

Need Statement

Wappy Spring Inn: Huddersfield Nano Park

Frank Marshall Estates

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1. Introduction

- 1.1 This Need Statement has been prepared by Ryden and Sheppard Planning, with inputs from Metcalfe Commercial, to consider a proposed “Nano Park” development on the site of the former Wappy Spring Inn, Lindley Moor Road, Huddersfield.
- 1.2 The application proposes a total of 2,550 sqm / 27,450 sqft (15 units at about 1,830 sqft / 170sqm each) of small scale, hybrid industrial units: a “Nano Park”.
- 1.3 The Nano Park concept is proving extremely popular and fills a significant gap in current space provision for small companies, new start-ups, and larger businesses pioneering new products or new markets.
- 1.4 Nano Park spaces are small, flexible, and have “easy in / easy out” terms. They are kitted out to support an office function with good broadband facilities and also a lighter B class use, including R&D, light manufacturing, storage, etc.
- 1.5 These flexible terms aim to help new businesses just starting out, as well as businesses seeking “grow on” space on flexible terms. It is also useful for larger companies seeking to test a location, or to perform a specific project based role in the local context- this is important given the existing concentration of advanced manufacturing activity related to the automotive sector in the area of the application site.
- 1.6 This application seeks to fulfil a significant market gap for this type of provision in Kirklees. Similar developments in Bradford¹, Wakefield² and Leeds^{3,4} have all been fully let before completion.
- 1.7 The “Nano Park” concept looks to provide highly flexible, short term space for companies that are a combination of new start-ups, or that are testing new ideas. The units are “hybrid” in nature with either storage or light industrial space on the ground floor and office space above.
- 1.8 Whilst the provision of “start-up units” is not a new concept, they are increasingly rare and the local supply in West Yorkshire is extremely poor- particularly for new stock that meets modern standards for fit out and energy efficiency.
- 1.9 This is a relatively new offer to the market and there are currently no active alternatives to this product or development in the Kirklees market today- this is likely because there are some fundamental market forces working against it, as explained later in this report.
- 1.10 This statement considers the need for a product of this type. It looks at:
 - a) The current state of the UK Industrial Market

¹ <https://frankmarshallestates.co.uk/2019/04/01/nano-park/>

² <https://www.walkersingleton.co.uk/commercial/flanshaw-nano-park-flanshaw-way-wf2-9lp/>

³ [Leeds Industrial To Let Armley Road \(ryden.co.uk\)](#)

⁴ [Nano Units At Armley Snapped Up Before Completion \(yorkshiretimes.co.uk\)](#)

- b) Past take up analysis for units of this general scale
- c) Projects a “need” based on that past take up
- d) Consider why more of this type of provision is not being delivered

1.11 It should be read in conjunction with the Alternative Sites Assessment, which considers:

- i. What occupiers of units of this type require- based on surveys of existing Nano Park customers
- ii. A suitable catchment area for a consideration of alternative sites, based on the above
- iii. The land and buildings available in Kirklees which are capable of meeting the need defined in this report.

2. The UK Industrial Market

National

2.1 The current industrial market remains dominated by larger units and significant scale e-commerce requirements. Developers and occupiers are increasingly focussed on meeting the demand for more storage space, for longer periods, to counter the effects of import / export delays on the UK consumer market. The changing market, driven primarily by increased online sales, has resulted in record take up levels of industrial space across the UK over the last few years.

2.2 According to Savills⁵ 2022 was the third strongest year for take up ever recorded. The mix of occupiers has been changing:

Online retailers took just 6.6m sq ft of new space, the lowest level since 2017. Traditional retailers, on the other hand, took 9.3m sq ft of space – the highest level since 2016. The 3PL sector continued in its race for space and took 14.8m sq ft of new space, which at 30% of the market, set a new record in the process.⁶

2.3 Savills also note that 2022 saw “Manufacturing-related take-up at 11.4m sq ft, the strongest year ever”⁷. They note that, nationally:

...86% of these units are considered Grade A, against a long-term average of just 60%, highlighting that, more than ever, 3PLs need high-quality space to provide better staff welfare and ESG-compliant facilities in order to retain and win key client contracts

2.4 However, more recent data suggests a slowing of activity- with H1 2023 take up rates being the lowest recorded since 2013⁸. That said, Savills tracking index, and the fundamentals of the strong market conditions, remain positive- with expectations of higher take up in H2 2023⁹.

2.5 Savills note 3 key factors that underpin strong demand for larger scale logistics development¹⁰:

1. The key structural drivers of increased online retail remain in place, with the latest forecasts suggesting online retail penetration rates rising to 35% by 2027. Growth is expected to come from the fashion, food and electronics sectors.
2. Demand from manufacturing occupiers is also expected to rise, as companies de-risk their global supply chains- although this is a longer term trend given the lead times involved.

⁵ [Savills UK | Big Shed Briefing – January 2023](#)

⁶ ibid

⁷ ibid

⁸ [Savills UK | UK industrial and logistics market outlook – July 2023](#)

⁹ ibid

¹⁰ ibid

3. Population growth will increase warehouse demand- with 69sqft of space needed per household, Savills project a need for a further 224m sqft of space.
- 2.6 The national need picture remains very strong, with a focus on the more efficient larger buildings that have become more prevalent over the last few years.

Regional

- 2.7 More locally, the picture in Yorkshire is one of high demand and low supply, with Savills commenting that:

The region continues to attract activity from occupiers due to the lower land values and rents. However, the chronically low levels of built-ready-to-go stock have caused immediate requirements to be satisfied in neighbouring regions or through the built-to-suit route.¹¹

- 2.8 Take up in Yorkshire has been higher than ever: *Take-up in 2022 has reached 10.52m sq ft across 25 units, surpassing the long-term annual average take-up by 88%.¹²*
- 2.9 Building size in Yorkshire has increased, in line with national trends: *The average deal size this year reached 420,941 sq ft, which is significantly higher than in other regions.*
- 2.10 This, along with basic financial matters as discussed later in this report- is driving developers to supply larger units, focussing on the most popular types of property in order to deliver the best and quickest returns. The Savills data shows that, in Yorkshire in 2022:
- 52% of transactions were within the 100,000–200,000 sq ft size band, 12% were within the 200,000–300,000 sq ft size band, 8% in the 400,000–500,000 sq ft size band, and 28% over 500,000 sq ft¹³*
- 2.11 Take up rates slowed in the first half of 2023- although based on average take up rates, supply would only last 0.37 years¹⁴. The mid-box and big box markets in Yorkshire are continuing to perform well.

Market Outlook

- 2.12 The current market context continues to favour larger developers that provide bigger buildings, to Grade A institutional investment standards. This continues to provide for the population's ongoing demands for more online purchases, quicker delivery timescales, and provides a buffer against the delays and supply side issues caused by Brexit.
- 2.13 There are some notable economic headwinds at the time of writing, with high inflation, rising interest rates and a well-publicised "cost of living crisis" that is affecting consumer demand. However, despite this difficult context, RICS note that:

¹¹ [Savills UK | The logistics market in Yorkshire and the North East](#)

¹² [ibid](#)

¹³ [Savills UK | The logistics market in Yorkshire and the North East](#)

¹⁴ [Savills UK | The logistics market in Yorkshire and the North East](#)

On the occupier side, meanwhile, trends have so far proven more resilient than those seen across the investment market....Whereas investor demand from both domestic and overseas buyers reportedly fell across all traditional commercial real-estate sectors during the fourth quarter of 2022, demand from tenants continued to rise in the industrial market.¹⁵

2.14 and

12-month rental growth expectations taken from the RICS UK Commercial Property Market Survey remain positive for both prime and secondary industrial space... This goes to show that the recent retreat in industrial values has been caused by higher interest rates, and is not a reflection of a shift in occupier requirements across the sector.¹⁶

2.15 The wider macro-economic picture, therefore, is not harming demand levels in the industrial market. Indeed, Colliers predict¹⁷ that:

- *Online spending will remain elevated compared to pre-pandemic levels.*
- *...the industrial sector [will] outperform... any other commercial real estate sectors to 2027 (4.2%).*

and

- *A significant amount of investment capital is sitting on the fence and as the market bottoms out in Q1/Q2 2023, increased commercial tension has the potential to drive values higher in the second half of 2023.*

2.16 On this basis, the current data- and future predictions- all indicate the ongoing strength of the industrial market in the UK.

¹⁵ [How will UK commercial property fare in 2023? | Journals | RICS](#)

¹⁶ *ibid*

¹⁷ [Colliers Industrial Logistics Market Pulse 2023 LCK \(1\).pdf](#)

3. Local Need for Start-up and Small Business Space

Economic Strategy

- 3.1 Kirklees has a long history of seeking to support its “home grown” entrepreneurial spirit- a matter which is consistently included in its Economic Strategy documents.
- 3.2 The 2014 Kirklees Economic Strategy (KES) had performance measures linked to the enhancement of opportunity for business start-ups. It noted that Kirklees is relatively entrepreneurial, and at times has had higher start up rates than the wider City Region. However, it also noted that Kirklees had lower start-ups than the UK average- which it noted harms local growth and reduces the benefits for the local economy. The 2014 Economic Strategy actively sought to address this issue, as a means of creating more jobs and wealth in Kirklees.
- 3.3 The Current KES (2019-2025)¹⁸ also notes that Kirklees has excellent assets for economic success, including “*dynamic SME’s and microbusinesses*” and world leading manufacturing and engineering businesses which is “*the most pronounced high value sector in Kirklees*”. The Nano Park aims to provide new modern space for these important sectors of the local economy.
- 3.4 The KES also notes that “*Priority 1*” is boosting business ambitions, best practice and innovation to drive productivity and good jobs, which includes promoting Kirklees as a place to invest and start up a business. It states that:
- Our priority is to create the best possible environment for businesses (including social enterprises) to grow and enable them to access the full range of support they need, including for small and medium sized enterprises (SMEs) which make up the bulk of our economy.*
- 3.5 Creating the right environment for this growth must include ensuring that there is a modern property offer available, in the right locations, to service the needs of these businesses. Making provision specifically to support this type of business will enhance Kirklees’ performance against these measures and help to deliver the objectives of the KES.
- 3.6 The Council offer considerable support to new businesses¹⁹ and, in March 2021, launched a new start-up programme for which the Councils Cabinet Member for Regeneration is quoted as saying:
- “Small businesses are vital to the local economy and we want to support as many as we can to help them recover and thrive, especially during these difficult times.***

¹⁸ [Kirklees Economic Strategy 2019 to 2025](#)

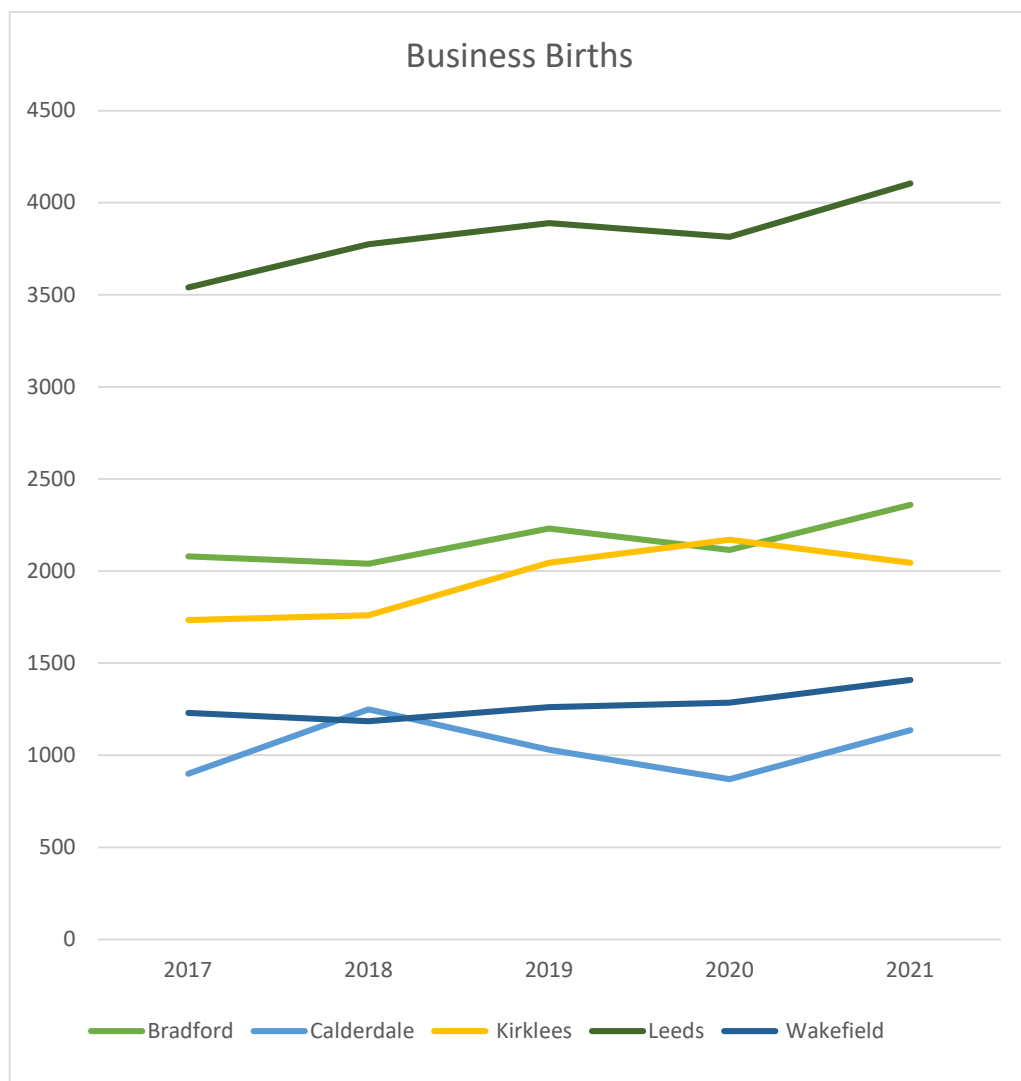
¹⁹ See for example [Startup - Business Kirklees](#) and [Grow - Business Kirklees](#)

*This Start-Up Business project is an excellent opportunity for new businesses in Kirklees and sits perfectly alongside the business support that we offer for more established businesses. **We want small businesses to know that the council will help you.***²⁰ [my emphasis]

3.7 The effort and funding dedicated to this sub-sector of the economy is a clear indication that the Council accept the importance of smaller businesses to the local economy.

Business Start Ups in Kirklees

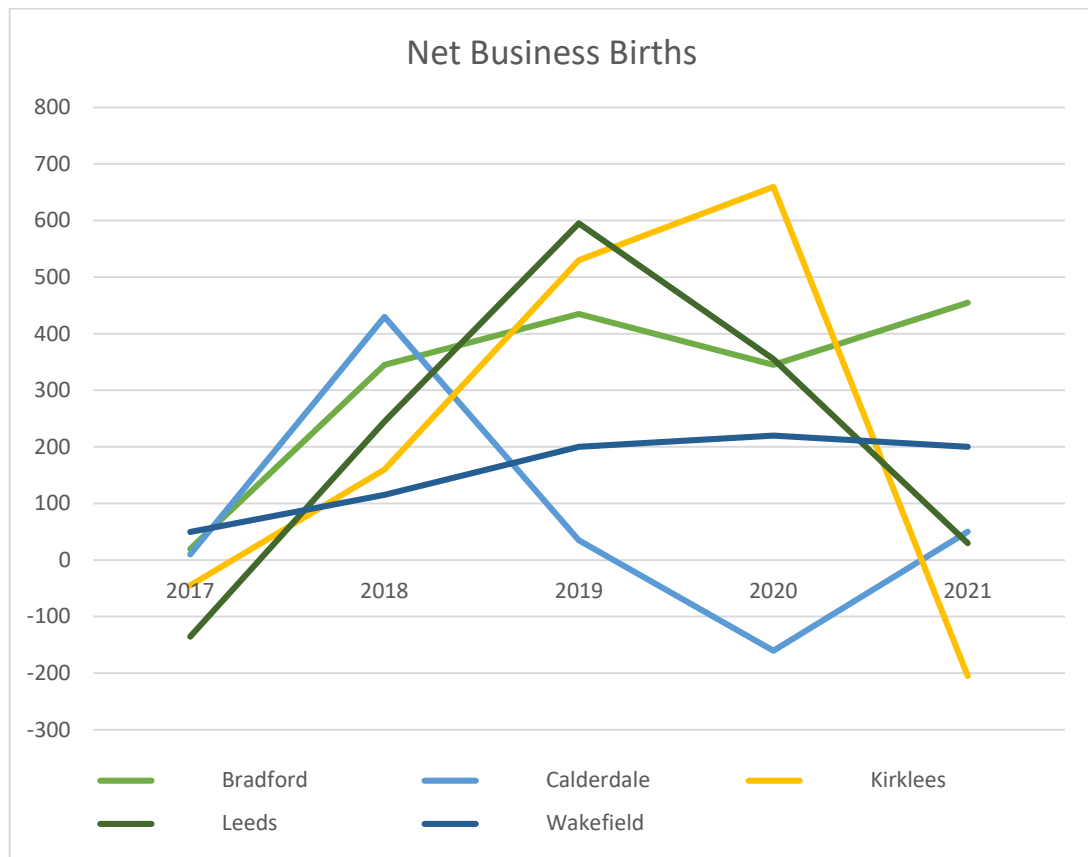
3.8 Analysis of ONS data on “Business Births” shows that Kirklees saw an increasing number of new business start-ups from 2017, hitting a peak in 2020. Whilst Leeds is clearly the seat of new enterprises in West Yorkshire, Kirklees has seen a generally increasing trend in business start-ups over the last 5 years²¹:



²⁰ <https://kirkleestogether.co.uk/2021/03/05/kirklees-council-is-launching-a-new-start-up-business-programme-offering-free-support-for-new-businesses/>

²¹ See the base data for the following statistical analyses at Appendix 3

3.9 Leeds and Bradford both had higher start-up rates in 2021. When net change in business registration is examined²², the following picture is evidenced:



3.10 Kirklees saw considerable net growth in the first part of the 5 year period. In 2020 Kirklees had a very strong position relative the rest West Yorkshire: Whilst Leeds and Bradford had higher start up rates, they also had higher business closure rates, which left Kirklees with the most new businesses in 2020. However, the 2021 data suggests that Kirklees has seen a major drop in net business registrations.

3.11 ONS statistics on the survival of newly born enterprises shows that in 2020, Kirklees had a 94% survival rate, higher than the West Yorkshire average (93.7%) and the UK wide rate (92.9%)²³. The same survival statistic over a 5 year period (ie businesses born in 2016) showed survival rates of 38.4% for the UK, 38.9% for West Yorkshire and 40.1% for Kirklees.

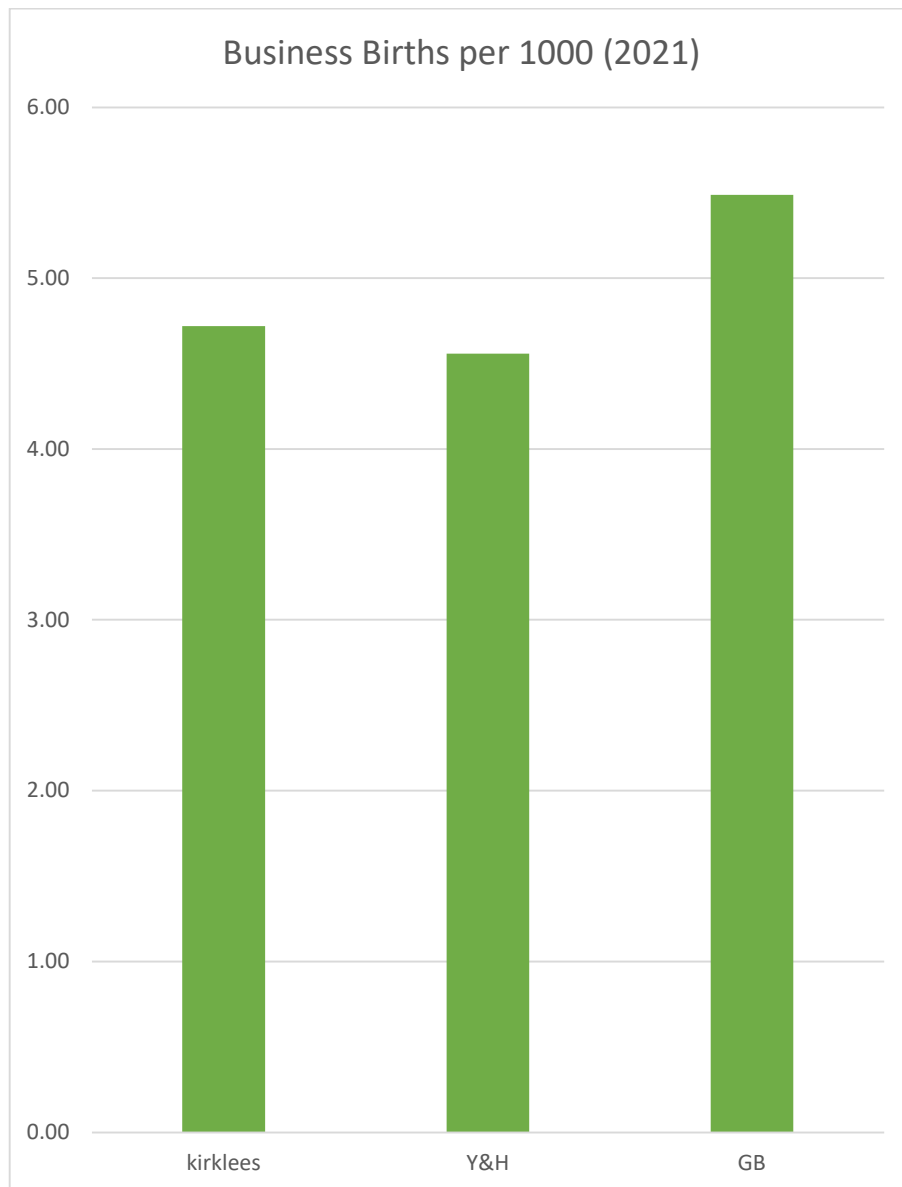
3.12 Over time, Kirklees businesses had better than average survival chances. However, new births have dropped in the most recent data.

²² The overall position when “business deaths” are taken from “business births”

²³

<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/datasets/businessdemographyreferencetable>

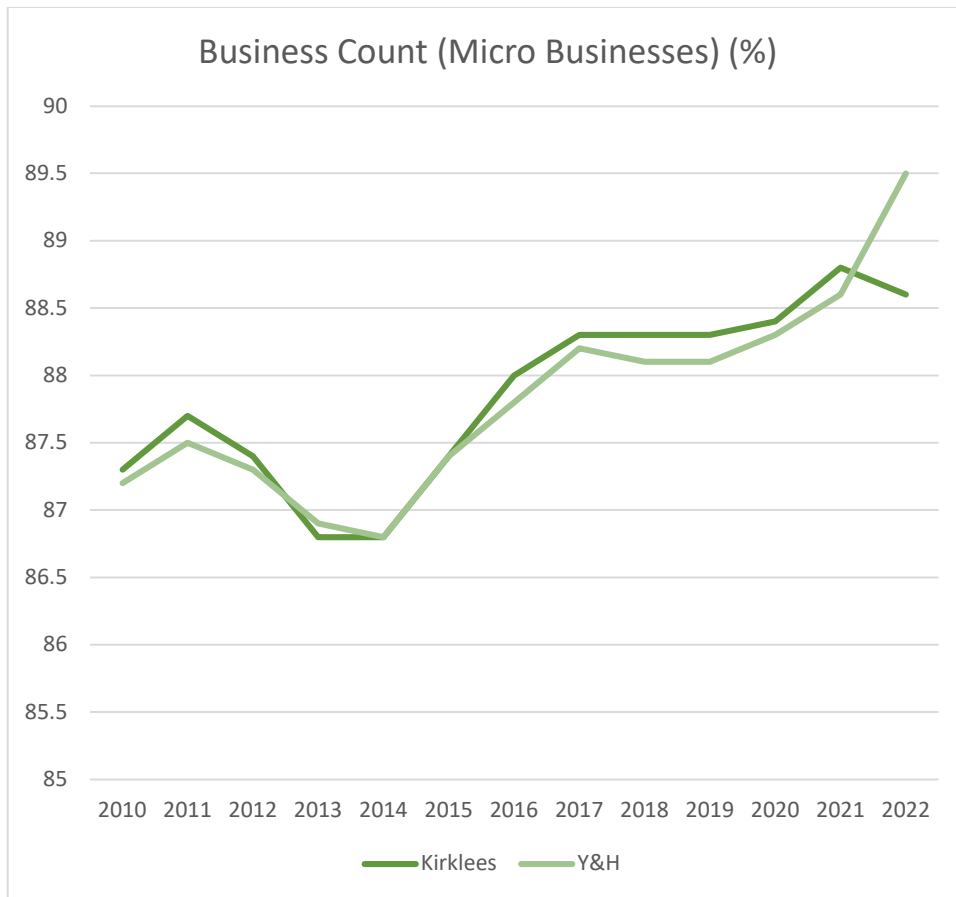
3.13 The Business birth rate per 1000 population²⁴ also shows the strong entrepreneurial spirit in Kirklees:



3.14 This shows that, when considered on a per capita basis, the Kirklees population is more entrepreneurial than Yorkshire as a whole- but less entrepreneurial than the UK. This fits with the picture presented in the KES and makes it doubly important that the necessary support is given to these business start-ups so that they can survive.

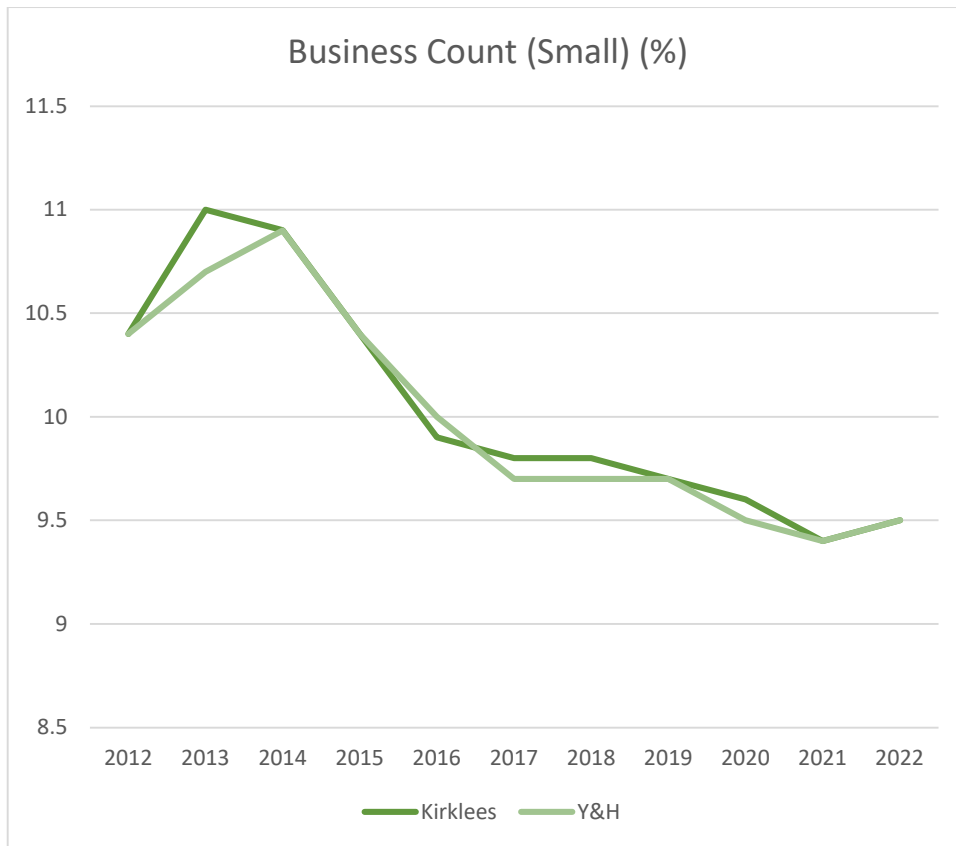
3.15 The scale of those businesses is also important: Analysis of ONS data again shows that- until 2021- Kirklees had a greater proportion of “micro” businesses (0-9 employees) than the rest of Yorkshire:

²⁴ See Appendix 3



3.16 This scale of business represents the bulk of Kirklees business community, at some 88.6% of total businesses in 2022- although the graph above clearly shows the relative drop in business count in the latest data.

3.17 A similar picture is seen for “small” businesses (10-49 employees), although the proportion of smaller businesses has shown a decreasing trend over the last decade:



3.18 Micro-scale businesses in Kirklees in 2018 also accounted not only for the highest number of businesses in Kirklees, and about 1/5th of the employment in Kirklees²⁵:

| Business Scale | Count | % | Employment | % |
|----------------|--------|------|------------|------|
| 0-9 Micro | 12,815 | 88.3 | 31,853 | 21.4 |
| 10-49 Small | 1,415 | 9.7 | 27,212 | 18.3 |
| 50-249 Medium | 240 | 1.7 | 23,057 | 15.5 |
| 250+ Large | 50 | 0.3 | 66,381 | 44.7 |
| Total | 14,520 | 100 | 148,503 | 100 |

3.19 Micro scale businesses account for more jobs than any other category, apart from the very largest organisations (250+ employees). Small enterprises are, therefore, a critical sector for the Kirklees economy.

3.20 The data shows that:

²⁵

<https://www.ons.gov.uk/businessindustryandtrade/business/activitysizeandlocation/adhocs/009338employmentinsmallandmediumenterprisesinkirklees>

- 1) Kirklees demonstrates more company start-ups per capita than Yorkshire as a whole- Kirklees is an entrepreneurial District.
 - 2) However, business births in Kirklees have begun to reduce in the most recent data.
- 3.21 Despite Kirklees' relative strength in SME and start-up businesses, it lags behind UK wide rates of business start-up and is also seeing the start of downward data movement- which needs to be addressed given the importance of this scale of business for the local economy – with 39.8% of all jobs in businesses with less than 50 employees.
- 3.22 This all suggests that Kirklees has a strong base position in new micro businesses. These “micro” scale start-up businesses are those that would benefit most from the “Nano Park” product.
- 3.23 However, the distinct lack of supply of any space in that size range- let alone good quality space in strong locations- is a major factor in stifling both growth and success for these businesses. This is a national issue- and is one possible explanation for the downward trend in the data.
- 3.24 The Council's economic policy, as well as the relevant statistics, show that there is a need to better support start-up businesses to harness the potential that Kirklees' entrepreneurial spirit offers.
- 3.25 The Economic Strategy seeks to address these shortfalls, in order to create more jobs and more wealth. It seeks to create the “best possible environment” for the SME's that make up the bulk of the Kirklees economy. To achieve this, it is incumbent on the planning system to make the right property available to this market. The consequences of failure on this front are:
- Business start-ups will not be given the best chance of survival;
 - Key economic sectors, which attract this start up activity, will not be supported;
 - There will either be:
 - Increased worklessness in the area, or
 - the loss of business to areas where there is suitable property provision for their needs.

4. Why is Small Business Space not being Delivered?

- 4.1 The development market remains firmly focussed on larger buildings. During the pandemic, pension funds that were previously investing in retail assets shifted their focus to industrial classes- as they have proven to be better performing investments than other traditional asset classes.
- 4.2 Whilst that type of investment has cooled over the last year, there remains more money available to fund bigger developments which, when combined with greater occupier demand to fill those buildings, means that most industrial developers are keen to provide units at the larger end of the market- ranging from “mid-box” through to “mega sheds”. This is shown by the latest agent’s data, as set out in Section 2.
- 4.3 With the potential to secure more funding, more occupier interest and better returns, the majority of “mainstream” developers are looking towards bigger units- these are cheaper to build, easier to lease and the financial returns are both greater and quicker to realise. Bigger buildings simply make good “business sense”.
- 4.4 Conversely, smaller units are less attractive. Smaller units cost more to build, and profit margins are reduced as a result.
- 4.5 They are more expensive to build because there are more walls, more doors, more fittings per acre. There are then more units to market, let and manage- so it’s more costly (and takes more effort) to fill, build and manage a development of smaller units.
- 4.6 Appendix 1 sets out a cost comparison prepared by MAW Consulting. This shows that a “normal” smaller industrial unit (23,000 sqft) costs around £110 per sqft to build. The comparable “Nano Park” product costs £175 per sqft- a considerable uplift in build costs which directly impacts profitability.
- 4.7 For a development the size of this application (2,550 sqft) the cost differential is around £170,000²⁶.
- 4.8 The main difference in cost is due to the level of fitout works, in particular the office element which provides a good quality 1st floor office environment. The elevational treatment is also more expensive.
- 4.9 This difference only reflects the relative build cost. There are also additional marketing, letting, tenant management and maintenance costs to consider: In this case, the proposed Nano Park would incur costs associated with 15 units, compared to the cost of a single unit comparator scheme.
- 4.10 As a result of these diminished returns, smaller units are not generally being provided on the bigger and better located sites.
- 4.11 The much more attractive financial position (combined with good market demand and investor confidence in a larger product) means that developers tend to provide for larger

²⁶ 2,550 sqft * £65 cost difference per sqft = £165,750

occupiers, and don't wish to take on the extra cost of the smaller units. This has created a major shortage of supply. This is why the Nano Park developments elsewhere are being fully let before completion- there simply isn't a comparable offer available anywhere else.

- 4.12 The more attractive financial position offered by larger developments, means that developers who are working in this niche environment (like the applicant) and are looking to meet this demand, are struggling to find land where they can provide this form of development.
- 4.13 Purchasing a plot from another developer is extremely expensive and, whilst it does happen²⁷, the prices secured for those plots reflect the high levels of market interest and institutional funding that was available in the market at that time. In short, this approach is neither viable, nor commercially acceptable, for a product of this type. That is why development of this type and scale is not being delivered, even though demand is extremely good.
- 4.14 The factors set out above mean that better located employment land is not affordable- and so the product which is the lifeblood of the smaller end of the market- and which gets new businesses up and running and secures the entrepreneurial drive of the local community- is not being delivered.
- 4.15 This is the wider commercial context for this application: There is a considerable unmet need for small start-up units which the market does not provide for at the required level.

²⁷ Eg Tungsten purchased a plot off Opus North for "Super B" at North Bierley- on allocation ES7

5. Quantitative Need

- 5.1 Employment land need is often considered in a very generic manner- with a broad spectrum of different needs being considered together. Guidance encourages the consideration of demographic and job based econometric projections; as well as consideration of past take up. Market signals are also a factor which should be taken into account in defining the need for employment land.
- 5.2 The current evidence base, which informed the Local Plan supply, is now a few years old. It was a broad assessment that considered a wider need picture- as is common in the preparation of a Local Plan. This is, generally, an acceptable approach but does rely on niche market needs being provided for by the market, within the allocated land supply.
- 5.3 For the reasons explained in Sections 2 and 4, that market driven approach is not functioning well in this case.

The Approach

- 5.4 Ryden have undertaken research on take up levels at the smaller end of the market, to inform the likely demand for a product of this type.
- 5.5 That approach allows us to consider the general scale of the need for this sector, relative to the currently available supply in the local market. This will help determine whether there is a mismatch between supply and demand- or whether bigger buildings are “using up the space” that would otherwise have been taken by smaller units.
- 5.6 Use of past take up data is a common approach, recognised by NPPG, and offers a “number” based on past market performance- ie, a maintenance of the “status quo”, which is often missed in econometric models.

Limitations

- 5.7 It is important to remember that past take up is a minimum expression of demand: Units can only be taken up if they are available. If a suitable unit is not available, it is inevitable that the demand from that occupier will remain unmet. This means that need is often greater than expressed in take up data, particularly when there is a known constraint in supply- as is the case here.
- 5.8 Other projection methodologies also have flaws, for example, econometric projections don't reflect local circumstances “on the ground” and have inbuilt assumptions- for example around the reduction of UK based manufacturing activity, which is currently a reversing trend- particularly in Kirklees, which has such a rich manufacturing base in textiles and auto-parts.
- 5.9 The adopted approach is also a projection of more general smaller unit demand, not demand for high quality “nano” units with specific locational requirements, and qualitative expectations. There is no trend data for that particular product, as it simply isn't being provided. However, where it is provided, it has all been pre-let before completion. That is true in relatively local markets- for example south Bradford, west Leeds, and west

wakefield- where other nano parks have been provided. A total of 23 businesses across those three locations pre-let space “off plan” and others were not able to be accommodated on the sites. That implies a very strong need for high quality small unit provision.

5.10 The other limitation is that the take up data can’t match exactly the catchment area adopted in the alternative site assessment. Take up is a more general projection, which reflects wider needs. It is clear that only looking at past take up in narrower catchment area would exclude a lot of relevant data and is too fine grained an analysis to be representative- it would be unduly influenced by the availability of specific sites and so would not reflect the reality of the situation. In addition, the purpose of this proposal is to rectify a shortage in that defined catchment, so adopting a finer grained approach would simply compound the identified market failure.

5.11 On this basis, there are some points where the approach adopted is more liberal (ie data based on a wider catchment). However, in other areas it is highly conservative (ie not reflecting any suppressed demand that can’t be accounted for in take up data). So, whilst the adopted approach has limitations- as any model does- it is considered to offer a fair reflection of need which provides a quantitative basis for considering the scale of small unit need.

The Data

5.12 Ryden have secured data for leases agreed for units under 2,500 sqft (232 sqm) over the last 5 years. Appendix 2 provides the raw data, which is summarised below:

| Year | Take up (under 2,500 sqft) (sq ft) |
|--------------|------------------------------------|
| 2018 | 65,000 |
| 2019 | 7,839 |
| 2020 | 36,108 |
| 2021 | 9,356 |
| 2022 | 5,000 |
| Total | 123,303 sqft |

| | |
|--|-----------------------|
| 5 Year Average (sqft per annum) | 24,661 sqft pa |
| 5 Year Average (sqm per annum) | 2,291 sqm pa |
| 5 Year Average (Ha per annum at 40% site density) | 0.6 Ha pa |

The Analysis

- 5.13 Using this data, to maintain current levels of market activity, there is a need for 2,291sqm or 0.6Ha of small unit space every year. This is the broad equivalent of a Nano Park every year.
- 5.14 However, as noted above, this data represents take up during a period of considerable supply constraint in this sector. This historic constraint is therefore an inherent factor in this projection, which supresses how we calculate likely future need. In other words, this is a highly conservative projection which is a minimum expression of need.
- 5.15 Over the current 18 year Plan Period (2013-31) this would result in a need of 10.8Ha or 41,238sqm (443,882 sqft) of the total general employment land supply for units under 2,500sqft (232 sqm).
- 5.16 There are still 8 years of the current Plan Period remaining. If the assumption is made that the correct amount of land supply has been made available to this market in the period 2013-2022 (which it has not) then the rest of the Plan Period (8 years) would result in an extant need of 4.8Ha.
- 5.17 The wider land need calculations, which resulted in the current Local Plan employment land supply, should have catered for this “gross need” in the Plan’s subsequent allocations. However, this market has not been well served in practice.
- 5.18 This is likely to be because:
- a) The Local Plan Inspector deleted around 70Ha of land from the draft land supply²⁸ leaving the Plan reliant on old remnant “PEA” sites to meet it’s objectively assessed needs. This restricted the quantum of sites available and removed good quality / strategic sites in strong market locations from the supply- notably at Cooper Bridge and Clayton West- both of which would have met the qualitative brief for the application proposals.

and

 - b) The prevailing market forces since the adoption of the Plan, which have favoured larger units, have artificially excluded the delivery of smaller units from the land supply.

²⁸ The Spatial Development Strategy in the Publication Draft Plan sought to allocate 165Ha of land in order to achieve 75% employment rate over the Plan Period (Section 6.1 Policies and Strategies DPD Publication Draft Plan). The Adopted Plan reduced it’s ambitions to just 95Ha of new employment land to achieve the same level of employment outcome (Section 6.1 Policies and Strategies DPD Adopted version). That very nearly halved the available employment land supply, leaving just 57% of the originally proposed allocations.

- 5.19 It is clear that both the market and functioning of the planning system has worked against providing a suitable supply of land for this type of business. The “real life” need has not been met, even though the “gross need” calculation was (arguably) met in the Plan.
- 5.20 Therefore, the reality is that this type of space is not being delivered; the need remains unmet and the quantum of that need is very considerably beyond that proposed by this application- which is only about 1 years’ worth of need over an extended period.

6. Qualitative Need

- 6.1 The applicant has undertaken a survey of all current tenants of the existing Nano Parks in Bradford and Wakefield. The results are provided in a separate report, which is appended to the Alternative Site Assessment.
- 6.2 The key findings of that report are that tenants which take space in a Nano Park development have specific qualitative needs which are not likely to be met elsewhere. In summary they require locations that are:
- Close to a motorway
 - Close to customers, other businesses and a work force
 - Have a good quality environment- both the area, park and buildings
 - Have flexible tenure options
- 6.3 Nearly 1/3rd of the companies surveyed (27.3%) moved geographical area to access the type of property on offer at the Nano Park. This indicates that the loss of such companies from a Local Authority area is likely, where there is no equivalent provision. This outcome would be directly counter to the objectives of the Kirklees Economic Strategy. The survey also shows that when the right product is available, most businesses would opt to stay locally (45.5%).
- 6.4 Most companies surveyed were looking for new premises for a considerable period (70% were looking for over 3 months) and were not able to find anything that could meet their needs in their preferred location (100%). Only 20% were able to find something which met their needs – but not in their preferred location.
- 6.5 These survey findings demonstrate that there is an inadequate supply of this sort of product locally- across a wider area than just Kirklees. It also suggests supports the contention that the employment allocations from the 2019 Local Plan have not delivered this type of product. That is discussed in more detail in the Alternative Site Assessment.
- 6.6 These survey results draw out the importance of location for a successful Nano Park development. Isolated sites, in back land positions, with poor access, are not likely to meet occupier requirements. Modern, high quality space, in an accessible location is needed to satisfy the demands of occupiers in this segment of the market.

7. Current Occupier Demand

- 7.1 Appendix 4 has current requirements in this size range provided by both Ryden and Metcalfe Commercial. This shows that there are 38 companies looking for space on this scale and in this location. This application could provide space for 15 of those- less than half of the current list.
- 7.2 There are a variety of occupiers with a need for space of this scale.
- 7.3 It is accepted that this represents a “snap shot” of demand, but this helps to illustrate:
- a) The scale of currently unmet which has not already been lost to other areas,
 - b) The potential for failed businesses, or
 - c) Businesses that are not able to meet their property needs effectively- thus hampering their growth and economic outputs.
- 7.4 This situation is clearly not what was envisaged by the Council’s Economic Strategy.

8. Conclusions

- 8.1 The industrial market generally- and particularly the “mid-box” and “big box” market- in Yorkshire is continuing to perform well, despite economic headwinds.
- 8.2 Building size in Yorkshire has increased, in line with national trends, with the average deal size in 2022 being nearly 421,000 sqft- which is significantly higher than other regions. The current market favours the delivery of larger buildings.
- 8.3 The current Kirklees Economic Strategy aims to provide new modern space for “*dynamic SME’s and microbusinesses*”, and Kirklees has enjoyed an increasing trend in business start-ups over the last 5 years. However, the data is now showing a drop in the number of “micro” scale businesses in more recent times. Kirklees still lags behind UK wide rates of business start-up and is also seeing the start of a downward data movement in sectors which account for the majority of its economy.
- 8.4 This downward change may simply be natural variation; a factor of the pandemic affecting data at that time; but is also potentially related to the reduced availability of suitable property for small businesses. Land and building availability is a key issue in the wider industrial market, and is particularly acute at the smaller end of the market.
- 8.5 This shortage of small business space is easily explained. There is more money available to fund bigger developments, and there is more demand from occupiers seeking that scale of building. Smaller units cost more to build, have higher letting and management costs and profit margins are reduced as a result.
- 8.6 As a result of these diminished returns, smaller units are not generally being provided on the bigger and better located sites- but smaller businesses also require the locational advantages of good accessibility to customers, staff and suppliers. They also require more flexible terms, and also deserve high quality buildings and a nicer wider environment.
- 8.7 Analysis of past take up of smaller units in the area shows that, to maintain current levels of market activity, there is a need for 2,291sqm or 0.6Ha of small business space every year: Roughly, a Nano Park every year.
- 8.8 When projected over the current 18 year Plan Period (2013-31) this results in a need for 10.8Ha or 41,238sqm (443,882 sqft) for units under 2,500sqft (232 sqm). This scale of land has not been made available for this size of unit, due to the market forces described above.
- 8.9 Nearly 1/3rd of the companies surveyed for this assessment needed to move geographical area to access property which offered decent specifications. Those areas, like Kirklees, which can’t provide this sort of space will lose such businesses. Losing these businesses would be directly counter to the objectives of the Kirklees Economic Strategy.
- 8.10 It is concluded that there is a clear and urgent need to provide modern space for smaller business in Kirklees.

- 8.11 This has been underprovided for the Plan Period so far, and it is arguable that this is directly harming economic performance- contrary to the objectives of the local economic strategy.
- 8.12 There are also current requirements from 38 companies looking for space of this nature which – if unsatisfied, will either look elsewhere, will fail to grow their business or, could even close down. Allowing such an outcome would also be contrary to the objectives of the Kirklees Economic Strategy.
- 8.13 This report should be read in conjunction with the Alternative Site Assessment, which considers the options available to meet this need other than the application site.
- 8.14 The identified quantitative need is as follows:
- For the entire Plan Period: 10.8Ha or 41,238sqm (443,882 sqft).
 - For the remainder of the Plan Period (8 years): 4.8Ha or 18,328 sqm (197,288 sqft)
 - Per annum: 2,291sqm or 0.6Ha

Appendix 1: Cost Comparison



FEASIBILITY ESTIMATE/ SCHEME COMPARISON NR 1

FOR

NEW INDUSTRIAL UNITS WITH GROUND AND FIRST FLOOR OFFICES
/WELFARE AND ASSOCIATED EXTERNAL WORKS

AT

LINDLEY MOOR ROAD, HUDDERSFIELD

FOR

FRANK MARSHALL ESTATES

Date: 15th December 2022

Client: Frank Marshall Estate
Job Nr: 2022
File Path: z:\a-projects\2022\wappy springs\initial feasibility estimate nr 1 - 7th december 2022 wappy springs rev 6.doc

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APPENDICES

- 'A' Drawings used in the Preparation of the Estimate

1.00 INTRODUCTION

1.01 Following discussions with Edward Marshall have been asked to prepare budget costs for two schemes at this particular site based on schemes drawn by KPP Architects. MAW Consulting were instructed to prepare a high-level initial feasibility cost estimates for the proposed Industrial schemes, one with 2Nr larger Units and one with 15No. smaller units following their Nano Park concept.

1.02 The enclosed estimates are intended as initial feasibility estimate for guidance only as to the anticipated level of costs for the proposed developments and demonstrate the different costs between the different uses of the site.

There is limited amount of available information that has been made available to us at this stage of the project.

We feel that firming up of the Estimate would benefit from some further design work being undertaken, to clarify requirements particularly in respect of specification, construction of the retaining walls and internal bund walls, structural proposals and MEP strategy.

1.03 Ideally in due course would recommend a workshop is held with the Client and design team at which we could discuss the composition of the estimate, the basis of the estimate and test the assumptions we have made.

1.04 This report is for the sole and confidential use and reliance of the Client as named on the front cover This Report shall not be reproduced or distributed to any party without the Permission of MAW Consulting Limited.

Any advice, opinions, or recommendations within this document should only be relied upon in the context of the Report as a whole .

2.00 EXECUTIVE SUMMARY

- 2.01 We have carried out a high level cost plan exercise for two drawn schemes for the site at Wappy Spring, Lindley Moor Road, Huddersfield to demonstrate the major cost difference between a standard industrial type unit scheme and the Nano Park universal type industrial/retail/commercial unit scheme which would be preferred option for the development.
- 2.03 The Costs for each scheme are based on benchmarking previous schemes and are summarised below

| <i>Scheme</i> | <i>Overall Sqft</i> | <i>Total Cost</i> | <i>Cost / m2</i> | <i>Cost/Sqft</i> |
|------------------------------|---------------------|-------------------|------------------|------------------|
| Traditional Industrial Units | 23,000 | £2,545,031.00 | £1,191.00 | £110.63 |
| Nano Park Style Units | 26,500 | £4,649,533.00 | £1,888.00 | £175.43 |

- 2.04 From the table above you can see that the Nano Park Style delivery is substantially more expensive than a traditional industrial unit scheme.
- 2.05 The main differences in cost are level of fitout works in particular the office element which provides quality 1st floor office environment with ground floor suitable for a variety of uses. The elevational treatment whilst more expensive, provide a more attractive appearance than the fully clad industrial type units .
- 2.06 The Nano Park development has a smaller overall building footprint and is therefore less imposing than the larger units
- 2.07 The Nano Park Scheme generates a larger square footage than the traditional unit scheme, this is due to the units being over two floors, the actual building density of the site is less with the Nano Park Scheme.
- 2.08 The Nano Park principle provides suitable space for a diverse type of business and therefore attracts many sectors including industrial, manufacturing and retail etc. and from established and new start up businesses.
- 2.09 The Nano Park development also provides additional employment opportunities due to the number of separate units



3.00 COST SUMMARY

- 3.01 We have calculated the "Current Day" Estimated Budget Cost for the alternative industrial developments as detailed below:

OPTION A – 2NR LARGER UNIT SCHEME

| 2NR LARGER INDUSTRIAL UNITS | | | | |
|--|--------------|----------------|---------------------|----------------------|
| BASED ON KPP DRAWING 2278/1008 | | | | |
| | | Total | Cost/m ² | Cost/ft ² |
| | | | 2,136 | 23,000 |
| <u>Site Preparation</u> | £ 100,000.00 | | | |
| | | £100,000.00 | 46.82 | 4.35 |
| <u>Substructure</u> | | | | |
| Substructure | £ 138,039.88 | | | |
| | | 138,039.88 | 64.63 | 6.00 |
| <u>Shell Construction</u> | | | | |
| Frame | £ 345,000.00 | | 161.52 | 15.00 |
| Upper Floors | £ - | | 0.00 | 0.00 |
| Roof - see also External Walls below | £ 316,276.00 | | 148.07 | 13.75 |
| Stairs | £ - | | 0.00 | 0.00 |
| External Walls | £ 291,926.00 | | 136.67 | 12.69 |
| Windows and External Doors | £ 37,200.00 | | 17.42 | 1.62 |
| | | 990,402.00 | 463.68 | 43.06 |
| <u>Office areas</u> | | | | |
| Nominal ground floor office £75k per unit | £ 150,000.00 | | 70.22 | 6.52 |
| | | 150,000.00 | 70.22 | 6.52 |
| <u>M&E Services including Lift</u> | £ 175,000.00 | 175,000.00 | 81.93 | 7.61 |
| <u>External Works</u> | | | | |
| Concrete service road / yard | £ 130,126.00 | | 60.92 | 5.66 |
| Main Parking bays | £ 25,935.00 | | 12.14 | 1.13 |
| Boundary Treatments | £ 29,660.00 | | 13.89 | 1.29 |
| Landscaping | £ 25,608.00 | | 11.99 | 1.11 |
| | | 211,329.00 | 98.94 | 9.19 |
| <u>Highway Works</u> | Excluded | Excluded | 0.00 | 0.00 |
| <u>Drainage</u> | £ 138,870.00 | 138,870.00 | 65.01 | 6.04 |
| <u>External Services - Provisional Allowance</u> | £ 175,000.00 | 175,000.00 | 81.93 | 7.61 |
| <u>Provisional Sums</u> | Excluded | Excluded | 0.00 | 0.00 |
| | | 2,078,640.88 | | |
| Preliminaries - 26weeks @ £8,000/week | | 208,000.00 | 97.38 | 9.04 |
| | | 2,286,640.88 | 1,070.52 | 99.42 |
| | | 2,286,640.88 | 1,070.52 | 99.42 |
| Contingencies - say 5.0% | 5.00% | 114,332.04 | 53.53 | 4.97 |
| | | 2,400,972.92 | 1,124.05 | 104.39 |
| Contractors OHP - say 6% | 6.00% | 144,058.38 | 67.44 | 6.26 |
| | | 2,545,031.30 | 1,191.49 | 110.65 |
| TOTAL CURRENT DAY CONSTRUCTION COST | | | | |
| 08/012/2021 | say | £ 2,545,031.30 | 1,191.49 | 110.63 |



ALTERNATIVE 15NO UNITS – NANO PARK CONCEPT

| INITIAL VIABILITY ESTIMATE NOV 2022 - NANO PARK SCHEME | | | | |
|--|--------------|-----------------------|---------------------|----------------------|
| BASED ON KPP DRAWING 2278/1007 | | | | |
| | | Total | Cost/m ² | Cost/ft ² |
| | | | 2,462 | 26,501 |
| <u>Site Preparation</u> | £ 100,000.00 | | | |
| | | £100,000.00 | 40.62 | 3.77 |
| <u>Substructure</u> | | | | |
| Substructure | £ 214,515.23 | | | |
| | | 214,515.23 | 87.13 | 8.09 |
| <u>Shell Construction</u> | | | | |
| Frame | £ 317,500.00 | | 128.96 | 11.98 |
| Upper Floors | £ 124,952.50 | | 50.75 | 4.72 |
| Roof - see also External Walls below | £ 182,188.00 | | 74.00 | 6.87 |
| Stairs | £ 142,500.00 | | 57.88 | 5.38 |
| External Walls | £ 335,687.00 | | 136.35 | 12.67 |
| Windows and External Doors | £ 170,750.00 | | 69.35 | 6.44 |
| | | 1,273,577.50 | 517.29 | 48.06 |
| <u>Internal Fitout</u> | | | | |
| | £ 806,782.87 | | 327.69 | 30.44 |
| | | 806,782.87 | 327.69 | 30.44 |
| <u>M&E Services</u> | | | | |
| | £ 795,226.00 | 795,226.00 | 323.00 | 30.01 |
| <u>External Works</u> | | | | |
| Main car park | £ 242,667.00 | | 98.56 | 9.16 |
| Boundary Treatments | £ 29,660.00 | | 12.05 | 1.12 |
| Landscaping | £ 23,065.00 | | 9.37 | 0.87 |
| | | 295,392.00 | 119.98 | 11.15 |
| <u>Highway Works</u> | Excluded | Excluded | 0.00 | 0.00 |
| <u>Drainage</u> | | | | |
| | £ 134,485.00 | 134,485.00 | 54.62 | 5.07 |
| <u>External Services - Provisional Allowance</u> | | | | |
| | £ 237,500.00 | 237,500.00 | 96.47 | 8.98 |
| <u>Provisional Sums</u> | | | | |
| | Excluded | Excluded | 0.00 | 0.00 |
| | | 3,857,478.60 | 1,566.80 | 145.55 |
| <u>Preliminaries - 40weeks @ £8,000/week</u> | | 320,000.00 | 129.98 | 12.08 |
| | | 4,177,478.60 | 1,696.78 | 157.63 |
| <u>Contingencies - say 5.0%</u> | 5.00% | 208,873.93 | 84.84 | 7.88 |
| | | 4,386,352.53 | 1,781.62 | 165.51 |
| <u>Contractors OHP - say 6%</u> | 6.00% | 263,181.15 | 106.90 | 9.93 |
| | | 4,649,533.68 | 1,888.52 | 175.44 |
| TOTAL CURRENT DAY CONSTRUCTION COST | | | | |
| 08/012/2021 | | £ 4,649,533.68 | 1,888.52 | 175.43 |

4.00 SCHEDULE OF ACCOMMODATION

4.01 We have taken the areas from the drawings and are approximate.

| SCHEMES | SQFT | M2 |
|-----------------------------|-----------|----------|
| 2Nr LARGER UNITS | 23,000.00 | 2,136.00 |
| 15Nr UNIT NANO PARK CONCEPT | 25,501.00 | 2,462.00 |
| | | |

5.00 BASIS OF ESTIMATE

- 5.01 The Estimated Costs are based upon the drawings which are included in Appendix 'A'
- 5.02 The term "Current Day" Estimated Cost refers to the anticipated level of a competitive tender obtained in the 4th Quarter of 2022 and based on a standard JCT Form of Contract.

We have recently experienced contractors being more selective when considering which projects, they will submit tenders for and in particular a reluctance to tender in the open market, this has led to difficulty in predicting tender returns.

Construction material prices have recently been subject to unprecedented increases, in particular materials containing steel or metal, timber and also materials that require high levels of energy to produce. The market remains unsettled and remains in a period of uncertainty .

We have not allowed for inflation to a prospective start on site date, we suggest an allowance of 4-6% for the next twelve months.

- 5.03 We would specifically draw your attention to the following items: -
- i) Costs have been prepared without the benefit of any engineering input therefore the steel frame and foundation details are based on similar costed schemes
 - ii) Cost have been prepared without the benefit of any M and E services consultancy input.
 - iii) We have assumed that the existing levels will remain roughly the same in the new slabs and building level.
 - iv) We have assumed a mid- range specification in respect of the internal finishing's and fittings.
 - v) We have not allowed for any works outside the red line shown on the Architects drawing.
 - vi) We have not allowed for any furniture within the costs
 - vii) We have not made any specific inclusions for green/ sustainable items
 - viii) We have assumed that existing service supplies i.e., water, gas, electricity will require upgrading to serve the new buildings. Further investigation required as to local supply availability

5.04 No allowance has been made in the estimated cost for any of the following items:

- a) Site acquisition costs
- b) Legal Costs
- c) VAT
- d) Project Finance Costs
- e) Development costs and expenses
- f) Professional Fees
- g) Building Regulation and Planning Fees
- h) Survey costs and other fees
- i) Upgrading of off-site utilities service infrastructure
- j) Specific cost allowances for enhancements associated with the following, however some of these requirements may already be covered within the baseline costs.
 - Building for Life
 - Secure by Design
- k) Loose furniture or equipment
- l) Asbestos (or contaminated materials) surveys and/or removal
- m) Repairs to the building envelope and/or structural repairs
- n) CCTV systems

6.00 BRIEF SPECIFICATION NOTES

The Estimated Costs are based on the following assumed level of specification; -The following specification is generic for all of the units.

6.1A 2No. Larger Unit Scheme

6.1 Building Construction

6.1.1 Demolitions and Site preparation

- No demolition works included
- We have allowed £100,000.00 for both schemes as a base figure, whether work to be undertaken to establish the levels for each scheme

6.1.2 Substructure

- New Slab and foundations to new Buildings based on similar scheme with pad foundations and ground beams
- Perimeter brick plinth at low level

6.1.3 Frame & Upper Floors

- New Steel frame based on a clear span within the main area
- Additional steel around door openings.
- Assumed steel height to be 7.5m to haunch.
- No upper floors included. Offices to be on Ground floor only

6.1.5 Roof

- The roof consists of a built-up cladding system euroclad or similar with 12% rooflights within main area.

6.1.6 Stairs

- No staircases as no first floors

6.1.7 External Walls

- The external walls comprise Vertical cladding profiled Built-up/composite system to general areas and a Mirco Rib type product to the Office elevations as shown on the Architects drawings. Brick plinth course to full perimeter. Concealed box gutters and exposed Rainwater pipes.
- All external walls to have Blockwork inner liner wall
- Bitumen paint to steel within cavities

6.1.8 Windows and External Doors

- New Aluminium framed double glazed windows and doors as shown on the drawings
- Bollard to side of all door opening where vehicle movements
- Rollers doors to front elevations
-

6.1.9 Internal Walls and Doors

- Ground floor new walls generally blockwork built off new floor slab between offices and main storage area
- Internal walls generally to form offices and toilet areas to be built in stud partitioning with plaster skim or tape and jointed to receive paint finish
- All internal doors to be timber paint grade to meet required fire rating and with vision panels to circulation doors

6.1.10 Wall Finishes

- Emulsion paint finish generally
- Wall tiling full height to Disabled WC to shower area and separate shower room on first floor PC sum £30.00m2 supply only
- Splashback to kitchen worktop

6.1.11 Floor Finishes

- Vinyl flooring to all Ground wet areas and canteen
- Carpets to offices and circulation areas to First floor
- Loose lay mat to entrance
- Softwood painted skirtings to carpeted areas
- Vinyl skirting to wet areas

6.1.12 Ceiling Finishes

- Lay in Grid suspended ceilings to ground and first floor offices and ancillary areas.
- No ceiling to underside of soffit where vehicle drive in

6.1.13 Fittings

- Kitchen fitting included to open plan office including fridge and microwave

6.1.14 Sanitary Fittings

- An allowance has been included for sanitary ware and associated fittings as shown on the plan

6.1.15 M and E Services Installations £50k per building

Basic installations to warehouse and office area

- General power to roller shutter doors
- No lighting to main warehouse storage areas
- Basic fire alarm system to meet building control.
- Basic heating and lighting to ground floor office area
- Plumbing to sanitary appliances

We have excluded any renewables (PV etc) which may be required to meet Part L.

6.1B 15No. Units (Nano Park) Specification

6.1 Building Construction

6.1.1 Demolitions and Site preparation

- No demolition works included
- We have allowed £100,000.00 for both schemes as a base figure, whether work to be undertaken to establish the levels for each scheme

6.1.2 Substructure

- New Slab and foundations to new Buildings based on similar scheme with pad foundations and ground beams (details similar to Armiey / Wakefield)
- Perimeter brick plinth at low level

6.1.3 Frame & Upper Floors

- New Steel frame based on a clear span within the main area
- Additional steel around door openings.
- Assumed steel height to be 7.5m to haunch.
- Upper floors to be metal decking with concrete topping (mesh) to receive suitable floor finishes

6.1.5 Roof

- The roof consists of a built-up cladding system euroclad or similar. No rooflights as suspended and lights to first floor

6.1.6 Stairs

- Precast / metal staircases including balustrading and handrails

6.1.7 External Walls

- The external walls comprise Horizontal cladding profiled Built-up/composite system to general areas
- Cedar Cladding to front elevation as shown on the Nano Park brochure images.
- Stone/brick cladding to columns and part front as Nano Park Images.
- All external walls to have Blockwork inner liner wall
- Bitumen paint to steel within cavities
- Signage Zone

6.1.8 Windows and External Doors

- New Aluminium framed double glazed windows and doors as shown on the drawings
- Bollard to side of all door opening where vehicle movements
- Rollers doors to front elevations
-

6.1.9 Internal Walls and Doors

- Ground floor new walls generally blockwork built off new floor slab between offices and main storage area
- Internal walls generally to form offices and toilet areas to be built in stud partitioning with plaster skim or tape and jointed to receive paint finish
- All internal doors to be timber paint grade to meet required fire rating and with vision panels to circulation doors

6.1.10 Wall Finishes

- Emulsion paint finish generally
- Wall tiling full height to Disabled WC to shower area and separate shower room on first floor
PC sum £30,00/m² supply only
- Splashback to kitchen worktop

6.1.11 Floor Finishes

- Vinyl flooring to all Ground wet areas and canteen
- Carpets to offices and circulation areas to First floor
- Loose lay mat to entrance
- Softwood painted skirtings to carpeted areas
- Vinyl skirting to wet areas

6.1.12 Ceiling Finishes

- Lay in Grid suspended ceilings to ground and first floor offices and ancillary areas.

6.1.13 Fittings

- Kitchen fitting included to open plan office including fridge and microwave

6.1.14 Sanitary Fittings

- An allowance has been included for sanitary ware and associated fittings as shown on the plan

6.1.15 M and E Services Installations

Mechanical and Electrical Installations are a significant part of the overall office cost. We have included heating cooling, lighting, small power and mains distribution to the offices based on a similar scheme (PC £496/m² – 1st floor. £150/m² to Ground floor)

- General power to roller shutter doors
- Lighting to ground floor storage/warehouse areas
- Basic fire alarm system to meet building control.

We have excluded any renewables (PV etc) which may be required to meet Part L.

6.2 **External Works**

6.2.1 Site Preparation

- £100k allowed to prepare the ground to suit the proposed levels. No information available.

6.2.2 Car Park

- New Tarmac yards to all area highlighted white on drawing
- New white lining/ Road markings to car park as shown on drawing
- Paving to perimeter of units as shown on the drawing
- Entrance gates

6.2.3 Footpaths and paved areas

- Paving footpaths to perimeter of building as shown on the drawings

6.2.4 Generally

- Allowance for car park lighting ; combination of columns and also off the building ; Allowance £30,000.00 including ducting
- 15No EV charging included
- New sliding gate to entrance
- Perimeter fencing to full boundary
- Landscaping ; topsoil and planting

6.3 Drainage

6.3.1 There are no drainage details or design, therefore we have had due allowances for roof/building drainage and external yard drainage

6.3.2 Foul Drainage;

Allowance assuming existing foul sewer connection on site

6.3.3 Surface Water Drainage

Allowance to cover New SW drain runs and associated manholes to pick up roof drainage and external yard drainage

An allowance of 120m³ of attenuated storage has been allowed

Assumption that all drainage will be by gravity

Petrol interceptor included

Connection to existing manhole close to boundary

No allowance for any repairs to existing drainage

Testing and flushing and survey on completion

6.4 Incoming Mains Services

6.3.1 Generally

- No information is available from the Statutory Authorities or the Client .
- We have assumed existing Services serving the current site to require upgrading or reinforcement
- We have included an allowance of approximately £120,000.00 in respect of the electric upgrade (substation) utility services, this mainly relates to connections to the new building.

6.5 Preliminaries

6.5.1 We have included an allowance for preliminaries. We have assumed that the Works will be undertaken in one phase. We have assumed a contract duration of 40 weeks for the Nano Park scheme and 26 weeks for the 2No larger scheme. We have assumed a small to medium sized contractor who would create welfare facilities on the existing yard area.

6.5 Contingency

6.6.1 There is limited available information available.

We have included a general contingency allowance of 5% to allow for design development.

6.7 Overhead and profit

6.7.1 We have included an allowance of 6% for Main Contractors overheads and profit.

Exclusions

1. VAT
2. Building and Professional Fees
3. Planning fees
4. Project finance costs
5. Onerous planning requirements
6. BREEAM ; Anything Specific
7. Environmental / sustainability enhancements
8. Office furniture, fittings, equipment
9. Disposal of contaminated material off site
10. Building inflation to commencement date

APPENDIX 'A'
DRAWINGS USED IN THE PREPARATION OF
THE ESTIMATE

Appendix 2: Small Unit Take Up Data

2018 Data

Lease Comps Summary

Lease Comps Report

| Deals | Asking Rent Per SF | Achieved Rent Per SF | Avg. Months On Market |
|-----------|--------------------|----------------------|-----------------------|
| 50 | £5.57 | £6.38 | 9 |

LEASE COMPARABLES



SUMMARY STATISTICS

| Rent | Deals | Low | Average | Median | High |
|---------------------------|-------|---------|---------|--------|--------|
| Asking Rent Per SF | 36 | £1.75 | £5.57 | £6.52 | £13.23 |
| Achieved Rent Per SF | 19 | £1.77 | £6.38 | £6.66 | £12.28 |
| Net Effective Rent Per SF | 16 | £1.79 | £5.71 | £6.40 | £12.08 |
| Asking Rent Discount | 14 | -256.7% | -5.6% | 0.5% | 28.4% |
| TI Allowance | - | - | - | - | - |
| Rent Free Months | 12 | 0 | 1 | 0 | 2 |

| Lease Attributes | Deals | Low | Average | Median | High |
|----------------------|-------|------|---------|--------|-------|
| Months on Market | 45 | 1 | 9 | 8 | 17 |
| Deal Size | 50 | 320 | 1,298 | 1,072 | 2,415 |
| Lease Deal in Months | 38 | 12.0 | 37.0 | 36.0 | 120.0 |
| Floor Number | 50 | GRND | GRND | GRND | 1 |



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03/11/2022

Page 1

Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|--|--------|-----------|--------|------------|------|------------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
| 1 Luddite Way | ★★★★☆ | 2,099 | GRND | 04/12/2018 | New | - | - |
| 1 Luddite Way | ★★★★☆ | 1,776 | GRND | 04/12/2018 | New | - | - |
| 2 Luddite Way | ★★★☆☆ | 2,206 | GRND | 04/12/2018 | New | - | - |
| 3 Luddite Way | ★★★★☆ | 2,260 | GRND | 04/12/2018 | New | - | - |
| 3 Luddite Way | ★★★★☆ | 2,260 | GRND | 04/12/2018 | New | - | - |
| 3 Luddite Way | ★★★★☆ | 1,711 | GRND | 04/12/2018 | New | - | - |
| 3 Luddite Way | ★★★★☆ | 1,711 | GRND | 04/12/2018 | New | - | - |
| 3 Luddite Way | ★★★★☆ | 2,260 | GRND | 04/12/2018 | New | - | - |
| 4 Meltham Mills Industrial... | ★★★☆☆ | 2,415 | GRND | 01/12/2018 | New | £5.18/iri | Effective |
| 5 Linthwaite Business Cen... Manchester Rd | ★★★☆☆ | 1,500 | GRND | 19/11/2018 | New | £6.00 | Asking |
| 5 Linthwaite Business Cen... 1c Manchester Rd | ★★★☆☆ | 2,072 | GRND | 19/11/2018 | New | £6.00 | Asking |
| 6 Leeds Rd | ★★★★☆ | 1,020 | GRND | 16/11/2018 | New | £10.78/iri | Achieved |
| 7 Station Rd | ★★★☆☆ | 770 | GRND | 01/11/2018 | New | £3.05/iri | Asking |
| 8 3 Albert Street | ★★★★☆ | 1,726 | GRND | 31/10/2018 | New | £4.17 | Effective |
| 9 40 Lidget Street | ★★★★☆ | 977 | GRND.1 | 31/10/2018 | New | £12.08 | Effective |
| 10 Beck Rd | ★★★★☆ | 1,930 | GRND | 12/10/2018 | New | £8.29 | Effective |
| 11 Riverside Court Colne Rd | ★★★★☆ | 1,068 | GRND | 12/10/2018 | New | £8.80/iri | Effective |
| 12 Spring Grv | ★★★☆☆ | 1,928 | GRND | 04/09/2018 | New | £1.79/iri | Effective |
| 13 G2 Knowle Ln | ★★★☆☆ | 1,195 | 1st | 01/09/2018 | New | - | - |
| 14 Longroyd Bridge | ★★★☆☆ | 1,021 | GRND | 31/08/2018 | New | £6.85 | Asking |
| 12 Colne Valley Bus Parade | ★★★☆☆ | 830 | 1st | 01/08/2018 | New | £1.79/iri | Effective |









Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|--|--------|-----------|--------|------------|------|-----------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
| 15 Leeds Rd | ★★★★★ | 744 | GRND | 26/07/2018 | New | £6.90/tri | Asking |
| 16 Bradley Mills Rd | ★★★★★ | 1,313 | GRND | 25/07/2018 | New | £7.23/tri | Asking |
| 9 Linthwaite Business Cen... 1b Manchester Rd | ★★★★★ | 800 | GRND | 19/07/2018 | New | £6.00 | Asking |
| 17 Ruth St | ★★★★★ | 663 | GRND | 18/07/2018 | New | £7.80 | Effective |
| 16 D11 Knowle Ln | ★★★★★ | 763 | GRND | 01/07/2018 | New | £9.83 | Achieved |
| 10 Beck Rd | ★★★★★ | 2,073 | GRND | 06/06/2018 | New | £4.75 | Asking |
| 19 Leeds Rd | ★★★★★ | 1,283 | GRND | 18/05/2018 | New | £6.81/tri | Asking |
| 20 Hoime Mills West Slaithwaite Rd | ★★★★★ | 2,175 | GRND | 16/05/2018 | New | £3.90/tri | Asking |
| 21 QUEENS SQUARE BUSI... Huddersfield Rd | ★★★★★ | 2,348 | GRND | 14/05/2018 | New | £3.25/tri | Asking |
| 19 Leeds Rd | ★★★★★ | 850 | GRND | 04/05/2018 | New | £7.64/tri | Asking |
| 7 Station Rd | ★★★★★ | 1,076 | GRND | 01/05/2018 | New | £1.75/tri | Asking |
| 22 Railway Sawmills Burbeary Rd | ★★★★★ | 553 | GRND | 25/04/2018 | New | £6.58/tri | Asking |
| 22 Railway Sawmills Burbeary Rd | ★★★★★ | 598 | GRND | 25/04/2018 | New | £6.08/tri | Asking |
| 22 Railway Sawmills Burbeary Rd | ★★★★★ | 704 | GRND | 25/04/2018 | New | £7.01/tri | Asking |
| 22 Railway Sawmills Burbeary Rd | ★★★★★ | 553 | 1st | 25/04/2018 | New | £6.58/tri | Asking |
| 22 Railway Sawmills Burbeary Rd | ★★★★★ | 598 | 1st | 25/04/2018 | New | £6.08/tri | Asking |
| 23 D7 Knowle Ln | ★★★★★ | 320 | GRND | 01/04/2018 | New | £6.25 | Effective |
| 24 Rock Mill Rd | ★★★★★ | 750 | GRND | 15/03/2018 | New | £7.00/tri | Asking |
| 25 Units 4-9 Riverside Way | ★★★★★ | 600 | GRND | 14/03/2018 | New | £6.66/tri | Asking |
| 26 Gledholt Sidings Busine... Allen Row | ★★★★★ | 679 | GRND | 05/03/2018 | New | £9.18/tri | Effective |
| 22 Railway Sawmills Burbeary Rd | ★★★★★ | 958 | GRND,1 | 01/03/2018 | New | £7.51 | Effective |

Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|--|-----------|-----------|--------|------------|------|------------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
|  Railway Sawmills Burbeary Rd | ★ ★ ★ ★ ★ | 928 | GRND,1 | 01/03/2018 | New | £5.94 | Effective |
|  Railway Sawmills Burbeary Rd | ★ ★ ★ ★ ★ | 791 | GRND,1 | 01/03/2018 | New | £6.06 | Effective |
|  Crosland Moor Garage Blackmoorfoot Rd | ★ ★ ★ ★ ★ | 1,557 | GRND | 28/02/2018 | New | £9.63/fri | Achieved |
|  Station Rd | ★ ★ ★ ★ ★ | 1,864 | GRND | 12/02/2018 | New | £1.96/fri | Effective |
|  Allen Row | ★ ★ ★ ★ ★ | 1,878 | GRND,1 | 01/02/2018 | New | £4.79/fri | Asking |
|  Crosland Moor Garage Blackmoorfoot Rd | ★ ★ ★ ★ ★ | 1,557 | GRND | 01/02/2018 | New | £11.23/fri | Asking |
|  Spring Grove | ★ ★ ★ ★ ★ | 611 | GRND | 01/02/2018 | New | £6.55/fri | Effective |
|  Units 4-9 Riverside Way | ★ ★ ★ ★ ★ | 600 | GRND | 23/01/2018 | New | £6.66/fri | Effective |

Lease Comps Details

Luddite Way

Cleckheaton, BD19 5LT - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 2,099 SF |
| Sign Date: | Dec 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

CONCESSIONS AND BUILDOUT

| | |
|------------------|----------------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

PROPERTY EXPENSES

| | |
|----------|------------------------------------|
| Service: | Fully Repairing & In... |
|----------|------------------------------------|

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |

TIME ON MARKET

| | |
|-------------------|------------------|
| Date On Market: | Jun 2017 |
| Date Off Market: | Dec 2018 |
| Months on Market: | 18 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Aug 2018 |
| Date Occupied: | Jan 2019 |
| Months Vacant: | 5 Months |



LEASING AGENTS

Holder & Co Ltd
 16 Town St
 Horsforth, LS18 4RJ
 Owoo Holder 0113 323 4604

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 100.0% | - |
| Submarket 3-5 Star | 1.5% | ▼ -3.2% |
| Market Overall | 2.3% | ▼ -0.6% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £4.73 | ▲ 4.0% |
| Submarket 3-5 Star | £4.52 | ▲ 3.2% |
| Market Overall | £4.86 | ▲ 3.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ▲ 73.2% |
| Months On Market | 10.5 | ▲ 1.5 |

PROPERTY

| | | | |
|----------------|-----------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 20,774 SF |
| Status: | Built Jul 2018 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 20,774 SF |
| Construction: | Steel | Vacancy at Lease: | 100.0% |

Lease Comps Details

Lease Comps Report

Luddite Way

Cleckheaton, BD19 5LT - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 1,776 SF |
| Sign Date: | Dec 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

CONCESSIONS AND BUILDOUT

| | |
|------------------|----------------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

PROPERTY EXPENSES

| | |
|----------|------------------------------------|
| Service: | Fully Repairing & In... |
|----------|------------------------------------|

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |

TIME ON MARKET

| | |
|-------------------|------------------|
| Date On Market: | Jun 2017 |
| Date Off Market: | Dec 2018 |
| Months on Market: | 18 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Aug 2018 |
| Date Occupied: | Jan 2019 |
| Months Vacant: | 5 Months |



LEASING AGENTS

Holder & Co Ltd

16 Town St
Horsforth, LS16 4RJ
Gwen Holder 0113 323 4504

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 100.0% | - |
| Submarket 3-5 Star | 1.5% | ▼ -0.2% |
| Market Overall | 2.3% | ▼ -0.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £4.73 | ▲ 4.0% |
| Submarket 3-5 Star | £4.52 | ▲ 3.2% |
| Market Overall | £4.86 | ▲ 3.8% |

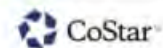
| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ▲ 72.3% |
| Months On Market | 10.5 | ▲ 1.5 |

PROPERTY

| | | | |
|----------------|-----------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 20,774 SF |
| Status: | Built Jul 2018 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 20,774 SF |
| Construction: | Steel | Vacancy at Lease: | 100.0% |



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03/11/2022

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Lease Comps Details

Lease Comps Report

Luddite Way

Cleckheaton, BD19 5LT - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 2,206 SF |
| Sign Date: | Dec 2018 |
| Space User: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

CONCESSIONS AND BUILDOUT

| | |
|------------------|---------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

PROPERTY EXPENSES

| | |
|----------|-------------------------|
| Service: | Fully Repairing & In... |
|----------|-------------------------|

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Jun 2017 |
| Date Off Market: | Dec 2018 |
| Months on Market: | 18 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Aug 2018 |
| Date Occupied: | Jan 2019 |
| Months Vacant: | 5 Months |



LEASING AGENTS

Holder & Co Ltd
 16 Toren St
 Horsforth, LS18 4RJ
 Owner Holder 0113 323 4504

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 96.0% | - |
| Submarket 1-3 Star | 1.5% | ▼ -1.0% |
| Market Overall | 2.3% | ▼ -0.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.33 | ▲ 2.5% |
| Submarket 1-3 Star | £4.49 | ▲ 3.2% |
| Market Overall | £4.86 | ▲ 3.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo Leased SF | 951,284 | ▲ 72.3% |
| Months On Market | 10.5 | ▲ 1.5 |

PROPERTY

| | | | |
|----------------|----------------|-------------------|----------|
| Property Type: | Industrial | N/A: | 4,989 SF |
| Status: | Built Aug 2018 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 4,989 SF |
| Construction: | Steel | Vacancy at Lease: | 96.0% |

Lease Comps Details

Luddite Way

Cleckheaton, BD19 5LT - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 2,260 SF |
| Sign Date: | Dec 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

CONCESSIONS AND BUILDOUT

| | |
|------------------|----------------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |

TIME ON MARKET

| | |
|-------------------|------------------|
| Date On Market: | Jun 2017 |
| Date Off Market: | Dec 2018 |
| Months on Market: | 18 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Aug 2018 |
| Date Occupied: | Jan 2019 |
| Months Vacant: | 5 Months |



LEASING AGENTS

Holder & Co Ltd
 16 Town St
 Horsforth, LS18 4RJ
 Owen Holder 0113 323 4604

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 89.2% | - |
| Submarket 3-5 Star | 1.5% | ▼ -0.2% |
| Market Overall | 2.3% | ▼ -0.4% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.37 | ▲ 0.0% |
| Submarket 3-5 Star | £4.52 | ▲ 3.2% |
| Market Overall | £4.86 | ▲ 0.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ▲ 73.3% |
| Months On Market | 10.5 | ▲ 1.6 |

PROPERTY

| | | | |
|----------------|-----------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 42,157 SF |
| Status: | Built Jul 2018 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 42,157 SF |
| Construction: | Steel | Vacancy at Lease: | 89.2% |

Lease Comps Details

Luddite Way

Cleckheaton, BD19 5LT - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 2,260 SF |
| Sign Date: | Dec 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

CONCESSIONS AND BUILDOUT

| | |
|------------------|---------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |



TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Jun 2017 |
| Date Off Market: | Dec 2018 |
| Months on Market: | 18 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Aug 2018 |
| Date Occupied: | Jan 2019 |
| Months Vacant: | 5 Months |

LEASING AGENTS

Holder & Co Ltd
 16 Tolson St
 Horsforth, LS18 4RJ
 Owen Holder 0113 323 4604

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 89.2% | - |
| Submarket 3-5 Star | 1.5% | ▼ -0.2% |
| Market Overall | 2.3% | ▼ -0.4% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.37 | ▲ 0.0% |
| Submarket 3-5 Star | £4.52 | ▲ 3.2% |
| Market Overall | £4.86 | ▲ 3.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ▲ 72.3% |
| Months On Market | 10.5 | ▲ 1.5 |

PROPERTY

| | | | |
|----------------|----------------|-------------------|-----------|
| Property Type: | Industrial | N/A: | 42,157 SF |
| Status: | Built Jul 2018 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 42,157 SF |
| Construction: | Steel | Vacancy at Lease: | 89.2% |

Lease Comps Details

Lease Comps Report

Luddite Way

Cleckheaton, BD19 5LT - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,711 SF |
| Sign Date: | Dec 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

CONCESSIONS AND BUILDOUT

| | |
|------------------|---------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |



TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Jun 2017 |
| Date Off Market: | Dec 2018 |
| Months on Market: | 18 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Aug 2018 |
| Date Occupied: | Jan 2019 |
| Months Vacant: | 5 Months |

LEASING AGENTS

Holder & Co Ltd
 16 Town St
 Horsforth, LS18 4RJ
 Owen Holder 0113 323 4604

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 89.2% | - |
| Submarket 3-5 Star | 1.5% | ↓ -9.2% |
| Market Overall | 2.3% | ↓ -9.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.37 | ↑ 0.0% |
| Submarket 3-5 Star | £4.52 | ↑ 3.2% |
| Market Overall | £4.86 | ↑ 5.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ↑ 72.3% |
| Months On Market | 10.5 | ↑ 1.5 |

PROPERTY

| | | | |
|----------------|----------------|-------------------|-----------|
| Property Type: | Industrial | N/A: | 42,157 SF |
| Status: | Built Jul 2018 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 42,157 SF |
| Construction: | Steel | Vacancy at Lease: | 89.2% |

Lease Comps Details

Luddite Way

Cleckheaton, BD19 5LT - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 1,711 SF |
| Sign Date: | Dec 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

CONCESSIONS AND BUILDOUT

| | |
|------------------|----------------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |



TIME ON MARKET

| | |
|-------------------|------------------|
| Date On Market: | Jun 2017 |
| Date Off Market: | Dec 2018 |
| Months on Market: | 18 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Aug 2018 |
| Date Occupied: | Jan 2019 |
| Months Vacant: | 5 Months |

LEASING AGENTS

Holder & Co Ltd
 16 Town St
 Horsforth, LS18 4RJ
 Owner Holder 0113 323 4604

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 89.2% | - |
| Submarket 3-5 Star | 1.5% | ▼ -0.2% |
| Market Overall | 2.3% | ▼ -0.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.37 | ▲ 0.0% |
| Submarket 3-5 Star | £4.52 | ▲ 0.2% |
| Market Overall | £4.86 | ▲ 0.6% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ▲ 72.3% |
| Months On Market | 10.5 | ▲ 1.6 |

PROPERTY

| | | | |
|----------------|-----------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 42,157 SF |
| Status: | Built Jul 2018 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 42,157 SF |
| Construction: | Steel | Vacancy at Lease: | 89.2% |

Lease Comps Details

Luddite Way

Cleckheaton, BD19 5LT - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 2,260 SF |
| Sign Date: | Dec 2018 |
| Space User: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

CONCESSIONS AND BUILDOUT

| | |
|------------------|----------------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |



TIME ON MARKET

| | |
|-------------------|------------------|
| Date On Market: | Jun 2017 |
| Date Off Market: | Dec 2018 |
| Months on Market: | 18 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Aug 2018 |
| Date Occupied: | Jan 2019 |
| Months Vacant: | 5 Months |

LEASING AGENTS

Holder & Co Ltd
 16 Tolson St
 Horsforth, LS18 4RJ
 Given Holder 0113 323 4604

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 89.2% | - |
| Submarket 3-5 Star | 1.5% | ↓ -0.2% |
| Market Overall | 2.3% | ↓ -0.6% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.37 | ↑ 3.6% |
| Submarket 3-5 Star | £4.52 | ↑ 3.2% |
| Market Overall | £4.86 | ↑ 5.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 961,284 | ↑ 73.3% |
| Months On Market | 10.5 | ↑ 1.6 |

PROPERTY

| | | | |
|----------------|-----------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 42,157 SF |
| Status: | Built Jul 2018 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 42,157 SF |
| Construction: | Steel | Vacancy at Lease: | 89.2% |

Lease Comps Details

Lease Comps Report

Meltham Mills Industrial Estate
Holmfirth, HD9 4DS - Kirklees Submarket



TENANT

Tenant Name: **Gracie Barra Huddersfield**

LEASE

SF Leased: **2,415 SF**
Sign Date: **Dec 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Asking Rent: **£5.18/SF**
Achieved Rent: **£5.18/SF**
Net Effective Rent: **£5.18/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**
Rent Free Months: **0 Months**

PROPERTY EXPENSES

Service: **Internal Repairing &...**

LEASE TERM

Start Date: **Dec 2018**
Expiry Date: **Nov 2021**
Lease Term: **3 Years**

OPTIONS

Renewal Option starting in 30 Nov 2021

TIME ON MARKET

Date On Market: **Jul 2018**
Date Off Market: **Nov 2018**
Months on Market: **5 Months**

TIME VACANT

Date Vacated: **Jul 2018**
Date Occupied: **Dec 2018**
Months Vacant: **5 Months**

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.5% | ↓ 1.0% |
| Market Overall | 2.3% | ↓ 0.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.18 | ↑ 5.7% |
| Submarket 1-3 Star | £4.49 | ↑ 3.2% |
| Market Overall | £4.86 | ↑ 5.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ↑ 73.7% |
| Months On Market | 10.5 | ↑ 1.5 |

LEASING AGENTS

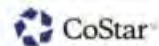
Towndoor Ltd
Meltham Mills Rd
Holmfirth, HD9 4AR
Chloe Hollingworth 01484 250015

PROPERTY

Property Type: **Industrial** N/A: **2,415 SF**
Status: **-** Floor: **1**
Tenancy: **-** Floor Size: **2,415 SF**
Vacancy at Lease: **0.0%**



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Lease Comps Details

Lease Comps Report

Manchester Rd - Linthwaite Business Centre

Huddersfield, HD7 5QS - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,500 SF |
| Sign Date: | Nov 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|-------------------|
| Asking Rent: | £4.00/SF-£6.00/SF |
|--------------|-------------------|

PROPERTY EXPENSES

| | |
|-----------------|----------|
| Business Rates: | £1.86/SF |
|-----------------|----------|

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Dec 2018 |
| Expiry Date: | Dec 2019 |
| Lease Term: | 1 Year |

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Aug 2017 |
| Date Off Market: | Nov 2018 |
| Months on Market: | 15 Months |

TIME VACANT

| | |
|----------------|-----------|
| Date Vacated: | Jul 2017 |
| Date Occupied: | Dec 2018 |
| Months Vacant: | 17 Months |

LEASING AGENTS

Walker Singleton (Commercial) Ltd
 New North Rd
 Huddersfield, HD1 5LQ
 Ross Thornton 01484 477624

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|----------|
| Current Building | 36.5% | ↓ -16.8% |
| Submarket 1-3 Star | 1.5% | ↓ -1.0% |
| Market Overall | 2.3% | ↓ -0.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.43 | ▲ 2.4% |
| Submarket 1-3 Star | £4.49 | ▲ 3.2% |
| Market Overall | £4.86 | ▲ 3.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ▲ 73.3% |
| Months On Market | 10.5 | ▲ 1.5 |

PROPERTY

| | | | |
|----------------|----------------|-------------------|-----------|
| Property Type: | Industrial | N/A: | 19,012 SF |
| Status: | Built Jun 1984 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 19,012 SF |
| Construction: | Steel | Vacancy at Lease: | 36.5% |
| | | Land Acres: | 0.84 |

Lease Comps Details

Lease Comps Report

1c Manchester Rd - Linthwaite Business Centre

Huddersfield, HD7 5QS - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 2,072 SF |
| Sign Date: | Nov 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|-------------------|
| Asking Rent: | £4.00/SF-£6.00/SF |
|--------------|-------------------|

PROPERTY EXPENSES

| | |
|-----------------|----------|
| Business Rates: | £1.12/SF |
|-----------------|----------|

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Dec 2018 |
| Expiry Date: | Dec 2019 |
| Lease Term: | 1 Year |

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Aug 2017 |
| Date Off Market: | Nov 2018 |
| Months on Market: | 15 Months |

TIME VACANT

| | |
|----------------|-----------|
| Date Vacated: | Jul 2017 |
| Date Occupied: | Dec 2018 |
| Months Vacant: | 17 Months |



LEASING AGENTS

Walker Singleton (Commercial) Ltd
 New North Rd
 Huddersfield, HD1 3LG
 Ross Thornton 01484 477624

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|----------|
| Current Building | 36.5% | ↓ -16.8% |
| Submarket 1-3 Star | 1.5% | ↓ -1.0% |
| Market Overall | 2.3% | ↓ -0.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.43 | ▲ 3.4% |
| Submarket 1-3 Star | £4.49 | ▲ 3.2% |
| Market Overall | £4.86 | ▲ 5.6% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ▲ 73.3% |
| Months On Market | 10.5 | ▲ 1.5 |

PROPERTY

| | | | |
|----------------|----------------|-------------------|-----------|
| Property Type: | Industrial | N/A: | 19,012 SF |
| Status: | Built Jun 1984 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 19,012 SF |
| Construction: | Steel | Vacancy at Lease: | 36.5% |
| | | Land Acres: | 0.84 |

Lease Comps Details

Lease Comps Report

Leeds Rd

Huddersfield, HD1 6PA - Kirklees Submarket



TENANT

Tenant Name: **Ethan Blake Amenities Ltd**

LEASE

SF Leased: **1,020 SF**
 Sign Date: **Nov 2018**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**

RENTS

Asking Rent: **£13.23/SF**
 Achieved Rent: **£10.78/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **18.52%**
 Rent Free Months: **0 Months**
 Buildout: **Standard Industrial**
 Buildout Status: **Full Build-Out**

LEASE TERM

Start Date: **Dec 2018**
 Expiry Date: **Nov 2023**
 Lease Term: **5 Years**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
 Business Rates: **£5.14/SF**

TIME ON MARKET

Date On Market: **Mar 2018**
 Date Off Market: **Dec 2018**
 Months on Market: **8 Months**

TIME VACANT

Date Occupied: **Dec 2018**

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ↓ -0.8% |
| Market Overall | 2.3% | ↓ -0.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £13.29 | ↑ 0.7% |
| Submarket 2-4 Star | £4.48 | ↑ 3.2% |
| Market Overall | £4.86 | ↑ 8.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,384 | ↑ 73.3% |
| Months On Market | 10.5 | ↑ 1.5 |

LEASING AGENTS

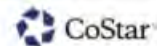
Hanson Chartered Surveyors
 83 Fitzwilliam St
 Huddersfield, HD1 5LQ
 Mark Hanson 01484 477600

PROPERTY

Property Type: **Industrial** N/A: **15,559 SF**
 Status: **Built 1999** Floors: **1**
 Tenancy: **Multi** Floor Size: **15,559 SF**
 Construction: **Steel** Eaves Height: **17'**
 Vacancy at Lease: **0.0%**



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Lease Comps Details

Lease Comps Report



Station Rd

Mirfield, WF14 8NA - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 770 SF |
| Sign Date: | Nov 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 8B |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £3.05/SF |
|--------------|----------|

CONCESSIONS AND BUILDOUT

| | |
|------------------|---------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Fully Repairing & In... |
| Service Charge: | £1.29/SF |
| Business Rates: | £1.57/SF |

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Oct 2017 |
| Date Off Market: | Dec 2018 |
| Months on Market: | 13 Months |

TIME VACANT

| | |
|----------------|-----------|
| Date Vacated: | Sep 2016 |
| Date Occupied: | Jan 2019 |
| Months Vacant: | 28 Months |

LEASING AGENTS

James Walker Properties Ltd

Station Rd
Mirfield, WF14 8NA
James Walker

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 4.1% | ▲ 0.1% |
| Submarket 1-3 Star | 1.5% | ▼ -1.0% |
| Market Overall | 2.3% | ▼ -0.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|---------|
| Current Building | £2.42 | ▼ -4.3% |
| Submarket 1-3 Star | £4.49 | ▲ 3.2% |
| Market Overall | £4.86 | ▲ 5.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,284 | ▲ 73.7% |
| Months On Market | 10.5 | ▲ 1.5 |

PROPERTY

| | | | |
|----------------|----------------|-------------------|------------|
| Property Type: | Industrial | N/A: | 180,000 SF |
| Status: | Built Dec 1961 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 172,282 SF |
| Construction: | Masonry | Vacancy at Lease: | 4.1% |
| | | Land Acres: | 26.00 |

Lease Comps Details

Lease Comps Report

3 Albert Street

Huddersfield, HD1 3PR - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 1,726 SF |
| Sign Date: | Oct 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|---------------------|-----------------|
| Achieved Rent: | £4.17/SF |
| Net Effective Rent: | £4.17/SF |

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Nov 2018 |
| Expiry Date: | Nov 2023 |
| Lease Term: | 5 Years |

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Sep 2018 |
| Date Off Market: | Oct 2018 |
| Months on Market: | 2 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Sep 2018 |
| Date Occupied: | Nov 2018 |
| Months Vacant: | 2 Months |

LEASING AGENTS

Bramleys LLP
 14-16 St Georges Sq
 Huddersfield, HD1 1LP
 Johnman Uptley 01484 558193
 Jonathan Wilson 01484 558231

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ↓ -0.6% |
| Market Overall | 2.3% | ↓ -0.6% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £3.94 | ▲ 3.0% |
| Submarket 2-4 Star | £4.48 | ▲ 3.2% |
| Market Overall | £4.86 | ▲ 3.8% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 951,384 | ▲ 72.3% |
| Months On Market | 10.5 | ▲ 1.6 |

PROPERTY

| | | | |
|----------------|-----------------------|-------------------|-----------------|
| Property Type: | Industrial | M/A: | 1,762 SF |
| Status: | Built Oct 1901 | Floors: | 2 |
| Tenancy: | Single | Floor Size: | 1,760 SF |
| Construction: | Masonry | Vacancy at Lease: | 0.0% |
| | | Land Acres: | 0.05 |



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Lease Comps Details

Lease Comps Report

40 Lidget Street
Huddersfield, HD3 3JP - Kirklees Submarket



LEASE

| | |
|-------------|------------------|
| SF Leased: | 977 SF |
| Sign Date: | Oct 2018 |
| Space Use: | Light industrial |
| Lease Type: | Direct |
| Floor: | GRND, 1 Floor |

RENTS

| | |
|---------------------|-----------|
| Achieved Rent: | £12.28/SF |
| Net Effective Rent: | £12.08/SF |

CONCESSIONS AND BUILDOUT

| | |
|-------------------|---------|
| Rent Free Months: | 1 Month |
|-------------------|---------|

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Feb 2019 |
| Expiry Date: | Jan 2025 |
| Lease Term: | 6 Years |
| Reviews: | Feb 2022 |

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Jul 2018 |
| Date Off Market: | Oct 2018 |
| Months on Market: | 4 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Jul 2018 |
| Date Occupied: | Feb 2019 |
| Months Vacant: | 7 Months |

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Uttley 01484 558183
Jonathan Wilson 01484 558221

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.9% | ▼ -0.8% |
| Market Overall | 2.0% | ▼ -0.3% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|---------|
| Current Building | £16.27 | ▼ -0.5% |
| Submarket 2-4 Star | £16.36 | ▲ 0.7% |
| Market Overall | £20.79 | ▲ 0.3% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 142,261 | ▼ -4.7% |
| Months On Market | 8.5 | ▼ -0.8 |

PROPERTY

| | | | |
|----------------|--------|-------------------|----------|
| Property Type: | Retail | N/A: | 977 SF |
| Status: | - | Floors: | 2 |
| Tenancy: | - | Floor Size: | 1,726 SF |
| | | Vacancy at Lease: | 0.0% |



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Lease Comps Details

Lease Comps Report

10 Beck Rd

Huddersfield, HD1 5DG - Kirklees Submarket



TENANT

Tenant Name: **Crown Paints**
 Industry: **Manufacturing**
 SIC: **Paints And Allied Prod**

LEASE

SF Leased: **1,930 SF**
 Sign Date: **Oct 2018**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**
 Suite: **Unit 26**

RENTS

Achieved Rent: **£8.29/SF**
 Net Effective Rent: **£8.29/SF**

LEASE TERM

Start Date: **Oct 2018**
 Expiry Date: **Oct 2028**
 Lease Term: **10 Years**
 Reviews: **Oct 2023**

TIME VACANT

Date Occupied: **Oct 2018**

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ↓ 0.0% |
| Market Overall | 2.3% | ↓ 0.0% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.40 | ↑ 1.7% |
| Submarket 2-4 Star | £4.48 | ↑ 0.2% |
| Market Overall | £4.86 | ↑ 0.9% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|---------|--------|
| 12 Mo. Leased SF | 951,384 | ↑ 0.2% |
| Months On Market | 10.5 | ↑ 1.6 |

PROPERTY

Property Type: **Industrial** N/A: **6,169 SF**
 Status: **Built 1999** Floors: **2**
 Tenancy: **Multi** Floor Size: **6,169 SF**
 Construction: **Steel** Eaves Height: **57'**
 Parking: **14 Surface Spaces a...** Vacancy at Lease: **0.0%**

LEASE NOTES

This lease comp pertains to Land Registry lease document title number YY111429. Crown Paints has taken 1,930 sq ft of industrial space in unit 26 at Ringway Industrial Estate, Beck Road, HD1 5DG on a 10 year lease at annual rent of £16,000 pa, equating to £8.29sf. There is a rent review at the end of year five and Rent Review will be Open Market Linked. Additional permitted Use Classes include B1 and B2. There is no mention of Sections 24-28 of the Landlord Tenant Act 1954 in relation to their tenancy created by this lease.

Lease Comps Details

Lease Comps Report

Colne Rd - Riverside Court
Huddersfield, HD1 3ER - Kirklees Submarket

★★★★★



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,068 SF |
| Sign Date: | Oct 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|---------------------|----------|
| Asking Rent: | £8.89/SF |
| Achieved Rent: | £8.80/SF |
| Net Effective Rent: | £8.80/SF |

CONCESSIONS AND BUILDOUT

| | |
|------------------|-------|
| Asking Discount: | 1.01% |
|------------------|-------|

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Nov 2018 |
| Expiry Date: | Nov 2021 |
| Lease Term: | 3 Years |

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Fully Repairing & In... |
| Business Rates: | £2.60/SF |

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Dec 2017 |
| Date Off Market: | Oct 2018 |
| Months on Market: | 10 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Occupied: | Nov 2018 |
|----------------|----------|

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Uttley 01484 558183
Jonathan Wilson 01484 558231

MARKET AT LEASE

| Vacancy Rates | 2018 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 2.3% | ▼ -1.7% |
| Market Overall | 2.3% | ▼ -0.8% |

| Same Store Asking Rent/SF | 2018 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £9.10 | ▲ 2.1% |
| Submarket 2-4 Star | £4.76 | ▲ 3.6% |
| Market Overall | £4.86 | ▲ 5.6% |

| Submarket Leasing Activity | 2018 Q4 | YOY |
|----------------------------|-----------|----------|
| 12 Mo. Leased SF | 1,757,568 | ▼ -15.3% |
| Months On Market | 11.6 | ▲ 2.9 |

PROPERTY

| | | | |
|----------------|------------------------|-------------------|----------|
| Property Type: | Light industrial | N/A: | 3,736 SF |
| Status: | Built Jan 1990 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 3,736 SF |
| Construction: | Steel | Eaves Height: | 18' |
| Parking: | 12 Surface Spaces a... | Vacancy at Lease: | 0.0% |

Lease Comps Details

Lease Comps Report

Spring Grv

Huddersfield, HD7 5QG - Kirklees Submarket



TENANT

Tenant Name: **Sandra Maxine Whiley**

LEASE

SF Leased: **1,928 SF**
 Sign Date: **Sep 2018**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**

RENTS

Asking Rent: **£2.50/SF**
 Achieved Rent: **£1.79/SF**
 Net Effective Rent: **£1.79/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **28.40%**

LEASE TERM

Start Date: **Oct 2018**
 Expiry Date: **Oct 2019**
 Lease Term: **1 Year**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
 Service Charge: **Withheld**

TIME ON MARKET

Date On Market: **Aug 2018**
 Date Off Market: **Oct 2018**
 Months on Market: **1 Months**

TIME VACANT

Date Occupied: **Oct 2018**

MARKET AT LEASE

| Vacancy Rates | 2018 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ▼ -2.9% |
| Submarket 1-3 Star | 1.6% | ▼ -1.3% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q3 | YOY |
|---------------------------|---------|---------|
| Current Building | £4.11 | ▼ -1.4% |
| Submarket 1-3 Star | £4.44 | ▲ 3.2% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 952,057 | ▲ 137.9% |
| Months On Market | 11.1 | ▲ 8.5 |

LEASING AGENTS

Amco Commercial Ltd
 3 Middleton Rd
 Manchester, M8 8DT
 David Lucas 07827 666782

PROPERTY

Property Type: **Industrial** N/A: **67,087 SF**
 Status: **Built 1832** Floors: **2**
 Tenancy: **Multi** Floor Size: **33,543 SF**
 Construction: **Masonry** Vacancy at Lease: **0.0%**
 Land Acres: **2.98**



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Lease Comps Details

Lease Comps Report

G2 Knowle Ln
Holmfirth, HD9 4DS - Kirklees Submarket



TENANT

Tenant Name: **Hush Acoustics**

LEASE

SF Leased: **1,195 SF**
Sign Date: **Sep 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **1st Floor**

CONCESSIONS AND BUILDOUT

Rent Free Months: **2 Months**

LEASE TERM

Start Date: **Sep 2018**
Expiry Date: **Aug 2021**
Lease Term: **3 Years**

TIME VACANT

Date Occupied: **Sep 2018**

LEASING AGENTS

Towndoor Ltd
Meltham Mills Rd
Holmfirth, HD9 4AR
Chloe Hollingworth 01484 850015

MARKET AT LEASE

| Vacancy Rates | 2018 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 5.7% | ↓ -1.6% |
| Market Overall | 5.5% | ↓ -2.3% |

| Same Store Asking Rent/SF | 2018 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £10.04 | ▲ 3.0% |
| Submarket 1-3 Star | £10.74 | ▲ 3.8% |
| Market Overall | £14.78 | ▲ 5.7% |

| Submarket Leasing Activity | 2018 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 189,705 | ▲ 301.2% |
| Months On Market | 12.1 | ↓ -0.4 |

PROPERTY

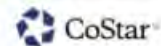
Property Type: **Office** N/A: **1,195 SF**
Status: **Built 1980** Floors: **2**
Tenancy: **-** Floor Size: **598 SF**
Construction: **Masonry** Vacancy at Lease: **0.0%**

LEASE NOTES

A break clause can be activated providing the tenant, Hush Acoustics, provides 3 months notice



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Lease Comps Details

Lease Comps Report

Longroyd Bridge
Huddersfield, HD1 3JA - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 1,021 SF |
| Sign Date: | Aug 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|----------------------|
| Asking Rent: | £6.85/SF |
| Escalations: | Increased Amt |

CONCESSIONS AND BUILDOUT

| | |
|-------------------|-----------------|
| Rent Free Months: | 2 Months |
|-------------------|-----------------|

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Aug 2018 |
| Expiry Date: | Aug 2021 |
| Lease Term: | 3 Years |

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Jul 2018 |
| Date Off Market: | Aug 2018 |
| Months on Market: | 2 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Jul 2018 |
| Date Occupied: | Sep 2018 |
| Months Vacant: | 2 Months |

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Johnman Uttley 01484 558193
Jonathan Wilson 01484 558281

MARKET AT LEASE

| Vacancy Rates | 2018 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.8% | ↓ -1.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.85 | ↑ 3.2% |
| Submarket 2-4 Star | £4.42 | ↑ 3.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q3 | YOY |
|----------------------------|---------|-----------|
| 12 Mo. Leased SF | 952,057 | ↓ -177.8% |
| Months On Market | 11.1 | ↑ 3.5 |

PROPERTY

| | | | |
|----------------|-------------------|-------------------|-----------------|
| Property Type: | Industrial | N/A: | 1,021 SF |
| Status: | - | Floors: | - |
| Tenancy: | - | Vacancy at Lease: | 0.0% |

Lease Comps Details

Lease Comps Report



Colne Valley Bus Parade

Huddersfield, HD7 5QG - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 830 SF |
| Sign Date: | Aug 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | 1st Floor |
| Suite: | 54 |

RENTS

| | |
|---------------------|----------|
| Asking Rent: | £2.20/SF |
| Achieved Rent: | £2.16/SF |
| Net Effective Rent: | £1.79/SF |

CONCESSIONS AND BUILDOUT

| | |
|-------------------|----------|
| Asking Discount: | 1.82% |
| Rent Free Months: | 2 Months |

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Aug 2018 |
| Expiry Date: | Jul 2019 |
| Lease Term: | 1 Year |

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Fully Repairing & In... |
| Business Rates: | £0.45/SF |

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Feb 2017 |
| Date Off Market: | Aug 2018 |
| Months on Market: | 18 Months |

TIME VACANT

| | |
|----------------|-----------|
| Date Vacated: | Feb 2017 |
| Date Occupied: | Aug 2018 |
| Months Vacant: | 18 Months |

LEASING AGENTS

Amco Commercial Ltd
 3 Middleton Rd
 Manchester, M6 5DT
 David Lachs 07327 886782

MARKET AT LEASE

| Vacancy Rates | 2018 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↓ -0.0% |
| Submarket 1-3 Star | 1.6% | ↓ -1.2% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q3 | YOY |
|---------------------------|---------|---------|
| Current Building | £4.11 | ↓ -1.4% |
| Submarket 1-3 Star | £4.44 | ↑ 3.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 952,057 | ↑ 107.9% |
| Months On Market | 11.1 | ↑ 8.8 |

PROPERTY

| | | | |
|----------------|------------|-------------------|-----------|
| Property Type: | Industrial | N/A: | 67,087 SF |
| Status: | Built 1832 | Floors: | 2 |
| Tenancy: | Multi | Floor Size: | 33,543 SF |
| Construction: | Masonry | Vacancy at Lease: | 0.0% |
| | | Land Area: | 2.98 |

LEASE NOTES

Comprising 830 sq ft (77 sq m) of industrial space within Unit 54.

Lease Comps Details

Lease Comps Report

Leeds Rd
Huddersfield, HD2 1UR - Kirklees Submarket



LEASE

SF Leased: **744 SF**
 Sign Date: **Jul 2018**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**

RENTS

Asking Rent: **£6.90/SF**

CONCESSIONS AND BUILDOUT

Rent Free Months: **1 Month**

LEASE TERM

Start Date: **Sep 2018**
 Expiry Date: **Aug 2020**
 Lease Term: **2 Years**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**

TIME ON MARKET

Date On Market: **Jun 2018**
 Date Off Market: **Jul 2018**
 Months on Market: **2 Months**

TIME VACANT

Date Vacated: **Jun 2018**
 Date Occupied: **Sep 2018**
 Months Vacant: **3 Months**

LEASING AGENTS

Bramleys LLP
 14-16 St Georges Sq
 Huddersfield, HD1 1LP
 Johnathan Uttley 01484 558193
 Jonathan Wilson 01484 558231

MARKET AT LEASE

| Vacancy Rates | 2018 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.8% | ↓ -1.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.41 | ↑ 3.2% |
| Submarket 2-4 Star | £4.42 | ↑ 3.2% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 952,057 | ↑ 137.9% |
| Months On Market | 11.1 | ↑ 5.5 |

PROPERTY

Property Type: **Industrial** N/A: **1,488 SF**
 Status: **Built 1980** Floors: **1**
 Tenancy: **Multi** Floor Size: **1,488 SF**
 Construction: **Steel** Vacancy at Lease: **0.0%**

Lease Comps Details

Lease Comps Report

Bradley Mills Rd
Huddersfield, HD1 6PQ - Kirklees Submarket

★★★★★



LEASE

SF Leased: **1,313 SF**
Sign Date: **Jul 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Asking Rent: **£7.23/SF**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Service Charge: **Withheld**
Business Rates: **£2.24/SF**

LEASE TERM

Start Date: **Aug 2018**



TIME ON MARKET

Date On Market: **Jul 2017**
Date Off Market: **Jul 2018**
Months on Market: **13 Months**

TIME VACANT

Date Vacated: **Aug 2017**
Date Occupied: **Aug 2018**
Months Vacant: **12 Months**

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Wilson 01484 558231
Johnathan Utley 01484 558123

MARKET AT LEASE

| Vacancy Rates | 2018 Q3 | YOY |
|--------------------|---------|----------|
| Current Building | 0.0% | ▼ -07.8% |
| Submarket 2-4 Star | 1.8% | ▼ -1.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.23 | ↔ 0.0% |
| Submarket 2-4 Star | £4.42 | ▲ 3.2% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 952,057 | ▲ 137.3% |
| Months On Market | 11.1 | ▲ 8.5 |

PROPERTY

Property Type: **Industrial** N/A: **1,313 SF**
Status: **Built 1990** Floors: **1**
Tenancy: **Single** Floor Size: **1,313 SF**
Construction: **Masonry** Vacancy at Lease: **0.0%**

Lease Comps Details

Lease Comps Report

1b Manchester Rd - Linthwaite Business Centre

Huddersfield, HD7 5QS - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 800 SF |
| Sign Date: | Jul 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|-------------------|
| Asking Rent: | £4.00/SF-£6.00/SF |
|--------------|-------------------|

PROPERTY EXPENSES

| | |
|-----------------|----------|
| Business Rates: | £1.49/SF |
|-----------------|----------|

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Aug 2018 |
| Expiry Date: | Aug 2019 |
| Lease Term: | 1 Year |

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Aug 2017 |
| Date Off Market: | Jul 2018 |
| Months on Market: | 11 Months |

TIME VACANT

| | |
|----------------|-----------|
| Date Vacated: | Jul 2017 |
| Date Occupied: | Aug 2018 |
| Months Vacant: | 13 Months |

LEASING AGENTS

Walker Singleton (Commercial) Ltd
 New North Rd
 Huddersfield, HD1 5LQ
 Ross Thornton 01484 477624

MARKET AT LEASE

| Vacancy Rates | 2018 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 54.6% | ↓ -0.8% |
| Submarket 1-3 Star | 1.6% | ↓ -1.3% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.53 | ▲ 6.1% |
| Submarket 1-3 Star | £4.44 | ▲ 3.2% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 952,057 | ▲ 137.0% |
| Months On Market | 11.1 | ▲ 2.5 |

PROPERTY

| | | | |
|----------------|----------------|-------------------|-----------|
| Property Type: | Industrial | N/A: | 19,012 SF |
| Status: | Built Jun 1984 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 19,012 SF |
| Construction: | Steel | Vacancy at Lease: | 54.6% |
| | | Land Acres: | 0.84 |

Lease Comps Details

Lease Comps Report

Ruth St

Huddersfield, HD4 6JF - Kirklees Submarket



LEASE

SF Leased: **663 SF**
 Sign Date: **Jul 2018**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**

RENTS

Asking Rent: **£7.80/SF**
 Achieved Rent: **£7.80/SF**
 Net Effective Rent: **£7.80/SF**

LEASE TERM

Start Date: **Jul 2018**
 Expiry Date: **Jul 2023**
 Lease Term: **5 Years**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**

TIME ON MARKET

Date On Market: **Jun 2018**
 Date Off Market: **Jul 2018**
 Months on Market: **1 Months**

TIME VACANT

Date Occupied: **Jul 2018**

LEASING AGENTS

Bramleys LLP
 14-16 St Georges Sq
 Huddersfield, HD1 1LP
 Johnman Utley 01484 558193
 Jonathan Wilson 01484 558231

MARKET AT LEASE

| Vacancy Rates | 2018 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | == 0.0% |
| Submarket 1-3 Star | 1.6% | ▼ -1.3% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £4.48 | ▲ 1.8% |
| Submarket 1-3 Star | £4.44 | ▲ 3.2% |
| Market Overall | - | - |

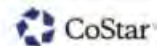
| Submarket Leasing Activity | 2018 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 952,057 | ▲ 137.9% |
| Months On Market | 11.1 | ▲ 5.5 |

PROPERTY

Property Type: **Industrial** N/A: **9,390 SF**
 Status: **Built 1900** Floors: **2**
 Tenancy: **Multi** Floor Size: **4,695 SF**
 Construction: **Masonry** Vacancy at Lease: **0.0%**



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Lease Comps Details

Lease Comps Report

D11 Knowle Ln
Holmfirth, HD9 4AR - Kirklees Submarket



TENANT

Tenant Name: **HD Locksmiths**

LEASE

SF Leased: **763 SF**
Sign Date: **Jul 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Achieved Rent: **£9.83/SF**

CONCESSIONS AND BUILDOUT

Rent Free Months: **0 Months**



LEASE TERM

Start Date: **Jul 2018**
Expiry Date: **Jun 2021**
Lease Term: **3 Years**

TIME VACANT

Date Occupied: **Jul 2018**

LEASING AGENTS

Towndoor Ltd
Meltham Mills Rd
Holmfirth, HD9 4AR
Chloe Hollingworth 01484 880018

MARKET AT LEASE

| Vacancy Rates | 2018 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.6% | ↓ -1.2% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £8.39 | ▲ 3.5% |
| Submarket 1-3 Star | £4.44 | ▲ 3.3% |
| Market Overall | - | - |

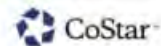
| Submarket Leasing Activity | 2018 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 952,057 | ▲ 177.8% |
| Months On Market | 11.1 | ▲ 3.5 |

PROPERTY

Property Type: **Industrial** N/A: **763 SF**
Status: **Built 1965** Floors: **1**
Tenancy: **Single** Floor Size: **763 SF**
Construction: **Steel** Vacancy at Lease: **0.0%**
Parking: **Ratio of 0.00/1,000 SF**



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Lease Comps Details

Lease Comps Report

10 Beck Rd

Huddersfield, HD1 5DG - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 2,073 SF |
| Sign Date: | Jun 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|-----------------|
| Asking Rent: | £4.75/SF |
|--------------|-----------------|

LEASE TERM

| | |
|-------------|-----------------|
| Start Date: | Jul 2018 |
|-------------|-----------------|



TIME ON MARKET

| | |
|-------------------|------------------|
| Date On Market: | Mar 2017 |
| Date Off Market: | Jun 2018 |
| Months on Market: | 15 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Occupied: | Jul 2018 |
|----------------|-----------------|

LEASING AGENTS

Carter Towler
 Queen St
 Leeds, LS1 2TW
 Hazel Cooper 0113 245 1447

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 2.7% | ↓ 0.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.34 | ↑ 0.3% |
| Submarket 2-4 Star | £4.39 | ↑ 0.5% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ↓ 226.0% |
| Months On Market | 8.8 | ↑ 0.1 |

PROPERTY

| | | | |
|----------------|-------------------------------|-------------------|-----------------|
| Property Type: | Industrial | NIA: | 6,169 SF |
| Status: | Built 1999 | Floors: | 2 |
| Tenancy: | Multi | Floor Size: | 6,169 SF |
| Construction: | Steel | Eaves Height: | 57' |
| Parking: | 14 Surface Spaces a... | Vacancy at Lease: | 0.0% |

Lease Comps Details

Lease Comps Report



Leeds Rd

Huddersfield, HD2 1UR - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 1,283 SF |
| Sign Date: | May 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|-----------------|
| Asking Rent: | £6.81/SF |
|--------------|-----------------|

PROPERTY EXPENSES

| | |
|-----------------|------------------------------------|
| Service: | Fully Repairing & In... |
| Service Charge: | Withheld |
| Business Rates: | £2.31/SF |

LEASE TERM

| | |
|-------------|-----------------|
| Start Date: | Jun 2018 |
|-------------|-----------------|

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Feb 2018 |
| Date Off Market: | May 2018 |
| Months on Market: | 4 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Feb 2018 |
| Date Occupied: | Jun 2018 |
| Months Vacant: | 4 Months |



LEASING AGENTS

Hanson Chartered Surveyors

83 Fitzwilliam St
 Huddersfield, HD1 5LG
 Philip Doakin 01484 432043
 Jason Metcalfe 01484 240220
 Joe Cude 01924 478495

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 9.8% | ▲ 8.8% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.06 | ▲ 4.8% |
| Submarket 1-3 Star | £4.40 | ▲ 3.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ▲ 226.8% |
| Months On Market | 8.8 | ▲ 2.1 |

PROPERTY

| | | | |
|----------------|-------------------|-------------------|-----------------|
| Property Type: | Industrial | NIA: | 8,637 SF |
| Status: | Built 1983 | Floors: | 2 |
| Tenancy: | Multi | Floor Size: | 8,454 SF |
| Construction: | Steel | Eaves Height: | 12' |
| | | Vacancy at Lease: | 9.8% |



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Lease Comps Details

Lease Comps Report

20 West Slaithwaite Rd - Holme Mills
Huddersfield, HD7 6LS - Kirklees Submarket

★ ★ ★ ★ ★



| LEASE | |
|-------------|------------|
| SF Leased: | 2,175 SF |
| Sign Date: | May 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

| RENTS | |
|--------------|----------|
| Asking Rent: | £3.90/SF |

| PROPERTY EXPENSES | |
|-------------------|-------------------------|
| Service: | Fully Repairing & In... |

| LEASE TERM | |
|-------------|----------|
| Start Date: | Jun 2018 |



| TIME ON MARKET | |
|-------------------|----------|
| Date On Market: | Mar 2018 |
| Date Off Market: | Jun 2018 |
| Months on Market: | 2 Months |

| TIME VACANT | |
|----------------|----------|
| Date Occupied: | Jun 2018 |

LEASING AGENTS
Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Wilson 01484 558231
Johnathan Uttley 01484 558123

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↓ -3.4% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £4.05 | ↑ 2.0% |
| Submarket 1-3 Star | £4.40 | ↑ 3.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ↑ 226.0% |
| Months On Market | 8.8 | ↑ 2.1 |

| PROPERTY | | | |
|----------------|------------|-------------------|-----------|
| Property Type: | Industrial | N/A: | 64,901 SF |
| Status: | Built 1901 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 64,901 SF |
| | | Vacancy at Lease: | 0.0% |

Lease Comps Details

Lease Comps Report

Huddersfield Rd - QUEENS SQUARE BUSINESS PARK
Holmfirth, HD9 6QZ - Kirklees Submarket

★★★★★



LEASE

| | |
|-------------|------------|
| SF Leased: | 2,346 SF |
| Sign Date: | May 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 7 |

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Jun 2018 |
| Expiry Date: | May 2024 |
| Lease Term: | 6 Years |

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Oct 2017 |
| Date Off Market: | Jun 2018 |
| Months on Market: | 7 Months |

LEASING AGENTS

Hanson Chartered Surveyors

83 Fitzwilliam St
Huddersfield, HD1 5LG
Joe Cade 01924 476496
Philip Deakin 01434 432043

PROPERTY

| | |
|----------------|------------|
| Property Type: | Industrial |
| Status: | Built 1900 |
| Tenancy: | Multi |
| Construction: | Masonry |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £3.25/SF |
|--------------|----------|

CONCESSIONS AND BUILDOUT

| | |
|------------------|---------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Fully Repairing & In... |
| Business Rates: | £0.99/SF |

TIME VACANT

| | |
|----------------|-----------|
| Date Vacated: | Aug 2017 |
| Date Occupied: | Jun 2018 |
| Months Vacant: | 10 Months |

MARKET AT LEASE

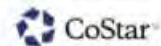
| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 4.1% | ↓ 0.1% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £3.21 | ↑ 2.9% |
| Submarket 1-3 Star | £4.40 | ↑ 3.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ↑ 226.5% |
| Months On Market | 8.8 | ↓ 0.1 |



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Lease Comps Details

Lease Comps Report

Leeds Rd

Huddersfield, HD2 1UR - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 850 SF |
| Sign Date: | May 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 8 |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £7.64/SF |
|--------------|----------|

CONCESSIONS AND BUILDOUT

| | |
|------------------|---------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Full Build-Out |

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Fully Repairing & In... |
| Business Rates: | £2.54/SF |

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Jun 2018 |
| Expiry Date: | Jun 2021 |
| Lease Term: | 3 Years |

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Mar 2018 |
| Date Off Market: | Jun 2018 |
| Months on Market: | 2 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Jan 2018 |
| Date Occupied: | Jun 2018 |
| Months Vacant: | 5 Months |

LEASING AGENTS

Hanson Chartered Surveyors

83 Fitzwilliam St
Huddersfield, HD1 5LG
Philip Deakin 01484 432043
Joe Cade 01924 476496

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 9.8% | ↓ 8.8% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.06 | ↑ 4.0% |
| Submarket 1-3 Star | £4.40 | ↑ 3.4% |
| Market Overall | - | - |

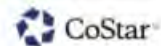
| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ↓ 226.6% |
| Months On Market | 8.8 | ↑ 2.1 |

PROPERTY

| | | | |
|----------------|------------|-------------------|----------|
| Property Type: | Industrial | N/A: | 8,637 SF |
| Status: | Built 1963 | Floors: | 2 |
| Tenancy: | Multi | Floor Size: | 8,454 SF |
| Construction: | Steel | Eaves Height: | 12' |
| | | Vacancy at Lease: | 9.8% |



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Lease Comps Details

Lease Comps Report



Station Rd

Mirfield, WF14 8NA - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,076 SF |
| Sign Date: | May 2018 |
| Space User: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £1.75/SF |
|--------------|----------|

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Fully Repairing & In... |
| Service Charge: | £1.29/SF |
| Business Rates: | £1.36/SF |

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Jun 2018 |
| Expiry Date: | May 2021 |
| Lease Term: | 3 Years |

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Oct 2017 |
| Date Off Market: | Jun 2018 |
| Months on Market: | 7 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Sep 2017 |
| Date Occupied: | Jun 2018 |
| Months Vacant: | 9 Months |

LEASING AGENTS

Hanson Chartered Surveyors
 83 Fitzwilliam St.
 Huddersfield, HD1 5UG
 Joe Cude 01924 476496

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 4.7% | ▲ 6.7% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £2.56 | ▲ 1.2% |
| Submarket 1-3 Star | £4.40 | ▲ 3.4% |
| Market Overall | - | - |

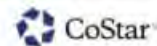
| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ▲ 226.8% |
| Months On Market | 8.8 | ▲ 2.1 |

PROPERTY

| | | | |
|----------------|----------------|-------------------|------------|
| Property Type: | Industrial | N/A: | 180,000 SF |
| Status: | Built Dec 1961 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 172,282 SF |
| Construction: | Masonry | Vacancy at Lease: | 4.7% |
| | | Land Acres: | 26.00 |



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Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



LEASE

| | |
|-------------|------------|
| SF Leased: | 553 SF |
| Sign Date: | Apr 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 10 |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £6.58/SF |
|--------------|----------|

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Fully Repairing & In... |
| Service Charge: | Withheld |

LEASE TERM

| | |
|-------------|----------|
| Start Date: | Apr 2018 |
|-------------|----------|

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Feb 2017 |
| Date Off Market: | Apr 2018 |
| Months on Market: | 15 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Occupied: | Apr 2018 |
|----------------|----------|

LEASING AGENTS

Michael Steel & Co
4 Carlton Ct
Leeds, LS12 6LT
Alec Michael 0113 234 8990

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 4.9% | ↔ 0.0% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.59 | ▲ 2.6% |
| Submarket 1-3 Star | £4.40 | ▲ 3.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ▲ 226.0% |
| Months On Market | 8.8 | ▲ 0.1 |

PROPERTY

| | | | |
|----------------|------------|-------------------|-----------|
| Property Type: | Industrial | N/A: | 11,069 SF |
| Status: | Built 1975 | Floors: | 3 |
| Tenancy: | Multi | Floor Size: | 9,112 SF |
| Construction: | Masonry | Vacancy at Lease: | 4.9% |

Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



LEASE

SF Leased: **598 SF**
Sign Date: **Apr 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**
Suite: **11**

RENTS

Asking Rent: **£6.00/SF**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Service Charge: **Withheld**

LEASE TERM

Start Date: **Apr 2018**

TIME ON MARKET

Date On Market: **Feb 2017**
Date Off Market: **Apr 2018**
Months on Market: **15 Months**

TIME VACANT

Date Occupied: **Apr 2018**

LEASING AGENTS

Michael Steel & Co
4 Carlton Ct
Leeds, LS12 6LT
Alec Michael 0113 234 8990

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 4.9% | ↔ 0.0% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.59 | ▲ 2.5% |
| Submarket 1-3 Star | £4.40 | ▲ 3.4% |
| Market Overall | - | - |

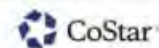
| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ▲ 226.8% |
| Months On Market | 8.8 | ▲ 8.1 |

PROPERTY

Property Type: **Industrial** N/A: **11,069 SF**
Status: **Built 1975** Floors: **3**
Tenancy: **Multi** Floor Size: **9,112 SF**
Construction: **Masonry** Vacancy At Lease: **4.9%**



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Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



| LEASE | |
|-------------|------------|
| SF Leased: | 704 SF |
| Sign Date: | Apr 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 17 |

| RENTS | |
|--------------|----------|
| Asking Rent: | £7.01/SF |

| PROPERTY EXPENSES | |
|-------------------|-------------------------|
| Service: | Fully Repairing & In... |
| Service Charge: | Withheld |

| LEASE TERM | |
|-------------|----------|
| Start Date: | Apr 2018 |

| TIME ON MARKET | |
|-------------------|-----------|
| Date On Market: | Feb 2017 |
| Date Off Market: | Apr 2018 |
| Months on Market: | 15 Months |

| TIME VACANT | |
|----------------|----------|
| Date Occupied: | Apr 2018 |

LEASING AGENTS
Michael Steel & Co
4 Carlton Ct
Leeds, LS12 6LT
Alec Michael 0113 234 8999

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 4.9% | ↔ 0.0% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.59 | ▲ 2.5% |
| Submarket 1-3 Star | £4.40 | ▲ 3.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ▲ 226.8% |
| Months On Market | 8.8 | ▲ 8.1 |

| PROPERTY | | | |
|----------------|------------|------------------|-----------|
| Property Type: | Industrial | N/A: | 11,069 SF |
| Status: | Built 1975 | Floors: | 3 |
| Tenancy: | Multi | Floor Size: | 9,112 SF |
| Construction: | Masonry | Vacancy at Cost: | 4.9% |

Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



LEASE

SF Leased: **553 SF**
Sign Date: **Apr 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **1st Floor**
Suite: **10**

RENTS

Asking Rent: **£6.58/SF**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Service Charge: **Withheld**

LEASE TERM

Start Date: **Apr 2018**

TIME ON MARKET

Date On Market: **Feb 2017**
Date Off Market: **Apr 2018**
Months on Market: **15 Months**

TIME VACANT

Date Occupied: **Apr 2018**

LEASING AGENTS

Michael Steel & Co
4 Carlton Ct
Leeds, LS12 6LT
Alec Michael 0113 234 8900

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 4.9% | ↔ 0.0% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.59 | ▲ 2.8% |
| Submarket 1-3 Star | £4.40 | ▲ 3.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ▲ 226.8% |
| Months On Market | 8.8 | ▲ 8.1 |

PROPERTY

Property Type: **Industrial** NIA: **11,069 SF**
Status: **Built 1975** Floors: **3**
Tenancy: **Multi** Floor Size: **9,112 SF**
Construction: **Masonry** Vacancy at Lease: **4.9%**

Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



LEASE

SF Leased: **598 SF**
Sign Date: **Apr 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **1st Floor**
Suite: **11**

RENTS

Asking Rent: **£6.08/SF**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Service Charge: **Withheld**

LEASE TERM

Start Date: **Apr 2018**

TIME ON MARKET

Date On Market: **Feb 2017**
Date Off Market: **Apr 2018**
Months on Market: **15 Months**

TIME VACANT

Date Occupied: **Apr 2018**

LEASING AGENTS

Michael Steel & Co
4 Carlton Ct
Leeds, LS12 6LT
Alec Michael 0115 234 8999

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 4.9% | ↔ 0.0% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.59 | ▲ 2.8% |
| Submarket 1-3 Star | £4.40 | ▲ 3.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ▲ 226.8% |
| Months On Market | 8.8 | ▲ 8.1 |

PROPERTY

Property Type: **Industrial** N/A: **11,069 SF**
Status: **Built 1975** Floors: **3**
Tenancy: **Multi** Floor Size: **9,112 SF**
Construction: **Masonry** Vacancy At Lease: **4.9%**

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Sheppard Planning

Lease Comps Details

Lease Comps Report

D7 Knowle Ln
Holmfirth, HD9 4AR - Kirklees Submarket

★★★★★



TENANT

Tenant Name: **Pymroyd Services**

LEASE

SF Leased: **320 SF**
Sign Date: **Apr 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Achieved Rent: **£6.25/SF**
Net Effective Rent: **£6.25/SF**

CONCESSIONS AND BUILDOUT

Rent Free Months: **0 Months**

LEASE TERM

Start Date: **Apr 2018**
Expiry Date: **Mar 2021**
Lease Term: **3 Years**

TIME VACANT

Date Occupied: **Apr 2018**

LEASING AGENTS

Towndoor Ltd
Meltham Mills Rd
Holmfirth, HD9 4AR
Chloe Holingworth 01484 850015

MARKET AT LEASE

| Vacancy Rates | 2018 Q2 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 2.7% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.24 | ▲ 3.4% |
| Submarket 1-3 Star | £4.40 | ▲ 3.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 951,426 | ▲ 226.8% |
| Months On Market | 8.8 | ▲ 8.1 |

PROPERTY

Property Type: **Industrial** N/A: **320 SF**
Status: **-** Floors: **1**
Tenancy: **-** Floor Size: **320 SF**
Vacancy at Lease: **0.0%**

Lease Comps Details

Lease Comps Report



Rock Mill Rd

Holmfirth, HD9 7BN - Kirklees Submarket



LEASE

SF Leased: **750 SF**
 Sign Date: **Mar 2018**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**

RENTS

Asking Rent: **£7.00/SF**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
 Business Rates: **£2.70/SF**

LEASE TERM

Start Date: **Mar 2018**

TIME ON MARKET

Date On Market: **Feb 2018**
 Date Off Market: **Mar 2018**
 Months on Market: **2 Months**

TIME VACANT

Date Occupied: **Mar 2018**

LEASING AGENTS

Walker Singleton (Commercial) Ltd
 New North Rd
 Huddersfield, HD1 5LG
 Ross Thornton 01484 477624

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 2.2% | ▼ -0.2% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.38 | ▲ 6.5% |
| Submarket 2-4 Star | £4.36 | ▲ 4.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ▲ 717.0% |
| Months On Market | 7.3 | ▲ 1.7 |

PROPERTY

Property Type: **Industrial** N/A: **5,600 SF**
 Status: **Built Jan 1992** Floors: **1**
 Tenancy: **-** Floor Size: **5,600 SF**
 Construction: **Steel** Vacancy at Lease: **0.0%**



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Lease Comps Details

Lease Comps Report

Riverside Way - Units 4-9
Dewsbury, WF13 3LG - Kirklees Submarket



LEASE

SF Leased: **600 SF**
Sign Date: **Mar 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Asking Rent: **£6.66/SF**

CONCESSIONS AND BUILDOUT

Buildout: **Standard Industrial**
Buildout Status: **Full Build-Out**
Space Condition: **Average**

LEASE TERM

Start Date: **Mar 2018**
Expiry Date: **Mar 2020**
Lease Term: **2 Years**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Service Charge: **£160.00/SF**

TIME ON MARKET

Date On Market: **Nov 2017**
Date Off Market: **Mar 2018**
Months on Market: **5 Months**

TIME VACANT

Date Vacated: **Nov 2017**
Date Occupied: **Mar 2018**
Months Vacant: **4 Months**

LEASING AGENTS

Boultons
54 John, William St
Huddersfield, HD1 1ER
Kim Davis 01484 515029

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|--------|
| Current Building | 16.2% | ▲ 6.2% |
| Submarket 1-3 Star | 2.2% | ▼ 0.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.58 | ▲ 2.8% |
| Submarket 1-3 Star | £4.37 | ▲ 6.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ▲ 117.0% |
| Months On Market | 7.3 | ▲ 1.7 |

PROPERTY

Property Type: **Industrial** N/A: **3,715 SF**
Status: **Built Oct 1987** Floors: **1**
Tenancy: **Multi** Floor Size: **3,715 SF**
Construction: **Masonry** Vacancy at Lease: **16.2%**

Lease Comps Details

Lease Comps Report

26 Allen Row - Gledholt Sidings Business Park
Huddersfield, HD1 4RR - Kirklees Submarket

★★★★★



LEASE

SF Leased: **679 SF**
Sign Date: **Mar 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Asking Rent: **£8.42/SF**
Achieved Rent: **£9.18/SF**
Net Effective Rent: **£9.18/SF**

LEASE TERM

Start Date: **Mar 2018**
Expiry Date: **Mar 2021**
Lease Term: **3 Years**
Breaks: **Tenant - Mar 2020**

CONCESSIONS AND BUILDOUT

Asking Discount: **-9.03%**
Rent Free Months: **0 Months**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Service Charge: **Withheld**

TIME ON MARKET

Date On Market: **Feb 2018**
Date Off Market: **Mar 2018**
Months on Market: **2 Months**

TIME VACANT

Date Occupied: **Mar 2018**

LEASING AGENTS

Walker Singleton (Commercial) Ltd
New North Rd
Huddersfield, HD1 5LG
Rose Thomson 01484 477624

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↓ -9.2% |
| Submarket 1-3 Star | 2.2% | ↓ -8.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £9.30 | ↑ 8.3% |
| Submarket 1-3 Star | £4.37 | ↑ 4.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ↑ 117.0% |
| Months On Market | 7.3 | ↑ 17 |

PROPERTY

Property Type: **Industrial** N/A: **4,329 SF**
Status: **Built 2015** Floors: **1**
Tenancy: **Multi** Floor Size: **4,329 SF**
Construction: **Steel** Vacancy at Lease: **0.0%**

LEASE NOTES

63.08 sq m. Unit 9. Rent includes service charge.

Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



TENANT

Tenant Name: **The Lovely Home Company (UK) Ltd**

LEASE

SF Leased: **958 SF**
Sign Date: **Mar 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND, 1 Floor**

RENTS

Asking Rent: **£7.51/SF**
Achieved Rent: **£7.51/SF**
Net Effective Rent: **£7.51/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**

LEASE TERM

Start Date: **Mar 2018**
Expiry Date: **Feb 2020**
Lease Term: **2 Years**
Breaks: **Tenant - Feb 2019**

TIME ON MARKET

Date On Market: **Jan 2018**
Date Off Market: **Mar 2018**
Months on Market: **2 Months**

TIME VACANT

Date Vacated: **Nov 2017**
Date Occupied: **Apr 2018**
Months Vacant: **5 Months**

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 21.9% | ▲ 17.0% |
| Submarket 1-3 Star | 2.2% | ▼ 6.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.61 | ▲ 6.2% |
| Submarket 1-3 Star | £4.37 | ▲ 6.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ▲ 117.8% |
| Months On Market | 7.3 | ▲ 17 |

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Johnathan Uttley 01484 558183
Jonathan Wilson 01484 556231

PROPERTY

Property Type: **Industrial** N/A **11,069 SF**
Status: **Built 1975** Floors: **3**
Tenancy: **Multi** Floor Size: **9,112 SF**
Construction: **Masonry** Vacancy at Lease: **21.9%**

LEASE NOTES

89 sq m, Unit 9 & 9A. Outside security provisions of L&T Act 1954. Deposit £1,000.



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Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★ ★ ★ ★ ★



TENANT

Tenant Name: **Mrs Fallows**

LEASE

SF Leased: **928 SF**
Sign Date: **Mar 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND, 1 Floor**

RENTS

Asking Rent: **£6.46/SF**
Achieved Rent: **£5.94/SF**
Net Effective Rent: **£5.94/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **8.05%**

LEASE TERM

Start Date: **Mar 2018**
Expiry Date: **Feb 2022**
Lease Term: **4 Years**
Breaks: **Tenant - Feb 2020**

PROPERTY EXPENSES

Business Rates: **£1.83/SF**

TIME ON MARKET

Date On Market: **Jan 2018**
Date Off Market: **Mar 2018**
Months on Market: **2 Months**

TIME VACANT

Date Vacated: **Nov 2017**
Date Occupied: **Apr 2018**
Months Vacant: **5 Months**

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 21.9% | ▲ 17.0% |
| Submarket 1-3 Star | 2.2% | ▼ 8.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.61 | ▲ 4.3% |
| Submarket 1-3 Star | £4.37 | ▲ 4.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ▲ 117.8% |
| Months On Market | 7.3 | ▲ 17 |

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Uttley 01484 558183
Jonathan Wilson 01484 558231

PROPERTY

Property Type: **Industrial** N/A: **11,069 SF**
Status: **Built 1975** Floors: **3**
Tenancy: **Multi** Floor Size: **9,112 SF**
Construction: **Masonry** Vacancy at Lease: **21.9%**

LEASE NOTES

86.2 sq m. Unit 5. Outside security provisions of L&T Act 1954. Deposit £1,000.



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Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



TENANT

Tenant Name: **Mr Davey**

LEASE

SF Leased: **791 SF**
Sign Date: **Mar 2018**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND, 1 Floor**

RENTS

Asking Rent: **£6.06/SF**
Achieved Rent: **£6.06/SF**
Net Effective Rent: **£6.06/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**

LEASE TERM

Start Date: **Mar 2018**
Expiry Date: **Feb 2019**
Lease Term: **1 Year**

PROPERTY EXPENSES

Business Rates: **£2.24/SF**

TIME ON MARKET

Date On Market: **Jan 2018**
Date Off Market: **Mar 2018**
Months on Market: **2 Months**

TIME VACANT

Date Vacated: **Nov 2017**
Date Occupied: **Mar 2018**
Months Vacant: **4 Months**

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 21.9% | ▲ 17.0% |
| Submarket 1-3 Star | 2.2% | ▼ 8.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.61 | ▲ 4.3% |
| Submarket 1-3 Star | £4.37 | ▲ 4.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ▲ 117.8% |
| Months On Market | 7.3 | ▲ 1.7 |

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Utley 01484 568183
Jonathan Wilson 01484 568231

PROPERTY

Property Type: **Industrial** NIA: **11,069 SF**
Status: **Built 1975** Floors: **3**
Tenancy: **Multi** Floor Size: **9,112 SF**
Construction: **Masonry** Vacancy at Lease: **21.9%**

LEASE NOTES

73.4 sq m. Unit 4. Outside security provisions of L&T Act 1954. Deposit £1,000.

Lease Comps Details

Lease Comps Report

Blackmoorfoot Rd - Crosland Moor Garage Huddersfield, HD4 5AQ - Kirklees Submarket

★★★★★



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 1,557 SF |
| Sign Date: | Feb 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | Unit 3 |

RENTS

| | |
|----------------|-----------------|
| Asking Rent: | £2.70/SF |
| Achieved Rent: | £9.63/SF |

CONCESSIONS AND BUILDOUT

| | |
|------------------|-----------------|
| Asking Discount: | -256.67% |
|------------------|-----------------|

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Feb 2018 |
| Expiry Date: | Feb 2021 |
| Lease Term: | 3 Years |

PROPERTY EXPENSES

| | |
|----------|------------------------------------|
| Service: | Fully Repairing & In... |
|----------|------------------------------------|

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Feb 2019 |
| Date Off Market: | Feb 2018 |
| Months on Market: | 1 Mo |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Mar 2021 |
| Date Occupied: | Feb 2018 |

LEASING AGENTS

Hanson Chartered Surveyors
83 Fitzwilliam St
Huddersfield, HD1 5LG
Philip Deakin 01484 432043

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 25.7% | ▲ 25.7% |
| Submarket 1-3 Star | 2.2% | ▼ -1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.20 | ▲ 1.6% |
| Submarket 1-3 Star | £4.37 | ▲ 4.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ▲ 117.6% |
| Months On Market | 7.3 | ▲ 17 |

PROPERTY

| | | | |
|----------------|-------------------|-------------------|-----------------|
| Property Type: | Industrial | N/A: | 6,053 SF |
| Status: | Built 1960 | Floors: | 1 |
| Tenancy: | Single | Floor Size: | 6,053 SF |
| | | Vacancy at Lease: | 25.7% |

Lease Comps Details

Lease Comps Report



Station Rd

Mirfield, WF14 8NA - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 1,864 SF |
| Sign Date: | Feb 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|---------------------|---------------------|
| Asking Rent: | £2.01/SF |
| Achieved Rent: | £1.77/SF |
| Net Effective Rent: | £1.96/SF |
| Escalations: | £0.24 Annual |

LEASE TERM

| | |
|--------------|--------------------------|
| Start Date: | Feb 2018 |
| Expiry Date: | Feb 2024 |
| Lease Term: | 6 Years |
| Breaks: | Tenant - Feb 2021 |

CONCESSIONS AND BUILDOUT

| | |
|------------------|---------------|
| Asking Discount: | 11.94% |
|------------------|---------------|

PROPERTY EXPENSES

| | |
|-----------------|------------------------------------|
| Service: | Fully Repairing & In... |
| Service Charge: | £1.29/SF |
| Business Rates: | £1.14/SF |

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Oct 2017 |
| Date Off Market: | Feb 2018 |
| Months on Market: | 4 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Occupied: | Feb 2018 |
|----------------|-----------------|

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 4.7% | ▲ 0.7% |
| Submarket 1-3 Star | 2.2% | ▼ -6.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £2.58 | ▲ 0.3% |
| Submarket 1-3 Star | £4.37 | ▲ 4.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ▲ 117.6% |
| Months On Market | 7.3 | ▲ 17 |

LEASING AGENTS

Hanson Chartered Surveyors

83 Fitzwilliam St.
Huddersfield, HD1 5LG
Jason Metcalfe 01484 240220
Joe Dadds 01924 476496

PROPERTY

| | | | |
|----------------|-----------------------|-------------------|-------------------|
| Property Type: | Industrial | NIA: | 180,000 SF |
| Status: | Built Dec 1961 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 172,282 SF |
| Construction: | Masonry | Vacancy at Lease: | 4.7% |
| | | Land Acres: | 25.00 |

LEASE NOTES

1,864 sq ft (173.16 sq m), Unit 27,



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Lease Comps Details

Lease Comps Report

Allen Row

Huddersfield, HD1 4RR - Kirklees Submarket



LEASE

| | |
|-------------|---------------|
| SF Leased: | 1,878 SF |
| Sign Date: | Feb 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND, 1 Floor |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £4.79/SF |
|--------------|----------|

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Fully Repairing & In... |
| Service Charge: | No |
| Business Rates: | £3.76/SF |

LEASE TERM

| | |
|-------------|----------|
| Start Date: | Feb 2018 |
|-------------|----------|



TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | May 2017 |
| Date Off Market: | Feb 2018 |
| Months on Market: | 9 Months |

TIME VACANT

| | |
|----------------|-----------|
| Date Vacated: | May 2017 |
| Date Occupied: | Mar 2018 |
| Months Vacant: | 10 Months |

PROPERTY

| | | | |
|----------------|----------------|-------------------|----------|
| Property Type: | Industrial | NIA: | 9,340 SF |
| Status: | Built Jan 2010 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 9,340 SF |
| Construction: | Steel | Eaves Height: | 16'4" |
| | | Vacancy at Lease: | 0.0% |

LEASE NOTES

174.4 sq m. Unit 5.

MARKET AT LEASE

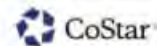
| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 2.2% | ↓ -0.2% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.74 | ↑ 3.4% |
| Submarket 2-4 Star | £4.36 | ↑ 4.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ↑ 117.8% |
| Months On Market | 7.3 | ↑ 17 |



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Lease Comps Details

Lease Comps Report

Blackmoorfoot Rd - Crosland Moor Garage

Huddersfield, HD4 5AQ - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 1,557 SF |
| Sign Date: | Feb 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|------------------|
| Asking Rent: | £11.23/SF |
|--------------|------------------|

CONCESSIONS AND BUILDOUT

| | |
|------------------|----------------------------|
| Buildout: | Standard Industrial |
| Buildout Status: | Partial Build-Out |

LEASE TERM

| | |
|-------------|-----------------|
| Start Date: | Mar 2018 |
|-------------|-----------------|

PROPERTY EXPENSES

| | |
|----------|------------------------------------|
| Service: | Fully Repairing & In... |
|----------|------------------------------------|



TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Jan 2018 |
| Date Off Market: | Mar 2018 |
| Months on Market: | 1 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Nov 2017 |
| Date Occupied: | Mar 2018 |
| Months Vacant: | 4 Months |

LEASING AGENTS

Hanson Chartered Surveyors
 83 Fitzwilliam St
 Huddersfield, HD1 5LG
 Philip Daakin 01484 432043
 Joe Dade 01924 476496

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 25.7% | ▲ 25.7% |
| Submarket 1-3 Star | 2.2% | ▼ 0.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.20 | ▲ 1.6% |
| Submarket 1-3 Star | £4.37 | ▲ 4.3% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ▲ 147.6% |
| Months On Market | 7.3 | ▲ 1.7 |

PROPERTY

| | | | |
|----------------|-------------------|-------------------|-----------------|
| Property Type: | Industrial | N/A: | 6,053 SF |
| Status: | Built 1960 | Floors: | 1 |
| Tenancy: | Single | Floor Size: | 6,053 SF |
| | | Vacancy at Lease: | 25.7% |

Lease Comps Details

Lease Comps Report

Spring Grove

Huddersfield, HD7 5QG - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 611 SF |
| Sign Date: | Feb 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|---------------------|-----------------|
| Asking Rent: | £8.84/SF |
| Achieved Rent: | £6.55/SF |
| Net Effective Rent: | £6.55/SF |

CONCESSIONS AND BUILDOUT

| | |
|-------------------|-----------------|
| Asking Discount: | 25.90% |
| Rent Free Months: | 0 Months |

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Feb 2018 |
| Expiry Date: | Jan 2019 |
| Lease Term: | 1 Year |

PROPERTY EXPENSES

| | |
|-----------------|------------------------------------|
| Service: | Internal Repairing &... |
| Service Charge: | Withheld |

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Sep 2017 |
| Date Off Market: | Feb 2018 |
| Months on Market: | 5 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Jul 2017 |
| Date Occupied: | Feb 2018 |
| Months Vacant: | 7 Months |

LEASING AGENTS

Amco Commercial Ltd
 3 Middleton Rd
 Manchester, M8 5DT
 David Lachs 07827 666782

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 2.1% | ↓ -0.1% |
| Submarket 1-3 Star | 2.2% | ↑ -0.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|---------|
| Current Building | £4.37 | ↑ 10.8% |
| Submarket 1-3 Star | £4.37 | ↑ 4.2% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ↑ 117.8% |
| Months On Market | 7.3 | ↑ 1.7 |

PROPERTY

| | | | |
|----------------|-------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 67,087 SF |
| Status: | Built 1832 | Floors: | 2 |
| Tenancy: | Multi | Floor Size: | 33,543 SF |
| Construction: | Masonry | Vacancy at Lease: | 2.1% |
| | | Land Area: | 2.98 |

LEASE NOTES

Comprising 611 sq ft (57 sq m) of industrial space within Unit 103.

Lease Comps Details

Lease Comps Report

Riverside Way - Units 4-9
Dewsbury, WF13 3LG - Kirklees Submarket

★★★★★



TENANT

| | |
|--------------|---|
| Tenant Name: | RDG Design UK |
| Industry: | Professional, Scientific, and Technical Services |
| SIC: | Engineering Services |

LEASE

| | |
|-------------|-------------------|
| SF Leased: | 600 SF |
| Sign Date: | Jan 2018 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| State: | Unit 5 |

RENTS

| | |
|---------------------|-----------------|
| Asking Rent: | £6.66/SF |
| Achieved Rent: | £6.66/SF |
| Net Effective Rent: | £6.66/SF |

CONCESSIONS AND BUILDOUT

| | |
|-------------------|-----------------|
| Asking Discount: | 0.00% |
| Rent Free Months: | 0 Months |

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jan 2018 |
| Expiry Date: | Jan 2021 |
| Lease Term: | 3 Years |

PROPERTY EXPENSES

| | |
|-----------------|------------------------------------|
| Service: | Fully Repairing & In... |
| Service Charge: | £160.00/SF |
| Business Rates: | £2.47/SF |

MARKET AT LEASE

| Vacancy Rates | 2018 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 16.2% | ▲ 45.2% |
| Submarket 1-3 Star | 2.2% | ▼ -8.1% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2018 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.58 | ▲ 2.8% |
| Submarket 1-3 Star | £4.37 | ▲ 4.2% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2018 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 963,276 | ▲ 117.8% |
| Months On Market | 7.3 | ▲ 1.7 |

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Jun 2017 |
| Date Off Market: | Jan 2018 |
| Months on Market: | 8 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Occupied: | Jan 2018 |
|----------------|-----------------|

LEASING AGENTS

| |
|--------------------------|
| Boultons |
| 54 John William St. |
| Huddersfield, HD1 1ER |
| Kim Davis (01484 515029) |

PROPERTY

| | | | |
|----------------|-----------------------|-------------------|-----------------|
| Property Type: | Industrial | N/A: | 3,715 SF |
| Status: | Built Oct 1987 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 3,715 SF |
| Construction: | Masonry | Vacancy at Lease: | 16.2% |

LEASE NOTES

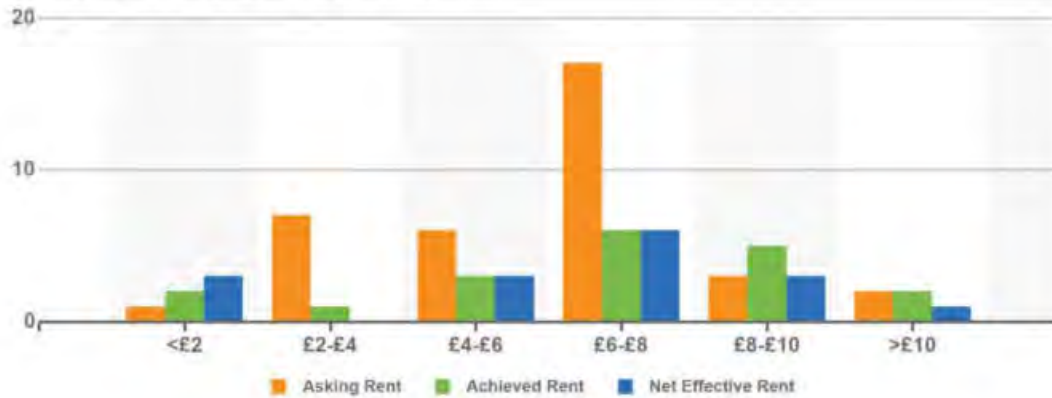
Unit 5 - 600 sq ft (55.74 sq m)

Rents

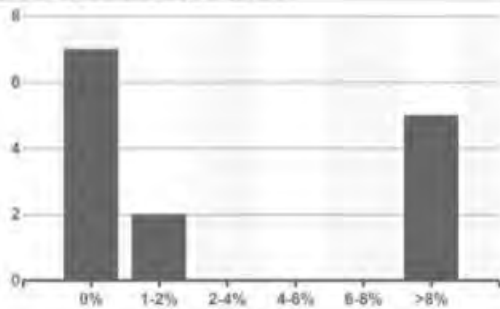
Lease Comps Report

| Asking Rent Per SF | Achieved Rent Per SF | Net Effective Rent Per SF | Avg. Rent Free Months |
|--------------------|----------------------|---------------------------|-----------------------|
| £5.57 | £6.38 | £5.71 | 0.7 |

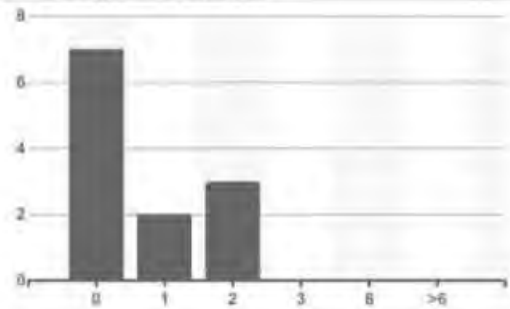
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



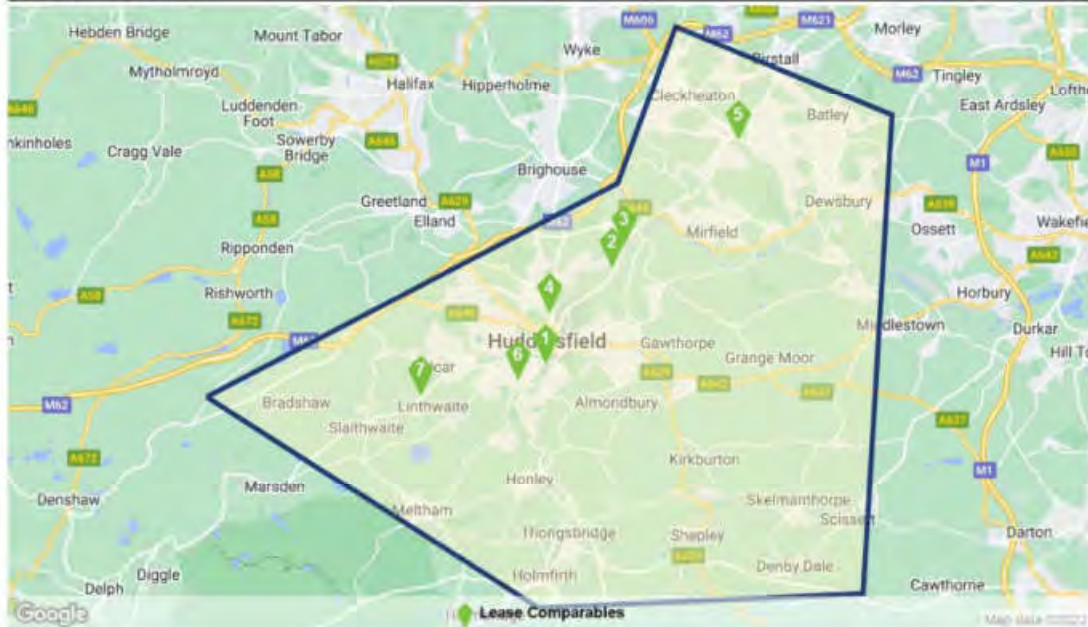
2019 Data

Lease Comps Summary

Lease Comps Report

| Deals | Asking Rent Per SF | Achieved Rent Per SF | Avg. Months On Market |
|----------|--------------------|----------------------|-----------------------|
| 7 | £5.87 | £5.07 | 2 |

LEASE COMPARABLES



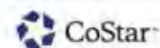
SUMMARY STATISTICS

| Rent | Deals | Low | Average | Median | High |
|---------------------------|-------|-------|---------|--------|-------|
| Asking Rent Per SF | 3 | £4.77 | £5.87 | £5.07 | £7.60 |
| Achieved Rent Per SF | 2 | £3.88 | £5.07 | £4.98 | £6.08 |
| Net Effective Rent Per SF | 1 | £3.88 | £3.88 | £3.88 | £3.88 |
| Asking Rent Discount | 1 | 18.7% | 18.7% | 18.7% | 18.7% |
| TI Allowance | - | - | - | - | - |
| Rent Free Months | - | - | - | - | - |

| Lease Attributes | Deals | Low | Average | Median | High |
|----------------------|-------|------|---------|--------|-------|
| Months on Market | 5 | 0 | 2 | 2 | 5 |
| Deal Size | 7 | 670 | 1,119 | 791 | 1,943 |
| Lease Deal in Months | 4 | 12.0 | 24.0 | 24.0 | 36.0 |
| Floor Number | 7 | GRND | GRND | GRND | 1 |



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Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|---|--------|-----------|--------|------------|------|-----------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
| 1 Queens Mill Ln | ★★★★☆ | 1,775 | GRND | 01/01/2020 | New | £5.07 | Asking |
| 2 Whitacre St | ★★★★☆ | 670 | GRND | 01/01/2020 | New | £3.88 | Effective |
| 3 Leeds Rd | ★★★☆☆ | 1,250 | GRND | 22/07/2019 | New | £7.60/fri | Asking |
| 4 Beck Rd | ★★★★☆ | 1,943 | GRND | 24/03/2019 | New | - | - |
| 5 Frost Hill Business Park Rhodes St | ★★★☆☆ | 670 | GRND | 28/02/2019 | New | - | - |
| 6 Railway Sawmills Burbeary Rd | ★★★☆☆ | 791 | GRND,1 | 01/02/2019 | New | £6.08 | Achieved |
| 7 Manchester Rd | ★★★★☆ | 740 | GRND | 31/01/2019 | New | - | - |

Lease Comps Details

Lease Comps Report

Queens Mill Ln
Huddersfield, HD1 3RR - Kirklees Submarket

★★★★★



| LEASE | |
|-------------|-------------------|
| SF Leased: | 1,775 SF |
| Sign Date: | Jan 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 7 |

| RENTS | |
|--------------|-----------------|
| Asking Rent: | £5.07/SF |

| CONCESSIONS AND BUILDOUT | |
|--------------------------|-----------------------|
| Buildout Status: | Full Build-Out |
| Space Condition: | Average |

| LEASE TERM | |
|-------------|-----------------|
| Start Date: | Jan 2020 |

| TIME ON MARKET | |
|-------------------|-----------------|
| Date On Market: | Nov 2019 |
| Date Off Market: | Jan 2020 |
| Months on Market: | 2 Months |

| TIME VACANT | |
|----------------|-----------------|
| Date Occupied: | Jan 2020 |

LEASING AGENTS
Walker Singleton (Commercial) Ltd
New North Rd
Huddersfield, HD1 5LG
Ross Thornton 01484 477624

MARKET AT LEASE

| Vacancy Rates | 2020 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.1% | ▼ -0.5% |
| Market Overall | 1.9% | ▼ -0.4% |

| Same Store Asking Rent/SF | 2020 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.79 | ▲ 4.2% |
| Submarket 2-4 Star | £4.86 | ▲ 0.7% |
| Market Overall | £5.32 | ▲ 7.7% |

| Submarket Leasing Activity | 2020 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 865,198 | ▲ 349.0% |
| Months On Market | 7.3 | ▼ -0.5 |

| PROPERTY | | | |
|----------------|-------------------|-------------------|-----------------|
| Property Type: | Industrial | N/A: | 3,966 SF |
| Status: | Built 2006 | Floors: | 2 |
| Tenancy: | - | Floor Size: | 1,983 SF |
| Construction: | Steel | Vacancy At Lease: | 0.0% |

Lease Comps Details

Lease Comps Report

Whitacre St
Huddersfield, HD2 1LY - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 670 SF |
| Sign Date: | Jan 2020 |
| Space User: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 6F |

RENTS

| | |
|---------------------|-----------------|
| Asking Rent: | £4.77/SF |
| Achieved Rent: | £3.88/SF |
| Net Effective Rent: | £3.88/SF |

CONCESSIONS AND BUILDOUT

| | |
|------------------|---------------|
| Asking Discount: | 18.66% |
|------------------|---------------|

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jan 2020 |
| Expiry Date: | Dec 2022 |
| Lease Term: | 1 Year |

PROPERTY EXPENSES

| | |
|-----------------|-----------------|
| Service Charge: | £0.30/SF |
|-----------------|-----------------|

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Aug 2019 |
| Date Off Market: | Feb 2020 |
| Months on Market: | 5 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Aug 2019 |
| Date Occupied: | Feb 2020 |
| Months Vacant: | 5 Months |

LEASING AGENTS

Bramleys LLP
14-18 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Wilson 01484 558231
Johnathan Utbly 01484 553183

MARKET AT LEASE

| Vacancy Rates | 2020 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 2.6% | ▼ -5.5% |
| Submarket 2-4 Star | 1.1% | ▼ -9.5% |
| Market Overall | 1.9% | ▼ -9.4% |

| Same Store Asking Rent/SF | 2020 Q1 | YOY |
|---------------------------|---------|---------|
| Current Building | £6.15 | ▲ 12.2% |
| Submarket 2-4 Star | £4.86 | ▲ 6.3% |
| Market Overall | £5.32 | ▲ 7.7% |

| Submarket Leasing Activity | 2020 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 865,198 | ▲ 345.0% |
| Months On Market | 7.3 | ▼ -8.5 |

PROPERTY

| | | | |
|----------------|-------------------------------|-------------------|------------------|
| Property Type: | Industrial | N/A | 19,461 SF |
| Status: | Built 2006 | Floors: | 2 |
| Tenancy: | Multi | Floor Size: | 17,368 SF |
| Construction: | Steel | Eaves Height: | 20' |
| Parking: | 34 Surface Spaces a... | Vacancy at Lease: | 2.6% |
| | | Land Acres: | 0.33 |

Lease Comps Details

Lease Comps Report

Leeds Rd

Huddersfield, HD2 1UR - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,250 SF |
| Sign Date: | Jul 2019 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £7.60/SF |
|--------------|----------|

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Fully Repairing & In... |
| Business Rates: | £2.40/SF |

LEASE TERM

| | |
|-------------|----------|
| Start Date: | Aug 2019 |
|-------------|----------|



TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | May 2019 |
| Date Off Market: | Jul 2019 |
| Months on Market: | 2 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Occupied: | Aug 2019 |
|----------------|----------|

LEASING AGENTS

Hanson Chartered Surveyors
 83 Fitzwilliam St
 Huddersfield, HD1 5LG
 Philip Deakin 01484 432043

MARKET AT LEASE

| Vacancy Rates | 2019 Q3 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.6% | ↔ 0.0% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2019 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.26 | ▲ 2.8% |
| Submarket 1-3 Star | £4.69 | ▲ 5.8% |
| Market Overall | - | - |

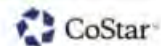
| Submarket Leasing Activity | 2019 Q3 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 893,418 | ▲ 11.2% |
| Months On Market | 5.9 | ▼ -5.2 |

PROPERTY

| | | | |
|----------------|------------|-------------------|----------|
| Property Type: | Industrial | NIA: | 8,637 SF |
| Status: | Built 1983 | Floors: | 2 |
| Tenancy: | Multi | Floor Size: | 8,454 SF |
| Construction: | Steel | Eaves Height: | 12' |
| | | Vacancy at Lease: | 0.0% |



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Lease Comps Details

Lease Comps Report



Beck Rd

Huddersfield, HD1 5DG - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,943 SF |
| Sign Date: | Mar 2019 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | Unit 29 |

CONCESSIONS AND BUILDOUT

| | |
|------------------|-------------|
| Buildout Status: | Shell Space |
| Space Condition: | Excellent |

LEASE TERM

| | |
|-------------|----------|
| Start Date: | Mar 2019 |
|-------------|----------|

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Feb 2021 |
| Date Off Market: | Mar 2019 |
| Months on Market: | 1 Mo |

TIME VACANT

| | |
|----------------|----------|
| Date Occupied: | Mar 2019 |
|----------------|----------|

LEASING AGENTS

Carter Towler

Queen St
Leeds, LS1 2TW
John Holmes 0113 245 1447
Hazel Cooper 0113 245 1447

MARKET AT LEASE

| Vacancy Rates | 2019 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ↓ -0.5% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2019 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.25 | ↑ 4.3% |
| Submarket 2-4 Star | £4.55 | ↑ 8.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2019 Q1 | YOY |
|----------------------------|---------|-------|
| 12 Mo. Leased SF | 616,034 | ↑ 95% |
| Months On Market | 13.9 | ↑ 6.8 |

PROPERTY

| | | | |
|----------------|------------|-------------------|-----------|
| Property Type: | Industrial | N/A: | 10,749 SF |
| Status: | Built 1980 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 10,749 SF |
| Construction: | Steel | Vacancy at Lease: | 0.0% |
| | | Land Area: | 0.40 |

LEASE NOTES

An unknown tenant has taken 1,943 SF industrial accommodation. The landlord had representation. The deal was confirmed by the landlord's agent.

Lease Comps Details

Lease Comps Report

Rhodes St - Frost Hill Business Park
Liversedge, WF15 6BG - Kirklees Submarket



TENANT

Tenant Name: **Eneed Ltd**

LEASE

SF Leased: **670 SF**

Sign Date: **Feb 2019**

Space Use: **Industrial**

Lease Type: **Direct**

Floor: **GRND Floor**



LEASE TERM

Start Date: **Feb 2019**

Expiry Date: **Feb 2022**

Lease Term: **3 Years**

TIME ON MARKET

Date On Market: **Oct 2018**

Date Off Market: **Feb 2019**

Months on Market: **5 Months**

TIME VACANT

Date Occupied: **Feb 2019**

MARKET AT LEASE

| Vacancy Rates | 2019 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.6% | ↓ -0.8% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2019 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.78 | ↑ 3.1% |
| Submarket 1-3 Star | £4.56 | ↑ 4.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2019 Q1 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 616,034 | ↑ 18.7% |
| Months On Market | 13.9 | ↑ 6.8 |

LEASING AGENTS

Robert Austin & Co

7 Bulta Cr

Leeds, LS1 5JS

Matthew Austin 0113 245 0999

PROPERTY

Property Type: **Industrial**

Status: **Built Nov 1985**

Tenancy: **Multi**

Construction: **Steel**

Parking: **2 Surface Spaces ar...**

N/A: **2,680 SF**

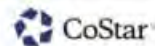
Floors: **1**

Floor Size: **2,680 SF**

Vacancy at Lease: **0.0%**



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Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



LEASE

| | |
|-------------|--------------------------|
| SF Leased: | 791 SF |
| Sign Date: | Feb 2019 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | P GRND, P 1 Floor |

RENTS

| | |
|----------------|-----------------|
| Achieved Rent: | £6.08/SF |
|----------------|-----------------|

LEASE TERM

| | |
|--------------|--------------------------|
| Start Date: | Feb 2019 |
| Expiry Date: | Jan 2022 |
| Lease Term: | 3 Years |
| Breaks: | Tenant - Aug 2020 |

TIME VACANT

| | |
|----------------|-----------------|
| Date Occupied: | Feb 2019 |
|----------------|-----------------|

PROPERTY

| | | | |
|----------------|-------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 11,069 SF |
| Status: | Built 1975 | Floors: | 3 |
| Tenancy: | Multi | Floor Size: | 9,112 SF |
| Construction: | Masonry | Vacancy at Lease: | 0.0% |

MARKET AT LEASE

| Vacancy Rates | 2019 Q1 | YOY |
|--------------------|---------|----------|
| Current Building | 0.0% | ▼ -21.9% |
| Submarket 1-3 Star | 1.6% | ▼ -0.6% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2019 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.92 | ▲ 4.7% |
| Submarket 1-3 Star | £4.56 | ▲ 4.4% |
| Market Overall | - | - |

| Submarket Leasing Activity | 2019 Q1 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 616,034 | ▲ 18.7% |
| Months On Market | 13.9 | ▲ 6.8 |

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Sheppard Planning

Lease Comps Details

Lease Comps Report

Manchester Rd

Huddersfield, HD7 5QS - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 740 SF |
| Sign Date: | Jan 2019 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

PROPERTY EXPENSES

| | |
|-----------------|-----------------|
| Business Rates: | £5.84/SF |
|-----------------|-----------------|

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jan 2019 |
| Expiry Date: | Jan 2020 |
| Lease Term: | 1 Year |

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Jan 2019 |
| Date Off Market: | Jan 2019 |
| Months on Market: | 0 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Occupied: | Jan 2019 |
|----------------|-----------------|

LEASING AGENTS

Walker Singleton (Commercial) Ltd
 New North Rd
 Huddersfield, HD1 5UG
 Ross Thornton 01484 477824

MARKET AT LEASE

| Vacancy Rates | 2019 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ↓ -0.5% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2019 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.45 | ▲ 3.0% |
| Submarket 2-4 Star | £4.55 | ▲ 4.4% |
| Market Overall | - | - |

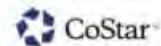
| Submarket Leasing Activity | 2019 Q1 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 616,034 | ▲ 15.7% |
| Months On Market | 13.9 | ▲ 5.0 |

PROPERTY

| | | | |
|----------------|-----------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 15,184 SF |
| Status: | Built Mar 1987 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 15,184 SF |
| Construction: | Steel | Eaves Height: | 16' |
| | | Vacancy at Lease: | 0.0% |



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Rents

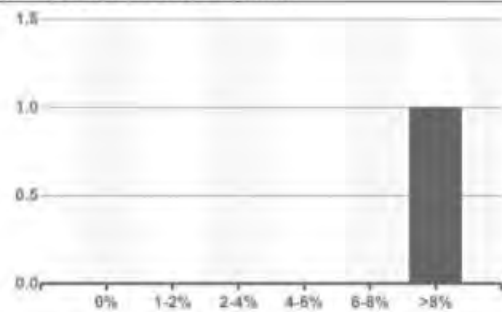
Lease Comps Report

| Asking Rent Per SF | Achieved Rent Per SF | Net Effective Rent Per SF | Avg. Rent Free Months |
|--------------------|----------------------|---------------------------|-----------------------|
| £5.87 | £5.07 | £3.88 | - |

DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS

No data available for the current selection.

2020 Data

Lease Comps Summary

Lease Comps Report

| Deals | Asking Rent Per SF | Achieved Rent Per SF | Avg. Months On Market |
|-----------|--------------------|----------------------|-----------------------|
| 26 | £6.97 | £6.73 | 8 |

LEASE COMPARABLES



SUMMARY STATISTICS

| Rent | Deals | Low | Average | Median | High |
|---------------------------|-------|-------|---------|--------|--------|
| Asking Rent Per SF | 19 | £2.89 | £6.97 | £6.38 | £13.23 |
| Achieved Rent Per SF | 17 | £2.90 | £6.73 | £7.50 | £13.00 |
| Net Effective Rent Per SF | 8 | £2.90 | £5.34 | £5.13 | £7.87 |
| Asking Rent Discount | 12 | -6.8% | 5.1% | 1.4% | 23.1% |
| TI Allowance | - | - | - | - | - |
| Rent Free Months | 3 | 1 | 2 | 2 | 2 |

| Lease Attributes | Deals | Low | Average | Median | High |
|----------------------|-------|------|---------|--------|-------|
| Months on Market | 22 | 1 | 8 | 7 | 22 |
| Deal Size | 26 | 335 | 1,388 | 1,439 | 2,400 |
| Lease Deal in Months | 19 | 12.0 | 41.0 | 36.0 | 84.0 |
| Floor Number | 25 | GRND | GRND | GRND | 1 |



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Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|---|-----------|-----------|--------|------------|------|------------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
| 1 Crossley Mills New Mill Rd | ★ ★ ★ ★ ★ | 2,400 | GRND | 23/12/2020 | New | £5.63/fti | Achieved |
| 2 Anchor Bridge Way | ★ ★ ★ ★ ★ | 1,884 | GRND | 18/12/2020 | New | £6.37/fti | Asking |
| 3 Bankfield Business Park Huddersfield Rd | ★ ★ ★ ★ ★ | 2,349 | GRND | 03/11/2020 | New | £3.50/fti | Asking |
| 4 Silver St | ★ ★ ★ ★ ★ | 1,520 | GRND | 23/10/2020 | New | £3.36/fti | Effective |
| 5 Leeds Rd | ★ ★ ★ ★ ★ | 1,020 | Unkwn | 30/09/2020 | New | £13.00 | Achieved |
| 6 Crossley Mills New Mill Rd | ★ ★ ★ ★ ★ | 1,175 | GRND | 18/09/2020 | New | £6.38/fti | Effective |
| 9 Unit 12 1-13 Tanyard Rd | ★ ★ ★ ★ ★ | 633 | GRND | 07/09/2020 | New | £6.16/fti | Asking |
| 7 303 New Mill | ★ ★ ★ ★ ★ | 2,226 | GRND | 07/08/2020 | New | £7.64/fti | Effective |
| 8 Allen Row | ★ ★ ★ ★ ★ | 1,632 | GRND,1 | 05/08/2020 | New | £8.28 | Asking |
| 9 1B Anchor Bridge | ★ ★ ★ ★ ★ | 1,960 | GRND | 01/08/2020 | New | - | - |
| 10 Whitacre St | ★ ★ ★ ★ ★ | 503 | GRND | 01/08/2020 | New | £3.97/fti | Achieved |
| 11 Beck Rd | ★ ★ ★ ★ ★ | 1,943 | GRND | 10/07/2020 | - | £8.25 | Achieved |
| 12 Turnbridge Mills Quay St | ★ ★ ★ ★ ★ | 335 | GRND | 01/07/2020 | New | £10.70/fti | Achieved |
| 13 Spring Grove | ★ ★ ★ ★ ★ | 611 | GRND | 01/07/2020 | New | £7.85/fti | Achieved |
| 5 Leeds Rd | ★ ★ ★ ★ ★ | 1,020 | GRND | 30/06/2020 | New | £12.74 | Achieved |
| 13 Spring Grove | ★ ★ ★ ★ ★ | 2,367 | GRND | 23/06/2020 | New | £3.04/fti | Effective |
| 14 Anchor Business Park Wakefield Rd | ★ ★ ★ ★ ★ | 2,029 | GRND,1 | 19/06/2020 | New | £7.05/fti | Effective |
| 7 Crossley Mills New Mill Rd | ★ ★ ★ ★ ★ | 635 | GRND | 17/04/2020 | New | £7.87/fti | Effective |
| 15 Royd Street Mills Royd St | ★ ★ ★ ★ ★ | 704 | GRND | 01/04/2020 | New | £9.23/fti | Achieved |
| 16 Denard Industrial Estate 11-14 Tanyard Rd | ★ ★ ★ ★ ★ | 1,590 | GRND | 25/03/2020 | New | £9.01 | Asking |
| 18 Colne Valley Bus Parade | ★ ★ ★ ★ ★ | 830 | 1st | 11/02/2020 | New | £2.90/fti | Effective |

Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|---|-----------|-----------|--------|------------|------|------------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
|  Railway Sawmills Burbeary Rd | ★ ★ ★ ★ ★ | 958 | GRND,1 | 03/02/2020 | New | £7.52 | Achieved |
|  Anchor Bridge Way | ★ ★ ★ ★ ★ | 1,980 | GRND | 19/01/2020 | New | - | - |
|  Lower Fitzwilliam St | ★ ★ ★ ★ ★ | 1,359 | GRND | 13/01/2020 | New | £11.03/fri | Asking |
|  Queens Mill Ln | ★ ★ ★ ★ ★ | 1,775 | GRND | 01/01/2020 | New | £5.07 | Asking |
|  Whitacre St | ★ ★ ★ ★ ★ | 670 | GRND | 01/01/2020 | New | £3.88 | Effective |

Lease Comps Details

Lease Comps Report

New Mill Rd - Crossley Mills
Holmfirth, HD9 6PL - Kirklees Submarket

★ ★ ★ ★ ★



TENANT

Tenant Name: **Ornamental Aquatics Wholesale Limited**

LEASE

SF Leased: **2,400 SF**
Sign Date: **Dec 2020**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Asking Rent: **£5.63/SF**
Achieved Rent: **£5.63/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**

LEASE TERM

Start Date: **Dec 2020**
Expiry Date: **Dec 2025**
Lease Term: **5 Years**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Service Charge: **£5.63/SF**

TIME ON MARKET

Date On Market: **Jun 2020**
Date Off Market: **Dec 2020**
Months on Market: **7 Months**

TIME VACANT

Date Occupied: **Dec 2020**

MARKET AT LEASE

| Vacancy Rates | 2020 Q4 | YOY |
|--------------------|---------|--------|
| Current Building | 1.0% | ▲ 1.0% |
| Submarket 1-3 Star | 1.7% | ▲ 0.2% |
| Market Overall | 2.1% | ▲ 0.1% |

| Same Store Asking Rent/SF | 2020 Q4 | YOY |
|---------------------------|---------|---------|
| Current Building | £6.46 | ▲ 12.9% |
| Submarket 1-3 Star | £5.12 | ▲ 7.1% |
| Market Overall | £5.63 | ▲ 6.2% |

| Submarket Leasing Activity | 2020 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 425,074 | ▼ 52.5% |
| Months On Market | 12.8 | ▲ 7.5 |

LEASING AGENTS

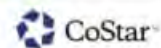
Brackenridge Hanson Tate
8 Lisbon Sq
Leeds, LS1 4LY
Tom Ginchaw 0113 244 9020

PROPERTY

Property Type: **Industrial** NIA: **65,487 SF**
Status: **Built 1980** Floors: **2**
Tenancy: **Multi** Floor Size: **32,744 SF**
Construction: **Masonry** Eaves Height: **10'7"**
Vacancy at Lease: **1.0%**
Land Acres: **1.74**



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Lease Comps Details

Lease Comps Report

Anchor Bridge Way

Dewsbury, WF12 9QS - Kirklees Submarket



LEASE

SF Leased: **1,884 SF**
 Sign Date: **Dec 2020**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**
 Suite: **1F**

RENTS

Asking Rent: **£6.37/SF**

CONCESSIONS AND BUILDOUT

Space Condition: **Average**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
 Business Rates: **£2.05/SF**

LEASE TERM

Start Date: **Jan 2021**
 Expiry Date: **Jan 2024**
 Lease Term: **3 Years**

TIME ON MARKET

Date On Market: **Mar 2020**
 Date Off Market: **Dec 2020**
 Months on Market: **10 Months**

TIME VACANT

Date Vacated: **Mar 2020**
 Date Occupied: **Jan 2021**
 Months Vacant: **10 Months**

LEASING AGENTS

Eddisons Commercial

Toronto Square, Toronto St
 Leeds, LS1 2HJ
 Jonny Cooper

Ryden

34 St Pauls St
 Leeds, LS1 2QB
 Dan Hodges 0113 386 8808

MARKET AT LEASE

| Vacancy Rates | 2020 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 20.7% | ▲ 26.1% |
| Submarket 1-3 Star | 1.7% | ▲ 0.2% |
| Market Overall | 2.1% | ▲ 8.1% |

| Same Store Asking Rent/SF | 2020 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.95 | ▲ 4.0% |
| Submarket 1-3 Star | £5.12 | ▲ 7.1% |
| Market Overall | £5.63 | ▲ 8.2% |

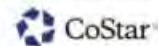
| Submarket Leasing Activity | 2020 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 425,074 | ▼ 52.5% |
| Months On Market | 12.8 | ▲ 7.5 |

PROPERTY

Property Type: **Industrial** N/A: **9,099 SF**
 Status: **Built 1989** Floors: **1**
 Tenancy: **Multi** Floor Size: **9,099 SF**
 Construction: **Steel** Eaves Height: **11'9"**
 Vacancy at Lease: **20.7%**



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Lease Comps Details

Lease Comps Report

Huddersfield Rd - Bankfield Business Park
 Mirfield, WF14 9DD - Kirklees Submarket

★★★★★



TENANT

Tenant Name: **DS PLASTICS LIMITED,**

LEASE

SF Leased: **2,349 SF**
 Sign Date: **Nov 2020**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**

RENTS

Asking Rent: **£3.50/SF**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
 Business Rates: **£1.35/SF**



LEASE TERM

Start Date: **Dec 2020**

TIME ON MARKET

Date On Market: **Apr 2020**
 Date Off Market: **Nov 2020**
 Months on Market: **8 Months**

TIME VACANT

Date Occupied: **Dec 2020**

LEASING AGENTS

Eddisons Commercial Ltd
 61 East Parade, Suite 51
 Bradford, BD1 5EP
 Matthew Jennings 01274 734101
 John Piddgett 01274 734101

MARKET AT LEASE

| Vacancy Rates | 2020 Q4 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ▲ 0.1% |
| Market Overall | 2.1% | ▲ 0.1% |

| Same Store Asking Rent/SF | 2020 Q4 | YOY |
|---------------------------|---------|---------|
| Current Building | £3.90 | ▲ 12.1% |
| Submarket 2-4 Star | £5.12 | ▲ 7.2% |
| Market Overall | £5.63 | ▲ 8.2% |

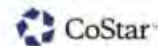
| Submarket Leasing Activity | 2020 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 425,074 | ▼ 52.5% |
| Months On Market | 12.8 | ▲ 7.8 |

PROPERTY

Property Type: **Industrial** N/A: **54,000 SF**
 Status: **Built 1968** Floors: **3**
 Tenancy: **Multi** Floor Sbrac: **53,250 SF**
 Construction: **Masonry** Eaves Height: **15'1"**
 Vacancy at Lease: **0.0%**
 Land Acres: **1.27**



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Lease Comps Details

Lease Comps Report

Silver St

Huddersfield, HD5 9AG - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,520 SF |
| Sign Date: | Oct 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 3 |

RENTS

| | |
|---------------------|----------|
| Achieved Rent: | £3.42/SF |
| Net Effective Rent: | £3.36/SF |

CONCESSIONS AND BUILDOUT

| | |
|-------------------|---------|
| Rent Free Months: | 1 Month |
| Space Condition: | Average |

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Oct 2020 |
| Expiry Date: | Oct 2026 |
| Lease Term: | 6 Years |
| Reviews: | Nov 2023 |

PROPERTY EXPENSES

| | |
|----------|-------------------------|
| Service: | Fully Repairing & In... |
|----------|-------------------------|

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Dec 2018 |
| Date Off Market: | Oct 2020 |
| Months on Market: | 23 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Occupied: | Oct 2020 |
|----------------|----------|

MARKET AT LEASE

| Vacancy Rates | 2020 Q4 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.7% | ▲ 0.2% |
| Market Overall | 2.1% | ▲ 0.1% |

| Same Store Asking Rent/SF | 2020 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.58 | ▲ 0.3% |
| Submarket 1-3 Star | £5.12 | ▲ 7.7% |
| Market Overall | £5.63 | ▲ 8.2% |

| Submarket Leasing Activity | 2020 Q4 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 425,074 | ▼ 52.5% |
| Months On Market | 12.8 | ▲ 7.9 |

LEASING AGENTS

- Boultons**
54 John William St
Huddersfield, HD1 1ER
Kim Davis 01484 515029
- Bramleys LLP**
14-16 St Georges Sq
Huddersfield, HD1 1LP
Johnathan Uttley 01484 558183

PROPERTY

| | | | |
|----------------|------------|-------------------|----------|
| Property Type: | Industrial | N/A: | 5,518 SF |
| Status: | Built 1982 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 5,518 SF |
| Construction: | Masonry | Vacancy at Lease: | 0.0% |
| | | Land Acres: | 0.14 |

Lease Comps Details

Lease Comps Report

Leeds Rd

Huddersfield, HD1 6PA - Kirklees Submarket



TENANT

Tenant Name: **undisclosed**
 Industry: **Utilities**
 SIC: **Electric Services**

LEASE

SF Leased: **1,020 SF**
 Sign Date: **Sep 2020**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **Unkwn Floor**
 Suite: **9**

RENTS

Achieved Rent: **£13.00/SF**

LEASE TERM

Start Date: **Sep 2020**
 Expiry Date: **Sep 2025**
 Lease Term: **5 Years**

TIME VACANT

Date Occupied: **Sep 2020**

MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ↓ 0.1% |
| Market Overall | 2.4% | ↑ 0.3% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £14.60 | ↑ 4.2% |
| Submarket 2-4 Star | £5.04 | ↑ 7.5% |
| Market Overall | £5.54 | ↑ 8.8% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 467,543 | ↓ 07.3% |
| Months On Market | 11.5 | ↑ 5.5 |

LEASING AGENTS

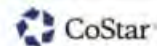
Hanson Chartered Surveyors
 83 Fitzwilliam St
 Huddersfield, HD1 5LG
 Philip Deskin 01484 432043

PROPERTY

Property Type: **Industrial** N/A: **15,559 SF**
 Status: **Built 1999** Floors: **1**
 Tenancy: **Multi** Floor Size: **15,559 SF**
 Construction: **Steel** Eaves Height: **17'**
 Vacancy at Lease: **0.0%**



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Lease Comps Details

Lease Comps Report

New Mill Rd - Crossley Mills
Holmfirth, HD9 6PL - Kirklees Submarket



TENANT

Tenant Name: **ND Studios**

LEASE

SF Leased: **1,175 SF**
Sign Date: **Sep 2020**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Asking Rent: **£6.38/SF**
Achieved Rent: **£6.38/SF**
Net Effective Rent: **£6.38/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**

LEASE TERM

Start Date: **Sep 2020**
Expiry Date: **Sep 2023**
Lease Term: **3 Years**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**

TIME ON MARKET

Date On Market: **Feb 2020**
Date Off Market: **Sep 2020**
Months on Market: **8 Months**

TIME VACANT

Date Vacated: **Mar 2020**
Date Occupied: **Sep 2020**
Months Vacant: **6 Months**

MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|--------|
| Current Building | 7.5% | ▲ 7.5% |
| Submarket 1-3 Star | 1.6% | ↔ 0.0% |
| Market Overall | 2.4% | ▲ 0.3% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|---------|
| Current Building | £6.29 | ▲ 13.2% |
| Submarket 1-3 Star | £5.04 | ▲ 7.4% |
| Market Overall | £5.54 | ▲ 8.0% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 467,543 | ▼ 37.3% |
| Months On Market | 11.5 | ▲ 5.5 |

LEASING AGENTS

Brackenridge Hanson Tate
8 Lisbon Sq
Leeds, LS1 4LY
Tom Grintshaw 0113 244 9020

PROPERTY

Property Type: **Industrial** NIA: **65,487 SF**
Status: **Built 1980** Floors: **2**
Tenancy: **Multi** Floor Size: **32,744 SF**
Construction: **Masonry** Eaves Height: **10'7"**
Vacancy at Lease: **7.5%**
Land Acres: **1.74**



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Lease Comps Details

Lease Comps Report



1-13 Tanyard Rd - Unit 12

Huddersfield, HD3 4NB - Kirklees Submarket



LEASE

SF Leased: **633 SF**
 Sign Date: **Sep 2020**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**
 Suite: **9a**

LEASE TERM

Start Date: **Oct 2020**

TIME ON MARKET

Date On Market: **Jul 2019**
 Date Off Market: **Sep 2020**
 Months on Market: **14 Months**

LEASING AGENTS

Bramleys LLP
 14-16 St Georges Sq
 Huddersfield, HD1 1LP
 Jonathan Wilson 01484 358231

RENTS

Asking Rent: **£6.16/SF**

CONCESSIONS AND BUILDOUT

Buildout Status: **Partial Build-Out**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
 Business Rates: **£1.86/SF**

TIME VACANT

Date Vacated: **Jun 2019**
 Date Occupied: **Oct 2020**
 Months Vacant: **15 Months**

MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 9.5% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ▼ -0.1% |
| Market Overall | 2.4% | ▲ 0.3% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.68 | ▲ 8.6% |
| Submarket 2-4 Star | £5.04 | ▲ 7.5% |
| Market Overall | £5.54 | ▲ 8.6% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 467,543 | ▼ -97.3% |
| Months On Market | 11.5 | ▲ 5.5 |

PROPERTY

Property Type: **Industrial** N/A: **6,681 SF**
 Status: **Built 1980** Floors: **1**
 Tenancy: **Single** Floor Size: **3,180 SF**
 Construction: **Steel** Vacancy @ Lease: **9.5%**
 Land Acres: **0.04**

Lease Comps Details

Lease Comps Report

303 New Mill
Holmfirth, HD9 7AL - Kirklees Submarket



LEASE

SF Leased: **2,226 SF**
Sign Date: **Aug 2020**
Space Use: **Light industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Asking Rent: **£8.98/SF**
Achieved Rent: **£7.20/SF**
Net Effective Rent: **£7.64/SF**

LEASE TERM

Start Date: **Sep 2020**
Expiry Date: **Sep 2022**
Lease Term: **5 Years**
Breaks: **Tenant - Aug 2022**
Reviews: **Aug 2023**

CONCESSIONS AND BUILDOUT

Asking Discount: **19.82%**
Buildout Status: **Shell Space**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**

TIME ON MARKET

Date On Market: **Sep 2019**
Date Off Market: **Aug 2020**
Months on Market: **11 Months**

TIME VACANT

Date Vacated: **Sep 2019**
Date Occupied: **Sep 2020**
Months Vacant: **11 Months**

MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|----------|
| Current Building | 0.0% | ▼ -85.5% |
| Submarket 1-3 Star | 3.8% | ▼ -1.0% |
| Market Overall | 3.5% | ▼ -0.2% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|---------|
| Current Building | £5.48 | ▼ -8.5% |
| Submarket 1-3 Star | £11.09 | ▼ -1.0% |
| Market Overall | £15.51 | ▲ 1.0% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 42,131 | ▲ 47.2% |
| Months On Market | 13.9 | ▲ 5.7 |

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Wilson 01484 558231
Jonathan Utley 01484 558183

PROPERTY

Property Type: **Office** N/A: **2,514 SF**
Status: **Built Jan 1982** Floors: **1**
Tenancy: **Multi** Floor Size: **2,226 SF**
Construction: **Masonry** Vacancy at Lease: **0.0%**
Parking: **Ratio of 0.00/1,000 SF** Land Acres: **0.06**



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Lease Comps Details

Lease Comps Report

Allen Row

Huddersfield, HD1 4SB - Kirklees Submarket



LEASE

| | |
|-------------|---------------|
| SF Leased: | 1,632 SF |
| Sign Dated: | Aug 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND, 1 Floor |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £6.28/SF |
|--------------|----------|

CONCESSIONS AND BUILDOUT

| | |
|------------------|-------------------|
| Buildout Status: | Partial Build-Out |
|------------------|-------------------|

LEASE TERM

| | |
|-------------|----------|
| Start Date: | Aug 2020 |
|-------------|----------|

TIME ON MARKET

| | |
|-------------------|-----------|
| Date On Market: | Aug 2019 |
| Date Off Market: | Aug 2020 |
| Months on Market: | 13 Months |

TIME VACANT

| | |
|----------------|-----------|
| Date Vacated: | Aug 2019 |
| Date Occupied: | Sep 2020 |
| Months Vacant: | 13 Months |



PROPERTY

| | | | |
|----------------|------------------------|-------------------|----------|
| Property Type: | Industrial | NIA: | 5,901 SF |
| Status: | Built 1990 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 5,901 SF |
| Construction: | Steel | Vacancy at Lease: | 0.0% |
| Parking: | 11 Surface Spaces a... | | |

MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ▼ 27.2% |
| Submarket 1-3 Star | 1.6% | == 0.0% |
| Market Overall | 2.4% | ▲ 0.2% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.82 | ▲ 4.2% |
| Submarket 1-3 Star | £5.04 | ▲ 7.4% |
| Market Overall | £5.54 | ▲ 8.8% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 467,543 | ▼ 27.3% |
| Months On Market | 11.5 | ▲ 5.5 |

LEASE NOTES

An unknown tenant has taken space at Allen Row, Huddersfield comprising 1,632 sq ft of Ground floor industrial accommodation from 05/08/2020

The landlord represented themselves. The deal was confirmed by the landlord's agent who had originally marketed the space.

Lease Comps Details

Lease Comps Report

1B Anchor Bridge

Dewsbury, WF12 9QS - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,960 SF |
| Sign Date: | Aug 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 1B |

LEASE TERM

| | |
|-------------|----------|
| Start Date: | Aug 2020 |
|-------------|----------|

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Nov 2019 |
| Date Off Market: | Aug 2020 |
| Months on Market: | 9 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Nov 2019 |
| Date Occupied: | Aug 2020 |
| Months Vacant: | 8 Months |

LEASING AGENTS

Ryden
 34 St Pauls St
 Leeds, LS1 2QB
 Dan Hodge 0113 386 8800

MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|--------|
| Current Building | 100% | ▲ 100% |
| Submarket 1-3 Star | 1.6% | ↔ 0.0% |
| Market Overall | 2.4% | ▲ 0.3% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.81 | ▲ 5.2% |
| Submarket 1-3 Star | £5.04 | ▲ 7.4% |
| Market Overall | £5.54 | ▲ 6.8% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 467,543 | ▼ 37.3% |
| Months On Market | 11.5 | ▲ 5.5 |

PROPERTY

| | | | |
|----------------|------------|-------------------|----------|
| Property Type: | Industrial | N/A: | 1,960 SF |
| Status: | Built 1990 | Floors: | 1 |
| Tenancy: | - | Floor Size: | 1,960 SF |
| | | Vacancy at Lease: | 100% |

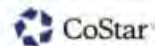
LEASE NOTES

An undisclosed tenant has taken Unit 1B Anchor Bridge Way, 1,960 sqft in Dewsbury from August 2020.

The listing agent Ryden confirmed the deal. No further details were passed on to CoStar.



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Lease Comps Details

Lease Comps Report

Whitacre St
Huddersfield, HD2 1LY - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 503 SF |
| Sign Date: | Aug 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 6D |

RENTS

| | |
|----------------|-----------------|
| Asking Rent: | £5.16/SF |
| Achieved Rent: | £3.97/SF |

CONCESSIONS AND BUILDOUT

| | |
|------------------|--------------------------|
| Asking Discount: | 23.06% |
| Buildout Status: | Partial Build-Out |

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Aug 2020 |
| Expiry Date: | Jul 2026 |
| Lease Term: | 6 Years |

PROPERTY EXPENSES

| | |
|-----------------|------------------------------------|
| Service: | Fully Repairing & In... |
| Business Rates: | £1.73/SF |

TIME ON MARKET

| | |
|-------------------|------------------|
| Date On Market: | Aug 2019 |
| Date Off Market: | Aug 2020 |
| Months on Market: | 12 Months |

TIME VACANT

| | |
|----------------|------------------|
| Date Vacated: | Aug 2019 |
| Date Occupied: | Aug 2020 |
| Months Vacant: | 11 Months |

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Wilson 01484 558221
Jonathan Utbley 01484 558133

MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|---------|
| Current Building | 2.6% | ▼ -3.4% |
| Submarket 2-4 Star | 1.7% | ▼ -0.1% |
| Market Overall | 2.4% | ▲ 0.3% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|---------|
| Current Building | £6.52 | ▲ 17.1% |
| Submarket 2-4 Star | £5.04 | ▲ 7.5% |
| Market Overall | £5.54 | ▲ 8.6% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 467,543 | ▼ -37.3% |
| Months On Market | 11.5 | ▲ 5.5 |

PROPERTY

| | | | |
|----------------|-------------------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 19,461 SF |
| Status: | Built 2006 | Floors: | 2 |
| Tenancy: | Multi | Floor Size: | 17,368 SF |
| Construction: | Steel | Eaves Height: | 20' |
| Parking: | 34 Surface Spaces a... | Vacancy at Lease: | 2.6% |
| | | Land Acres: | 0.33 |

Lease Comps Details

Lease Comps Report

Beck Rd

Huddersfield, HD1 5DG - Kirklees Submarket



TENANT

Tenant Name: **Simply Door Handles**
 Industry: **Wholesaler**

LEASE

SF Leased: **1,943 SF**
 Sign Date: **Jul 2020**
 Space Use: **Industrial**
 Floor: **GRND Floor**

RENTS

Achieved Rent: **£8.25/SF**

LEASE TERM

Start Date: **Aug 2020**
 Expiry Date: **Aug 2023**
 Lease Term: **3 Years**

LEASING AGENTS

Carter Towler
 Queen St
 Leeds, LS1 2TW
 Josh Holmes 0113 245 1447

MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ↓ 4.1% |
| Market Overall | 2.4% | ↓ 3.3% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.77 | ↑ 5.3% |
| Submarket 2-4 Star | £5.04 | ↑ 7.5% |
| Market Overall | £5.54 | ↑ 8.8% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 467,543 | ↓ 37.3% |
| Months On Market | 11.5 | ↑ 5.5 |

PROPERTY

Property Type: **Industrial** N/A: **10,749 SF**
 Status: **Built 1980** Floors: **1**
 Tenancy: **Multi** Floor Size: **10,749 SF**
 Construction: **Steel** Vacancy at Lease: **0.0%**
 Land Area: **0.40**

LEASE NOTES

Simply Door Handles have leased space at Beck Road, Huddersfield comprising 1,943 sq. ft of ground floor accommodation from 10/07/2020 for 3 years at £8.25 psf.

The landlord had representation in the deal. The deal was confirmed by the landlord rep.

Lease Comps Details

Lease Comps Report

17 Quay St - Turnbridge Mills
Huddersfield, HD1 6QT - Kirklees Submarket

★★★★★



| LEASE | |
|-------------|------------|
| SF Leased: | 335 SF |
| Sign Date: | Jul 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 4 |

| RENTS | |
|----------------|-----------|
| Asking Rent: | £11.34/SF |
| Achieved Rent: | £10.70/SF |

| CONCESSIONS AND BUILDOUT | |
|--------------------------|-------------------|
| Asking Discount: | 5.64% |
| Buildout Status: | Partial Build-Out |

| LEASE TERM | |
|--------------|----------|
| Start Date: | Jul 2020 |
| Expiry Date: | Jun 2021 |
| Lease Term: | 1 Year |

| PROPERTY EXPENSES | |
|-------------------|-------------------------|
| Service: | Fully Repairing & In... |

| TIME ON MARKET | |
|-------------------|-----------|
| Date On Market: | Aug 2019 |
| Date Off Market: | Jul 2020 |
| Months on Market: | 11 Months |

| TIME VACANT | |
|----------------|-----------|
| Date Vacated: | Aug 2019 |
| Date Occupied: | Jul 2020 |
| Months Vacant: | 10 Months |

LEASING AGENTS
Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Johnathan Uttley 01484 558103
Jonathan Wilson 01484 558221

MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ▼ 6.2% |
| Submarket 1-3 Star | 1.6% | ↔ 0.0% |
| Market Overall | 2.4% | ▲ 3.2% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|---------|
| Current Building | £2.76 | ▲ 15.9% |
| Submarket 1-3 Star | £5.04 | ▲ 7.4% |
| Market Overall | £5.54 | ▲ 8.8% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 467,543 | ▼ 37.3% |
| Months On Market | 11.5 | ▲ 5.6 |

| PROPERTY | | | |
|----------------|------------|-------------------|------------|
| Property Type: | Industrial | N/A | 181,066 SF |
| Status: | Built 1807 | Floor: | 7 |
| Tenancy: | Multi | Floor Size: | 24,845 SF |
| Construction: | Masonry | Vacancy at Lease: | 0.0% |
| | | Land Area: | 3.35 |

LEASE NOTES
A private tenant has taken the 181,066 SF industrial space at Quay St - Turnbridge Mills, Huddersfield, HD1 6QT. The sign date was the 1st of July 2020 on a one year lease with the starting rent of £10.70 per SQFT. The landlord had representation but the tenant did not. The deal was confirmed by the landlord's agent.

Lease Comps Details

Lease Comps Report



Spring Grove

Huddersfield, HD7 5QG - Kirklees Submarket



LEASE

SF Leased: **611 SF**
 Sign Date: **Jul 2020**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**

RENTS

Achieved Rent: **£7.85/SF**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**

LEASE TERM

Start Date: **Jul 2020**
 Expiry Date: **Jun 2023**
 Lease Term: **3 Years**

TIME VACANT

Date Occupied: **Jul 2020**

LEASING AGENTS

Amco Commercial Ltd
 3 Middlelon Rd
 Manchester, M8 5DT
 Pini Kautman 0161 773 3978 x508



MARKET AT LEASE

| Vacancy Rates | 2020 Q3 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.6% | ↔ 0.0% |
| Market Overall | 2.4% | ▲ 2.3% |

| Same Store Asking Rent/SF | 2020 Q3 | YOY |
|---------------------------|---------|---------|
| Current Building | £5.40 | ▲ 16.4% |
| Submarket 1-3 Star | £5.04 | ▲ 7.4% |
| Market Overall | £5.54 | ▲ 8.8% |

| Submarket Leasing Activity | 2020 Q3 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 467,543 | ▼ 37.3% |
| Months On Market | 11.5 | ▲ 5.5 |

PROPERTY

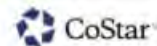
Property Type: **Industrial** NIA: **67,087 SF**
 Status: **Built 1832** Floors: **2**
 Tenancy: **Multi** Floor Area: **33,543 SF**
 Construction: **Masonry** Vacancy at Lease: **0.0%**
 Land Area: **2.98**

LEASE NOTES

A private individual has taken industrial space within Unit 105 of Spring Grove.



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Lease Comps Details

Lease Comps Report

Leeds Rd

Huddersfield, HD1 6PA - Kirklees Submarket



TENANT

Tenant Name: **Cycle Works**
Industry: **Retailer**

LEASE

SF Leased: **1,020 SF**
Sign Date: **Jun 2020**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**
Suite: **1**

RENTS

Asking Rent: **£13.23/SF**
Achieved Rent: **£12.74/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **3.70%**
Rent Free Months: **2 Months**
Buildout Status: **Full Build-Out**
Space Condition: **Average**

LEASE TERM

Start Date: **Jun 2020**
Expiry Date: **Jun 2023**
Lease Term: **3 Years**

TIME ON MARKET

Date On Market: **Sep 2019**
Date Off Market: **Jun 2020**
Months on Market: **10 Months**

TIME VACANT

Date Occupied: **Jun 2020**

MARKET AT LEASE

| Vacancy Rates | 2020 Q2 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.6% | ▼ -0.2% |
| Market Overall | 2.3% | ▼ -0.1% |

| Same Store Asking Rent/SF | 2020 Q2 | YOY |
|---------------------------|---------|--------|
| Current Building | £14.49 | ▲ 4.0% |
| Submarket 2-4 Star | £4.94 | ▲ 7.2% |
| Market Overall | £5.42 | ▲ 8.2% |

| Submarket Leasing Activity | 2020 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 460,625 | ▼ -31.2% |
| Months On Market | 9.3 | ▲ 2.3 |

LEASING AGENTS

Walker Singleton (Commercial) Ltd
New North Rd
Huddersfield, HD1 5LQ
Ross Thornton 01484 477624

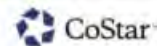
Hanson Chartered Surveyors
83 Fitzwilliam St
Huddersfield, HD1 5LQ
Philip Deakin 01484 432043

PROPERTY

Property Type: **Industrial** N/A: **15,559 SF**
Status: **Built 1999** Floors: **1**
Tenancy: **Multi** Floor Size: **15,559 SF**
Construction: **Steel** Eaves Height: **17'**
Vacancy at Lease: **0.0%**



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Lease Comps Details

Lease Comps Report



Spring Grove

Huddersfield, HD7 5QG - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 2,367 SF |
| Sign Date: | Jun 2020 |
| Space User: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|---------------------|-----------------|
| Achieved Rent: | £3.04/SF |
| Net Effective Rept: | £3.04/SF |

PROPERTY EXPENSES

| | |
|----------|------------------------------------|
| Service: | Fully Repairing & In... |
|----------|------------------------------------|

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jun 2020 |
| Expiry Date: | Jun 2027 |
| Lease Term: | 7 Years |

TIME VACANT

| | |
|----------------|-----------------|
| Date Occupied: | Jun 2020 |
|----------------|-----------------|

LEASING AGENTS

Amco Commercial Ltd
 3 Middlelon Rd
 Manchester, M8 5DT
 P/N Kautman 0161 773 3078 x506



MARKET AT LEASE

| Vacancy Rates | 2020 Q2 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.5% | ↓ -0.3% |
| Market Overall | 2.3% | ↓ -0.1% |

| Same Store Asking Rent/SF | 2020 Q2 | YOY |
|---------------------------|---------|---------|
| Current Building | £5.20 | ↑ 15.0% |
| Submarket 1-3 Star | £4.95 | ↑ 7.1% |
| Market Overall | £5.42 | ↑ 8.2% |

| Submarket Leasing Activity | 2020 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 460,625 | ↓ -01.2% |
| Months On Market | 9.3 | ↑ 2.3 |

PROPERTY

| | | | |
|----------------|-------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 67,087 SF |
| Status: | Built 1832 | Floors: | 2 |
| Tenancy: | Multi | Floor Sizes: | 33,543 SF |
| Construction: | Masonry | Vacancy at Lease: | 0.0% |
| | | Land Area: | 2.98 |

LEASE NOTES

A new tenant has taken industrial accommodation within Unit 15A of Spring Grove.

Lease Comps Details

Lease Comps Report

Wakefield Rd - Anchor Business Park
Liversedge, WF15 6AU - Kirklees Submarket

★★★★★



TENANT

Tenant Name: **Ocotopoda Innovations Ltd**
Industry: **Professional, Scientific, and Technical Services**

LEASE

SF Leased: **2,029 SF**
Sign Date: **Jun 2020**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND, 1 Floor**

RENTS

Asking Rent: **£7.02/SF**
Achieved Rent: **£7.50/SF**
Net Effective Rent: **£7.05/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **-6.84%**
Rent Free Months: **2 Months**

LEASE TERM

Start Date: **Jun 2020**
Expiry Date: **Jun 2023**
Lease Term: **3 Years**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Business Rates: **£3.53/SF**

TIME ON MARKET

Date On Market: **Dec 2019**
Date Off Market: **Jun 2020**
Months on Market: **7 Months**

TIME VACANT

Date Occupied: **Jun 2020**

MARKET AT LEASE

| Vacancy Rates | 2020 Q2 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.5% | ↓ -0.3% |
| Market Overall | 2.3% | ↓ -0.1% |

| Same Store Asking Rent/SF | 2020 Q2 | YOY |
|---------------------------|---------|---------|
| Current Building | £5.81 | ▲ 13.7% |
| Submarket 1-3 Star | £4.95 | ▲ 7.1% |
| Market Overall | £5.42 | ▲ 8.2% |

| Submarket Leasing Activity | 2020 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 460,625 | ↓ -31.2% |
| Months On Market | 9.3 | ▲ 2.3 |

LEASING AGENTS

Metcalfe Commercial
93 Little Ln
Huddersfield, HD8 0UA
Jason Metcalfe 01484 240220

PROPERTY

| | | | |
|----------------|-------------------|-------------------|------------------|
| Property Type: | Industrial | N/A: | 63,900 SF |
| Status: | Built 1929 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 31,950 SF |
| Construction: | Masonry | Eaves Height: | 17' |
| | | Vacancy at Lease: | 0.0% |
| | | Land Area: | 0.96 |

LEASE NOTES

Ocotopoda Innovations Ltd on 19/06/2020 agreed to let 2,029 sq ft of industrial space at Unit 5, Anchor Business Park, Liversedge. They signed for 3 years for a rental rate of £7.50 per sq ft.

Lease Comps Details

Lease Comps Report

New Mill Rd - Crossley Mills
Holmfirth, HD9 6PL - Kirklees Submarket

★ ★ ★ ★ ★



TENANT

Tenant Name: **J.S. Movers UK**

LEASE

SF Leased: **635 SF**
Sign Date: **Apr 2020**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Asking Rent: **£7.87/SF**
Achieved Rent: **£7.87/SF**
Net Effective Rent: **£7.87/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**

LEASE TERM

Start Date: **Apr 2020**
Expiry Date: **Apr 2023**
Lease Term: **3 Years**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**

TIME ON MARKET

Date On Market: **Feb 2020**
Date Off Market: **Apr 2020**
Months on Market: **3 Months**

TIME VACANT

Date Vacated: **Mar 2020**
Date Occupied: **Apr 2020**
Months Vacant: **1 Month**

MARKET AT LEASE

| Vacancy Rates | 2020 Q2 | YOY |
|--------------------|---------|---------|
| Current Building | 9.3% | ▲ 8.1% |
| Submarket 1-3 Star | 1.5% | ▼ -0.8% |
| Market Overall | 2.3% | ▼ -0.1% |

| Same Store Asking Rent/SF | 2020 Q2 | YOY |
|---------------------------|---------|---------|
| Current Building | £6.13 | ▲ 13.1% |
| Submarket 1-3 Star | £4.95 | ▲ 7.1% |
| Market Overall | £5.42 | ▲ 8.2% |

| Submarket Leasing Activity | 2020 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 460,625 | ▼ -31.2% |
| Months On Market | 9.3 | ▲ 2.3 |

LEASING AGENTS

Brackenridge Hanson Tate
8 Lisbon Sq
Leeds, LS1 4LY
Tom Grimshaw 0113 244 9020

PROPERTY

Property Type: **Industrial** N/A: **65,487 SF**
Status: **Built 1980** Floors: **2**
Tenancy: **Multi** Floor Size: **32,744 SF**
Construction: **Masonry** Eaves Height: **10'7"**
Vacancy at Lease: **9.3%**
Land Acres: **1.74**



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Lease Comps Details

Lease Comps Report

Royd St - Royd Street Mills
Huddersfield, HD3 4QY - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 704 SF |
| Sign Date: | Apr 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|----------------|---------------------------|
| Asking Rent: | £9.00/SF-£10.00/SF |
| Achieved Rent: | £9.23/SF |

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Apr 2020 |
| Expiry Date: | Mar 2023 |
| Lease Term: | 3 Years |

CONCESSIONS AND BUILDOUT

| | |
|------------------|-----------------------|
| Asking Discount: | 2.84% |
| Buildout Status: | Full Build-Out |
| Space Condition: | Average |

PROPERTY EXPENSES

| | |
|----------|------------------------------------|
| Service: | Fully Repairing & In... |
|----------|------------------------------------|

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Nov 2019 |
| Date Off Market: | Apr 2020 |
| Months on Market: | 5 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Occupied: | Apr 2020 |
|----------------|-----------------|

LEASING AGENTS

Walker Singleton (Commercial) Ltd
New North Rd
Huddersfield, HD1 5LG
Ross Thornton D1484 477624

MARKET AT LEASE

| Vacancy Rates | 2020 Q2 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.5% | ▼ -0.3% |
| Market Overall | 2.3% | ▼ -0.1% |

| Same Store Asking Rent/SF | 2020 Q2 | YOY |
|---------------------------|---------|---------|
| Current Building | £7.09 | ▲ 39.0% |
| Submarket 1-3 Star | £4.95 | ▲ 7.1% |
| Market Overall | £5.42 | ▲ 8.2% |

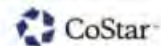
| Submarket Leasing Activity | 2020 Q2 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 460,625 | ▼ -91.2% |
| Months On Market | 9.3 | ▲ 2.3 |

PROPERTY

| | | | |
|----------------|-------------------|-------------------|-----------------|
| Property Type: | Industrial | N/A: | 1,386 SF |
| Status: | Built 1950 | Floors: | 2 |
| Tenancy: | - | Floor Size: | 693 SF |
| Construction: | Masonry | Vacancy at Lease: | 0.0% |



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Lease Comps Details

Lease Comps Report

11-14 Tanyard Rd - Denard Industrial Estate
Huddersfield, HD3 4NB - Kirklees Submarket

★★★★★



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,590 SF |
| Sign Date: | Mar 2020 |
| Space User: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 12, 13 |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £9.01/SF |
|--------------|----------|

LEASE TERM

| | |
|-------------|----------|
| Start Date: | Apr 2020 |
|-------------|----------|

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Oct 2019 |
| Date Off Market: | Mar 2020 |
| Months on Market: | 6 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Oct 2019 |
| Date Occupied: | Apr 2020 |
| Months Vacant: | 6 Months |

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Johnathan Littley 01484 550183
Jonathan Wilson 01484 558231

MARKET AT LEASE

| Vacancy Rates | 2020 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 63.1% | - |
| Submarket 1-3 Star | 1.0% | ▼ -3.6% |
| Market Overall | 1.9% | ▼ -0.4% |

| Same Store Asking Rent/SF | 2020 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £9.03 | ▲ 4.3% |
| Submarket 1-3 Star | £4.87 | ▲ 8.8% |
| Market Overall | £5.32 | ▲ 7.7% |

| Submarket Leasing Activity | 2020 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 865,198 | ▲ 349.5% |
| Months On Market | 7.3 | ▼ -8.5 |

PROPERTY

| | | | |
|----------------|------------|-------------------|----------|
| Property Type: | Industrial | N/A: | 2,519 SF |
| Status: | Built 2019 | Floors: | 1 |
| Tenancy: | - | Floor Size: | 2,519 SF |
| | | Vacancy at Lease: | 63.1% |

Lease Comps Details

Lease Comps Report

Colne Valley Bus Parade
Huddersfield, HD7 5QG - Kirklees Submarket

★★★★★



TENANT

Tenant Name: **Luxury Bedding Company**
Industry: **Retailer**

LEASE

SF Leased: **830 SF**
Sign Date: **Feb 2020**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **1st Floor**

RENTS

Asking Rent: **£2.89/SF**
Achieved Rent: **£2.90/SF**
Net Effective Rent: **£2.90/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **-0.35%**
Buildout Status: **Full Build-Out**

LEASE TERM

Start Date: **Feb 2020**
Expiry Date: **Feb 2021**
Lease Term: **2 Years**

PROPERTY EXPENSES

Services: **Fully Repairing & In...**

TIME ON MARKET

Date On Market: **Dec 2019**
Date Off Market: **Mar 2020**
Months on Market: **3 Months**

TIME VACANT

Date Occupied: **Mar 2020**

MARKET AT LEASE

| Vacancy Rates | 2020 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.0% | ▼ -6.6% |
| Market Overall | 1.9% | ▼ -0.4% |

| Same Store Asking Rent/SF | 2020 Q1 | YOY |
|---------------------------|---------|---------|
| Current Building | £5.00 | ▲ 12.9% |
| Submarket 1-3 Star | £4.87 | ▲ 0.8% |
| Market Overall | £5.32 | ▲ 7.7% |

| Submarket Leasing Activity | 2020 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 865,198 | ▲ 345.5% |
| Months On Market | 7.3 | ▼ -8.5 |

LEASING AGENTS

Amco Commercial Ltd
3 Middleton Rd
Manchester, M8 5DT
Pini Kaufman 0161 773 3978 X300

PROPERTY

Property Type: **Industrial** N/A: **67,087 SF**
Status: **Built 1832** Floors: **2**
Tenancy: **Multi** Floor Size: **33,543 SF**
Construction: **Masonry** Vacancy at Lease: **0.0%**
Land Acres: **2.98**

Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



LEASE

SF Leased: **958 SF**
Sign Date: **Feb 2020**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND, 1 Floor**
Suite: **Unit 9 & 9A**

RENTS

Asking Rent: **£7.52/SF**
Achieved Rent: **£7.52/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**
Buildout Status: **Partial Build-Out**
Space Condition: **Average**

LEASE TERM

Start Date: **Feb 2020**
Expiry Date: **Feb 2021**
Lease Term: **1 Year**

TIME ON MARKET

Date On Market: **Jan 2020**
Date Off Market: **Feb 2020**
Months on Market: **1 Months**

TIME VACANT

Date Occupied: **Feb 2020**

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Johnathan Uttley 01484 558103

MARKET AT LEASE

| Vacancy Rates | 2020 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.0% | ▼ -0.6% |
| Market Overall | 1.9% | ▼ -0.4% |

| Same Store Asking Rent/SF | 2020 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.46 | ▲ 7.8% |
| Submarket 1-3 Star | £4.87 | ▲ 0.8% |
| Market Overall | £5.32 | ▲ 7.7% |

| Submarket Leasing Activity | 2020 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 865,198 | ▲ 349.5% |
| Months On Market | 7.3 | ▼ -8.5 |

PROPERTY

Property Type: **Industrial** N/A: **11,069 SF**
Status: **Built 1975** Floors: **3**
Tenancy: **Multi** Floor Size: **9,112 SF**
Construction: **Masonry** Vacancy at Lease: **0.0%**

Lease Comps Details

Lease Comps Report



Anchor Bridge Way

Dewsbury, WF12 9QS - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,980 SF |
| Sign Date: | Jan 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

PROPERTY EXPENSES

| | |
|----------|-------------------------|
| Service: | Internal Repairing O... |
|----------|-------------------------|

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Feb 2020 |
| Expiry Date: | Feb 2023 |
| Lease Term: | 3 Years |

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Nov 2019 |
| Date Off Market: | Feb 2020 |
| Months on Market: | 2 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Nov 2019 |
| Date Occupied: | Feb 2020 |
| Months Vacant: | 2 Months |

LEASING AGENTS

Ryden
 34 St Pauls St
 Leeds, LS1 2QB
 Dan Hodge 0113 386 8806

MARKET AT LEASE

| Vacancy Rates | 2020 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 100% | ▲ 100% |
| Submarket 2-4 Star | 1.1% | ▼ -0.5% |
| Market Overall | 1.9% | ▼ -0.4% |

| Same Store Asking Rent/SF | 2020 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £13.29 | ▲ 3.1% |
| Submarket 2-4 Star | £4.86 | ▲ 6.5% |
| Market Overall | £5.32 | ▲ 7.7% |

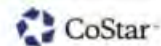
| Submarket Leasing Activity | 2020 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 865,198 | ▲ 349.0% |
| Months On Market | 7.3 | ▼ -8.5 |

PROPERTY

| | | | |
|----------------|----------------|-------------------|----------|
| Property Type: | Industrial | N/A: | 1,980 SF |
| Status: | Built Nov 1990 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 1,980 SF |
| Construction: | Steel | Vacancy at Lease: | 100% |



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Lease Comps Details

Lease Comps Report

19 Lower Fitzwilliam St
Huddersfield, HD1 6BA - Kirklees Submarket

★★★★★



LEASE

SF Leased: **1,359 SF**
Sign Date: **Jan 2020**
Space Use: **Industrial**
Lease Type: **Assignment**
Floor: **GRND Floor**

RENTS

Asking Rent: **£11.03/SF**

CONCESSIONS AND BUILDOUT

Buildout: **Standard Industrial**
Buildout Status: **Full Build-Out**

LEASE TERM

Start Date: **Jul 2020**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Business Rates: **£4.20/SF**



TIME ON MARKET

Date On Market: **Jan 2019**
Date Off Market: **Jun 2020**
Months on Market: **13 Months**

TIME VACANT

Date Vacated: **Jan 2019**
Date Occupied: **Jul 2020**
Months Vacant: **18 Months**

LEASING AGENTS

Hindley Lawrence
Warrington Rd
Warrington, WA3 5ZH
Paul Matrnr 0344 880 0034

MARKET AT LEASE

| Vacancy Rates | 2020 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 50.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.1% | ▼ -0.5% |
| Market Overall | 1.9% | ▼ -0.4% |

| Same Store Asking Rent/SF | 2020 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £11.14 | ▲ 2.6% |
| Submarket 2-4 Star | £4.86 | ▲ 8.5% |
| Market Overall | £5.32 | ▲ 7.7% |

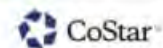
| Submarket Leasing Activity | 2020 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 865,198 | ▲ 349.0% |
| Months On Market | 7.3 | ▼ -8.5 |

PROPERTY

Property Type: **Industrial** N/A: **2,718 SF**
Status: **Built 2016** Floors: **1**
Tenancy: **-** Floor Size: **2,718 SF**
Construction: **Steel** Vacancy at Lease: **50.0%**



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Lease Comps Details

Lease Comps Report



Queens Mill Ln

Huddersfield, HD1 3RR - Kirklees Submarket



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 1,775 SF |
| Sign Date: | Jan 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 7 |

RENTS

| | |
|--------------|-----------------|
| Asking Rent: | £5.07/SF |
|--------------|-----------------|

CONCESSIONS AND BUILDOUT

| | |
|------------------|-----------------------|
| Buildout Status: | Full Build-Out |
| Space Condition: | Average |

LEASE TERM

| | |
|-------------|-----------------|
| Start Date: | Jan 2020 |
|-------------|-----------------|

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Nov 2019 |
| Date Off Market: | Jan 2020 |
| Months on Market: | 2 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Occupied: | Jan 2020 |
|----------------|-----------------|

LEASING AGENTS

Walker Singleton (Commercial) Ltd
 New North Rd
 Huddersfield, HD1 5LG
 Ross Thornton 01484 477624

MARKET AT LEASE

| Vacancy Rates | 2020 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.1% | ▼ -0.5% |
| Market Overall | 1.9% | ▼ -0.4% |

| Same Store Asking Rent/SF | 2020 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £5.79 | ▲ 4.2% |
| Submarket 2-4 Star | £4.86 | ▲ 0.3% |
| Market Overall | £5.32 | ▲ 7.7% |

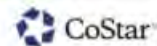
| Submarket Leasing Activity | 2020 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 865,198 | ▲ 349.0% |
| Months On Market | 7.3 | ▼ -0.5 |

PROPERTY

| | | | |
|----------------|-------------------|------------------|-----------------|
| Property Type: | Industrial | N/A: | 3,966 SF |
| Status: | Built 2006 | Floors: | 2 |
| Tenancy: | - | Floor Size: | 1,983 SF |
| Construction: | Steel | Vacancy @ Lease: | 0.0% |



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Lease Comps Details

Lease Comps Report

Whitacre St
Huddersfield, HD2 1LY - Kirklees Submarket

★★★★★



LEASE

| | |
|-------------|-------------------|
| SF Leased: | 670 SF |
| Sign Date: | Jan 2020 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |
| Suite: | 6F |

RENTS

| | |
|---------------------|-----------------|
| Asking Rent: | £4.77/SF |
| Achieved Rent: | £3.88/SF |
| Net Effective Rent: | £3.88/SF |

CONCESSIONS AND BUILDOUT

| | |
|------------------|---------------|
| Asking Discount: | 18.66% |
|------------------|---------------|

LEASE TERM

| | |
|--------------|-----------------|
| Start Date: | Jan 2020 |
| Expiry Date: | Dec 2022 |
| Lease Term: | 1 Year |

PROPERTY EXPENSES

| | |
|-----------------|-----------------|
| Service Charge: | £0.30/SF |
|-----------------|-----------------|

TIME ON MARKET

| | |
|-------------------|-----------------|
| Date On Market: | Aug 2019 |
| Date Off Market: | Feb 2020 |
| Months on Market: | 5 Months |

TIME VACANT

| | |
|----------------|-----------------|
| Date Vacated: | Aug 2019 |
| Date Occupied: | Feb 2020 |
| Months Vacant: | 5 Months |

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Wilson 01484 558231
Jonathan Utbley 01484 558133

MARKET AT LEASE

| Vacancy Rates | 2020 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 2.6% | ▼ -5.5% |
| Submarket 2-4 Star | 1.1% | ▼ -9.5% |
| Market Overall | 1.9% | ▼ -9.4% |

| Same Store Asking Rent/SF | 2020 Q1 | YOY |
|---------------------------|---------|---------|
| Current Building | £6.15 | ▲ 12.2% |
| Submarket 2-4 Star | £4.86 | ▲ 8.5% |
| Market Overall | £5.32 | ▲ 7.7% |

| Submarket Leasing Activity | 2020 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 865,198 | ▲ 188.0% |
| Months On Market | 7.3 | ▼ -8.5 |

PROPERTY

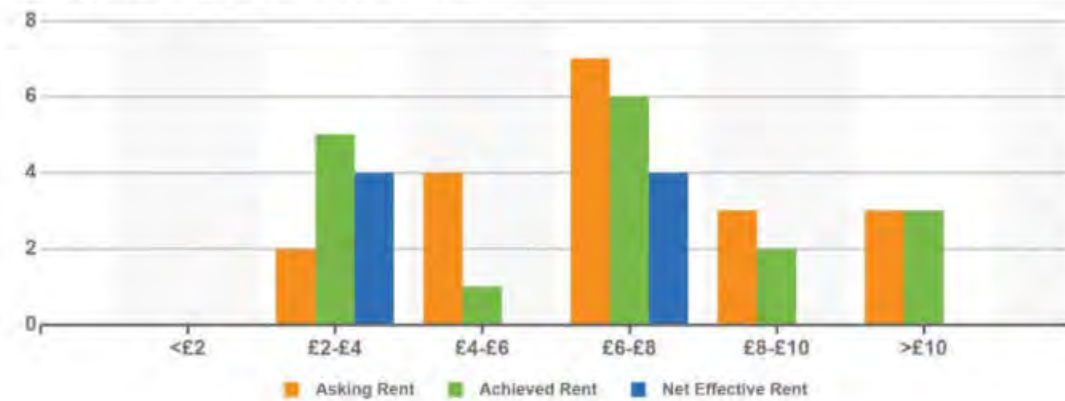
| | | | |
|----------------|-------------------------------|-------------------|------------------|
| Property Type: | Industrial | NIA: | 19,461 SF |
| Status: | Built 2006 | Floors: | 2 |
| Tenancy: | Multi | Floor Size: | 17,368 SF |
| Construction: | Steel | Eaves Height: | 20' |
| Parking: | 34 Surface Spaces a... | Vacancy at Lease: | 2.6% |
| | | Land Acres: | 0.33 |

Rents

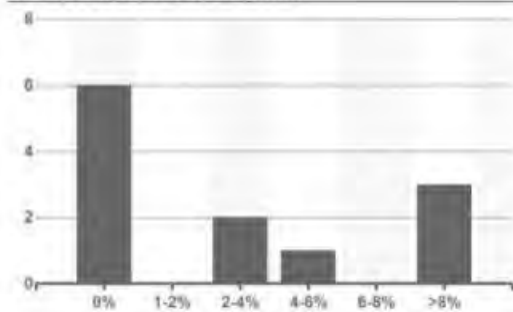
Lease Comps Report

| Asking Rent Per SF | Achieved Rent Per SF | Net Effective Rent Per SF | Avg. Rent Free Months |
|--------------------|----------------------|---------------------------|-----------------------|
| £6.97 | £6.73 | £5.34 | 1.7 |

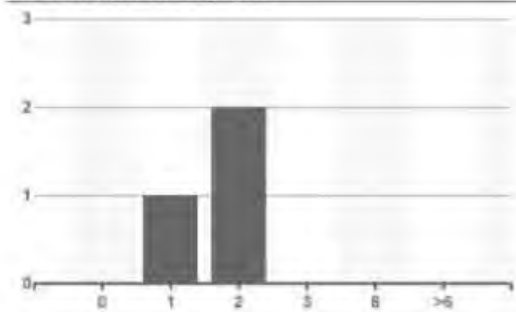
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



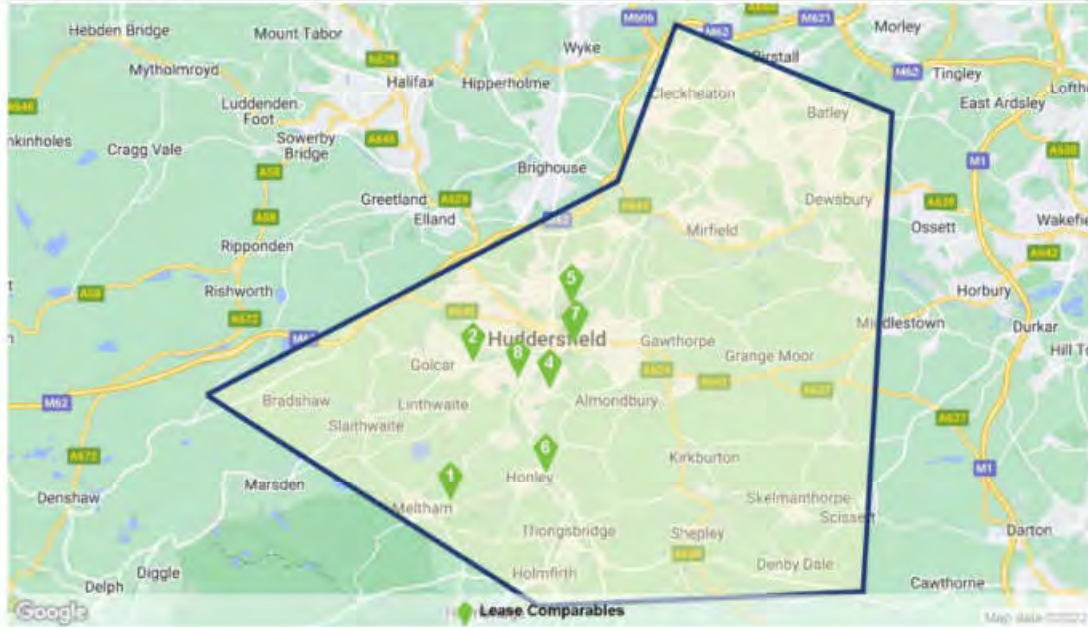
2021 Data

Lease Comps Summary

Lease Comps Report

| Deals | Asking Rent Per SF | Achieved Rent Per SF | Avg. Months On Market |
|----------|--------------------|----------------------|-----------------------|
| 9 | £7.72 | £8.18 | 7 |

LEASE COMPARABLES



SUMMARY STATISTICS

| Rent | Deals | Low | Average | Median | High |
|---------------------------|-------|--------|---------|--------|--------|
| Asking Rent Per SF | 8 | £4.63 | £7.72 | £7.61 | £13.23 |
| Achieved Rent Per SF | 5 | £5.00 | £8.18 | £8.88 | £13.23 |
| Net Effective Rent Per SF | - | - | - | - | - |
| Asking Rent Discount | 4 | -20.8% | 6.6% | 0.0% | 28.3% |
| TI Allowance | - | - | - | - | - |
| Rent Free Months | - | - | - | - | - |

| Lease Attributes | Deals | Low | Average | Median | High |
|----------------------|-------|------|---------|--------|-------|
| Months on Market | 8 | 1 | 7 | 2 | 23 |
| Deal Size | 9 | 471 | 1,039 | 969 | 2,080 |
| Lease Deal in Months | 9 | 24.0 | 48.0 | 60.0 | 72.0 |
| Floor Number | 9 | GRND | GRND | GRND | 1 |



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Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|-----------------------------------|-----------|-----------|-------|------------|------|-----------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
| 1 Meltham Mills Industrial... | ★ ★ ★ ★ ★ | 2,080 | GRND | 10/11/2021 | New | £5.00/iri | Achieved |
| 2 Whiteley St | ★ ★ ★ ★ ★ | 1,217 | GRND | 17/10/2021 | New | £9.00 | Achieved |
| 3 Silver St | ★ ★ ★ ★ ★ | 1,520 | GRND | 01/10/2021 | New | £6.90 | Asking |
| 4 1 Ruth St | ★ ★ ★ ★ ★ | 957 | GRND | 05/08/2021 | New | £8.88/iri | Achieved |
| 5 Leeds Rd | ★ ★ ★ ★ ★ | 1,020 | GRND | 04/03/2021 | New | £13.23 | Achieved |
| 6 Crossley Mills New Mill Rd | ★ ★ ★ ★ ★ | 635 | GRND | 10/02/2021 | New | £7.87/iri | Achieved |
| 7 Silver St | ★ ★ ★ ★ ★ | 969 | GRND | 01/02/2021 | New | £4.63/iri | Asking |
| 8 Railway Sawmills Burbeary Rd | ★ ★ ★ ★ ★ | 487 | GRND | 22/01/2021 | New | £8.14/iri | Asking |
| 9 Railway Sawmills Burbeary Rd | ★ ★ ★ ★ ★ | 471 | 1st | 22/01/2021 | New | £8.14/iri | Asking |

Lease Comps Details

Lease Comps Report

Meltham Mills Industrial Estate

Holmfirth, HD9 4DS - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 2,080 SF |
| Sign Date: | Nov 2021 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|----------------|----------|
| Asking Rent: | £6.97/SF |
| Achieved Rent: | £5.00/SF |

CONCESSIONS AND BUILDOUT

| | |
|------------------|--------|
| Asking Discount: | 28.26% |
|------------------|--------|

LEASE TERM

| | |
|--------------|----------|
| Start Date: | May 2022 |
| Expiry Date: | Apr 2025 |
| Lease Term: | 3 Years |

PROPERTY EXPENSES

| | |
|-----------------|-------------------------|
| Service: | Internal Repairing &... |
| Business Rates: | £2.21/SF |

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Oct 2021 |
| Date Off Market: | Nov 2021 |
| Months on Market: | 1 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | May 2022 |
| Date Occupied: | May 2022 |
| Months Vacant: | 1 Day |

LEASING AGENTS

Towndoor Ltd
 Meltham Mills Rd
 Holmfirth, HD9 4AR
 Jack Dixon 01484 850015

MARKET AT LEASE

| Vacancy Rates | 2021 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.3% | ▼ -0.4% |
| Market Overall | 2.1% | ↔ 0.0% |

| Same Store Asking Rent/SF | 2021 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £6.31 | ▲ 0.6% |
| Submarket 1-3 Star | £5.55 | ▲ 0.3% |
| Market Overall | £6.18 | ▲ 0.0% |

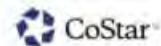
| Submarket Leasing Activity | 2021 Q4 | YOY |
|----------------------------|---------|--------|
| 12 Mo. Leased SF | - | - |
| Months On Market | 4.7 | ▼ -0.3 |

PROPERTY

| | | | |
|----------------|------------------------|-------------------|----------|
| Property Type: | Industrial | N/A: | 2,080 SF |
| Status: | Built 1900 | Floors: | 1 |
| Tenancy: | - | Floor Size: | 2,080 SF |
| Parking: | 3 free Reserved Spa... | Vacancy at Lease: | 0.0% |



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Lease Comps Details

Lease Comps Report



Whiteley St

Huddersfield, HD3 4LT - Kirklees Submarket



TENANT

Tenant Name: **The Wrap Lab**
 Industry: **Service type**

LEASE

SF Leased: **1,217 SF**
 Sign Date: **Oct 2021**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**
 Suite: **3**

RENTS

Achieved Rent: **£9.00/SF**

LEASE TERM

Start Date: **Oct 2021**
 Expiry Date: **Oct 2027**
 Lease Term: **6 Years**

TIME VACANT

Date Occupied: **Oct 2021**

MARKET AT LEASE

| Vacancy Rates | 2021 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.6% | ▼ -0.2% |
| Market Overall | 2.1% | ↔ 0.0% |

| Same Store Asking Rent/SF | 2021 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.28 | ▲ 3.4% |
| Submarket 2-4 Star | £5.55 | ▲ 3.4% |
| Market Overall | £6.16 | ▲ 3.0% |

| Submarket Leasing Activity | 2021 Q4 | YOY |
|----------------------------|---------|--------|
| 12 Mo. Leased SF | - | - |
| Months On Market | 4.7 | ▼ -8.2 |

LEASING AGENTS

Carter Towler
 Queen St
 Leeds, LS1 2TW
 Josh Holmes 0113 245 1447

PROPERTY

Property Type: **Industrial** N/A: **9,039 SF**
 Status: **Built 2011** Floors: **1**
 Tenancy: **Multi** Floor Size: **9,039 SF**
 Construction: **Steel** Eaves Height: **18'**
 Vacancy at Lease: **0.0%**

LEASE NOTES

The Wrap Lab has taken 1217 sq ft of industrial accommodation from 07.10.2021 on a 6 year lease at £9.0 psf.



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Lease Comps Details

Lease Comps Report

Silver St

Huddersfield, HD5 9AG - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 1,520 SF |
| Sign Date: | Oct 2021 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £6.90/SF |
|--------------|----------|

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Oct 2021 |
| Expiry Date: | Sep 2026 |
| Lease Term: | 5 Years |

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | May 2021 |
| Date Off Market: | Oct 2021 |
| Months on Market: | 5 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | May 2021 |
| Date Occupied: | Oct 2021 |
| Months Vacant: | 4 Months |



LEASING AGENTS

Boultons
 34 John William St
 Huddersfield, HD1 1EF
 Kim Davis (01484 511000)

MARKET AT LEASE

| Vacancy Rates | 2021 Q4 | YOY |
|--------------------|---------|---------|
| Current Building | 0.0% | == 0.0% |
| Submarket 1-3 Star | 1.3% | ▼ -0.4% |
| Market Overall | 2.1% | == 0.0% |

| Same Store Asking Rent/SF | 2021 Q4 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.85 | ▲ 3.6% |
| Submarket 1-3 Star | £5.55 | ▲ 3.3% |
| Market Overall | £6.18 | ▲ 3.8% |

| Submarket Leasing Activity | 2021 Q4 | YOY |
|----------------------------|---------|--------|
| 12 Mo. Leased SF | - | - |
| Months On Market | 4.7 | ▼ -8.8 |

PROPERTY

| | | | |
|----------------|------------|-------------------|----------|
| Property Type: | Industrial | N/A: | 5,518 SF |
| Status: | Built 1982 | Floors: | 1 |
| Tenancy: | Multi | Floor Size: | 5,518 SF |
| Construction: | Masonry | Vacancy at Lease: | 0.0% |
| | | Land Area: | 0.14 |

LEASE NOTES

An undisclosed tenant has taken space at Silver St, Unit 3, Huddersfield HD5 9AG comprising 1,520sqft of ground floor industrial accommodation from October 2021 on undisclosed terms.

Lease Comps Details

Lease Comps Report

1 Ruth St
Huddersfield, HD4 6JF - Kirklees Submarket



LEASE

SF Leased: **957 SF**
Sign Date: **Aug 2021**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**
Suite: **1D**

RENTS

Asking Rent: **£7.35/SF**
Achieved Rent: **£8.88/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **-20.82%**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**

LEASE TERM

Start Date: **Aug 2021**
Expiry Date: **Aug 2024**
Lease Term: **3 Years**

TIME ON MARKET

Date On Market: **Aug 2019**
Date Off Market: **Aug 2021**
Months on Market: **24 Months**

TIME VACANT

Date Vacated: **Aug 2019**
Date Occupied: **Aug 2021**
Months Vacant: **23 Months**

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Wilson 01484 558231
Jonathan Utbley 01484 553183

MARKET AT LEASE

| Vacancy Rates | 2021 Q3 | YOY |
|--------------------|---------|----------|
| Current Building | 58.0% | ▼ -10.2% |
| Submarket 1-3 Star | 1.4% | ▼ -9.2% |
| Market Overall | - | - |

| Same Store Asking Rent/SF | 2021 Q3 | YOY |
|---------------------------|---------|--------|
| Current Building | £4.58 | ▲ 1.6% |
| Submarket 1-3 Star | £5.43 | ▲ 7.7% |
| Market Overall | - | - |

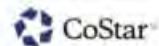
| Submarket Leasing Activity | 2021 Q3 | YOY |
|----------------------------|---------|-----|
| 12 Mo. Leased SF | - | - |
| Months On Market | - | - |

PROPERTY

Property Type: **Industrial** N/A: **9,390 SF**
Status: **Built 1900** Floors: **2**
Tenancy: **Multi** Floor Size: **4,695 SF**
Construction: **Masonry** Vacancy at Lease: **58.0%**



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Lease Comps Details

Lease Comps Report

Leeds Rd

Huddersfield, HD1 6PA - Kirklees Submarket



TENANT

Tenant Name: **CUCCTV**
Industry: **Retailer**

LEASE

SF Leased: **1,020 SF**
Sign Date: **Mar 2021**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**
Suite: **10**

RENTS

Asking Rent: **£13.23/SF**
Achieved Rent: **£13.23/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**
Buildout Status: **Full Build-Out**
Space Condition: **Average**

LEASE TERM

Start Date: **Mar 2021**
Expiry Date: **Mar 2026**
Lease Term: **5 Years**

TIME ON MARKET

Date On Market: **Sep 2019**
Date Off Market: **Mar 2021**
Months on Market: **16 Months**

TIME VACANT

Date Occupied: **Mar 2021**

MARKET AT LEASE

| Vacancy Rates | 2021 Q1 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 2-4 Star | 1.7% | ▲ 0.6% |
| Market Overall | 2.2% | ▲ 0.3% |

| Same Store Asking Rent/SF | 2021 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £15.16 | ▲ 0.0% |
| Submarket 2-4 Star | £5.22 | ▲ 7.4% |
| Market Overall | £5.76 | ▲ 8.2% |

| Submarket Leasing Activity | 2021 Q1 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 322,088 | ▼ 62.8% |
| Months On Market | 9.9 | ▲ 2.6 |

LEASING AGENTS

Walker Singleton (Commercial) Ltd
New North Rd
Huddersfield, HD1 5LG
Ross Thornton 01484 477624
Hanson Chartered Surveyors
83 Fitzwilliam St
Huddersfield, HD1 5LG
Philip Deakin 01484 432043

PROPERTY

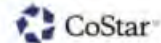
Property Type: **Industrial** N/A: **15,559 SF**
Status: **Built 1999** Floors: **1**
Tenancy: **Multi** Floor Size: **15,559 SF**
Construction: **Steel** Eaves Height: **17'**
Vacancy at Lease: **0.0%**

LEASE NOTES

CUCCTV have leased 1,020 sf at Unit 10, Leeds Road Mini Park, on a 5 year lease.



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Lease Comps Details

Lease Comps Report

New Mill Rd - Crossley Mills
Holmfirth, HD9 6PL - Kirklees Submarket



TENANT

Tenant Name: **KLH Gates and Automation**

LEASE

SF Leased: **635 SF**
Sign Date: **Feb 2021**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**
Suite: **Unit 16**

RENTS

Asking Rent: **£7.87/SF**
Achieved Rent: **£7.87/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**
Buildout Status: **Shell Space**
Space Condition: **Average**

LEASE TERM

Start Date: **Mar 2021**
Expiry Date: **Mar 2026**
Lease Term: **5 Years**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**
Business Rates: **£2.24/SF**

TIME ON MARKET

Date On Market: **Nov 2020**
Date Off Market: **Feb 2021**
Months on Market: **4 Months**

TIME VACANT

Date Vacated: **Dec 2020**
Date Occupied: **Mar 2021**
Months Vacant: **2 Months**

MARKET AT LEASE

| Vacancy Rates | 2021 Q1 | YOY |
|--------------------|---------|----------|
| Current Building | 0.0% | ▼ -10.2% |
| Submarket 1-3 Star | 1.7% | ▲ 0.6% |
| Market Overall | 2.2% | ▲ 0.3% |

| Same Store Asking Rent/SF | 2021 Q1 | YOY |
|---------------------------|---------|---------|
| Current Building | £6.70 | ▲ 12.9% |
| Submarket 1-3 Star | £5.23 | ▲ 7.3% |
| Market Overall | £5.76 | ▲ 8.2% |

| Submarket Leasing Activity | 2021 Q1 | YOY |
|----------------------------|---------|----------|
| 12 Mo. Leased SF | 322,088 | ▼ -62.8% |
| Months On Market | 9.9 | ▲ 2.8 |

LEASING AGENTS

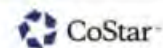
Brackenridge Hanson Tate
6 Leabon Sq
Leeds, LS1 4LY
Tom Grimshaw 0113 244 9020

PROPERTY

Property Type: **Industrial** N/A: **65,487 SF**
Status: **Built 1980** Floors: **2**
Tenancy: **Multi** Floor Size: **32,744 SF**
Construction: **Masonry** Eaves Height: **10'7"**
Vacancy at Lease: **0.0%**
Land Acres: **1.74**



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Lease Comps Details

Lease Comps Report

Silver St

Huddersfield, HD5 9AF - Kirklees Submarket



LEASE

| | |
|-------------|------------|
| SF Leased: | 969 SF |
| Sign Date: | Feb 2021 |
| Space Use: | Industrial |
| Lease Type: | Direct |
| Floor: | GRND Floor |

RENTS

| | |
|--------------|----------|
| Asking Rent: | £4.63/SF |
|--------------|----------|

CONCESSIONS AND BUILDOUT

| | |
|------------------|----------------|
| Buildout Status: | Full Build-Out |
| Space Condition: | Average |

LEASE TERM

| | |
|--------------|----------|
| Start Date: | Mar 2021 |
| Expiry Date: | Mar 2026 |
| Lease Term: | 5 Years |

PROPERTY EXPENSES

| | |
|----------|-------------------------|
| Service: | Fully Repairing & In... |
|----------|-------------------------|

TIME ON MARKET

| | |
|-------------------|----------|
| Date On Market: | Dec 2020 |
| Date Off Market: | Feb 2021 |
| Months on Market: | 2 Months |

TIME VACANT

| | |
|----------------|----------|
| Date Vacated: | Dec 2020 |
| Date Occupied: | Mar 2021 |
| Months Vacant: | 2 Months |

LEASING AGENTS

Bramleys LLP
 14-16 St Georges Sq
 Huddersfield, HD1 1LP
 Jonathan Wilson 01484 558231
 Johnathan Uttley 01484 558183

MARKET AT LEASE

| Vacancy Rates | 2021 Q1 | YOY |
|--------------------|---------|---------|
| Current Building | 83.4% | ▲ 83.4% |
| Submarket 2-4 Star | 1.7% | ▲ 0.6% |
| Market Overall | 2.2% | ▲ 0.2% |

| Same Store Asking Rent/SF | 2021 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £4.66 | ▲ 9.1% |
| Submarket 2-4 Star | £5.22 | ▲ 7.4% |
| Market Overall | £5.76 | ▲ 0.2% |

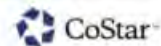
| Submarket Leasing Activity | 2021 Q1 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 322,088 | ▼ 62.8% |
| Months On Market | 9.9 | ▲ 2.6 |

PROPERTY

| | | | |
|----------------|------------|-------------------|----------|
| Property Type: | Industrial | N/A: | 7,899 SF |
| Status: | Built 1960 | Floors: | 1 |
| Tenancy: | - | Floor Size: | 7,899 SF |
| Construction: | Steel | Vacancy at Lease: | 83.4% |



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Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills Huddersfield, HD1 3UN - Kirklees Submarket



LEASE

SF Leased: **487 SF**
 Sign Date: **Jan 2021**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**
 Suite: **10-10A**

RENTS

Asking Rent: **£8.14/SF**

CONCESSIONS AND BUILDOUT

Buildout Status: **Full Build-Out**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**

LEASE TERM

Start Date: **Mar 2021**
 Expiry Date: **Mar 2023**
 Lease Term: **2 Years**

TIME ON MARKET

Date On Market: **Nov 2020**
 Date Off Market: **Feb 2021**
 Months on Market: **2 Months**

TIME VACANT

Date Vacated: **Nov 2020**
 Date Occupied: **Mar 2021**
 Months Vacant: **3 Months**

LEASING AGENTS

Bramleys LLP
 14-16 St Georges Sq
 Huddersfield, HD1 1LP
 Johnnivan Uibey 01484 558133

MARKET AT LEASE

| Vacancy Rates | 2021 Q1 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.7% | ▲ 0.6% |
| Market Overall | 2.2% | ▲ 0.3% |

| Same Store Asking Rent/SF | 2021 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.86 | ▲ 3.4% |
| Submarket 1-3 Star | £5.23 | ▲ 7.3% |
| Market Overall | £5.76 | ▲ 8.2% |

| Submarket Leasing Activity | 2021 Q1 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 322,088 | ▼ 62.8% |
| Months On Market | 9.9 | ▲ 2.6 |

PROPERTY

Property Type: **Industrial** N/A: **11,069 SF**
 Status: **Built 1975** Floors: **3**
 Tenancy: **Multi** Floor Size: **9,112 SF**
 Construction: **Masonry** Vacancy at Lease: **0.0%**

Lease Comps Details

Lease Comps Report

Burbeary Rd - Railway Sawmills
Huddersfield, HD1 3UN - Kirklees Submarket

★★★★★



LEASE

SF Leased: **471 SF**
Sign Date: **Jan 2021**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **1st Floor**
Suite: **10-10A**

RENTS

Asking Rent: **£8.14/SF**

CONCESSIONS AND BUILDOUT

Buildout Status: **Full Build-Out**

PROPERTY EXPENSES

Service: **Fully Repairing & In...**

LEASE TERM

Start Date: **Mar 2021**
Expiry Date: **Mar 2023**
Lease Term: **2 Years**

TIME ON MARKET

Date On Market: **Nov 2020**
Date Off Market: **Feb 2021**
Months on Market: **2 Months**

TIME VACANT

Date Vacated: **Nov 2020**
Date Occupied: **Mar 2021**
Months Vacant: **3 Months**

LEASING AGENTS

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Johnstrivan Uttley 01484 558103

MARKET AT LEASE

| Vacancy Rates | 2021 Q1 | YOY |
|--------------------|---------|--------|
| Current Building | 0.0% | ↔ 0.0% |
| Submarket 1-3 Star | 1.7% | ▲ 0.6% |
| Market Overall | 2.2% | ▲ 0.3% |

| Same Store Asking Rent/SF | 2021 Q1 | YOY |
|---------------------------|---------|--------|
| Current Building | £7.86 | ▲ 9.4% |
| Submarket 1-3 Star | £5.23 | ▲ 7.3% |
| Market Overall | £5.76 | ▲ 8.2% |

| Submarket Leasing Activity | 2021 Q1 | YOY |
|----------------------------|---------|---------|
| 12 Mo. Leased SF | 322,088 | ▼ 62.8% |
| Months On Market | 9.9 | ▲ 2.5 |

PROPERTY

Property Type: **Industrial** N/A: **11,069 SF**
Status: **Built 1975** Floors: **3**
Tenancy: **Multi** Floor Size: **9,112 SF**
Construction: **Masonry** Vacancy at Lease: **0.0%**

Rents

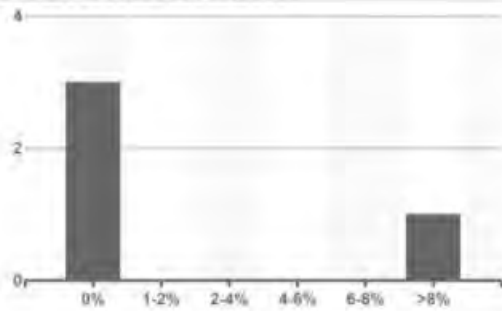
Lease Comps Report

| Asking Rent Per SF | Achieved Rent Per SF | Net Effective Rent Per SF | Avg. Rent Free Months |
|--------------------|----------------------|---------------------------|-----------------------|
| £7.72 | £8.18 | - | - |

DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS

No data available for the current selection

2022 Data

Sheppard Planning

Lease Comps Summary

Lease Comps Report

| Deals | Asking Rent Per SF | Achieved Rent Per SF | Avg. Months On Market |
|------------|--------------------|----------------------|-----------------------|
| 207 | £5.85 | £6.50 | 10 |

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

| Rent | Deals | Low | Average | Median | High |
|---------------------------|-------|---------|---------|--------|--------|
| Asking Rent Per SF | 121 | £1.28 | £5.85 | £6.75 | £16.25 |
| Achieved Rent Per SF | 106 | £1.87 | £6.50 | £6.91 | £27.00 |
| Net Effective Rent Per SF | 30 | £1.87 | £5.74 | £6.29 | £12.01 |
| Asking Rent Discount | 58 | -101.8% | -4.5% | 0.0% | 28.3% |
| TI Allowance | - | - | - | - | - |
| Rent Free Months | 15 | 1 | 5 | 3 | 18 |

| Lease Attributes | Deals | Low | Average | Median | High |
|----------------------|-------|------|---------|--------|-------|
| Months on Market | 167 | 1 | 10 | 6 | 53 |
| Deal Size | 207 | 145 | 3,603 | 2,840 | 9,900 |
| Lease Deal in Months | 126 | 3.0 | 56.0 | 60.0 | 240.0 |
| Floor Number | 206 | GRND | GRND | GRND | MEZZ |



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18/10/2022

Page 1

Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|---|--------|-----------|--------|------------|------|-----------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
| 1 60 Thornes Ln | ★★★★★ | 2,248 | GRND | 12/10/2022 | New | £5.44 | Asking |
| 2 Cannon Way | ★★★★★ | 1,847 | GRND | 29/09/2022 | New | £8.12 | Asking |
| 3 Cannon Way | ★★★★★ | 2,241 | GRND | 12/09/2022 | New | £7.14 | Asking |
| 4 Alma Works Freds Pl | ★★★★★ | 5,388 | GRND | 12/09/2022 | New | £4.40/ft | Asking |
| 5 Industry Rd | ★★★★★ | 5,722 | GRND | 12/09/2022 | New | £3.40 | Effective |
| 6 D11 Knowle Ln | ★★★★★ | 763 | GRND | 25/08/2022 | New | £10.48/ft | Achieved |
| 7 Dyehouse Ln | ★★★★★ | 2,810 | GRND | 05/08/2022 | New | £6.94/ft | Effective |
| 8 Harley Mill Harley St | ★★★★★ | 7,501 | GRND | 02/08/2022 | New | £2.67 | Asking |
| 9 Enterprise Way | ★★★★★ | 1,494 | GRND | 01/08/2022 | New | £10.04 | Asking |
| 10 Tadman St | ★★★★★ | 4,691 | GRND | 01/08/2022 | New | £6.28/ft | Asking |
| 11 Tong Rd | ★★★★★ | 4,444 | GRND,1 | 01/08/2022 | New | £7.29 | Asking |
| 12 Gelderd Park Gelderd Rd | ★★★★★ | 5,000 | GRND | 27/07/2022 | New | - | - |
| 12 Gelderd Park Gelderd Rd | ★★★★★ | 3,500 | GRND | 27/07/2022 | New | - | - |
| 13 Wellington Rd | ★★★★★ | 3,665 | GRND | 26/07/2022 | New | £9.00/ft | Achieved |
| 14 Karrier Works Nile St | ★★★★★ | 3,390 | GRND,1 | 25/07/2022 | New | - | - |
| 15 Albert St | ★★★★★ | 2,786 | GRND | 07/07/2022 | New | £9.70 | Effective |
| 16 West Leeds Industrial Park 587 Stanningley Rd | ★★★★★ | 2,320 | GRND | 27/06/2022 | New | £7.74 | Effective |
| 17 Hillam Court Hillam Rd | ★★★★★ | 2,742 | GRND | 23/06/2022 | New | - | - |
| 18 Crossley Mills New Mill Rd | ★★★★★ | 1,123 | GRND | 16/06/2022 | New | £6.66/ft | Effective |
| 19 Innovation 25, Bradley B... Bradley Business Park | ★★★★★ | 4,800 | GRND | 13/06/2022 | New | - | - |
| 19 Innovation 25, Bradley B... Bradley Business Park | ★★★★★ | 5,000 | GRND | 13/06/2022 | New | - | - |

Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|--------------------------------|--------|-----------|----------|------------|---------|------------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
| 20 140 Hall Ln | ★★★★★ | 9,500 | GRND,... | 13/06/2022 | New | £4.21 | Achieved |
| 21 Knowle Ln | ★★★★★ | 6,934 | GRND | 09/06/2022 | New | £4.69 | Asking |
| 22 Grant Ave | ★★★★★ | 1,144 | GRND | 03/06/2022 | Renewal | £11.50/fri | Achieved |
| 23 Armytage Rd | ★★★★★ | 6,500 | GRND | 01/06/2022 | New | £8.46/fri | Asking |
| 24 Building B Commercial St | ★★★★★ | 4,577 | GRND | 27/05/2022 | New | £4.36/fri | Effective |
| 25 Elmfield Rd | ★★★★★ | 2,500 | GRND | 23/05/2022 | New | £7.80 | Asking |
| 26 3 Cross Pipes | ★★★★★ | 1,600 | GRND | 18/05/2022 | New | £16.25 | Asking |
| 27 Gibraltar Island Rd | ★★★★★ | 6,320 | GRND | 18/05/2022 | New | - | - |
| 28 Intercity Way | ★★★★★ | 1,192 | GRND | 17/05/2022 | New | £9.25/fri | Asking |
| 29 Hiliam Ct | ★★★★★ | 2,718 | GRND | 14/05/2022 | New | £7.00 | Achieved |
| 30 Spring Grove | ★★★★★ | 145 | GRND | 09/05/2022 | New | £12.41 | Asking |
| 30 Spring Grove | ★★★★★ | 145 | GRND | 09/05/2022 | New | £12.41 | Asking |
| 31 Wakefield Rd | ★★★★★ | 2,516 | GRND | 29/04/2022 | New | £6.75 | Achieved |
| 32 Wellington St | ★★★★★ | 5,661 | GRND,... | 26/04/2022 | New | £7.42 | Achieved |
| 33 Leeds Rd | ★★★★★ | 1,020 | GRND | 21/04/2022 | New | £13.24 | Asking |
| 34 Bradford Rd | ★★★★★ | 4,400 | GRND | 05/04/2022 | New | £11.32/fri | Asking |
| 35 8 Shannon Rd | ★★★★★ | 1,565 | GRND | 23/03/2022 | New | £6.12 | Effective |
| 36 573-587 Stanningley Rd | ★★★★★ | 2,320 | GRND | 23/03/2022 | New | £7.76 | Achieved |
| 37 6 Clyde St | ★★★★★ | 800 | GRND | 14/03/2022 | New | £8.12 | Asking |
| 38 Moorhouse Av | ★★★★★ | 3,336 | GRND | 10/03/2022 | New | £8.09/fri | Asking |
| 39 Brown | ★★★★★ | 7,737 | GRND,1 | 09/03/2022 | New | - | - |

Lease Comps Summary

Lease Comps Report

| Property Name - Address | Rating | Lease | | | | Rents | |
|-------------------------|--------|-----------|--------|------------|------|-----------|-----------|
| | | SF Leased | Floor | Sign Date | Type | Rent | Rent Type |
| 40 5 Intercity Way | ★★★★★ | 8,678 | GRND,1 | 09/03/2022 | New | - | - |
| 41 Gelderd Ln | ★★★★★ | 8,784 | GRND,1 | 22/02/2022 | New | - | - |
| 42 Moorhouse Ave | ★★★★★ | 2,020 | GRND | 22/02/2022 | New | - | - |
| 43 Whitehall Rd | ★★★★★ | 3,859 | GRND | 22/02/2022 | New | - | - |
| 44 Bath Rd | ★★★★★ | 2,486 | GRND | 21/02/2022 | New | £7.00/fri | Asking |
| 45 Railway St | ★★★★★ | 725 | GRND | 21/02/2022 | New | £7.50/fri | Asking |
| 46 Railway St | ★★★★★ | 1,818 | GRND | 21/02/2022 | New | £6.49/fri | Asking |
| 47 Barras Garth Rd | ★★★★★ | 1,500 | GRND,1 | 18/02/2022 | New | £7.31 | Effective |

Take Up Data: 2022 Analysis

Costar Lease data, units under 2,500 sqft / 232sqm, 2022 only

| Unit | Location | Authority Area | Size (*sqft) |
|-----------------------------------|---------------------|----------------|---------------|
| 1 | Cannon Way | Kirklees | 1,847 |
| 2 | Cannon Way | Barnsley | 2,241 |
| 3 | Knowle Lane | Kirklees | 763 |
| 4 | Enterprise Way | Bradford | 1,494 |
| 5 | West Leeds Ind Park | Leeds | 2,320 |
| 6 | Crossley Mills | Kirklees | 1,123 |
| 7 | Grant Avenue | Leeds | 1,144 |
| 8 | Elmfield Road | Leeds | 2,500 |
| 9 | Intercity Way | Leeds | 1,192 |
| 10 | Spring Grove | Kirklees | 145 |
| 11 | Spring Grove | Kirklees | 145 |
| 12 | Wakefield Road | Wakefield | 2,516 |
| 13 | Leeds Road | Kirklees | 1,020 |
| 14 | 8 Shannon Road | Leeds | 1,565 |
| 15 | 6 Clyde Street | Bradford | 800 |
| 16 | Moorhouse Avenue | Leeds | 2,020 |
| 17 | Bath Road | Leeds | 2,486 |
| 18 | Railway Street | Leeds | 725 |
| 19 | Railway Street | Leeds | 1,818 |
| 20 | Barras Garth Rd | Leeds | 1,500 |
| 2022 Total (sqft) | | | 29,364 |
| Kirklees 2022 Total (sqft) | | | 5,043 |

Appendix 3: Business Birth and Entrepreneurship Data

Table 1: Data on Business Births and Deaths in West Yorkshire

Business Births

| | 2017 | 2018 | 2019 | 2020 | 2021 |
|------------|------|------|------|------|------|
| Bradford | 2080 | 2040 | 2230 | 2115 | 2360 |
| Calderdale | 900 | 1250 | 1030 | 870 | 1135 |
| Kirklees | 1735 | 1760 | 2045 | 2170 | 2045 |
| Leeds | 3540 | 3775 | 3890 | 3815 | 4105 |
| Wakefield | 1230 | 1185 | 1260 | 1285 | 1410 |

Business Deaths

| | 2017 | 2018 | 2019 | 2020 | 2021 |
|------------|------|------|------|------|------|
| Bradford | 2060 | 1695 | 1795 | 1770 | 1905 |
| Calderdale | 890 | 820 | 995 | 1030 | 1085 |
| Kirklees | 1780 | 1600 | 1515 | 1510 | 2250 |
| Leeds | 3675 | 3530 | 3295 | 3460 | 4075 |
| Wakefield | 1180 | 1070 | 1060 | 1065 | 1210 |

net births

| | 2017 | 2018 | 2019 | 2020 | 2021 |
|------------|------|------|------|------|------|
| Bradford | 20 | 345 | 435 | 345 | 455 |
| Calderdale | 10 | 430 | 35 | -160 | 50 |
| Kirklees | -45 | 160 | 530 | 660 | -205 |
| Leeds | -135 | 245 | 595 | 355 | 30 |
| Wakefield | 50 | 115 | 200 | 220 | 200 |

Table 2: Business Births per Capita 2021

| | kirklees | Y&H | GB |
|------------------------|----------|-----------|------------|
| Births | 2,045 | 24,985 | 357,340 |
| population | 433,400 | 5,481,400 | 65,121,700 |
| per capita | 0.0047 | 0.0046 | 0.0055 |
| Births per 1000 | 4.72 | 4.56 | 5.49 |

Table 3: Business Count Data

| Micro % Change | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|-----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Kirklees | 87.3 | 87.7 | 87.4 | 86.8 | 86.8 | 87.4 | 88 | 88.3 | 88.3 | 88.3 | 88.4 | 88.8 | 88.6 |
| Y&H | 87.2 | 87.5 | 87.3 | 86.9 | 86.8 | 87.4 | 87.8 | 88.2 | 88.1 | 88.1 | 88.3 | 88.6 | 89.5 |

| Small % Change | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|-----------------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Kirklees | 10.4 | 10.1 | 10.4 | 11 | 10.9 | 10.4 | 9.9 | 9.8 | 9.8 | 9.7 | 9.6 | 9.4 | 9.5 |
| Y&H | 10.6 | 10.3 | 10.4 | 10.7 | 10.9 | 10.4 | 10 | 9.7 | 9.7 | 9.7 | 9.5 | 9.4 | 9.5 |

Appendix 4: Current Occupier Demand

| Business Category | Size (sq.ft.) | Current Location | Location considered |
|----------------------------------|---------------|------------------|---------------------|
| Partitioning & Joinery | 1500 | Wakefield | M62 corridor |
| Craft Liquor Manufacturer | 1500-2000 | Barnsley | West Yorkshire |
| Online specialist car part sales | 2000 | Bradford | West Yorkshire |
| Marble worktops | 1500 | Huddersfield | M62 corridor |
| Construction | 1000-1500 | Bradford | M62 Corridor |
| Beauty supplies | 1500 | Wakefield | M62 Corridor |
| Valve R&D Company | 1500-2000 | Kirklees | Kirklees/Calderdale |
| Engineering Components | 1000-2000 | Wakefield | M62 Corridor |
| Retail Supplier | 2000 | Kirklees | Kirklees/M62 |
| Fire Alarms & Systems | 2000 | Leeds | M62 Corridor |
| Specialist glass repairers | 1500 | Kirklees | Kirklees/Calderdale |
| Social Housing Support Services | 1000-1500 | Kirklees | West Yorkshire |
| Advertising/marketing company | 1000-1500 | Calderdale | Kirklees/Calderdale |
| Building Company | 1500 | Bradford | M62 Corridor |
| Signage Company | 1200-1500 | Oldham | M62 Corridor |
| Medical supplies | 2000 | Calderdale | M62 Corridor |
| Electronic Supplies | 1500-2000 | Calderdale | West Yorkshire |
| Camper Van specialist | 1000-1500 | Kirklees | West Yorkshire |
| Theatre Production Co | 1500 | Bradford | M62 Corridor |
| Online sweet suppliers | 2000 | Kirklees | Kirklees/Calderdale |

| Date | Company |
|------------|---------------------------|
| 20/04/2023 | Mini Bops Dance School |
| 30/01/2023 | Alison Drake |
| 28/11/2023 | Sykes Kennedy Jackson |
| 13/11/2022 | Easy Meds |
| 24/10/2022 | Urban Agency |
| 09/10/2022 | Kiddie Cats Limited |
| 30/09/2022 | Sentini Marine |
| 21/09/2022 | Douglas Kemp |
| 27/07/2022 | Wheelie Wash |
| 27/07/2022 | Fetu Roticulate |
| 27/07/2022 | Lick Dairy Free Ice Cream |
| 25/07/2022 | Grace Connor |
| 26/04/2022 | PDQ Lifting Limited |
| 01/02/2022 | Pat The Monkey Limited |
| 21/01/2022 | Alternative Grass |
| 06/01/2022 | Colin Stubbs |
| 12/11/2021 | My Kind of Caravan |
| 25/10/2021 | Shred Pre-School |