

Appendix D – Storage Demand Evidence

Land at Nup End Farm, Nup End, Old Knebworth, Hertfordshire, SG3 6QJ
Prepared on behalf of Bly Developments Limited – September 2026

1. Purpose

This Appendix contains the market evidence relied upon at paragraphs 7.8 and 7.9 of the Planning Statement in respect of requirement (ii) of policy GB7(1)(g) of the Framework, an evidenced unmet need for the type of development proposed, assessed in the manner set out in policy E2(2).

2. The requirement

Small-format secure storage for local businesses: individual lockable units of container scale (a 20ft unit provides approximately 150 sq ft), with ground-level drive-up access, available on flexible terms without a lease, at an all-in cost in the order of £200 per month.

3. Source

Pantons Property Advisors Limited, Chartered Surveyors regulated by RICS and one of the small number of commercial agents active in this part of North Hertfordshire. The particulars at D2 are the firm's published marketing particulars for units available to let.

4. Documents

D1 – Correspondence between two businesses using the storage at Nup End Farm and Pantons Property Advisors, August 2026.

D2 – Email from Pantons Property Advisors dated 25 August 2026 enclosing particulars of the units it had available to let within a 30-minute drive, with those particulars.

5. Finding

Pantons had three units available to let within a 30-minute drive of the site on 25 August 2026: 2,142 sq ft at Bassingbourn at £1,500 per month plus VAT, service charge and rates; 2,819 sq ft at Enfield at £2,350 per month plus VAT; and 6,734 sq ft at Codicote at £4,250 per month plus VAT, requiring planning permission for business use. Each is let on lease terms with a deposit. None is of container scale or available on flexible terms. Pantons confirms that container storage is hard to come by and that it regularly receives enquiries for smaller spaces which it cannot meet.



William Bly <william.bly@blydevelopments.co.uk>

From: Jack Panton <jack@pantons-property.com>
Sent: Friday, August 21, 2026 9:24 AM
To: darren@cube-projects.com <darren@cube-projects.com>
Subject: Re: Form Submission - Pantons Contact Form

Hi Darren

Thanks for this - container storage is hard to come by and so I don't have anything that would suit this.

It would be good if there was more availability of this type of storage because I know there are lots of small companies that could use the space to help their business!

Regards

Jack Panton MRICS BSc (Hons)



Pantons Property Advisors Limited

M: 07930 315521

T: 01727 227630

 PantonsProperty

 JackPanton

W: www.pantons-property.com

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From: Squarespace <form-submission@squarespace.info>

Sent: 12 August 2026 2:10 PM

To: jack@pantons-property.com <jack@pantons-property.com>

Subject: Form Submission - Pantons Contact Form

Sent via form submission from [Pantons Property Advisors](#)

Name: Darren Kiedyk

Email: darren@cube-projects.com

Message: Hello,

I am looking for secure storage in the Knebworth area and hoping you can help.

What I need: roughly 20ft container, my own lockable unit, ground floor with drive-up access, flexible terms, ideally under £200 a month all in. I store Mobile Scaffold & Ladders.

I am currently storing at a site off Park Lane at Nup End but I need to know what else is out there.

What do you have? It would also be useful to know whether units of this size are normally available around here, or whether everything starts larger. I can look at anything within about ten miles.

Thanks,

[Manage Submissions](#)

Does this submission look like spam? [Report it here.](#)

Darren Kiedyk <Darren@cube-projects.com>

24 August 2026 at 12:05

To: "william.bly@blydevelopments.co.uk" <william.bly@blydevelopments.co.uk>

Cc: Jon Nevill <jon@cube-projects.com>

Hi William

No worries, please see the email below.

Darren Kiedyk

Cube 
Installations Co.

Cube-Installations Co. Limited

Unit A4

Nup End Business Centre

Old Knebworth

Hertfordshire

SG3 6QJ

M. 07882982404 / Email. darren@cube-projects.com

[Quoted text hidden]



William Bly <william.bly@blydevelopments.co.uk>

Fw: unit needed

1 message

From: Jack Panton <jack@pantons-property.com>
Sent: Monday, August 24, 2026 7:09 AM
To: Adam Conroy Smith <adam@smart-vent.co.uk>
Subject: Re: unit needed

Dear Adam

Thank you for your enquiry.

Storage of this nature and size is very hard to come by and so I don't have anything that would suit this.

There is plenty of availability of large areas, but not smaller spaces.

It would be good if there was more availability of this type of storage because I frequently get enquiries from companies that need smaller spaces to help their business.

Regards

Jack Panton MRICS BSc (Hons)



Pantons Property Advisors Limited

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T: 01727 227630

PantonsProperty

JackPanton

W: www.pantons-property.com

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From: Adam Conroy Smith <adam@smart-vent.co.uk>

Sent: Friday, August 21, 2026 12:25 PM

To: jack@pantons-property.com <jack@pantons-property.com>

Subject: unit needed

Hello,

I run a ventilation business based in Knebworth. I currently keep tools, equipment and stock in a secure storage unit near Old Knebworth, but that arrangement may not be available to me long term, so I need to understand my options.

I am looking for a lockable, self-contained unit of around 150 sqft, with drive-up access so I can load straight from the van. I do not need an office, trade counter or three-phase power, and I would want flexible terms rather than a long lease. My budget is around £200 a month.

Could you let me know what you have available within about a twenty minute drive of Knebworth, with sizes and rents? If you have nothing at that size, it would help to know the smallest units you do have and what they cost.

Many thanks,

Adam Conroy Smith (BSc Engg)
Operations Director





Office:

Unit 2a Rear
Nup End Business Centre
Knebworth, Hertfordshire
SG3 6QJ

Tel: 07710984957

Website: www.smart-vent.co.uk

Smart Ventilation Systems Ltd

HVAC Specialist providing Manufacture, Supply & Installation for all Air Duct Systems



Office:

Unit 2a Rear
Nup End Business Centre
Knebworth, Hertfordshire
SG3 6QJ

Tel: 07710984957

Website: www.smart-vent.co.uk

Smart Ventilation Systems Ltd

HVAC Specialist providing Manufacture, Supply & Installation for all Air Duct Systems

Jack Panton <jack@pantons-property.com>
To: Adam Conroy Smith <adam@smart-vent.co.uk>

25 August 2026 at 14:45

Dear Adam

Further to our discussion, please find attached details of the only units I have available at the moment within 30 minutes of you. As mentioned, there is a real shortage of small storage units available for businesses.

Hopefully you manage to find something!

[Quoted text hidden]

3 attachments



The Cart Shed, Codicote, Hitchin - £4250pcm.pdf
1040K



Unit 3a, Wireless Park, Bassingbourn.pdf
848K



The Store (Small), Beechbarn Farm, Enfield - £2350pcm.pdf
1418K



TO LET - BUSINESS PREMISES

- Clear span unit
- Includes offices and kitchen areas
- A/C to part
- Allocated spaces for 5-6 cars/vans
- 3-phase electricity
- Royston (rail station) 2.5 miles
- A505/A10 junction 2.6 miles
- Cambridge 11.5 miles
- A1 (M) J9 13 miles

2,142 sq.ft

Unit 3a, Wireless Park

Chestnut Lane, Bassingbourn, Royston
Hertfordshire SG8 5JH

www.pantons-property.com

 **Pantons**

Enquiries

Jack Panton

07930 315521 / 01727 227630
jack@pantons-property.com

DESCRIPTION

A modern steel frame unit that could be used for Business Purposes. Electricity and water connected. Internal W.C.s Size 2,042sq.ft. Eaves 5m to 6.91.

The subject property is located at the end of a terrace and offers forecourt loading and parking, and is located on a multi-use estate with various businesses.

DIMENSIONS: 15.52m X 12.82m

RENT: £1,500 per month plus vat

GENERAL REMARKS AND STIPULATIONS

TERMS

Length to be agreed, on a repairing and insuring basis and with the Security of Tenure Provisions of the Landlord and Tenant Act 1954 contracted out. A deposit equal to 3 months rent will be payable. References will be required. A service charge of £100.10 pcm.

BUSINESS RATES

The Rateable Value is showing as £15,000. The amount paid is 43.2% of this, so £540 per month. Please take advice regarding this.

VIEWINGS

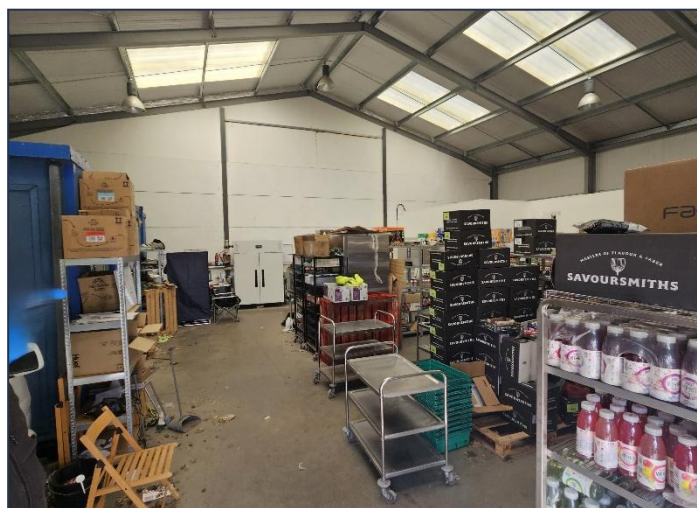
Strictly by prior appointment and only after having completed a short Business Use questionnaire. No motor repairs.

TENANT AND SANCTIONS CHECK

As part of the letting process, Pantons undertake due diligence checks on the Tenant. Please bring ID and separate proof of residence to your viewing.

EPC

An EPC has been commissioned and is available on request.



IMPORTANT NOTICE

Pantons, their clients and any joint agents give notice that:

1: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Pantons have not tested any services, equipment or facilities. Lessor(s) must satisfy themselves by inspection or otherwise.

3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Lessor(s) is/are responsible for making their own enquiries in this regard. Particulars of let prepared in March 2026.

Client



Operating from St Albans
across Hertfordshire & into
the surrounding counties

 **Pantons**

01727 227630
www.pantons-property.com



TO LET - BUSINESS PREMISES

- Pleasant rural setting
- North edge of London
- Easily accessible
- Landlord lives & works on site
- M25 J24 1 miles
- Cockfosters Tube 3.7 miles
- A10/M25 J25 5 miles
- London (Kings Cross) 13 miles

2,819 sq.ft

Beechbarn Farm

The Ridgeway, Enfield EN2 8AF

www.pantons-property.com

 **Pantons**

Enquiries

Jack Panton

07930 315521 / 01727 227630

jack@pantons-property.com

DESCRIPTION

A concrete frame unit with roller door that could be used for Business Purposes (subject to any necessary consents).

Electricity connected. External W.C.s. Size 2,819 sq.ft.

Eaves 4.39m.

RENT: £2,350 per month plus vat

SERVICE CHARGE : £175 per month plus vat

What3Words pets.tilt.lists

TERMS

Up to 3 years, but on a repairing and insuring basis and with the Security of Tenure Provisions of the Landlord and Tenant Act 1954 contracted out. A deposit equal to 3 months rent will be payable. References will be required.

BUSINESS RATES

The property is assessed with another unit. The Rateable Value is likely to be under £12,000 meaning small business rate relief should be available and zero rates payable. Please take advice regarding this.

VIEWINGS

Strictly by prior appointment and only after having completed a short Business Use questionnaire. The Landlord lives and works on site, so any use would have to fit in with their enjoyment of their surrounding property. No motor repairs.

LEGAL COSTS

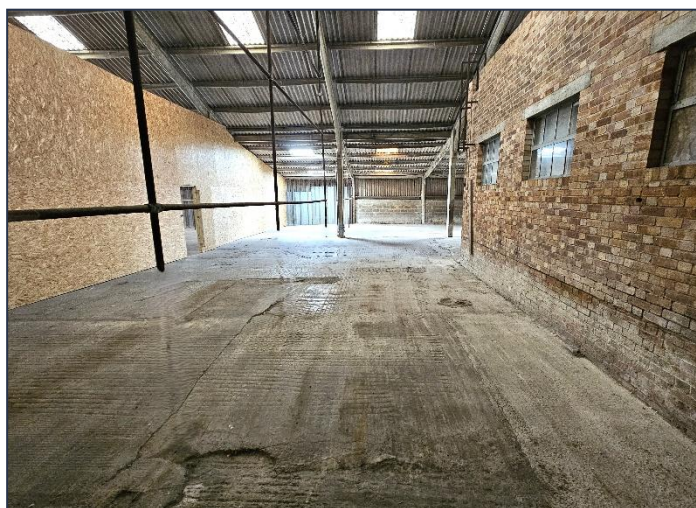
The Tenant is responsible for the Landlords reasonable legal costs of £950 plus vat for the preparation of a Business Tenancy Agreement and undertaking Tenant checks. £550 plus vat of this is payable in advance.

TENANT AND SANCTIONS CHECK

As part of the letting process, Pantons undertake due diligence checks on the Tenant. Please bring ID and separate proof of residence to your viewing.

PLANNING STAUS / EPC

Permission for storage use has been obtained. The Property has no heating system so no EPC is required.



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3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Lessor(s) is/are responsible for making their own enquiries in this regard. Particulars of let prepared in June 2026.

Client



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TO LET - BUSINESS PREMISES

- Pleasant rural setting
- Landlord lives & works on site
- 3-phase electricity
- Security gate
- Codicote 0.8 miles
- A1 (M1) J6 3.3 miles
- Hitchin 7 miles
- Luton (airport) 8.9 miles
- M1 9.6 miles

6,734 sq.ft

High Heath Farm

Whitwell Road, Codicote, Hitchin SG4 8SZ

www.pantons-property.com

 **Pantons**

Enquiries

Jack Pantons

07930 315521 / 01727 227630
jack@pantons-property.com

DESCRIPTION

A refurbished steel frame unit that could be used for Business Purposes (subject to any necessary consents). 3-phase electricity and water connected. W.C.s and office area installed. Size 6,734 sq.ft. Eaves 3.4m (main area) and 2.47m (lean-to), ridge 6.21m.

DIMENSIONS: 27.56m X 18.24m (main area)

27.56m X 4.46m (lean-to)

RENT: £4,250 per month plus vat

SERVICE CHARGE: £250 per month

What3Words lock.mole.patrol

TERMS

Up to 3 years, but on a repairing and insuring basis and with the Security of Tenure Provisions of the Landlord and Tenant Act 1954 contracted out. A deposit equal to 3 months rent will be payable. References will be required.

BUSINESS RATES

The property has not been assessed for Business Rates. It is the Tenants responsibility to adhere to Business Rates legislation. Please take advice regarding this.

VIEWINGS

Strictly by prior appointment and only after having completed a short Business Use questionnaire. The Landlord lives and works on site, so any use would have to fit in with their enjoyment of their surrounding property. No motor repairs.

LEGAL COSTS

The Tenant is responsible for the Landlords reasonable legal costs of £950 plus vat for the preparation of a Business Tenancy Agreement and undertaking Tenant checks. £550 plus vat of this is payable in advance.

TENANT AND SANCTIONS CHECK

As part of the letting process, Pantons undertake due diligence checks on the Tenant. Please bring ID and separate proof of residence to your viewing.

PLANNING STAUS / EPC

A planning application should be submitted for Business Use. The Property has no heating system so no EPC is required.



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- 3: We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the Lessor(s) is/are responsible for making their own enquiries in this regard. Particulars of let prepared in June 2026.

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