

RELOCATION STRATEGY- 21-57 Willow Way (Site A: comprises three separate landownerships as detailed in the table below)

Address	Current Use	Occupation	Landowner/ Occupiers Intention	Relocation Strategy	Phasing
21- 25 Willow Way Delta Motors	Vehicle repair use (Use Class B2)	Delta Motors lease 21-25 Willow Way under a short-term Licence Agreement for the purpose of undertaking auto repairs. (Note: <i>Delta Motors is not the MOT test centre located on an adjacent site</i>). It is understood that Delta Motors currently has one employee (the tenant).	The landowner does not consider the current occupation to be viable as a result of changing work pattern. The tenant wishes to relocate to a more suitable location in LB Lewisham to a space that is 'fit for purpose'. The landowner considers the that current building are not 'fit for purpose' due to the quality of the existing space and the inability to adapt to meet the market demands. As part of the proposed redevelopment, the landowner's aspiration is to retain an employment unit. The requirement is for a unit that is a similar size to the existing floorspace (approximately 1300 sqft). However, the landowner considers that the improved specification that would be provided as part of the redevelopment will ensure that the space will be suitable for a range of potential occupiers and will therefore be viable in the longer term.	The tenant holds a short-term licence and wishes to relocate to a more suitable location in LB Lewisham to a space that is 'fit for purpose'.	N/A
27-49 Willow Way Hallmark Catering Equipment Hire	Catering equipment storage and hire (Use Class B8 (warehousing))	Hallmark Functions Ltd lease 27-40 Willow Way. The licence to occupy expires on 31st March 2024. Hallmark offer catering equipment for Hire and the equipment is stored on site.	The landowner does not consider there to be any viable prospects of occupation post 31 st March 2024. The tenant wishes to relocate to a more suitable location in LB Lewisham to a space that is 'fit for purpose' due to the quality of the existing space and the inability to adapt to meet the market demands. It is understood that the tenant does not wish to renew the lease for two reasons outlined as follows: <ul style="list-style-type: none"> Willow Way is not suitable for HGV vehicles and require regular lorries deliveries /pickups in order to fully function; <i>and</i> the eaves / ceiling height within the building at 27-49 are too low and cannot accommodate an internal forklift. 	It is understood that the leaseholder intends to relocate at the end of the licence period. The contract has been structured with leaseholder to allow for flexibility post 31 st March 2024 to allow time to relocate to suitable premises.	N/A
51-57 Willow Way Beeline Services	Drinks / beverage machine repairs and manufacturing (Use Class E(g)(iii), formerly B1c)	Beeline Services are the Owner/ Occupier of 51-57 Willow Way. Beeline Services is used for the repair of water dispensers/coffee machines. They also supply and dispute water bottles and coffee machines.	It is understood that the owner/occupier wishes to relocate their operations for the following reasons: <ul style="list-style-type: none"> the business relies on good communications and transport links and Willow Way is not 	The contract has been structured with the Owner/Occupier to allow for flexibility to relocate to suitable premises.	N/A

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			<p>considered a suitable location to access key transport corridors.</p> <ul style="list-style-type: none">• The business distributes to London and the wider Southeast and they wish to relocate outside of London to increase accessibly to the market.• The business is growing, and the current facilities are no longer ‘fit for purpose’ and this is the fundamental reason they wish to sell the site for redevelopment.		
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