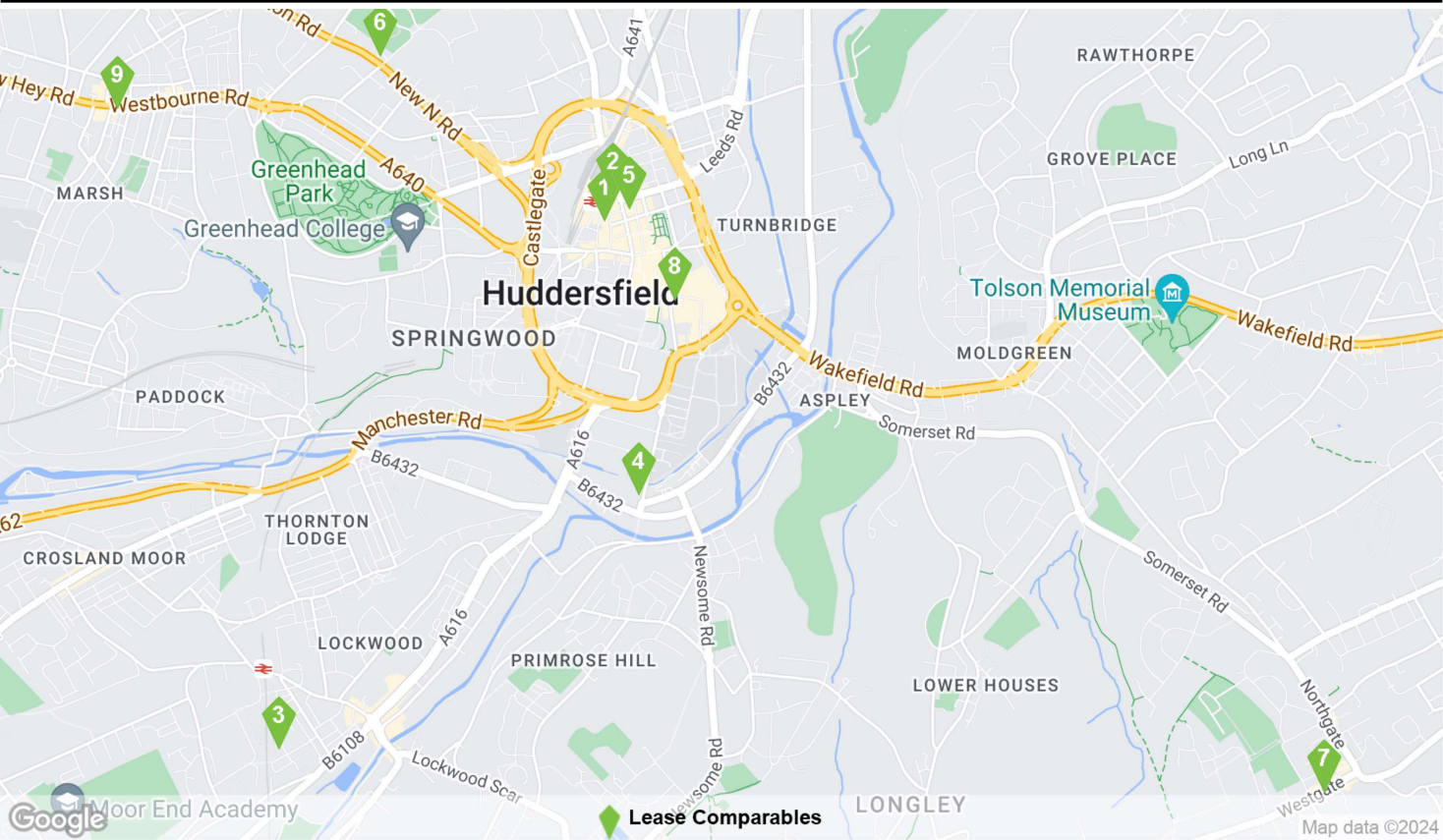


Deals	Asking Rent Per Sq ft	Achieved Rent Per Sq ft	Avg. Months On Market
11	£11.40	£11.87	12

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per Sq ft	10	£4.59	£11.40	£14.38	£26.10
Achieved Rent Per Sq ft	5	£4.47	£11.87	£13.80	£23.63
Effective Rent Per Sq ft	-	-	-	-	-
Asking Rent Discount	5	-0.1%	9.2%	7.6%	21.3%
TI Allowance	-	-	-	-	-
Rent Free Months	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	11	2	12	5	42
Deal Size	11	208	924	877	2,699
Deal in Months	7	12.0	39.0	36.0	60.0
Floor Number	11	GRND	RDJ	GRND	2

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		Sq ft Leased	Floor	Sign Date	Type	Rent	Rent Type
1 7 St Georges Sq	★★★★★	1,073	2nd	12/04/2024	New Lease	£4.47/fri	Achieved
2 12 St Georges Sq	★★★★★	1,012	1st	04/12/2023	New Lease	£13.80/fri	Achieved
3 Burbeary Rd	★★★★★	877	GRND	22/11/2023	New Lease	£7.53	Asking
4 Colne Road Buildings Colne Rd	★★★★★	2,699	2nd	15/11/2023	New Lease	£11.82	Asking
5 Lion Chambers John William St	★★★★★	1,401	GRND	29/08/2023	New Lease	£15.10	Asking
6 92 New North Rd	★★★★★	257	GRND	15/08/2023	New Lease	£20.54/iri	Achieved
5 Lion Chambers John William St	★★★★★	393	GRND	12/04/2023	New Lease	£15.10	Asking
6 92 New North Rd	★★★★★	208	GRND	01/02/2023	New Lease	-	-
7 57b Westgate	★★★★★	220	GRND	21/11/2022	New Lease	£23.63/fri	Achieved
8 28 King St	★★★★★	1,415	2nd	27/10/2022	New Lease	£4.59	Asking
9 95 Westbourne Rd	★★★★★	610	GRND,1-2	13/10/2022	New Lease	£13.77/fri	Achieved

1

7 St Georges Sq

Huddersfield, HD1 1LA - Kirklees Submarket



MARKET AT LEASE

Vacancy Rates	2024 Q2	YOY
Current Building	18.9%	▲ 18.9%
Submarket 1-3 Star	1.7%	▼ -0.1%
Market Overall	6.7%	▲ 0.7%

Same Store Asking Rent/Sq ft	2024 Q2	YOY
Current Building	£9.55	▲ 2.4%
Submarket 1-3 Star	£11.61	▲ 1.3%
Market Overall	£16.97	▲ 2.4%

Submarket Leasing Activity	2024 Q2	YOY
12 Mo. Leased Sq ft	25,045	▲ 408.8%
Months On Market	8.0	▼ -6.7

LEASE	
Sq ft Leased:	1,073 Sq ft
Sign Date:	Apr 2024
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	2nd Floor

LEASE TERM	
Start Date:	Apr 2024
Lease Expiry:	Apr 2029
Lease Term:	5 Years

TIME ON MARKET	
Date On Market:	May 2022
Date Off Market:	Apr 2024
Months on Market:	24 Months

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

PROPERTY	
Property Type:	Office
Status:	Built 1906
Tenancy:	Multi
Construction:	Masonry

RENTS	
Asking Rent:	£5.59/SF
Achieved Rent:	£4.47/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	20.04%
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

PROPERTY EXPENSES	
Service:	Fully Repairing & In...

TIME VACANT	
Date Occupied:	Apr 2024

Rentable Area:	6,868 Sq ft
Floors:	4
Floor Size:	1,717 Sq ft
Vacancy at Lease:	18.9%

2

12 St Georges Sq

Huddersfield, HD1 1JF - Kirklees Submarket



LEASE	
Sq ft Leased:	1,012 Sq ft
Sign Date:	Dec 2023
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	Suite 1, Suite 2

RENTS	
Asking Rent:	£14.63/SF-£15.24/SF
Achieved Rent:	£13.80/SF

CONCESSIONS AND BUILDOUT	
Asking Discount:	7.60%
Buildout Status:	Full Build-Out

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

PROPERTY EXPENSES	
Service:	Fully Repairing & In...

TIME ON MARKET	
Date On Market:	Jul 2023
Date Off Market:	Dec 2023
Months on Market:	5 Months

TIME VACANT	
Date Vacated:	Jun 2023
Date Occupied:	Jan 2024
Months Vacant:	7 Months

MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	11.0%	▲ 11.0%
Submarket 2-4 Star	3.5%	↔ 0.0%
Market Overall	6.7%	▲ 1.2%

Same Store Asking Rent/Sq ft	2023 Q4	YOY
Current Building	£8.53	▲ 2.1%
Submarket 2-4 Star	£11.68	▲ 0.8%
Market Overall	£16.85	▲ 3.6%

Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased Sq ft	15,628	▼ -65.6%
Months On Market	10.7	▼ -1.0

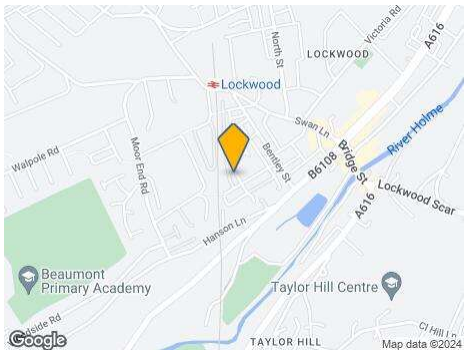
LEASING REP	
Bramleys LLP	
14-16 St Georges Sq	
Huddersfield, HD1 1LP	

PROPERTY		
Property Type:	Office	Rentable Area: 9,225 Sq ft
Status:	Built 1850	Floors: 4
Tenancy:	Multi	Floor Size: 2,306 Sq ft
Construction:	Masonry	Vacancy at Lease: 11.0%

3

Burbeary Rd

Huddersfield, HD1 3UN - Kirklees Submarket



MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	32.2%	▲ 32.2%
Submarket 2-4 Star	3.5%	↔ 0.0%
Market Overall	6.7%	▲ 1.2%

Same Store Asking Rent/Sq ft	2023 Q4	YOY
Current Building	£10.43	▲ 2.0%
Submarket 2-4 Star	£11.68	▲ 0.8%
Market Overall	£16.85	▲ 3.6%

Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased Sq ft	15,628	▼ -65.6%
Months On Market	10.7	▼ -1.0

LEASE	
Sq ft Leased:	877 Sq ft
Sign Date:	Nov 2023
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	17

LEASE TERM	
Start Date:	Nov 2023

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

PROPERTY	
Property Type:	Office
Status:	Built 1970
Tenancy:	Multi
Construction:	Masonry

LEASE NOTES	
An undisclosed tenant has taken 877 sq ft of office space at an undisclosed price.	

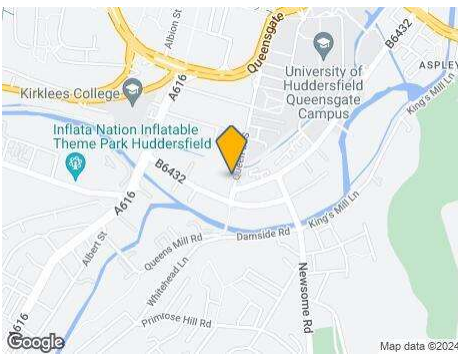
RENTS	
Asking Rent:	£7.53/SF

CONCESSIONS AND BUILDOUT	
Buildout Status:	Shell Space
Space Condition:	Average

TIME VACANT	
Date Vacated:	Aug 2023
Date Occupied:	Nov 2023
Months Vacant:	3 Months

Rentable Area:	2,727 Sq ft
Floors:	2
Floor Size:	439 Sq ft
Vacancy at Lease:	32.2%
Land Acres:	0.89

4 Colne Rd - Colne Road Buildings Huddersfield, HD1 3AG - Kirklees Submarket



LEASE	
Sq ft Leased:	2,699 Sq ft
Sign Date:	Nov 2023
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor

RENTS	
Asking Rent:	£11.82/SF

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Office
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Nov 2024
Lease Expiry:	Nov 2029
Lease Term:	5 Years

PROPERTY EXPENSES	
Business Rates:	£4.37/SF

TIME ON MARKET	
Date On Market:	May 2020
Date Off Market:	Dec 2023
Months on Market:	42 Months

TIME VACANT	
Date Occupied:	Nov 2024

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

MARKET AT LEASE

Vacancy Rates	2023 Q4	YOY
Current Building	23.0%	▲ 23.0%
Submarket 1-3 Star	2.1%	▲ 0.3%
Market Overall	6.7%	▲ 1.2%

Same Store Asking Rent/Sq ft	2023 Q4	YOY
Current Building	£10.85	▼ -1.2%
Submarket 1-3 Star	£11.50	▲ 0.6%
Market Overall	£16.85	▲ 3.6%

Submarket Leasing Activity	2023 Q4	YOY
12 Mo. Leased Sq ft	15,628	▼ -65.6%
Months On Market	10.7	▼ -1.0

PROPERTY	
Property Type:	Office
Status:	Built 1870
Tenancy:	-
Construction:	Masonry
Parking:	7 Surface Spaces ar...

Rentable Area:	11,731 Sq ft
Floors:	3
Floor Size:	3,910 Sq ft
Vacancy at Lease:	23.0%

5 John William St - Lion Chambers Huddersfield, HD1 1ER - Kirklees Submarket



LEASE

Sq ft Leased:	1,401 Sq ft
Sign Date:	Aug 2023
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	6

RENTS

Asking Rent:	£15.10/SF
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CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Partial Build-Out
Space Condition:	Average

LEASE TERM

Start Date:	Aug 2023
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TIME ON MARKET

Date On Market:	Feb 2023
Date Off Market:	Aug 2023
Months on Market:	7 Months

TIME VACANT

Date Vacated:	Feb 2023
Date Occupied:	Aug 2023
Months Vacant:	6 Months

LEASING REP

Hanson Chartered Surveyors
83 Fitzwilliam St
Huddersfield, HD1 5LG

MARKET AT LEASE

Vacancy Rates	2023 Q3	YOY
Current Building	0.8%	▼ -1.2%
Submarket 2-4 Star	3.0%	▼ -0.2%
Market Overall	6.6%	▲ 1.7%

Same Store Asking Rent/Sq ft	2023 Q3	YOY
Current Building	£15.35	▲ 2.8%
Submarket 2-4 Star	£11.61	▲ 1.4%
Market Overall	£16.68	▲ 3.8%

Submarket Leasing Activity	2023 Q3	YOY
12 Mo. Leased Sq ft	10,210	▼ -81.1%
Months On Market	16.0	▲ 5.8

PROPERTY

Property Type:	Office	Rentable Area:	48,700 Sq ft
Status:	Built 1852	Floors:	4
Tenancy:	Multi	Floor Size:	1,700 Sq ft
Construction:	Masonry	Vacancy at Lease:	0.8%
Parking:	Ratio of 10.00/1,000...		

LEASE NOTES

An unconfirmed tenant has taken 1,401 square feet of office space at Lion Chambers in Huddersfield.

6 92 New North Rd Huddersfield, HD1 5QP - Kirklees Submarket



LEASE

Sq ft Leased:	257 Sq ft
Sign Date:	Aug 2023
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Dickenson

LEASE TERM

Start Date:	Aug 2023
Lease Expiry:	Aug 2026
Lease Term:	3 Years
Breaks:	Tenant - Aug 2024

TIME ON MARKET

Date On Market:	Sep 2022
Date Off Market:	Aug 2023
Months on Market:	11 Months

LEASING REP

Boultons
54 John William St
Huddersfield, HD1 1ER

PROPERTY

Property Type:	Office
Status:	Built 1890
Tenancy:	Multi
Construction:	Masonry
Parking:	9 Surface Spaces ar...

RENTS

Asking Rent:	£26.10/SF
Achieved Rent:	£20.54/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	21.30%
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Excellent

PROPERTY EXPENSES

Service:	Internal Repairing &...
Business Rates:	£9.90/SF

TIME VACANT

Date Vacated:	Sep 2022
Date Occupied:	Aug 2023
Months Vacant:	11 Months

MARKET AT LEASE

Vacancy Rates	2023 Q3	YOY
Current Building	0.0%	▼ -15.2%
Submarket 2-4 Star	3.0%	▼ -0.2%
Market Overall	6.6%	▲ 1.7%

Same Store Asking Rent/Sq ft	2023 Q3	YOY
Current Building	£22.77	▼ -6.7%
Submarket 2-4 Star	£11.61	▲ 1.4%
Market Overall	£16.68	▲ 3.8%

Submarket Leasing Activity	2023 Q3	YOY
12 Mo. Leased Sq ft	10,210	▼ -81.1%
Months On Market	16.0	▲ 5.8

LEASE NOTES

An undisclosed tenant has leased 257 sf of office space in the Dickenson Suite in 92 New North Rd on a 3 year lease, commencing at £20.54 psf. The landlord had agent representation and the tenant did not.

5 John William St - Lion Chambers Huddersfield, HD1 1ER - Kirklees Submarket



LEASE

Sq ft Leased:	393 Sq ft
Sign Date:	Apr 2023
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	1 & 2

RENTS

Asking Rent:	£15.10/SF
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CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Partial Build-Out
Space Condition:	Average

LEASE TERM

Start Date:	Apr 2023
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TIME ON MARKET

Date On Market:	Feb 2023
Date Off Market:	Apr 2023
Months on Market:	3 Months

TIME VACANT

Date Vacated:	Feb 2023
Date Occupied:	Apr 2023
Months Vacant:	2 Months

LEASING REP

Hanson Chartered Surveyors
83 Fitzwilliam St
Huddersfield, HD1 5LG

MARKET AT LEASE

Vacancy Rates	2023 Q2	YOY
Current Building	4.5%	▲ 2.4%
Submarket 2-4 Star	3.4%	▼ -0.1%
Market Overall	6.0%	▲ 0.9%

Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	£15.36	▲ 3.1%
Submarket 2-4 Star	£11.63	▲ 1.2%
Market Overall	£16.58	▲ 2.9%

Submarket Leasing Activity	2023 Q2	YOY
12 Mo. Leased Sq ft	7,665	▼ -85.1%
Months On Market	14.7	▲ 4.3

PROPERTY

Property Type:	Office
Status:	Built 1852
Tenancy:	Multi
Construction:	Masonry
Parking:	Ratio of 10.00/1,000...

Rentable Area:	48,700 Sq ft
Floors:	4
Floor Size:	1,700 Sq ft
Vacancy at Lease:	4.5%

6 92 New North Rd
Huddersfield, HD1 5QP - Kirklees Submarket

★★★★★



LEASE	
Sq ft Leased:	208 Sq ft
Sign Date:	Feb 2023
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Kaye

CONCESSIONS AND BUILDOUT	
Buildout:	Standard Office
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Feb 2023

TIME ON MARKET	
Date On Market:	Sep 2022
Date Off Market:	Feb 2023
Months on Market:	5 Months

TIME VACANT	
Date Vacated:	Sep 2022
Date Occupied:	Feb 2023
Months Vacant:	4 Months

LEASING REP	
Boultons	
54 John William St	
Huddersfield, HD1 1ER	

MARKET AT LEASE

Vacancy Rates	2023 Q1	YOY
Current Building	15.2%	▲ 15.2%
Submarket 2-4 Star	3.4%	▼ -0.7%
Market Overall	5.5%	▲ 0.7%

Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£24.54	▼ -0.2%
Submarket 2-4 Star	£11.61	▼ -0.4%
Market Overall	£16.39	▲ 1.0%

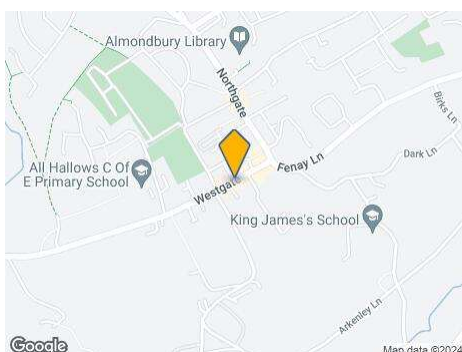
Submarket Leasing Activity	2023 Q1	YOY
12 Mo. Leased Sq ft	13,470	▼ -68.9%
Months On Market	13.9	▲ 5.8

PROPERTY	
Property Type:	Office
Status:	Built 1890
Tenancy:	Multi
Construction:	Masonry
Parking:	9 Surface Spaces ar...
Rentable Area:	3,057 Sq ft
Floors:	2
Floor Size:	1,529 Sq ft
Vacancy at Lease:	15.2%
Land Acres:	0.16

LEASE NOTES	
An unknown tenant has leased 208 sf of office space in Kaye suite in 92 New North Road on undisclosed terms. The landlord had tenant representation.	

7 57b Westgate

Huddersfield, HD5 8XF - Kirklees Submarket



LEASE

Sq ft Leased:	220 Sq ft
Sign Date:	Nov 2022
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

LEASE TERM

Start Date:	Nov 2022
Lease Expiry:	Nov 2025
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	Sep 2022
Date Off Market:	Nov 2022
Months on Market:	2 Months

LEASING REP

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

RENTS

Asking Rent:	£23.60/SF
Achieved Rent:	£23.63/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	-0.13%
Buildout:	Standard Office
Buildout Status:	Full Build-Out

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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TIME VACANT

Date Vacated:	Sep 2022
Date Occupied:	Nov 2022
Months Vacant:	1 Months

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	1.8%	▼ -0.5%
Market Overall	5.4%	▲ 1.0%

Same Store Asking Rent/Sq ft	2022 Q4	YOY
Current Building	£23.60	▼ -4.9%
Submarket 1-3 Star	£11.43	▲ 0.3%
Market Overall	£16.26	▲ 1.1%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased Sq ft	45,409	▼ -8.7%
Months On Market	11.7	▲ 2.2

PROPERTY

Property Type:	Office	Rentable Area:	555 Sq ft
Status:	Built 1890	Floors:	1
Tenancy:	Single	Floor Size:	555 Sq ft
Construction:	Masonry	Vacancy at Lease:	0.0%
		Land Acres:	0.03

8 28 King St

Huddersfield, HD1 2QE - Kirklees Submarket



LEASE

Sq ft Leased:	1,415 Sq ft
Sign Date:	Oct 2022
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor

RENTS

Asking Rent:	£4.59/SF
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CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
Space Condition:	Average

LEASE TERM

Start Date:	Oct 2022
Lease Expiry:	Oct 2023
Lease Term:	1 Year

TIME ON MARKET

Date On Market:	May 2020
Date Off Market:	Oct 2022
Months on Market:	30 Months

TIME VACANT

Date Vacated:	Nov 2021
Date Occupied:	Oct 2022
Months Vacant:	11 Months

LEASING REP

Boultons

54 John William St
Huddersfield, HD1 1ER

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	1.4%	▲ 0.4%
Market Overall	2.2%	▲ 0.3%

Same Store Asking Rent/Sq ft	2022 Q4	YOY
Current Building	£16.18	▼ -0.1%
Submarket 1-3 Star	£15.99	▼ -0.1%
Market Overall	£20.83	▼ -0.1%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased Sq ft	55,254	▼ -26.8%
Months On Market	7.1	▼ -0.6

PROPERTY

Property Type:	Retail	Rentable Area:	4,455 Sq ft
Status:	Built 1900	Floors:	3
Tenancy:	Multi	Floor Size:	883 Sq ft
Construction:	Masonry	Vacancy at Lease:	0.0%

LEASE NOTES

An unknown tenant has leased 1,415 sf of office space on the 2nd floor of 28 King st. The landlord had agent representation.

9 95 Westbourne Rd

Huddersfield, HD1 4LG - Kirklees Submarket



LEASE

Sq ft Leased:	610 Sq ft
Sign Date:	Oct 2022
Space Use:	Office
Lease Type:	Direct
Floor:	GRND, 1, 2 Floor

LEASE TERM

Start Date:	Oct 2022
Lease Expiry:	Oct 2025
Lease Term:	3 Years

TIME ON MARKET

Date On Market:	Jun 2022
Date Off Market:	Oct 2022
Months on Market:	4 Months

LEASING REP

Bramleys LLP

14-16 St Georges Sq
Huddersfield, HD1 1LP

RENTS

Asking Rent:	£13.82/SF
Achieved Rent:	£13.77/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	0.36%
Buildout:	Standard Office
Buildout Status:	Partial Build-Out
Space Condition:	Average

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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TIME VACANT

Date Vacated:	Jun 2022
Date Occupied:	Oct 2022
Months Vacant:	3 Months

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	99.7%	▲ 99.7%
Submarket 2-4 Star	3.5%	▼ -0.5%
Market Overall	5.4%	▲ 1.0%

Same Store Asking Rent/Sq ft	2022 Q4	YOY
Current Building	£13.82	▲ 1.7%
Submarket 2-4 Star	£11.59	▲ 0.3%
Market Overall	£16.26	▲ 1.1%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased Sq ft	45,409	▼ -8.7%
Months On Market	11.7	▲ 2.2

PROPERTY

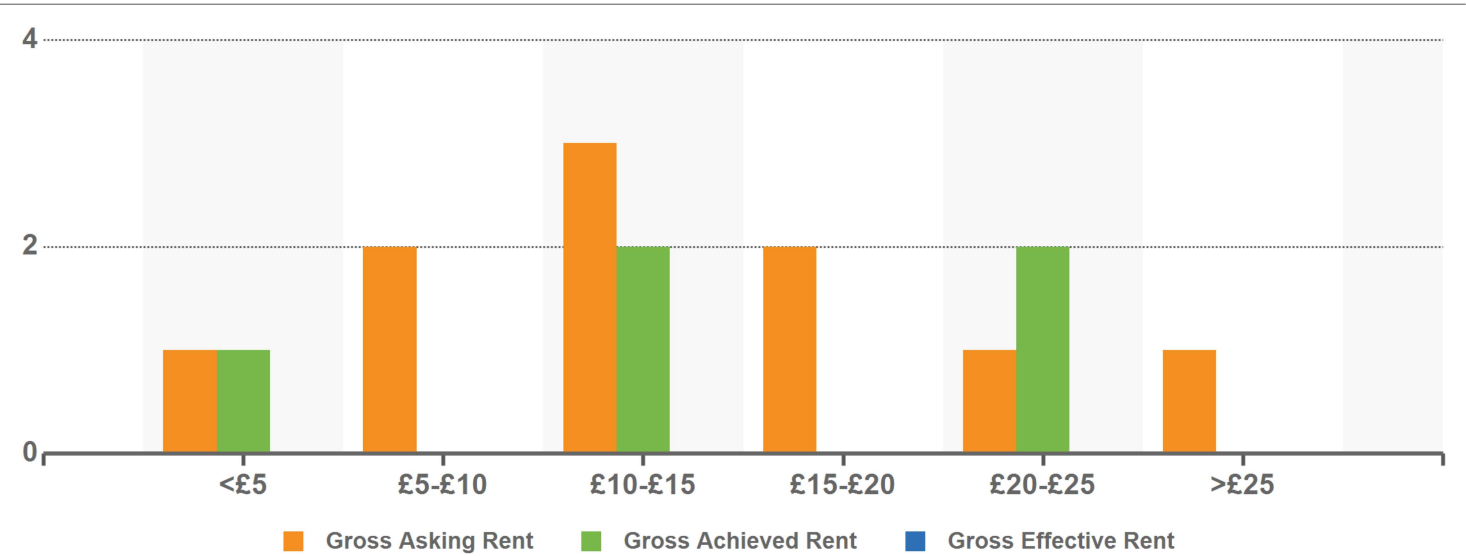
Property Type:	Office	Rentable Area:	610 Sq ft
Status:	Built 1960	Floors:	3
Tenancy:	Multi	Floor Size:	203 Sq ft
Construction:	Masonry	Vacancy at Lease:	99.7%

LEASE NOTES

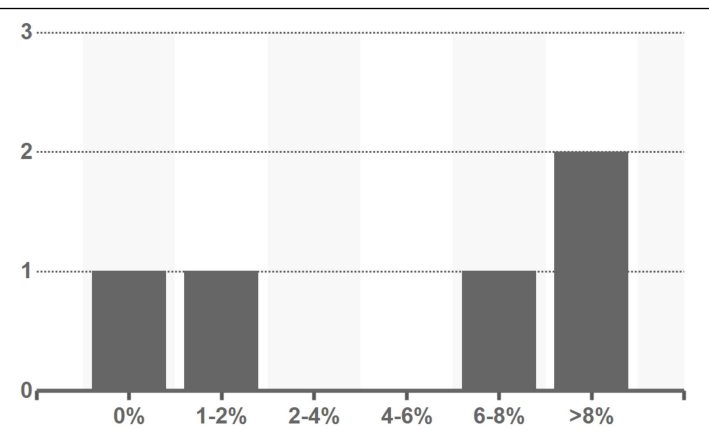
An undisclosed tenant has leased 610 sf of office space in 95 Westbourne Rd on a 3 year lease commencing at £13.77 psf. The landlord had agent representation.

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£11.40	£11.87	-	-

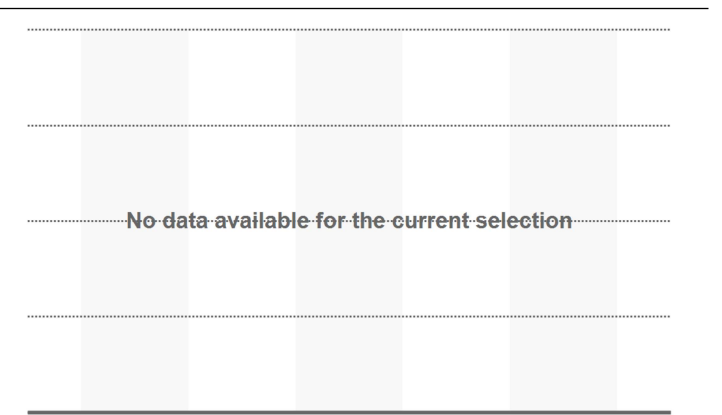
DEALS BY GROSS ASKING, GROSS ACHIEVED, AND GROSS EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY MONTHS FREE RENT



Lease Comparables

1


1,073 SF Office Lease Signed Apr 2024 for £4.47/SF (Achieved)

★★★★★

7 St Georges Sq - 2nd Floor Direct
Huddersfield, HD1 1LA - Kirklees Submarket

Asking Rent:	£5.59/SF	Start Date:	Apr 2024	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£4.47/SF	Term:	5 Years	Breaks:		On Market:	24 Mos	Building Area:	6,868 SF
Effective Rent:		Exp. Date:	Apr 2029	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep: **Bramleys LLP**

Tenant Rep:

Landlord: **Collard Cole Ltd**

Tenant SIC:

Lease Notes:

ID# 264462641

2


1,012 SF Office Lease Signed Dec 2023 for £13.80/SF (Achieved)

★★★★★

12 St Georges Sq - 1st Floor Direct
Huddersfield, HD1 1JF - Kirklees Submarket

Asking Rent:	£14.63/SF-£15....	Start Date:	Jan 2024	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£13.80/SF	Term:	3 Years	Breaks:		On Market:	5 Mos	Building Area:	9,225 SF
Effective Rent:		Exp. Date:	Jan 2027	Reviews:		Build-Out:	Full Build-Out	Rates:	

Amenities:

Leasing Rep: **Bramleys LLP**

Tenant Rep:

Landlord: **I.P.M. Sipp Administration Limited**

Tenant SIC:

Lease Notes:

ID# 260456651

3


877 SF Office Lease Signed Nov 2023 for £7.53/SF (Asking)

★★★★★

Burbeary Rd - Ground Direct
Huddersfield, HD1 3UN - Kirklees Submarket

Asking Rent:	£7.53/SF	Start Date:	Nov 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	6 Mos	Building Area:	2,727 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Shell Space	Rates:	

Amenities:

Leasing Rep:

Tenant Rep:

Landlord: **The Council Of The Borough Of...**

Tenant SIC:

Lease Notes: An undisclosed tenant has taken 877 sq ft of office space at an undisclosed price.

ID# 262060521

Lease Comparables

4 2,699 SF Office Lease Signed Nov 2023 for £11.82/SF (Asking) Colne Road Buildings - Colne Rd - 2nd Floor Direct Huddersfield, HD1 3AG - Kirklees Submarket



Asking Rent:	£11.82/SF	Start Date:	Nov 2024	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class C
Achieved Rent:		Term:	5 Years	Breaks:		On Market:	43 Mos	Building Area:	11,731 SF
Effective Rent:		Exp. Date:	Nov 2029	Reviews:		Build-Out:	Full Build-Out	Rates:	£4.37/SF

Amenities: **Private Toilets, Secure Storage**

Leasing Rep: **Metcalf Commercial**

Tenant Rep:

Landlord: **Bates & Co (Huddersfield)**

Tenant SIC:

Lease Notes:

ID# 260495291

5 1,401 SF Office Lease Signed Aug 2023 for £15.10/SF (Asking) Lion Chambers - John William St - Ground Direct Huddersfield, HD1 1ER - Kirklees Submarket



Asking Rent:	£15.10/SF	Start Date:	Aug 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:		Term:		Breaks:		On Market:	7 Mos	Building Area:	48,700 SF
Effective Rent:		Exp. Date:		Reviews:		Build-Out:	Partial Build...	Rates:	

Amenities: **Common Parts WC Facilities, Fully Carpeted**

Leasing Rep: **Hanson Chartered Surveyors**

Tenant Rep:

Landlord: **Edward Buckingham**

Tenant SIC:

Lease Notes: An unconfirmed tenant has taken 1,401 square feet of office space at Lion Chambers in Huddersfield.

ID# 257839451

6 257 SF Office Lease Signed Aug 2023 for £20.54/SF (Achieved) 92 New North Rd - Ground Direct Huddersfield, HD1 5QP - Kirklees Submarket



Asking Rent:	£26.10/SF	Start Date:	Aug 2023	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£20.54/SF	Term:	3 Years	Breaks:	Aug 2024	On Market:	11 Mos	Building Area:	3,057 SF
Effective Rent:		Exp. Date:	Aug 2026	Reviews:		Build-Out:	Full Build-Out	Rates:	£9.90/SF

Amenities: **Common Parts WC Facilities, Kitchen**

Leasing Rep: **Boultons**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: An undisclosed tenant has leased 257 sf of office space in the Dickenson Suite in 92 New North Rd on a 3 year lease, commencing at £20.54 psf. The landlord had agent representation and the tenant did not.

ID# 257528321

Lease Comparables

7



393 SF Office Lease Signed Apr 2023 for £15.10/SF (Asking)

Lion Chambers - John William St - Ground Direct

Huddersfield, HD1 1ER - Kirklees Submarket

★★★★★

Asking Rent: £15.10/SF

Achieved Rent:

Effective Rent:

Start Date: Apr 2023

Term:

Exp. Date:

Rent Free:

Breaks:

Reviews:

Deal Type: New Lease

On Market: 7 Mos

Build-Out: Partial Build...

Property Type: Office Class B

Building Area: 48,700 SF

Rates:

Amenities: Common Parts WC Facilities, Fully Carpeted

Leasing Rep: Hanson Chartered Surveyors

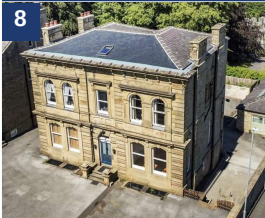
Tenant Rep:

Landlord: Edward Buckingham

Tenant SIC:

Lease Notes:

8



208 SF Office Lease Signed Feb 2023

92 New North Rd - Ground Direct

Huddersfield, HD1 5QP - Kirklees Submarket

★★★★★

Asking Rent:

Achieved Rent:

Effective Rent:

Start Date: Feb 2023

Term:

Exp. Date:

Rent Free:

Breaks:

Reviews:

Deal Type: New Lease

On Market: 7 Mos

Build-Out: Full Build-Out

Property Type: Office Class B

Building Area: 3,057 SF

Rates:

Amenities:

Leasing Rep: Boultons

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: An unknown tenant has leased 208 sf of office space in Kaye suite in 92 New North Road on undisclosed terms. The landlord had tenant representation.

9



220 SF Office Lease Signed Nov 2022 for £23.63/SF (Achieved)

57b Westgate - Ground Direct

Huddersfield, HD5 8XF - Kirklees Submarket

★★★★★

Asking Rent: £23.60/SF

Achieved Rent: £23.63/SF

Effective Rent:

Start Date: Nov 2022

Term: 3 Years

Exp. Date: Nov 2025

Rent Free:

Breaks:

Reviews:

Deal Type: New Lease

On Market: 2 Mos

Build-Out: Full Build-Out

Property Type: Office Class

Building Area: 555 SF

Rates:

Amenities: Common Parts WC Facilities, Kitchen

Leasing Rep: Bramleys LLP

Tenant Rep:

Landlord: Colston Trustees Limited

Tenant SIC:

Lease Notes:

Lease Comparables

10



1,415 SF Office Lease Signed Oct 2022 for £4.59/SF (Asking)

28 King St - 2nd Floor Direct

Huddersfield, HD1 2QE - Kirklees Submarket



Asking Rent:	£4.59/SF	Start Date:	Oct 2022	Rent Free:		Deal Type:	New Lease	Property Type:	Retail Class B
Achieved Rent:		Term:	1 Year	Breaks:		On Market:	30 Mos	Building Area:	4,455 SF
Effective Rent:		Exp. Date:	Oct 2023	Reviews:		Build-Out:	Shell Space	Rates:	

Amenities: **Common Parts WC Facilities, Lift Access, Secure Storage**

Leasing Rep: **Boultons**

Tenant Rep:

Landlord: **Kirklees Metropolitan Council**

Tenant SIC:

Lease Notes: An unknown tenant has leased 1,415 sf of office space on the 2nd floor of 28 King st. The landlord had agent representation.

ID# 209611211

11



610 SF Office Lease Signed Oct 2022 for £13.77/SF (Achieved)

95 Westbourne Rd - Direct

Huddersfield, HD1 4LG - Kirklees Submarket



Asking Rent:	£13.82/SF	Start Date:	Oct 2022	Rent Free:		Deal Type:	New Lease	Property Type:	Office Class B
Achieved Rent:	£13.77/SF	Term:	3 Years	Breaks:		On Market:	10 Mos	Building Area:	610 SF
Effective Rent:		Exp. Date:	Oct 2025	Reviews:		Build-Out:	Partial Build...	Rates:	

Amenities: **Demised WC facilities, Kitchen, Secure Storage**

Leasing Rep: **Bramleys LLP**

Tenant Rep:

Landlord:

Tenant SIC:

Lease Notes: An undisclosed tenant has leased 610 sf of office space in 95 Westbourne Rd on a 3 year lease commencing at £13.77 psf. The landlord had agent representation.

ID# 253960461