

Cargiant Land Ownership Wembley & Acton

We refer to the DP9 explanatory note submitted to the EiP on behalf of Old Oak Park Limited (OOPL) on 26 February 2019 which draws attention to the steps taken by Cargiant to acquire land to facilitate its relocation from Old Oak North.

As part of its submission dated 28 June 2019 OOPL provided a high level assessment of the costs associated with relocating Cargiant's business. Within that assessment it was stated that Cargiant would require a site of 45.94 acres. However, OPDC notes that within the CBRE Valuation Report also submitted by OOPL, it is stated that Cargiant is currently in occupation of only 32.01 acres, which equates to a gross area of circa 34 acres. On the basis that Cargiant is currently trading from a site of circa 34 acres it is reasonable to assume that it would only require a site of circa 34 acres in order to relocate (albeit that in the context of Cargiant's historical growth it is reasonable to assume that efficiencies could be achieved such that Cargiant could successfully trade from a site of less than 34 acres without compromising any plans to expand its operations).

Considering the above, OPDC has sought to establish whether Cargiant owns any land within the vicinity of Old Oak North which would be suitable for its future relocation.

OPDC has requested details of any such sites from Cargiant directly. However, in lieu of any response from Cargiant, OPDC has undertaken a review of publicly available records at the Land Registry. Based on this review OPDC has been able to identify two substantial areas of land owned by either Cargiant, Geoff Warren or Cargiant's directors.

OPDC is of the view that such land ownership should be taken into account when considering the costs and practicability of Cargiant relocating during the period of the Local Plan.

Wembley Site – HA9

According to publicly held records, Cargiant/ Cargiant's directors own circa 60.92 acres of land in Wembley, HA9. This is in excess of the circa 34 acres from which it currently operates.

The land owned by Cargiant/ Cargiant's directors is shown highlighted green and orange on drawing no JV-CGWEMBLEY at Appendix 1.

The below table illustrates that on the basis of OPDC's current information, it would appear to be possible for Cargiant to be able to secure vacant possession of a site of circa 34 acres in Wembley by 2023. The below table should be read alongside drawing no JV-CGWEMBLEYLEASE at Appendix 2.

Freehold Title	Earliest Vacant Possession Date	Area	Cumulative site area for operational purposes ¹
NGL768897	Lease expired 4/11/2014 NB this excludes substation lease	8.73 acres	+ 8.73 acres
NGL793933	The register shows several other leases which have been granted for terms between 3-5 years, some of which have expired. The number of entries does not reflect the units/businesses on this industrial estate and it is therefore highly probable that short term unsecure leases are continuing to be agreed by the freeholder ² Latest lease expiry date 14/1/2023 NB this excludes substation lease	35.65 acres	+ 44.38 acres
MX329902	Lease expiry 24/03/2023	3.18 acres	+47.56 acres
MX39434	Lease expiry 23/03/2023	0.62 acres	+48.18 acres
NGL205071	No registered leases except for Cell site – Expiry date 29/06/2025	3.67 acres	+51.85 acres
NGL768897	Substation Lease expiry 29/09/2078	-	Area to be determined
NGL768897	Substation Lease expiry 28/11/2098	-	Area to be determined
NGL793933	Lease expiry 2122	9.07 acres	+60.92 acres

¹Note reference to CBRE report.

² Where there are no registered leases on the title, an assumption has been made that where there may be leases, these have been granted for a term of 7 years or less on a non-protected basis.

Acton Site – W3

According to publicly held records, Cargiant owns circa 41.15 acres of land in Acton, W3. This is in excess of the circa 34 acres from which it currently operates.

The land owned by Cargiant is shown highlighted green on drawing no JV-LandOwnshp-01 at Appendix 3.

The below table illustrates that on the basis of OPDC's current information, it would appear to be possible for Cargiant to be able to secure vacant possession of a site of circa 34 acres in Acton by 2027. The below table should be read alongside drawing no JV-CGACTONLEASE at Appendix 4.

Freehold Title	Earliest Vacant Possession Date	Area	Cumulative site area for operational purposes ¹
AGL17517	Expired lease Protected tenancy to substation	1.12 acres	+1.12 acres
NGL491260	Lease expired ³	0.43 acres	+1.55 acres
NGL632636	Acquired subject to leases all excluded from the 1954 Act Lease expiry March 2020	0.81 acres	+2.36 acres
AGL17384	Subject to the provisions of the L&T Act, vacant possession could be achieved in part only by 25/12/20 (rear) Additional leases expire 02/10/2033 NB: Excludes long leases which are noted below to Super bowl & Petrol Station	7.47 acres	+9.83 acres
NGL565624	All excluded leases due to expire on or before 12/06/2023	1.88 acres	+11.71 acres

	Unit 8 expiry date 20/9/28 Tenant's break 2023		
NGL176394	Excluded from the 1954 Act Lease expiry 28/6/2023	0.78 acres	+12.49 acres
NGL225649	All leases due to expire on or before 01/08/2023 save Unit 46 lease expiry 31/03/2028	4.8 acres	+17.29 acres
MX424693	Acquired subject to leases all excluded from 1954 Act Expiry in 28/9/2023	0.93 acres	+18.22 acres
AGL46436	Tenant's break 14/1/2022 • Lease Expiry 13/1/2024	12.14 acres	+30.36 acres
AGL227269	Lease expiry 28/11/2024	1.53 acres	+31.89 acres
AGL26264	No registered leases ²	0.2 acres	+32.09 acres
AGL 92975	No registered leases ²	0.96 acres	33.05 acres
MX394	No registered leases ²	0.19 acres	+33.24 acres
AGL380512	No registered leases ²	0.03 acres	+33.27 acres
AGL11819	No registered leases ²	0.15 acres	+33.42 acres
AGL22720	Lease expiry 3/8/2027	0.53 acres	+33.95 acres
AGL 66930	Lease expiry 10/09/2027 Excluded from 1954 Act Tenants break 11.9.2024	1.16 acres	+35.11 acres
AGL54308	Lease expiry 10/09/2027 Excluded from 1954 Act Tenants break 11.9.2024	0.19 acres	+35.3 acres
AGL17384	Leases expire 02/10/2033	1.19 acres	36.49 acres
AGL17384	Lease expire 28/06/2092	3.64 acres	+40.13 acres
AGL17384	Leases expire 21/06/2118	1.02 acres	+41.15 acres

¹Note reference to CBRE report

² Where there are no registered leases on the title, an assumption has been made that where there may be leases, these have been granted for a term of 7 years or less on a non-protected basis. For the purposes of the cumulative site area we have made the assumption that the land will be available on or before the end of 2026.

³ Where leases have expired an assumption has been made that site could be available immediately



Legend

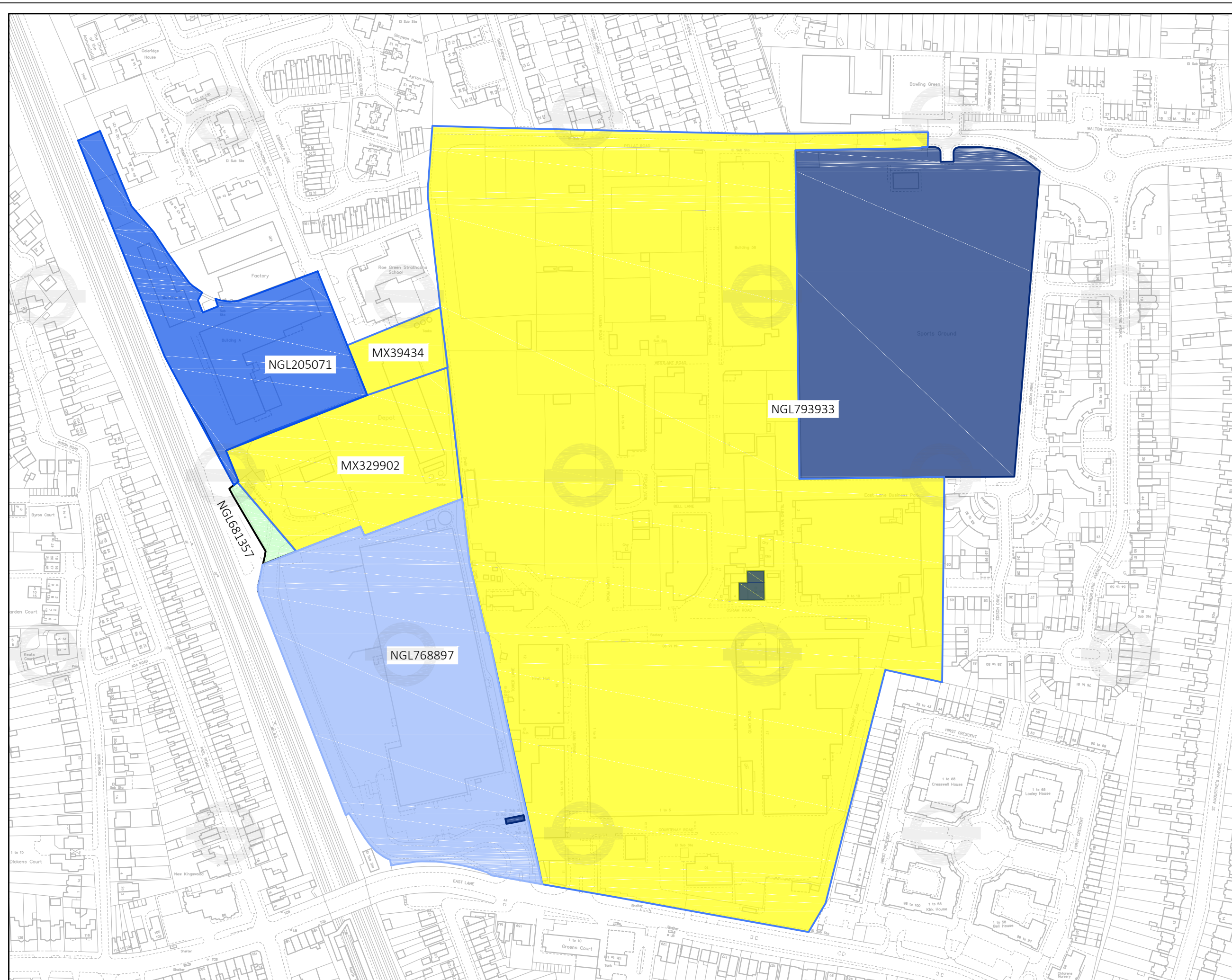
- 2010 - 2020
- 2021 - 2023
- 2024 - 2026
- 2027 - 2029
- 2030 +
- Unregistered



0 50 100 m
Scale at A3 1:2500

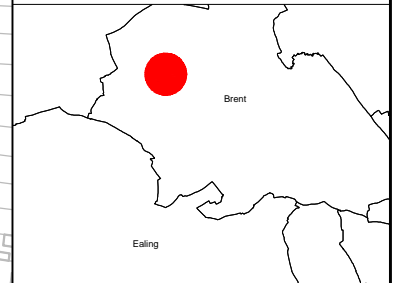
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Drg. No.	JV-CGWEMBLEYLEASE
Sheet No.	-
Rev	2
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**Wembley HA7
7NA - Land
Ownership**

Appendix 1

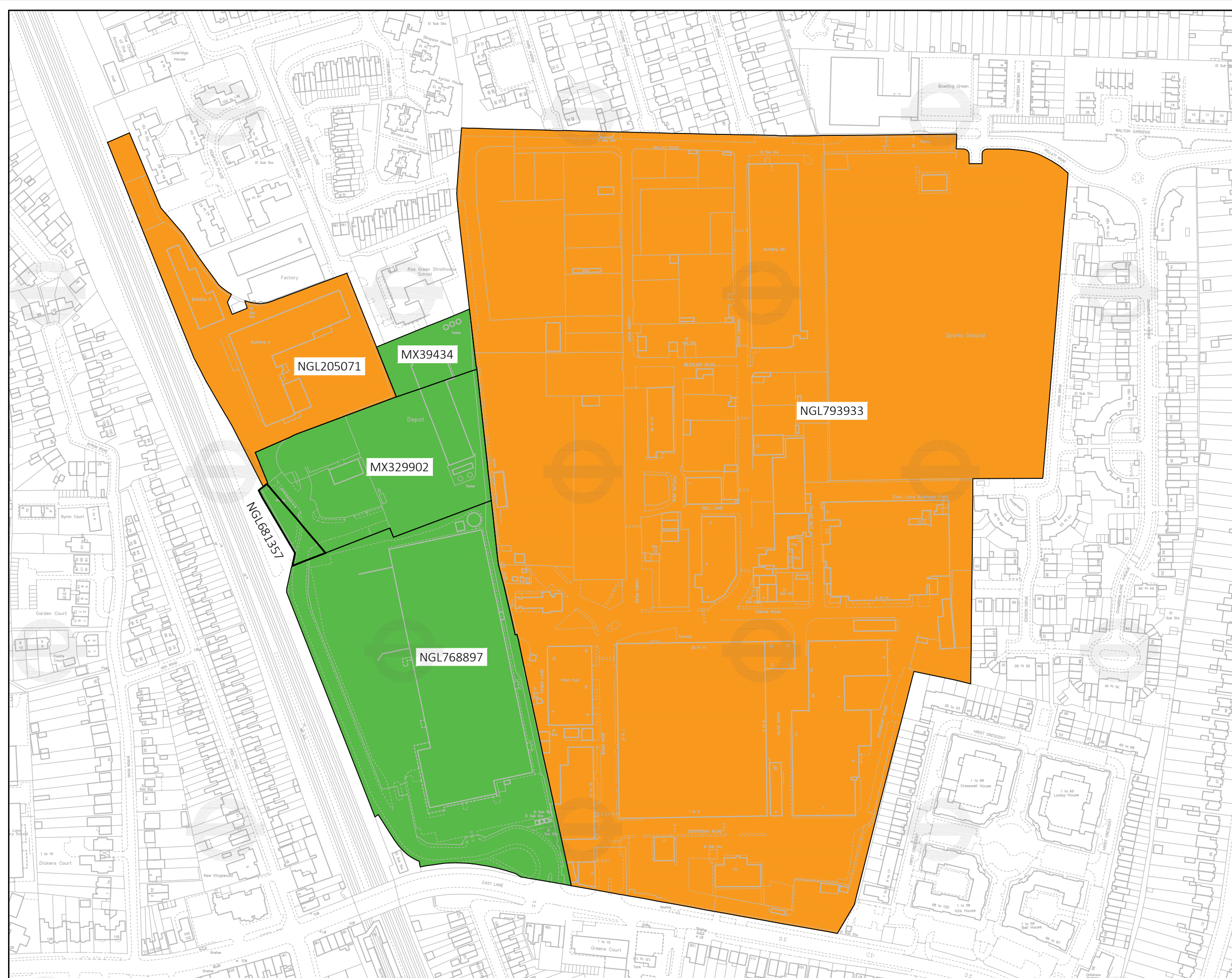


- Legend**
- Land owned by Geoff Warren and Car Giant Ltd Directors
 - Car Giant Ltd Land-owned



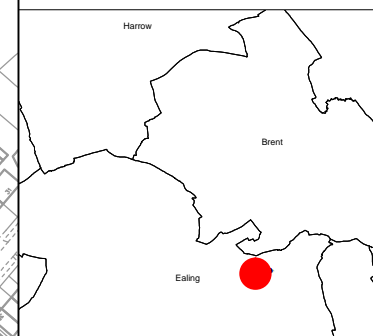
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Acton W3

Appendix 4



Legend

- 2010 - 2020
- 2021 - 2023
- 2024 - 2026
- 2027 - 2029
- 2030 +
- Unregistered



0 60 120 m

Scale at A3 1:3000
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Car Giant Ownership - HA7 7NA

Notes:

Legend

Car Giant Owned Freehold



0 60 121 m
Scale at A3 Custom
Coordinate Reference System: British National Grid

Date	18/03/2019
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