LOCAL EMPLOYMENT SUPPLY TABLE AND AVAILABILITY TABLE

Sources: Bishop's Stortford — East Herts District-Wide Employment Land Review (May 2026), allocated Employment Areas / and Coke Gearings own measurments and amendments.

A. BISHOP'S STORTFORD

Estate / Employment Area	Site Area (ha)	Occupiable (sq ft)	Occupiable (sq m)	Age of Construction / Notes	Availability (sq ft)	Availability (sq m)	Occupancy Level	Occupancy Level %
Raynham Road / Dunmow Road Industrial Estate (incl. Stortford Hall, The Links, Raynham Close, Myson Way)	12.92	553,000	51,375	Largest EA in Bishop's Stortford. ~80 units, large and small formats. Use Classes E(g), B2, B8, Sui Generis.	87,000	8,083	Reasonable — recently increased Class B2/B8 vacancy. Units at Raynham Road IE (~2,600–12,500 sq ft) and Stortford Hall IE (~59,500 sq ft) vacant. Total ~87,000 sq ft	84%
Haslemere Estate	1.53	85,800	7,971	14 industrial warehouse units across three terracced buildings. Units ~3,000–9,500 sq ft. Primarily Class B2/B8. 1980s stock.	6,705	623	Good — one unit currently vacant and marketed to let.	92%
Twyford Road (Twyford Business Centre + Twyford Road Industrial Estate)	3.5	154,000	14,307	Two interconnected estates. ~55 units across Class E, B2, B8. Newer Twyford Business Centre (south) and older Twyford Road IE. From 1950s to say mid 1990s	5,826	541	Good — minimal vacancy, three smaller units currently marketed as vacant.	96%
Stansted Road (Stort Valley IE + Birchanger IE)	2.36	143,000	13,285	Two adjacent estates. 25+ units.Stort Valley (late 1980s) and Birchanger (mixed mainly older 19,50's but range to 1990s) — smaller industrial/warehouse.	3,106	289	Good — one industrial unit vacant at Stort Valley IE.	98%
Woodside (incl. Peek Business Centre)	5.25	235,000	21,832	Large, high-quality estate adjacent to M11 Junction 8. ~58 units. Sizeable B2/B8 units and smaller Class E terraced units (Peek Business Centre).	18,800	1,747	Good — minimal vacancy, one small unit at Peek Business Centre and a single unit on Woodside IE currently under full refurbishment currently available to let.	92%
Millside Industrial Estate	0.23	9,300	864	Very small, central Bishop's Stortford EA. 10 small Class E units. Circa 1960s.	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Southmill Trading Estate	0.69	18,800	1,747	15 terraced units (1980s). Light industrial and service businesses — financial, electrical, energy, heating industries. Also Class E retail and fitness studio. Open-air yard (Cadent Gas) fronting Southmill Road.	2,400	223	Good — all but one unit occupied. One unit currently vacant and marketed.	87%
Thorley Fields Business Park Spark / St James Way	3.7	189,500	17,605	New business/industrial estate (completed 2024/25) at southern edge of Bishop's Stortford. Part of BISH5 South Masterplan. ~12 new industrial units. Occupiers incl. Delta Group, MCP Engineering Plastics, TPS Trade.	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Bishop's Stortford total	**30.18**	**1,388,400**	**128,987**		**123,837**	**11,505**		**91.08%**

B. BUNTINGFORD

Estate / Employment Area	Site Area (ha)	Occupiable (sq ft)	Occupiable (sq m)	Age of Construction / Notes	Availability (sq ft)	Availability (sq m)	Occupancy Level	Occupancy Level %
Park Farm Industrial Estate	1.5	60,400	5,611	Relatively small EA in north of Buntingford. 40+ units across Class E, B2, B8. Newer units at east (IT businesses); older units at rear (industrial/storage). ~1.1 ha of allocated land recently lost to residential development. Reasonable quality overall.	0	0	Excellent — no vacancy, all units occupied and in use.	100%

Buntingford Business Park	1.98	78,700	7,311	Only site in Buntingford offering larger-scale industrial units (up to ~37,000 sq ft). Modern, good quality. Planning application for 4 new units (~20,000 sq ft total, Class E(g)/B2/B8) submitted early 2026 — awaiting decision. Much of the allocation is not being utilised for commercial use.	0	0	Excellent on built stock — no vacancy on existing units, all occupied and in use. Significant vacant land parcels (3.86 ha) available for development.	100%
Watermill Industrial Estate	3.24	115,775	10,756	Established EA in south-west of Buntingford. 25+ new units recently delivered (north of site), revitalising the estate. Recent units range 200–1,500 sq ft (studio/small business). Older southern units of lower quality. Outline permission granted for 6 further industrial units (3/24/2256/OUT). Access via narrow Aspenden Road constrains larger B8 uses.	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Buntingford total	**6.72**	**254,875**	**23,679**		**0**	**0**		**100%**

C. HERTFORD

Estate / Employment Area	Site Area (ha)	Occupiable (sq ft)	Occupiable (sq m)	Age of Construction / Notes	Availability (sq ft)	Availability (sq m)	Occupancy Level	Occupancy Level %
Caxton Hill (incl. Hertford Logistics Hub)	6.25	354,000	32,888	2023 redevelopment — 16 new high-quality units forming Hertford Logistics Hub. Also including older stock on the site to the north east smaller untis.	47,272	4,392	Good occupancy level and take up is exceeding expectation, available units are the newly constructed Hertford Logistic Hub - 6 units available	87%
Foxholes Business Park	5.5	214,000	19,881	Mixed — industrial, distribution warehouses, car dealership. Along A414 London Road - measurements of only the IE element with offices excluded	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Hartham Lane	2	110,990	10,311	Employment is split across two sites, McMullens Brewery to the east, historic buildings and an area to the west circa 20 small business untis.	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Mead Lane	14.5	660,330	61,347	Mixed — industrial, distribution warehouses, manufacturing, trade counter. Mead Lane single access site. Many estates contained within the estate range from 50s - 00s construction. Approx 3.7 ha lost to residential development.	12,798	1,189	Excellent - only 3 units available between 2,490 and 5,200 sq ft smaller units	98%
Mimram Road	1.99	91,685	8,518	Range of Class E/B2/B8 businesses; primarily automotive sector occupiers	11,002	1,022	Currently above average vacancy, due to new business rate increases pushing business rate threshold.	88%
Warehams Lane	1.16	27,200	2,527	Industrial and business uses along Warehams Lane; low building density a lot of yard / open storage areas. To note new Aldi supermarket to east (loss of employment).	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Windsor Industrial Estate	0.46	28,050	2,606	Six medium-sized traditional employment units fronting Ware Road	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Hertford subtotal	**31.86**	**1,486,255**	**138,078**		**71,072**	**6,603**		**95.22%**

D. WARE

Estate / Employment Area	Site Area (ha)	Occupiable (sq ft)	Occupiable (sq m)	Age of Construction / Notes	Availability (sq ft)	Availability (sq m)	Occupancy Level	Occupancy Level %
Broadmeads	0.66	35,685	3,315	Single occupied site consisting of a mainly office property to the east with ground floor production and a warehouse to the west.	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Crane Mead	0.65	42,100	3,911	Heavily residential developed site, existing small 1950s facility and a multi units scheme to the east circa late 90s or 00s built. Offices excluded from measurments.	3,000	279	Excellent - most units fully occupied only 2 x 1,500 sq ft units available and currently under refurbishment	93%
Ermine Point / Gentlemen's Field	1.08	53,440	4,965	Mixed — 12 industrial warehouse units, two small office buildings and open-air yard - well located and very busy estate.	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Marsh Lane (inc. Peerglow Business Centre)	6.61	330,065	30,664	Long-standing estate; predominantly storage, distribution and industrial uses, low site density on the northern plots with additional yard areas	2,900	269.42	Excellent — only 1 x small unit available in Peerglow Business Centre.	99%
Park Road / Harris's Lane (GSK Ware)	18.87	806,850	74,959	Large campus-style site. Single occupier — GlaxoSmithKline (GSK)	0	0	Excellent — no vacancy, all units occupied by a single user.	100%
Star Street (Dockyard Business Centre)	0.47	15,970	1,484	Four small, older industrial units beside the River Lea	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Ware subtotal	**28.34**	**1,284,110**	**119,298**		**5,900**	**548**		**99.54%**

E. VILLAGES

Estate / Employment Area	Site Area (ha)	Occupiable (sq ft)	Occupiable (sq m)	Age of Construction / Notes	Availability (sq ft)	Availability (sq m)	Occupancy Level	Occupancy Level %
Silkmead Industrial Estate, Hare Street	2.09	67,158	6,239	Most rural EA in the district. ~3 miles from Buntingford. Collection of 30 + properties and yards poor quality industrial buildings	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Oakley Horseboxes, High Cross	1.81	43,130	4,007	Single occupier — Oakley Horseboxes (est. 1947). Luxury coach and horsebox manufacturer	0	0	Excellent — no vacancy, all units occupied by a single user.	100%
Langley House, Standon	0.65	32,620	3,031	Single, relatively large industrial warehouse unit — safety/training equipment manufacture	0	0	Excellent — no vacancy, all units occupied by a single user.	100%
Standon Business Park, Standon	0.94	46,640	4,333	Three premises sub-divided into ~20 small industrial units	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Leeside Works, Stanstead Abbotts	0.26	13,000	1,208	Six small single-storey industrial units + two-storey office building at front (office excluded from measurements)	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Riverside Works, Stanstead St Margarets	0.58	28,050	2,606	~6 industrial/business units; not uniform in size or quality	0	0	Excellent — no vacancy, all units occupied and in use.	100%

The Maltings, Stanstead Abbotts (excluding the offices above but including ground floor area)	1.51	54,130	5,029	Over 160 office and light industrial spaces; ~140 businesses across Class E. We have excluded the Office.	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Warrenwood Industrial Estate, Stapleford	1.85	54,780	5,089	Managed by East Herts DC. 10–15 local industrial businesses across 6 plots / ~15 units. Green Belt location	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Thundridge Business Park, Thundridge	0.85	39,405	3,661	Well-contained, popular site. Consistent with other village EAs in size and quality	0	0	Excellent — no vacancy, all units occupied and in use.	100%
Villages subtotal	**10.54**	**378,913**	**35,202**		**0**	**0**		**100%**
District total	**107.64**	**4,792,553**	**445,243**		**200,809**	**18,656**		**95.81%**