



Mr G Stubbings  
Gazeley UK Ltd  
16 Palace Street  
Cardinal Place  
London  
SW1E 5JQ

8 March 2010

Dear Mr Stubbings

**Former Renault Trucks Site, Boscombe Road, Dunstable**

I have been watching with interest the passage of your planning application for 750,000 square feet on the former Renault Trucks site on Boscombe Road, Dunstable, which I understand is due before planning committee at the end on March.

As an industrial agency and development specialist I believe Gazeley has an exciting occupier opportunity in this site. As the market in the South East is improving with severely constrained supply, no existing building of over 350,000 sq ft is available south of Corby at present. In particular, I represent an occupier who has asked me to monitor the timing of this site's availability with a view to considering it as a serious relocation option for them in 2010.

Whilst I must respect my client's desire to remain confidential at this stage, I can say that they are a significant international business who is a major employer in Hertfordshire. Through a combination of potential grant assistance and the unique availability of this site, they look upon your Boscombe Road site as a highly attractive relocation option and, subject to the timeframe for delivery, will seek terms from Gazeley.

Please would you be kind enough to contact me following the outcome of the planning decision, so I may understand whether the site offers a serious viable option for my client's ongoing consideration.

With regards,

Yours sincerely

**Charles Binks**

Partner

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