

# Property Matters



Vail  
Williams

*With Vail Williams*

---

*Seminar Chair*



**Suzanne Holloway**  
Partner, Planning lead  
for Gatwick region



Manor Royal Matters  
6<sup>th</sup> November 2024  
Property Matters





# Your Speakers ...



**Mikael Goldsmith**



**Suzanne Holloway**



**Steve Berrett**



**Jake Collins**

# About Vail Williams



**35 YEARS**

Working across the  
Southeast and Midlands



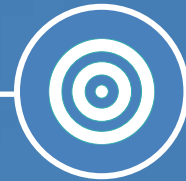
**180**

Dedicated staff  
members



**6 | 12**

6 regions, 12 offices,  
local knowledge

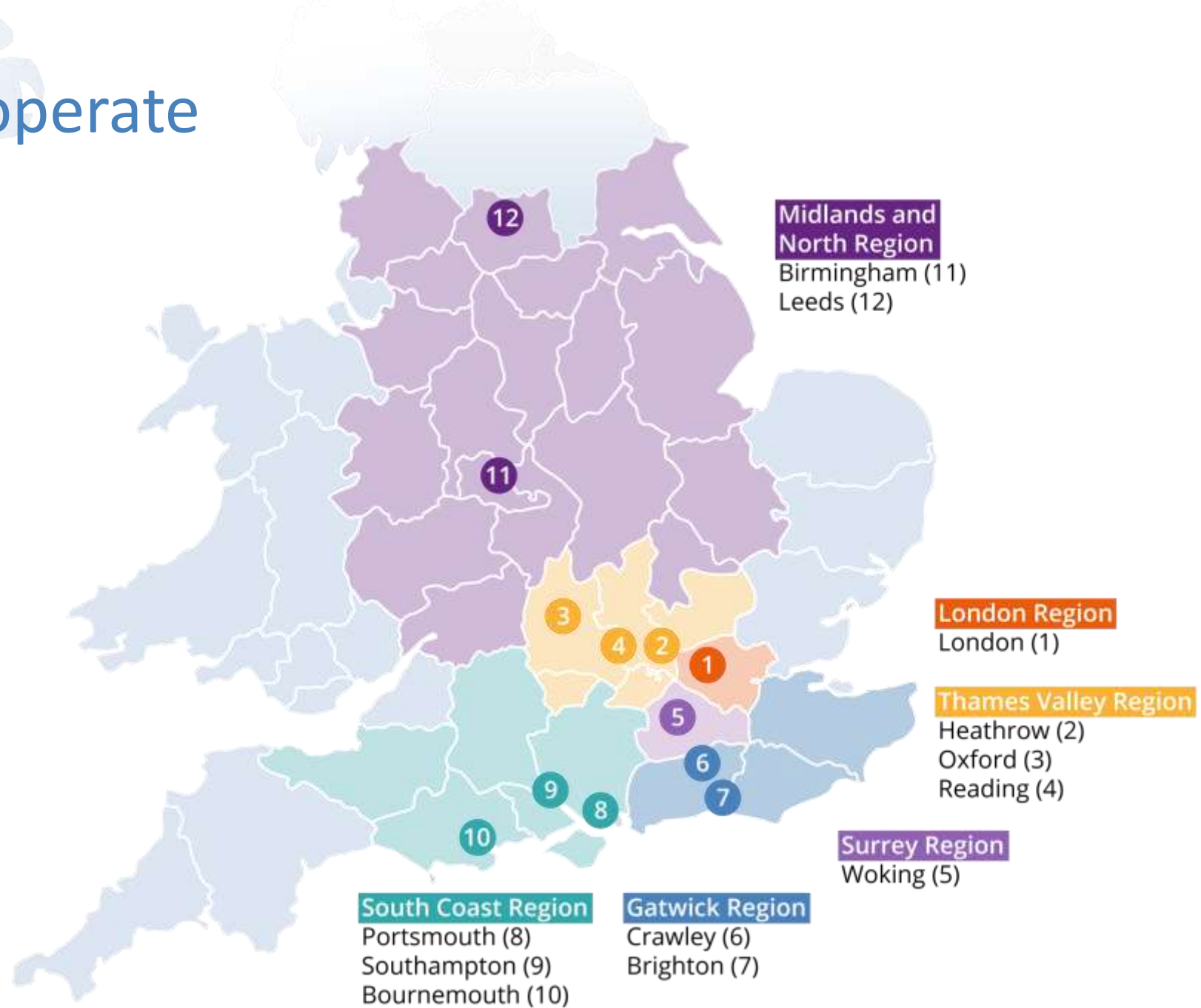


**IIP GOLD**

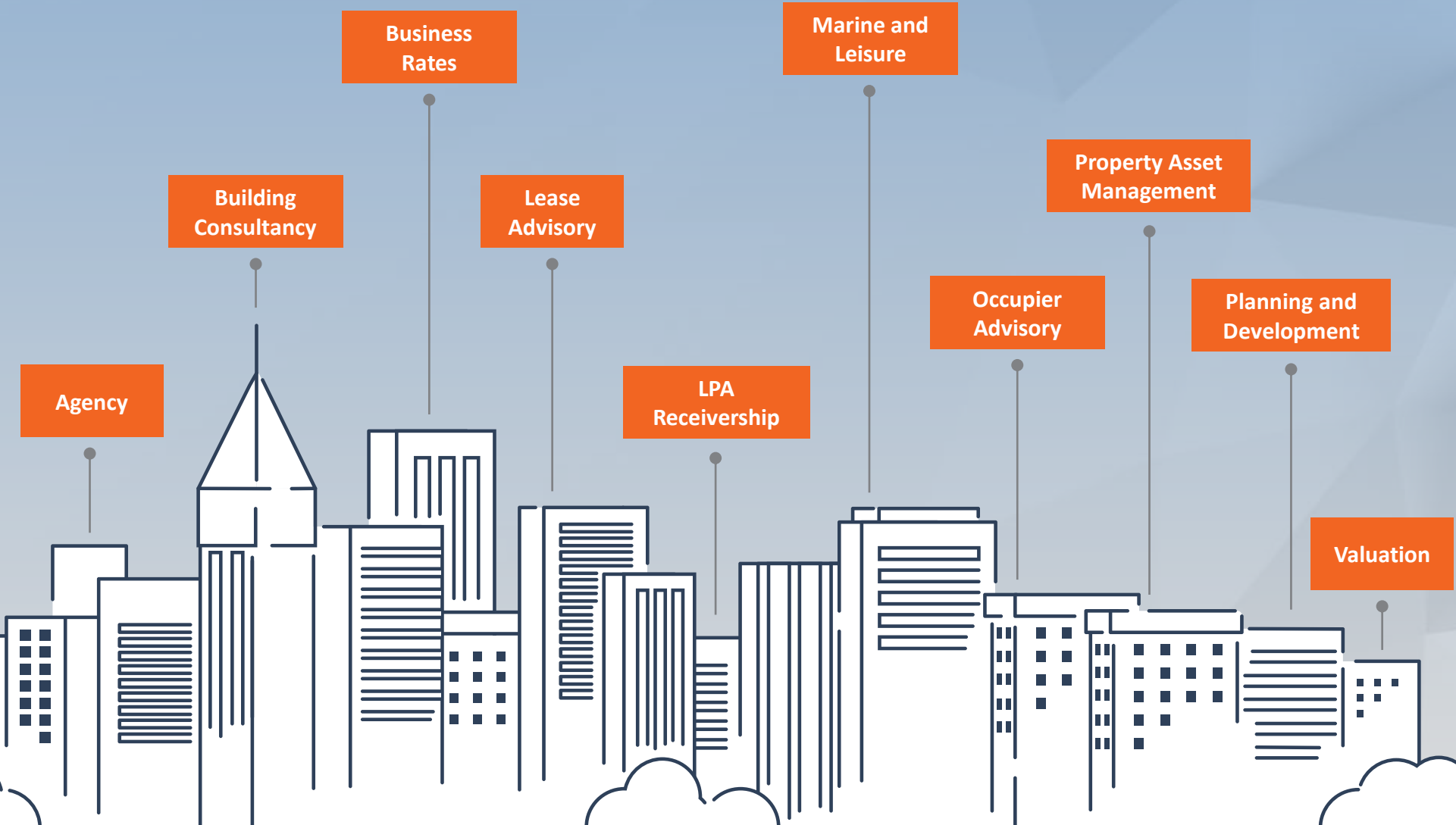
Investors in People



# Where we operate



# Service lines



10

DISCIPLINES  
TO CREATE THE  
FULL PROPERTY  
LIFECYCLE

# What are the general property trends?



**Nationally**



**Regionally**

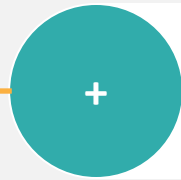


**Locally**

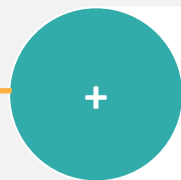




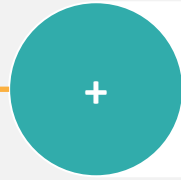
# How is Manor Royal changing?



AMENITY SPACE / GREEN SPACE



RETAIL AND SUPPORT FACILITIES



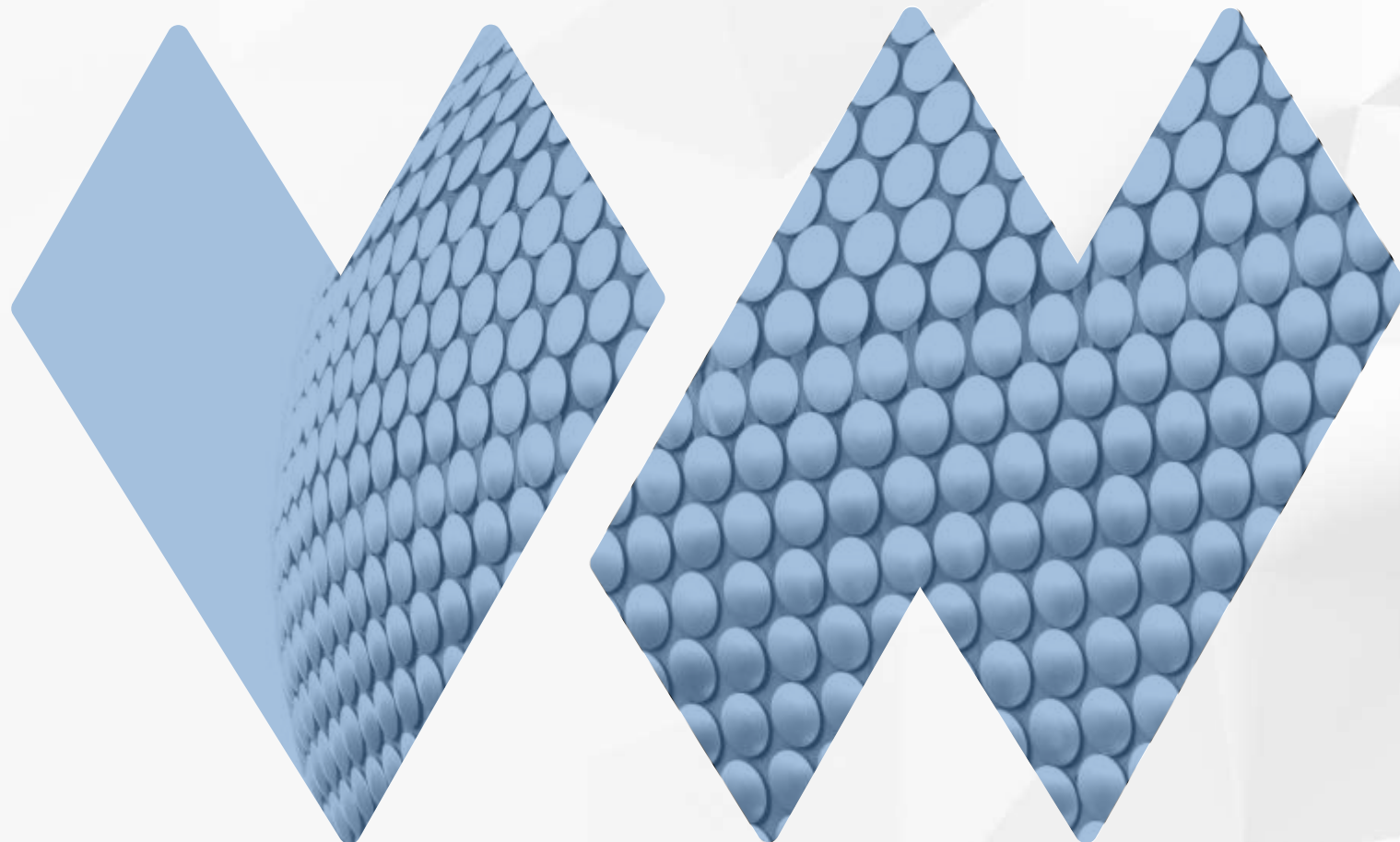
OFFICE VS WAREHOUSE SPACE





# Is it the end of offices in Manor Royal?







How is Manor Royal performing?



# What major sites or developments are upcoming?



Panattoni Park, Fleming  
Way  
Under Construction  
200,000 sq ft



Urban, Crompton Way,  
Crawley  
2/3 units let  
63,000 sq ft



Northwood, Gatwick  
Road  
28 EV car charging points  
5,500 sq ft retail &  
restaurant



Jersey Farm, County Oak  
Way  
Planning /design stage  
48 acres / 560,000 sq ft



# Challenges

---

- Where are the gaps?
- What are occupiers looking for?
- Future Challenges

Starter Units

Freehold owner  
occupier  
accommodation

Land supply

Open storage

Amenity &  
Support  
Facilities

Planning  
framework  
(including water  
neutrality, time  
etc..)



# Summary and Key Points

Shortage of small  
to medium  
warehouse Units

Land supply

Flight to quality

Collaborative  
community

Early engagement  
and advice

Working  
collectively to  
support Manor  
Royal BID as one  
voice





Thank you for listening and any questions?

