

# 1 Twickenham / Local Office Market Overview

Twickenham is an affluent suburb located in south west of London which alongside Richmond itself serves as the major employment centre for the London Borough of Richmond upon Thames.

The town provides excellent transport links, being located on the A316 leading to the M3 while Twickenham Station provides regular rail services to London Waterloo. Nearest London Underground services (District Line) run from nearby Richmond Station. Heathrow Airport is circa 5 miles to the north west and Central London is around 15 miles to the east.

In retail terms the town centre is centred on King Street. However the larger office stock in the town is mostly located near to Twickenham Station on London Road, being a location which has been historically less appealing to retailers and residential property, where larger plots of land could be secured. Principal office buildings such as Regal House and Bridge House date from the 1970s and 1980s, which have been subject to staged refurbishment over time.

New office development in Twickenham has not been observed in the last 20 years. Until recently, this was a function of viability, with the returns to office development being insufficient to encourage speculative construction and letting risk.

More recently, increasing competition from residential property in this attractive suburb has diverted many sites to residential use, whether through Permitted Development Rights (PDR) or through conventional change-of-use applications. Office developers have often been unable to compete for sites and buildings.

Other smaller scale office premises are scattered throughout the town centre although many are of lower quality and typically are comprised of conversion of period premises or dating from the 1980s when the last major wave of London outmigration was observed.

It is likely that Twickenham would not be a specific or sole destination for many occupiers, other than those already located in the town. More likely is that Twickenham provides a suitable macro-position in the desired area, provides a suitable sized product and at a price that can be seen as competitive to several of the surrounding locations, notably Richmond, whilst still delivering much of the same offering in terms of environment, lifestyle and accessibility.

## 2 Market Evidence, Estimated Rental Value & Achievable Sale Terms

Please see Appendices 1&2 which details key data on availability and occupational transactions recorded by Knight Frank in the relevant local and regional office market over the last 3 years.

We provide these for an area covering as far afield as Epsom to the south and Chiswick/Brentford to the north for context, although the more notable comparable properties and pricing are likely to be found in closer proximity to the subject location.

Please note: any indication of value provided regarding indicative rents or achievable prices is provided for discussion purposes only. It is not, and is not intended to be, a valuation. We would be pleased to undertake the additional necessary research and provide a formal valuation, if required, on the basis of a separate instruction.

### a) Twickenham

Please note we do not record a formal data for Twickenham in isolation given it is a comparatively small office centre. We do however record all notable transactions, our wider analysis (see below) being driven by data in units of 10,000 sq ft and above.

In Twickenham, the market is typically comprised of deals of 5,000 sq ft and below, as barring a small handful of larger buildings as provided above, units larger than this are not available from existing product. As such, in the past 3 years only one deal above 10,000 sq ft has been recorded by Knight Frank, the aforementioned Haymarket deal at Bridge House, former home of Norsk Hydro. A rent of £32.50 per sq ft was agreed on a refurbished basis, for 34,000 sq ft on a 15 year lease with break after 10 years and 18 months rent free.

This represented the highest rent achieved in Twickenham on a substantial unit of space, since our records commenced in the early 2000s. Notably it was achieved on a well –located but second hand product, which might infer further headroom in rental terms, for a brand new product.

Please note we cannot confirm this has never been exceeded on smaller transactions not recorded, where total rent is more relevant than pounds per sq ft.

Direct comparables with the proposed units, with river aspect/proximity, are not available in Twickenham to our knowledge and therefore we refer below to a wider market context where a limited number of properties of this nature do exist.

### b) South West London

Please see Appendix 1.

As provided above, South West London has seen extremely strong office market performance in recent years. The macro-level benefits of the area to businesses and staff, plus the constrained supply as described in section 1 above has led to a swift escalation of rents, leading in some selected instances to commercial values vying with residential uses for sites and development opportunities.

However the ongoing competition for land and shortage of existing sites has, in general, prevented large-scale development from taking place, with delivered product more typically being in relatively small units as a result. This means that overall scale of take up will not compete with markets further out of London, such as the M25 ring and Thames Valley where business park environments can deliver greater scale for occupiers.

You will note from Appendix 1 that the leading South West London locations, such as Richmond and Wimbledon in particular are now seeing selected leasing evidence consistently into the mid

and high £40s per sq ft as demand continues to outstrip supply. In selected instances rents have exceeded £50 per sq ft although this is largely in very small units. Wimbledon's highest rental deal, with Unibet at Pinnacle House, is reportedly £54 per sq ft. However this is considered an appraisal-led deal for adding 3 extra floors to a compact town centre building, and as a result is not considered to directly reflect an ERV for the local, or wider, market.

More typical is a wider level of evidence at £30-£40 per sq ft across this region, with spikes and dips applying to the variances of transport, amenity and building quality.

c) Riverside Offices – Offered Sale/Letting Terms

As indicated above, alongside an analysis of wider market conditions in South West London, we provides examples below of selected office properties with riverside aspect/proximity.

In each instance the surrounding area would command lower commercial terms if distant from the river.

**60 Marina Place, Hampton Wick**



15,000 sq ft long leasehold interest office building built in 2003 and formerly occupied by Gazprom. Unrefurbished. Terraces overlooking River Thames and underground parking. Terms agreed for sale at circa £375 per sq ft. (Note: Knight Frank instructed). A sample residual appraisal at the agreed price can reflect rents of £40 per sq ft and a Net Initial Yield of 6%, once refurbished and let.

## Riverside House, East Molesey



3,400 sq ft of 1990s-built chalet style accommodation, available to let at £36.75 per sq ft in a primarily residential location to the west of Hampton Court.

## Richmond Brewery, Petersham Road, Richmond



Available freehold or leasehold, indicated £775 per sq ft for 7,400 sq ft freehold. Iconic building, fully refurbished and strong commercial location with direct river views.

### d) The Subject Units

Given the market comparables above and attached as Appendices, we are of the opinion that if brought to market today, in full Category A condition, the following commercial terms could be achieved.

Please note these assume office-market-level rating liabilities and service/estate charges, which may need further review given the location within larger mixed use development, and the differing needs of the residential element.

<b>Unit</b>	<b>Rent per sq ft (NIA)</b>	<b>Term Certain</b>	<b>Rent Free (months)</b>
B1	£30-32	5 yrs	6-9 months

In terms of lease length for the subject units, due to their size we would typically expect leases of maximum 5 years term certain, possibly by way of 10 year leases with 5 year breaks, although some occupiers at this scale may seek 3 year breaks. Given the nature of these leases we would expect leases to be excluded from 1954 Act security of tenure.

In each instance we would expect upward only rent reviews after 5 years and assume Full Repairing and Insuring (FRI) lease terms given they would be new units, presumably with suitable warranties and product performance expectations.

Should the units be available for long leasehold sale (say 999 years) in the same condition as above, we estimate achievable sales figures in the range £350-450 psf sq ft (rentable NIA). Please note long leaseholds with their more limited control, trade at a discount to freeholds and this is taken into account in the above figures


## **Appendix 1 – Twickenham & Key Areas Availability & Pipeline**

# Twickenham & Key Areas Availability & Pipeline

22 May 2017

## Brentford

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Great West Quarter Ealing Road	Description: Land/development opportunity Total Size: 62,440 Sq Ft	L - Barrat L's Agent - Capita Symonds Ltd	PL	Quoting Terms: N/Q	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - TBC	Undeveloped		
	Office	Parkview Great West Road	Rec - 1,490 Sq Ft 1st Floor - 28,808 Sq Ft 2nd Floor - 28,808 Sq Ft 3rd Floor - 28,808 Sq Ft 4th Floor - 26,774 Sq Ft ----- Total Size: 114,688 Sq Ft	L - Henderson Group PLC L's Agent - Hanover Green LLP L's Agent - JLL	OML	Quoting Terms: N/Q	Air conditioning Car parking ratio - 1:320 Raised access flooring Suspended ceilings EPC - Grade D - 83	Category A		
	Office	Vantage London Great West Road	prt Grd Floor - 7,184 Sq Ft 2nd Floor - 10,969 Sq Ft 3rd Floor - 8,491 Sq Ft 4th Floor - 8,525 Sq Ft 7th Floor - 8,540 Sq Ft prt 8th Floor - 2,400 Sq Ft prt 11th Floor - 3,850 Sq Ft Floor - 12,059 Sq Ft ----- Total Size: 62,018 Sq Ft	L - Columbia Threadneedle Investments L's Agent - CBRE L's Agent - Hanover Green LLP	OML	Quoted Rent: £ 27.50 psf	Air conditioning Car parking ratio - 1:315 Raised access flooring Suspended ceilings EPC - TBC	Category A	<a href="http://www.vantage-london.co.uk/">www.vantage-london.co.uk/</a>	
	Office	One Brentside Park Great West Road	1st Floor - 13,410 Sq Ft ----- Total Size: 13,410 Sq Ft	L - Orbit Property L's Agent - CBRE L's Agent - Dowley Turner Real Estate LLP	OML	Quoted Rent: £ 25.00 psf	Air conditioning Car parking ratio - 1:298 Raised access flooring Suspended ceilings EPC - Grade B - 50	Category A	<a href="http://www.brentsidepark.co.uk">http://www.brentsidepark.co.uk</a>	
	Office	Great West House Great West Road	1st Floor - 5,280 Sq Ft 4th Floor - 5,280 Sq Ft 5th Floor - 5,280 Sq Ft 6th Floor - 5,280 Sq Ft 7th Floor - 5,280 Sq Ft 8th Floor - 5,280 Sq Ft 13th Floor - 1,255 Sq Ft ----- Total Size: 32,935 Sq Ft	L - CLS Holdings L's Agent - Hanover Green L's Agent - Hargreave Newberry Gyngell	OML	Quoted Rent: £ 27.50 psf	Air conditioning Car parking ratio - 1:577 Raised access flooring Suspended ceilings EPC - Grade E - 119	Category A	<a href="http://www.afreshview.com">http://www.afreshview.com</a>	
	Office	Alfa Laval Site 40 Great West Road	Description: Land/development opportunity Total Size: 50,235 Sq Ft		PL	Quoting Terms: N/Q	EPC - TBC	Undeveloped		Seeking pre-lets Planning (P/2016/5373) granted Q1 17
	Office	Westlink House 981 Great West Road	Grd Floor - 14,232 Sq Ft Grd Floor - 25,688 Sq Ft 1st Floor - 23,620 Sq Ft 2nd Floor - 1,649 Sq Ft ----- Total Size: 65,189 Sq Ft	L - Carillion Plc L's Agent - Vokins Chartered Surveyors	OML	Quoted Rent: £ 15.00 psf	Comfort cooling Car parking ratio - 1:1,000 Raised access flooring Suspended ceilings EPC - TBC	Category B		

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	The Mille 1000 Great West Road	Grd Floor Suite - 330 Sq Ft Grd Floor Suite - 858 Sq Ft Grd Floor Suite - 266 Sq Ft 6th Floor - 8,312 Sq Ft prt 7th Floor - 3,609 Sq Ft prt 11th Floor - 2,852 Sq Ft ----- Total Size: 16,227 Sq Ft	L - McKay Securities L's Agent - JLL L's Agent - Vokins Chartered Surveyors	OML	Quoted Rent: £ 26.00 psf	Air conditioning Car parking ratio - 1:330 Under-floor trunking EPC - Grade E - 121	Category A		
	Office	1053 Great West Road	Description: Land/development opportunity Total Size: 55,000 Sq Ft	L - Family Trust	PL	Quoting Terms: N/Q	EPC - TBC	Undeveloped		Seeking pre-lets Outline planning obtained
<b>Total Properties: 9</b>			<b>472,142 Sq Ft</b>							

### Chiswick









Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	1 Burlington Lane	Description: Land/Development opportunity Total Size: 136,950 Sq Ft	L - Buckrow Asset Management	PL		Car parking spaces BREEAM Rating - Excellent EPC - TBC	Undeveloped		Application for the demolition of office building and redevelopment P/2016/0227 (Q1 16) Access arrangements – Contact Owen on 07933 277273
	Office	Chiswick Tower 389 Chiswick High Road	12th Floor East - 5,011 Sq Ft 16th Floor - 7,782 Sq Ft 17th Floor - 7,550 Sq Ft ----- Total Size: 20,343 Sq Ft	L - Hermes L's Agent - Frost Meadowcroft Ltd L's Agent - Hargreaves Newberry Gynge	OML	Quoted Rent: £ 47.50 psf	Air conditioning Car parking ratio - 1:1,000 Suspended ceilings EPC - Grade C - 75	Category A	<a href="http://www.chiswicktower4.co.uk">http://www.chiswicktower4.co.uk</a>	
	Office	Adjacent Chiswick Roundabout	Description: Land/development opportunity Total Size: 1.50 Acres	L - TBC	PL	Quoting Terms: N/Q	EPC - TBC	Undeveloped		Application submitted for the providing the following elements: rec area (ground floor, 2,200 m sq), offices (1st to 3rd floors, approximately 4,153 sq m), hotel (4th to 9th floor, 4696 m sq), flats (floors 10 to 37, 32,872 sq m, (SC/2014/3789) Applicant: Cunnane Town Planning
	Office	250 Gunnersbury Avenue	Grd Floor - 5,479 Sq Ft 1st Floor - 7,675 Sq Ft 2nd Floor - 7,675 Sq Ft 3rd Floor - 7,675 Sq Ft 4th Floor - 7,675 Sq Ft 5th Floor - 7,675 Sq Ft 6th Floor - 7,675 Sq Ft ----- Total Size: 51,529 Sq Ft	L - Atlas Properties L's Agent - Savills	PL	Quoted Sale Price: £ 8.500 M	Car parking spaces - 22 Car parking ratio - 1:2,342 BREEAM Rating - Excellent EPC - TBC	Undeveloped		Application submitted to provide a new 8 storey office building (Application submitted for demolition of the office building and the redevelopment of the site to provide a new 8 storey office building ) Q2 16
	Office (Business Park)	Building 6 Chiswick High Road Chiswick Park	6th Floor - 24,185 Sq Ft 7th Floor - 24,156 Sq Ft ----- Total Size: 48,341 Sq Ft	Sub-Lessor - Aker ASA Sub-Lessor's Agent - JLL	OMSL	Quoting Terms: N/Q	Air conditioning Car parking ratio - 1:1,284 Raised access flooring	Category A		




Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office (Business Park)	Building 5 Chiswick High Road Chiswick Park	prt Grd Floor - 4,974 Sq Ft prt 3rd Floor - 3,554 Sq Ft prt 3rd Floor - 9,684 Sq Ft ----- Total Size: 18,212 Sq Ft	L - Blackstone Group LLP (UK) L's Agent - Dowley Turner Real Estate LLP L's Agent - Knight Frank LLP	OML	Quoted Rent: £ 55.00 psf	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - TBC	Category A	<a href="http://www.enjoy-work.co.uk">http://www.enjoy-work.co.uk</a>	Note: Knight Frank instructed
	Office (Business Park)	Building 5 Chiswick High Road Chiswick Park	prt 2nd Floor - 17,792 Sq Ft ----- Total Size: 17,792 Sq Ft	Assignor - Baker Hughes Assignor's Agent - Frost Meadowcroft Ltd Assignor's Agent - Savills	ASG	Quoted Rent: £ 42.50 psf Lease Expiry Date: 16/08/2020	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - TBC	Category A		
	Office (Business Park)	Building 9 Chiswick High Road Chiswick Park	1st Floor - 32,000 Sq Ft ----- Total Size: 32,000 Sq Ft	Assignor - Tullow Oil Assignor's Agent - Montagu Evans	ASG	Quoted Rent: £ 54.50 psf Lease Expiry Date: 01/08/2020	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - Grade C	Category A	<a href="http://www.officespacechiswickpark.co.uk">http://www.officespacechiswickpark.co.uk</a>	
	Office (Business Park)	Building 11 Chiswick High Road Chiswick Park	prt Grd Floor - 5,288 Sq Ft 1st Floor - 25,108 Sq Ft 2nd Floor - 7,359 Sq Ft ----- Total Size: 12,647 Sq Ft	L - Blackstone Group LLP (UK) L's Agent - Dowley Turner Real Estate LLP L's Agent - Knight Frank LLP	OML	Quoted Rent: £ 55.00 psf	Air conditioning Car parking ratio - 1:1,000 Raised access flooring Suspended ceilings EPC - Grade D	Category A	<a href="http://www.enjoy-work.co.uk">http://www.enjoy-work.co.uk</a>	Note: Knight Frank Instructed
	Office (Business Park)	Building 7 Chiswick High Road Chiswick Park	Reception - 3,228 Sq Ft Grd Floor - 24,706 Sq Ft 1st Floor - 25,449 Sq Ft 2nd Floor - 28,026 Sq Ft 3rd Floor - 28,050 Sq Ft 4th Floor - 28,051 Sq Ft prt 5th Floor - 13,998 Sq Ft 7th Floor - 28,089 Sq Ft 8th Floor - 28,091 Sq Ft 9th Floor - 29,094 Sq Ft 11th Floor - 28,107 Sq Ft ----- Total Size: 264,889 Sq Ft	L - Blackstone Group LLP (UK) L's Agent - CBRE L's Agent - Knight Frank LLP L's Agent - Savills	OML	Quoted Rent: £ 47.50 psf Quoting Terms: SC Inclusive of State Charge	Air conditioning Car parking ratio - 1:1,357 Raised access flooring Suspended ceilings BREEAM Rating - Excellent EPC - Grade B - 38	New	<a href="http://www.enjoy-work.com">http://www.enjoy-work.com</a>	Note: Knight Frank Instructed - Floors can Split from 7,000 sq ft
	Office (Business Park)	Building 12 566 Chiswick High Road Chiswick Park	Grd Floor North - 10,392 Sq Ft Grd Floor South - 6,302 Sq Ft ----- Total Size: 16,694 Sq Ft	Sub-Lessor - The Walt Disney Company Sub-Lessor's Agent - Colliers International	OMSL	Quoted Rent: £ 52.50 psf Lease Expiry Date: 24/08/2020	Car parking spaces - 10 Car parking ratio - 1:1,044 Raised access flooring Suspended ceilings EPC - Grade D	Category A		
<b>Total Properties: 11</b>			<b>1.50 Acres 619,397 Sq Ft</b>							

## Epsom

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Parkside House	2nd Floor - 11,988 Sq Ft ----- Total Size: 11,988 Sq Ft	Sub-Lessor - Aon Insurance Brokers Sub-Lessor's Agent - CBRE Ltd	OMSL	Quoted Rent: £ 27.50 psf Lease Expiry Date: 01/12/2021	Air conditioning Car parking ratio - 1:183 Raised access flooring Suspended ceilings EPC - Grade D - 98	Category B		



Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Emerald House 17 East Street	Total Size: 17,245 Sq Ft	L's Agent - Hanover Green LLP	OML	Quoted Rent: £ 30.00 psf	Air conditioning Car parking spaces - 55 Car parking ratio - 1:314 Raised access flooring	Category A		
	Office	20/24 East Street	Grd Floor - 774 Sq Ft 1st Floor - 5,602 Sq Ft 2nd Floor - 5,749 Sq Ft 3rd Floor - 5,038 Sq Ft ----- Total Size: 17,163 Sq Ft	L - XLB Property L's Agent - Dowley Turner Real Estate LLP L's Agent - Hanover Green LLP	OML	Quoted Rent: £ 28.50 psf	Air conditioning Car parking spaces - 55 Car parking ratio - 1:313 Raised access flooring Suspended ceilings EPC - TBC	Category A	<a href="http://www.20-24EastStreet.co.uk">http://www.20-24EastStreet.co.uk</a>	
	Office	60 East Street	Rec - 651 Sq Ft Grd Floor - 4,032 Sq Ft 1st Floor - 5,699 Sq Ft 2nd Floor - 5,769 Sq Ft 3rd Floor - 5,622 Sq Ft ----- Total Size: 21,773 Sq Ft	L's Agent - Stiles Harold Williams LLP	OML	Quoted Rent: £ 22.50 psf	Air conditioning Car parking spaces - 56 Car parking ratio - 1:389 Raised access flooring Suspended ceilings EPC - Grade D - 87	Category A		
	Office	87 East Street	Rec - 293 Sq Ft Grd Floor - 3,894 Sq Ft 1st Floor - 4,568 Sq Ft 2nd Floor - 4,568 Sq Ft 3rd Floor - 1,890 Sq Ft 3rd Floor Ancillary - 178 Sq Ft ----- Total Size: 15,391 Sq Ft	V's Agent - Cushman & Wakefield	FHVP	Quoted Sale Price: £ 2.250 M	Car parking spaces - 50 Car parking ratio - 1:307 Suspended ceilings	Category B		Planning application submitted for the demolition & and redevelopment of the site with the Erection of a part two/part four storey building, comprising 45 single person living units, resident lounge, office and supporting accommodation, plant and refuse rooms, cycle store and associated parking and landscaping 12/01066/FUL Q1 13
	Office	1 Station Approach	Description: Land/development opportunity Grd Floor - 5,137 Sq Ft 1st Floor - 10,671 Sq Ft 2nd Floor - 10,965 Sq Ft 3rd Floor - 10,238 Sq Ft 4th Floor - 1,686 Sq Ft ----- Total Size: 38,697 Sq Ft	L - London & Midlands L's Agent - CBRE L's Agent - Hurst Warne	PL	Quoting Terms: N/Q	Air conditioning Car parking spaces - 141 Car parking ratio - 1:274 Raised access flooring	Undeveloped		Seeking pre-lets
	Office	Horizon House 28 Upper High Street	Rec - 1,023 Sq Ft Grd Floor - 5,027 Sq Ft 1st Floor - 6,200 Sq Ft 2nd Floor - 6,200 Sq Ft 3rd Floor - 3,369 Sq Ft ----- Total Size: 21,819 Sq Ft	L - Kennedy Wilson L's Agent - Dowley Turner Real Estate LLP L's Agent - Stiles Harold Williams	OML	Quoting Terms: N/Q	Air conditioning Car parking spaces - 59 Car parking ratio - 1:370 Raised access flooring Suspended ceilings EPC - Grade F - 126	Category A		2nd floor has been refurbished Deloitte (the LandLord) are in occupation of the 3rd floor, but can move out at any time
<b>Total Properties: 7</b>			<b>144,076 Sq Ft</b>							

#### Ewell

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Lower Mill Kingston Road	Total Size: 15,222 Sq Ft	L's Agent - Cattaneo Commercial	OML	Quoting Terms: N/Q	Air conditioning - part Central heating Car parking spaces - 65 Car parking ratio - 1:234 EPC - Grade F - 133	Category B		

Total Properties: 1 15,222 Sq Ft

**Kingston Upon-Thames**

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Eden Walk	Description: Land/development opportunity Total Size: 35,000 Sq Ft	L - British Land L - Universities Superannuation Scheme Ltd	PL	Quoting Terms: N/Q	EPC - TBC	Undeveloped		Part of a mixed use development scheme Planning granted Q1 17
	Office	60 Marina Place Hampton Wick	Total Size: 15,594 Sq Ft	V - Gazprom Marketing and Trading Ltd V's Agent - Knight Frank LLP V's Agent - Martin Campbell & Co	FHVP	Quoted Sale Price: £ 7.500 M	Air conditioning Car parking spaces - 15 Raised access flooring Suspended ceilings EPC - TBC	Category A		Note: Knight Frank Instructed
	Office	Conquest House Wood Street	1st Floor - 8,167 Sq Ft 2nd Floor - 12,516 Sq Ft ----- Total Size: 20,683 Sq Ft	Sub-Lessor's Agent - Cattaneo Commercial	OMSL	Quoting Terms: N/Q	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - Grade D - 86	Category A		

Total Properties: 3 71,277 Sq Ft

**Leatherhead**















Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Claire House Bridge Street	Grd Floor - 1,175 Sq Ft Grd Floor Ancillary - 84 Sq Ft 1st Floor - 3,513 Sq Ft 2nd Floor - 3,412 Sq Ft 3rd Floor - 3,511 Sq Ft ----- Total Size: 11,695 Sq Ft	L's Agent - Altus Group	OML	Quoted Rent: £ 14.00 psf	Comfort cooling - part Car parking spaces Suspended ceilings Perimeter trunking EPC - Grade C	Category B		
	Office	South Building The Axis Centre Cleeve Road	Basement - 2,917 Sq Ft Rec - 382 Sq Ft Grd Floor - 6,684 Sq Ft 1st Floor - 7,018 Sq Ft 2nd Floor - 7,126 Sq Ft ----- Total Size: 24,127 Sq Ft	L's Agent - Bray Fox Smith L's Agent - Stiles Harold Williams LLP	OML	Quoting Terms: N/Q	Comfort cooling Central heating Suspended ceilings Perimeter trunking EPC - Grade C - 66	Category B		
	Office	1 Springfield Drive	Rec - 615 Sq Ft Grd Floor - 11,560 Sq Ft 1st Floor - 11,778 Sq Ft 2nd Floor - 12,632 Sq Ft 3rd Floor - 3,110 Sq Ft ----- Total Size: 39,695 Sq Ft	L - Berwick Hill Properties Ltd L - Lumina Real Estate Capital L's Agent - Hurst Warne L's Agent - JLL	OML	Quoted Rent: £ 33.50 psf	Air conditioning Car parking spaces - 132 Car parking ratio - 1:300 Raised access flooring BREEAM Rating - Very Good EPC - Grade B	New	<a href="http://onespringfielddrive.co.uk">http://onespringfielddrive.co.uk</a>	
	Office (Business Park)	Cassini Court Randalls Way Randalls Research Park	Rec - 507 Sq Ft Grd Floor - 8,541 Sq Ft 1st Floor - 8,478 Sq Ft ----- Total Size: 17,526 Sq Ft	L's Agent - Hanover Green LLP L's Agent - Stiles Harold Williams LLP	OML	Quoted Rent: £ 25.00 psf	Air conditioning Car parking ratio - 1:210 Raised access flooring Suspended ceilings EPC - Grade C - 70	Category A		
	Office (Business Park)	Russell House Kingston Road Regent Park	Rec - 341 Sq Ft Grd Floor - 4,916 Sq Ft 1st Floor - 5,227 Sq Ft ----- Total Size: 10,484 Sq Ft	L's Agent - Hurst Warne L's Agent - Strutt & Parker	OML	Quoted Rent: £ 26.50 psf	Air conditioning Car parking spaces - 56 Car parking ratio - 1:187 Raised access flooring Suspended ceilings EPC - Grade E - 115	Category A		

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office (Business Park)	Q4 Randalls Way The Square	Rec - 1,580 Sq Ft Grd Floor - 14,639 Sq Ft 1st Floor - 15,349 Sq Ft ----- Total Size: 31,568 Sq Ft	L - Eskmuir Properties L's Agent - Michael Rogers LLP L's Agent - Savills	OML	Quoted Rent: £ 31.50 psf	Air conditioning Car parking spaces - 123 Car parking ratio - 1:257 Raised access flooring Suspended ceilings BREEAM Rating - Very good EPC - Grade A	New	<a href="http://www.thesquare-leatherhead.com">http://www.thesquare-leatherhead.com</a>	
	Office (Business Park)	Q2 Randalls Way The Square	Rec - 392 Sq Ft Grd Floor - 4,553 Sq Ft 1st Floor - 5,066 Sq Ft ----- Total Size: 10,011 Sq Ft	L - Eskmuir Properties L's Agent - Michael Rogers LLP L's Agent - Savills	OML	Quoted Rent: £ 31.50 psf	Air conditioning Car parking spaces - 39 Car parking ratio - 1:257 Raised access flooring Suspended ceilings BREEAM Rating - Very good EPC - Grade A	New	<a href="http://www.thesquare-leatherhead.com">http://www.thesquare-leatherhead.com</a>	
	Office	Q1 Randalls Way The Square	Rec - 392 Sq Ft Grd Floor - 4,552 Sq Ft 1st Floor - 5,066 Sq Ft ----- Total Size: 10,010 Sq Ft	L - Eskmuir Properties L's Agent - Michael Rogers LLP L's Agent - Savills	OML	Quoted Rent: £ 31.50 psf	Air conditioning Car parking spaces - 39 Car parking ratio - 1:257 Raised access flooring Suspended ceilings BREEAM Rating - Very good EPC - Grade A	New	<a href="http://www.thesquare-leatherhead.com">http://www.thesquare-leatherhead.com</a>	
<b>Total Properties: 8</b>			<b>155,116 Sq Ft</b>							



#### New Malden

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Cl Tower High Street	prt 3rd Floor - 1,025 Sq Ft prt 3rd Floor - 2,885 Sq Ft 14th Floor - 5,370 Sq Ft 15th Floor - 4,000 Sq Ft ----- Total Size: 13,280 Sq Ft	L - CLS Holdings Plc L's Agent - Cattaneo Commercial	OML	Quoted Rent: £ 27.50 psf	Air conditioning Car parking ratio - 1:490 Suspended ceilings Under-floor trunking EPC - Grade E - 105	Category A	<a href="http://www.citower.co.uk">http://www.citower.co.uk</a>	
	Office	St Georges Square 1/7 High Street	1st Floor - 7,537 Sq Ft 2nd Floor - 5,518 Sq Ft ----- Total Size: 13,055 Sq Ft	L's Agent - Bonsors	OML	Quoted Rent: £ 19.50 psf	Air conditioning Car parking spaces Suspended ceilings EPC - Grade C - 73	Category B		
	Office	Apex Tower 7 High Street	6th Floor - 6,540 Sq Ft 10th Floor - 6,540 Sq Ft 11th Floor - 6,540 Sq Ft 14th Floor - 6,020 Sq Ft 15th Floor - 1,475 Sq Ft ----- Total Size: 27,115 Sq Ft	L - CLS Holdings Plc L's Agent - Doherty Baines L's Agent - Vail Williams LLP	OML	Quoted Rent: £ 20.00 psf	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - Grade E - 118	Category B	<a href="http://www.officesnewmalde.co.uk/">www.officesnewmalde.co.uk/</a>	
<b>Total Properties: 3</b>			<b>53,450 Sq Ft</b>							


## Richmond

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Eton House 18/24 Paradise Road	Grd Floor - 8,170 Sq Ft 1st Floor - 8,170 Sq Ft ----- Total Size: 16,340 Sq Ft	L - Aviva L's Agent - JLL L's Agent - Michael Rogers LLP	OML	Quoted Rent: £ 45.00 psf	Air conditioning Car parking ratio - 1:610 Suspended ceilings Under-floor trunking EPC - TBC	Category A	<a href="http://etonhouserichmond.com">etonhouserichmond.com</a>	
	Office	Peregrine House 26/28 Paradise Road	Garden level - 2,441 Sq Ft Grd Floor - 2,276 Sq Ft 1st Floor - 2,512 Sq Ft 2nd Floor - 2,512 Sq Ft 3rd Floor - 1,499 Sq Ft ----- Total Size: 11,240 Sq Ft	L's Agent - Hanover Green LLP L's Agent - Martin Campbell & Co	OML	Quoted Rent: £ 45.00 psf	Air conditioning EPC - TBC	Category A		
	Office	1 Parkshot	lwr Grd Floor - 2,992 Sq Ft Grd Floor - 3,109 Sq Ft 1st Floor - 2,742 Sq Ft 2nd Floor - 2,464 Sq Ft 3rd Floor - 1,133 Sq Ft ----- Total Size: 12,440 Sq Ft	L - Aviva Investors L's Agent - CBRE L's Agent - Savills	OML	Quoted Rent: £ 49.50 psf	Air conditioning Car parking spaces - 1 Car parking ratio - 1:12,440 Raised access flooring Suspended ceilings EPC - Grade B	Category A	<a href="http://oneparkshotrichmond.co.uk/">oneparkshotrichmond.co.uk/</a>	
<b>Total Properties: 3</b>			<b>40,020 Sq Ft</b>							


## Surbiton

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Millbank House 171/185 Ewell Road	1st Floor - 10,801 Sq Ft ----- Total Size: 10,801 Sq Ft	L's Agent - Cattaneo Commercial L's Agent - GVA	OML	Quoted Rent: £ 25.00 psf	Air conditioning Car parking spaces - 26 Car parking ratio - 1:415 Suspended ceilings Perimeter trunking EPC - Grade B - 41	Category B		
	Office	Sutherland House Maple Road	Rec - 281 Sq Ft Storage - 55 Sq Ft Grd Floor - 2,741 Sq Ft 1st Floor - 3,030 Sq Ft 2nd Floor - 2,957 Sq Ft 3rd Floor - 2,981 Sq Ft ----- Total Size: 12,045 Sq Ft	L's Agent - Martin Campbell & Co	OMSL	Quoted Rent: £ 25.00 psf	Air conditioning Car parking spaces - 23 Car parking ratio - 1:524 Raised access flooring Suspended ceilings	Category B		Planning application submitted for the change of Use from offices premises (class B1) to education use (class D1) as part of Surbiton High School (13/13113) Q1 14
<b>Total Properties: 2</b>			<b>22,846 Sq Ft</b>							


## Teddington

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	1 Park Road	Rec - 260 Sq Ft Grd Floor - 3,187 Sq Ft 1st Floor - 3,479 Sq Ft 2nd Floor - 3,290 Sq Ft 3rd Floor - 2,204 Sq Ft ----- Total Size: 12,420 Sq Ft	L's Agent - Cattaneo Commercial	OML	Quoted Rent: £ 35.00 psf	Comfort cooling Central heating Car parking spaces - 33 Car parking ratio - 1:368 Raised access flooring EPC - Grade E - 102	Category B		
<b>Total Properties: 1</b>			<b>12,420 Sq Ft</b>							





### Tolworth

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Tolworth Tower Ewell Road	10th Floor - 2,985 Sq Ft 11th Floor - 8,404 Sq Ft ----- Total Size: 11,389 Sq Ft	L's Agent - Cattaneo Commercial	OML	Quoted Rent: £ 25.00 psf	Air conditioning Suspended ceilings Perimeter trunking EPC - Grade G - 176	Category B		
<b>Total Properties: 1</b>			<b>11,389 Sq Ft</b>							

### Twickenham

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Webb Ellis House Rugby Road	Rec - 883 Sq Ft Grd Floor - 8,420 Sq Ft 1st Floor - 8,815 Sq Ft ----- Total Size: 18,118 Sq Ft	L's Agent - Colliers International	OML	Quoting Terms: N/Q	Car parking spaces - 55 Car parking ratio - 1:329 Raised access flooring Suspended ceilings EPC - Grade C - 68	Category B		
<b>Total Properties: 1</b>			<b>18,118 Sq Ft</b>							

### Wimbledon

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Property Website URL	Comments
	Office	Central House 1 Alwyne Road	Grd Floor - 1,798 Sq Ft Mezzanine - 1,998 Sq Ft 1st Floor - 2,165 Sq Ft 2nd Floor - 2,165 Sq Ft 3rd Floor - 1,942 Sq Ft ----- Total Size: 10,068 Sq Ft	L - Coldunell Ltd L's Agent - Michael Rogers	OML	Quoted Rent: £ 53.50 psf	Car parking spaces - 7 Car parking ratio - 1:1,007 Raised access flooring EPC - Grade B	Category A		
	Office	Wimbledon Bridge House 1 Hartfield Road	Grd Floor Suite A - 6,126 Sq Ft Grd Floor Suite B - 4,209 Sq Ft ----- Total Size: 10,335 Sq Ft	L - Hermes Real Estate Investment Management Ltd L's Agent - Cattaneo Commercial L's Agent - Strutt & Parker LLP	OML	Quoting Terms: N/Q	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - Grade D - 94	Category A		
	Office	Chorus The Broadway	Total Size: 30,000 Sq Ft	Sub-Lessor - Sutton & Merton PCT	OMSL	Lease Expiry Date: 01/06/2024	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - TBC	Category A		
	Office	22/24 Worple Road	Total Size: 35,000 Sq Ft	L - TH Real Estate L's Agent - Knight Frank LLP	OML	Quoting Terms: N/Q	Car parking spaces Raised access flooring Suspended ceilings EPC - TBC	Category A		Note: Knight Frank Instructed
<b>Total Properties: 4</b>			<b>85,403 Sq Ft</b>							
<b>Grand Total Properties: 54</b>			<b>1.50 Acres 1,720,876 Sq Ft</b>							

**Appendix 2 – Twickenham & Key Areas Deals Done**

## Brentford

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Vantage London Great West Road	prt 8th Floor - 1,999 Sq Ft ----- Total Size: 1,999 Sq Ft	L - Columbia Threadneedle Investments L's Agent - CBRE L's Agent - Hanover Green LLP T - Royal Jordian Airlines	OML	Transaction Date: 28/03/2017 Agreed Rent: £ 27.50 psf Lease Commencement Date: 01/03/2017 Lease Expiry Date: 28/02/2027 Lease Term: 10 yrs Break Option: 01/03/2022 - Tenant Incentives: Rent Free Period - 6 mths	Air conditioning Car parking ratio - 1:315 Raised access flooring Suspended ceilings EPC - TBC	Category A	
	Office	Vantage London Great West Road	1st Floor - 14,071 Sq Ft ----- Total Size: 14,071 Sq Ft	L - Columbia Threadneedle Investments L's Agent - CBRE L's Agent - Hanover Green LLP T - GL Assessments T's Agent - Bond Woodhouse Ltd	OML	Transaction Date: 26/10/2016 Agreed Rent: £ 26.50 psf Lease Commencement Date: 01/11/2016 Lease Expiry Date: 31/10/2026 Lease Term: 10 yrs Incentives: Rent Free Period - 24 mths no break option	Air conditioning Car parking ratio - 1:315 Raised access flooring Suspended ceilings EPC - TBC	Category A	
	Office	One Brentside Park Great West Road	Grd Floor - 13,045 Sq Ft ----- Total Size: 13,045 Sq Ft	L - Orbit Property L's Agent - CBRE L's Agent - Dowley Turner Real Estate LLP T - Verisure Services Ltd	OML	Transaction Date: 31/05/2016 Agreed Rent: £ 25.00 psf Lease Commencement Date: 01/06/2016 Lease Expiry Date: 31/05/2026 Lease Term: 10 yrs Break Option: 01/06/2021 - Tenant Incentives: Rent Free Period - 12 mths 1st year: £22.00 2nd year: £23.00 3rd year: £24.00	Air conditioning Car parking ratio - 1:298 Raised access flooring Suspended ceilings EPC - Grade B - 50	Category A	
	Office	Vantage London Great West Road	prt Grd Floor - 2,702 Sq Ft prt 8th Floor - 4,152 Sq Ft 9th Floor - 8,554 Sq Ft ----- Total Size: 15,408 Sq Ft	L - Columbia Threadneedle Investments L's Agent - CBRE L's Agent - Hanover Green LLP T - Cineworld Group PLC T's Agent - Boston Gilmore	OML	Transaction Date: 26/05/2016 Agreed Rent: £ 18.00 - £ 25.00 psf Lease Commencement Date: 01/06/2016 Lease Expiry Date: 31/05/2026 Lease Term: 10 yrs Incentives: Rent Free Period - 12 mths no break options	Air conditioning Car parking ratio - 1:315 Raised access flooring Suspended ceilings	Category A	

















Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Great West House Great West Road	GW1 1st Floor - 5,336 Sq Ft ----- Total Size: 5,336 Sq Ft	L - CLS Holdings L's Agent - Hanover Green L's Agent - Hargreave Newberry Gyngell T - Swiber Holdings	OML	Transaction Date: 01/03/2015 Agreed Rent: £ 24.00 psf Lease Commencement Date: 01/03/2015 Lease Expiry Date: 29/02/2020 Lease Term: 5 yrs Incentives: Rent Free Period - 4 mths	Air conditioning Car parking ratio - 1:577 Raised access flooring Suspended ceilings EPC - Grade E	Category A	
	Office	27 Great West Road	3rd Floor - 15,672 Sq Ft ----- Total Size: 15,672 Sq Ft	L - LaSalle Investment Management L's Agent - Knight Frank LLP T - RGA Underwriting Ltd	OML	Transaction Date: 10/02/2015 Agreed Rent: £ 27.75 psf Lease Commencement Date: 01/03/2015 Lease Expiry Date: 28/02/2025 Lease Term: 10 yrs Break Option: 01/03/2020 - Tenant Incentives: Rent Free Period - 6 mths	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - Grade E - 110	Category A	RGA Underwriting Ltd unadvised Note: Knight Frank Instructed
	Office	Profile West 950 Great West Road	2nd Floor - 1,108 Sq Ft ----- Total Size: 1,108 Sq Ft	L - Orbit Southern L's Agent - De Souza L's Agent - JLL L's Agent - Vokins Chartered Surveyors T - Fit For Sport	OML	Transaction Date: 01/04/2017 Lease Commencement Date: 01/04/2017	Air conditioning Car parking ratio - 1:350 Raised access flooring Suspended ceilings EPC - Grade D - 88	Category B	
	Office	Profile West 950 Great West Road	5th Floor - 7,310 Sq Ft ----- Total Size: 7,310 Sq Ft	L - Orbit Southern L's Agent - De Souza L's Agent - JLL L's Agent - Vokins Chartered Surveyors T - Samsung C&T Corporation	OML	Transaction Date: 01/04/2017 Lease Commencement Date: 01/04/2017	Air conditioning Car parking ratio - 1:350 Raised access flooring Suspended ceilings EPC - Grade D - 88	Category B	
	Office	Profile West 950 Great West Road	prt 3rd Floor - 2,259 Sq Ft ----- Total Size: 2,259 Sq Ft	L - Orbit Southern L's Agent - De Souza L's Agent - JLL L's Agent - Vokins T - Black Arrow Finance	OML	Transaction Date: 29/06/2015 Lease Commencement Date: 01/07/2015	Air conditioning Car parking ratio - 1:293 Raised access flooring Suspended ceilings EPC - Grade D - 88	Category A	
	Office	Profile West 950 Great West Road	prt 1st & 4th Floor - 12,795 Sq Ft ----- Total Size: 12,795 Sq Ft	L - Orbit Southern L's Agent - De Souza L's Agent - JLL L's Agent - Vokins T - Safety Kleen UK Ltd	OML	Transaction Date: 01/01/2015 Agreed Rent: £ 19.00 psf Lease Commencement Date: 01/01/2015 Lease Expiry Date: 31/12/2029 Lease Term: 15 yrs Break Option: 01/01/2021 - 3 months rental penalty - Tenant 01/01/2026 - 3 months rental penalty - Tenant	Air conditioning Car parking ratio - 1:293 Raised access flooring Suspended ceilings EPC - Grade D - 88	Category A	
	Office	Profile West 950 Great West Road	prt Grd Floor - 4,237 Sq Ft ----- Total Size: 4,237 Sq Ft	L - Orbit Southern L's Agent - De Souza L's Agent - JLL L's Agent - Vokins T - Pakistani Air T's Agent - Swire Properties Ltd	OML	Transaction Date: 01/10/2014 Agreed Rent: £ 20.00 psf Lease Commencement Date: 01/10/2014 Lease Expiry Date: 31/03/2025 Lease Term: 10.5 yrs Break Option: 01/04/2020 - Tenant Incentives: Rent Free Period - 6 mths	Air conditioning Car parking ratio - 1:293 Raised access flooring Suspended ceilings EPC - Grade D - 88	Category A	

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments		
	Office	The Mille 1000 Great West Road	prt 7th Floor - 4,703 Sq Ft ----- Total Size: 4,703 Sq Ft	L - McKay Securities L's Agent - JLL L's Agent - Vokins Chartered Surveyors T - Aviareps	OML	Transaction Date: 01/03/2017 Agreed Rent: £ 26.00 psf Lease Commencement Date: 01/03/2017 Lease Expiry Date: 28/02/2022 Lease Term: 5 yrs Break Option: 01/03/2020 - Tenant	Air conditioning Car parking ratio - 1:330 Under-floor trunking EPC - Grade E - 121	Category A			
	Office	The Mille 1000 Great West Road	prt 4th Floor - 3,930 Sq Ft ----- Total Size: 3,930 Sq Ft	L - McKay Securities L's Agent - JLL L's Agent - Vokins Chartered Surveyors T - IDS Europe	OML	Transaction Date: 30/10/2016 Agreed Rent: £ 26.00 psf Lease Commencement Date: 01/12/2016 Lease Expiry Date: 30/11/2022	Air conditioning Car parking ratio - 1:330 Under-floor trunking EPC - Grade E - 121	Category A			
	Office	The Mille 1000 Great West Road	prt 4th Floor East - 3,892 Sq Ft ----- Total Size: 3,892 Sq Ft	L - McKay Securities L's Agent - JLL L's Agent - Vokins Chartered Surveyors T - BWR T's Agent - Spring4	OML	Transaction Date: 16/06/2016 Agreed Rent: £ 25.00 psf Lease Commencement Date: 16/06/2016 Lease Expiry Date: 15/06/2026 Lease Term: 10 yrs Break Option: 16/06/2021 - Tenant Incentives: Rent Free Period - 6 mths 6 months rent free extra of break option not taken	Air conditioning Car parking ratio - 1:330 Under-floor trunking EPC - Grade E - 121	Category A			
	Office	The Mille 1000 Great West Road	prt 5th Floor West - 4,009 Sq Ft ----- Total Size: 4,009 Sq Ft	L - McKay Securities L's Agent - JLL L's Agent - Vokins T - Heads Group	OML	Transaction Date: 05/06/2015 Lease Commencement Date: 01/07/2015	Air conditioning Car parking ratio - 1:330 Under-floor trunking EPC - Grade E - 121	Category B			
	Office	The Mille 1000 Great West Road	prt 10th Floor West - 2,604 Sq Ft ----- Total Size: 2,604 Sq Ft	L - McKay Securities L's Agent - JLL L's Agent - Vokins T - Balloon One Ltd	OML	Transaction Date: 01/04/2015 Agreed Rent: £ 22.00 psf Lease Commencement Date: 01/04/2015 Lease Expiry Date: 31/03/2020 Lease Term: 5 yrs Break Option: 01/04/2018 - Tenant Incentives: Rent Free Period - 4 mths	Air conditioning Car parking ratio - 1:330 Under-floor trunking EPC - Grade E - 121	Category B			
	Office	The Mille 1000 Great West Road	11th Floor - 1,460 Sq Ft ----- Total Size: 1,460 Sq Ft	L - McKay Securities L's Agent - JLL L's Agent - Vokins T - Citycom Ltd	OML	Transaction Date: 01/01/2015 Agreed Rent: £ 22.00 psf Lease Commencement Date: 01/01/2015	Air conditioning Car parking ratio - 1:330 Under-floor trunking EPC - Grade E - 121	Category B			
	Office	The Mille 1000 Great West Road	prt 10th Floor East - 4,054 Sq Ft ----- Total Size: 4,054 Sq Ft	L - McKay Securities L's Agent - JLL L's Agent - Vokins T - Redefine BDL Hotels Ltd	OML	Transaction Date: 01/01/2015 Agreed Rent: £ 21.00 psf Lease Commencement Date: 01/01/2015	Air conditioning Car parking ratio - 1:330 Under-floor trunking EPC - Grade E - 121	Category B			
<b>Total Properties: 18</b>			<b>117,892 Sq Ft</b>								

**Chiswick**








Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	McCormack House	Description: Land/development opportunity Total Size: 0.67 Acres	P - Whitbread Group plc P's Agent - Bray Fox Smith V - M&G Real Estate V's Agent - Knight Frank LLP	FHVP	Transaction Date: 21/10/2014 Agreed Sale Price: £ 15.000 M		Undeveloped	Note: Knight Frank Instructed
	Office	Bond House 347/353 Chiswick High Road	Rec - 646 Sq Ft Grd Floor - 4,535 Sq Ft 1st Floor - 5,403 Sq Ft 2nd Floor - 5,403 Sq Ft 3rd Floor - 5,403 Sq Ft 4th Floor - 5,403 Sq Ft ----- Total Size: 26,793 Sq Ft	L - Domus Nova L's Agent - Hanover Green LLP T - HCA International Ltd T's Agent - Altus Group	OML	Transaction Date: 01/09/2016 Agreed Rent: £ 42.00 psf Lease Commencement Date: 01/09/2016 Lease Expiry Date: 31/08/2041 Lease Term: 25 yrs Break Option: 01/09/2031 - Tenant	Air conditioning Car parking ratio - 1:670 Raised access flooring Suspended ceilings EPC - Grade B - 47	Category B	
	Office	Chiswick Tower 389 Chiswick High Road	14th Floor East - 5,017 Sq Ft ----- Total Size: 5,017 Sq Ft	L - Hermes L's Agent - Frost Meadowcroft Ltd L's Agent - Hargreaves Newberry Gyngell T - Opentext	OML	Transaction Date: 01/04/2016 Agreed Rent: £ 45.00 psf Lease Commencement Date: 01/04/2016 Lease Expiry Date: 31/03/2026 Lease Term: 10 yrs Break Option: 01/04/2021 - Tenant	Air conditioning Car parking ratio - 1:1,000 Suspended ceilings EPC - Grade C - 75	Category A	
	Office	The Building 578/586 Chiswick High Road	1st Floor - 5,036 Sq Ft ----- Total Size: 5,036 Sq Ft	L's Agent - Frost Meadowcroft Ltd L's Agent - Hargreaves Newberry Gyngell T - Berry Appleman & Leiden Ltd	OML	Transaction Date: 01/10/2015 Agreed Rent: £ 40.00 psf Lease Commencement Date: 01/10/2015 Lease Expiry Date: 30/09/2018 Lease Term: 3 yrs	Air conditioning Car parking spaces Raised access flooring BREEAM Rating - Very Good	Category A	
	Office	The Building 578/586 Chiswick High Road	1st Floor - 5,036 Sq Ft ----- Total Size: 5,036 Sq Ft	Sub-Lessee - A Law Firm Sub-Lessor - MarketOne Europe Sub-Lessor's Agent - Frost Meadowcroft	OMSL	Transaction Date: 01/10/2015 Agreed Rent: £ 42.00 psf Lease Commencement Date: 01/10/2015 Lease Expiry Date: 30/09/2018 Lease Term: 3 yrs	Air conditioning Car parking spaces Raised access flooring	Category A	
	Office	Chiswick Green 610/624 Chiswick High Road	prt 2nd Floor - 8,865 Sq Ft ----- Total Size: 8,865 Sq Ft	Sub-Lessee - JML Direct Sub-Lessor - Viasat Sub-Lessor's Agent - Colliers International Sub-Lessor's Agent - Frost Meadowcroft Ltd	OMSL	Transaction Date: 01/10/2016 Agreed Rent: £ 43.50 psf Lease Commencement Date: 01/10/2016 Lease Expiry Date: 11/11/2027 Incentives: Rent Free Period - 20 mths	Air conditioning Car parking spaces Raised access flooring Suspended ceilings	Category A	
	Office	Chiswick Green 610/624 Chiswick High Road	2nd Floor - 14,711 Sq Ft ----- Total Size: 14,711 Sq Ft	L - M&G Real Estate L's Agent - Cushman & Wakefield L's Agent - Hanover Green T - Viasat T's Agent - Cushman & Wakefield	OML	Transaction Date: 01/06/2014 Agreed Rent: £ 43.00 psf Lease Commencement Date: 19/06/2014 Lease Expiry Date: 11/11/2027 Lease Term: 13 yrs Incentives: Rent Free Period - 17 mths	Air conditioning Car parking spaces - 6 Car parking ratio - 1:2,252 Raised access flooring Suspended ceilings BREEAM Rating - Excellent EPC - Grade B - 35	New	






Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Ashburnham House Horticultural Place	Grd Floor - 3,155 Sq Ft 1st Floor - 3,110 Sq Ft ----- Total Size: 6,265 Sq Ft	L's Agent - Frost Meadowcroft Ltd T - DKMS Bone Marrow Donor Centre	OML	Transaction Date: 01/09/2014 Agreed Rent: £ 32.50 psf Lease Commencement Date: 01/09/2014 Lease Expiry Date: 31/08/2019 Lease Term: 5 yrs	Car parking spaces - 28 Car parking ratio - 1:224	Category B	
	Office	30 Saville Road	Grd Floor - 876 Sq Ft 1st Floor - 1,124 Sq Ft ----- Total Size: 2,000 Sq Ft	L - Agate Properties Ltd L's Agent - Frost Meadowcroft T - Shephard Media T's Agent - CBRE	OML	Transaction Date: 21/10/2015 Agreed Rent: £ 40.00 psf Lease Commencement Date: 21/10/2015 Lease Expiry Date: 20/10/2020 Lease Term: 5 yrs Incentives: Rent Free Period - 3 mths no break options	Central heating	Category A	
	Office (Business Park)	Building 11 Chiswick High Road Chiswick Park	prt 2nd Floor - 7,359 Sq Ft ----- Total Size: 7,359 Sq Ft	L - Blackstone L's Agent - CBRE L's Agent - Dowley Turner Real Estate LLP L's Agent - Savills T - Volant Media	OML	Transaction Date: 01/08/2016 Agreed Rent: £ 52.50 psf Lease Commencement Date: 01/08/2016 Lease Expiry Date: 31/07/2026 Lease Term: 10 yrs Break Option: 01/08/2021 - Tenant Incentives: Rent Free Period - 7 mths 3 months rent free extra if break not taken	Air conditioning Car parking ratio - 1:1,000 Raised access flooring Suspended ceilings EPC - Grade D	Category A	
	Office (Business Park)	Building 7 Chiswick High Road Chiswick Park	10th Floor - 28,120 Sq Ft ----- Total Size: 28,120 Sq Ft	L - Blackstone L's Agent - CBRE L's Agent - Dowley Turner Real Estate LLP L's Agent - Savills T - HH Saudi Research & Marketing	OML	Transaction Date: 01/07/2016 Agreed Rent: £ 56.00 psf Lease Commencement Date: 01/07/2016 Lease Expiry Date: 30/06/2026 Lease Term: 10 yrs Incentives: Rent Free Period - 18 mths no break option	Air conditioning Car parking ratio - 1:1,357 Raised access flooring Suspended ceilings BREEAM Rating - Excellent EPC - Grade B	New	
	Office (Business Park)	Building 5 Chiswick High Road Chiswick Park	prt 3rd Floor - 6,061 Sq Ft ----- Total Size: 6,061 Sq Ft	L - Blackstone L's Agent - CBRE L's Agent - Dowley Turner Real Estate LLP L's Agent - Savills T - Frost & Silver T's Agent - Catrter Jonas	OML	Transaction Date: 09/05/2016 Agreed Rent: £ 51.00 psf Lease Commencement Date: 09/05/2016 Lease Expiry Date: 08/05/2026 Lease Term: 10 yrs Break Option: 09/05/2021 - Tenant Incentives: Rent Free Period - 6 mths 4 months rent free extra if break not taken	Air conditioning Car parking ratio - 1:1,000 Raised access flooring Suspended ceilings EPC - Grade C	Category A	
	Office (Business Park)	Building 6 Chiswick High Road Chiswick Park	prt 1st Floor - 13,167 Sq Ft ----- Total Size: 13,167 Sq Ft	Sub-Lessee - Unisys Sub-Lessee's Agent - JLL Sub-Lessor - Aker Sub-Lessor's Agent - JLL	OMSL	Transaction Date: 01/01/2016 Agreed Rent: £ 50.00 psf Lease Commencement Date: 01/01/2016 Lease Expiry Date: 31/12/2025 Lease Term: 10 yrs Break Option: 01/01/2021 - Tenant Incentives: Rent Free Period - 6 mths	Air conditioning Car parking spaces Raised access flooring BREEAM Rating - Excellent EPC - Grade B	Category A	







Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office (Business Park)	Building 4 Chiswick High Road Chiswick Park	prt Grd Floor - 6,572 Sq Ft ----- Total Size: 6,572 Sq Ft	L - Blackstone Group LLP L's Agent - CBRE T - Oncam Global Ltd T's Agent - Avison Young	OML	Transaction Date: 15/02/2016 Agreed Rent: £ 50.00 psf Lease Commencement Date: 01/03/2016 Lease Expiry Date: 28/02/2026 Lease Term: 10 yrs Break Option: 01/03/2021 - Tenant Incentives: Rent Free Period - 6 mths 4 months rent free extra if break not taken	Air conditioning Car parking ratio - 1:1,000 Raised access flooring Suspended ceilings EPC - Grade D	Category A	
	Office (Business Park)	Building 4 Chiswick High Road Chiswick Park	prt 1st Floor - 1,615 Sq Ft ----- Total Size: 1,615 Sq Ft	L - Blackstone Group LLP L's Agent - CBRE T - Pra Group UK Ltd T's Agent - CBRE	OML	Transaction Date: 19/11/2015 Agreed Rent: £ 49.50 psf Lease Commencement Date: 19/11/2015 Lease Expiry Date: 18/11/2021 Lease Term: 6 yrs Incentives: Rent Free Period - 4 mths	Air conditioning Car parking ratio - 1:1,000 Raised access flooring Suspended ceilings EPC - Grade D	Category A	
	Office (Business Park)	Building 6 Chiswick High Road Chiswick Park	Grd Floor - 12,045 Sq Ft ----- Total Size: 12,045 Sq Ft	Sub-Lessee - Genworth Financial Sub-Lessor - Aker Sub-Lessor's Agent - JLL	OMSL	Transaction Date: 01/10/2015 Agreed Rent: £ 49.00 psf Lease Commencement Date: 01/10/2015 Lease Expiry Date: 30/09/2018 Lease Term: 3 yrs Break Option: 01/10/2016 - Tenant 01/10/2017 - Tenant Incentives: no rent free	Air conditioning Car parking spaces Raised access flooring BREEAM Rating - Excellent EPC - Grade B	Category A	
	Office (Business Park)	Building 11 Chiswick High Road Chiswick Park	prt 3rd Floor - 10,679 Sq Ft ----- Total Size: 10,679 Sq Ft	Sub-Lessee - Patsnap (UK) Limited Sub-Lessee's Agent - Knight Frank LLP Sub-Lessor - Young Living Sub-Lessor's Agent - Doherty Baines Ltd	OMSL	Transaction Date: 31/08/2016 Agreed Rent: £ 52.50 psf Lease Commencement Date: 01/09/2016 Lease Expiry Date: 01/09/2020 Break Option: 01/09/2019 - Tenant Incentives: Rent Free Period - 4 mths 3 months rent free extra if break option not taken	Air conditioning Car parking spaces - 12 Car parking ratio - 1:890 Suspended ceilings EPC - Grade D	Category A	
	Office (Business Park)	Building 7 Chiswick High Road Chiswick Park	prt 5th Floor - 14,000 Sq Ft 6th Floor - 28,060 Sq Ft ----- Total Size: 42,060 Sq Ft	L - Blackstone L's Agent - CBRE L's Agent - Dowley Turner Real Estate LLP L's Agent - Savills T - Danone T's Agent - JLL	OML	Transaction Date: 18/12/2015 Agreed Rent: £ 52.50 psf Lease Commencement Date: 01/01/2016 Lease Expiry Date: 31/12/2030 Lease Term: 15 yrs Break Option: 01/01/2026 - Tenant Incentives: Rent Free Period - 15 mths	Air conditioning Car parking ratio - 1:1,357 Raised access flooring Suspended ceilings BREEAM Rating - Excellent EPC - Grade B	New	
	Office (Business Park)	Building 4 Chiswick High Road Chiswick Park	3rd Floor - 8,122 Sq Ft ----- Total Size: 8,122 Sq Ft	L - Blackstone Group LLP L's Agent - CBRE L's Agent - Savills T - Amdocs T's Agent - Campbell Gordon	OML	Transaction Date: 21/04/2016 Agreed Rent: £ 51.00 psf Lease Commencement Date: 21/04/2016 Lease Expiry Date: 20/04/2021 Lease Term: 5 yrs Incentives: Rent Free Period - 6 mths no break options	Air conditioning Car parking ratio - 1:1,000 Raised access flooring Suspended ceilings EPC - Grade D	Category A	











Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office (Business Park)	Building 6 Chiswick High Road Chiswick Park	8th Floor - 24,161 Sq Ft ----- Total Size: 24,161 Sq Ft	Sub-Lessee - Avon Cosmetics Sub-Lessee's Agent - Cushman & Wakefield Sub-Lessor - Aker Sub-Lessor's Agent - JLL	OMSL	Transaction Date: 01/08/2016 Agreed Rent: £ 52.50 psf Lease Commencement Date: 01/09/2016 Lease Expiry Date: 31/08/2026 Lease Term: 10 yrs Break Option: 01/09/2019 - Tenant 01/09/2021 - Tenant Incentives: Rent Free Period - 2 mths 3 months rent free extra if the 5th year break option not taken	Air conditioning Car parking ratio - 1:1,284 Raised access flooring BREEAM Rating - Excellent EPC - Grade B	Category A	
	Office (Business Park)	Building 11 Chiswick High Road Chiswick Park	prt Grd Floor - 10,036 Sq Ft ----- Total Size: 10,036 Sq Ft	L - Blackstone L's Agent - CBRE L's Agent - Savills T - Mitsubishi Siemens T's Agent - JLL	OMSL	Transaction Date: 01/02/2015 Agreed Rent: £ 48.50 psf Lease Commencement Date: 01/02/2015 Lease Expiry Date: 31/01/2025 Lease Term: 10 yrs Incentives: Rent Free Period - 6 mths	Air conditioning Car parking ratio - 1:1,004 Suspended ceilings EPC - Grade D - 96	Category A	
	Office (Business Park)	Building 6 Chiswick High Road Chiswick Park	2nd Floor - 24,155 Sq Ft 3rd Floor - 24,158 Sq Ft 4th Floor - 24,185 Sq Ft ----- Total Size: 72,498 Sq Ft	Assignee - IMG Assignee's Agent - DTZ Assignor - Aker Assignor's Agent - JLL	ASG	Transaction Date: 01/12/2014 Agreed Rent: £ 49.00 psf Lease Commencement Date: 01/12/2014 Lease Expiry Date: 01/08/2028 Incentives: Rent Free Period - 9 mths	Air conditioning Car parking ratio - 1:1,284 Raised access flooring	Category A	
	Office (Business Park)	Building 4 Chiswick High Road Chiswick Park	prt 3rd Floor - 7,862 Sq Ft ----- Total Size: 7,862 Sq Ft	Sub-Lessor - Absolute Vodka Sub-Lessor's Agent - Gerald Eve LLP	OMSL	Transaction Date: 01/07/2015 Lease Expiry Date: 01/06/2017	Air conditioning Car parking spaces - 8 Car parking ratio - 1:983 Raised access flooring Suspended ceilings EPC - Grade C -75	Category A	
	Office (Business Park)	Building 11 Chiswick High Road Chiswick Park	3rd Floor - 25,105 Sq Ft ----- Total Size: 25,105 Sq Ft	L - The Blackstone Group L.P. L's Agent - CBRE L's Agent - Dowley Turner Real Estate LLP L's Agent - Savills T - Young Living T's Agent - Lambert Smith Hampton	OML	Transaction Date: 01/09/2015 Agreed Rent: £ 49.50 psf Lease Commencement Date: 01/09/2015 Lease Expiry Date: 31/08/2025 Lease Term: 10 yrs Break Option: 01/09/2020 - Tenant Incentives: Rent Free Period - 8 mths 4 months rent free extra if break not taken	Air conditioning Car parking ratio - 1:1,004 Suspended ceilings EPC - Grade D - 96	Category A	
	Office (Business Park)	Building 4 Chiswick High Road Chiswick Park	prt Grd Floor - 5,675 Sq Ft ----- Total Size: 5,675 Sq Ft	L - Blackstone L's Agent - CBRE L's Agent - Savills T - Bumi Armada T's Agent - CBRE	OML	Transaction Date: 01/10/2014 Agreed Rent: £ 48.50 psf Lease Commencement Date: 01/10/2014 Lease Expiry Date: 30/09/2024 Lease Term: 10 yrs Break Option: 01/10/2019 - Tenant Incentives: Rent Free Period - 8 mths	Air conditioning Car parking ratio - 1:1,000 Raised access flooring Suspended ceilings	New	

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office (Business Park)	Building 10 566 Chiswick High Road Chiswick Park	prt 2nd Floor - 9,415 Sq Ft ----- Total Size: 9,415 Sq Ft	L's Agent - Blackstone L's Agent - CBRE L's Agent - Dowley Turner Real Estate LLP L's Agent - Savills T - Sony Mobile Communications	OML	Transaction Date: 04/08/2016 Agreed Rent: £ 52.00 psf Lease Commencement Date: 05/08/2016 Lease Expiry Date: 04/08/2026 Lease Term: 10 yrs Break Option: 05/08/2021 - Tenant Incentives: Rent Free Period - 8 mths 3 months rent free extra if break option nota taken	Air conditioning Car parking ratio - 1:992 Raised access flooring Suspended ceilings EPC - Grade D	Category A	
	Office (Business Park)	Building 10 566 Chiswick High Road Chiswick Park	3rd Floor - 28,698 Sq Ft ----- Total Size: 28,698 Sq Ft	Assignee - The Pokémon Company International Assignee's Agent - Frost Meadowcroft Assignor - Tullow Oil Assignor's Agent - Montagu Evans	ASG	Transaction Date: 10/02/2017 Agreed Rent: £ 44.50 psf Lease Commencement Date: 01/03/2017 Lease Expiry Date: 01/08/2020	Air conditioning Car parking spaces - 29 Car parking ratio - 1:990 Raised access flooring Suspended ceilings EPC - Grade D - 89	Category A	
	Office (Business Park)	Building 10 566 Chiswick High Road Chiswick Park	prt 2nd Floor - 12,898 Sq Ft ----- Total Size: 12,898 Sq Ft	L - Blackstone L's Agent - CBRE L's Agent - Savills T - Mizkan Europe Ltd T's Agent - CBRE	OML	Transaction Date: 28/09/2014 Agreed Rent: £ 46.38 psf Lease Commencement Date: 01/10/2014 Lease Expiry Date: 30/09/2024 Lease Term: 10 yrs Break Option: 01/10/2019 - Tenant Incentives: Rent Free Period - 6 mths	Air conditioning Car parking ratio - 1:992 Raised access flooring Suspended ceilings EPC - Grade D	Category A	
	Office (Business Park)	Building 10 566 Chiswick High Road Chiswick Park	prt 2nd Floor - 5,532 Sq Ft ----- Total Size: 5,532 Sq Ft	L - The Blackstone Group L.P. L's Agent - CBRE Ltd L's Agent - Dowley Turner Real Estate LLP L's Agent - Savills T - Vision 24/7	OML	Transaction Date: 15/06/2015 Agreed Rent: £ 49.00 psf Lease Commencement Date: 01/07/2015 Lease Expiry Date: 30/06/2030 Lease Term: 15 yrs Incentives: Rent Free Period - 16 mths	Air conditioning Car parking ratio - 1:992 Raised access flooring Suspended ceilings EPC - Grade D	Category A	
<b>Total Properties: 29</b>			<b>0.67 Acres 411,403 Sq Ft</b>						

## Epsom







Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Great Burgh	Great Burgh House - 6,803 Sq Ft Servants Quarters - 5,113 Sq Ft Office Building - 17,066 Sq Ft Gym - 6,574 Sq Ft ----- Total Size: 35,556 Sq Ft	P - Science Group V - Tudor Capital V's Agent - Savills	FHVP	Transaction Date: 01/10/2015 Agreed Sale Price: £ 7.250 M Incentives: Capital value £203.00 psf	Central heating Car parking spaces - 104 Car parking ratio - 1:342 EPC - Grade D - 85	Category A	
	Office	Global House Ashley Avenue	2nd Floor - 12,141 Sq Ft ----- Total Size: 12,141 Sq Ft	L - CBRE Global Investment Partners L's Agent - Hanover Green LLP L's Agent - Stiles Harold Williams Ltd T - Kroll Ontrack T's Agent - JLL	OML	Transaction Date: 01/10/2015 Agreed Rent: £ 21.00 psf Lease Commencement Date: 01/10/2015 Lease Expiry Date: 30/09/2025 Lease Term: 10 yrs Break Option: 01/10/2021 - Tenant Incentives: Rent Free Period - 12 mths	Comfort cooling Car parking ratio - 1:213 Suspended ceilings EPC - Grade E - 122	Category B	

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Roseberry House 55/63 East Street	Grd Floor - 3,657 Sq Ft 1st Floor - 6,514 Sq Ft 2nd Floor - 7,118 Sq Ft ----- Total Size: 17,289 Sq Ft	L - IDM Properties LLP L's Agent - Stiles Harold Williams P - Sold for resi use	FHVP	Transaction Date: 01/06/2014 Agreed Sale Price: £ 2.000 M	Car parking spaces - 49 Car parking ratio - 1:353 Suspended ceilings Perimeter trunking	Category B	Planning application submitted for the conversion into 434sq m of retail at ground and 32 residential units (14/00368/FUL) Q3 14
	Office	70 East Street	3rd Floor - 3,678 Sq Ft ----- Total Size: 3,678 Sq Ft	L - IM Properties L's Agent - Altus Maxwell Brown L's Agent - Stiles Harold Williams Ltd T - Insure The Box Limited	OML	Transaction Date: 01/04/2016 Agreed Rent: £ 26.00 psf Lease Commencement Date: 01/04/2016 Lease Expiry Date: 31/03/2021 Lease Term: 5 yrs	Air conditioning Car parking ratio - 1:187 Raised access flooring Suspended ceilings EPC - Grade D - 95	Category A	
	Office	70 East Street	Grd Floor - 3,675 Sq Ft 1st Floor - 4,378 Sq Ft 2nd Floor - 4,232 Sq Ft 3rd Floor - 3,678 Sq Ft ----- Total Size: 15,963 Sq Ft	L - IM Properties L's Agent - Altus Maxwell Brown L's Agent - Stiles Harold Williams Ltd T - NHS	OML	Transaction Date: 30/08/2016 Agreed Rent: £ 24.00 psf Lease Commencement Date: 01/09/2016	Air conditioning Car parking ratio - 1:187 Raised access flooring Suspended ceilings EPC - Grade D - 95	Category A	
<b>Total Properties: 5</b>			<b>84,627 Sq Ft</b>						

#### Esher

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Aissela 42/50 High Street	1st Floor - 4,823 Sq Ft ----- Total Size: 4,823 Sq Ft	L - Spey Group L's Agent - Cattaneo Commercial L's Agent - Montagu Evans LLP	OML	Transaction Date: 01/08/2014 Agreed Rent: £ 33.50 psf Lease Commencement Date: 01/08/2014	Air conditioning Car parking ratio - 1:928 Raised access flooring Suspended ceilings EPC - Grade A - 23	New	
<b>Total Properties: 1</b>			<b>4,823 Sq Ft</b>						

#### Kingston Upon-Thames





Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Hind Court 106/114 London Road	Grd Floor - 4,600 Sq Ft 1st Floor - 9,771 Sq Ft ----- Total Size: 14,371 Sq Ft	L - Bausch & Lomb L's Agent - Cattaneo Commercial L's Agent - Savills T - Kingston University	OML	Transaction Date: 01/12/2016 Agreed Rent: £ 28.50 psf Lease Commencement Date: 01/12/2016 Lease Expiry Date: 30/11/2021 Lease Term: 5 yrs	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - TBC	Category A	
	Office	Anstee House Wood Street	1st Floor - 12,143 Sq Ft ----- Total Size: 12,143 Sq Ft	L's Agent - Bonsors T - Kingston College	OML	Transaction Date: 01/08/2015 Agreed Rent: £ 14.50 psf Lease Commencement Date: 01/08/2015 Lease Expiry Date: 01/11/2018 Incentives: no rent free	Air conditioning Raised access flooring Suspended ceilings EPC - Grade G	Category B	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 20 - 3,602 Sq Ft ----- Total Size: 3,602 Sq Ft	T - Hugh Steeper Ltd	OML	Transaction Date: 15/01/2016 Agreed Rent: £ 18.00 psf Lease Commencement Date: 15/01/2016 Lease Expiry Date: 14/01/2019 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	



Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 19 - 2,528 Sq Ft ----- Total Size: 2,528 Sq Ft	T - Enertechnos Holdings Ltd	OML	Transaction Date: 01/03/2017 Agreed Rent: £ 20.00 psf Lease Commencement Date: 01/03/2017 Lease Expiry Date: 28/02/2022 Lease Term: 5 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 17 - 2,516 Sq Ft ----- Total Size: 2,516 Sq Ft	T - Infeel (UK) Ltd	OML	Transaction Date: 01/09/2016 Agreed Rent: £ 19.10 psf Lease Commencement Date: 01/09/2016 Lease Expiry Date: 31/08/2018 Lease Term: 2 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 15 - 2,502 Sq Ft ----- Total Size: 2,502 Sq Ft	T - Marathon ITS Ltd	OML	Transaction Date: 14/12/2015 Agreed Rent: £ 18.00 psf Lease Commencement Date: 14/12/2015 Lease Expiry Date: 13/12/2018 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Units 13 & 14 - 6,233 Sq Ft ----- Total Size: 6,233 Sq Ft	T - Wfinity Ltd	OML	Transaction Date: 01/11/2015 Agreed Rent: £ 18.00 psf Lease Commencement Date: 01/11/2015 Lease Expiry Date: 31/10/2019 Lease Term: 4 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 12 - 950 Sq Ft ----- Total Size: 950 Sq Ft	T - WP Care Ltd	OML	Transaction Date: 25/03/2016 Agreed Rent: £ 22.00 psf Lease Commencement Date: 25/03/2016 Lease Expiry Date: 24/03/2019 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 11 - 949 Sq Ft ----- Total Size: 949 Sq Ft	T - Sasse Ltd	OML	Transaction Date: 02/11/2015 Agreed Rent: £ 22.00 psf Lease Commencement Date: 02/11/2015 Lease Expiry Date: 01/11/2018 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 10 - 1,326 Sq Ft ----- Total Size: 1,326 Sq Ft	T - Materials Testing & Technical Services Ltd	OML	Transaction Date: 04/01/2016 Agreed Rent: £ 18.85 psf Lease Commencement Date: 04/01/2016 Lease Expiry Date: 03/01/2019 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 9 - 1,337 Sq Ft ----- Total Size: 1,337 Sq Ft	T - Zenith Staybrite Ltd	OML	Transaction Date: 06/03/2017 Agreed Rent: £ 20.20 psf Lease Commencement Date: 06/03/2017 Lease Expiry Date: 05/03/2020 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 8 - 1,326 Sq Ft ----- Total Size: 1,326 Sq Ft	T - Ivy Gate Property Group Ltd	OML	Transaction Date: 02/09/2016 Agreed Rent: £ 20.00 psf Lease Commencement Date: 02/09/2016 Lease Expiry Date: 01/09/2019 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 7 - 1,541 Sq Ft ----- Total Size: 1,541 Sq Ft	T - The Malabar Cotton Company Ltd	OML	Transaction Date: 01/12/2014 Agreed Rent: £ 16.00 psf Lease Commencement Date: 01/12/2014 Lease Expiry Date: 30/11/2017 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 5 - 1,552 Sq Ft ----- Total Size: 1,552 Sq Ft	T - Fire Systems Ltd	OML	Transaction Date: 01/12/2015 Agreed Rent: £ 18.00 psf Lease Commencement Date: 01/12/2015 Lease Expiry Date: 30/11/2018 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 4 - 1,552 Sq Ft ----- Total Size: 1,552 Sq Ft	T - Simoney Ltd	OML	Transaction Date: 01/11/2015 Agreed Rent: £ 18.00 psf Lease Commencement Date: 01/11/2015 Lease Expiry Date: 31/10/2018 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 2 - 1,556 Sq Ft ----- Total Size: 1,556 Sq Ft	T - Beyond Stock Ltd	OML	Transaction Date: 11/05/2015 Agreed Rent: £ 18.10 psf Lease Commencement Date: 11/05/2015 Lease Expiry Date: 10/05/2018 Lease Term: 3 yrs	Central heating Car parking spaces	Category A	
	Office (Business Park)	Chapel Mill Road Kingsmill Business Park	Unit 1 - 4,157 Sq Ft ----- Total Size: 4,157 Sq Ft	T - Wifinity Ltd	OML	Transaction Date: 16/01/2017 Agreed Rent: £ 20.21 psf Lease Commencement Date: 16/01/2017 Lease Expiry Date: 15/01/2022 Lease Term: 5 yrs	Central heating Car parking spaces	Category A	
<b>Total Properties: 17</b>			<b>60,141 Sq Ft</b>						

#### Leatherhead


Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	26 Bridge Street	Basement - 351 Sq Ft Grd Floor - 1,792 Sq Ft 1st Floor - 2,036 Sq Ft 2nd Floor - 1,263 Sq Ft ----- Total Size: 5,442 Sq Ft	P - Mount Green Housing Association V's Agent - Hurst Warne V's Agent - Stiles Harold Williams	FHVP	Transaction Date: 01/11/2015 Agreed Sale Price: £ 1.800 M Incentives: Capital value £330.00 psf	Comfort cooling Car parking spaces	Category B	Owner occupier, not for resi use.












Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	ExxonMobil House Ermyrn Way	Total Size: 42,170 Sq Ft	L - ExxonMobil L's Agent - JLL T - Premium Credit Ltd T's Agent - PSK Knighton Consultant Surveyors	OML	Transaction Date: 21/03/2016 Agreed Rent: £ 19.50 psf Lease Commencement Date: 01/04/2016 Lease Expiry Date: 31/03/2026 Lease Term: 10 yrs Incentives: Rent Free Period - 22 mths no break options	Air conditioning Car parking spaces Raised access flooring Suspended ceilings	Category A	
	Office	Grove House Guildford Road	1st Floor - 6,684 Sq Ft ----- Total Size: 6,684 Sq Ft	L - LaSalle Investment Management Ltd L's Agent - Altus Maxwell Brown L's Agent - Knight Frank LLP T - HH Associates	OML	Transaction Date: 09/09/2016 Agreed Rent: £ 27.00 psf Lease Commencement Date: 01/10/2016 Lease Expiry Date: 30/09/2026 Lease Term: 10 yrs Break Option: 01/10/2021 - Tenant Incentives: Rent Free Period - 12 mths	Air conditioning Car parking ratio - 1:254 Raised access flooring Suspended ceilings EPC - Grade B - 30	Category A	Refurbishment completed April 2015 Note: Knight Frank Instructed
	Office	Grove House Guildford Road	Grd Floor - 6,864 Sq Ft ----- Total Size: 6,864 Sq Ft	L - LaSalle Investment Management Ltd L's Agent - Altus Maxwell Brown L's Agent - Knight Frank LLP T - NDA Regulatory Science Ltd T's Agent - JP Elliott	OML	Transaction Date: 16/12/2015 Agreed Rent: £ 26.22 psf Lease Commencement Date: 01/01/2016 Lease Expiry Date: 31/12/2025 Lease Term: 10 yrs Break Option: 01/07/2023 - Tenant Incentives: Rent Free Period - 14 mths	Air conditioning Car parking ratio - 1:254 Raised access flooring Suspended ceilings EPC - Grade B - 30	Category A	Refurbishment completed April 2015 Note: Knight Frank Instructed
	Office	Grove House Guildford Road	2nd Floor - 4,146 Sq Ft ----- Total Size: 4,146 Sq Ft	L - LaSalle Investment Management Ltd L's Agent - Altus Maxwell Brown L's Agent - Knight Frank LLP T - Haltermann Carless	OML	Transaction Date: 14/12/2016 Agreed Rent: £ 28.00 psf Lease Commencement Date: 01/01/2017 Lease Expiry Date: 31/12/2026 Lease Term: 10 yrs Break Option: 01/01/2022 - Tenant Incentives: Rent Free Period - 9 mths	Air conditioning Car parking ratio - 1:254 Raised access flooring Suspended ceilings EPC - Grade B - 30	Category A	Refurbishment completed April 2015 Note: Knight Frank Instructed
	Office	Leatherhead House Station Road	prt 3rd Floor - 6,436 Sq Ft ----- Total Size: 6,436 Sq Ft	L - Rocspring Property Asset Management L's Agent - Hanover Green LLP L's Agent - Hurst Warne Ltd T - IRESS Ltd T's Agent - CBRE	OML	Transaction Date: 30/08/2016 Agreed Rent: £ 28.50 psf Lease Commencement Date: 01/09/2016 Lease Expiry Date: 31/08/2026 Lease Term: 10 yrs Break Option: 01/09/2021 - Tenant Incentives: Rent Free Period - 10 mths	Air conditioning Car parking ratio - 1:235 Raised access flooring Suspended ceilings EPC - Grade E - 115	Category A	
	Office (Business Park)	Bluebird House Station Road Mole Business Park	1st Floor - 9,307 Sq Ft ----- Total Size: 9,307 Sq Ft	L - Rocspring Iberia SL L's Agent - Hanover Green LLP L's Agent - Hurst Warne Ltd T - ESP Utilities	OML	Transaction Date: 01/09/2016 Agreed Rent: £ 25.00 psf Lease Commencement Date: 01/09/2016 Lease Expiry Date: 31/08/2026 Lease Term: 10 yrs	Air conditioning - part Car parking ratio - 1:243 Raised access flooring Suspended ceilings BREEAM Rating - Very Good EPC - Grade B	Category A	Undergone a comprehensive refurbishment.

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments		
	Office (Business Park)	Bluebird House Station Road Mole Business Park	lwr Grd Floor - 6,222 Sq Ft ----- Total Size: 6,222 Sq Ft	L - Rockspring Iberia SL L's Agent - Hanover Green LLP L's Agent - Hurst Warne Ltd T - Cara Tech T's Agent - Altus Group	OML	Transaction Date: 22/07/2016 Agreed Rent: £ 14.00 psf Lease Commencement Date: 01/08/2016 Lease Expiry Date: 31/07/2026 Lease Term: 10 yrs Break Option: 01/08/2021 - Tenant Incentives: Rent Free Period - 8 mths	Air conditioning - part Car parking ratio - 1:243 Raised access flooring Suspended ceilings BREEAM Rating - Very Good EPC - Grade B	Category A	Undergone a comprehensive refurbishment.		
	Office (Business Park)	Bluebird House Station Road Mole Business Park	1st Floor - 9,170 Sq Ft ----- Total Size: 9,170 Sq Ft	L - Rockspring Iberia SL L's Agent - Hanover Green LLP L's Agent - Hurst Warne Ltd T - ES Pipelines	OML	Transaction Date: 01/06/2016 Agreed Rent: £ 25.00 psf Lease Commencement Date: 01/06/2016 Lease Expiry Date: 31/05/2026 Lease Term: 10 yrs Break Option: 01/06/2021 - Tenant Incentives: Rent Free Period - 8 mths	Air conditioning - part Car parking ratio - 1:243 Raised access flooring Suspended ceilings BREEAM Rating - Very Good EPC - Grade B	Category A	Undergone a comprehensive refurbishment.		
	Office (Business Park)	Pascal Place Randalls Way Randalls Research Park	1st Floor - 5,159 Sq Ft ----- Total Size: 5,159 Sq Ft	L - CLS Holdings Plc L's Agent - Stiles Harold Williams Ltd T - TEOCO T's Agent - Knight Frank LLP	OML	Transaction Date: 02/09/2016 Lease Commencement Date: 02/09/2016 Incentives: all terms confidential	Air conditioning Car parking ratio - 1:223 Raised access flooring Suspended ceilings EPC - Grade D - 76	Category B			
	Office (Business Park)	Dorset House 299 Kingston Road Regent Park	prt Grd floor - 3,500 Sq Ft ----- Total Size: 3,500 Sq Ft	L - Columbia Threadneedle Investments L's Agent - Hurst Warne Ltd L's Agent - Strutt & Parker LLP T - Taylor Maxwell	OML	Transaction Date: 01/03/2017 Agreed Rent: £ 27.50 psf Lease Commencement Date: 01/03/2017 Lease Expiry Date: 28/02/2027 Lease Term: 10 yrs Break Option: 01/03/2022 - Tenant Incentives: Rent Free Period - 8 mths	Air conditioning Car parking ratio - 1:180 Raised access flooring	Category B			
	Office (Business Park)	Q3 Randalls Way The Square	Rec - 616 Sq Ft Grd Floor - 8,002 Sq Ft 1st Floor - 8,644 Sq Ft ----- Total Size: 17,262 Sq Ft	L - Eskmuir Properties L's Agent - Michael Rogers LLP L's Agent - Savills T - Rawlinson & Hunter Chartered Accountants T's Agent - Colliers International	OML	Transaction Date: 01/08/2015 Agreed Rent: £ 28.25 psf Lease Commencement Date: 01/08/2015 Lease Expiry Date: 31/07/2030 Lease Term: 15 yrs Break Option: 01/08/2025 - Tenant Incentives: Rent Free Period - 21 mths	Air conditioning Car parking spaces - 68 Car parking ratio - 1:254 Raised access flooring Suspended ceilings BREEAM Rating - Very good EPC - Grade A	New			
<b>Total Properties: 12</b>			<b>122,362 Sq Ft</b>								

### New Malden


Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	46/50 Coombe Road	1st Floor East - 3,016 Sq Ft ----- Total Size: 3,016 Sq Ft	L's Agent - Cattaneo Commercial	OML	Transaction Date: 01/01/2017 Lease Commencement Date: 01/01/2017	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - Grade D - 84	Category B	







Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	46/50 Coombe Road	Grd Floor East - 2,912 Sq Ft ----- Total Size: 2,912 Sq Ft	L's Agent - Cattaneo Commercial	OML	Transaction Date: 01/01/2017 Lease Commencement Date: 01/01/2017	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - Grade D - 84	Category B	
	Office	46/50 Coombe Road	2nd Floor West - 1,764 Sq Ft 3rd Floor West - 2,392 Sq Ft 2nd Floor East - 3,016 Sq Ft 3rd Floor East - 3,016 Sq Ft ----- Total Size: 10,188 Sq Ft	L's Agent - Cattaneo Commercial T - Serviced Offices	OML	Transaction Date: 01/11/2015 Lease Commencement Date: 01/11/2015	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - Grade D - 84	Category B	
	Office	CI Tower High Street	12th Floor - 5,370 Sq Ft ----- Total Size: 5,370 Sq Ft	L - CLS Holdings Plc L's Agent - Cattaneo Commercial T - CISIV Ltd	OML	Transaction Date: 01/12/2016 Agreed Rent: £ 27.50 psf Lease Commencement Date: 01/12/2016 Lease Expiry Date: 30/11/2026 Lease Term: 10 yrs	Air conditioning Car parking ratio - 1:490 Suspended ceilings Under-floor trunking EPC - Grade E - 105	Category A	
	Office	CI Tower High Street	prt 10th Floor - 2,417 Sq Ft ----- Total Size: 2,417 Sq Ft	L - CLS Holdings Plc L's Agent - Cattaneo Commercial L's Agent - Savills T - Medical Imaging Ltd T's Agent - Matthews & Goodman	OML	Transaction Date: 01/10/2015 Agreed Rent: £ 26.50 psf Lease Commencement Date: 01/10/2015	Air conditioning Car parking ratio - 1:490 Suspended ceilings Under-floor trunking EPC - Grade E - 105	Category A	
	Office	CI Tower High Street	1st Floor - 5,135 Sq Ft ----- Total Size: 5,135 Sq Ft	L's Agent - Cattaneo Commercial L's Agent - Savills	OML	Transaction Date: 01/06/2015 Lease Commencement Date: 01/06/2015	Air conditioning Car parking ratio - 1:490 Suspended ceilings Under-floor trunking EPC - Grade E	Category A	

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	CI Tower High Street	8th Floor - 5,370 Sq Ft ----- Total Size: 5,370 Sq Ft	L's Agent - Cattaneo Commercial L's Agent - Savills. T - Syscap	OML	Transaction Date: 01/12/2014 Lease Commencement Date: 01/12/2014	Air conditioning Under-floor trunking EPC - Grade E	Category A	
<b>Total Properties: 7</b>			<b>34,408 Sq Ft</b>						

### Richmond





Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	1 Eton Street	1st Floor - 9,610 Sq Ft ----- Total Size: 9,610 Sq Ft	L - Wereldhave L's Agent - Hanover Green L's Agent - Savills T - Autosport Network	OML	Transaction Date: 01/12/2016 Agreed Rent: £ 42.50 psf Lease Commencement Date: 01/12/2016 Lease Expiry Date: 30/11/2026 Lease Term: 10 yrs Incentives: Rent Free Period - 9 mths	Air conditioning Car parking ratio - 1:10,008 Raised access flooring Suspended ceilings BREEAM Rating - Excellent EPC - Grade B - 38	New	
	Office	Hill House Hill Street	Basement - 624 Sq Ft Grd Floor - 430 Sq Ft 1st Floor - 5,457 Sq Ft 2nd Floor - 5,457 Sq Ft 3rd Floor - 4,596 Sq Ft ----- Total Size: 16,564 Sq Ft	L - Orchard Street Investment Management Llp L's Agent - JLL L's Agent - Savills T - Ebay (UK) Ltd T's Agent - JLL	OML	Transaction Date: 01/03/2015 Agreed Rent: £ 46.50 psf Lease Commencement Date: 01/03/2015 Lease Expiry Date: 28/02/2025 Lease Term: 10 yrs Incentives: Rent Free Period - 18 mths no break option	Air conditioning Car parking spaces - 16 Car parking ratio - 1:1,035 Raised access flooring Suspended ceilings BREEAM Rating - Very Good EPC - Grade B	Category A	
	Office	Hotham House Hill Street	Grd Floor - 3,200 Sq Ft ----- Total Size: 3,200 Sq Ft	L's Agent - JLL L's Agent - Savills T - Feed Factors Ltd T's Agent - Cushman & Wakefield	OML	Transaction Date: 20/06/2015 Agreed Rent: £ 50.00 psf Lease Commencement Date: 01/07/2015 Lease Expiry Date: 30/06/2025 Lease Term: 10 yrs Break Option: 01/07/2020 - 4 months rental penalty - Tenant Incentives: Rent Free Period - 10 mths 6 months rent free extra if break option not taken	Car parking ratio - 1:785 Raised access flooring Suspended ceilings	Category A	
	Office	37/39 Kew Foot Road	Grd Floor - 5,035 Sq Ft 1st Floor - 6,045 Sq Ft 2nd Floor - 6,100 Sq Ft Storage - 770 Sq Ft ----- Total Size: 17,950 Sq Ft	P - Namco P's Agent - Colliers International V - Ankle Property V's Agent - Colliers International V's Agent - Michael Rogers	FHVP	Transaction Date: 01/12/2014 Agreed Sale Price: £ 10.900 M Incentives: Capital value £602.25 psf	Air conditioning Car parking spaces - 28 Car parking ratio - 1:641 Suspended ceilings EPC - Grade D - 80	Category A	
















Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	63 Kew Road	Rec - 1,054 Sq Ft Grd Floor - 7,597 Sq Ft 1st Floor - 8,393 Sq Ft 2nd Floor - 8,899 Sq Ft 3rd Floor - 7,015 Sq Ft ----- Total Size: 32,958 Sq Ft	L - Stanhope L - Threadneedle L's Agent - CBRE L's Agent - Hanover Green T - Not on the High Street T's Agent - Savills	OML	Transaction Date: 17/06/2014 Agreed Rent: £ 43.50 psf Lease Commencement Date: 24/09/2014 Lease Expiry Date: 23/09/2024 Lease Term: 10 yrs	Air conditioning Car parking spaces - 25 Car parking ratio - 1:1,260	Category A	
	Office	Avalon House 72 Lower Mortlake Road	prt 2nd Floor - 5,764 Sq Ft ----- Total Size: 5,764 Sq Ft	Sub-Lessee - Louis Berger Sub-Lessee's Agent - CBRE Sub-Lessor - Novell Sub-Lessor's Agent - Carter Jonas LLP	OMSL	Transaction Date: 01/09/2016 Agreed Rent: £ 40.00 psf Lease Commencement Date: 01/09/2016 Lease Expiry Date: 01/04/2025 Break Option: 01/09/2021 - Tenant Incentives: Rent Free Period - 6 mths	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - TBC	Category A	
	Office	Avalon House 72 Lower Mortlake Road	prt 2nd Floor - 3,696 Sq Ft ----- Total Size: 3,696 Sq Ft	Sub-Lessee - Sodexo UK Sub-Lessor - Novell Sub-Lessor's Agent - Carter Jonas LLP	OMSL	Transaction Date: 01/09/2016 Agreed Rent: £ 40.00 psf Lease Commencement Date: 01/09/2016 Lease Expiry Date: 01/04/2025 Break Option: 01/09/2021 - Tenant Incentives: Rent Free Period - 6 mths	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - TBC	Category A	
	Office	Avalon House 72 Lower Mortlake Road	prt grd Floor - 4,617 Sq Ft ----- Total Size: 4,617 Sq Ft	Sub-Lessee - Distell. Sub-Lessor - Novell Sub-Lessor's Agent - Carter Jonas LLP	OMSL	Transaction Date: 01/08/2016 Agreed Rent: £ 40.00 psf Lease Commencement Date: 01/08/2016 Lease Expiry Date: 15/04/2025 Incentives: Rent Free Period - 12 mths	Air conditioning Car parking spaces Raised access flooring Suspended ceilings EPC - TBC	Category A	
	Office	Ambassador House Paradise Road	1st Floor - 9,265 Sq Ft ----- Total Size: 9,265 Sq Ft	L - Leicestershire County Council Pension Fund L's Agent - Colliers International L's Agent - Michael Rogers LLP T - EYC Ltd	OML	Transaction Date: 01/07/2015 Agreed Rent: £ 37.00 psf Lease Commencement Date: 01/07/2015 Lease Expiry Date: 30/06/2025 Lease Term: 10 yrs Break Option: 01/07/2020 - Tenant Incentives: Rent Free Period - 5 mths extra 10 months rent at half rent	Air conditioning Raised access flooring Suspended ceilings EPC - Grade D - 90	Category A	
	Office	Ambassador House Paradise Road	2nd Floor - 6,492 Sq Ft ----- Total Size: 6,492 Sq Ft	L - Leicestershire County Council Pension Fund L's Agent - Colliers International L's Agent - Michael Rogers LLP T - Autotask T's Agent - CBRE	OML	Transaction Date: 01/07/2015 Agreed Rent: £ 39.50 psf Lease Commencement Date: 01/07/2015 Lease Expiry Date: 30/06/2020 Lease Term: 5 yrs Incentives: Rent Free Period - 10 mths no break option	Air conditioning Raised access flooring Suspended ceilings EPC - Grade D - 90	Category A	
	Office	Peregrine House 26/28 Paradise Road	2nd Floor - 2,512 Sq Ft 3rd Floor - 1,499 Sq Ft ----- Total Size: 4,011 Sq Ft	L's Agent - Hanover Green LLP Lender - Martin Campbell & Co T - Orange Square	OML	Transaction Date: 01/09/2016 Agreed Rent: £ 45.00 psf Lease Commencement Date: 01/09/2016 Lease Expiry Date: 31/08/2026 Lease Term: 10 yrs Break Option: 01/09/2021 - Tenant	Air conditioning EPC - TBC	Category A	


Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments		
	Office	1 Parkshot	Total Size: 12,440 Sq Ft	P - Aviva V - Philip Morris International V's Agent - Savills	FHVP	Transaction Date: 04/09/2015 Agreed Sale Price: £ 9.000 M Incentives: Capital value £724.00 psf	Air conditioning Car parking spaces - 1 Raised access flooring Suspended ceilings EPC - Grade B	Category B			
	Office	Spencer House 23 Sheen Road	3rd Floor North - 3,568 Sq Ft ----- Total Size: 3,568 Sq Ft	L - Columbia Threadneedle Investments L's Agent - Hanover Green LLP T - Duracell T's Agent - JLL	OML	Transaction Date: 01/10/2015 Agreed Rent: £ 40.50 psf Lease Commencement Date: 01/10/2015 Lease Expiry Date: 30/09/2025 Lease Term: 10 yrs Break Option: 01/10/2020 - Tenant Incentives: Rent Free Period - 6 mths	Air conditioning Car parking ratio - 1:1,500 Raised access flooring Suspended ceilings EPC - Grade D - 82	Category B			
	Office	1 Church Road Kew Road	3rd Floor - 11,580 Sq Ft ----- Total Size: 11,580 Sq Ft	Sub-Lessee - Ecover Sub-Lessee's Agent - BNP Paribas Real Estate Sub-Lessor - Montagu Evans	OMSL	Transaction Date: 01/03/2015 Agreed Rent: £ 41.00 psf Lease Commencement Date: 01/03/2015 Lease Expiry Date: 28/02/2019 Lease Term: 4 yrs Incentives: no rent free	Air conditioning Car parking ratio - 1:2,301 Suspended ceilings	Category A			
	Office	1 Church Road Kew Road	1st Floor - 11,232 Sq Ft ----- Total Size: 11,232 Sq Ft	L - Axa Reim L's Agent - Martin Campbell L's Agent - Savills T - Savills T's Agent - Savills	OML	Transaction Date: 01/02/2015 Agreed Rent: £ 41.50 psf Lease Commencement Date: 01/02/2015 Lease Expiry Date: 31/01/2025 Lease Term: 10 yrs Incentives: Rent Free Period - 18 mths no break option	Air conditioning Car parking ratio - 1:2,301 Suspended ceilings	New	Extensively refurbished completed late 2012 Was known as Thames Link House		
	Office	Palm Court 4 Heron Square Richmond Riverside	lwr Grd Floor - 1,707 Sq Ft Grd Floor - 2,514 Sq Ft 1st Floor - 4,674 Sq Ft 2nd Floor - 2,961 Sq Ft 3rd Floor - 1,700 Sq Ft ----- Total Size: 13,556 Sq Ft	L - Orchard Street Investment Management L's Agent - DTZ L's Agent - Strutt & Parker T - Graze	OML	Transaction Date: 01/10/2014 Lease Commencement Date: 01/10/2014 Lease Expiry Date: 01/11/2021	Air conditioning Car parking spaces - 18 Car parking ratio - 1:753 Raised access flooring Suspended ceilings EPC - Grade C - 55	Category A			
<b>Total Properties: 16</b>			<b>166,503 Sq Ft</b>								



**Teddington**

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments	
	Office	Harlequin House 7 High Street	4th Floor B - 1,491 Sq Ft ----- Total Size: 1,491 Sq Ft	T - Survey Solutions Ltd	OML	Transaction Date: 27/02/2016 Agreed Rent: £ 32.50 psf Lease Commencement Date: 27/02/2016 Lease Expiry Date: 23/06/2019	Air conditioning Car parking spaces Suspended ceilings Perimeter trunking	Category A		
	Office	Harlequin House 7 High Street	3rd Floor - 3,591 Sq Ft 5th Floor - 3,601 Sq Ft ----- Total Size: 7,192 Sq Ft	T - Hansen Corp Europe	OML	Transaction Date: 01/10/2016 Agreed Rent: £ 32.08 psf Lease Commencement Date: 01/02/2017 Lease Expiry Date: 31/01/2022 Lease Term: 5 yrs Break Option: 31/01/2020 - Tenant	Air conditioning Car parking spaces Suspended ceilings Perimeter trunking	Category A		
	Office	Harlequin House 7 High Street	1st Floor - 3,285 Sq Ft ----- Total Size: 3,285 Sq Ft	T - KMI Brands Ltd	OML	Transaction Date: 24/06/2014 Agreed Rent: £ 19.00 psf Lease Commencement Date: 24/06/2014 Lease Expiry Date: 23/06/2019 Lease Term: 5 yrs Break Option: 24/06/2017 - Tenant	Air conditioning Car parking spaces Suspended ceilings Perimeter trunking	Category A		
<b>Total Properties: 3</b>			<b>11,968 Sq Ft</b>							

**Twickenham**

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments	
	Office	Bridge House London Road	Total Size: 34,000 Sq Ft	T - Haymarket Media Group T's Agent - Colliers	OML	Transaction Date: 01/01/2016 Agreed Rent: £ 32.50 psf Lease Commencement Date: 01/01/2016 Lease Expiry Date: 31/12/2030 Lease Term: 15 yrs Break Option: 01/01/2026 - Tenant Incentives: Rent Free Period - 18 mths	Air conditioning Car parking spaces	Category A		
<b>Total Properties: 1</b>			<b>34,000 Sq Ft</b>							

Wimbledon







Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Old Town Hall	1st Floor - 7,156 Sq Ft ----- Total Size: 7,156 Sq Ft	L - Standard Life Investments L's Agent - Rare T - Ventia T's Agent - Bond Woodhouse	OML	Transaction Date: 26/05/2015 Agreed Rent: £ 30.00 psf Lease Commencement Date: 01/06/2015 Lease Expiry Date: 31/05/2025 Lease Term: 10 yrs Incentives: Rent Free Period - 6 mths no break option	Car parking ratio - 1:342 Under-floor trunking	Category B	
	Office	Connect 2 133/137 Alexandra Road	2nd Floor - 5,342 Sq Ft ----- Total Size: 5,342 Sq Ft	L - LaSalle Investment Management Ltd L's Agent - Knight Frank LLP T - Club Med T's Agent - Savills	OML	Transaction Date: 22/05/2015 Agreed Rent: £ 42.25 psf Lease Commencement Date: 22/05/2015 Lease Expiry Date: 21/05/2025 Lease Term: 10 yrs Break Option: 22/05/2020 - Tenant Incentives: Rent Free Period - 6 mths	Comfort cooling Car parking ratio - 1:773 Raised access flooring Suspended ceilings BREEAM Rating - Excellent EPC - Grade B	Category A	Note: Knight Frank Instructed
	Office	Connect 2 133/137 Alexandra Road	Grd Floor - 4,486 Sq Ft ----- Total Size: 4,486 Sq Ft	L - LaSalle Investment Management Ltd L's Agent - Knight Frank LLP T - Crunch Communications Ltd T's Agent - Jerram Property Consultants Ltd	OML	Transaction Date: 28/04/2015 Agreed Rent: £ 42.50 psf Lease Commencement Date: 01/05/2015 Lease Expiry Date: 30/04/2025 Lease Term: 10 yrs Break Option: 01/05/2020 - Tenant Incentives: Rent Free Period - 3 mths	Comfort cooling Car parking ratio - 1:773 Raised access flooring Suspended ceilings BREEAM Rating - Excellent EPC - Grade B	Category A	Note: Knight Frank Instructed
	Office	Connect 2 133/137 Alexandra Road	3rd Floor - 5,344 Sq Ft ----- Total Size: 5,344 Sq Ft	L - LaSalle Investment Management L's Agent - Knight Frank LLP T - WSM	OML	Transaction Date: 01/02/2015 Agreed Rent: £ 42.00 psf Lease Commencement Date: 01/02/2015 Lease Expiry Date: 31/01/2025 Lease Term: 10 yrs Incentives: Rent Free Period - 18 mths no break option	Comfort cooling Car parking ratio - 1:773 Raised access flooring Suspended ceilings BREEAM Rating - Excellent EPC - Grade B	Category A	Note: Knight Frank Instructed
	Office	Connect 2 133/137 Alexandra Road	1st Floor - 5,332 Sq Ft ----- Total Size: 5,332 Sq Ft	L - LaSalle Investment Management Ltd L's Agent - Knight Frank LLP T - Morrisons Solicitors LLP	OML	Transaction Date: 24/12/2015 Agreed Rent: £ 43.00 psf Lease Commencement Date: 01/01/2016 Lease Expiry Date: 31/12/2025 Lease Term: 10 yrs Incentives: Rent Free Period - 15 mths no break options	Comfort cooling Car parking ratio - 1:773 Raised access flooring Suspended ceilings BREEAM Rating - Excellent EPC - Grade B	Category A	Note: Knight Frank Instructed
	Office	1 Francis Grove	Grd Floor - 4,983 Sq Ft ----- Total Size: 4,983 Sq Ft	L's Agent - Cattaneo Commercial L's Agent - Coughlan Lewis T - Envoy	OML	Transaction Date: 01/08/2016 Lease Commencement Date: 01/08/2016	Air conditioning Central heating Car parking spaces - 6 Perimeter trunking EPC - Grade C - 68	Category A	










Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Wimbledon Bridge House 1 Hartfield Road	prt Grd Floor - 10,300 Sq Ft ----- Total Size: 10,300 Sq Ft	Sub-Lessee - Unibet Sub-Lessee's Agent - Bond Woodhouse	OMSL	Transaction Date: 01/04/2015 Agreed Rent: £ 37.00 psf Lease Commencement Date: 01/04/2015 Lease Expiry Date: 30/09/2017 Lease Term: 2.5 yrs Incentives: Rent Free Period - 4 mths	Air conditioning Raised access flooring Suspended ceilings	Category A	
	Office	Pinnacle House 17 Hartfield Road	Rec - 775 Sq Ft Grd Floor - 3,401 Sq Ft 1st Floor - 6,232 Sq Ft 2nd Floor - 6,232 Sq Ft 3rd Floor - 6,232 Sq Ft 4th Floor - 6,232 Sq Ft 5th Floor - 6,232 Sq Ft 6th Floor - 5,447 Sq Ft 7th Floor - 3,057 Sq Ft ----- Total Size: 43,840 Sq Ft	L - Aviva Investors Pensions Ltd L's Agent - CBRE T - Unibet Group plc T's Agent - Bond Woodhouse	PL	Transaction Date: 01/12/2015 Agreed Rent: £ 54.00 psf Lease Commencement Date: 01/03/2017 Lease Expiry Date: 29/02/2032 Lease Term: 15 yrs Break Option: 01/03/2027 - 12 months notice - Tenant Incentives: Rent Free Period - 12 mths	Car parking spaces - 4	New	
	Office	Hartfield House 41/47 Hartfield Road	Grd & 3rd Floors - 10,850 Sq Ft ----- Total Size: 10,850 Sq Ft	L - Woodcock Holdings Ltd L's Agent - Coughlan Evens T - Software One T's Agent - Andrews Scott Robertson	OML	Transaction Date: 28/07/2015 Agreed Rent: £ 42.50 psf Lease Commencement Date: 01/08/2015 Lease Expiry Date: 31/07/2025 Lease Term: 10 yrs Break Option: 01/08/2020 - Tenant Incentives: Rent Free Period - 9 mths	Air conditioning Car parking spaces - 2 Raised access flooring Suspended ceilings	Category A	
	Office	Mansel Court 2A Mansel Road	Grd Floor - 4,553 Sq Ft ----- Total Size: 4,553 Sq Ft	L - Columbia Threadneedle Investments L - Stanhope L's Agent - Bray Fox Smith L's Agent - CBRE Ltd T - RAP UK Ltd	OML	Transaction Date: 15/06/2015 Agreed Rent: £ 42.15 psf Lease Commencement Date: 01/07/2015 Lease Expiry Date: 30/06/2025 Lease Term: 10 yrs Break Option: 01/07/2021 - Tenant Incentives: Rent Free Period - 6 mths	Car parking ratio - 1:1,284 Suspended ceilings Perimeter trunking BREEAM Rating - Very Good	Category A	
	Office	St Georges House 5 St Georges Road	1st Floor - 13,205 Sq Ft ----- Total Size: 13,205 Sq Ft	L - Orchard Street Investment Management L's Agent - Bray Fox Smith L's Agent - CBRE T - Coty UK	OML	Transaction Date: 01/12/2015 Agreed Rent: £ 47.50 psf Lease Commencement Date: 01/12/2015 Lease Expiry Date: 30/11/2025 Lease Term: 10 yrs Incentives: Rent Free Period - 6 mths no break option	Air conditioning Car parking spaces - 10 Car parking ratio - 1:1,321 Raised access flooring	Category A	Coty unadvised
	Office	St Georges House 5 St Georges Road	prt Grd Floor - 5,500 Sq Ft 2nd Floor - 12,500 Sq Ft ----- Total Size: 18,000 Sq Ft	L - Threadneedle L's Agent - Bray Fox Smith L's Agent - CBRE T - ODE T's Agent - Cattaneo Commercial	OML	Transaction Date: 01/09/2014 Agreed Rent: £ 40.00 psf Lease Commencement Date: 01/09/2014 Lease Expiry Date: 31/08/2029 Lease Term: 15 yrs Break Option: 01/09/2026 - Tenant Incentives: Rent Free Period - 21 mths 21 months rent free on 2nd Floor, 18 months rent free on pt Gd.	Air conditioning Car parking ratio - 1:1,275 Raised access flooring	Category A	

Image	Property Type	Address	Area	Parties	Transaction Type	Terms	Specification	Quality	Comments
	Office	Sterling House 6/10 St Georges Road	4th Floor - 3,570 Sq Ft 5th Floor - 3,070 Sq Ft ----- Total Size: 6,640 Sq Ft	L's Agent - Coughlan Lewis T - Lidl	OML	Transaction Date: 01/05/2016 Agreed Rent: £ 40.00 psf Lease Commencement Date: 01/05/2016 Lease Expiry Date: 30/04/2021 Lease Term: 5 yrs Incentives: no rent free	Air conditioning Raised access flooring Suspended ceilings	Category A	
	Office	165 The Broadway	prt 3rd Floor - 1,388 Sq Ft ----- Total Size: 1,388 Sq Ft	L - BFS Managed Property Services L's Agent - Clarke Nickolls Coombs L's Agent - Quinton Scott T - The Vantage Point Group	OML	Transaction Date: 16/02/2015 Agreed Rent: £ 21.88 psf Lease Commencement Date: 01/03/2012 Lease Expiry Date: 10/11/2021	Central heating Car parking spaces Suspended ceilings Perimeter trunking EPC - Grade D - 75	Category B	
	Office	Melbury House 51 Wimbledon Hill Road	2nd Floor - 7,251 Sq Ft ----- Total Size: 7,251 Sq Ft	L - Woodcock Holdings Ltd L's Agent - Coughlan Lewis T - Lidl	OML	Transaction Date: 01/11/2016 Agreed Rent: £ 40.00 psf Lease Commencement Date: 01/11/2016	Air conditioning Car parking ratio - 1:1.078 Raised access flooring Suspended ceilings	Category A	
<b>Total Properties: 15</b>			<b>148,670 Sq Ft</b>						
<b>Grand Total Properties: 124</b>			<b>0.67 Acres</b> <b>1,196,797 Sq Ft</b>						