



Nearing completion - Mercury Phase One in Bilton Way Enfield. Just one of several new developments taking place in the Lee Valley.

Strong industrial market continues

The industrial property market within Enfield, Haringey and Waltham Forest continues to perform well after steady growth over the last 3 years.

A recent research study prepared by Bowyer Bryce on behalf of The Upper Lee Valley Partnership and the London Borough's of Enfield and Haringey indicated that the "take up" of industrial and warehouse floor space within the area has averaged 1.16 million sq ft over each of the last 3 years. Part of this improvement is due to EU grant funding through Objective 2 status enjoyed by The Upper Lee Valley and comprising parts of these Boroughs and the London Borough of Waltham Forest.

Part of this continued growth is also due to the improvement in the economy generally over that period, but not all. Specific policy initiatives by the Local Authorities and EU funded infrastructure and estate improvements have helped generate and protect employment and promote the area in terms of industrialists needs. Examples of this can be found in the estate infrastructure improvements recently completed at the Eley Estate, Edmonton, Wharf Road in Enfield and

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Bob scoops top prize

Bob Cox and Stephen Cope from City based surveyors, Bailey Cox & Edwards, picked up first and second prizes in our 150 year Celebration Draw at our function for central London based surveyors held at The Guinea, Bruton Place, in October.

Bob snapped up first prize, a much coveted limited edition Bowyer Bryce desk clock with 150 year emblem!

Bob's partner, Stephen, collected second prize (two tickets for a Premiership football match) and Peter Hall from Jones Lang LaSalle took third prize (two tickets for England v Australia at Twickenham).

Although clearly overwhelmed and almost speechless (just for once!) Bob managed a few words of thanks and consolation to Stephen and Peter. Bob assures us that the clock now has pride of place in their reception.

We enjoy a good relationship with many central London based firms with whom we are involved as joint agents on development projects or where reciprocal support is required on a national, local or regional basis. We are also receiving an increasing number of



Bob Cox (left) collects first prize from Ian Harding.

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STRONG INDUSTRIAL MARKET CONTINUES

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Angel Road Works, again in Edmonton and where Bowyer Bryce represent the Estate Company.

Major road improvements have also played an important part and in particular the construction of the Leyton Relief Road in Waltham Forest, a new route linking Lea Bridge Road to the North with Eastway in the South, which will give much improved access to the City and East Anglia via the M11 Link Road. Further junction and other local road improvements within this part of Waltham Forest are set to regenerate that area further.

At the time of the research at the end of last year there was an estimated 325,000 sq ft (30,192 sq m) of speculative industrial development under construction in the Upper Lee Valley Area with other sites having potential to provide a further 2 million sq ft (185,800 sq m) within the next 5 to 6 years. Much of this new and potential industrial space has come about because of the general improvements within the area.

The majority of this development is within the London Borough of Enfield although with a growing potential in Waltham Forest.

One of these schemes, upon which

Bowyer Bryce have been advising, is Mercury (pictured front page), the new 75,000 sq ft (6,970 sq m) facility in Bilton Way for Cerplex Ltd, developed in conjunction with Easter Developments.

As has been the case for some years, the greatest potential demand is for smaller industrial units of up to 5,000 sq ft (465 sq m) although there is a lack of available stock to meet this demand.

Few developers however cater for this sector in their schemes although when a scheme of small units was built in Edmonton 2 or 3 years ago we were able to let and sell them very quickly.

Much of the industrial stock within North East London, and the Upper Lee Valley is no exception, was built prior to 1960, and much a lot earlier than that. As a result many estates, particularly in Haringey and Waltham Forest do suffer problems of congestion and inadequate car parking. Again however the respective Local Authorities and other agencies are addressing these issues with the aid of EU funding.

It is undoubtedly the case that facilities for Industry in the Upper Lee Valley have and will continue to benefit from Objective 2 status. It remains to be seen also what further inward investment may come about if the National Athletics Stadium is constructed at Picketts Lock in Edmonton.

High ren & conge force companies other options

Rents for prime central London offices have broken the £60 per sq ft barrier and are still rising. Confidence in the railway network is still low and as a result many commuters face the grim prospect of increasing traffic congestion coupled with rising parking charges and the prospect of a congestion charge.

Electron 3 – New offices in Leatherhead for Bowyer Bryce



RSA Island Centre

From Enfield's Industrial Heritage to 21st Century innovation



Built in the early 19th Century, the former Royal Ordnance factory, famous for the Lee Enfield rifle, will by 2002 have become Enfield Island Village comprising 1,300 homes and supporting a new community of about 3,000 residents.

At its heart is the RSA Island Centre comprising a health centre, community hall, convenience store and other shops and entertainment venues. In addition, and providing an echo of its industrial heritage, the Centre will provide a number of individual workspace units to support small businesses within a new vibrant community.

Workspace and office units, varying in size from 355 sq ft to 1,264 sq ft will be available on new leases and offer the opportunity for new and established businesses to locate within an attractive water side environment.

For further details and terms contact Ian Harding or Trevor Clayden at Bowyer Bryce on 020 8367 5511.

Part of RSA Island Centre

its stion to consider



Centennial Park Elstree. Buhler's new headquarters building

The knock on effect has been an increase in demand for offices in suburban locations including North London and South Hertfordshire.

These factors are also causing large and small businesses to consider a much broader range of criteria when looking at their priorities and strategies for relocation.

Bowyer Bryce have recently advised two major companies in relocating to

new offices.

Buhler Ltd, have just moved from Barnet into a new headquarters building of 948 sq m (10,200 sq ft) pre let from Slough Estates at Phase 700 Centennial Park, their new development at Elstree. Buhler Ltd is the principal subsidiary of Buhler AG, a major Swiss multi national company which supplies advanced capital plant and engineering support services world wide into key market sectors including the milling industry, chocolate production, inks, paints and die casting. This year they celebrate their 75th anniversary and we wish them continued success in their new home.

Bower Group plc have also just moved into new offices at the Bilton Centre in Leatherhead. They specialise in building services and facilities management and last year became part of the Mowlem Group. Again we wish them continued success.

er Group plc



Celebrating 150 years in Enfield

Dennis and Edna Bowyer were special guests at our reception held at West Lodge Hotel last September to celebrate our 150th anniversary.

In our celebration prize draw David Wright of Garment Care won first prize, being a trip in a 150 mph helicopter over the sights of London. David tells us he's waiting for a fine Spring day!

Second and third prizes went to Philip Hunt of Charles Hunt Holdings and Mike Whitehouse of



Photocall Display. Between them they won £150 worth of theatre vouchers.

Paul Goodman of Southern Funding won fourth prize, a flight for two with British Airways, on the Millennium Wheel, 150 ft (well almost!) above the Thames.

It was a great night and we thank everyone who came along to support the occasion. Thanks also to the staff at West Lodge park Hotel for their excellent hospitality.

Public sector consultancy

Under the direction of professional partner Ray Arrowsmith, Bowyer Bryce are establishing a Public Sector Consultancy department, to assist Local and other Public Authorities.

Ray has recently undertaken a number of projects in this area and believes that the private sector has much to offer in terms of market knowledge and expertise. A sample of the type of projects in which we have been involved are:

- *Industrial Demand Studies for the Upper Lee Valley Partnership and the London Boroughs of Enfield and Haringey.*
- *Disposal of property assets for the London Borough of Haringey*
- *Best Value reports for the London Borough of Enfield.*
- *Advice to businesses through Tottenham Industrial Estates (TIE) Project.*
- *Establishing Estate Company at Angel Road Works to facilitate infrastructure improvements.*

For further information on this initiative contact Ray Arrowsmith on 020 8367 5511.

BOB SCOOPS TOP PRIZE

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instructions from firms appointed as consultants by institutions who are contracting out all property related matters.

We are grateful to all those who came along to celebrate and support the occasion. We hope you enjoyed the evening as much we did.

Our thanks also to The Guinea for their great hospitality.

Chicken Shed Theatre Company



Bowyer Bryce were delighted to take a table at The North London Chamber of Commerce corporate Cabaret night at Chicken Shed Theatre Company on 22 March, for a unique entertainment and networking opportunity.

Local business support for Chicken Shed's work is growing daily, as more companies recognise the bottom-line business benefits inherent in its sponsorship packages. These can include corporate hospitality, advertising and promotion opportunities with a theatre company that sees audiences of over



Sign language is an important element of Chicken Shed's performances.

19,000 through its doors every year, and mails out to a database of over 15,000 twice a year.

Chicken Shed's business support is also growing nationally, with more and more national and multi-national companies choosing to explore project opportunities on behalf of their staff and customers.

Chicken Shed is the UK's only professional theatre company to work in a fully inclusive way.

Chicken Shed includes everyone, and everyone MEANS everyone ... INCLUDING those young people who have been labelled as "different" and excluded from mainstream schooling or after-school activities. Its performances, by its professional theatre company, joined by over 750 students ranging from 5 years upwards, bring audiences to their feet – as Bob Hoskins puts it – "roaring with appreciation, joy and gratitude."

Much of Chicken Shed's musical and dramatic work is original, the product of

its in-house treasure-house of exciting young talent, under the guidance of its Artistic Director Mary Ward, MBE and Jo Collins, the Director of Music, who founded the company 27 years ago. There are over 2,500 young people on its waiting list, and its outreach projects across London take the joy of inclusive theatre to over 500 more youngsters.

Traditionally cynical journalists have reviewed the company's performances in rare terms. " ... Perhaps once in a lifetime, we might see a piece of theatre so unusual, so astonishing, so profoundly moving, that we come away feeling somehow different from having watched it," says THE MAIL ON SUNDAY.

Chicken Shed's theatre is based at Southgate in north London. It also takes performances into the West End, to reach new audiences ... phone to get on its free mailing list, and then book early!

If you would like to explore corporate sponsorship ideas, give its Head of Development, Suzi Clark, a call on 020 8 351 6161 ext 210. From as little as £100, your company name can be linked with one of the most exciting theatre company's in Britain.

For details of other forthcoming events and performances check out their web site at www.chickenshed.org.uk
What are you waiting for?

Enfield Chamber of Commerce

Enfield Chamber of Commerce is part of the North London Chamber of Commerce, which extends across the Boroughs of Enfield, Haringey and Barnet. The Chamber is an independent membership organisation, which brings together a diverse business community, from start up to blue chip. It provides a single platform from which many business needs can be addressed and offers its members the opportunity to participate in business to business events.

Examples include:

Sales and Marketing – Through many different networking events and by accessing the Chamber's media facilities, which enables members to promote their services and products.

Representation/Lobbying – Ensuring local business needs are heard and issues raised at local, London and national level.

Information – Helping members keep up to date with issues and new legislation

that may impact directly on their business such as employment law, health and safety regulations, etc.

Gateway – As the first point of contact, the Chamber can signpost its members to partner organisations or other members who are able to provide quality solutions, covering a whole range of needs such as access to finance, training, premises, recruitment, etc.

The Chamber can really make a difference.

For example, the Angel Road Works Estate in Edmonton was in a poor state of repair. Issues such as collapsing sewers, potholes, no signage and parking problems were potentially threatening the estate's businesses. The Chamber bought together its partners and members, including the London Borough of Enfield and Bowyer Bryce and, through these organisations, an affordable repair package was put together.

A programme of works was put in place to regenerate the estate and this culminated in the opening of a new road last year. The Angel Road businesses have now formed an estate management

company to oversee and manage the programme.

This is just one example of what the Chamber can achieve. If you would like further details of how the Chamber can add value to your business and work for you, please contact Huw Jones on 020 8443 4464 or, alternatively, visit their website on www.nlcc.co.uk



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