

























# Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	<b>Constables Boathouse</b> 5-17 Thames St Hampton, TW12 2EW <i>Richmond upon Thames Ind Submar...</i>		705 New Direct	Sep 2012			
 	<b>Constables Boathouse</b> 5-17 Thames St Hampton, TW12 2EW <i>Richmond upon Thames Ind Submar...</i>	Black Closet Ltd	1,100 New Direct	Oct 2012 5 Years			Aug 2015
 	<b>St Clare House</b> Holly Rd Hampton, TW12 1QQ <i>Richmond upon Thames Submarket</i>		610 New Direct	Sep 2012		£5.48/SF	
 	<b>Station Rd</b> Teddington, TW11 9BQ <i>Richmond upon Thames Submarket</i>	Levco Ltd	880 New Direct	Aug 2012			
 	<b>Harlequin House</b> 7 High St Teddington, TW11 8EE <i>Richmond upon Thames Submarket</i>	Rockschoo Ltd	3,285 New Direct	Aug 2012 5 Years	£19.00/SF	£6.27/SF	
 	<b>3-5 High St</b> Hampton, TW12 1NB <i>Richmond upon Thames Submarket</i>		450 New Direct	Aug 2012			







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	<b>Constables Boathouse</b> 5-17 Thames St Hampton, TW12 2EW <i>Richmond upon Thames Ind Submar...</i>	Fish & Co Ltd	1,321 New Direct	Jul 2012 3 Years	£6.81/SF £7.90/SF		
	74 Oldfield Rd Hampton, TW12 2HR <i>Richmond upon Thames Submarket</i>	TSB Group plc	2,332 New Direct	Jun 2012		£10.95/SF	
	<b>Mount Mews</b> High St Hampton, TW12 2SH <i>Richmond upon Thames Submarket</i>		400 New Direct	Jun 2012			
	<b>Mount Mews</b> High St Hampton, TW12 2SH <i>Richmond upon Thames Submarket</i>		860 New Direct	Jun 2012			
	8 Waldegrave Rd Teddington, TW11 8LD <i>Richmond upon Thames Submarket</i>		1,375 New Direct	Jul 2012		£9.00/SF	
	36 Station Rd Hampton, TW12 2BX <i>Richmond upon Thames Submarket</i>		848 New Direct	Apr 2012			













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49	 <p><b>Constables Boathouse</b> 5-17 Thames St Hampton, TW12 2EW <i>Richmond upon Thames Ind Submar...</i></p>		2,415 New				
50	 <p>46-50 Staines Rd Twickenham, TW2 5AH <i>Richmond upon Thames Submarket</i></p>		1,626 New	999 Years			
51	 <p><b>Queen Anne House</b> 15 Thames St Hampton, TW12 2EW <i>Richmond upon Thames Submarket</i></p>		2,052 New Direct	Apr 2012		£5.75/SF	
52	 <p><b>Old Stable Yard</b> 123-123a Station Rd Hampton, TW12 2AL <i>Richmond upon Thames Submarket</i></p>		327 New Direct	Feb 2012			
53	 <p>206-208 Stanley Rd Teddington, TW11 8UE <i>Richmond upon Thames Submarket</i></p>		2,070 New				
54	 <p>4 Archer Mews Hampton, TW12 1RN <i>Richmond upon Thames Submarket</i></p>		878 New				







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55	 48-50 Ashley Rd Hampton, TW12 2HU <i>Richmond upon Thames Submarket</i>		783 New Direct	Dec 2011		£7.17/SF	
56	 7-8 Windlesham Mews Hampton, TW12 1RH <i>Richmond upon Thames Submarket</i>		1,164 New				
57	 48-50 Ashley Rd Hampton, TW12 2HU <i>Richmond upon Thames Submarket</i>		1,145 New				
58	 64 Wellington Rd Hampton, TW12 1JT <i>Richmond upon Thames Submarket</i>		743 New	Oct 2011			
59	 6 Park Rd Teddington, TW11 0AA <i>Richmond upon Thames Submarket</i>		400 New	Aug 2011			
60	 53 High St Hampton, TW12 1NH <i>Richmond upon Thames Submarket</i>		796 New	Jul 2011			







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 	<b>Rowan House</b> Field Ln Teddington, TW11 9BP <i>Richmond upon Thames Submarket</i>		1,890 New	Jun 2011			
 	221 High St Hampton, TW12 1NP <i>Richmond upon Thames Submarket</i>		2,708 New				
 	<b>Parkside Place</b> 63-71 High St Hampton, TW12 1NH <i>Richmond upon Thames Submarket</i>		1,775 New	Apr 2011			
 	1-2 Archer Mews Hampton, TW12 1RN <i>Richmond upon Thames Submarket</i>		1,386 New				
 	206-208 Stanley Rd Teddington, TW11 8UE <i>Richmond upon Thames Submarket</i>		2,115 New	Mar 2011			
 	<b>Old Stable Yard</b> 123-123a Station Rd Hampton, TW12 2AL <i>Richmond upon Thames Submarket</i>		462 New	Feb 2011			







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67	 <p><b>The Powder Room</b> 69-71 Broad St Teddington, TW11 8QZ <i>Richmond upon Thames Submarket</i></p>		351 New	Dec 2010			
68	 <p>1A Rutland Rd Twickenham, TW2 5ER <i>Richmond upon Thames Submarket</i></p>		765 New	Nov 2010			
69	 <p>81A High St Teddington, TW11 8HG <i>Richmond upon Thames Submarket</i></p>		708 New	Oct 2010			
70	 <p><b>Thames House</b> 116 High St Hampton, TW12 1NT <i>Richmond upon Thames Submarket</i></p>	Chancerygate Developments Ltd	1,630 New				
71	 <p>5A Hampton Rd Hampton, TW12 1JN <i>Richmond upon Thames Submarket</i></p>		654 New	Aug 2010			
72	 <p>62 High St Hampton, TW12 1PD <i>Richmond upon Thames Ret Submar...</i></p>		783 New	Jul 2010			

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73	 <p><b>Templeton Lodge</b> 114 High St Hampton, TW12 1NT <i>Richmond upon Thames Submarket</i></p>		1,300 New	Jun 2010			
74	 <p><b>Central House</b> 124 High St Hampton, TW12 1NS <i>Richmond upon Thames Submarket</i></p>	ConsumerNet Ltd	2,525 New Direct	Jun 2010			
75	 <p>25-27 Thames St Hampton, TW12 2EW <i>Richmond upon Thames Submarket</i></p>	Stroma Ltd	958 New	May 2010 5 Years	£13.36/SF		May 2013
76	 <p>97-97B High St Teddington, TW11 8HG <i>Richmond upon Thames Ret Submar...</i></p>		400 New	Apr 2010			
77	 <p>36 Station Rd Hampton, TW12 2BX <i>Richmond upon Thames Submarket</i></p>	The Greetings Factory	1,377 New	Apr 2010 3 Years	£17.43/SF		
78	 <p><b>Harlequin House</b> 7 High St Teddington, TW11 8EE <i>Richmond upon Thames Submarket</i></p>	Keynote Ltd	3,601 New	Mar 2010 10 Years	£17.22/SF		

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79	 <p><b>Harlequin House</b> 7 High St Teddington, TW11 8EE <i>Richmond upon Thames Submarket</i></p>	Survey Solutions Limited	1,491 New	Feb 2010 5 Years	£18.78/SF		
80	 <p><b>Sandford House</b> 1B Claremont Rd Teddington, TW11 8DH <i>Richmond upon Thames Submarket</i></p>		2,000 New	Nov 2009			
81	 <p>74 Oldfield Rd Hampton, TW12 2HR <i>Richmond upon Thames Submarket</i></p>	TSB Group plc	1,027 New				
82	 <p><b>Harlequin House</b> 7 High St Teddington, TW11 8EE <i>Richmond upon Thames Submarket</i></p>	KMI Brands Ltd	3,596 New	Sep 2009 5 Years	£17.23/SF	Spread Over	Jun 2012
83	 <p>168 High St Teddington, TW11 8HU <i>Richmond upon Thames Ret Submar...</i></p>		845 New				
84	 <p><b>Wellington House</b> 209-217 High St Hampton, TW12 1NP <i>Richmond upon Thames Submarket</i></p>		826 New	Jul 2009	£18.50/SF	Spread Over	Jul 2012