

Lease Comp Summary

Lease Comps Report







Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
17 197-201 High St	★★★★★	1,440	1st	06/08/2013	New	£10.00	Achieved
18 Causeway House 8-10 Park Rd	★★★★★	1,735	GRND	03/08/2013	New	£18.44/fri	Asking
19 44 Church St	★★★★★	950	GRND	29/07/2013	New	£8.95	Asking
20 Ashley House 58-60 Ashley Rd	★★★★★	783	1st	22/07/2013	New	£14.05	Asking
4 8 Waldegrave Rd	★★★★★	3,677	2nd	31/05/2013	New	£20.00/fri	Achieved
4 8 Waldegrave Rd	★★★★★	2,992	2nd	31/05/2013	New	£20.00/fri	Achieved
21 6 Windmill Rd	★★★★★	216	1st	01/05/2013	New	£25.00/fri	Effective
5 Station Rd	★★★★★	938	GRND,1	05/04/2013	New	£15.99/fri	Asking
22 64 Wellington Rd	★★★★★	1,269	BSMT,G...	09/02/2013	New	£9.45	Asking
23 156B Waldegrave Rd	★★★★★	168	GRND	07/02/2013	New	£23.81	Asking
21 4 Archer Mews	★★★★★	204	1st	02/01/2013	New	£26.47	Achieved
5 Station Rd	★★★★★	952	GRND,1	21/12/2012	New	£10.00	Asking
12 36 Station Rd	★★★★★	1,000	GRND	05/12/2012	New	£15.00/fri	Asking
24 74 Church Rd	★★★★★	311	GRND	25/10/2012	New	£25.72	Asking
25 9-11 High St	★★★★★	408	1st	05/10/2012	New	-	-
26 Constables Boathouse 15 Thames St	★★★★★	705	Unkwn	12/09/2012	New	£21.28/fri	Asking
26 Constables Boathouse Thames St	★★★★★	1,100	1st	12/09/2012	New	£11.35/fri	Asking
27 St Clare House Holly Rd	★★★★★	610	GRND	01/09/2012	New	£10.66/iri	Asking
5 Station Rd	★★★★★	880	GRND,1	24/08/2012	New	£10.00	Asking
14 Harlequin House 7 High St	★★★★★	3,285	GRND	09/08/2012	New	£19.00/fri	Achieved
28 3 High St	★★★★★	450	GRND	01/08/2012	New	£13.33	Asking

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Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
26 Constables Boathouse Thames St	★★★★★	1,321	GRND	12/07/2012	New	£7.90/fri	Effective
15 74 Oldfield Rd	★★★★★	2,332	1st	15/06/2012	New	£12.65/fri	Asking
13 Mount Mews High St	★★★★★	400	GRND	12/06/2012	New	£21.00	Asking
13 Mount Mews 13 High St	★★★★★	860	GRND	12/06/2012	New	£13.95	Asking
4 8 Waldegrave Rd	★★★★★	1,375	2nd	06/06/2012	New	£23.50	Asking
12 Station Rd	★★★★★	848	GRND	01/04/2012	New	£15.02/fri	Asking
26 Constables Boathouse 15 Thames St	★★★★★	2,415	GRND,1	01/04/2012	New	£15.32	Asking
29 46-50 Staines Rd	★★★★★	1,626	Unkwn	16/03/2012	New	-	-







Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	1-2 Archer Mews Hampton, TW12 1RN <i>Richmond upon Thames Submarket</i>		1,100 New Direct	Jan 2015		£15.12/SF	
	Templeton Lodge 114 High St Hampton, TW12 1NT <i>Richmond upon Thames Submarket</i>		1,210 New Direct	Sep 2014		£6.81/SF	
	4 Latimer Rd Teddington, TW11 8QA <i>Richmond upon Thames Submarket</i>		481 New Direct	Aug 2014			
	8 Waldegrave Rd Teddington, TW11 8LD <i>Richmond upon Thames Submarket</i>	Richmond Housing Partnership Ltd	2,054 New Direct	Jul 2014	£23.00/SF	£41.08/SF	
	8 Waldegrave Rd Teddington, TW11 8LD <i>Richmond upon Thames Submarket</i>	Richmond Housing Partnership Ltd	1,375 New Direct	Jul 2014		£18.00/SF	
	Station Rd Teddington, TW11 9BQ <i>Richmond upon Thames Submarket</i>	Levco Ltd	952 New Direct	Jun 2014		£7.91/SF	



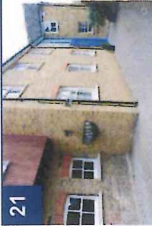



Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
7	 1-1A Church Rd Teddington, TW11 8PF <i>Richmond upon Thames Submarket</i>		440 New Direct	Jun 2014			
8	 Heron Court 3-5 High St Hampton, TW12 2SQ <i>Richmond upon Thames Submarket</i>		1,104 New Direct	Jun 2014		£7.57/SF	
9	 Queen Anne House 15 Thames St Hampton, TW12 2EW <i>Richmond upon Thames Submarket</i>	PWR Events	2,052 New Direct	May 2014		£5.68/SF	
10	 221A High St Hampton, TW12 1NP <i>Richmond upon Thames Submarket</i>		1,480 New Direct	May 2014		£7.96/SF	
11	 Central House 124 High St Hampton, TW12 1NS <i>Richmond upon Thames Submarket</i>		1,030 New Direct	Apr 2014		£1.69/SF	
12	 13-14 Castle Mews Hampton, TW12 2NP <i>Richmond upon Thames Submarket</i>		4,048 New Direct	May 2014			













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
13	 36 Station Rd Hampton, TW12 2BX <i>Richmond upon Thames Submarket</i>		987 New Direct	Apr 2014		£7.84/SF	
14	 Mount Mews High St Hampton, TW12 2SH <i>Richmond upon Thames Submarket</i>		740 New Direct	Feb 2014		£9.23/SF	
15	 Mount Mews High St Hampton, TW12 2SH <i>Richmond upon Thames Submarket</i>		167 New Direct	Feb 2014			
16	 Harlequin House 7 High St Teddington, TW11 8EE <i>Richmond upon Thames Submarket</i>		1,969 New Direct	Mar 2014			
17	 74 Oldfield Rd Hampton, TW12 2HR <i>Richmond upon Thames Submarket</i>	TSB Group plc	379 New Direct	Jan 2014			
18	 221A High St Hampton, TW12 1NP <i>Richmond upon Thames Submarket</i>	Venus Healthcare	878 New Direct	Dec 2013		£8.05/SF	







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	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
19	 <p>Harlequin House 7 High St Teddington, TW11 8EE <i>Richmond upon Thames Submarket</i></p>	Cello Group plc	3,540 New Direct	Dec 2013			
20	 <p>74 Oldfield Rd Hampton, TW12 2HR <i>Richmond upon Thames Submarket</i></p>	TSB Group plc	1,027 New Direct	Nov 2013 3 Years	£11.68/SF £11.68/SF	£5.35/SF	
21	 <p>Old Stable Yard 123-123a Station Rd Hampton, TW12 2AL <i>Richmond upon Thames Submarket</i></p>		554 New Direct	Sep 2013		£7.99/SF	
22	 <p>197-201 High St Hampton, TW12 1NY <i>Richmond upon Thames Submarket</i></p>		1,440 New	Aug 2013	£10.00/SF		
23	 <p>Causeway House 5-13 The Causeway Teddington, TW11 0HA <i>Richmond upon Thames Submarket</i></p>		1,735 New Direct	Sep 2013		£8.51/SF	
24	 <p>44 Church Rd Teddington, TW11 8PB <i>Richmond upon Thames Submarket</i></p>		950 New Direct	Jul 2013		£10.32/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Ashley House 58-60 Ashley Rd Hampton, TW12 2HU <i>Richmond upon Thames Submarket</i>	Clear FS	783 New Direct	Jul 2013		£7.17/SF	
 	8 Waldegrave Rd Teddington, TW11 8LD <i>Richmond upon Thames Submarket</i>	Morrisons Solicitors LLP	3,677 New Direct	May 2013 10 Years	£20.00/SF	£19.52/SF	May 2018 May 2018
 	8 Waldegrave Rd Teddington, TW11 8LD <i>Richmond upon Thames Submarket</i>	Base One Group Ltd	2,992 New Direct	May 2013 5 Years	£20.00/SF		May 2016
 	4 Archer Mews Hampton, TW12 1RN <i>Richmond upon Thames Submarket</i>	VAT Consultancy Tekram Properties Ltd	216 New Direct	May 2013 1 Year	£25.00/SF £25.00/SF		
 	Station Rd Teddington, TW11 9BQ <i>Richmond upon Thames Submarket</i>	Levco Ltd	938 New Direct	Apr 2013		£15.62/SF	
 	64 Wellington Rd Hampton, TW12 1JT <i>Richmond upon Thames Submarket</i>		1,269 New Direct	Mar 2013		£10.83/SF	

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	Address	Tenant Landlord	SF Leased Type	Start Date Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	156B Waldegrave Rd Teddington, TW11 8NA <i>Richmond upon Thames Submarket</i>		168 New Direct	Feb 2013		£6.27/SF	
	4 Archer Mews Hampton, TW12 1RN <i>Richmond upon Thames Submarket</i>	VAT Consultancy	204 New Direct	Jan 2013 1 Year	£26.47/SF		
	Station Rd Teddington, TW11 9BQ <i>Richmond upon Thames Submarket</i>	Levco Ltd	952 New Direct	Jan 2013		£16.98/SF	
	36 Station Rd Hampton, TW12 2BX <i>Richmond upon Thames Submarket</i>		1,000 New Direct	Dec 2012			
	74 Church Rd Teddington, TW11 8EY <i>Richmond upon Thames Submarket</i>		311 New Direct	Oct 2012			
	9-11 High St Hampton, TW12 2SA <i>Richmond upon Thames Submarket</i>		408 New Direct	Oct 2012		£8.35/SF	