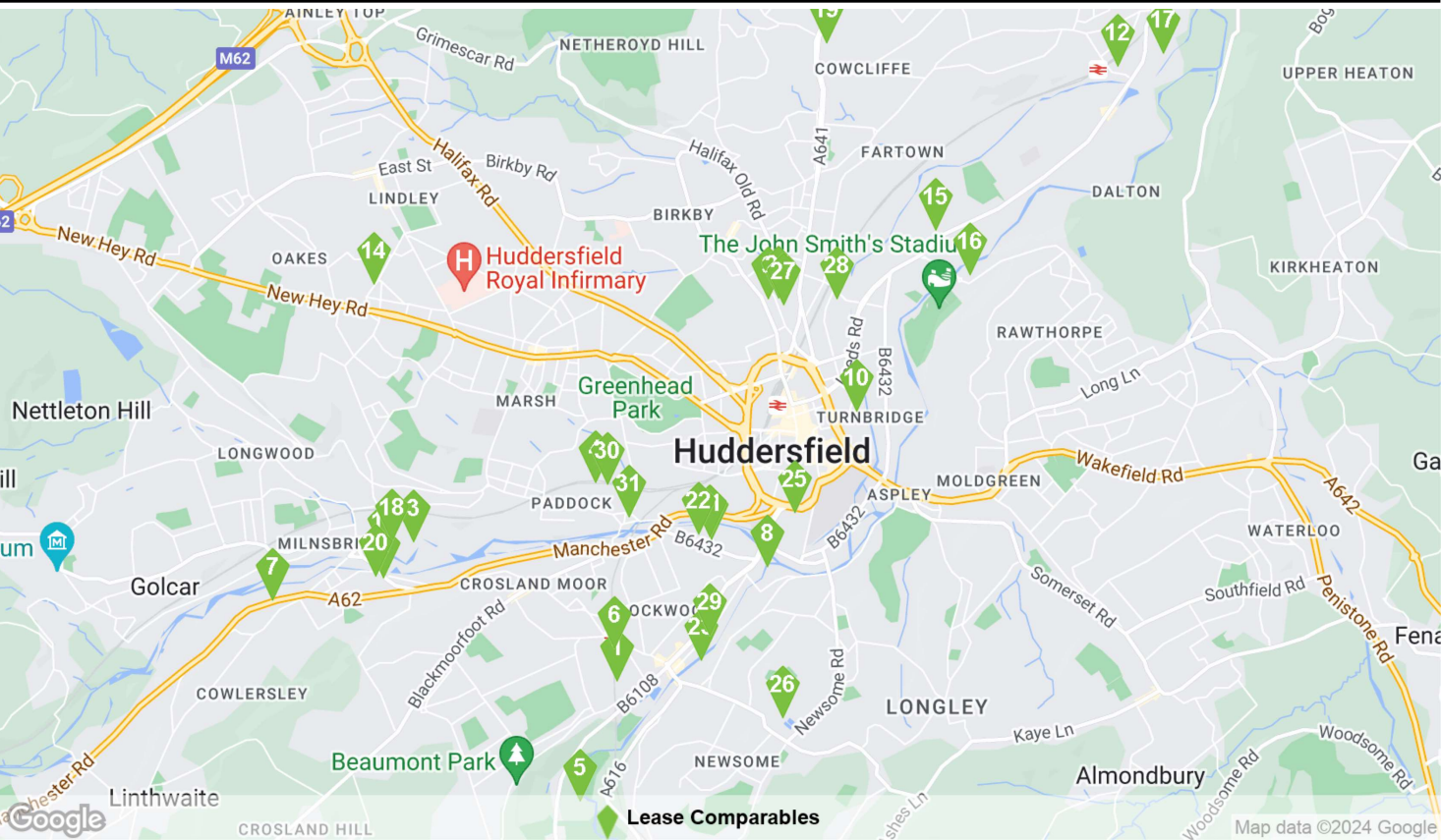


Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
35	£4.77	£4.74	10

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	23	£1.58	£4.77	£6.14	£19.44
Achieved Rent Per Sq ft	24	£2.99	£4.74	£7.35	£10.29
Effective Rent Per Sq ft	1	£8.88	£8.88	£8.88	£8.88
Asking Rent Discount	15	-417.7%	0.5%	0.0%	20.0%
TI Allowance	-	-	-	-	-
Rent Free Months	3	1	3	1	6

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	24	1	10	6	42
Deal Size	35	457	8,299	3,245	47,068
Deal in Months	26	2.0	50.0	36.0	120.0
Floor Number	35	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Burbeary Rd	★★★★★	1,168	GRND	15/08/2024	New Lease	£6.67	Achieved
2 The Old Mill 52 Whiteley St	★★★★★	7,963	GRND,1	18/07/2024	New Lease	£3.70	Achieved
3 Union Mills Tanyard Rd	★★★★★	3,207	GRND	28/06/2024	New Lease	£4.67/fri	Achieved
4 Allen Row	★★★★★	1,700	GRND,...	17/06/2024	New Lease	£7.06/fri	Achieved
4 Allen Row	★★★★★	457	GRND	01/06/2024	New Lease	£8.18/fri	Achieved
5 Park Valley Court Meltham Rd	★★★★★	2,321	GRND	10/05/2024	New Lease	£9.05	Achieved
6 Railway Sawmills Burbeary Rd	★★★★★	958	GRND,1	11/03/2024	New Lease	£8.80	Achieved
7 Albion Business Centre Manchester Rd	★★★★★	1,270	GRND	02/03/2024	New Lease	£6.14/iri	Achieved
8 Queens Mill Ln	★★★★★	5,353	GRND	16/01/2024	New Lease	£5.23	Achieved
9 Beck Rd	★★★★★	7,200	GRND	15/12/2023	New Lease	£8.88	Effective
10 Quay St	★★★★★	3,758	GRND	01/11/2023	New Lease	£4.26/fri	Achieved
11 Factory Premises with Y... Tanyard Rd	★★★★★	21,874	GRND,1	29/09/2023	New Lease	£3.29/fri	Achieved
12 Whitacre St	★★★★★	6,362	GRND	04/09/2023	Renewal	£7.07	Achieved
13 6 Barge	★★★★★	2,908	GRND	01/09/2023	New Lease	£7.22	Asking
14 Plover Garage Plover Rd	★★★★★	1,680	GRND	31/08/2023	New Lease	£8.57/fri	Achieved
15 393 Leeds Road Rd	★★★★★	1,800	GRND	01/06/2023	New Lease	£19.44	Asking
16 Bradley Mills Rd	★★★★★	1,330	GRND	25/05/2023	New Lease	£7.89/fri	Achieved
5 Park Valley Court Meltham Rd	★★★★★	2,100	GRND	17/05/2023	New Lease	£9.52	Achieved
17 Leeds Rd	★★★★★	11,005	GRND,...	01/05/2023	New Lease	-	-
18 Unit 5 The New Mill, Geo... George St	★★★★★	45,144	GRND	21/04/2023	New Lease	£2.99/fri	Achieved
19 Ashbrow Mills Bradford Rd	★★★★★	6,800	GRND	03/04/2023	New Lease	£3.00/fri	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
20 Whiteley St	★★★★★	3,096	GRND	15/03/2023	New Lease	£8.00	Achieved
21 Nile St	★★★★★	28,306	GRND	10/03/2023	New Lease	-	-
22 SKA Business Park St Thomas' Rd	★★★★★	47,068	GRND,...	10/03/2023	New Lease	£6.00/fri	Asking
23 Perseverance Mills Huddersfield Rd	★★★★★	3,245	GRND	06/03/2023	New Lease	£4.62	Asking
22 SKA Business Park St Thomas' Rd	★★★★★	24,878	GRND	02/03/2023	New Lease	£3.50	Achieved
24 Beck Rd	★★★★★	1,943	GRND	01/03/2023	New Lease	£10.00	Achieved
25 Workshop Chapel St	★★★★★	4,112	GRND	01/03/2023	New Lease	£4.98	Asking
26 1 Ruth St	★★★★★	7,402	GRND,1	01/03/2023	New Lease	£7.52	Asking
26 1 Ruth St	★★★★★	957	GRND	01/03/2023	New Lease	-	-
27 Beck Rd	★★★★★	1,920	GRND	27/02/2023	New Lease	£10.29	Achieved
21 Nile St	★★★★★	15,326	GRND	26/02/2023	New Lease	£3.85/fri	Achieved
28 Hillhouse Ln	★★★★★	8,234	GRND	06/02/2023	New Lease	£9.72/fri	Achieved
29 The Dyeworks Units A-D Albert St	★★★★★	4,324	GRND	07/01/2023	Renewal	£7.63	Achieved
30 Gledholt Business Park Allen Row	★★★★★	1,299	GRND	08/12/2022	New Lease	£9.20	Asking
31 1 Paddock Foot	★★★★★	3,185	GRND	08/12/2022	New Lease	£6.27	Asking

1

Burbeary Rd

Huddersfield, HD1 3UN - Kirklees Submarket



MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	22.7%	▲ 22.7%
Submarket 2-4 Star	3.4%	▲ 1.0%
Market Overall	2.9%	▲ 0.8%

Same Store Asking Rent/Sq ft	2024 Q3	YOY
Current Building	£6.69	▲ 2.1%
Submarket 2-4 Star	£6.44	▲ 2.3%
Market Overall	£7.09	▲ 1.1%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased Sq ft	325,407	▼ -43.7%
Months On Market	4.3	▲ 0.2

LEASE	
Sq ft Leased:	1,168 Sq ft
Sign Date:	Aug 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	2

LEASE TERM	
Start Date:	Sep 2024
Lease Expiry:	Sep 2026
Lease Term:	2 Years

TIME ON MARKET	
Date On Market:	Jan 2024
Date Off Market:	Aug 2024
Months on Market:	8 Months

LEASING REP
Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP

PROPERTY	
Property Type:	Industrial
Status:	Built 1972
Tenancy:	Multi
Construction:	Masonry
Parking:	7 Surface Spaces ar...

RENTS	
Asking Rent:	£6.68/SF
Achieved Rent:	£6.67/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.15%
Buildout Status:	Full Build-Out

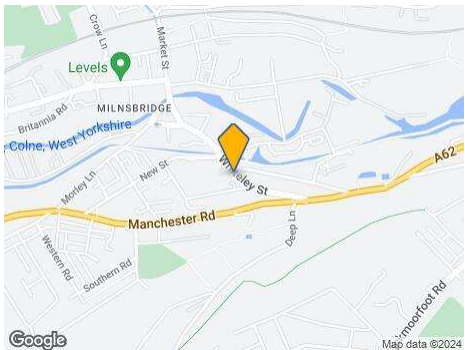
TIME VACANT	
Date Vacated:	Jan 2024
Date Occupied:	Sep 2024
Months Vacant:	8 Months

Rentable Area:	5,146 Sq ft
Floors:	1
Floor Size:	5,146 Sq ft
Vacancy at Lease:	22.7%
Land Acres:	0.89

2

52 Whiteley St - The Old Mill

Huddersfield, HD3 4LT - Kirklees Submarket



LEASE	
Sq ft Leased:	7,963 Sq ft
Sign Date:	Jul 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, 1 Floor

LEASE TERM	
Start Date:	Jul 2024
Lease Expiry:	Jul 2030
Lease Term:	6 Years

TIME ON MARKET	
Date On Market:	Sep 2023
Date Off Market:	Jul 2024
Months on Market:	10 Months

LEASING REP	
Walker Singleton (Commercial) Ltd	
New North Rd	
Huddersfield, HD1 5LG	

RENTS	
Asking Rent:	£3.70/SF
Achieved Rent:	£3.70/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout Status:	Full Build-Out
Space Condition:	Average

TIME VACANT	
Date Vacated:	Sep 2023
Date Occupied:	Jul 2024
Months Vacant:	9 Months

MARKET AT LEASE

Vacancy Rates	2024 Q3	YOY
Current Building	0.0%	▼ -100.0%
Submarket 1-3 Star	2.8%	▲ 1.1%
Market Overall	2.9%	▲ 0.8%

Same Store Asking Rent/Sq ft	2024 Q3	YOY
Current Building	£3.68	▼ -0.5%
Submarket 1-3 Star	£6.44	▲ 2.4%
Market Overall	£7.09	▲ 1.1%

Submarket Leasing Activity	2024 Q3	YOY
12 Mo. Leased Sq ft	325,407	▼ -43.7%
Months On Market	4.3	▲ 0.2

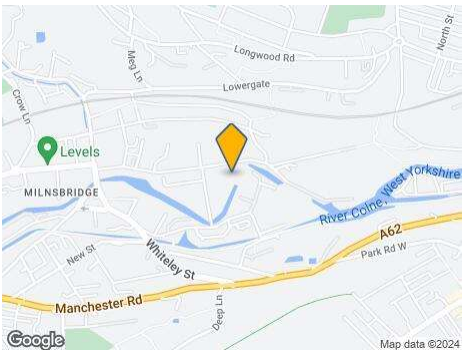
PROPERTY			
Property Type:	Industrial	Rentable Area:	7,963 Sq ft
Status:	Built 1960	Floors:	2
Tenancy:	Single	Floor Size:	3,982 Sq ft
Construction:	Masonry	Vacancy at Lease:	0.0%
Parking:	7 Surface Spaces ar...	Land Acres:	0.16

LEASE NOTES
An undisclosed tenant has taken 7,963 sq ft of industrial space on a new 6 year lease from 18/7/2024 at £29,500 PA. The landlord had representation in the deal.

3

Tanyard Rd - Union Mills

Huddersfield, HD3 4NB - Kirklees Submarket



LEASE	
Sq ft Leased:	3,207 Sq ft
Sign Date:	Jun 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	34

LEASE TERM	
Start Date:	Jul 2024
Lease Expiry:	Dec 2025
Lease Term:	1 Year 6 Months

TIME ON MARKET	
Date On Market:	Dec 2023
Date Off Market:	Jul 2024
Months on Market:	6 Months

LEASING REP	
Bramleys LLP	
14-16 St Georges Sq	
Huddersfield, HD1 1LP	

PROPERTY	
Property Type:	Industrial
Status:	Built 1884
Tenancy:	Multi
Construction:	Masonry

RENTS	
Asking Rent:	£4.67/SF
Achieved Rent:	£4.67/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout Status:	Full Build-Out
Space Condition:	Average

PROPERTY EXPENSES	
Service:	Fully Repairing & In...
Business Rates:	£2.30/SF

TIME VACANT	
Date Vacated:	Dec 2023
Date Occupied:	Jul 2024
Months Vacant:	6 Months

MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	15.4%	▲ 15.4%
Submarket 2-4 Star	3.2%	▲ 0.7%
Market Overall	-	-

Same Store Asking Rent/Sq ft	2024 Q2	YOY
Current Building	£4.14	▼ -2.8%
Submarket 2-4 Star	£6.46	▲ 3.3%
Market Overall	-	-

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased Sq ft	287,599	▼ -57.4%
Months On Market	4.7	-

4 Allen Row
Huddersfield, HD1 4SB - Kirklees Submarket



MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	28.8%	▲ 28.8%
Submarket 1-3 Star	2.6%	▲ 0.9%
Market Overall	-	-

Same Store Asking Rent/Sq ft	2024 Q2	YOY
Current Building	£7.67	▼ -3.2%
Submarket 1-3 Star	£6.46	▲ 3.5%
Market Overall	-	-

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased Sq ft	287,599	▼ -57.4%
Months On Market	4.7	-

TENANT

Tenant Name:	All Good Farm Ltd
Industry:	Manufacturing

LEASE

Sq ft Leased:	1,700 Sq ft
Sign Date:	Jun 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, MEZZ Floor
Suite:	A2

RENTS

Asking Rent:	£8.23/SF
Achieved Rent:	£7.06/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	14.22%
Buildout Status:	Shell Space

LEASE TERM

Start Date:	Jun 2024
Lease Expiry:	Jun 2031
Lease Term:	7 Years
Breaks:	Tenant - Jun 2027

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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TIME ON MARKET

Date On Market:	Nov 2023
Date Off Market:	Jun 2024
Months on Market:	8 Months

TIME VACANT

Date Vacated:	Nov 2023
Date Occupied:	Jun 2024
Months Vacant:	7 Months

LEASING REP

Hanson Chartered Surveyors

83 Fitzwilliam St
Huddersfield, HD1 5LG

Walker Singleton (Commercial) Ltd

New North Rd
Huddersfield, HD1 5LG

PROPERTY

Property Type:	Industrial	Rentable Area:	5,901 Sq ft
Status:	Built 1990	Floors:	1
Tenancy:	Multi	Floor Size:	5,901 Sq ft
Construction:	Steel	Vacancy at Lease:	28.8%
Parking:	11 Surface Spaces a...		

LEASE NOTES

All Good Farm Ltd have taken 1,700 SF of industrial space on a new 7 year lease at £12,000 PA from 17/6/2024.A break on the 3rd anniversary of the term was agreed. The landlord had representation in the deal deal.

4 Allen Row
Huddersfield, HD1 4SB - Kirklees Submarket



LEASE	
Sq ft Leased:	457 Sq ft
Sign Date:	Jun 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	1A

LEASE TERM	
Start Date:	Jun 2024
Lease Expiry:	May 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Apr 2024
Date Off Market:	Jun 2024
Months on Market:	2 Months

LEASING REP	
Walker Singleton (Commercial) Ltd	
New North Rd	
Huddersfield, HD1 5LG	

PROPERTY	
Property Type:	Industrial
Status:	Built 1990
Tenancy:	Multi
Construction:	Steel
Parking:	11 Surface Spaces a...

RENTS	
Asking Rent:	£1.58/SF
Achieved Rent:	£8.18/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	-417.72%
Mo. Free Rents:	1 Month
Buildout Status:	Full Build-Out
Space Condition:	Average

PROPERTY EXPENSES	
Service:	Fully Repairing & In...
Business Rates:	£11.79/SF

TIME VACANT	
Date Vacated:	Apr 2024
Date Occupied:	Jun 2024
Months Vacant:	1 Months

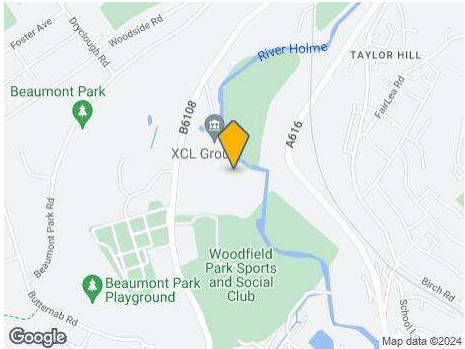
MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	28.8%	▲ 28.8%
Submarket 1-3 Star	2.6%	▲ 0.9%
Market Overall	-	-

Same Store Asking Rent/Sq ft	2024 Q2	YOY
Current Building	£7.67	▼ -3.2%
Submarket 1-3 Star	£6.46	▲ 3.5%
Market Overall	-	-

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased Sq ft	287,599	▼ -57.4%
Months On Market	4.7	-

5 Meltham Rd - Park Valley Court
Huddersfield, HD4 7BH - Kirklees Submarket



MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	0.0%	▼ -1.5%
Submarket 2-4 Star	3.2%	▲ 0.7%
Market Overall	-	-

Same Store Asking Rent/Sq ft	2024 Q2	YOY
Current Building	£8.96	▼ -1.5%
Submarket 2-4 Star	£6.46	▲ 3.3%
Market Overall	-	-

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased Sq ft	287,599	▼ -57.4%
Months On Market	4.7	-

TENANT

Tenant Name:	Bartons Yorkshire Ltd
Industry:	Retailer

LEASE

Sq ft Leased:	2,321 Sq ft
Sign Date:	May 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Unit 5

LEASE TERM

Start Date:	May 2024
Lease Expiry:	May 2029
Lease Term:	5 Years

TIME ON MARKET

Date On Market:	Oct 2023
Date Off Market:	May 2024
Months on Market:	7 Months

LEASING REP

Dove Haigh Phillips
11 Park Square East
Leeds, LS1 2NG

PROPERTY

Property Type:	Industrial	Rentable Area:	138,284 Sq ft
Status:	Built 1949	Floors:	1
Tenancy:	Multi	Floor Size:	138,284 Sq ft
Construction:	Steel	Ceiling Height:	22'
		Vacancy at Lease:	0.0%
		Land Acres:	13.67

LEASE NOTES

Bartons Yorkshire Ltd have taken 2,321 SF of industrial space on a new 5 year lease at £21,000 PA, 1 months' free rent was agreed. The landlord had representation in the deal.

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



LEASE	
Sq ft Leased:	958 Sq ft
Sign Date:	Mar 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, 1 Floor
Suite:	4

RENTS	
Asking Rent:	£8.77/SF
Achieved Rent:	£8.80/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	-0.34%
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Mar 2024
Lease Expiry:	Mar 2027
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Mar 2024
Date Off Market:	Mar 2024
Months on Market:	0 Mos

TIME VACANT	
Date Vacated:	Jan 2024
Date Occupied:	Mar 2024
Months Vacant:	2 Months

LEASING REP	
Bramleys LLP	
14-16 St Georges Sq	
Huddersfield, HD1 1LP	

MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.6%	▲ 1.1%
Market Overall	2.8%	▲ 0.8%

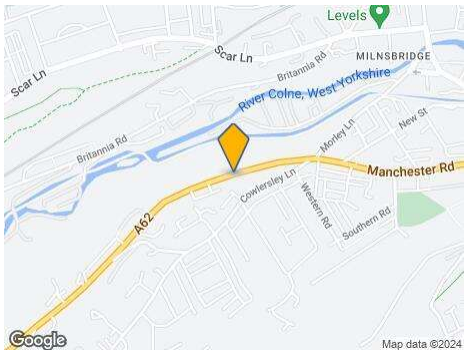
Same Store Asking Rent/Sq ft	2024 Q1	YOY
Current Building	£9.38	▲ 6.5%
Submarket 1-3 Star	£6.45	▲ 5.3%
Market Overall	£7.14	▲ 4.5%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased Sq ft	530,265	▲ 23.2%
Months On Market	5.6	▼ -0.1

PROPERTY	
Property Type:	Industrial
Status:	Built 1975
Tenancy:	Multi
Construction:	Masonry
Rentable Area:	11,651 Sq ft
Floors:	3
Floor Size:	9,112 Sq ft
Vacancy at Lease:	0.0%
Land Acres:	1.59

LEASE NOTES	
An unknown tenant has leased 958 sf of industrial space in Unit 4 Railway Sawmills. The landlord had agent representation.	

7 Manchester Rd - Albion Business Centre
Huddersfield, HD4 5TA - Kirklees Submarket



LEASE	
Sq ft Leased:	1,270 Sq ft
Sign Date:	Mar 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	1C

RENTS	
Asking Rent:	£6.14/SF
Achieved Rent:	£6.14/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Mar 2024
Lease Expiry:	Mar 2027
Lease Term:	3 Years

PROPERTY EXPENSES	
Service:	Internal Repairing &...

TIME ON MARKET	
Date On Market:	Nov 2023
Date Off Market:	Mar 2024
Months on Market:	4 Months

TIME VACANT	
Date Vacated:	Nov 2023
Date Occupied:	Mar 2024
Months Vacant:	3 Months

MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.6%	▲ 1.1%
Market Overall	2.8%	▲ 0.8%

Same Store Asking Rent/Sq ft	2024 Q1	YOY
Current Building	£4.96	▲ 8.8%
Submarket 1-3 Star	£6.45	▲ 5.3%
Market Overall	£7.14	▲ 4.5%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased Sq ft	530,265	▲ 23.2%
Months On Market	5.6	▼ -0.1

LEASING REP	
Bramleys LLP	
14-16 St Georges Sq	
Huddersfield, HD1 1LP	

PROPERTY		
Property Type:	Industrial	Rentable Area: 10,635 Sq ft
Status:	Built 1897	Floors: 3
Tenancy:	Multi	Floor Size: 3,545 Sq ft
Construction:	Masonry	Vacancy at Lease: 0.0%

LEASE NOTES	
An unknown tenant has leased 1,270 sf of industrial space in Unit 1C Albion Business Centre. The landlord had agent representation.	

8

Queens Mill Ln

Huddersfield, HD1 3RR - Kirklees Submarket



LEASE	
Sq ft Leased:	5,353 Sq ft
Sign Date:	Jan 2024
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS	
Achieved Rent:	£5.23/SF

LEASE TERM	
Start Date:	Jan 2024
Lease Expiry:	Jan 2027
Lease Term:	3 Years

TIME VACANT	
Date Occupied:	Jan 2024

LEASING REP	
Walker Singleton (Commercial) Ltd	
New North Rd	
Huddersfield, HD1 5LG	

MARKET AT LEASE

Vacancy Rates	2024 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.6%	▲ 1.1%
Market Overall	2.8%	▲ 0.8%

Same Store Asking Rent/Sq ft	2024 Q1	YOY
Current Building	£6.32	▲ 6.4%
Submarket 1-3 Star	£6.45	▲ 5.3%
Market Overall	£7.14	▲ 4.5%

Submarket Leasing Activity	2024 Q1	YOY
12 Mo. Leased Sq ft	530,265	▲ 23.2%
Months On Market	5.6	▼ -0.1

Hanson Chartered Surveyors

83 Fitzwilliam St

Huddersfield, HD1 5LG

PROPERTY	
Property Type:	Industrial
Status:	Built 1998
Tenancy:	Single
Construction:	Steel
Rentable Area:	5,353 Sq ft
Floors:	1
Floor Size:	5,292 Sq ft
Vacancy at Lease:	0.0%

LEASE NOTES

An undisclosed tenant has taken 5,353 sq ft of industrial space on a new 3 year lease at £28,000 PA. The Landlord had agent representation. The deal was confirmed by the Landlord's agent.

9 Beck Rd
Huddersfield, HD1 5DG - Kirklees Submarket

★★★★★



MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	24.3%	▲ 24.3%
Submarket 2-4 Star	3.2%	▲ 0.9%
Market Overall	2.7%	▲ 0.5%

Same Store Asking Rent/Sq ft	2023 Q4	YOY
Current Building	£7.52	▲ 7.1%
Submarket 2-4 Star	£6.41	▲ 6.5%
Market Overall	£7.13	▲ 6.5%

Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased Sq ft	589,003	▲ 112.7%
Months On Market	3.8	▼ -1.1

TENANT

Tenant Name:	Headlam Group
Industry:	Retailer

LEASE

Sq ft Leased:	7,200 Sq ft
Sign Date:	Dec 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	9

RENTS

Achieved Rent:	£9.50/SF
Effective Rent:	£8.88/SF

CONCESSIONS AND BUILDOUT

Mo. Free Rents:	6 Months
Buildout Status:	Partial Build-Out
Space Condition:	Average

LEASE TERM

Start Date:	Dec 2023
Lease Expiry:	Dec 2023
Lease Term:	10 Years

TIME ON MARKET

Date On Market:	Aug 2023
Date Off Market:	Dec 2023
Months on Market:	4 Months

TIME VACANT

Date Vacated:	Aug 2023
Date Occupied:	Dec 2023
Months Vacant:	3 Months

LEASING REP

Carter Towler
Queen St
Leeds, LS1 2TW

Knight Frank LLP

9 Bond Ct
Leeds, LS1 2JZ

PROPERTY

Property Type:	Industrial	Rentable Area:	29,683 Sq ft
Status:	Built 1984	Floors:	2
Tenancy:	Multi	Floor Size:	14,842 Sq ft
Construction:	Steel	Ceiling Height:	20'
Parking:	34 Surface Spaces a...	Vacancy at Lease:	24.3%
		Land Acres:	12.18

LEASE NOTES

Headlam Group has taken 7,200 sq ft of industrial space 15.12.23 on a 10 year lease at £20,000 PA. 6 months' rent free was agreed. The Landlord had agent representation. The deal was confirmed by the Landlord's agent.

10 Quay St
Huddersfield, HD1 6QT - Kirklees Submarket



LEASE	
Sq ft Leased:	3,758 Sq ft
Sign Date:	Nov 2023
Space Use:	Light industrial
Lease Type:	Direct
Floor:	GRND Floor

LEASE TERM	
Start Date:	Nov 2023
Lease Expiry:	Oct 2024
Lease Term:	1 Year

TIME ON MARKET	
Date On Market:	Aug 2023
Date Off Market:	Nov 2023
Months on Market:	3 Months

LEASING REP	
Bramleys LLP	
14-16 St Georges Sq	
Huddersfield, HD1 1LP	

RENTS	
Asking Rent:	£4.26/SF
Achieved Rent:	£4.26/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	0.00%
Buildout Status:	Shell Space
Space Condition:	Average

PROPERTY EXPENSES	
Service:	Fully Repairing & In...

TIME VACANT	
Date Vacated:	Aug 2023
Date Occupied:	Nov 2023
Months Vacant:	2 Months

MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.4%	▲ 0.2%
Market Overall	2.7%	▲ 0.5%

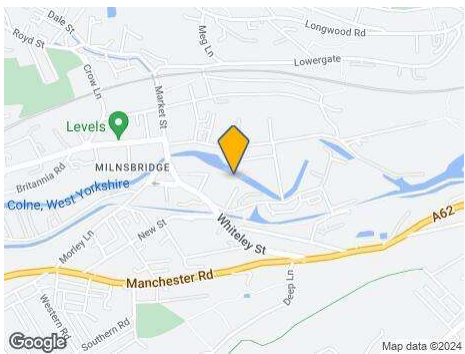
Same Store Asking Rent/Sq ft	2023 Q4	YOY
Current Building	£4.30	▲ 2.9%
Submarket 2-4 Star	£7.07	▲ 6.6%
Market Overall	£7.13	▲ 6.5%

Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased Sq ft	1,356,322	▲ 65.7%
Months On Market	3.2	▼ -7.5

PROPERTY	
Property Type:	Light industrial
Status:	Built 1960
Tenancy:	Single
Construction:	Masonry

Rentable Area:	3,758 Sq ft
Floors:	1
Floor Size:	3,758 Sq ft
Vacancy at Lease:	0.0%
Land Acres:	3.66

11 Tanyard Rd - Factory Premises with Yard
Huddersfield, HD3 4NB - Kirklees Submarket



LEASE	
Sq ft Leased:	21,874 Sq ft
Sign Date:	Sep 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, 1 Floor
Suite:	1, 2, 3, 4, 5, 6, 7

RENTS	
Asking Rent:	£4.11/SF
Achieved Rent:	£3.29/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	19.95%
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Jan 2024
Lease Expiry:	Dec 2026
Lease Term:	3 Years

PROPERTY EXPENSES	
Service:	Fully Repairing & In...

TIME ON MARKET	
Date On Market:	Jul 2023
Date Off Market:	Oct 2023
Months on Market:	2 Months

TIME VACANT	
Date Vacated:	Jun 2023
Date Occupied:	Jan 2024
Months Vacant:	6 Months

MARKET AT LEASE

Vacancy Rates	2023 Q3	YOY
Current Building	100%	▲ 100%
Submarket 1-3 Star	1.7%	▲ 0.1%
Market Overall	2.2%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q3	YOY
Current Building	£4.11	▲ 9.9%
Submarket 1-3 Star	£6.34	▲ 6.8%
Market Overall	£7.06	▲ 7.1%

Submarket Leasing Activity	2023 Q3	YOY
12 Mo. Leased Sq ft	-	-
Months On Market	4.1	▼ -2.5

LEASING REP	
Bramleys LLP	
14-16 St Georges Sq	
Huddersfield, HD1 1LP	

PROPERTY	
Property Type:	Industrial
Status:	Built 1978
Tenancy:	Single
Construction:	Steel

Rentable Area:	21,874 Sq ft
Floors:	2
Floor Size:	20,279 Sq ft
Vacancy at Lease:	100%

12 Whitacre St
Huddersfield, HD2 1LY - Kirklees Submarket



TENANT	
Tenant Name:	Go Tint
Industry:	Service type
SIC:	Auto Body Repair Shops

LEASE	
Sq ft Leased:	6,362 Sq ft
Sign Date:	Sep 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	1

RENTS	
Achieved Rent:	£7.07/SF

LEASE TERM	
Start Date:	Sep 2023

TIME VACANT	
Date Occupied:	Sep 2023

MARKET AT LEASE

Vacancy Rates	2023 Q3	YOY
Current Building	22.5%	▼ -10.2%
Submarket 2-4 Star	2.5%	▲ 0.4%
Market Overall	2.2%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q3	YOY
Current Building	£7.76	▲ 7.2%
Submarket 2-4 Star	£6.34	▲ 6.8%
Market Overall	£7.06	▲ 7.1%

Submarket Leasing Activity	2023 Q3	YOY
12 Mo. Leased Sq ft	-	-
Months On Market	4.1	▼ -2.5

LEASING REP	
Holder & Co Ltd	
16 Town St	
Horsforth, LS18 4RJ	

PROPERTY		
Property Type:	Industrial	Rentable Area: 19,461 Sq ft
Status:	Built 2006	Floors: 2
Tenancy:	Multi	Floor Size: 17,368 Sq ft
Construction:	Steel	Ceiling Height: 20'
Parking:	34 Surface Spaces a...	Vacancy at Lease: 22.5%
		Land Acres: 0.40

LEASE NOTES
Go Tints have leased 6,362 sf of industrial space in Unit 1 Whitacre Street Industrial park on a new lease commencing at £7.07psf. The landlord had agent representation.

13 6 Barge

Huddersfield, HD1 3LN - Kirklees Submarket



LEASE

Sq ft Leased: **2,908 Sq ft**
 Sign Date: **Sep 2023**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**

RENTS

Asking Rent: **£7.22/SF**

CONCESSIONS AND BUILDOUT

Buildout Status: **Shell Space**

LEASE TERM

Start Date: **Sep 2023**

TIME ON MARKET

Date On Market: **Jun 2023**
 Date Off Market: **Sep 2023**
 Months on Market: **3 Months**

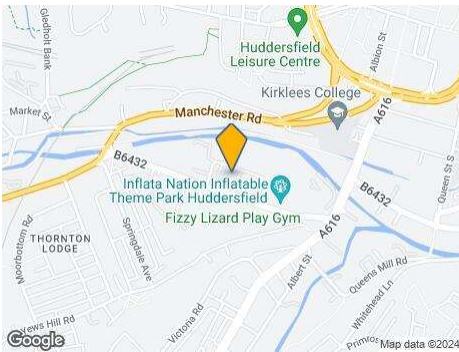
TIME VACANT

Date Vacated: **Jun 2023**
 Date Occupied: **Sep 2023**
 Months Vacant: **3 Months**

LEASING REP

Eddisons

61 East Parade, Suite 61
 Bradford, BD1 5EP



MARKET AT LEASE

Vacancy Rates	2023 Q3	YOY
Current Building	100%	▲ 100%
Submarket 1-2 Star	2.0%	▼ -0.6%
Market Overall	2.2%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q3	YOY
Current Building	£7.22	▲ 6.0%
Submarket 1-2 Star	£6.16	▲ 6.8%
Market Overall	£7.06	▲ 7.1%

Submarket Leasing Activity	2023 Q3	YOY
12 Mo. Leased Sq ft	-	-
Months On Market	4.1	▼ -2.5

PROPERTY

Property Type: **Industrial**
 Status: **Built 1970**
 Tenancy: **-**

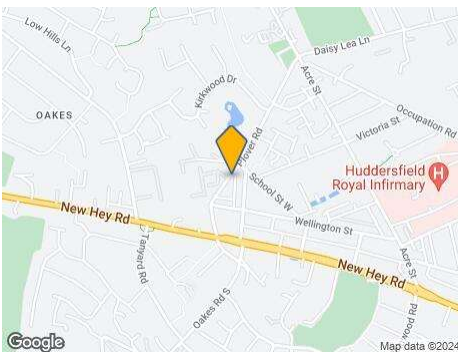
Rentable Area: **2,908 Sq ft**
 Floors: **1**
 Floor Size: **2,908 Sq ft**
 Vacancy at Lease: **100%**
 Land Acres: **1.52**

LEASE NOTES

An unknown tenant has leased 2,908 sf of industrial space in 6 Barge st on unknown terms. The landlord had agent representation.

14 Plover Rd - Plover Garage

Huddersfield, HD3 3HS - Kirklees Submarket



LEASE

Sq ft Leased:	1,680 Sq ft
Sign Date:	Aug 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

LEASE TERM

Start Date:	Sep 2023
Lease Expiry:	Aug 2029
Lease Term:	6 Years

TIME ON MARKET

Date On Market:	Aug 2023
Date Off Market:	Sep 2023
Months on Market:	1 Months

LEASING REP

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP

RENTS

Asking Rent:	£9.23/SF
Achieved Rent:	£8.57/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	7.15%
Buildout Status:	Shell Space
Space Condition:	Average

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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TIME VACANT

Date Vacated:	Aug 2023
Date Occupied:	Sep 2023
Months Vacant:	16 Days

MARKET AT LEASE

Vacancy Rates	2023 Q3	YOY
Current Building	96.9%	▲ 96.9%
Submarket 1-3 Star	1.7%	▲ 0.1%
Market Overall	2.2%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q3	YOY
Current Building	£9.21	▲ 7.5%
Submarket 1-3 Star	£6.34	▲ 6.8%
Market Overall	£7.06	▲ 7.1%

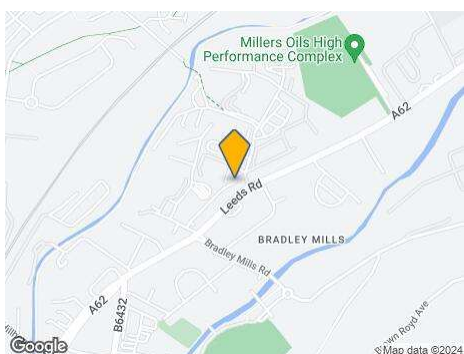
Submarket Leasing Activity	2023 Q3	YOY
12 Mo. Leased Sq ft	-	-
Months On Market	4.1	▼ -2.5

PROPERTY

Property Type:	Industrial	Rentable Area:	1,733 Sq ft
Status:	Built 1980	Floors:	1
Tenancy:	Single	Floor Size:	1,733 Sq ft
Construction:	Masonry	Vacancy at Lease:	96.9%

15 393 Leeds Road Rd

Huddersfield, HD2 1YB - Kirklees Submarket



TENANT

Tenant Name: **Motor Trade**
Industry: **Retailer**

LEASE

Sq ft Leased: **1,800 Sq ft**
Sign Date: **Jun 2023**
Space Use: **Light industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Asking Rent: **£19.44/SF**

CONCESSIONS AND BUILDOUT

Buildout Status: **Full Build-Out**

LEASE TERM

Start Date: **Jul 2023**

PROPERTY EXPENSES

Business Rates: **£4.09/SF**

TIME ON MARKET

Date On Market: **Dec 2022**
Date Off Market: **Jun 2023**
Months on Market: **6 Months**

TIME VACANT

Date Vacated: **Dec 2022**
Date Occupied: **Jul 2023**
Months Vacant: **7 Months**

MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	100%	▲ 100%
Submarket 1-2 Star	3.7%	▲ 2.3%
Market Overall	1.9%	▼ -0.1%

Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	£19.44	▲ 1.0%
Submarket 1-2 Star	£6.33	▲ 6.9%
Market Overall	£6.97	▲ 7.8%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased Sq ft	270,010	▲ 264.2%
Months On Market	-	-

LEASING REP

Brassington Rowan
4 Queen St
Leeds, LS1 2TW

PROPERTY

Property Type: **Light industrial**
Status: **Built 1985**
Tenancy: **Single**
Parking: **35 Surface Spaces a...**

Rentable Area: **1,800 Sq ft**
Floors: **2**
Floor Size: **1,385 Sq ft**
Ceiling Height: **17'**
Vacancy at Lease: **100%**

16 Bradley Mills Rd Huddersfield, HD1 6PQ - Kirklees Submarket



LEASE

Sq ft Leased: **1,330 Sq ft**
Sign Date: **May 2023**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

LEASE TERM

Start Date: **May 2023**
Lease Expiry: **May 2028**
Lease Term: **5 Years**

TIME ON MARKET

Date On Market: **Nov 2022**
Date Off Market: **May 2023**
Months on Market: **7 Months**

LEASING REP

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP

RENTS

Asking Rent: **£7.89/SF**
Achieved Rent: **£7.89/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**
Buildout Status: **Full Build-Out**
Space Condition: **Average**

PROPERTY EXPENSES

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

TIME VACANT

Date Occupied: **May 2023**

MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	1.7%	▲ 0.6%
Market Overall	1.9%	▼ -0.1%

Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	£7.99	▲ 7.0%
Submarket 1-3 Star	£6.25	▲ 7.1%
Market Overall	£6.97	▲ 7.8%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased Sq ft	675,744	▲ 382.9%
Months On Market	4.8	▼ -2.1

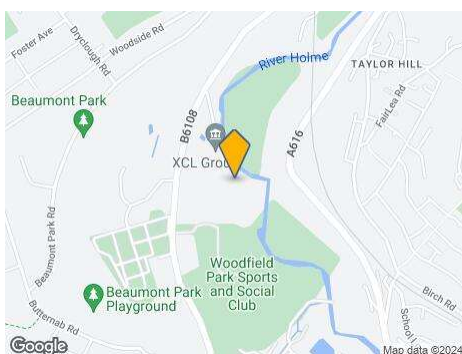
PROPERTY

Property Type: **Industrial**
Status: **Built 1989**
Tenancy: **Single**
Construction: **Steel**
Parking: **2 Surface Spaces ar...**

Rentable Area: **1,330 Sq ft**
Floors: **2**
Floor Size: **665 Sq ft**
Vacancy at Lease: **0.0%**

5 Meltham Rd - Park Valley Court

Huddersfield, HD4 7BH - Kirklees Submarket



LEASE

Sq ft Leased:	2,100 Sq ft
Sign Date:	May 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Unit 9

LEASE TERM

Start Date:	Jun 2023
Lease Expiry:	Jun 2028
Lease Term:	5 Years

TIME ON MARKET

Date On Market:	Oct 2023
Date Off Market:	Jun 2023
Months on Market:	1 Mo

LEASING REP

Dove Haigh Phillips
11 Park Square East
Leeds, LS1 2NG

RENTS

Asking Rent:	£9.52/SF
Achieved Rent:	£9.52/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout Status:	Full Build-Out
Space Condition:	Average

PROPERTY EXPENSES

Service Charge:	£1.10/SF
Business Rates:	£3.27/SF

TIME VACANT

Date Vacated:	Oct 2023
Date Occupied:	Jun 2023

MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	1.5%	▲ 1.5%
Submarket 2-4 Star	2.4%	▲ 1.2%
Market Overall	1.9%	▼ -0.1%

Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	£9.10	▲ 10.7%
Submarket 2-4 Star	£6.25	▲ 7.3%
Market Overall	£6.97	▲ 7.8%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased Sq ft	675,744	▲ 382.9%
Months On Market	4.8	▼ -2.1

PROPERTY

Property Type:	Industrial	Rentable Area:	138,284 Sq ft
Status:	Built 1949	Floors:	1
Tenancy:	Multi	Floor Size:	138,284 Sq ft
Construction:	Steel	Ceiling Height:	22'
		Vacancy at Lease:	1.5%
		Land Acres:	13.67

LEASE NOTES

An undisclosed tenant has taken 2,100 sq ft of industrial space from 1.5.23 on a 5 year lease at £20,000 PA. The Landlord had agent representation. The deal was confirmed by the Landlord's agent.



Huddersfield, HD2 1UA - Kirklees Submarket



LEASE

Sq ft Leased:	11,005 Sq ft
Sign Date:	May 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, MEZZ Floor
Suite:	C

CONCESSIONS AND BUILDOUT

Buildout Status:	Partial Build-Out
Space Condition:	Average

PROPERTY EXPENSES

Business Rates:	£1.87/SF
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LEASE TERM

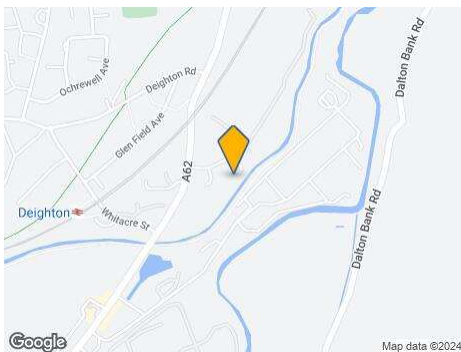
Start Date:	May 2023
Lease Expiry:	May 2026
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	May 2023
Date Off Market:	May 2023
Months on Market:	2 Mos

TIME VACANT

Date Vacated:	May 2023
Date Occupied:	May 2023



LEASING REP

Hanson Chartered Surveyors
83 Fitzwilliam St
Huddersfield, HD1 5LG

MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	28.2%	▲ 28.2%
Submarket 1-3 Star	1.7%	▲ 0.6%
Market Overall	1.9%	▼ -0.1%

Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	£7.30	▲ 6.0%
Submarket 1-3 Star	£6.25	▲ 7.1%
Market Overall	£6.97	▲ 7.8%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased Sq ft	675,744	▲ 382.9%
Months On Market	4.8	▼ -2.1

PROPERTY

Property Type:	Industrial	Rentable Area:	39,011 Sq ft
Status:	Built 2010	Floors:	1
Tenancy:	Single	Floor Size:	34,388 Sq ft
Construction:	Steel	Vacancy at Lease:	28.2%

18 George St - Unit 5 The New Mill, George Street, Milnsbrid
Huddersfield, HD3 4JD - Kirklees Submarket

★★★★★



MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	1.7%	▲ 0.6%
Market Overall	1.9%	▼ -0.1%

Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	£2.99	▲ 1.7%
Submarket 1-3 Star	£6.25	▲ 7.1%
Market Overall	£6.97	▲ 7.8%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased Sq ft	675,744	▲ 382.9%
Months On Market	4.8	▼ -2.1

TENANT

Tenant Name:	International Auctions
Industry:	Service type
SIC:	Business Services, NEC

LEASE

Sq ft Leased:	45,144 Sq ft
Sign Date:	Apr 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£2.99/SF
Achieved Rent:	£2.99/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout Status:	Full Build-Out

LEASE TERM

Start Date:	Apr 2023
Lease Expiry:	Apr 2028
Lease Term:	5 Years

PROPERTY EXPENSES

Service:	Fully Repairing & In...
Business Rates:	£0.86/SF

TIME ON MARKET

Date On Market:	Sep 2022
Date Off Market:	Apr 2023
Months on Market:	7 Months

TIME VACANT

Date Occupied:	Apr 2023
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LEASING REP

Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP

PROPERTY

Property Type:	Industrial	Rentable Area:	47,401 Sq ft
Status:	Built 1980	Floors:	1
Tenancy:	Single	Floor Size:	45,144 Sq ft
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	35 Surface Spaces a...	Land Acres:	2.94

19 **Bradford Rd - Ashbrow Mills**
Huddersfield, HD2 1DU - Kirklees Submarket

★★★★★



MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	0.0%	▼ -34.2%
Submarket 2-4 Star	2.4%	▲ 1.2%
Market Overall	1.9%	▼ -0.1%

Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	£3.10	▼ -1.0%
Submarket 2-4 Star	£6.25	▲ 7.3%
Market Overall	£6.97	▲ 7.8%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased Sq ft	675,744	▲ 382.9%
Months On Market	4.8	▼ -2.1

TENANT

Tenant Name:	AS Apparel IMPEX
Industry:	Retailer

LEASE

Sq ft Leased:	6,800 Sq ft
Sign Date:	Apr 2023
Space Use:	Light industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	2

LEASE TERM

Start Date:	May 2023
Lease Expiry:	May 2029
Lease Term:	6 Years
Breaks:	Mutual - Apr 2026

TIME ON MARKET

Date On Market:	Feb 2022
Date Off Market:	Apr 2023
Months on Market:	14 Months

LEASING REP

Ashbrow mills
Ashbrow Rd
Huddersfield, HD2 1DU

PROPERTY

Property Type:	Industrial
Status:	Built 1892
Tenancy:	Multi
Construction:	Masonry
Parking:	2 Surface Spaces ar...

RENTS

Asking Rent:	£3.00/SF
Achieved Rent:	£3.00/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout Status:	Full Build-Out
Space Condition:	Average

PROPERTY EXPENSES

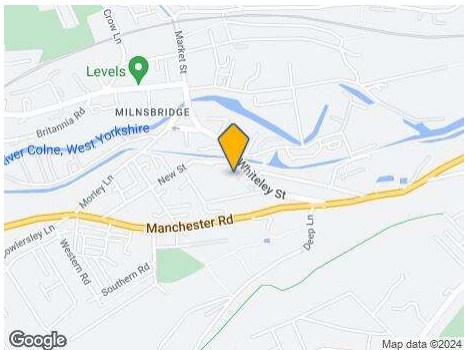
Service:	Fully Repairing & In...
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TIME VACANT

Date Vacated:	Feb 2022
Date Occupied:	May 2023
Months Vacant:	14 Months

Rentable Area:	145,987 Sq ft
Floors:	4
Floor Size:	36,497 Sq ft
Vacancy at Lease:	0.0%

20 Whiteley St
Huddersfield, HD3 4LT - Kirklees Submarket



TENANT	
Tenant Name:	Beaver Sports (Yorks) Ltd
Industry:	Retailer

LEASE	
Sq ft Leased:	3,096 Sq ft
Sign Date:	Mar 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Unit 4

RENTS	
Achieved Rent:	£8.00/SF

LEASE TERM	
Start Date:	Mar 2023
Lease Expiry:	Mar 2026
Lease Term:	3 Years

TIME VACANT	
Date Occupied:	Mar 2023

MARKET AT LEASE		
Vacancy Rates	2023 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.3%	▲ 0.9%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£7.69	▲ 3.6%
Submarket 2-4 Star	£6.13	▲ 7.2%
Market Overall	£6.83	▲ 7.5%

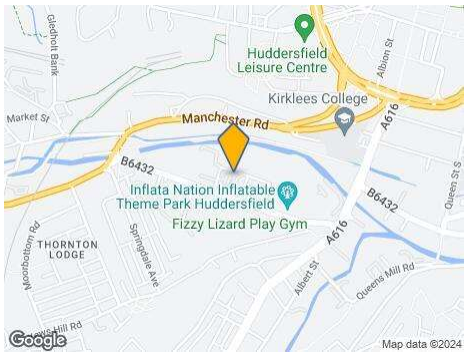
Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

LEASING REP	
Carter Towler	
Queen St	
Leeds, LS1 2TW	

PROPERTY		
Property Type:	Industrial	Rentable Area: 9,039 Sq ft
Status:	Built 2011	Floors: 1
Tenancy:	Multi	Floor Size: 9,039 Sq ft
Construction:	Steel	Ceiling Height: 18'
		Vacancy at Lease: 0.0%

LEASE NOTES
Beaver Sports (Yorks) Ltd have taken 3,096 sq ft of industrial space on a 3 year lease at £24,750 PA from 15.03.23. The landlord had representation in the deal.

21 Nile St
Huddersfield, HD1 3LP - Kirklees Submarket



LEASE	
Sq ft Leased:	28,306 Sq ft
Sign Date:	Mar 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

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

PROPERTY EXPENSES	
Business Rates:	£0.76/SF

LEASE TERM	
Start Date:	Aug 2023

TIME ON MARKET	
Date On Market:	Mar 2021
Date Off Market:	Mar 2023
Months on Market:	24 Months

TIME VACANT	
Date Occupied:	Aug 2023

LEASING REP	
Metcalf Commercial	
93 Linfit Ln	
Huddersfield, HD8 0UA	

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.3%	▲ 0.9%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£4.12	▲ 6.7%
Submarket 2-4 Star	£6.13	▲ 7.2%
Market Overall	£6.83	▲ 7.5%

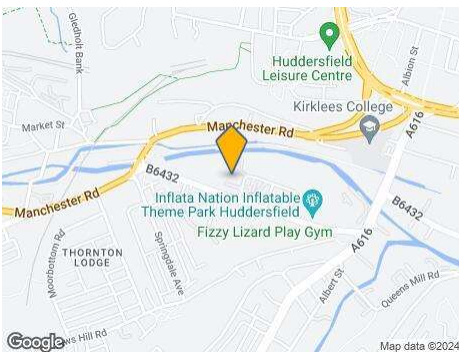
Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

PROPERTY	
Property Type:	Industrial
Status:	Built 1985
Tenancy:	Multi
Construction:	Steel

Rentable Area:	39,620 Sq ft
Floors:	1
Floor Size:	39,050 Sq ft
Ceiling Height:	15'
Vacancy at Lease:	0.0%
Land Acres:	4.10

22 St Thomas' Rd - SKA Business Park

Huddersfield, HD1 3LG - Kirklees Submarket



LEASE	
Sq ft Leased:	47,068 Sq ft
Sign Date:	Mar 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, MEZZ Floor
Suite:	1 to 4, 6, 8a, 8b, 9/10...

RENTS	
Asking Rent:	£3.62/SF-£6.00/SF

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

PROPERTY EXPENSES	
Service:	Fully Repairing & In...

LEASE TERM	
Start Date:	Aug 2023
Lease Expiry:	Aug 2026
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Sep 2019
Date Off Market:	Mar 2023
Months on Market:	42 Months

TIME VACANT	
Date Vacated:	Sep 2019
Date Occupied:	Aug 2023
Months Vacant:	47 Months

LEASING REP	
Metcalf Commercial	
93 Linfit Ln	
Huddersfield, HD8 0UA	

MARKET AT LEASE

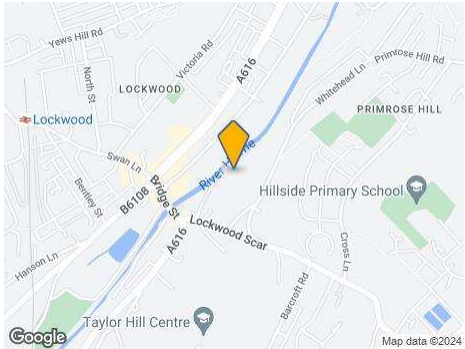
Vacancy Rates	2023 Q1	YOY
Current Building	50.2%	↔ 0.0%
Submarket 1-3 Star	1.5%	▲ 0.5%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£6.13	▲ 14.8%
Submarket 1-3 Star	£6.13	▲ 7.1%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

PROPERTY			
Property Type:	Industrial	Rentable Area:	75,528 Sq ft
Status:	Built 1940	Floors:	2
Tenancy:	-	Floor Size:	37,764 Sq ft
Construction:	Steel	Ceiling Height:	24'
		Vacancy at Lease:	50.2%
		Land Acres:	4.95

23 Huddersfield Rd - Perseverance Mills
Huddersfield, HD4 6BW - Kirklees Submarket



LEASE	
Sq ft Leased:	3,245 Sq ft
Sign Date:	Mar 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS	
Asking Rent:	£4.62/SF

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

LEASE TERM	
Start Date:	Apr 2023

TIME ON MARKET	
Date On Market:	Aug 2022
Date Off Market:	Mar 2023
Months on Market:	8 Months

TIME VACANT	
Date Vacated:	Aug 2022
Date Occupied:	Apr 2023
Months Vacant:	8 Months

LEASING REP	
Walker Singleton (Commercial) Ltd	
New North Rd	
Huddersfield, HD1 5LG	

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	3.2%	▲ 3.2%
Submarket 1-3 Star	1.5%	▲ 0.5%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£4.93	▲ 10.3%
Submarket 1-3 Star	£6.13	▲ 7.1%
Market Overall	£6.83	▲ 7.5%

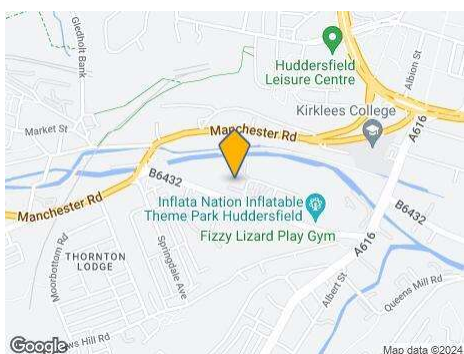
Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

PROPERTY	
Property Type:	Industrial
Status:	Built 2000
Tenancy:	Multi
Construction:	Masonry

Rentable Area:	100,000 Sq ft
Floors:	4
Floor Size:	60,894 Sq ft
Vacancy at Lease:	3.2%

22 St Thomas' Rd - SKA Business Park

Huddersfield, HD1 3LG - Kirklees Submarket



TENANT

Tenant Name: **Hitchfields Limited**
Industry: **Transportation and Warehousing**

LEASE

Sq ft Leased: **24,878 Sq ft**
Sign Date: **Mar 2023**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**

RENTS

Achieved Rent: **£3.50/SF**

LEASE TERM

Start Date: **Mar 2023**
Lease Expiry: **Mar 2028**
Lease Term: **5 Years**

TIME VACANT

Date Occupied: **Mar 2023**

LEASING REP

Metcalf Commercial
93 Linfit Ln
Huddersfield, HD8 0UA

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	50.2%	↔ 0.0%
Submarket 1-3 Star	1.5%	▲ 0.5%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£6.13	▲ 14.8%
Submarket 1-3 Star	£6.13	▲ 7.1%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

PROPERTY

Property Type: **Industrial**
Status: **Built 1940**
Tenancy: **-**
Construction: **Steel**
Rentable Area: **75,528 Sq ft**
Floors: **2**
Floor Size: **37,764 Sq ft**
Ceiling Height: **24'**
Vacancy at Lease: **50.2%**
Land Acres: **4.95**

LEASE NOTES

Hitchfield Limited have taken up 24,878 square foot of industrial/retail space starting on the 2nd of March. The agreed length of term of 5 years. The starting rent amount is £80,000 per annum with a £5,000 increase in year two and three. The landlord had agent representation.

24 Beck Rd
Huddersfield, HD1 5DG - Kirklees Submarket



TENANT	
Tenant Name:	FeTu Limited
Industry:	Professional, Scientific, and Technical Services

LEASE	
Sq ft Leased:	1,943 Sq ft
Sign Date:	Mar 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Unit 27

RENTS	
Achieved Rent:	£10.00/SF

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

LEASE TERM	
Start Date:	Mar 2023
Lease Expiry:	Mar 2026
Lease Term:	3 Years

TIME ON MARKET	
Date On Market:	Oct 2022
Date Off Market:	Apr 2023
Months on Market:	5 Months

TIME VACANT	
Date Vacated:	Oct 2022
Date Occupied:	Apr 2023
Months Vacant:	5 Months

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	31.5%	▲ 31.5%
Submarket 2-4 Star	2.3%	▲ 0.9%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£6.90	▲ 6.3%
Submarket 2-4 Star	£6.13	▲ 7.2%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

LEASING REP	
Carter Towler	
Queen St	
Leeds, LS1 2TW	

Knight Frank LLP	
9 Bond Ct	
Leeds, LS1 2JZ	

PROPERTY		
Property Type:	Industrial	Rentable Area: 6,169 Sq ft
Status:	Built 1999	Floors: 2
Tenancy:	Multi	Floor Size: 6,169 Sq ft
Construction:	Steel	Ceiling Height: 5'7"
Parking:	14 Surface Spaces a...	Vacancy at Lease: 31.5%

LEASE NOTES
FeTu Limited has taken 1,943 SF of industrial space at Unit 27 Beck Road, The Ringway Centre, commencing March 2023.

25

Chapel St - Workshop

Huddersfield, HD1 3EU - Kirklees Submarket



LEASE	
Sq ft Leased:	4,112 Sq ft
Sign Date:	Mar 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Unit 5

RENTS	
Asking Rent:	£4.98/SF

CONCESSIONS AND BUILDOUT	
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Mar 2023

TIME ON MARKET	
Date On Market:	Jul 2022
Date Off Market:	Mar 2023
Months on Market:	8 Months

TIME VACANT	
Date Vacated:	Jul 2022
Date Occupied:	Mar 2023
Months Vacant:	8 Months

LEASING REP	
Walker Singleton (Commercial) Ltd	
New North Rd	
Huddersfield, HD1 5LG	

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	44.1%	▲ 44.1%
Submarket 1-3 Star	1.5%	▲ 0.5%
Market Overall	2.0%	▲ 0.1%

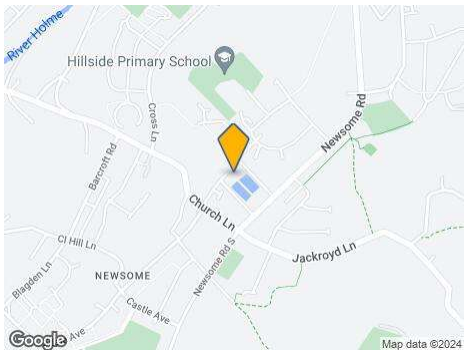
Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£5.19	▲ 4.6%
Submarket 1-3 Star	£6.13	▲ 7.1%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

PROPERTY	
Property Type:	Industrial
Status:	Built 1985
Tenancy:	Multi
Construction:	Reinforced Concrete
Parking:	8 Surface Spaces ar...

Rentable Area:	9,327 Sq ft
Floors:	2
Floor Size:	5,215 Sq ft
Ceiling Height:	10'
Vacancy at Lease:	44.1%

26 1 Ruth St
Huddersfield, HD4 6JF - Kirklees Submarket



LEASE	
Sq ft Leased:	7,402 Sq ft
Sign Date:	Mar 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, 1 Floor
Suite:	1C

RENTS	
Asking Rent:	£3.03/SF-£7.52/SF

LEASE TERM	
Start Date:	Mar 2023
Lease Term:	30 Days

TIME ON MARKET	
Date On Market:	Aug 2019
Date Off Market:	Mar 2023
Months on Market:	43 Months

TIME VACANT	
Date Vacated:	Aug 2019
Date Occupied:	Mar 2023
Months Vacant:	42 Months

PROPERTY			
Property Type:	Industrial	Rentable Area:	9,390 Sq ft
Status:	Built 1900	Floors:	2
Tenancy:	Multi	Floor Size:	4,695 Sq ft
Construction:	Masonry	Vacancy at Lease:	0.0%

MARKET AT LEASE		
Vacancy Rates	2023 Q1	YOY
Current Building	0.0%	▼ -58.0%
Submarket 1-3 Star	1.5%	▲ 0.5%
Market Overall	2.0%	▲ 0.1%

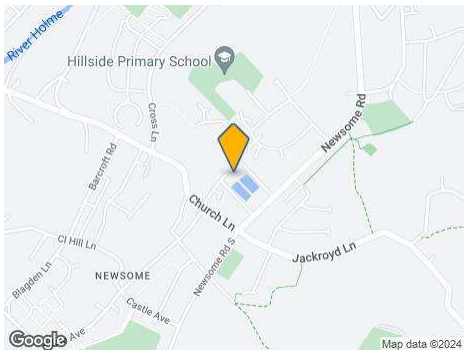
Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£5.19	▲ 2.0%
Submarket 1-3 Star	£6.13	▲ 7.1%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

LEASE NOTES
An unknown tenant has leased 7,402 sf of industrial space in Unit 1C on undisclosed terms. The tenant agreed terms with the landlord directly.

26 1 Ruth St
Huddersfield, HD4 6JF - Kirklees Submarket

★★★★★



LEASE	
Sq ft Leased:	957 Sq ft
Sign Date:	Mar 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	1E

LEASE TERM	
Start Date:	Mar 2023

TIME VACANT	
Date Occupied:	Mar 2023

PROPERTY			
Property Type:	Industrial	Rentable Area:	9,390 Sq ft
Status:	Built 1900	Floors:	2
Tenancy:	Multi	Floor Size:	4,695 Sq ft
Construction:	Masonry	Vacancy at Lease:	0.0%

LEASE NOTES
An unknown tenant has leased 957 sf of industrial space in Unit 1 E on the ground floor of Ruth st on undisclosed terms.

MARKET AT LEASE

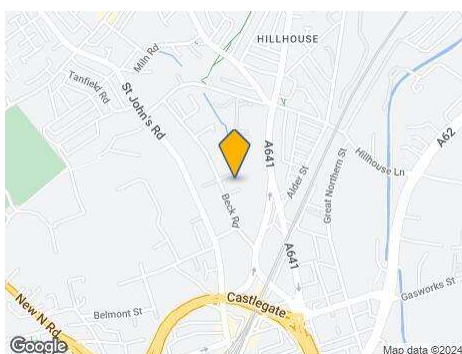
Vacancy Rates	2023 Q1	YOY
Current Building	0.0%	▼ -58.0%
Submarket 1-3 Star	1.5%	▲ 0.5%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£5.19	▲ 2.0%
Submarket 1-3 Star	£6.13	▲ 7.1%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

27 Beck Rd

Huddersfield, HD1 5DG - Kirklees Submarket



TENANT

Tenant Name: **DB TEC Limited**
Industry: **Service type**

LEASE

Sq ft Leased: **1,920 Sq ft**
Sign Date: **Feb 2023**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**
Suite: **30**

RENTS

Achieved Rent: **£10.29/SF**

LEASE TERM

Start Date: **Feb 2023**
Lease Expiry: **Feb 2026**
Lease Term: **3 Years**

TIME VACANT

Date Occupied: **Feb 2023**

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	35.6%	▲ 35.6%
Submarket 2-4 Star	2.3%	▲ 0.9%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£7.73	▲ 6.8%
Submarket 2-4 Star	£6.13	▲ 7.2%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

LEASING REP

Knight Frank LLP
9 Bond Ct
Leeds, LS1 2JZ

Carter Towler

Queen St
Leeds, LS1 2TW

PROPERTY

Property Type:	Industrial	Rentable Area:	10,749 Sq ft
Status:	Built 1980	Floors:	1
Tenancy:	Multi	Floor Size:	10,749 Sq ft
Construction:	Steel	Vacancy at Lease:	35.6%
		Land Acres:	0.40

LEASE NOTES

DB TEC Limited has taken 1,920 SF of industrial space at Unit 30 The Ringway, Beck Road in Huddersfield, commencing March 2023.



Huddersfield, HD1 3LP - Kirklees Submarket



TENANT

Tenant Name:	Trojan Plastic Limited
Industry:	Manufacturing

LEASE

Sq ft Leased:	15,326 Sq ft
Sign Date:	Feb 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Achieved Rent:	£3.85/SF
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PROPERTY EXPENSES

Service:	Fully Repairing & In...
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LEASE TERM

Start Date:	Feb 2023
Lease Expiry:	Feb 2026
Lease Term:	3 Years

TIME VACANT

Date Occupied:	Feb 2023
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LEASING REP

Metcalfe Commercial
93 Linfit Ln
Huddersfield, HD8 0UA

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.3%	▲ 0.9%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£4.12	▲ 6.7%
Submarket 2-4 Star	£6.13	▲ 7.2%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

PROPERTY

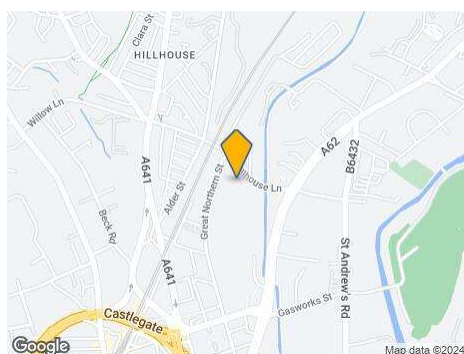
Property Type:	Industrial	Rentable Area:	39,620 Sq ft
Status:	Built 1985	Floors:	1
Tenancy:	Multi	Floor Size:	39,050 Sq ft
Construction:	Steel	Ceiling Height:	15'
		Vacancy at Lease:	0.0%
		Land Acres:	4.10

LEASE NOTES

Trojan Plastics Limited have taken up 15,326 square foot of industrial space at Hansen Business park. The agreed lease terms are £55,000 per annum for a 3 year lease term. The Landlord had agent representation.

28 Hillhouse Ln

Huddersfield, HD1 6BT - Kirklees Submarket



TENANT

Tenant Name: **Solar Storage Ltd**
Industry: **Retailer**

LEASE

Sq ft Leased: **8,234 Sq ft**
Sign Date: **Feb 2023**
Space Use: **Industrial**
Lease Type: **Direct**
Floor: **GRND Floor**
Suite: **2-4**

RENTS

Asking Rent: **£7.83/SF**
Achieved Rent: **£9.72/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **-24.14%**
Buildout Status: **Partial Build-Out**
Space Condition: **Average**

LEASE TERM

Start Date: **Apr 2023**
Lease Expiry: **Apr 2033**
Lease Term: **10 Years**

PROPERTY EXPENSES

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

TIME ON MARKET

Date On Market: **Oct 2021**
Date Off Market: **Feb 2023**
Months on Market: **16 Months**

TIME VACANT

Date Occupied: **Apr 2023**

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	75.0%	▲ 75.0%
Submarket 1-3 Star	1.5%	▲ 0.5%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£7.91	▲ 1.7%
Submarket 1-3 Star	£6.13	▲ 7.1%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

LEASING REP

Michael Steel & Co
4 Carlton Ct
Leeds, LS12 6LT

PROPERTY

Property Type: **Industrial**
Status: **Built 1960**
Tenancy: **Multi**
Construction: **Steel**
Rentable Area: **10,980 Sq ft**
Floors: **1**
Floor Size: **10,980 Sq ft**
Vacancy at Lease: **75.0%**
Land Acres: **0.73**

LEASE NOTES

Solar Storage Ltd have taken 8234 sq ft of Industrial space in Hillhouse lane they have signed a five year term.

29 Albert St - The Dyeworks Units A-D
Huddersfield, HD1 3QD - Kirklees Submarket



TENANT	
Tenant Name:	Festa-System Ltd
Industry:	Retailer

LEASE	
Sq ft Leased:	4,324 Sq ft
Sign Date:	Jan 2023
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	D

RENTS	
Achieved Rent:	£7.63/SF

PROPERTY EXPENSES	
Business Rates:	£3.58/SF

LEASE TERM	
Start Date:	Jan 2023
Lease Expiry:	Jan 2026
Lease Term:	3 Years

TIME VACANT	
Date Occupied:	Jan 2023

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	1.5%	▲ 0.5%
Market Overall	2.0%	▲ 0.1%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£9.28	▲ 6.8%
Submarket 1-3 Star	£6.13	▲ 7.1%
Market Overall	£6.83	▲ 7.5%

Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	430,459	▲ 136.7%
Months On Market	5.6	▼ -0.1

LEASING REP	
Towndoor Ltd	
Meltham Mills Rd	
Holmfirth, HD9 4AR	

PROPERTY	
Property Type:	Industrial
Status:	Built 2015
Tenancy:	-
Construction:	Steel
Rentable Area:	12,705 Sq ft
Floors:	1
Floor Size:	12,705 Sq ft
Vacancy at Lease:	0.0%

30 Allen Row - Gledholt Business Park

Huddersfield, HD1 4SB - Kirklees Submarket



LEASE

Sq ft Leased:	1,299 Sq ft
Sign Date:	Dec 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	B8

RENTS

Asking Rent:	£9.20/SF
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CONCESSIONS AND BUILDOUT

Space Condition:	Average
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LEASE TERM

Start Date:	Jan 2023
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TIME ON MARKET

Date On Market:	Aug 2022
Date Off Market:	Dec 2022
Months on Market:	4 Months

TIME VACANT

Date Vacated:	Aug 2022
Date Occupied:	Jan 2023
Months Vacant:	5 Months

LEASING REP

Hanson Chartered Surveyors

83 Fitzwilliam St
Huddersfield, HD1 5LG

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	9.4%	▼ -2.9%
Submarket 2-4 Star	2.3%	▲ 1.0%
Market Overall	2.1%	▲ 0.2%

Same Store Asking Rent/Sq ft	2022 Q4	YOY
Current Building	£8.09	▲ 8.7%
Submarket 2-4 Star	£6.02	▲ 7.2%
Market Overall	£6.70	▲ 7.4%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased Sq ft	276,853	▲ 52.5%
Months On Market	4.9	▲ 0.2

PROPERTY

Property Type:	Industrial	Rentable Area:	13,853 Sq ft
Status:	Built 1997	Floors:	2
Tenancy:	Multi	Floor Size:	12,979 Sq ft
Construction:	Steel	Ceiling Height:	15'5"
Parking:	20 Surface Tandem...	Vacancy at Lease:	9.4%

31 1 Paddock Foot

Huddersfield, HD1 4RY - Kirklees Submarket



LEASE

Sq ft Leased: **3,185 Sq ft**
 Sign Date: **Dec 2022**
 Space Use: **Industrial**
 Lease Type: **Direct**
 Floor: **GRND Floor**

RENTS

Asking Rent: **£6.27/SF**

CONCESSIONS AND BUILDOUT

Buildout Status: **Shell Space**

LEASE TERM

Start Date: **Jan 2023**

TIME ON MARKET

Date On Market: **Jul 2021**
 Date Off Market: **Dec 2022**
 Months on Market: **17 Months**

TIME VACANT

Date Vacated: **Jul 2021**
 Date Occupied: **Jan 2023**
 Months Vacant: **17 Months**

LEASING REP

Walker Singleton (Commercial) Ltd
 New North Rd
 Huddersfield, HD1 5LG

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	100%	↔ 0.0%
Submarket 1-3 Star	1.5%	▲ 0.4%
Market Overall	2.1%	▲ 0.2%

Same Store Asking Rent/Sq ft	2022 Q4	YOY
Current Building	£6.27	↔ 0.0%
Submarket 1-3 Star	£6.03	▲ 7.1%
Market Overall	£6.70	▲ 7.4%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased Sq ft	276,853	▲ 52.5%
Months On Market	4.9	▲ 0.2

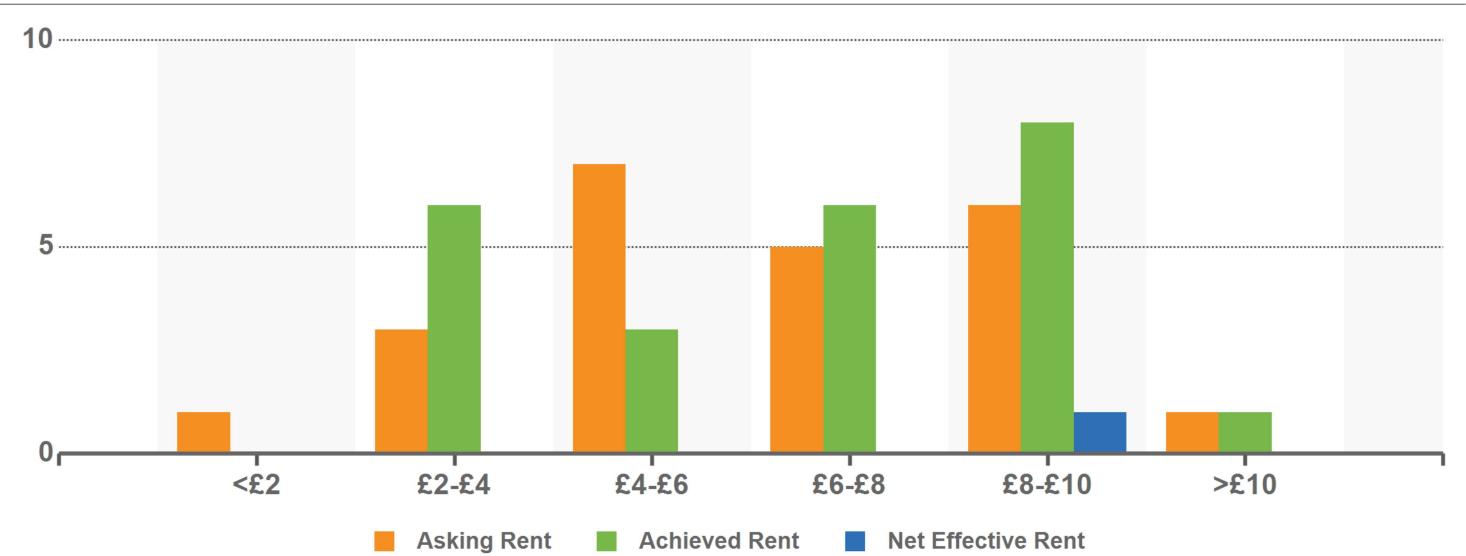
PROPERTY

Property Type: **Industrial**
 Status: **Built 2000**
 Tenancy: **-**

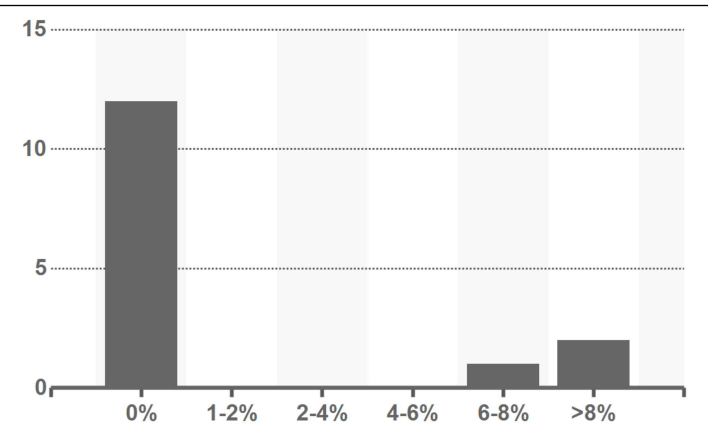
Rentable Area: **3,185 Sq ft**
 Floors: **1**
 Floor Size: **2,453 Sq ft**
 Vacancy at Lease: **100%**
 Land Acres: **0.19**

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£4.77	£4.74	£8.88	2.7

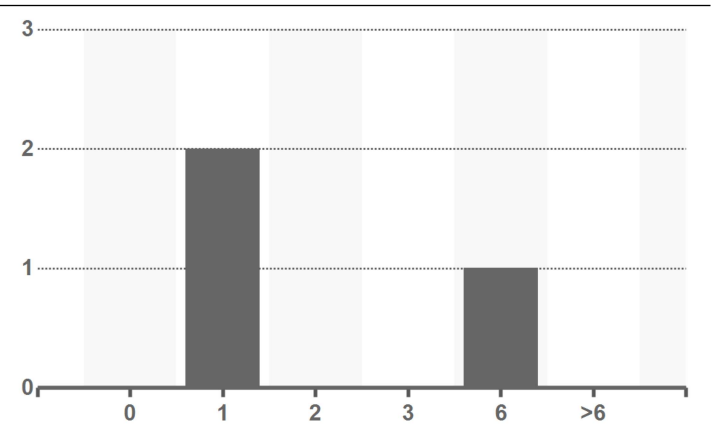
DEALS BY ASKING, ACHIEVED AND EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



Lease Comparables

1


1,168 SF Industrial Lease Signed Aug 2024 for £6.67/SF (Achieved)
Railway Sawmills - Burbeary Rd - Ground Direct
Huddersfield, HD1 3UN - Kirklees Submarket

★ ★ ★ ★ ★

Asking Rent:	£6.68/SF	Start Date:	Sep 2024	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class
Achieved Rent:	£6.67/SF	Term:	2 Years	Breaks:		On Market:	7 Mos	Building Area:	5,146 SF
Effective Rent:		Exp. Date:	Sep 2026	Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	1.36/1,000 SF

Leasing Rep: **Bramleys LLP -**
Tenant Rep:

Landlord:
Tenant SIC:

Lease Notes:

ID# 268134601

2


7,963 SF Industrial Lease Signed Jul 2024 for £3.70/SF (Achieved)
The Old Mill - 52 Whiteley St - Direct
Huddersfield, HD3 4LT - Kirklees Submarket

★ ★ ★ ★ ★

Asking Rent:	£3.70/SF	Start Date:	Jul 2024	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class C
Achieved Rent:	£3.70/SF	Term:	6 Years	Breaks:		On Market:	11 Mos	Building Area:	7,963 SF
Effective Rent:		Exp. Date:	Jul 2030	Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:	/1 (GRND), 1 ...	Parking Ratio:	0.88/1,000 SF

Leasing Rep: **Walker Singleton (Commercial) Ltd**
Tenant Rep:

Landlord:
Tenant SIC:

Lease Notes: An undisclosed tenant has taken 7,963 sq ft of industrial space on a new 6 year lease from 18/7/2024 at £29,500 PA. The landlord had representation in the deal.

ID# 268112871

3


3,207 SF Industrial Lease Signed Jun 2024 for £4.67/SF (Achieved)
Union Mills - Tanyard Rd - Ground Direct
Huddersfield, HD3 4NB - Kirklees Submarket

★ ★ ★ ★ ★

Asking Rent:	£4.67/SF	Start Date:	Jul 2024	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class C
Achieved Rent:	£4.67/SF	Term:	1 Year ...	Breaks:		On Market:	7 Mos	Building Area:	133,223 SF
Effective Rent:		Exp. Date:	Dec 2025	Reviews:		Build-Out:	Full Build-Out	Rates:	£2.30/SF
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Bramleys LLP -**
Tenant Rep:

Landlord: **Ska Property Management Co.**
Tenant SIC:

Lease Notes:

ID# 266784761

Lease Comparables

4



1,700 SF Industrial Lease Signed Jun 2024 for £7.06/SF (Achieved)

A1-A3 - Allen Row - Direct, Leased by All Good Farm Ltd

Huddersfield, HD1 4SB - Kirklees Submarket



Asking Rent:	£8.23/SF	Start Date:	Jun 2024	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£7.06/SF	Term:	7 Years	Breaks:	Jun 2027	On Market:	8 Mos	Building Area:	5,901 SF
Effective Rent:		Exp. Date:	Jun 2031	Reviews:		Build-Out:	Shell Space	Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	1.86/1,000 SF

Leasing Rep: **Hanson Chartered Surveyors -**

Tenant Rep:

Landlord: **Royds Estates Ltd**

Tenant SIC:

Lease Notes: All Good Farm Ltd have taken 1,700 SF of industrial space on a new 7 year lease at £12,000 PA from 17/6/2024. A break on the 3rd anniversary of the term was agreed. The landlord had representation in the deal.

ID# 266412391

5



457 SF Industrial Lease Signed Jun 2024 for £8.18/SF (Achieved)

A1-A3 - Allen Row - Ground Direct

Huddersfield, HD1 4SB - Kirklees Submarket



Asking Rent:	£1.58/SF	Start Date:	Jun 2024	Rent Free:	Spread Over ...	Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£8.18/SF	Term:	3 Years	Breaks:		On Market:	2 Mos	Building Area:	5,901 SF
Effective Rent:		Exp. Date:	May 2027	Reviews:		Build-Out:	Full Build-Out	Rates:	£11.79/SF
				Office Area:		Dock/Drive In:	/1	Parking Ratio:	1.86/1,000 SF

Leasing Rep: **Walker Singleton (Commercial) Ltd -**

Tenant Rep:

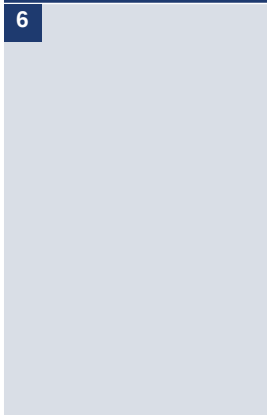
Landlord: **Royds Estates Ltd**

Tenant SIC:

Lease Notes:

ID# 265275991

6



2,321 SF Industrial Lease Signed May 2024 for £9.05/SF (Achieved)

Suite Unit 5 Park Valley Court - Meltham Rd - Ground Direct, Leased by Bartons Yorkshire Ltd

Huddersfield, HD4 7BH - Kirklees Submarket



Asking Rent:	£9.05/SF	Start Date:	May 2024	Rent Free:	1 Mo at Start	Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£9.05/SF	Term:	5 Years	Breaks:		On Market:	7 Mos	Building Area:	138,284 SF
Effective Rent:		Exp. Date:	May 2029	Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:	/1	Parking Ratio:	

Leasing Rep: **Dove Haigh Phillips -**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: Bartons Yorkshire Ltd have taken 2,321 SF of industrial space on a new 5 year lease at £21,000 PA, 1 months' free rent was agreed. The landlord had representation in the deal.

ID# 264613741

Lease Comparables

7



958 SF Industrial Lease Signed Mar 2024 for £8.80/SF (Achieved)

Railway Sawmills - Burbeary Rd - Direct

Huddersfield, HD1 3UN - Kirklees Submarket

Asking Rent: £8.77/SF

Achieved Rent: £8.80/SF

Effective Rent:

Start Date: Mar 2024

Term: 3 Years

Exp. Date: Mar 2027

Rent Free:

Breaks:

Reviews:

Office Area:

Deal Type: New Lease

On Market: 0 Mos

Build-Out: Full Build-Out

Dock/Drive In:

Property Type: Industrial Class B

Building Area: 11,651 SF

Rates:

Parking Ratio:

Leasing Rep: Bramleys LLP -

Tenant Rep:

Landlord: Eurolink Properties Ltd

Tenant SIC:

Lease Notes: An unknown tenant has leased 958 sf of industrial space in Unit 4 Railway Sawmills. The landlord had agent representation.

ID# 263368131

8



1,270 SF Industrial Lease Signed Mar 2024 for £6.14/SF (Achieved)

Albion Business Centre - Manchester Rd - Ground Direct

Huddersfield, HD4 5TA - Kirklees Submarket

Asking Rent: £6.14/SF

Achieved Rent: £6.14/SF

Effective Rent:

Start Date: Mar 2024

Term: 3 Years

Exp. Date: Mar 2027

Rent Free:

Breaks:

Reviews:

Office Area:

Deal Type: New Lease

On Market: 4 Mos

Build-Out: Full Build-Out

Dock/Drive In:

Property Type: Industrial Class B

Building Area: 10,635 SF

Rates:

Parking Ratio:

Leasing Rep: Bramleys LLP -

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: An unknown tenant has leased 1,270 sf of industrial space in Unit 1C Albion Business Centre. The landlord had agent representation.

ID# 262794691

9



5,353 SF Industrial Lease Signed Jan 2024 for £5.23/SF (Achieved)

Unit 21 - Queens Mill Ln - Ground Direct

Huddersfield, HD1 3RR - Kirklees Submarket

Asking Rent:

Achieved Rent: £5.23/SF

Effective Rent:

Start Date: Jan 2024

Term: 3 Years

Exp. Date: Jan 2027

Rent Free:

Breaks:

Reviews:

Office Area:

Deal Type: New Lease

On Market:

Build-Out:

Dock/Drive In:

Property Type: Industrial Class B

Building Area: 5,353 SF

Rates:

Parking Ratio:

Leasing Rep: Walker Singleton (Commercial) Ltd -

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 5,353 sq ft of industrial space on a new 3 year lease at £28,000 PA. The Landlord had agent representation. The deal was confirmed by the Landlord's agent.

ID# 261602991

Lease Comparables

10



7,200 SF Industrial Lease Signed Dec 2023 for £8.88/SF (Effective)
Suite 9 - Beck Rd - Ground Direct, Leased by Headlam Group
 Huddersfield, HD1 5DG - Kirklees Submarket



Asking Rent:	Start Date: Dec 2023	Rent Free: 6 Mos at Start	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £9.50/SF	Term: 10 Years	Breaks:	On Market: 5 Mos	Building Area: 29,683 SF
Effective Rent: £8.88/SF	Exp. Date: Dec 2033	Reviews:	Build-Out: Partial Build...	Rates:
	Office Area:	Dock/Drive In:	Parking Ratio: 1.15/1,000 SF	

Leasing Rep: Carter Towler -	Landlord: 4th Industrial GP (UK) Ltd
Tenant Rep:	Tenant SIC:

Lease Notes: Headlam Group has taken 7,200 sq ft of industrial space 15.12.23 on a 10 year lease at £20,000 PA. 6 months' rent free was agreed. The Landlord had agent representation. The deal was confirmed by the Landlord's agent.

ID# 261498811

11



3,758 SF Light industrial Lease Signed Nov 2023 for £4.26/SF (Achieved)
Quay St - Ground Direct
 Huddersfield, HD1 6QT - Kirklees Submarket



Asking Rent: £4.26/SF	Start Date: Nov 2023	Rent Free:	Deal Type: New Lease	Property Type: Light industrial Class
Achieved Rent: £4.26/SF	Term: 1 Year	Breaks:	On Market: 3 Mos	Building Area: 3,758 SF
Effective Rent:	Exp. Date: Oct 2024	Reviews:	Build-Out: Shell Space	Rates:
	Office Area:	Dock/Drive In:	Parking Ratio:	

Leasing Rep: Bramleys LLP -	Landlord:
Tenant Rep:	Tenant SIC:

Lease Notes:

ID# 260223661

12



21,874 SF Industrial Lease Signed Sep 2023 for £3.29/SF (Achieved)
Factory Premises with Yard - Tanyard Rd - Direct
 Huddersfield, HD3 4NB - Kirklees Submarket



Asking Rent: £4.11/SF	Start Date: Jan 2024	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class C
Achieved Rent: £3.29/SF	Term: 3 Years	Breaks:	On Market: 3 Mos	Building Area: 21,874 SF
Effective Rent:	Exp. Date: Dec 2026	Reviews:	Build-Out: Full Build-Out	Rates:
	Office Area:	Dock/Drive In:	Parking Ratio:	

Leasing Rep: Bramleys LLP -	Landlord:
Tenant Rep:	Tenant SIC:

Lease Notes:

ID# 258598171

Lease Comparables

13



6,362 SF Industrial Lease Signed Sep 2023 for £7.07/SF (Achieved)
Units 1-6 - Whitacre St - Ground Direct, Leased by Go Tint
 Huddersfield, HD2 1LY - Kirklees Submarket



Asking Rent:	Start Date: Sep 2023	Rent Free:	Deal Type: Renewal	Property Type: Industrial Class B
Achieved Rent: £7.07/SF	Term:	Breaks:	On Market:	Building Area: 19,461 SF
Effective Rent:	Exp. Date:	Reviews:	Build-Out:	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio: 1.36/1,000 SF

Leasing Rep: Holder & Co Ltd -	Landlord: Blackstone Inc.
Tenant Rep:	Tenant SIC: Auto Body Repair Shops

Lease Notes: Go Tints have leased 6,362 sf of industrial space in Unit 1 Whitacre Street Industrial park on a new lease commencing at £7.07psf. The landlord had agent representation.

ID# 261756731

14



2,908 SF Industrial Lease Signed Sep 2023 for £7.22/SF (Asking)
6 Barge - Ground Direct
 Huddersfield, HD1 3LN - Kirklees Submarket



Asking Rent: £7.22/SF	Start Date: Sep 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class
Achieved Rent:	Term:	Breaks:	On Market: 7 Mos	Building Area: 2,908 SF
Effective Rent:	Exp. Date:	Reviews:	Build-Out: Shell Space	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Eddisons -	Landlord: The Council Of The Borough Of...
Tenant Rep:	Tenant SIC:

Lease Notes: An unknown tenant has leased 2,908 sf of industrial space in 6 Barge st on unknown terms. The landlord had agent representation.

ID# 261266501

15



1,680 SF Industrial Lease Signed Aug 2023 for £8.57/SF (Achieved)
Plover Garage - Plover Rd - Ground Direct
 Huddersfield, HD3 3HS - Kirklees Submarket



Asking Rent: £9.23/SF	Start Date: Sep 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class C
Achieved Rent: £8.57/SF	Term: 6 Years	Breaks:	On Market: 2 Mos	Building Area: 1,733 SF
Effective Rent:	Exp. Date: Aug 2029	Reviews:	Build-Out: Shell Space	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Bramleys LLP -	Landlord: Barry Sykes Enterprises Limited
Tenant Rep:	Tenant SIC:

Lease Notes:

ID# 259263081

Lease Comparables

16  **1,800 SF Light industrial Lease Signed Jun 2023 for £19.44/SF (Asking)**
393 Leeds Road Rd - Ground Direct, Leased by Motor Trade
Huddersfield, HD2 1YB - Kirklees Submarket



Asking Rent:	£19.44/SF	Start Date:	Jul 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Light industrial Class
Achieved Rent:		Term:		Breaks:		On Market:	6 Mos	Building Area:	1,800 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	£4.09/SF
				Office Area:		Dock/Drive In:		Parking Ratio:	19.44/1,000 SF

Leasing Rep: **Brassington Rowan -**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes:

ID# 256062021

17  **1,330 SF Industrial Lease Signed May 2023 for £7.89/SF (Achieved)**
Unit 7 - Bradley Mills Rd - Ground Direct
Huddersfield, HD1 6PQ - Kirklees Submarket



Asking Rent:	£7.89/SF	Start Date:	May 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£7.89/SF	Term:	5 Years	Breaks:		On Market:	7 Mos	Building Area:	1,330 SF
Effective Rent:		Exp. Date:	May 2028	Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	1.50/1,000 SF

Leasing Rep: **Bramleys LLP -**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes:

ID# 255939311

18 **2,100 SF Industrial Lease Signed May 2023 for £9.52/SF (Achieved)**
Unit 1-9 Park Valley Court - Meltham Rd - Ground Direct
Huddersfield, HD4 7BH - Kirklees Submarket



Asking Rent:	£9.52/SF	Start Date:	Jun 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£9.52/SF	Term:	5 Years	Breaks:		On Market:	1 Mo	Building Area:	138,284 SF
Effective Rent:		Exp. Date:	Jun 2028	Reviews:		Build-Out:	Full Build-Out	Rates:	£3.27/SF
				Office Area:		Dock/Drive In:	/1	Parking Ratio:	

Leasing Rep: **Dove Haigh Phillips -**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 2,100 sq ft of industrial space from 1.5.23 on a 5 year lease at £20,000 PA. The Landlord had agent representation. The deal was confirmed by the Landlord's agent.

ID# 259910571

Lease Comparables

19



11,005 SF Industrial Lease Signed May 2023
Units A-C - Leeds Rd - Direct
 Huddersfield, HD2 1UA - Kirklees Submarket



Asking Rent:	Start Date: May 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent:	Term: 3 Years	Breaks:	On Market: 2 Mos	Building Area: 39,011 SF
Effective Rent:	Exp. Date: May 2026	Reviews:	Build-Out: Partial Build...	Rates: £1.87/SF
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Hanson Chartered Surveyors -	Landlord: BW SIPP TRUSTEES LIMITED
Tenant Rep:	Tenant SIC:

Lease Notes:

ID# 256999111

20



45,144 SF Industrial Lease Signed Apr 2023 for £2.99/SF (Achieved)
Unit 5 Unit 5 The New Mill, George Street, Milnsbrid - George St - Ground Direct, Leased by International Auctions
 Huddersfield, HD3 4JD - Kirklees Submarket



Asking Rent: £2.99/SF	Start Date: Apr 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £2.99/SF	Term: 5 Years	Breaks:	On Market: 8 Mos	Building Area: 47,401 SF
Effective Rent:	Exp. Date: Apr 2028	Reviews:	Build-Out: Full Build-Out	Rates: £0.86/SF
		Office Area:	Dock/Drive In:	Parking Ratio: 0.74/1,000 SF

Leasing Rep: Bramleys LLP -	Landlord:
Tenant Rep:	Tenant SIC: Business Services, NEC

Lease Notes:

ID# 255641151

21



6,800 SF Light industrial Lease Signed Apr 2023 for £3.00/SF (Achieved)
Suite 2 Ashbrow Mills - Bradford Rd - Ground Direct, Leased by AS Apparel IMPEX
 Huddersfield, HD2 1DU - Kirklees Submarket



Asking Rent: £3.00/SF	Start Date: May 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class C
Achieved Rent: £3.00/SF	Term: 6 Years	Breaks: Apr 2026	On Market: 14 Mos	Building Area: 145,987 SF
Effective Rent:	Exp. Date: May 2029	Reviews:	Build-Out: Full Build-Out	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio: 0.01/1,000 SF

Leasing Rep: Ashbrow mills -	Landlord: Dam Investments And Properti...
Tenant Rep:	Tenant SIC:

Lease Notes:

ID# 254047791

Lease Comparables

22



3,096 SF Industrial Lease Signed Mar 2023 for £8.00/SF (Achieved)
Suite Unit 4 - Whiteley St - Ground Direct, Leased by Beaver Sports (Yorks) Ltd
 Huddersfield, HD3 4LT - Kirklees Submarket



Asking Rent:	Start Date: Mar 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £8.00/SF	Term: 3 Years	Breaks:	On Market:	Building Area: 9,039 SF
Effective Rent:	Exp. Date: Mar 2026	Reviews:	Build-Out:	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Carter Towler -	Landlord: Bradcoll Limited
Tenant Rep:	Tenant SIC:

Lease Notes: Beaver Sports (Yorks) Ltd have taken 3,096 sq ft of industrial space on a 3 year lease at £24,750 PA from 15.03.23. The landlord had representation in the deal.

ID# 261793171

23



28,306 SF Industrial Lease Signed Mar 2023
Unit 2 - Nile St - Ground Direct
 Huddersfield, HD1 3LP - Kirklees Submarket



Asking Rent:	Start Date: Aug 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent:	Term:	Breaks:	On Market: 24 Mos	Building Area: 39,620 SF
Effective Rent:	Exp. Date:	Reviews:	Build-Out: Full Build-Out	Rates: £0.76/SF
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Metcalfe Commercial -	Landlord: The Council Of The Borough Of...
Tenant Rep:	Tenant SIC:

Lease Notes:

ID# 253515651

24



47,068 SF Industrial Lease Signed Mar 2023 for £6.00/SF (Asking)
SKA Business Park - St Thomas' Rd - Direct
 Huddersfield, HD1 3LG - Kirklees Submarket



Asking Rent: £3.62/SF-£6.0...	Start Date: Aug 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class C
Achieved Rent:	Term: 3 Years	Breaks:	On Market: 42 Mos	Building Area: 75,528 SF
Effective Rent:	Exp. Date: Aug 2026	Reviews:	Build-Out: Partial Build...	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Metcalfe Commercial -	Landlord:
Tenant Rep:	Tenant SIC:

Lease Notes:

ID# 253515681

Lease Comparables

25



3,245 SF Industrial Lease Signed Mar 2023 for £4.62/SF (Asking)

Perserverance Mill - Huddersfield Rd - Ground Direct

Huddersfield, HD4 6BW - Kirklees Submarket



Asking Rent:	£4.62/SF	Start Date:	Apr 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:		Term:		Breaks:		On Market:	7 Mos	Building Area:	100,000 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Partial Build...	Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Walker Singleton (Commercial) Ltd -**

Tenant Rep:

Landlord: **Royds Properties Ltd**

Tenant SIC:

Lease Notes:

ID# 253402801

26



24,878 SF Industrial Lease Signed Mar 2023 for £3.50/SF (Achieved)

SKA Business Park - St Thomas' Rd - Ground Direct, Leased by Hitchfields Limited

Huddersfield, HD1 3LG - Kirklees Submarket



Asking Rent:		Start Date:	Mar 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class C
Achieved Rent:	£3.50/SF	Term:	5 Years	Breaks:		On Market:		Building Area:	75,528 SF
Effective Rent:		Exp. Date:	Mar 2028	Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep: **Metcalfe Commercial -**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: Hitchfield Limited have taken up 24,878 square foot of industrial/retail space starting on the 2nd of March. The agreed length of term of 5 years. The starting rent amount is £80,000 per annum with a £5,000 increase in year two and three. The landlord had agent representation.

ID# 253523651

27



1,943 SF Industrial Lease Signed Mar 2023 for £10.00/SF (Achieved)

Suite Unit 27 Ringway Centre - Beck Rd - Ground Direct, Leased by FeTu Limited

Huddersfield, HD1 5DG - Kirklees Submarket



Asking Rent:		Start Date:	Mar 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:	£10.00/SF	Term:	3 Years	Breaks:		On Market:	6 Mos	Building Area:	6,169 SF
Effective Rent:		Exp. Date:	Mar 2026	Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	2.36/1,000 SF

Leasing Rep: **Carter Towler -**

Tenant Rep:

Landlord: **4th Industrial GP (UK) Ltd**

Tenant SIC:

Lease Notes: FeTu Limited has taken 1,943 SF of industrial space at Unit 27 Beck Road, The Ringway Centre, commencing March 2023.

ID# 255328321

Lease Comparables

28



4,112 SF Industrial Lease Signed Mar 2023 for £4.98/SF (Asking)
Workshop - Chapel St - Ground Direct
 Huddersfield, HD1 3EU - Kirklees Submarket



Asking Rent:	£4.98/SF	Start Date:	Mar 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class B
Achieved Rent:		Term:		Breaks:		On Market:	14 Mos	Building Area:	9,327 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Full Build-Out	Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	0.86/1,000 SF

Leasing Rep: **Walker Singleton (Commercial) Ltd -**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes:

ID# 258174751

29



7,402 SF Industrial Lease Signed Mar 2023 for £7.52/SF (Asking)
1 Ruth St - Direct
 Huddersfield, HD4 6JF - Kirklees Submarket



Asking Rent:	£3.03/SF-£7.5...	Start Date:	Mar 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class C
Achieved Rent:		Term:	30 Days	Breaks:		On Market:	43 Mos	Building Area:	9,390 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep:

Tenant Rep:

Landlord: **Mr J Edwards**

Tenant SIC:

Lease Notes: An unknown tenant has leased 7,402 sf of industrial space in Unit 1C on undisclosed terms. The tenant agreed terms with the landlord directly.

ID# 253843961

30



957 SF Industrial Lease Signed Mar 2023
1 Ruth St - Ground Direct
 Huddersfield, HD4 6JF - Kirklees Submarket



Asking Rent:		Start Date:	Mar 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Industrial Class C
Achieved Rent:		Term:		Breaks:		On Market:		Building Area:	9,390 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:		Rates:	
				Office Area:		Dock/Drive In:		Parking Ratio:	

Leasing Rep:

Tenant Rep:

Landlord: **Mr J Edwards**

Tenant SIC:

Lease Notes: An unknown tenant has leased 957 sf of industrial space in Unit 1 E on the ground floor of Ruth st on undisclosed terms.

ID# 253844331

Lease Comparables

31



1,920 SF Industrial Lease Signed Feb 2023 for £10.29/SF (Achieved)
Suite 30 - Beck Rd - Ground Direct, Leased by DB TEC Limited
 Huddersfield, HD1 5DG - Kirklees Submarket



Asking Rent:	Start Date: Feb 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class C
Achieved Rent: £10.29/SF	Term: 3 Years	Breaks:	On Market:	Building Area: 10,749 SF
Effective Rent:	Exp. Date: Feb 2026	Reviews:	Build-Out:	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Knight Frank LLP -	Landlord: 4th Industrial GP (UK) Ltd
Tenant Rep:	Tenant SIC:

Lease Notes: DB TEC Limited has taken 1,920 SF of industrial space at Unit 30 The Ringway, Beck Road in Huddersfield, commencing March 2023.

ID# 255328811

32



15,326 SF Industrial Lease Signed Feb 2023 for £3.85/SF (Achieved)
Nile St - Ground Direct, Leased by Trojan Plastic Limited
 Huddersfield, HD1 3LP - Kirklees Submarket



Asking Rent:	Start Date: Feb 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £3.85/SF	Term: 3 Years	Breaks:	On Market:	Building Area: 39,620 SF
Effective Rent:	Exp. Date: Feb 2026	Reviews:	Build-Out:	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Metcalfe Commercial -	Landlord: The Council Of The Borough Of...
Tenant Rep:	Tenant SIC:

Lease Notes: Trojan Plastics Limited have taken up 15,326 square foot of industrial space at Hansen Business park. The agreed lease terms are £55,000 per annum for a 3 year lease term. The Landlord had agent representation.

ID# 253523941

33



8,234 SF Industrial Lease Signed Feb 2023 for £9.72/SF (Achieved)
Hillhouse Ln - Ground Direct, Leased by Solar Storage Ltd
 Huddersfield, HD1 6BT - Kirklees Submarket



Asking Rent: £7.83/SF	Start Date: Apr 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £9.72/SF	Term: 10 Years	Breaks:	On Market: 16 Mos	Building Area: 10,980 SF
Effective Rent:	Exp. Date: Apr 2033	Reviews:	Build-Out: Partial Build...	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Michael Steel & Co -	Landlord:
Tenant Rep:	Tenant SIC:

Lease Notes: Solar Storage Ltd have taken 8234 sq ft of Industrial space in Hillhouse lane they have signed a five year term.

ID# 244002071

Lease Comparables

34



4,324 SF Industrial Lease Signed Jan 2023 for £7.63/SF (Achieved)
Units A-D The Dyeworks Units A-D - Albert St - Ground Direct, Leased by Festa-System Ltd
Huddersfield, HD1 3QD - Kirklees Submarket



Asking Rent:	Start Date: Jan 2023	Rent Free:	Deal Type: Renewal	Property Type: Industrial Class B
Achieved Rent: £7.63/SF	Term: 3 Years	Breaks:	On Market:	Building Area: 12,705 SF
Effective Rent:	Exp. Date: Jan 2026	Reviews:	Build-Out:	Rates: £3.58/SF
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: **Towndoor Ltd -**

Tenant Rep:

Landlord: **Towndoor Limited**

Tenant SIC:

Lease Notes:

ID# 255924181

35



1,299 SF Industrial Lease Signed Dec 2022 for £9.20/SF (Asking)
Unit B7 Gledholt Business Park - Allen Row - Ground Direct
Huddersfield, HD1 4SB - Kirklees Submarket



Asking Rent: £9.20/SF	Start Date: Jan 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent:	Term:	Breaks:	On Market: 4 Mos	Building Area: 13,853 SF
Effective Rent:	Exp. Date:	Reviews:	Build-Out:	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio: 3.18/1,000 SF

Leasing Rep: **Hanson Chartered Surveyors -**

Tenant Rep:

Landlord: **Royds Estates Ltd**

Tenant SIC:

Lease Notes:

ID# 226332041

36



3,185 SF Industrial Lease Signed Dec 2022 for £6.27/SF (Asking)
1 Paddock Foot - Ground Direct
Huddersfield, HD1 4RY - Kirklees Submarket



Asking Rent: £6.27/SF	Start Date: Jan 2023	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class C
Achieved Rent:	Term:	Breaks:	On Market: 17 Mos	Building Area: 3,185 SF
Effective Rent:	Exp. Date:	Reviews:	Build-Out: Shell Space	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: **Walker Singleton (Commercial) Ltd -**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes:

ID# 226332001