retain	
21	Baker Street	South West Buckinghamshire	21.6	7,800	43% retail, 36% office, 14% light industrial, 8% industrial	Aldi Stores Ltd	Retail trade, except of motor vehicles and motorcycles	Generally good quality infrastructure and nearby social infrastructure	n/a	Designated vehicle parking, no HGV parking, cycle parking is available	Public transport access to High Wycombe, Aylesbury, Oxford, Birmingham, London and Thame. Strategic access from A40.	4	99%	1%	1 partly vacant	2-3 star, mostly 60-80's	£14.61/sqft 2023 Q2. Fluctuations 2017 to 2020, large increase from 2014 Q1.	No	3	Located in HW town centre	5	200m from residential area	Medium noise pollution	Medium air pollution	Likely heavy vehicle traffic. No HGV traffic.	3	None	1	n/a	16	retain	
22	Kitchener Road	South West Buckinghamshire	0.7	4,000	100% industrial	Studio 88 Ltd	Retail trade, except of motor vehicles and motorcycles	Generally poor quality of infrastructure	Construction at access road (as of Aug 2022).	Designated and undesignated vehicle parking, no HGV parking and unknown cycle parking	Public transport access to Oxford, Aylesbury, Birmingham and London. Strategic access from A40.	4	100%	0%	0	2 star, 70-2000's	£9.84/sqft 2023 Q2. Steady increase from 2013 Q1.	No	4	700m from HW town centre	5	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None	3	n/a	17	retain	

23	Leigh Street	South West Buckinghamshire	0.4	4,000	81% office, 11% industrial, 8% retail	Mechafin UK Ltd	Manufacture of electrical equipment	Generally poor quality of infrastructure, but currently under development	Roadworks at access road (as of August 2022).	Unknown, but assumed designated vehicle parking and likely no HGV parking	Public transport access to Oxford, Aylesbury, Birmingham and London. Strategic access from A40.	4	87%	13%	1 partly vacant	2-3 star, mostly 60-80's	£19.04/sqft 2023 Q2. Some fluctuations but generally steady rise from 2014 Q2.	Yes, since October 2021	3	400m from HW town centre	5	Adjacent to residential areas	Low noise pollution	Low air pollution	Some vehicle traffic.	4	2020 approved change of use for first floor and part second floor of The Apollo Centre to flexible B1/B2/D1 (non-residential institutions) - 20/05495/FUL. Gadwey House has completed recently	3	Boundary change recommended to include new development at south	19	Retain	
24	Harleyford Marina	Rural	0.9	1,300	100% office	Aspen Worldwide Ltd	Office administrative, office support and other business support activities	Generally good quality existing infrastructure	n/a	Designated and undesignated, unsecured vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Reading, High Wycombe and Maidenhead. Strategic access from A4155.	2	100%	0%	0	3 star, 1977	n/a	No	3	2.5km from Marlow town centre	1	600m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	5	None	1	n/a	12	retain	
25	West Wycombe Road	South West Buckinghamshire	0.3	900	100% industrial	Grant & Stone Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally decent quality of existing infrastructure	n/a	Vehicle parking on site, no cycle parking and no HGV parking (unsecured).	Public transport access to High Wycombe, Thame, Aylesbury, Oxford, London and Birmingham. Strategic access from A40.	4	100%	0%	0	3 star, built 1972	£10.17/sqft 2023 Q2. Rise from 2013 Q1 to 2016 Q3, stagnant to 2018 Q1, and steady increase since then.	No	4	2.5km from HW town centre	3	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Some vehicle traffic.	2	None	1	n/a	14	retain	
26	Binder Industrial Estate	Rural	3.2	7,500	100% industrial or light industrial	Wycombe Recycling Ltd	Collection of non-hazardous waste	Generally decent quality of existing infrastructure	n/a	Vehicle parking is undesignated and mostly unsecured. HGV parking available but no signs of cycle parking.	Public transport access to High Wycombe, Aylesbury, Birmingham, London and Oxford. No strategic access.	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	4.2km from HW town centre	2	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	2	None	2	n/a	8 - Market attractiveness not included	Retain	
27	Wycombe Road Site 2	Rural	0.4	1,300	100% industrial	Non Fumo Flue Systems	Specialised construction activities	Generally decent quality of existing infrastructure	n/a	Vehicle parking is undesignated and secured at the access. No HGV or cycle parking.	Public transport access to Thame, Oxford, High Wycombe, Banbury, Aylesbury and London. Strategic access from A40 and M40 J5.	4	100%	0%	0	2 star, built 1980	£11.00/sqft 2023 Q2. Steady increase from 2013 Q1.	No	4	8.3km from Princes Risborough town centre	4	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None	1	n/a	14	retain	
28	Treadaway Hill Tech Centre	South West Buckinghamshire	1	3,300	100% industrial	Euro Car Parts Ltd	Wholesale and retail trade and repair of motor vehicles and motorcycles	Generally decent quality of surrounding infrastructure	n/a	Vehicle parking on site (unsecured), no HGV parking and unknown cycle parking.	Public transport to High Wycombe, Maidenhead, Banbury, Birmingham, Oxford and London. Strategic access from M40 J3 and A40.	5	94%	6%	1 partly vacant	3 star, built 1985	£14.54/sqft 2023 Q2. Steady rise from 2013 Q1 except for slight fall in 2019.	Yes, since July 2022	4	3.8km from Beaconsfield town centre	3	Adjacent to residential areas	Low noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	2	None	1	n/a	15	retain	
29	Easton Street	South West Buckinghamshire	3.4	9,000	6,041 office, 570 retail, 943 speciality	80% office, 12% speciality, 8% retail	Activities auxiliary to financial services and insurance activities	Generally decent to good quality of existing infrastructure	n/a	Vehicle parking on-site (partly secured and mostly designated), no HGV parking and unknown cycle parking.	Public transport access to High Wycombe, Aylesbury, Birmingham, London and Oxford. Strategic access from A404 and A40.	5	82%	18%	2 partly vacant	2 star, built 1980	£24.55/sqft 2023 Q2. Sharp increase from 2014 Q1 to 2016 Q4. Fluctuations since then, with slight increase.	Yes, since January 2019	2	Located in HW town centre	5	200m from residential area	Low noise pollution	Low air pollution	Likely heavy vehicle traffic. No HGV traffic.	4	2020 full planning application approval for the change of use of the former council offices to a mixed use to operate as a therapy base for mental health services and office uses (class E).	1	n/a	17	Retain	
30	Council Offices and Royal Mail Sorting Office	South West Buckinghamshire	1.5	7,200	90% office, 10% speciality	Buckinghamshire Council; Royal Mail Group Ltd	Public administration and defence (compulsory social security); postal and courier activities	Generally very good adequacy of existing infrastructure	n/a	Designated and secured parking on site. No HGV parking and unknown cycle parking.	Public transport access to High Wycombe, Aylesbury, Birmingham, London and Oxford. Strategic access from A404 and A40.	5	100%	0%	0	3 star, built 1985	£15.97/sqft 2023 Q2. Rapid increase from 2014 Q2 to 2016 Q4. Fluctuations with slight increase since then	No	4	Located in HW town centre	5	400m from residential area	Low noise pollution	Low air pollution	Likely heavy vehicle/LGV traffic. No HGV traffic.	5	None	1	n/a	20	retain	
31	Land off Duke Street	South West Buckinghamshire	0.7	800	100% office	The Education Centre Ltd	Education	Generally decent quality of existing infrastructure, some signs of decay	Improvements to decaying/broken wall	Designated and secured vehicle parking on site, no HGV parking and no signs of cycle parking.	Public transport access to High Wycombe, Aylesbury, Birmingham, London and Oxford. Strategic access from A404 and A40.	4	100%	0%	0	Built 70s. 3 stars	£7.95/sqft 2023 Q2. Slow increase, but faster increase between 2016 Q1 and 2019 Q1.	No	4	Located in HW town centre	5	Adjacent to residential areas	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	5	None	1	n/a	19	retain	
32	Swan Frontage	South West Buckinghamshire	1.1	1,600	100% speciality	High Wycombe Police Station	Public administration and defence (compulsory social security)	Generally very good quality of existing infrastructure	n/a	Designated and secured vehicle parking, no HGV parking, unknown cycle parking.	Public transport access to High Wycombe, Aylesbury, Birmingham, London and Oxford. Strategic access from A404 and A40.	5	100%	0%	0	Built 30s. 2 stars	n/a	No	4	Located in HW town centre	5	500m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	5	None	1	n/a	20	retain	
33	Collins House and Corner of Bridge Street/Desborough Road	South West Buckinghamshire	0.2	600	n/a	n/a	n/a	Generally good quality of existing infrastructure	n/a	Limited, undesignated and unsecured vehicle parking. No HGV or cycle parking.	Public transport access to High Wycombe, Aylesbury, Slough, Hemel Hempstead, Thame, Birmingham, Oxford and London. Strategic access from A40.	4	0%	100%	1 fully vacant	Built 60s/70s. 2 stars	£18.41/sqft 2023 Q2. Peaked in 2019 Q3 (£18.77/sqft). Sharp rise from 2013 Q4 to 2017 Q4, fluctuations and slight decline/stagnant after 2020 Q2.	Yes, for sale sign showing on building as of August 2022	1	Located in HW town centre	5	100m from residential area	Low noise pollution	Low air pollution	Little vehicle traffic. No HGV traffic.	2	2018 full planning permission for the demolition of Collins House & Hertz Car Hire Depot for a seven-story residential building with communal spaces and alterations to pedestrian and vehicular access - 16/07906/FUL.	1	n/a	13	Release	
34	Oxford Road Roundabout	South West Buckinghamshire	1.1	4,400	43% hospitality, 38% office, 18% retail	Sportsdirect.com Retail Ltd	Retail trade, except of motor vehicles and motorcycles	Generally good quality of existing infrastructure	n/a	Undesignated vehicle parking, unsecured. No cycle parking and no HGV parking.	Public transport access to High Wycombe, Aylesbury, Slough, Hemel Hempstead, Thame, Birmingham, Oxford and London. Strategic access from A40.	5	100%	0%	0	Mostly built 10s/20s. Mostly 2 stars	£27.63/sqft 2023 Q2. Peaked in 2013 Q4 (£28.13/sqft), sharp decline to £25.43/sqft in 2014 Q4, followed by steady rise/stagnation. Slight rise from 2021 Q2 to 2022 Q3.	No	4	Located in HW town centre	5	300m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	5	None	1	n/a	20	retain	
35	Bridge Street	South West Buckinghamshire	1.8	7,100	56% office, 35% retail, 8% speciality	Hiro Sushi Ltd	Food and beverage service activities	Generally decent condition of existing infrastructure	n/a	Designated vehicle parking (secured), no HGV parking and unknown cycle parking	Public transport access to High Wycombe, Aylesbury, Oxford, Birmingham, London and Thame. Strategic access from A40.	5	98%	2%	1 partly vacant	Mostly built 80s. Mostly 2 stars	£16.72/sqft 2023 Q2. Fluctuations but generally rising since 2013 Q1.	Yes, since January 2023	3	Located in HW town centre	5	200m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	5	None	1	n/a	19	retain	
36	Bellfield Road	South West Buckinghamshire	1	4,000	100% office	Job Centre Plus Ltd	Employment activities	Generally good condition of existing infrastructure	Construction at broken wall on-site (as of Aug 2022)	Designated vehicle parking (partly secured), no HGV parking on-site and no cycle parking	Public transport access to High Wycombe, Aylesbury, Oxford, Birmingham, London and Thame. Strategic access from A40.	5	100%	0%	1 partly vacant	Mostly built 80s/90s. Mostly 3 stars	£26.20/sqft 2023 Q2. Decline from 2013 Q1 to 2014 Q2, but sharp rise to 2016 Q1. Minor fluctuations but slight increase since then,	Yes, since April 2022	4	Located in HW town centre	5	100m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	5	None	1	n/a	20	retain	
37	Cressex Business Park	South West Buckinghamshire	63.5	231,100	72% industrial, 14% light industrial, 13% office, 1% speciality, 0.2% retail	Instron International Ltd	Other personal service activities	Generally good condition of existing infrastructure	n/a	Partly designated and partly secured vehicle parking, HGV parking, and unknown cycle parking.	Public transport access to High Wycombe, Aylesbury, Oxford, Birmingham and London. Strategic access from A4010, A404 and M40 J4.	5	97%	3%	6 fully vacant, 9 partly vacant	Mostly built 80s/90s. Mostly 3 stars	£15.20/sqft 2023 Q2. Steady rise since 2013 Q1.	Yes, since March 2016	4	1.7km from HW town centre	4	Adjacent to residential areas	High noise pollution	High air pollution	Likely heavy vehicle traffic and HGV traffic.	1	None	1	n/a	15	retain	
38	Mercury Park	South West Buckinghamshire	3.2	6,600	100% office	CALA MANAGEMENT LTD	construction of buildings	Generally good condition of existing infrastructure	n/a	Partly designated vehicle parking (secured), unknown HGV and cycle parking.	Public transport access to High Wycombe and Maidenhead. Strategic access from A4094.	4	80%	20%	3 partly vacant	Mostly built 00s. Mostly 2/3 stars	£30.92/sqft 2023 Q2. Rise from 2014 Q1 to 2017 Q4. Fluctuations and slight rise since then.	Yes, since April 2020	3	6.2km from HW town centre	3	Adjacent to residential areas	Low noise pollution	Low air pollution	Some vehicle traffic.	4	None	1	n/a	15	retain	
39	Marlow International	Rural	3.3	9,500	100% office	Icon Clinical Research (UK)	Scientific research and development	Generally good condition of existing infrastructure	n/a	Designated (secured) vehicle parking, unknown HGV and cycle parking.	Public transport access to High Wycombe, Marlow and Maidenhead. Strategic access from A404 and A4155.	4	71%	29%	1 partly vacant	Built 80s/renov 00s. 4 stars	£32.12/sqft 2023 Q2. Sharp rise from 2014 Q2 to 2016 Q1. Fluctuations and slight rise since then.	Yes, since September 2021	3	1.5km from Marlow town centre	4	Adjacent to residential areas	Low noise pollution	Low air pollution	Some vehicle traffic.	4	None	1	n/a	16	retain	

40	Regent Park Expansion	Rural	15.8	29,900	92% industrial, 8% office	Ercol Furniture Ltd, Ercol Holdings Ltd	Manufacture of furniture; activities of head offices (management consultancy activities)	Generally good quality of existing infrastructure	n/a	Designated and unsecured vehicle parking, no HGV parking and unknown cycle parking	Public transport access to Aylesbury, London, Oxford and Birmingham. Strategic access from A4010 and B4444.	4	99%	1%	1 partially vacant	3 star, built 2000-2010's	£15.81 per sqft in 2023 Q1. Increasingly rapid growth in market rent per sqft since 2013 Q1.	Yes	4	1.1km from Princes Risborough town centre	4	300m from residential area	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	Developable land available (approx. 5.14ha). No identified planning history.	4	n/a	17	5.14ha of land available for development	
41	Kingsmead Business Park/Biffa (London Road Employment Area)	South West Buckinghamshire	3.4	11,200	70% industrial, 30% office	Biffa Waste Services Ltd	Waste collection, treatment and disposal activities; materials recovery	Generally very good quality of existing infrastructure	n/a	Designated (partly secured) vehicle parking, HGV parking at the east of the site, and unknown cycle parking.	Public transport access to High Wycombe, Heathrow Airport, Uxbridge, Maidenhead, Slough, Birmingham, Oxford and London. Strategic access from A40 and M40 J3.	4	81%	19%	6 partly vacant	Mostly built 90s. All 3 stars	£25.52/sqft 2023 Q2. Sharp rise from 2014 Q1 to 2016 Q3. Fluctuations and slight rise since then	Yes	3	4.0km from HW town centre	4	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Likely heavy vehicle traffic and HGV traffic.	2	2022 full planning application approval for the change of use from ground floor office to driving test admin centre (su1 generis) for a temporary period of three years. Opportunities for co-location and no developable land.	1	n/a	14	retain	
42	Wessex Road Industrial Estate/Millboard Road	South West Buckinghamshire	4	29,800	59% industrial, 34% office, 7% light industrial	ANR Manufacturing Ltd	Manufacture of computer, electronic and optical products	Generally decent condition of existing infrastructure	n/a	Mostly undesignated and partly secured vehicle parking, some HGV parking, and no cycle parking.	Public transport access to High Wycombe, Marlow and Maidenhead. Strategic access from A4094 and A4155.	4	96%	4%	3 partly vacant	Mostly built 70s, 80s, 90s. Mostly 2 stars	£16.53 2023 Q2. Steady increase from 2014 Q1.	Yes, since September 2022	4	5.0km from Marlow town centre	5	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic and HGV traffic.	1	None	1	n/a	15	retain	
43	Former De La Rue, Hughenden Avenue/Lisle Road	South West Buckinghamshire	2.5	4,200	59% industrial, 41% light industrial	Smeaton Hanscomb & Co Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally decent condition of existing infrastructure	n/a	Some designated and some secured parking. No cycle parking and no HGV parking.	Public transport access to High Wycombe, Aylesbury, Birmingham, London and Oxford. Strategic access from A4128.	4	100%	0%	0	Mostly built 70s, 80s. Mostly 2 stars	£11.64/sqft 2023 Q2. Steady increase from 2013 Q1.	No	3	800m from HW town centre	4	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	2	Vacant land available (approx 0.5ha). No planning history for vacant land.	4	n/a	17	0.5 ha of land available for development	
44	Rapid House	South West Buckinghamshire	0.7	4,100	90% office, 10% light industrial	Blaser Mills LLP	Legal and accounting activities	Generally decent condition of existing infrastructure	n/a	Designated and secured vehicle parking on-site, no cycle parking and no HGV parking	Public transport access to High Wycombe, Aylesbury, Thame, Oxford, Birmingham and London. Strategic access from A40.	4	100%	0%	0	Mostly built 50s, 1, 2 and 3 stars	£20.60/sqft 2023 Q2. Sharp rise from 2014 Q2, mild fluctuations and small rise from 2016 Q2.	No	4	Located in HW town centre	5	200m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	3	None.	1	n/a	17	retain	
45	Central Business Centre/Former Compair	South West Buckinghamshire	3.5	9,000	98% industrial, 2% office	Carousel Buses Ltd	Land transport and transport via pipelines	Generally good condition of existing infrastructure	n/a	Undesignated and unsecured vehicle parking on-site, no cycle parking and some HGV parking (undesignated)	Public transport access to Aylesbury, High Wycombe, Birmingham, London and Oxford. Strategic access from A4128.	4	96%	4%	1 fully vacant	Mostly built 90s, mostly 3 stars	£14.68/sqft 2023 Q2. Steady increase from 2013 Q1.	No	4	Located in HW town centre	5	Adjacent to residential areas	Low noise pollution	High air pollution	Some vehicle traffic and HGV traffic.	2	None.	1	n/a	16	retain	
46	Land rear of Stokenchurch Business Centre/Stokenchurch Business Park/The Heights	Rural	4.8	7,500	67% office, 33% industrial	Aircraftmaterials.uk.com Ltd	Other professional, scientific and technical activities	Generally good condition of existing infrastructure	n/a	Designated and partly secured parking on-site, unknown cycle parking, and potential for HGV parking.	Public transport access to High Wycombe, London, Oxford, Banbury and Aylesbury. Strategic access from A40 and M40 J5.	4	84%	16%	2 partly vacant	Mostly built 00s, mostly 3 stars	£19.78/sqft 2023 Q2. Steady increase from 2014 Q2 with mild fluctuations.	Yes, since April 2022.	3	8.4km from Princes Risborough town centre	2	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	2	Area available for expansion at north east of site (approx. 2.61ha). No identified planning history.	4	n/a	15	2.61ha of land available for development	
47	Peregrine Business Park	South West Buckinghamshire	2	2,500	100% office	Tetra Pak Ltd; Tetra Pak Processing UK Ltd; Tetra Pak Ireland Ltd	Repair and installation of machinery and equipment; wholesale trade, except of motor vehicles and motorcycles	Generally good quality existing infrastructure	n/a	Designated (secured) vehicle parking, cycle parking available outside retail units, no HGV parking.	Public transport access from High Wycombe, Uxbridge, Slough, Heathrow Airport, Aylesbury, Birmingham, Oxford and London. Strategic access from A40.	4	75%	26%	3 partly vacant	Mostly built 90s. Mostly 3 stars	£21.92/sqft 2023 Q2. Sharp rise from 2014 Q2 to 2016 Q4. Fluctuations with slight rise since then.	Yes	3	3.0km from HW town centre	4	100m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	5	None.	1	n/a	17	retain	
48	Gomm Road/Tannery Road Industrial Estate	South West Buckinghamshire	5	15,500	61% retail, 33% industrial, 4% office, 2% light industrial	B and Q PLC	Retail trade, except of motor vehicles and motorcycles	Generally good quality existing infrastructure	n/a	Designated (unsecured) vehicle parking, cycle parking available outside retail units, no HGV parking.	Public transport access from High Wycombe, Uxbridge, Slough, Heathrow Airport, Aylesbury, Birmingham, Oxford and London. Strategic access from A40.	4	100%	0%	0	Mostly built 60s, 70s, 80s and 90s. Mostly 3 stars	£15.10/sqft 2023 Q2. Steady rise from 2013 Q4 to 2017 Q4. Slight fluctuations but overall rise since then.	No	4	2.8 km from HW town centre	4	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Likely heavy vehicle traffic. No HGV traffic.	2	None.	1	n/a	15	retain	
49	Chiltern House, Waterside, Chesham	South East Buckinghamshire	0.5	1,400	n/a	Sundance Multiprocessor Technology Ltd	Manufacture of electrical equipment	Generally good quality existing infrastructure	n/a	Designated unsecured vehicle parking, no HGV or cycle parking	Public transport access to Chesham, Little Chalfont, Amersham, and London. Strategic access from A416.	4	n/a	n/a	n/a	n/a	n/a	Yes	n/a	>1km from Chesham town centre	5	300m from residential area	Low noise pollution	Low air pollution	Vehicle traffic generated.	5	None.	1	n/a	15-Market attractiveness not included	retain	
50	Springfield Road Industrial Estate, Chesham	South East Buckinghamshire	1.6	3,800	100% industrial	n/a	n/a	Generally poor quality of existing infrastructure	Construction at entrance of site (former car park) as of April 2019.	Undesignated and unsecured vehicle parking. No HGV or cycle parking.	Public transport access to Chesham, Little Chalfont, Amersham, and London. Strategic access from A416.	3	n/a	n/a	0	2 star, 60-70's	£10.57/sqft 2023 Q2. Steady rise since 2013 Q1.	No	1	>1km from Chesham town centre	3	Adjacent to residential uses	Low noise pollution	Medium air pollution	Vehicle traffic generated.	2	Land is covered by residential permissions (PL/19/1734/FA and CH/2015/2020/OA) which are currently under construction	1	n/a	10	Release	
51	Chiltern Trading Estate, Holmer Green	Rural	0.6	2,000	71% industrial, 29% light industrial	Leigh Electrical Controls (UK) Ltd	Manufacture of computer, electronic and optical products	Generally decent quality of existing infrastructure	n/a	Undesignated, partly secured vehicle parking. No HGV or cycle parking.	Public transport access to Chesham, Hemel Hempstead, High Wycombe, Aylesbury, London, Oxford, Banbury and Birmingham. Strategic access from A404.	3	100%	0%	0	1/2 star, 70 80's	£11.81/sqft 2023 Q2. Steady rise from 2013 Q1.	No	3	>1km from Holmer Green Village Centre	5	Adjacent to residential uses	Low noise pollution	Medium air pollution	Vehicle traffic generated.	2	None.	1	n/a	14	retain	
52	Collings Hanger Farm, Prestwood	Rural	0.5	2,100	100% industrial	Malt, The Brewery Ltd	Manufacture of beverages	Generally decent quality existing infrastructure	n/a	Undesignated and unsecured vehicle parking. No HGV or cycle parking.	Public transport access to High Wycombe, London and Aylesbury. Strategic access from A4128.	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	7.0km from HW town centre	4	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Little vehicle traffic. No HGV traffic.	1	None.	1	n/a	9 -Market attractiveness not included	retain	
53	Hazlemere Road, Penn	Rural	0.3	1,000	100% office	Monitran Ltd	Manufacture of computer, electronic and optical products	Generally decent quality of existing infrastructure	n/a	Undesignated and unsecured vehicle parking. No HGV and unknown cycle parking.	Public transport access to Beaconsfield, High Wycombe, London, Oxford, Banbury and Birmingham. Strategic access from B474.	2	100%	0%	0	2 star, 1985	£23.67/sqft 2023 Q2. Rise from 2013 Q1 to 2017 Q4. Fluctuations from 2018 Q1 to 2021 Q4. Steady rise since then.	No	4	1.6km from Hazlemere village centre	4	Adjacent to residential areas	Low noise pollution	Low air pollution	Vehicle traffic generated	4	None.	1	n/a	15	retain	
54	Regius Court, Church Road, Penn	Rural	0.2	800	100% office	Lisa Gill, small rural businesses	Light industrial and affordable workspace sectors (including retail)	Generally decent quality of existing infrastructure	n/a	Designated, unsecured vehicle parking. No HGV parking, unknown cycle parking	Public transport access to Beaconsfield, High Wycombe, London, Oxford, Banbury and Birmingham. Strategic access from B474.	2	100%	0%	0	2 star, 90's	£28.61/sqft 2023 Q2. Rise from 2013 Q1 to 2017 Q4. Fluctuations from 2018 Q1 to 2021 Q4. Steady rise since then.	No	3	2.5km from Hazlemere village centre	3	Adjcent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	4	None.	1	n/a	13	retain	
55	Waterside Business Park, Waterside, Chesham	South East Buckinghamshire	0.4	1,800	82% light industrial, 8% office	M B A Field Marketing Ltd	Activities of head offices; management consultancy activities	Generally decent quality of existing infrastructure	n/a	Secured, partly designated vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Little Chalfont, Chesham, Amersham and London. Strategic access from A416.	4	100%	0%	0	1/2 star 50's	£12.87/sqft 2023 Q2. Steady rise from 2013 Q1.	No	4	>1km from Chesham town centre	5	Adjacent to residential uses	Medium noise pollution	Low air pollution	Vehicle traffic generated	3	None.	1	n/a	17	retain	
56	The Vale, Churchfield & Hampden Road	M25 / M40	0.9	3,300	43% office, 35% specialty, 22% industrial	Frontline Security Solutions Ltd	Specialised construction activities	Generally decent quality of existing infrastructure	Infrastructure works on The Vale (near Hampden Road) as of August 2016.	Undesignated unsecured vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Amersham, High Wycombe, Uxbridge, Slough, Aylesbury, Banbury, Oxford and London. Strategic access from A413, A40, and M25 J16.	4	100%	0%	0	2/3 star, 80 90's	£19.49/sqft 2023 Q2. Steep increase form 2014 Q4 to 2017 Q4. Fluctuations from 2017 Q4 to 2021 Q4. Steady rise since then.	No	4	Located in Chalfont St Peter village centre	5	Adjacent to residential uses	High noise pollution	Medium air pollution	Vehicle traffic generated	1	None.	1	n/a	15	retain	
57	Repton Place, Little Chalfont	South East Buckinghamshire	0.4	1,000	100% office	Society for Mucopolysaccharide Diseases	Social work activities without accommodation	Generally great quality of existing infrastructure	n/a	Secured, designated vehicle parking. No HGV parking or cycle parking.	Public transport to Chesham, Amersham, Watford, Slough, Little Chalfont and London. Strategic access from A404.	4	100%	0%	0	2/3 star 80 90's	£26.00/sqft 2023 Q2. Incease from 2013 Q1 to 2016 Q4. Fluctuations but relatively stagnant, with slight rise in 2022.	Yes, since 2023	4	1.9km from Amersham town centre	4	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	4	None.	1	n/a	17	retain	
58	Woodside Road/Grimsdell's Lane, Amersham	South East Buckinghamshire	0.3	800	100% office	Amersham Chiropractic Clinic Ltd	Human health activities	Generally decent quality of existing infrastructure	n/a	Unsecured, designated vehicle parking. No HGV or cycle parking.	Public transport access to Little Chalfont, Chesham, Amersham and London. Strategic access from A404.	4	100%	0%	0	2/3 star, 60 70's	£21.46/sqft 2023 Q2. Increase from 2014 Q4 to 2017 Q4.	No	4	Located in Amersham town centre	5	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	4	None.	1	n/a	18	retain	

59	Plantation Road, Amersham	South East Buckinghamshire	1.6	8,000	100% industrial	Halstan Holdings Ltd Incl Halston & Co Ltd & Ideal Printers Ltd	Printing and reproduction of recorded media; Repair of computers and personal and household goods	Generally good quality of existing infrastructure	n/a	Unsecured, mostly undesignated vehicle parking. No HGV or cycle parking.	Public transport access to Little Chalfont, Chesham, Amersham and London. Strategic access from A404.	4	100%	0%	0	1/2 star, 50's	£6.05/sqft 2023 Q2. Steady rise from 2013 Q1.	No	4	>1km from Amersham town centre	5	Adjacent to residential uses	Medium noise pollution	High air pollution	Vehicle traffic generated	1	None.	1	n/a	15	retain	
60	Maltings Estate, Old Amersham	South East Buckinghamshire	0.8	3,200	sui generis (former maltings workshop with ancillary storage)	n/a	n/a	Generally decent quality of existing infrastructure	n/a	Secured parking. No HGV parking. Unknown cycle parking.	Public transport access to High Wycombe, Hemel Hempstead, Chesham and London. Strategic access from A355, A404 and A413.	2	0%	100%	All vacant	2 star, 1829	n/a	No	1	1km from Amersham town centre	3	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	2	Entire site is currently under a planning application (October 2022) for a change of use (from vacant maltings workshop/storage area to 45 residential units) - application not yet determined (PL/22/3370/FA)	1	n/a	9	Potential for release	
61	Higham Road/Townsend Road/Bellingdon Road, Chesham	South East Buckinghamshire	0.5	3,100	72% light industrial, 28% office	B-Loony Limited	Printing and reproduction of recorded media	Generally decent quality of existing infrastructure	n/a	Partly designated and fully secured vehicle parking. Unknown cycle or HGV parking.	Public transport access to High Wycombe and London. Strategic access from A416.	5	100%	0%	0	2 star, 1890-1930's	£13.91/sqft 2023 Q2. Steady rise from 2013 Q1.	No	4	Located in Chesham town centre	5	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Vehicle traffic generated	2	None.	1	n/a	17	retain	
62	Bellingdon Road/Deansway, Chesham	South East Buckinghamshire	1.5	7,000	94% industrial, 6% community	Draycast Foundries Ltd	Manufacture of fabricated metal products, except machinery and equipment	Generally good quality of existing infrastructure	Development underway at the north of the site as of 2023.	Vehicle parking. No HGV parking. Unknown cycle parking.	Public transport access to High Wycombe and London. Strategic access from A416.	5	100%	0%	0	2 star, 80's	£13.23/sqft 2023 Q2. Steady increase from 2013 Q1.	No	4	Located in Chesham town centre	5	Adjacent to residential areas	Low noise pollution	High air pollution	Vehicle traffic generated	2	None.	4	n/a	20	Retain	
63	Howard Industrial Estate, Chilton Road, Chesham	South East Buckinghamshire	1.3	4,800	100% industrial	Royal Mail Group Ltd	Postal and courier services	Generally decent quality of existing infrastructure	n/a	Designated and secured vehicle parking. Unknown HGV and cycle parking.	Public transport access to Hemel Hempstead, High Wycombe, Chesham and London. Strategic access from A416.	5	100%	0%	0	2 star, 1984	£13.74/sqft 2023 Q2. Drop in rent from 2013 Q1 to Q4. Sharp increase in 2014 Q1 and steady increase since then.	No	4	>1km from Chesham town centre	5	Adjacent to residential areas	Low noise pollution	Medium air pollution	Vehicle traffic generated	2	None.	1	n/a	17	retain	
64	Cameron Road, Chesham	South East Buckinghamshire	0.4	1,700	100% industrial	Mortgage and Pensions Bureau Ltd	Activities auxiliary to financial services and insurance activities	Generally good quality of existing infrastructure	n/a	Partly secured, designated vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Hemel Hempstead, High Wycombe, Chesham and London. Strategic access from A416.	4	100%	0%	0	2/3 star, 50-70's	£13.00/sqft 2023 Q2. Steady increase from 2013 Q1.	No	4	>1km from Chesham town centre	5	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Vehicle traffic generated	1	None.	1	n/a	15	retain	
65	Waterside/Mineral Lane/Moor Road (North Side)	South East Buckinghamshire	1	5,000	70% office, 30% industrial	Silverson Machines Ltd	Manufacture of machinery and equipment	Decent quality of existing infrastructure	n/a	Secured(?) , partly designated parking. Unknown HGV and cycle parking.	Public transport access to Chesham, Little Chalfont, Amersham, and London. Strategic access from A416.	3	100%	0%	0	1/2 star, 1890-1910's	£12.87/sqft 2023 Q2. Steady rise from 2013 Q1 to 2017 Q4. Slower rise since then.	No	3	>1km from Chesham town centre	3	Adjacent to residential uses	Low/medium noise pollution	Low/medium air pollution	Vehicle traffic generated	2	None.	1	n/a	12	retain	
66	King George V House	South East Buckinghamshire	0.9	3,151	100% office	Buckingshamshire Council	Public administration and defence; compulsory social security	Generally good quality of existing infrastructure	n/a	Secured vehicle parking, unknown cycle parking and no HGV parking.	Public transport to High Wycombe, Slough, Little Chalfont, Chesham, Hemel Hempstead and London. Strategic access from A404 and A4154.	4	100%	0%	0	3 star, 1999	£19.82/sqft 2023 Q2. Sharp rise from 2014 Q1 to 2016 Q2. Fluctuations and slower rise since then.	No	4	Located in Amersham town centre	5	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.	1	n/a	17	retain	
67	Raans Road	South East Buckinghamshire	7	29,000	98% industrial, 2% office	Hartgraph Ltd	Printing and reproduction of recorded media	Generally good quality of existing infrastructure	n/a	Secured, designated vehicle parking, HGV parking and no cycle parking.	Public transport to High Wycombe, Slough, Little Chalfont, Chesham, Hemel Hempstead and London. Strategic access from A404.	4	100%	0%	0	2/3 star, 80-2010's	£14.30/sqft 2023 Q2. Steady rise from 2013 Q1.	No	4	1.5km from Amersham town centre	4	Adjacent to residential uses	Medium/low noise pollution	High air pollution	Vehicle and HGV traffic generated	2	None.	1	n/a	15	retain	
68	St George Industrial Estate/Anglo Office Park	South East Buckinghamshire	2.4	9,100	55% industrial, 45% office	Ceva Animal Health Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally decent quality of existing infrastructure	n/a	Designated and secured vehicle parking. No HGV or cycle parking.	Public transport access to Chesham, Amersham, Watford, Slough, Little Chalfont and London. Strategic access from A404.	4	97%	3%	1 partially vacant	2/3 star, 80-2000's	£19.70/sqft 2023 Q2. Steady rise from 2014 Q1.	Yes, since January 2023	3	1.5km from Amersham town centre	4	Adjacent to residential uses	Low noise pollution	Medium air pollution	Vehicle traffic generated	2	None.	1	n/a	14	retain	
69	Asheridge Road	South East Buckinghamshire	8	18,800	50% industrial, 40% light industrial, 10% office	Paradigm Housing Group	Warehousing and support activities for transportation	Generally good quality of existing infrastructure	Infrastructure and accessibility improvements on Asheridge Road as of April 2019.	Mostly secured, mostly designated parking. Unknown cycle parking and HGV parking.	Public transport access to High Wycombe, Chesham and London. Strategic access from A416.	3	69%	31%	3 partially vacant, 2 fully vacant	3 stars, 90-2020's	£13.73/sqft 2023 Q2. Steady rise from 2013 Q1.	Yes, since February 2022	2	1.1km from Chesham town centre	4	Adjacent to residential uses	Low noise pollution	High air pollution	Vehicle traffic generated	2	Application for the construction of 12 industrial units (B8) at north of site, parking and landscaping received July 2019 - conditional approval from February 2020 and finished construction in 2022 (PL/19/2261/FA). Application for the demolition of substation at southeast of site for development of 142 resi units, business space (B1), parking and landscaping received September 2016 - conditional approval from September 2017 (appears under construction, CH/2016/1770/FA).Net additional employment space resulting from the applications is 12.083sqm GEA.	3	yes - exclude the residential development at the south east	14	Retain	
70	Chiltern Hill/Chiltern Park	M25 / M40	1.5	6,000	10 % industrial, 70% office, 20% retail	RWS Translations Ltd	Other professional, scientific and technical activities	Generally decent condition of existing infrastructure	n/a	Unsecured, designated parking. No signs of HGV parking and unknown cycle parking.	Public transport access to Amersham, High Wycombe, Uxbridge, Slough, Aylesbury, Banbury, Oxford and London. Strategic access from A413, A40, and M25 J16.	3	90%	10%	1 fully vacant	2/3 star, 80-2010's	£25.25/sqft 2023 Q2. Drop from 2013 Q2 to 2014 Q2. Sharp rise from 2014 Q2 to 2016 Q4. Fluctuations to 2021 Q4. Rise from 2021 Q4 to now.	No	3	Located in Chalfont St Peter village centre	3	Adjacent to residential uses	High noise pollution	High air pollution	Vehicle traffic generated	1	None.	1	n/a	11	retain	
71	Chalfont Grove	Rural	8.1	9,400	100% office	BFBS	Telecommunications, Media	Decent quality of existing infrastructure	n/a	n/a	Public transport access to Amersham, High Wycombe, Uxbridge, Slough, Aylesbury and London. Strategic access from A413.	2	100%	0%	0	3 star, 1947	n/a	No	3	1.4km from Chalfont St Peter village centre	2	500m from residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated, unknown HGV traffic	4	Approx 20,900 sqm of developable land. Not covered by any planning applications in the last 5 years.	2	n/a	13	Retain	
72	Ridgeway Trading Estate	M25 / M40	14.7	62,700	90% industrial, 10% office	Snowflake Gelato Group Ltd	Office administrative, office support and other business support activities	Generally decent quality of existing infrastructure	n/a	Partly secured, partly designated vehicle parking. HGV and cycle parking are available.	Public transport access to Uxbridge, Iwer/Richings Park, Reading, Maidenhead, central and east London. Strategic access from M4 J5 and M25 J14.	2	95%	5%	4 partially vacant, 1 fully vacant	3/4 star, 80-2020's	£17.33/sqft 2023 Q2. Steady rise from 2013 Q1.	Yes	3	600m from Iwer town centre	2	400m from residential areas	Low noise pollution	High air pollution	Vehicle and HGV traffic generated	1	None.	1	n/a	9	retain	
73	GE Healthcare (Amersham Place)	South East Buckinghamshire	0.9	2,900	100% office	GE Healthcare UK Limited	Manufacture of basic pharmaceutical products and pharmaceutical preparations	Generally good quality of existing infrastructure	n/a	Secured, designated vehicle parking. No HGV parking. Unknown cycle parking.	Public transport access to Chesham, Amersham, Watford, and London. Strategic access from A404.	3	100%	0%	0	3 star	£21.16/sqft 2023 Q2. Slight fall from 2013 Q1 to 2014 Q2. Sharp rise up to 2016 Q2. Fluctuations and slower increase since then	No	3	Located in Little Chalfont village centre	2	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.	1	n/a	12	retain	
74	Sefton Park	South Buckinghamshire	5.6	6,300	100% office	Hitachi Vantara Ltd	Computer programming, consultancy and related activities	Decent quality of existing infrastructure	n/a	Secured, designated vehicle parking. Unknown HGV and cycle parking.	Public transport access to Chesham, Amersham, Slough, Reading, Maidenhead, Hereford, Windsor, Didcot, Oxford, Worcester and London. Strategic access from B416 and A412.	2	90%	11%	3 partially vacant	3/4 star, 2000's	£29.92/sqft 2023 Q2. Slight fall from 2013 Q1 to 2014 Q2. Sharp rise to 2016 Q3. Fluctuations and slower growth since then	No	2	500m from Stoke Poges town centre	2	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic. Potential for HGV traffic.	3	None.	2	n/a	11	retain	
75	Wexham Springs	South Buckinghamshire	4.5	6,100	100% office	Otsuka Pharmaceutical Ltd	Wholesale trade, except of motor vehicles and motorcycles	Decent quality of existing infrastructure	n/a	Secured, designated vehicle parking. Unknown HGV and cycle parking.	Public transport access to Chesham, Amersham, Slough, Reading, Maidenhead, Hereford, Windsor, Didcot, Oxford, Worcester and London. Strategic access from B416 and A412.	2	100%	0%	0	3 star 90-2000's	£35.46/sqft 2023 Q2. Fall from 2013 to 2014 Q2. Rise to 2015 Q1. Fluctuations and slower increase since then	No	3	1.2km from Stoke Poges village centre	2	300m from residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	4	Around 12,500sqm of developable land. Outline application received July 2022 for the phased redevelopment of B8 uses, ancillary offices, etc. - application withdrawn November 2022 (PL/22/2710/OA).	2	n/a	13	retain	

76	Decimal Place	South East Buckinghamshire	0.4	1,000	100% office	Barnett Waddingham LLP	Activities auxiliary to financial services and insurance activities	Generally great quality of existing infrastructure	n/a	Designated, secured vehicle parking. Unknown cycle parking, no HGV parking.	Public transport access to High Wycombe, Slough, Little Chalfont, Chesham, Watford, Hemel Hempstead and London. Strategic access from A404 and A4154.	4	100%	0%	0	3/4 star 80 2010's	£30.22/sqft 2023 Q2. Fall from 2013 to 2014 Q2. Rise to 2016 Q4. Fluctuations and slower growth since then	No	3	Located in Amersham town centre	5	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.	1	n/a	16	retain	
77	St. Mary's Court	South East Buckinghamshire	0.5	1,100	100% office	Correro Network Security	Office administrative, office support and other business support activities	Generally good quality of existing infrastructure	n/a	Secured, designated vehicle parking. No HGV parking and no cycle parking.	Public transport access to High Wycombe, Hemel Hempstead, Chesham and London. Strategic access from A355 and A413.	2	100%	0%	0	2/3 star, 1998	£22.04/sqft 2023 Q2. Fast increase from 2014 Q2 to 2017 Q4. Stagnant to 2021 Q3. Increase since then	No	3	1.3km from Amersham town centre	3	200m from residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.	1	n/a	12	retain	
78	Thorney Mill Road	M25 / M40	8.5	5,000	n/a	Sovereign Automotives/Ash ville Aggregates	n/a	n/a	Site appears to be under construction on Google Earth	Undesignated secured vehicle parking. Unknown HGV or cycle parking.	Public transport access to Heathrow Airport, Uxbridge, Reading, Maidenhead, Slough and London. Strategic access from M25 J15.	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1.1km from Richings Park village centre / 1.4km from West Drayton town centre	2	300m from residential uses	Low noise pollution	High air pollution	Vehicle traffic generated (partly due to nearby car park for Heathrow Airport)	1	Potential for intensification	3	n/a	8 - Market attractiveness not included	Retain	
79	GE Healthcare (Grove Centre)	South East Buckinghamshire	8	24,400	100% industrial	n/a	n/a	n/a	Construction on site as of July 2021.	none	Public transport access to Chesham, Amersham, Watford, Slough, Little Chalfont and London. Strategic access from A404.	3	100%	0%	0	2/3 star 1980	£11.57/sqft 2023 Q2. Steady rise since 2013 Q1.	No	3	2.0km from Amersham town centre	3	Adjacent to residential uses	Low noise pollution	High air pollution	Vehicle and HGV traffic associated with construction	1	None	4	n/a	14	retain	
80	GE Healthcare (Pollards Wood)	South East Buckinghamshire	2.7	3,600	100% office	GE Medical Systems Ltd	Wholesale trade, except of motor vehicles and motorcycles	n/a	n/a	n/a	Public transport access to Slough, Amersham, and London. Strategic access from A413.	2	100%	0%	0	3 star, 1990	£20.74/sqft 2023 Q2. Slight fall 2013-2014 Q2. Sharp rise 2014 Q2-2016 Q2. Fluctuations and slower increase since then.	No	3	1.5km from Little Chalfont village centre	2	>100m from residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None	2	n/a	12	retain	
81	Capswood Business Centre	M25 / M40	1.5	1,900	100% office	Danfoss Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally good quality of existing infrastructure	n/a	Secured, designated vehicle parking. No HGV and unknown cycle parking.	Public transport access to Uxbridge, Heathrow Airport, High Wycombe, Gerrards Cross, Aylesbury and London. Strategic access from A40.	2	91%	9%	1 partially vacant	3/4 star, 2000's	£29.09/sqft 2023 Q2. Steady increase with some fluctuations from 2014 Q2 onwards.	Yes	3	2.0km from Denham town centre	2	100m from residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	n/a	2	n/a	12	Retain	
82	Phoenix House	M25 / M40	0.5	1,100	100% office	n/a	n/a	Generally good quality of existing infrastructure	n/a	Partly secured, designated vehicle parking. No HGV or cycle parking.	Public transport access to Uxbridge, Heathrow Airport, High Wycombe, Gerrards Cross, Aylesbury and London. Strategic access from A40.	2	100%	0%	0	4 star, 2008	£27.38/sqft 2023 Q2. Steady increase with some fluctuations from 2014 Q2 onwards.	No	3	2.0km from Denham town centre	2	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.	3	n/a	13	retain	
83	Broadway	South East Buckinghamshire	0.4	1,300	100% office	Gray Dawes Travel Ltd	Travel agency, tour operator and other reservation service and related activities	Generally decent quality of existing infrastructure	n/a	Designated, secured vehicle parking. No HGV parking. Unknown cycle parking.	Public transport access to High Wycombe, Hemel Hempstead, Chesham and London. Strategic access from A355, A404 and A413.	3	100%	0%	0	2/3 star, 70 80's	£28.34/sqft 2023 Q2. Steady increase with some fluctuations from 2014 Q1 onwards.	Yes	3	1.4km from Amersham town centre	3	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.	1	n/a	13	retain	
84	Badminton Court	South East Buckinghamshire	0.4	1,900	100% office	Datto Europe Ltd	Computer programming, consultancy and related activities	n/a	n/a	Designated, secured vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to High Wycombe, Hemel Hempstead, Chesham and London. Strategic access from A355, A404 and A413.	3	96%	4%	1 partially vacant	3/4 star, 80 2000's	£32.89/sqft 2023 Q2. Steady increase with some fluctuations from 2014 Q2 onwards.	Yes	3	1.2km from Amersham town centre	3	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.	1	n/a	13	retain	
85	De Havilland Court	Rural	2.1	7,200	50% industrial, 40% office, 5% retail, 5% speciality	Offspring Installations Ltd	Office administrative, office support and other business support activities	Generally decent quality of existing infrastructure	n/a	Unsecured, designated vehicle parking. Unknown cycle and HGV parking.	Public transport access to Chesham and London. Strategic access from A404.	2	98%	2%	1 partially vacant	2/3 star, 80 2000's	£17.45/sqft 2023 Q2. Steady increase with some fluctuations from 2014 Q1 onwards.	Yes, since December 2019	3	1.2km from Winchmore Hill village centre	1	200m from residential uses	Low noise pollution	Medium air pollution	Vehicle traffic generated	2	None.	1	n/a	9	retain	
86	Boughton Business Park	South East Buckinghamshire	2.1	8,100	70% industrial, 30% office	The Entertainer Ltd	Activities of head offices; management consultancy activities	Generally good quality of existing infrastructure	n/a	Partly secured, designated vehicle parking. Secured HGV parking. No cycle parking.	Public transport access to Chesham, Amersham, Watford, Slough, Little Chalfont and London. Strategic access from A404.	3	80%	20%	3 partially vacant, 1 fully	3 star, 90- 2000's	£20.98/sqft 2023 Q2. Steady rise with minor fluctuations from 2013 Q1 to 2022 Q1. Sharp rise since then.	Yes, since January 2023	2	2.0km from Amersham town centre	3	Adjacent to residential uses	Low noise pollution	High air pollution	Vehicle traffic generated	2	None.	1	n/a	11	retain	
87	Higham Mead	South East Buckinghamshire	1	3,500	100% office	City Traffic Management Services	Activities of head offices; management consultancy activities	n/a	n/a	n/a	Public transport access to Hemel Hempstead, High Wycombe, Chesham, Amersham and London. Strategic access from A416.	4	100%	0%	0	2 star, 1911	£15.40/sqft 2023 Q2. Rise from 2013 Q1 to 2017 Q4, drop and stagnation up to 2021 Q1. Temporary fall in prices between 2021 Q4 and 2022 Q3 before rising to previous levels.	No	3	Located in Chesham town centre	4	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.	1	n/a	15	retain	
88	Grosvenor House, Horseshoe Crescent, Beaconsfield	Rural	0.3	700	100% office	n/a	n/a	n/a	n/a	n/a	Public transport access to Uxbridge, Gerrards Cross, Heathrow Airport, High Wycombe, London, Banbury and Oxford. Strategic access from B474 and A40.	3	83%	17%	1 partially vacant	4 star, 2004	£25.78/sqft 2023 Q2. Fall from 2013 Q2-2014 Q2. Sharp rise (peaked in 2016 Q4 at £27.26/sqft). Sharp drop in 2017 Q4, and relatively stagnant with fluctuations since then.	Yes	2	>1km from Beaconsfield town centre	3	>100m from residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.	1	n/a	12	retain	
89	Timberstore, Pyebush Lane, Beaconsfield, HP9 2RX	Rural	1.6	2,900	100% industrial	Timberstore	n/a	Generally poor quality of existing infrastructure	n/a	Secured, undesignated vehicle parking. Unknown cycle or HGV parking.	Public transport access to High Wycombe, Uxbridge, Slough, Oxford, Banbury and London. Strategic access from A40 and A355.	2	100%	0%	0	2 star, no build year	£12.95/sqft 2023 Q2. Fall in rental values from 2014 Q1 to Q2. Stagnant to 2016 Q1. Steady rise since then.	No	3	1.9km from Beaconsfield town centre	2	200m from residential uses	Low noise pollution	High air pollution	Vehicle traffic generated	4	None.	1	n/a	12	retain	
90	Grenville Court / Coach House, Britwell Road, Burnham	South Buckinghamshire	2.3	1,600	100% office	n/a	n/a	n/a	n/a	Designated and secured vehicle parking. No HGV parking, unknown cycle parking.	Public transport access to Bracknell, Slough, Reading, Maidenhead and London. No strategic access.	3	86%	14%	1 partly vacant	Mostly built pre 1900s. 2/3 stars	£28.88/sqft 2023 Q2. Rise from 2014 Q1 to 2016 Q1. Slower rise with minor fluctuations since then.	Yes	2	4.7km from Slough town centre	3	200m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	3	About 13,900sqm of developable land. No planning history dating back 5 years.	3	n/a	14	retain	
91	58 Britwell Road, Burnham, SL1 8DH	South Buckinghamshire	0.3	1,000	n/a	K and S Signs Ltd	Manufacture of rubber and plastic products	n/a	n/a	Undesignated and secured vehicle parking. No HGV parking, unknown cycle parking. Access gate is not very secure.	Public transport access to Bracknell, Slough, Reading, Maidenhead and London. No strategic access.	3	n/a	n/a	n/a	Unknown age of building. 3 stars	n/a	n/a	n/a	4.8km from Slough town centre	3	200m from residential area	Medium noise pollution	Medium air pollution	Little vehicle traffic. No HGV traffic.	1	No relevant planning history.	1	n/a	8 - Market attractiveness not included	retain	
92	24 Britwell Road, Burnham, SL1 8AG	South Buckinghamshire	0.3	1,300	n/a	n/a	n/a	n/a	n/a	n/a	Public transport access to Bracknell, Slough, Reading, Maidenhead and London. No strategic access.	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	5.2km from Slough town centre	3	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Some vehicle traffic.	1	None.	1	n/a	8 - Market attractiveness not included	retain	

93	3 Lincoln Hatch Lane, Burnham, SL1 7JN	South Buckinghamshire	0.3	2,500	n/a	Patay Bucks Castings Ltd	Manufacture of basic metals	n/a	n/a	Undesignated and partly secured vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Slough, Reading, Maidenhead and London. No strategic access.	3	100%	0%	0	2 star, 1985	n/a	No	3	5.1km from Slough town centre	3	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None.		1	n/a	11	retain	
94	The Priory, Stomp Road, Burnham, SL1 7LU	South Buckinghamshire	1.4	1,100	100% office	West Coast Care Ltd	Residential care activities	n/a	n/a	Designated and secured vehicle parking. No HGV parking, unknown cycle parking.	Public transport access to Slough, Reading, Maidenhead and London. No strategic access.	3	72%	28%	1 partly vacant	Built pre 1900s, 3 stars	£22.19/sqft 2023 Q2. Steady decline from 2013 Q1 to 2017 Q1. Sudden drop for 2017 Q2 before sharp rise, stagnation and slow decline up to 2023 Q2.	Yes, since 2022	2	4.9km from Slough town centre	3	200m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	3	None.		1	n/a	12	retain	
95	Dropmore Depot, Dropmore Road, Burnham, SL1 8ND	South Buckinghamshire	0.8	400	n/a	Biffa Municipal Ltd	Waste collection, treatment and disposal activities; materials recovery	Generally good condition of existing infrastructure	n/a	Designated and secured vehicle parking, including HGV parking. Unknown cycle parking.	Public transport access to Slough, Reading, Maidenhead and London. No strategic access.	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	6.2km from Slough town centre and 6.1km from Beaconsfield town centre	2	500m from residential area	Low noise pollution	Medium air pollution	Some vehicle traffic and HGV traffic.	1	Around 4,500sqm of developable land. No planning history dating back 5 years.		3	n/a	8 - Market attractiveness not included	retain	
96	Lake End Court, Taplow Road, Burnham, SL6 0JQ	South Buckinghamshire	0.4	900	70% office, 30% retail	Regent Housing Ltd	Residential care activities	Generally good condition of existing infrastructure	n/a	Designated and secured vehicle parking. No HGV parking, unknown cycle parking.	Public transport access to Heathrow Airport, Slough, Bracknell, Maidenhead, Reading and London. Strategic access from A4.	3	100%	0%	0	Built 80s, 2/3 stars	£21.63/sqft 2023 Q2. Steady increase with fluctuations from 2013 Q1.	No	3	3.5km from Maidenhead town centre	3	Adjacent to residential areas	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	3	None.		1	n/a	13	retain	
97	Marshgate Trading Estate, Hitcham Road, Burnham, SL6 0ND	South Buckinghamshire	1.4	6,800	100% industrial	LL Potter & Sons Ltd	Manufacture of fabricated metal products, except machinery and equipment	Generally decent condition of existing infrastructure	n/a	Partly designated and unsecured vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Heathrow Airport, Slough, Bracknell, Maidenhead, Reading and London. Strategic access from A4.	2	100%	0%	0	Built 30s, 70s and 80s, 1/2/3 stars	n/a	No	3	3.1km from Maidenhead town centre	3	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None.		1	n/a	10	retain	
98	Broadwater Park, North Orbital Road, Denham, UB9 5HR	M25 / M40	9.9	16,000	75% industrial, 25% office	Intercontinental Hotels Group/Robert Bosch Ltd	Wholesale trade, except of motor vehicles and motorcycles/Accommodation	Generally good quality of existing infrastructure	n/a	Secured, designated vehicle parking. Potential for HGV parking and cycle parking is available.	Public transport access to Watford, Heathrow Airport, Thorpe Park, Gerrards Cross, Aylesbury, High Wycombe and London. Strategic access from A412, A40 and M40 J1.	2	100%	0%	0	3 star, 70-90's	£14.37/sqft 2023 Q2. Steady increase from 2013 Q1.	No	3	>1km from Denham town centre	2	Adjacent to residential areas	Low noise pollution	High air pollution	Vehicle and HGV traffic generated	1	Around 12,300sqm of developable land. No relevant planning history			n/a	8	2.5 ha of land available for Development/and intensification opportunities on site	
99	Denham Aerodrome, Tilehouse Lane, Denham, UB9 5DF	M25 / M40	38.9	5,500	n/a	AS Aerospace Ltd	Repair and installation of machinery and equipment	Generally good quality of existing infrastructure	Signs of road and car park resurfacing as of September 2018 near Denham Aerodrome road/Tilehouse Lane.	Undesignated, partly secured vehicle parking. No HGV parking and unlikely cycle parking. Helicopter and aircraft parking.	Public transport access to Uxbridge, London, Gerrards Cross, Aylesbury and High Wycombe. Strategic access from A412, A40 and M40 J1.	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1.2km from Denham town centre	1	Approx. 200m from residential areas	Low noise pollution	Low air pollution	Vehicle traffic generated	4	None.		3	n/a	9 - Market attractiveness not included	retain	
100	Chalfont House, Oxford Road, Denham, UB9 4DX	M25 / M40	0.6	1,300	100% office	Sanderson Design Group Brands Ltd	Other professional, scientific and technical activities	Generally good quality of existing infrastructure	n/a	Partly undesignated, unsecured vehicle parking. No HGV parking and no cycle parking.	Public transport access to Watford, Heathrow Airport, Thorpe Park, Gerrards Cross, Aylesbury, High Wycombe and London. Strategic access from A412, A40 and M40 J1.	2	2%	98%	1 partially vacant	3 star, 1988	£22.00/sqft 2023 Q2. Fast increase from 2014 Q1 to 2016 Q2. Fluctuations but slight rise up to 2020 Q2. Stagnant since then.	Yes	1	1.3km from Denham town centre	2	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated	3	None.		1	n/a	9	retain	
101	Martin Baker Engineering, Lower Road, Denham, UB9 5AJ	M25 / M40	4.6	18,000	85% industrial, 15% office	Martin Baker Aircraft Co Ltd	Manufacture of other transport equipment	Decent quality of existing infrastructure	n/a	Secured, designated vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Uxbridge, London, Gerrards Cross, Aylesbury and High Wycombe. Strategic access from A412, A40 and M40 J1.	1	100%	0%	0	3 star, 1929 and 2020	£15.18/sqft 2023 Q2. Steady increase from 2013 Q1.	No	3	1.7km from Denham town centre	2	Adjacent to residential uses	Low noise pollution	High air pollution	Vehicle traffic generated	1	Subject to Call for Sites (Ref 794) – promoted for mixed-use commercial development including a museum.		1	n/a	8	retain/potential for redevelopment /inthaensification	
102	54-66 Oxford Road, New Denham, UB9 4DN	M25 / M40	0.3	1,800	80% office, 20% industrial	Premier People Recruitment Ltd	Employment activities	Decent quality of existing infrastructure	n/a	Undesignated and unsecured vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Uxbridge, High Wycombe, Heathrow Airport and London. Strategic access from A4020, A40 and M40 J1.	3	100%	0%	0	2/3 star, 80-90's	£16.14/sqft 2023 Q2. Steady rise from 2013 Q1.	No	3	>1km from Uxbridge	3	Adjacent to residential uses	High noise pollution	Medium air pollution	Vehicle traffic generated.	1	None.		1	n/a	11	retain	
103	52 Oxford Road, New Denham, UB9 4DH	M25 / M40	0.5	3,000	40% industrial, 45% office, 15% retail	n/a	n/a	n/a	n/a	n/a	Public transport access to Uxbridge, High Wycombe, Heathrow Airport and London. Strategic access from A4020, A40 and M40 J1.	3	100%	0%	0	3 star 80-2020's	£12.77/sqft 2023 Q2. Steady rise 2013 Q1.	No	3	>1km from Uxbridge	3	Adjacent to residential uses	Medium noise pollution	Medium air pollution	Vehicle traffic generated.	1	None.		1	n/a	11	retain	
104	1 Oxford Road, New Denham, UB9 4DA	M25 / M40	0.2	600	100% office	n/a	n/a	Decent quality of existing infrastructure	n/a	Vehicle parking available. Unknown HGV/cycle parking.	Public transport access to Uxbridge, High Wycombe, Heathrow Airport and London. Strategic access from A4020, A40 and M40 J1.	3	100%	0%	0	2 star, 1985	£23.14/sqft 2023 Q2. Fluctuations since 2013 Q1.	No	3	>1km from Uxbridge	3	200m from residential area	Low noise pollution	Low air pollution	Vehicle traffic generated.	4	None.		1	n/a	14	retain	
105	Rivermead, Oxford Road, New Denham, UB9 4BF	M25 / M40	1	2,600	60% industrial, 40% office	Netapp UK Ltd	Wholesale trade, except of motor vehicles and motorcycles	Decent quality of existing infrastructure	n/a	Vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Uxbridge, High Wycombe, Heathrow Airport and London. Strategic access from A4020, A40 and M40 J1.	2	n/a	n/a	n/a	n/a	£38.31/sqft 2023 Q2. Sharp rise from 2013 Q1 to 2016, fuctuations with slight increase since then.	No	n/a	>1km from Uxbridge	3	200m from residential area	Low noise pollution	Medium air pollution	Vehicle traffic generated.	3	None.		1	n/a	9- Market attractiveness not included	retain	
106	Uxbridge Business Park, Oxford Road, New Denham, Uxbridge, UB8 1DH	M25 / M40	7.7	15,500	100% office	Xerox Ltd	Wholesale trade, except of motor vehicles and motorcycles	good quality of existing infrastructure	Improvements to car park as of October 2020	Vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Uxbridge, High Wycombe, Higher Denham, Slough, Southall, Heathrow Airport, Hounslow and central London. Strategic access from A4020, A40 and M40 J1.	3	69%	31%	1 fully, 1 partially vacant	3/4 star, 2000-2010's	£36.14 2023 Q2. Rise 2014-2016, fluctuations 2016 onwards.	Yes	3	>1km from Uxbridge	3	200m from residential area	Low noise pollution	Low air pollution	Vehicle traffic generated.	3	None.		1	n/a	13	retain	
107	Anamax Business Park, Oxford Road, Denham, SL9 7BB	M25 / M40	1	3,600	100% industrial	Event Set Services Ltd	Sports activities and amusement and recreation activities	Generally poor quality of existing infrastructure	n/a	Partly secured vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Uxbridge, Heathrow Airport, High Wycombe, Gerrards Cross, Aylesbury and London. Strategic access from A40.	2	100%	0%	0	2/3 star, 60-80's	£11.85/sqft 2023 Q2. Steady rise from 2013.	No	3	2.0km from Denham town centre	2	Adjacent to residential uses	Low/medium noise pollution	Low air pollution	Vehicle traffic generated.	2	None.		1	n/a	10	retain	
108	Willow Avenue, New Denham, UB9 4AF	M25 / M40	0.3	2,200	100% industrial or light industrial	Watson Brown Ltd	Creative, arts and entertainment activities	Generally decent quality of existing infrastructure	n/a	Vehicle parking, no HGV parking, unknown cycle parking.	Public transport access to High Wycombe, Higher Denham, Uxbridge, Heathrow Airport and London. Strategic access from A4020 and M40 J1.	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	>1km from Uxbridge	3	Adjacent to residential uses	Medium/high noise pollution	Medium/high air pollution	Vehicle traffic generated.	1	None.		1	n/a	8 - Market attractiveness not included	retain	
109	Bishops House, Crown Lane, Farnham Royal, SL2 3SF	South Buckinghamshire	0.4	500	n/a	n/a	n/a	n/a	n/a	Vehicle parking. Unknown HGV and cycle parking.	Public transport access to Slough, Bracknell, Reading, Maidenhead and London. Strategic access from A355.	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	>1km from Farnham Royal	2	300m from residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated.	4	None.		1	n/a	9 - Market attractiveness not included	retain	
110	Farnham House, Farnham Lane, Farnham Royal, SL2 3RQ	South Buckinghamshire	0.5	900	100% office	Berkeley Homes	Construction of buildings	n/a	Site appears to be under construction on Google Maps as of October 2022	Vehicle parking. Unknown HGV and cycle parking.	Public transport access to Slough, Bracknell, High Wycombe, Maidenhead, Reading, Windsor, Hereford, Didcot, Oxford, Worcester and London. Strategic access from A355 and B416.	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Located in Farnham Royal town centre	3	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated.	2	Under construction – redevelopment to residential		1	n/a	9 - Market attractiveness not included	Release	
111	Thorney Business Park, Thorney Lane, South Iver	M25 / M40	17.5	12,500	90% light industrial, 10% speciality	Algeco Ltd	Rental and leasing activities	n/a	Site appears to be under construction on Google Maps as of October 2022	Vehicle parking and HGV parking. No cycle parking.	Public transport access to Uxbridge, Iver/Richings Park, Reading, Maidenhead, central and east London. Strategic access from M4 J48 and M25 J15.	2	100%	0%	0	2/3 star, 1970	n/a	No	3	>1km from Richings Park village centre	2	400m from residential areas	Low/medium noise pollution	High air pollution	Vehicle and HGV traffic generated	1	EIA Screening Opinion for the development of 14ha of employment space (B8) - PL/20/2748/EIASO.		4	Boundary change recommended	12	retain	
112	Court Lane Industrial Estate, Court Lane, Iver, SL0 9HL	M25 / M40	5.4	6,100	55% industrial, 30% light industrial, 15% office	The Driveteam International Ltd	Employment activities	Generally decent quality of existing infrastructure	n/a	Vehicle and HGV parking. No cycle parking.	Public transport access to Uxbridge, Iver/Richings Park, Reading, Maidenhead, central and east London. Strategic access from M4 J48 and M25 J15.	2	100%	0%	0	2/3 star, 1990's	£13.09/sqft 2023 Q2. Steady rise since 2013.	No	3	>1km from Richings Park village centre	2	400m from residential areas	Low noise pollution	High air pollution	Vehicle and HGV traffic generated	2	None.		1	n/a	10	retain	
113	Weir House Mill, Latimer Road, Chesham	South East Buckinghamshire	1.6	6,000	100% industrial	Decco Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally decent quality of existing infrastructure	n/a	Unsecured, designated vehicle parking. Unknown HGV and cycle parking.	Public transport access to Chesham, Little Chalfont, Amersham, and London. Strategic access from A416.	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2km from Chesham town centre	2	Adjacent to residential uses	Low noise pollution	Medium/high air pollution	Vehicle traffic generated	1	None.		1	n/a	6 - Market attractiveness not included	retain	
114	Duttons Farm, Bangors Road South, Iver, SL0 0AY	M25 / M40	0.9	5,100	100% industrial	Original Wooden Windows Ltd	Specialised construction activities	n/a	n/a	Vehicle parking. No HGV parking. Unknown cycle parking.	Public transport access to Slough, Uxbridge, Maidenhead, Reading and London. Strategic access from B470, B4007, M25 J15 and M4 J48.	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1km from Iver	2	200m from residential uses	Low noise pollution	High air pollution	Vehicle traffic generated.	2	None.		1	n/a	7 - Market attractiveness not included	retain	
115	The Boatyard, Mansion Lane, Iver, SL0 9RG	M25 / M40	0.6	100	n/a	High Line Yatching Ltd	Sports activities and amusement and recreation activities	Generally decent quality of existing infrastructure	n/a	Vehicle parking. No HGV parking or cycle parking.	Public transport access to Slough, Uxbridge, Maidenhead, Reading and London. Strategic access from M25 J15 and M4 J48.	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1.2km from Langley	1	300m from residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated.	3	None.		1	n/a	8 - Market attractiveness not included	retain	
116	9-17 High Street, Iver, SL0 9ND	M25 / M40	0.8	2,200	n/a	Hilton King Locke	Real estate activities	Generally decent quality of existing infrastructure	n/a	Vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Slough, Uxbridge, Maidenhead, Reading and London. Strategic access from B470, B4007, M25 J15 and M4 J48.	3	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Located in Iver town centre	3	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated.	2	None.		1	n/a	9 - Market attractiveness not included	retain	

117	Stoke Court, Rogers Lane, Stoke Poges, SL2 4LY	South Buckinghamshire	3.7	2,900	100% office	n/a	n/a	Generally good quality of existing infrastructure	n/a	Vehicle parking. Unknown HGV or cycle parking.	Public transport access to Chesham, Amersham, Slough, Reading, Maidenhead, Hereford, Windsor, Didcot, Oxford, Worcester and London. Strategic access from B416.	3	100%	0%	0	2/3 star 1789 and 1994	£29.60/sqft 2023 Q2. Rise 2014-2016. Fluctuations from 2016.	No	4	500m from Stoke Poges town centre	3	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated.	3	potential for some intensification but landscape-led strategy given the sensitivity of the environs	2	n/a	15	Retain	
118	Stoke House, Grays Park Road, Stoke Green, SL2 4HX	South Buckinghamshire	2.4	2,500	100% office	n/a	n/a	Generally good quality of existing infrastructure	n/a	Vehicle parking. Unknown HGV or cycle parking.	Public transport access to Slough, Amersham, Bracknell, Reading, and London. Strategic access from B416, A412 and A4007.	4	n/a	n/a	n/a	n/a	n/a	n/a	n/a	1.7km from Stoke Poges town centre	2	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated.	3	Redeveloped to residential	1	n/a	10 - Market attractiveness not included	Release	
119	Bishops Gate, Station Road, Taplow SL6 0PA	South Buckinghamshire	0.5	1,000	n/a	TIX UK	Retail trade, except of motor vehicles and motorcycles	Generally great condition of existing infrastructure	n/a	Designated vehicle parking (unsecured), no HGV parking and no visible cycle parking.	Public transport access to Heathrow Airport, Slough, Maidenhead, Bracknell, Reading, and London. Strategic access from A4.	2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	2.8km from Maidenhead town centre	2	200m from residential area	Low-medium noise pollution	Low air pollution	Likely heavy vehicle traffic. No HGV traffic.	2	None.	1	n/a	7 - Market attractiveness not included	retain	
120	Marsh Lane, Taplow SL6 0DF	South Buckinghamshire	0.3	400	100% industrial	Bull Developments Ltd	Construction of buildings	Generally decent condition of existing infrastructure	n/a	n/a	Public transport access to Slough, Maidenhead, Reading, and London. Strategic access from A4.	2	100%	0%	0	Built 60s, 1 star	£17.60/sqft 2023 Q2. Steady rise from 2013.	No	2	2.6km from Maidenhead town centre	2	Adjacent to residential areas	High noise pollution	High air pollution	Some vehicle traffic.	1	None.	1	n/a	8	retain	
121	Hermitage House, Bath Road, Taplow, SL6 0AR	South Buckinghamshire	0.4	500	n/a	n/a	n/a	n/a	n/a	n/a	Public transport access to Heathrow Airport, Slough, Maidenhead, Bracknell, Reading, and London. Strategic access from A4.	3	n/a	n/a	n/a	n/a	n/a	n/a	1.3km from Maidenhead town centre	3	Adjacent to residential areas	Unknown	Unknown	Unknown	3	Around 2,200sqm of developable land. No relevant planning history.	2	n/a	11 - Market attractiveness not included	retain		
122	Marish Wharf, St Mary's Road, Wexham, SL3 6DA	South Buckinghamshire	1.2	5,500	100% industrial	Mascolo Group Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally decent quality of existing infrastructure	n/a	Vehicle parking. No HGV or cycle parking.	Public transport access to Reading, Maidenhead and London. Strategic access from A4.	2	100%	0%	0	3 star	£14.74/sqft 2023 Q2. Steady rise from 2013.	No	3	1.1km from Langley town centre	3	200m from residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated.	2	None.	1	n/a	11	retain	
123	Alma Road Industrial Estate and Mead Business Centre	South East Buckinghamshire	1.3	5,000	65% industrial, 35% office	AS Chiltern Homecare Ltd	Social work activities without accommodation	n/a	n/a	Secured, designated vehicle parking. Unknown cycle parking and no HGV parking.	Public transport access to High Wycombe and London. Strategic access from A416.	4	78%	22%	2 partially vacant	2/3 star, 80 2000's	£13.62/sqft 2023 Q2. Steady rise from 2013.	Yes	3	>1km from Chesham town centre	4	Adjacent to residential uses	Low noise pollution	Low air pollution	Vehicle traffic generated.	3	None.	1	n/a	15	retain	
124	Berkley House	Rural	0.2	500	n/a	n/a	n/a	n/a	Site appears to be under construction on Google Earth	n/a	Public transport access to Slough, Maidenhead, Bracknell, Reading, and London. Strategic access from A4.	2	n/a	n/a	n/a	n/a	n/a	n/a	1.3km from Maidenhead town centre	2	300m from residential area	n/a	n/a	n/a	2	None.	1	n/a	7 -Market attractiveness not included	retain		
125	Sunley House, Oxford Road, Aylesbury	Central Buckinghamshire	0.3	1,200	100% office	Amulet Churchill Security Solutions	Security and investigation activities	Decent quality of existing infrastructure	n/a	Designated unsecured vehicle parking, no HGV or cycle parking	Public transport access to Aylesbury, Bicester, Buckingham, Milton Keynes, Leighton Buzzard, Princes Risborough and London. Strategic access from A41, A413, A418 and A4156.	4	84%	16%	1 partly vacant	3 star, 1979	£12.25 per sqft in 2023 Q1. Rental value has mostly increased with some decreases since 2014 Q2.	Yes, last updated mid-March 2023	2	300m from Aylesbury town centre	4	Adjacent to residential areas	Low noise pollution	Low air pollution	Little vehicle traffic. No HGV traffic.	3	None.	1	n/a	14	retain	
126	Hampden House, Exchange Street, Aylesbury	Central Buckinghamshire	0.5	4,500	95% office, 5% retail	n/a	n/a	n/a	n/a	n/a	Public transport access to Bicester, Buckingham, Dunstable, Milton Keynes, Leighton Buzzard, Luton, Aylesbury, Princes Risborough, and London. Strategic access from A41 and A418.	4	100%	0%	0	2/3 star, 1974	£16.24 per sqft in 2023 Q1. Fast increase in rental value between 2014 Q1 and 2016 Q3, followed by steady growth since 2016 Q3.	No	3	>100m from Aylesbury town centre	4	100m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	4	None.	1	n/a	16	retain	
127	WIPAC, London Road, Buckingham	Rural	3.3	9,100	100% industrial	WIPAC Technology Ltd	Manufacture of electrical equipment	Decent quality of existing infrastructure	n/a	Unsecured designated vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Aylesbury, Bicester, Milton Keynes, Banbury, Bedford, Preston, Birmingham, Manchester, Liverpool, Carlisle, Crewe, and London. Strategic access from A413 and A421.	4	100%	0%	0	3 star, 1992	£9.15 per sqft in 2023 Q1. Steady increase in rental value since 2013 Q1.	No	3	1.5km from Buckingham town centre	3	Adjacent to residential areas	Low noise pollution	High air pollution	Some vehicle traffic. No HGV traffic.	1	None.	1	n/a	12	retain	
128	Lawn Farm Business Centre, Grendon Underwood	Rural	tbc (boundary is wrong and new development has been delivered to the north of the site last year)	4,000sqm+ (tbc)	Primary industrial with one office building	TAG Pipe Equipment Specialists Ltd + Flogas Britain Ltd	Wholesale trade, except of motor vehicles and motorcycles + xxx	Decent quality of existing infrastructure	n/a	Unsecured and undesignated vehicle parking. Unknown HGV and cycle parking.	Public transport access to Aylesbury, Bicester, Princes Risborough, London, Oxford, Birmingham and Banbury. Strategic access from A41.	2	n/a	n/a	n/a	n/a	n/a	Yes	n/a	1km from Kingswood village centre / 1.4km from Grendon Underwood village centre	3	600m from residential area	Medium noise pollution	Medium air pollution	Some vehicle traffic.	4	The site is fully intensified, although developments outside of the site boundary to the north of the site will provide the opportunity for expansion of the site. No relevant planning history for the site and adjacent land.	1	Boundary change recommended to include new developments to the north of the site	10 - Market attractiveness not included	retain	
129	Weston Way Industrial Estate, Lower Road, Stoke Mandeville	Rural	0.8	1,500	100% industrial	Posh Nosh, Down South, Excel Dents	Automotive repair shops	good quality of existing infrastructure	n/a	Unsecured and undesignated vehicle parking. No HGV and unknown cycle parking.	Public transport access to Aylesbury, High Wycombe and London. Strategic access from B4443.	3	n/a	n/a	n/a	n/a	n/a	No	n/a	300m from Stoke Mandeville village centre	4	Adjacent to residential areas	Medium noise pollution	Medium air pollution	Some vehicle traffic and no HGV traffic.	1	Around 1,000sqm of developable land. No relevant planning history.	3	n/a	11 - Market attractiveness not included	retain	
130	Wornal Park, Worminghall	Rural	4.3	11,200	92% industrial, 8% office	R-Group Oxford Ltd	Wholesale and retail trade and repair of motor vehicles and motorcycles	Decent quality of existing infrastructure	n/a	Partly secured and mostly designated vehicle parking, no HGV parking and unknown cycle parking	Public transport access to Thame, Aylesbury, Kidderminster, London, Banbury, Oxford and Birmingham. Strategic access from M40 J8A.	2	97%	3%	1 partly vacant	00's, 2/3 star	£9.04 per sqft in 2023 Q1. Steady increase since 2013 Q1.	Yes	3	1.1km from Worminghall village centre	2	1km from residential uses	Low noise pollution	Medium-high air pollution	Some vehicle traffic and no HGV traffic.	5	None.	1	n/a	13	retain	
131	The Old Airfield Industrial Estate, Cheddington Lane, Long Marston	Rural	11.2	13,800	100% industrial with ancillary Café	RPM Independent Porsche Specialists Limited	Wholesale and retail trade and repair of motor vehicles and motorcycles	Decent quality of existing infrastructure	n/a	Secured and designated vehicle parking. HGV parking available. Unknown cycle parking.	Public transport access to Aylesbury, Tring, Milton Keynes and London. Strategic access from A41.	3	100%	0%	0	2/3 star, 2010's	£11.45 per sqft in 2023 Q1. Steady increase since 2013 Q1.	No	3	1.5km from Cheddington village centre	3	1km from residential uses	Low noise pollution	Medium air pollution	Some vehicle and HGV traffic.	5	None.	1	n/a	15	retain	
132	Black Pit Farm, Silverstone Road, Stowe	Rural	3	8,200	100% industrial	Buckingham Plant Hire Ltd	Rental and leasing activities	Adequate existing infrastructure	n/a	Secured and designated vehicle parking. HGV parking available.	Public transport access to Towcester and Northampton. Strategic access from A43.	2	100%	0%	0	2 star, 1995	£12.42 per sqft in 2023 Q1. steady increase post 2014 with minor fluctuations since.	No	3	2.5km from Stowe village centre	1	1.6km from residential uses	Low noise pollution	Medium air pollution	Little vehicle traffic. No HGV traffic.	5	None.	1	Boundary change recommended	12	retain	
133	Ladymead Farm, Quainton, Aylesbury	Rural	1.9	5,000	Office and industrial	Premier Plastic Parts Ltd	Manufacture of rubber and plastic products	Decent quality of existing infrastructure	Widening of access road and removal of gate and fencing at access road	Unsecured, undesignated vehicle parking. Unknown HGV and cycle parking.	Public transport access to Aylesbury, Princes Risborough and London. No strategic access.	1	100%	0%	0	n/a	n/a	No	3	1.2km from Quainton village centre	3	1km from residential uses	Low noise pollution	Medium air pollution	Some vehicle traffic.	5	None	1	n/a	13	retain	
134	Marsworth Airfield, South site Long Marston Road Marsworth, Tring	Rural	6.3	6,800	n/a	Aylesbury Truck Hire	Rental and leasing activities	Decent quality of existing infrastructure	n/a	n/a	Public transport access to/from Aylesbury, Tring, Milton Keynes and London. Strategic access from A41.	2	100%	0%	0	n/a	n/a	No	2	1.0km from Marsworth village centre	3	500m from residential area	Low noise pollution	Low air pollution	n/a	5	Area available for developemnt	5	n/a	17	c 4.5ha of land available for development /Intensification - Retain	
135	Tingewick Road Industrial Park, Buckingham	Rural	4.3	14,600	100% industrial	ORN (International) Ltd	Wholesale trade, except of motor vehicles and motorcycles	Decent quality of existing infrastructure	n/a	Undesignated unsecured vehicle parking, no HGV parking (but LGV parking available), no cycle parking.	Public transport access to Bicester, Milton Keynes, Banbury, Bedford, London, Preston, Birmingham, Manchester, Liverpool, Carlisle, and Crewe. Strategic access from A413 and A421.	4	97%	3%	1 fully vacant	3 star, 80's	£6.66 per sqft in 2023 Q1. Low rental value increase from 2013 Q1 to 2017 Q2. Steady increase since 2017 Q2.	Yes, last updated mid-March 2023	4	700m from Buckingham town centre	4	Adjacent to residential areas	Low noise pollution	High air pollution	Vehicle and LGV traffic.	2	None.	1	n/a	15	retain	
136	Gawcott Road Industrial Park, Buckingham	Rural	1.5	3,400	100% industrial	Ring Road Garade Ltd	Wholsale and retail trade and repair of motor vehicles and motorcycles	Decent quality of existing infrastructure	n/a	Designated and secured vehicle parking, HGV parking available and unknown cycle parking.	Public transport access to Banbury, London, Preston, Birmingham, Manchester, Liverpool, Carlisle and Crewe. Strategic access from A413 and A421.	4	n/a	n/a	n/a	n/a	n/a	No	n/a	1.0km from Buckingham town centre	4	Adjacent to residential areas	Medium noise pollution	High air pollution	Some vehicle and HGV traffic.	1	None.	1	n/a	10 - Market attractiveness not included	retain	
137	Buckingham Industrial Park, Buckingham	Rural	12.1	38,300	93% industrial, 5% light industrial, 2% office	Puratos Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally decent condition of existing infrastructure	n/a	Partly designated and partly secured vehicle parking, HGV parking available, and unknown cycle parking.	Public transport access to Bicester, Milton Keynes, Banbury, Bedford, London, Preston, Birmingham, Manchester, Liverpool, Carlisle, and Crewe. Strategic access from A413 and A421.	4	89%	11%	1 fully vacant	2/3 star, 80/90's	£9.62 per sqft in 2023 Q1. Rental prices have been steadily increasing since 2013 Q1.	Yes, since July 2022	2	1.4km from Buckingham town centre	4	300m from residential area	Low noise pollution	High air pollution	Some vehicle and HGV traffic.	4	None.	1	n/a	15	retain	
138	Facenda Group Ltd, Former Abattoir Site, Radcliffe Road, Gawcott	Rural	5.6	13,800	58% industrial, 25% light industrial, 17% office	H G Timber Ltd	Manufacture of wood and of products of wood and cork, except furniture; manufacture of articles of straw and plaiting materials	Generally good condition of existing infrastructure	n/a	Partly designated and secured vehicle parking, HGV parking available and unknown cycle parking.	Public transport access to Buckingham, Banbury, Milton Keynes, London, Preston, Birmingham, Manchester, Liverpool, Carlisle and Crewe. Strategic access from A421.	3	97%	3%	1 partially vacant	2/3 star, 00's	£12.17 per sqft in 2023 Q1. Rental prices generally increasing steadily since 2013 Q1.	No	3	900m from Gawcott village centre	3	800m from residential uses	High noise pollution	High air pollution	Some vehicle and HGV traffic.	5	None	1	expand at east to cover the entire employment area	15	retain	
139	Woodham Industrial Estate, Woodham, Nr Aylesbury	Rural	3.6	6,900	97% industrial, 3% office	Aylesbury Granulation Services Ltd	Waste collection, treatment and disposal activities; materials recovery	Generally good quality of existing infrastructure	n/a	Undesignated vehicle parking (unknown if secured), potential for HGV parking and unknown cycle parking.	Public transport access to Aylesbury, Bicester, Aylesbury, Princes Risborough, Oxford, London, Birmingham and Banbury. Strategic access from A41.	3	100%	0%	0	2 star, 50's and 90's	£5.85 per sqft in 2023 Q1. Steadily increasing rental prices since 2013 Q1.	No	3	1.7km from Kingswood village centre	2	1.7km from residential uses	Medium noise pollution	Medium air pollution	Little vehicle traffic. Potential for HGV traffic.	5	Around 4,300sqm of developable land. No relevant planning history for the last five years.	5	n/a	18	retain	

140	Westcott Venture Park, Westcott	Enterprise Zones and Key Economic Activity Clusters	198	74,500	94% industrial, 6% office		Aerospace and supply chain - 88 companies based at the Park	Generally good quality of existing infrastructure	n/a	undesignated and unsecured parking, minimal HGV parking, no cycle parking	Public transport access to Aylesbury, Bicester, Princes Risborough and London. Strategic access from A41.	3	92%	8%	2 partially vacant, 2 fully vacant	3 star, 90's/00's/10's	£10.30 per sqft in 2023 Q1. Steadily increasing rental prices since 2013 Q1.	Yes	4	3.5km from Waddesdon village centre	1	200m from residential uses	Low noise pollution	Medium-high air pollution	Some vehicle traffic. Little HGV traffic.	3	Outside the EZ, there is an additional 92.6ha of land for development in relation to the Airfield of which 42.7 ha would be developed as solar parks based on Westcott Venture Park Future Development Plan	5	n/a	16	49.9ha of land available for future redevelopment (also beyond the plan period)	
141	Fleet Marston Estate, Bicester Road, Fleet Marston	Rural	1.4	3,700	100% industrial	M&W Automotive Ltd	Wholesale and retail trade and repair of motor vehicles and motorcycles	Generally good quality of existing infrastructure	n/a	Secured, undesignated vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Aylesbury, Bicester and London. Strategic access from A41	3	n/a	n/a	n/a	n/a	n/a	No	n/a	1.5km from Aylesbury Vale Parkway shops/Berryfields village centre	2	800m from residential uses (AGT5)	Low-medium noise pollution	Low-medium air pollution	Little vehicle traffic.	5	None.	1	n/a	11- Market attractiveness not included	retain	
142	50 Aylesbury Road, Aston Clinton	Rural	1.2	4,200	Office and industrial	Dayla Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally decent quality of existing infrastructure	n/a	Undesignated and unsecured vehicle parking. HGV parking available. Unknown cycle parking.	Public transport access to Dunstable, Luton, Tring, Aylesbury, Princes Risborough and London. Strategic access from A41.	3	100%	0%	0	2 star, 1975	£13.58 per sqft in 2023 Q1 (highest ever). Rental prices slowly increased between 2013 Q1 and 2017 Q4. Stable rental prices between 2017 Q4 and 2021 Q4. Increase in rental prices since 2021 Q4.	No	3	800m from Buckland village centre	3	Adjacent to residential areas	Low noise pollution	Medium-high air pollution	Some vehicle and HGV traffic.	2	None.	1	n/a	12	retain	
143	Long Crendon Industrial Estate, Thame Road/Drakes Drive, Long Crendon	Rural	15.5	45,100	87% industrial, 7% office, 6% light industrial, >1% specialty	Softbox Systems Ltd	Manufacture of rubber and plastic products	Generally good quality of existing infrastructure	n/a	Partly secured and mostly designated vehicle parking, secured and partly designated HGV parking, unknown cycle parking.	Public transport access to Thame, Aylesbury, Princes Risborough, Kidderminster, London, Banbury, Oxford and Birmingham. Strategic access from M40 J8A.	2	88%	12%	5 partially vacant, 1 fully vacant	2-3 star, 80's/10's	£10.89 per sqft in 2023 Q1. Steadily increase in rental prices since 2013 Q1.	Yes	2	1.1km from Long Crendon village centre	3	800m from residential uses	Low-medium noise pollution	Medium-high air pollution	Some vehicle and HGV traffic.	5	None.	1	n/a	13	retain	
144	Haddenham Business Park, Thame Road, Haddenham	Rural	11.9	27,700	94% industrial, 6% office	Interfood Technology Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally decent quality of existing infrastructure	n/a	Partly secured, designated vehicle parking. HGV parking available, no cycle parking.	Public transport access to Aylesbury, Oxford, Thame, Kidderminster, Banbury, Birmingham and London. Strategic access from A418.	3	97%	3%	1 partially vacant, 1 fully vacant	3 star, 80's/90's	£10.14 per sqft in 2023 Q1. Steadily increase in rental prices since 2013 Q1.	Yes	3	400m from Haddenham village centre	4	Adjacent to residential areas	Medium noise pollution	High air pollution	Some vehicle and HGV traffic.	1	Around 19,000sqm of developable land. No relevant planning history.	4	n/a	15	retain	
145	Triangle Business Park, Stoke Mandeville	Rural	6.2	13,200	68% office, 27% industrial, 5% light industrial	Road Star Deliveries Ltd	Warehousing and support activities for transportation	Generally good quality of existing infrastructure	n/a	Secured, partly designated vehicle parking. HGV parking available. No cycle parking.	Public transport access to Aylesbury, Dunstable and London. Strategic access from A413.	3	100%	0%	0	2/3 star, 90/00's	£14.72 per sqft in 2023 Q1. Slight decrease from 2013 Q1 to 2014 Q1, followed by fast increase up to 2016 Q4 and steady increase since then.	No	3	1.3km from Stoke Mandeville village centre	3	300m from residential area	Low noise pollution	Medium air pollution	Some vehicle and HGV traffic.	5	None within site boundary	1	Boundary change recommended	15	retain	
146	Station Approach, Wendover	Rural	0.8	1,000	52% industrial, 31% light industrial, 17% office	Aces High Fine Art Ltd	Retail trade, except of motor vehicles and motorcycles	Generally good quality of existing infrastructure	n/a	Undesignated and unsecured vehicle parking, no HGV parking and no cycle parking.	Public transport access to Aylesbury, Dunstable and London. Strategic access from A413.	3	100%	0%	0	3 stars, 90's	£14.91 per sqft in 2023 Q1. Slight decrease from 2013 Q1 to 2014 Q2, followed by steady rental price increase up to 2023.	No	3	800m from Wendover town centre	3	Adjacent to residential areas	Low noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	2	Around 750sqm of developable land. No planning applications associated with developable land.	3	n/a	14	retain	
147	Swan Business Park, Osier Way, Buckingham	Rural	9.4	13,300	82% industrial, 12% office, 6% light industrial	Natco Foods Ltd	Wholesale trade, except of motor vehicles and motorcycles	Generally good quality of existing infrastructure	n/a	Partly secured, designated vehicle parking. HGV parking available, no cycle parking.	Public transport access to Buckingham, Milton Keynes, London, Birmingham and Bletchley. Strategic access from A421.	4	100%	0%	0	3 star, 2000's	£10.50 per sqft in 2023 Q1. Steadily increase from 2013 Q1.	No	4	1.3km from Buckingham town centre	4	200m from residential area	Low noise pollution	Medium air pollution	Some vehicle and HGV traffic.	5	April 2022 planning application for southern portion of land (approx 10,200 sqm) for the development of a flexible business building (classes E(g)(iii), B2, B8) and ancillary offices and parking) - 22/01498/APP received approval in March 2023.	5	n/a	22	Retain	
148	Silverstone Business Park, Silverstone Circuit, Silverstone	Rural	2.5	6,300	100% industrial	Silverstone Heritage Ltd	Other professional, scientific and technical activities	Generally great quality of existing infrastructure	n/a	Designated vehicle parking. HGV parking available. Unknown cycle parking.	Public transport access to Northampton, Brackley, Birmingham and London. Strategic access from A43.	3	100%	0%	0	3 star, 2000's	£10.45 per sqft in 2023 Q1. Steadily increase from 2013 Q1.	No	4	2.0km from Silverstone village centre	1	1.2km from residential area	Medium noise pollution	Medium air pollution	Some vehicle traffic. Some HGV traffic from neighbouring sites.	5	none	1	Boundary change recommended	14	retain	
149	Halton Brook Business Park, Off Weston Road, Aston Clinton, Aylesbury	Rural	2.2	3,000	100% industrial	De Soutter Medical Ltd	Manufacture of medical and dental instruments and supplies	Generally decent quality of existing infrastructure	n/a	n/a	Public transport access to Dunstable, Luton, Tring, Aylesbury, Princes Risborough and London. Strategic access from A41.	2	100%	0%	0	No data	No data	No	2	200m from Buckland village centre	3	200m from residential area	Low noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	5	Around 10,200sqm of developable land. January 2016 outline application for the development of B2 and ancillary B1 and B8 uses (production of surgical equipment) - 16/00213/OAP approved in August 2016.	4	n/a	16	Retain	
150	Pitstone Green Industrial Estate, Westfield Road, Pitstone	Rural	19.6	37,800	100% industrial	Safran Electrical and Power UK Ltd	Manufacture of other transport equipment	Generally good quality of existing infrastructure	Part of the site appears to be under construction as of May 2019.	Partly secured and fully designated vehicle parking. HGV parking available, unknown cycle parking.	Public transport access to Dunstable, Luton, Aylesbury, Milton Keynes and London. Strategic access from A41.	3	96%	4%	1 partially vacant	3 star, 2000's	£12.47 per sqft in 2023 Q1. Steadily increase since 2013 Q1.	Yes, since July 2022	4	700m from Pitstone village centre	4	Adjacent to residential areas	High noise pollution	High air pollution	Vehicle and HGV traffic	1	22/03723/APP awaiting decision for the development of 8 no. buildings of Class B2 and B8 with ancillary Class E(g)(ii) totalling c 21,000 sq.m.	5	n/a	17	6.3ha of land available for development	
151	College Road Business Park, College Road North, Aston Clinton	Rural	5.8	10,900	70% industrial, 14% light industrial, 16% office	Kingspan Water and Energy Ltd	Manufacture of machinery and equipment n.e.c.	Generally decent quality of existing infrastructure	n/a	Mostly secured and undesignated vehicle parking, no HGV or cycle parking.	Public transport access to Aylesbury, Princes Risborough and London. Strategic access from A41.	3	99%	1%	1 partially vacant	1/2 star, mostly built 50's-70's	£10.85 in 2023 Q1. Steadily increase since 2013 Q1.	Yes, since January 2023	2	2.5km from Aston Clinton village centre	2	1.4km from residential area	Low-medium noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	5	None	1	n/a	13	retain	
152	Cane End Lane, Birtton, Aylesbury	Rural	0.8	2,200	100% industrial	Simon Taylor Furniture Ltd	Manufacture of furniture	Generally decent quality of existing infrastructure	n/a	Mostly designated and fully secured vehicle parking, no HGV parking and unknown cycle parking.	Public transport access to Aylesbury, Milton Keynes, Leighton Buzzard, Princes Risborough and London. Strategic access from A418.	3	100%	0%	0	3 star, 2008	£12.00 in 2023 Q1. Slow increase between 2013 Q1 and 2015 Q4. Steadily increase since 2015 Q4.	No	3	1.0km from Birtton village centre	3	200m from residential area	Low noise pollution	Low-medium air pollution	Little vehicle traffic. No HGV traffic.	5	none	1	n/a	15	retain	
153	AGT 5	Central Buckinghamshire	6ha of employment land across 199ha allocation	n/a	Existing use - retail + available land for commercial uses advertised currently	Lucas Furniture	Retail of furniture	Generally good quality of existing infrastructure	Under construction	Unsecured, designated vehicle parking and opportunity for HGV parking.	Public transport access to Aylesbury, London and Princes Risborough. Strategic access from A41.	4	n/a	n/a	n/a	n/a	n/a	Land is currently being advertised for development	n/a	3.5km from Aylesbury town centre	4	Adjacent to residential uses	Low noise pollution	Medium-high air pollution	Vehicle and HGV traffic.	2	Outline application (03/02386/ADP) for Berryfields allocated development site includes 9.0ha of employment floorspace.	5	n/a	15 - Market attractiveness not included	9ha of allocated land for employment as part of a res-led allocation	
154	Dropshort Farm, College Road, Aston Clinton	Rural	6.4	6,800	100% industrial	Graphic UK Ltd (known as 'Tring Signs')	Office administrative, office support and other business support activities	Unknown.	Infrastructure works at Aston Clinton Household Recycling Centre car park as of May 2020. Part of the site appears under construction as of July 2022.	Designated and secured vehicle parking. Unknown HGV and cycle parking.	Public transport access to Aylesbury, Princes Risborough and London. Strategic access from A41.	4	3%	97%	4 fully vacant	3 stars, 2020's	£10.32 in 2023 Q1. Steadily increase since 2013 Q1.	Yes, since June 2021	2	1.3km from Aston Clinton village centre	3	600m from residential area	Low noise pollution	High air pollution	Some vehicle traffic.	5	Available land for development that does not appear to be covered by any planning application in the past 5 years.	4	n/a	18	2.7ha of land available for development / Retain	
155	H E C M, Walton Street, Aylesbury	Central Buckinghamshire	3	7,000	100% office	Agria Pet Insurance Ltd	Insurance, reinsurance and pension funding, except compulsory social security	good quality of existing infrastructure	n/a	Secured, designated vehicle parking. No HGV parking and unknown cycle parking.	Public transport access to Oxford, Thame, Aylesbury, Princes Risborough and London. Strategic access from A41	4	100%	0%	0	3/4 star, 1982	£15.93 in 2023 Q1. Sharp increase between 2014 Q1 and 2016 Q2. Fluctuations but slowly increasing up to 2023 Q1.	No	4	200m from Aylesbury town centre	5	200m from residential area	Low noise pollution	Low air pollution	Some vehicle traffic. No HGV traffic.	5	none	1	n/a	19	retain	

156	Rectory House, Chiltern House and Browns	Rural	2	7,500	60% office, 40% industrial	Kenneth Gibbins (known as 'Pinefinders Old Pine Furniture Warehouse')	Office administrative, office support and other business support activities	Generally decent quality of existing infrastructure	n/a	Undesignated and unsecured vehicle parking no HGV or cycle parking	Public transport access to Aylesbury, Oxford, Thame, Kidderminster, Banbury, Birmingham and London. Strategic access from A418.	3	75%	15%	1 fully vacant 2 partially vacant	1/2 star, 60 80's	£14.11 per sqft in 2023 Q1. Decrease in rental prices between 2013 Q3 and 2014 Q3. Increase from 2014 Q3 to 2017 Q4. Slow but steady increase since 2018 Q1.	Yes	2	400m from Haddenham village centre	4	Adjacent to residential area	Low noise pollution	Medium air pollution	Some vehicle traffic. No HGV traffic.	2	none		1	n/a	12	retain		
157	Stocklake Industrial Area	Central Buckinghamshire	9.5	31,500	87% industrial, 13% light industrial	John O'Connor (Grounds Maintenance) Ltd	Services to buildings and landscape activities	Decent quality of existing infrastructure	n/a	mostly designated but unsecure parking, some HGV parking but no cycle parking visible	Public transport access to Aylesbury, Princes Risborough and London. Strategic access from A418 or A4157.	4	95%	5%	2 partially vacant	2/3 star, 70 80's	£10.84 per sqft in 2023 Q1. Steady increase since 2013 Q1.	Yes, since February 2023	4	1.0km to Aylesbury town centre	4	Adjacent to residential area	High noise pollution	High air pollution	Some vehicle and HGV traffic.	1	Application for the construction of three industrial units (B1c, B2, B8) at undeveloped land at the north of the site - 19/00433/APP approved in Oct 2019.			3	n/a	16	Retain	
158	Gatehouse Industrial Area	Central Buckinghamshire	43.3	124,500	78% industrial, 7% light industrial, 9% office, 7% retail, 0.4% sports and entertainment	General Environmental Services Ltd	Architectural and engineering activities; technical testing and analysis	good quality of existing infrastructure	n/a	mostly designated but unsecure parking, some HGV parking but no cycle parking visible	Public transport access to Bicester, Aylesbury, Princes Risborough and London. Strategic access from A41 and A4157.	4	83%	12%	1 fully vacant, 4 partially vacant	2/3 star, 60 90's	£11.29 per sqft in 2023 Q1. Steady increase since 2013 Q1.	Yes, since August 2017	4	>100m from Aldi, Tesco Extra and Sainsbury's	4	Adjacent to residential area	Low noise pollution	High air pollution	Heavy vehicle and HGV traffic likely.	1	none		1	n/a	14	retain		
159	Rabans Lane Industrial Area	Central Buckinghamshire	26.4	87,500	72% industrial, 13% office, 8% light industrial, 7% retail	Integral Memory PLC	Wholesale trade, except of motor vehicles and motorcycles	good quality of existing infrastructure	n/a	mostly designated but unsecure parking, some HGV parking but no cycle parking visible	Public transport access to Aylesbury, Princes Risborough and London. Strategic access from A41.	4	98%	2%	11 partially vacant	2/3 star, 70 90's	£12.98 per sqft in 2023 Q1. Steady increase after consistently low rental values from 2013 Q1 to 2014 Q1.	Yes, since December 2021	4	>100m from Tesco Extra	4	Adjacent to residential area	Low noise pollution	High air pollution	Heavy vehicle and HGV traffic likely.	1	none		1	n/a	14	retain		
160	Walton Street Council Office	Central Buckinghamshire	0.8	3,600	100% office	Buckinghamshire Council	Public administration and defence (compulsory social security)	Decent quality of existing infrastructure	n/a	mostly designated but unsecure parking, no HGV parking or visible cycle parking	Public transport access to High Wycombe, Aylesbury, Birmingham, Oxford and London. Strategic access from A41, A418, A4156 and A4157.	4	100%	0%	0	2 stars, unknown build year	£16.12 per sqft in 2023 Q1. Fluctuations since 2013 Q1, peaking in 2017 Q4 at £14.96. Fluctuations and slight rise since 2017 Q4.	No	4	100m from Aylesbury town centre	5	300m from residential area	Low noise pollution	Low noise pollution	Some vehicle traffic. No HGV traffic.	5	none		1	n/a	19	retain		
161	Silverstone Park EZ	Enterprise Zones and Key Economic Activity Clusters	27.2	62,000	100% industrial	Silverstone Sports Engineering Hub Ltd, KW Special Projects Lunaz Applied Technologies, Core Equipment, PWR Europe, Danecca, DTO Motorsport, Delta Cosworth, Saietta Group, 333 Racingm Diva Group, Digital Manufacturing Centre, Lunaz, HiTech Grand	Advance Manufacturing, Architectural and engineering activities; technical testing and analysis	poor existing infrastructure	construction underway on Southern section of the site	undesigned and unsecured parking, lots of HGV parking, no cycle parking	Public transport access to Towcester and Northampton. Strategic access from A43.	2	77%	23%	4 fully vacant, 4 partially vacant	3/4 star, 2010-2020's	£9.21 per sqft in 2023 Q1. Steady increase since 2013 Q1.	Yes	3	2.0km from Silverstone village centre	1	1.2km from residential area	High noise pollution	High air pollution	Some vehicle and HGV traffic.	5	Maybe EZ to be expanded or new employment site to be designated in line with the outline consent boundary			5	Maybe EZ to be expanded or new employment site to be designated in line with the outline consent boundary	16	Retain	
162	Westcott Venture Park EZ	Enterprise Zones and Key Economic Activity Clusters	35.4	18,100	98% industrial, 2% office	The Healthy Living Centre Community Interest Co Ltd	Social work activities without accommodation	fairly poor existing infrastructure	n/a	undesigned and unsecured parking, minimal HGV parking, no cycle parking	Public transport access to Aylesbury, Bicester, Princes Risborough and London. Strategic access from A41.	4	n/a	n/a	n/a	3/4 star, 2010-2020's	£9.47 per sqft in 2023 Q1. Steady increase since 2013 Q1.	Yes, for plots and office space since November 2022	n/a	3.5km from Waddesdon village centre	1	800m from residential uses	Low noise pollution	Medium-high air pollution	Some vehicle traffic. Little HGV traffic.	5	Totalling 13.5ha of land available for development alongside a consent for 25,700 sqft of warehousing space and proposals for 7,500 sqft of industrial units.			5	n/a	15 - Market attractiveness not included	13.5ha of land available for development in EZ and an additional 25,700 sqft /c2,400 sqm proposed development (no planning application)	
163 & 164	Arla/Woodlands EZ	Central Buckinghamshire	109.3	23,800	100% industrial	Arla	Manufacture of food and drink	Decent quality of existing infrastructure at north-east of site	Site is an enterprise zone currently under development	Designated and vehicle parking. Unknown HGV and cycle parking.	Public transport access to Aylesbury, Princes Risborough and London. Strategic access from A41.	4	83%	17%	1 fully vacant	Mostly 4 star, 2019-2022	£9.97/sqft 2023 Q2. Steady rise, sharp rise in 2022.	Yes	4	1.3km from Aston Clinton village centre	3	600m from residential area	Low noise pollution	High air pollution	Some vehicle traffic.	5	Potential for expansion and intensification			5	n/a	21	Potential for expansion and intensification	