

APPENDIX M

Descriptions and sizes produced by the district valuers.

Commercial business rates

21/ 25 Willow Way

Vehicle repair workshop floor areas

Description	Area m ² /unit	£ per m ² /unit	Value 
Ground floor workshop	79.7	£73.13	£5,828
Mezzanine floor internal storage	15.82	£36.57	£579
Ground floor area under supported floor	15.82	£51.19	£810
Total	111.34		£7,217

Valuation

Total value	£7,217
Rateable value (rounded down)	£7,200

This is the commercial space and does not include any residential space.

27/49 Willow Way

Factory floor areas

Description	Area m ² /unit	£ per m ² /unit	Value ?
Ground floor warehouse	290.45	£67.50	£19,605
Ground floor office	216.94	£76.95	£16,694
First floor internal storage	169.77	£43.88	£7,450
First floor internal storage	46.69	£43.88	£2,049
Ground floor external storage	20.89	£50.63	£1,058
First floor office	35.25	£76.95	£2,712
Total	779.99		£49,568

Additional details

Description	Area m ² /unit	£ per m ² /unit	Value ?
Garage	35.3	£70.00	£2,471
Portable building	14.4	£85.00	£1,224
Total			£3,695

51/57 Willow Way

Workshop floor areas

Description	Area m ² /unit	£ per m ² /unit	Value ?
Ground floor warehouse	106.96	£75.00	£8,022
Ground floor office	28.95	£90.00	£2,606
First floor mess/staff room	27.14	£82.50	£2,239
Total	163.05		£12,867

Valuation

Total value	£12,867
Rateable value (rounded down)	£12,750