

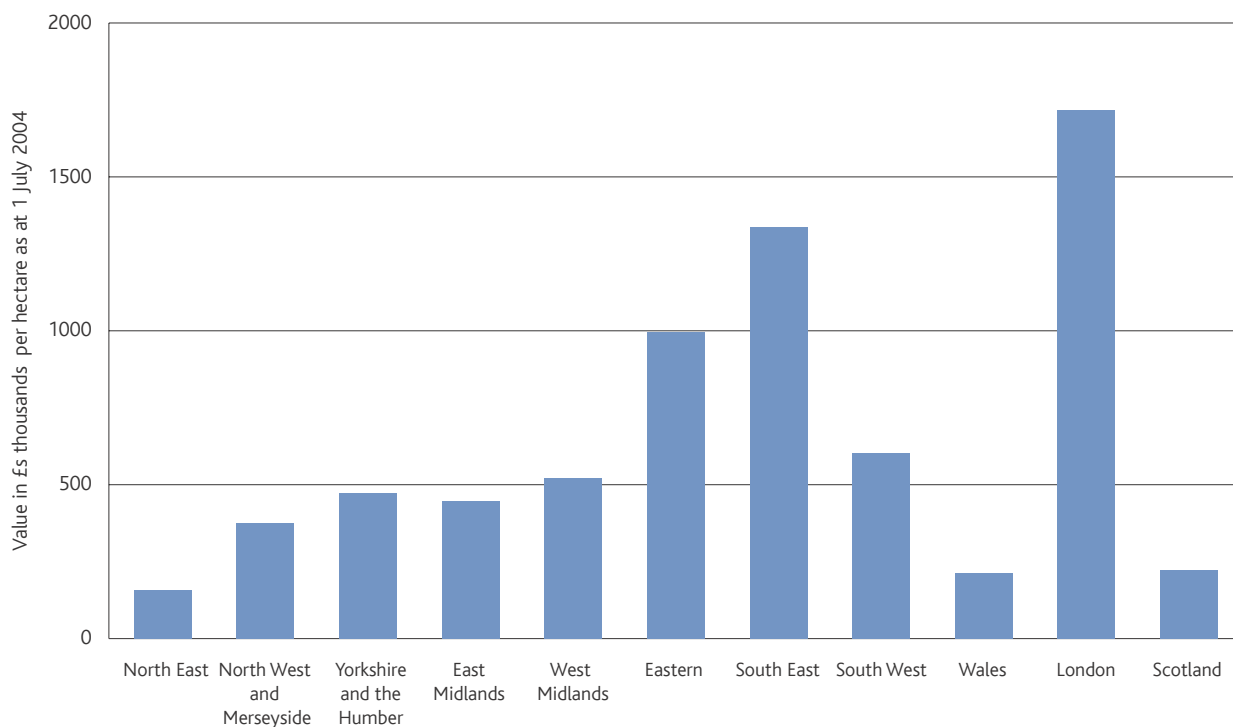
Industrial land



Industrial and warehouse land values as at 1 July 2004

The table below shows the range of typical values reported by District Valuers together with the typical value for each region. These values should be regarded as illustrative rather than definitive.

Typical values by region, industrial and warehouse land



Range of values reported at 1 July 2004

Region	From £s per ha	To £s per ha	Typical £s per ha
North East	80,000	200,000	158,000
North West and Merseyside	150,000	800,000	375,000
Yorkshire and the Humber	200,000	650,000	472,000
East Midlands	250,000	700,000	446,000
West Midlands	250,000	1,000,000	522,000
Eastern	370,000	2,500,000	997,000
South East	225,000	3,250,000	1,336,000
South West	200,000	1,235,000	604,000
Wales	100,000	440,000	212,000
England & Wales (excluding London)	80,000	3,250,000	623,000
London	650,000	3,600,000	1,717,000
Scotland	110,000	500,000	223,000

Range of values reported at 1 July 2004

Region	From £s per ha	To £s per ha	Typical £s per ha
North East			
North Tyneside (Newcastle)	175,000	200,000	185,000
Northumberland (Cramlington)	80,000	175,000	125,000
Sunderland	120,000	200,000	170,000
Middlesbrough	100,000	200,000	160,000
Durham	125,000	175,000	150,000
North West			
Bolton and Bury	300,000	600,000	450,000
Manchester	350,000	550,000	500,000
Rochdale/Oldham	250,000	450,000	350,000
Salford/Trafford	450,000	800,000	700,000
Stockport	300,000	600,000	450,000
Wigan	250,000	400,000	325,000
Blackburn/Burnley	195,000	290,000	252,000
Lancaster	195,000	300,000	250,000
Central Lancs (Preston)	320,000	370,000	345,000
Birkenhead (new location)	200,000	250,000	220,000
Crewe & Nantwich	315,000	390,000	350,000
Macclesfield	275,000	495,000	330,000
Warrington	250,000	550,000	425,000
Carlisle/M6 Corridor	200,000	270,000	250,000
Kendal	500,000	650,000	575,000
Merseyside			
Liverpool	150,000	300,000	225,000
Yorkshire and the Humber			
Harrogate	400,000	650,000	600,000
York	350,000	475,000	425,000
Bradford	250,000	650,000	500,000
Huddersfield	325,000	475,000	425,000
South Leeds	400,000	650,000	600,000
Doncaster	200,000	450,000	380,000
Grimsby	200,000	400,000	310,000
Hull	300,000	590,000	500,000
Sheffield	200,000	450,000	380,000
Wakefield (new location)	400,000	625,000	600,000

Range of values reported at 1 July 2004

Region	From £s per ha	To £s per ha	Typical £s per ha
East Midland			
Lincoln	275,000	325,000	300,000
Mansfield	250,000	325,000	275,000
Nottingham	475,000	625,000	525,000
Derby	375,000	525,000	425,000
Leicester	370,000	660,000	650,000
Northampton	450,000	700,000	500,000
West Midland			
Birmingham	400,000	1,000,000	750,000
Coventry	310,000	740,000	618,000
Sandwell	309,000	494,000	433,000
Wolverhampton	325,000	550,000	425,000
Tamworth	350,000	550,000	485,000
Telford	280,000	400,000	370,000
Stoke/Stafford	250,000	650,000	320,000
Leamington Spa	570,000	750,000	675,000
Redditch	500,000	820,000	700,000
Dudley	325,000	600,000	445,000
Eastern			
Cambridge	450,000	950,000	700,000
Peterborough	500,000	680,000	570,000
Ipswich	420,000	675,000	475,000
Norwich	400,000	525,000	500,000
Stevenage	700,000	2,300,000	1,350,000
Luton	700,000	850,000	750,000
Hemel Hempstead	1,750,000	2,500,000	2,250,000
Basildon (new location)	1,235,000	1,976,000	1,729,000
Colchester	370,000	765,000	650,000

Industrial land

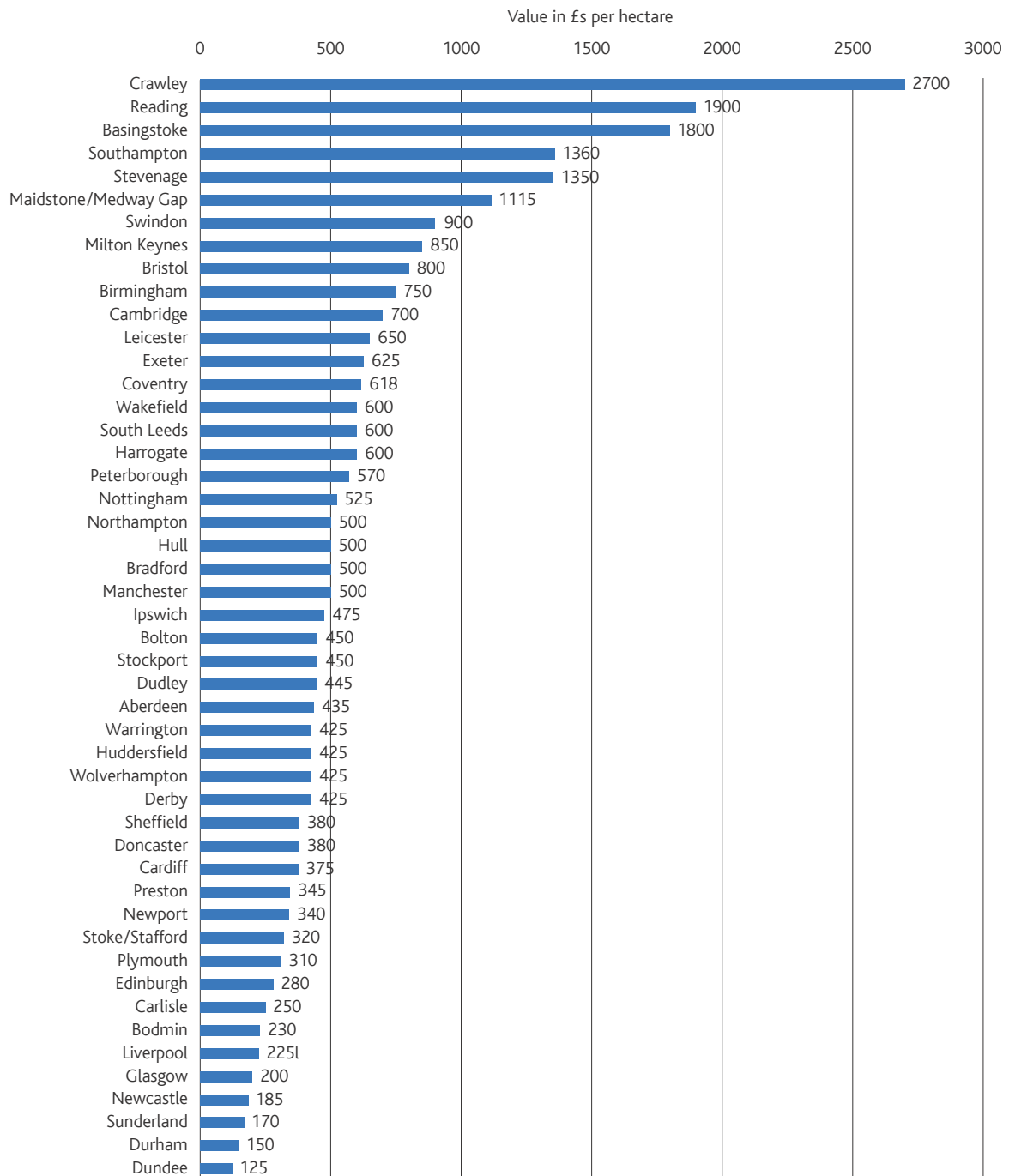


Range of values reported at 1 July 2004			
Region	From £s per ha	To £s per ha	Typical £s per ha
London			
Stratford E15	740,000	1,235,000	990,000
Islington/Hackney	1,500,000	1,850,000	1,700,000
Greenwich	1,000,000	2,000,000	1,500,000
Southwark	1,250,000	2,500,000	1,800,000
North Hammersmith	There is now only limited industrial development in this area and no discernible land market		
Barking and Dagenham	850,000	1,500,000	1,100,000
Walthamstow	650,000	1,100,000	900,000
North/East Enfield and Haringey	1,250,000	1,750,000	1,500,000
Park Royal	3,100,000	3,600,000	3,300,000
Hayes	2,300,000	2,800,000	2,500,000
Croydon	1,500,000	2,500,000	2,000,000
Merton/Mitcham	900,000	3,000,000	1,600,000
South East			
Crawley	2,650,000	3,250,000	700,000
Eastbourne	500,000	750,000	600,000
Canterbury	600,000	900,000	750,000
Medway Towns	750,000	900,000	825,000
Maidstone/Medway Gap	980,000	1,200,000	1,115,000
Guildford/Egham	1,600,000	2,400,000	2,225,000
Sunbury (new location)	1,600,000	2,400,000	2,250,000
Milton Keynes	800,000	900,000	850,000
Oxford	850,000	1,150,000	950,000
Reading	1,800,000	2,100,000	1,900,000
Basingstoke	1,250,000	2,050,000	1,800,000
Portsmouth	850,000	1,450,000	1,100,000
Southampton	1,150,000	1,980,000	1,360,000
Newport (IOW)	225,000	350,000	275,000

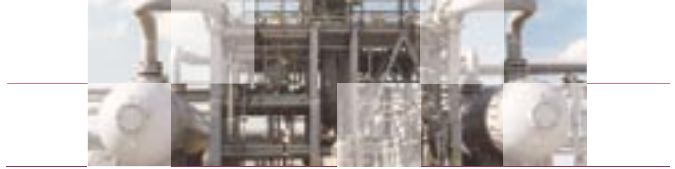
Range of values reported at 1 July 2004			
Region	From £s per ha	To £s per ha	Typical £s per ha
South West			
Poole/Bournemouth	850,000	1,235,000	990,000
Weymouth	350,000	600,000	500,000
Exeter	500,000	700,000	625,000
Barnstaple	250,000	350,000	270,000
Plymouth	236,000	313,000	310,000
Bodmin	200,000	240,000	230,000
Yeovil	345,000	705,000	555,000
Bristol	650,000	900,000	800,000
Gloucester	679,000	926,000	864,000
Swindon	800,000	1,050,000	900,000
Wales			
Cardiff	300,000	440,000	375,000
Carmarthen	135,000	185,000	160,000
Merthyr Tydfil	100,000	185,000	130,000
Taff Ely	130,000	340,000	190,000
Swansea	190,000	220,000	200,000
Colwyn Bay/Llandudno	100,000	160,000	130,000
Newport	300,000	420,000	340,000
Deeside	120,000	200,000	170,000
Scotland			
Hillington	150,000	250,000	200,000
Irvine	110,000	110,000	110,000
Dumfries	110,000	130,000	120,000
Falkirk (new location)	150,000	200,000	175,000
Glasgow	150,000	300,000	200,000
Aberdeen	370,000	445,000	435,000
Inverness	285,000	500,000	380,000
Edinburgh	150,000	375,000	280,000
Motherwell/Hamilton	150,000	300,000	200,000
Dundee	120,000	150,000	125,000

Land for the development of factories and warehouses as at 1 July 2004 in some of the main industrial areas (excluding London)

This chart shows the typical value of industrial development land in some of the main industrial areas in England, Scotland, and Wales (excluding London)



Industrial land

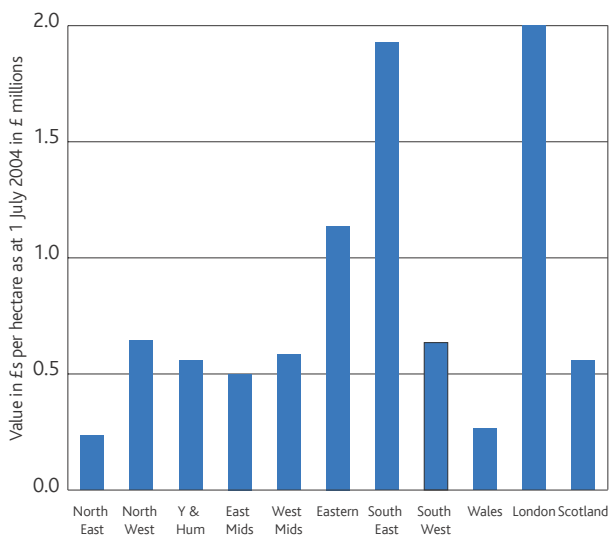


Class B1 (use Class 4 in Scotland)

The tables below show the range of typical Class B1** values reported by District Valuers together with the typical value for each region. These values should be regarded as illustrative rather than definitive.

Range of values reported at 1 July 2004			
Region	From £s per ha	To £s per ha	Typical £s per ha
North East	80,000	425,000	235,000
North West and Merseyside	350,000	1,500,000	644,000
Yorkshire and the Humber	225,000	650,000	557,000
East Midlands	275,000	750,000	500,000
West Midlands	320,000	1,200,000	583,000
Eastern	370,000	2,500,000	1,137,000
South East	300,000	4,250,000	1,928,000
South West	250,000	1,300,000	635,000
Wales	120,000	460,000	264,000
England & Wales (excluding London)	80,000	4,250,000	767,000
London	1,500,000	4,250,000	2,900,000
Scotland	190,000	2,500,000	559,000

Typical values by region Class B1 land (use Class 4 in Scotland)



** Class B1 is for use as an office other than for financial and professional services, for research and development of products or processes or for an industrial process which can be carried out in a residential area without detriment to the amenity of that area.

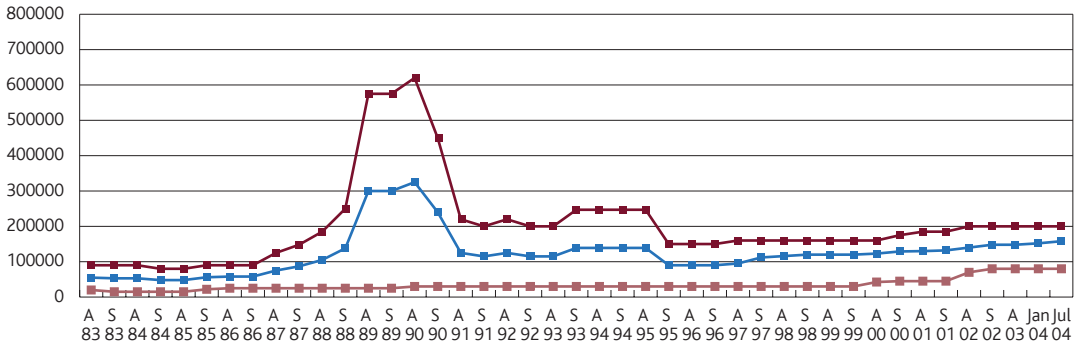


Industrial land values from 1983 in England and Wales

Maximum —
 Midpoint —
 Minimum —

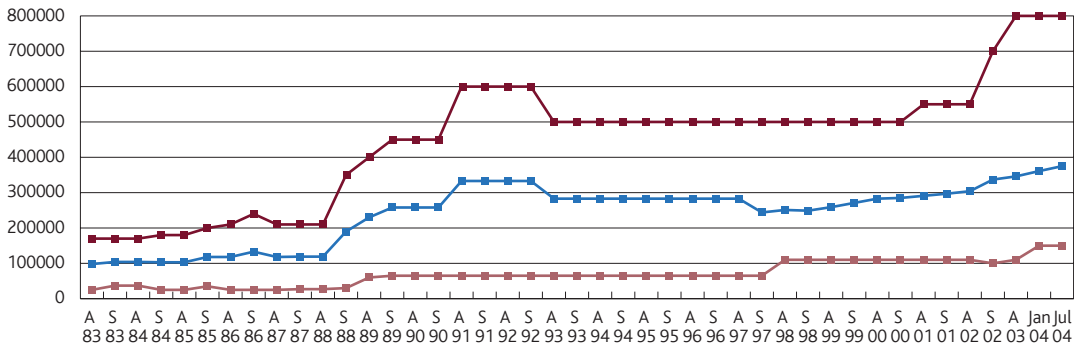
North East

A=Autumn values S=Spring values



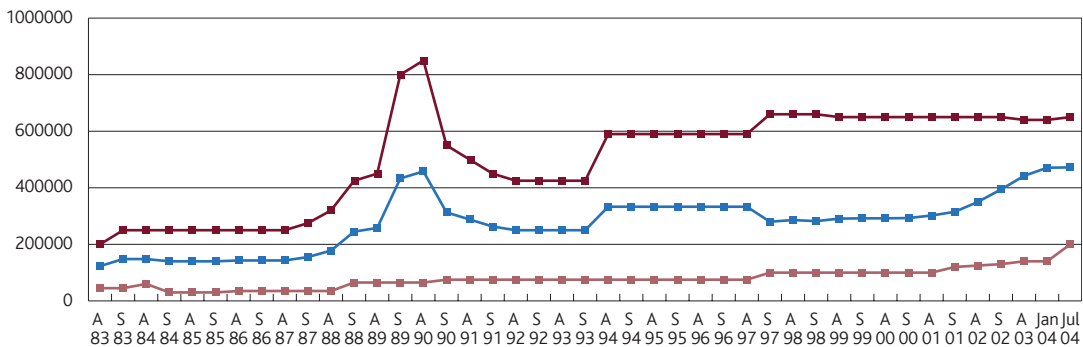
North West and Mersey

A=Autumn values, S=Spring values



Yorkshire and the Humber

A=Autumn values S=Spring values



The data up to Autumn 1997 is the maximum, minimum and midpoint value within the region. From 1998 onwards the mid point is replaced by the average typical value for the region.

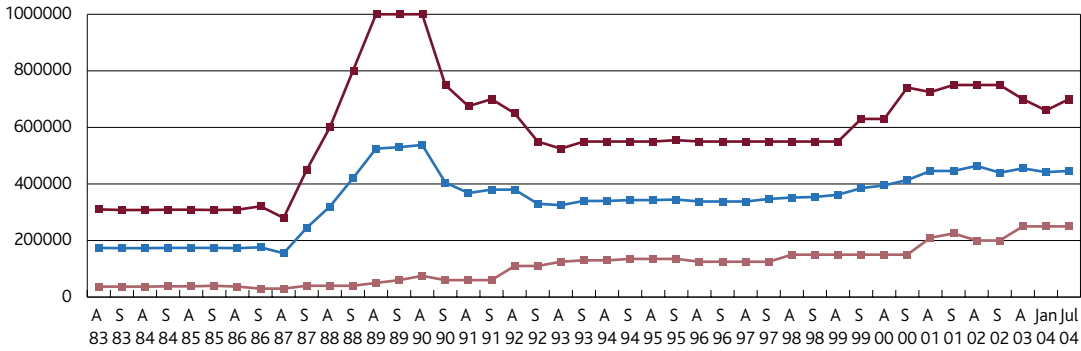
Industrial land



- Maximum —
- Midpoint —
- Minimum —

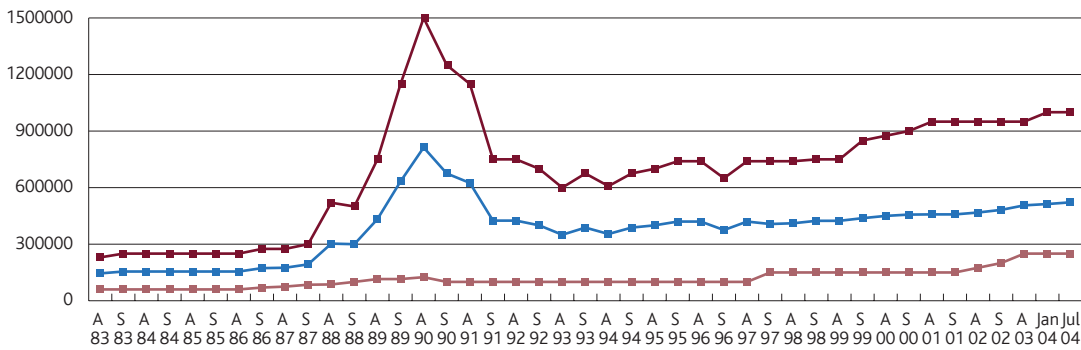
East Midlands

A= Autumn values, intervening values are for Spring



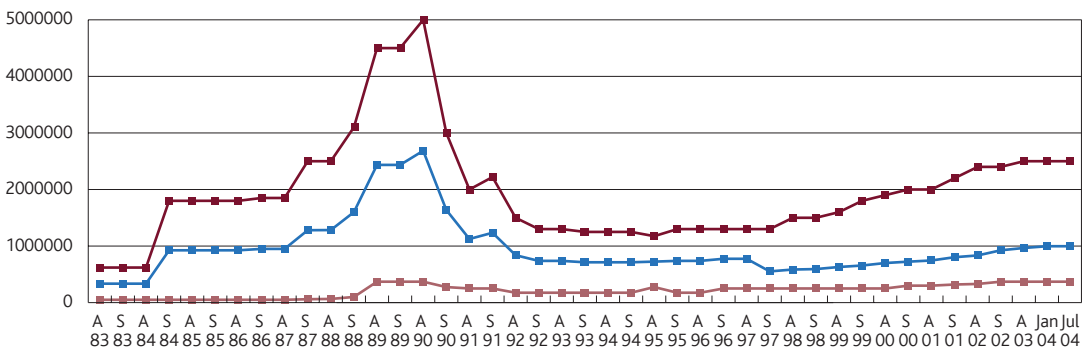
West Midlands

A= Autumn values S=Spring values



Eastern

A= Autumn values S = Spring values



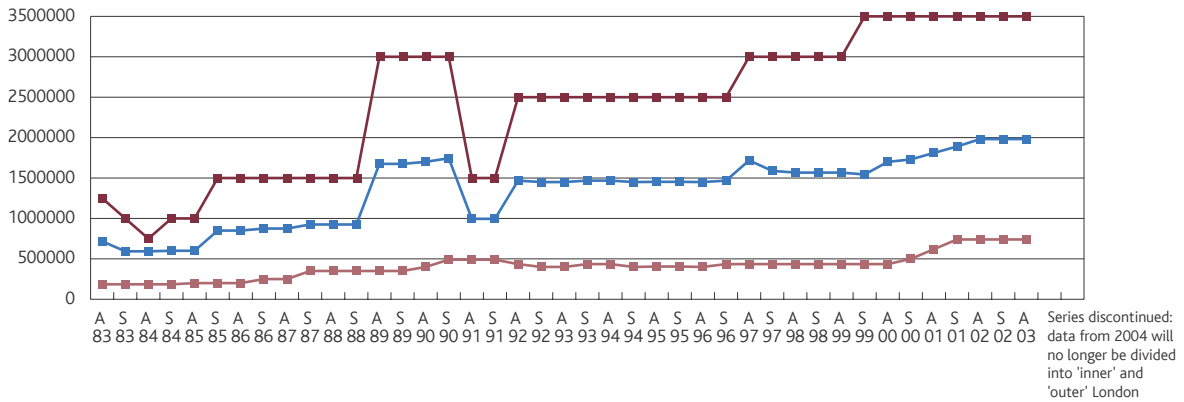
The data up to Autumn 1997 is the maximum, minimum and midpoint value within the region. From 1998 onwards the mid point is replaced by the average typical value for the region.



Maximum —
 Midpoint —
 Minimum —

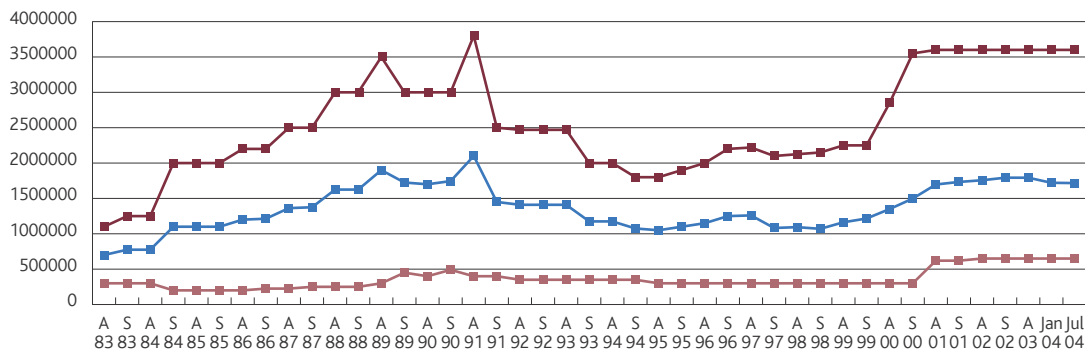
Inner London

A=Autumn values S=Spring values



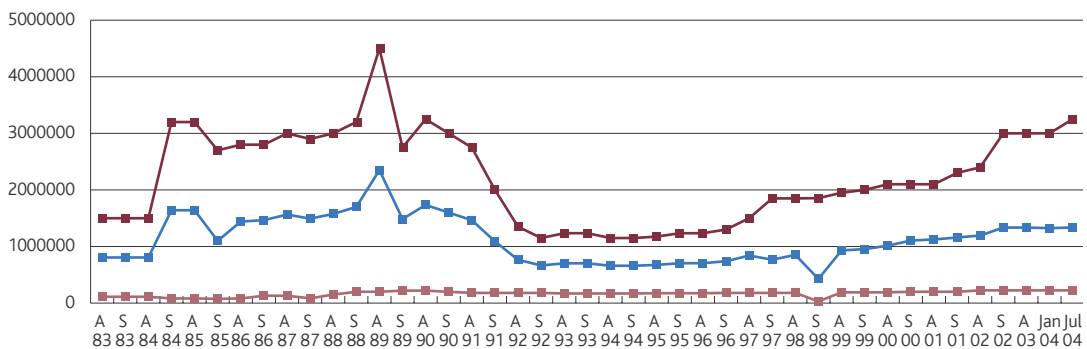
Outer London (from January 2004 includes inner and outer London)

A=Autumn values S=Spring values



South East

A=Autumn values S=Spring values



The data up to Autumn 1997 is the maximum, minimum and midpoint value within the region. From 1998 onwards the midpoint is replaced by the average typical value for the region.

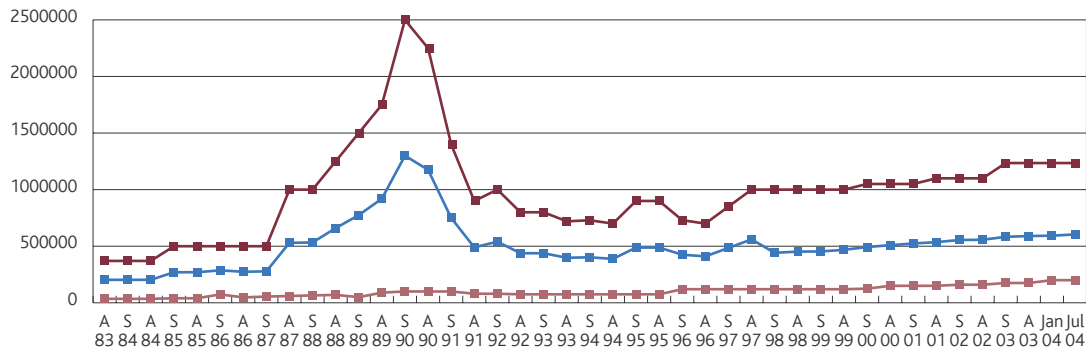
Industrial land



Maximum —
 Midpoint —
 Minimum —

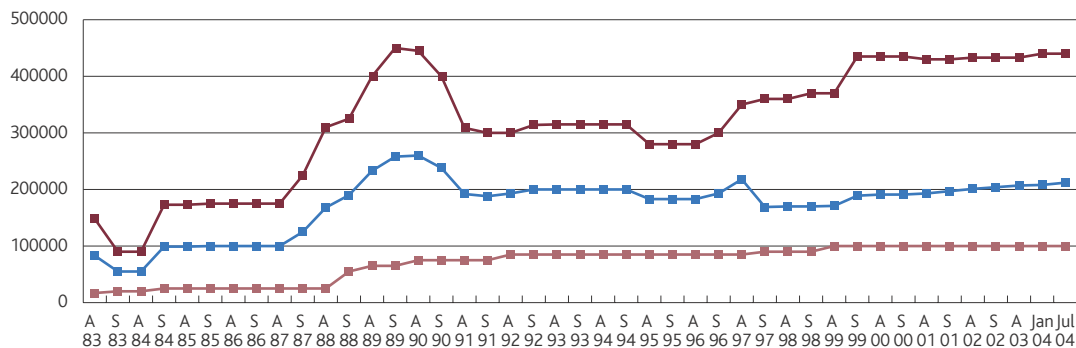
South West

A=Autumn values S=Spring values



Wales

A=Autumn values S=Spring values



The data up to Autumn 1997 is the maximum, minimum and midpoint value within the region. From 1998 onwards the mid point is replaced by the average typical value for the region.