

Deals

Asking Rent Per Sq ft

Achieved Rent Per Sq ft

Avg. Months On Market

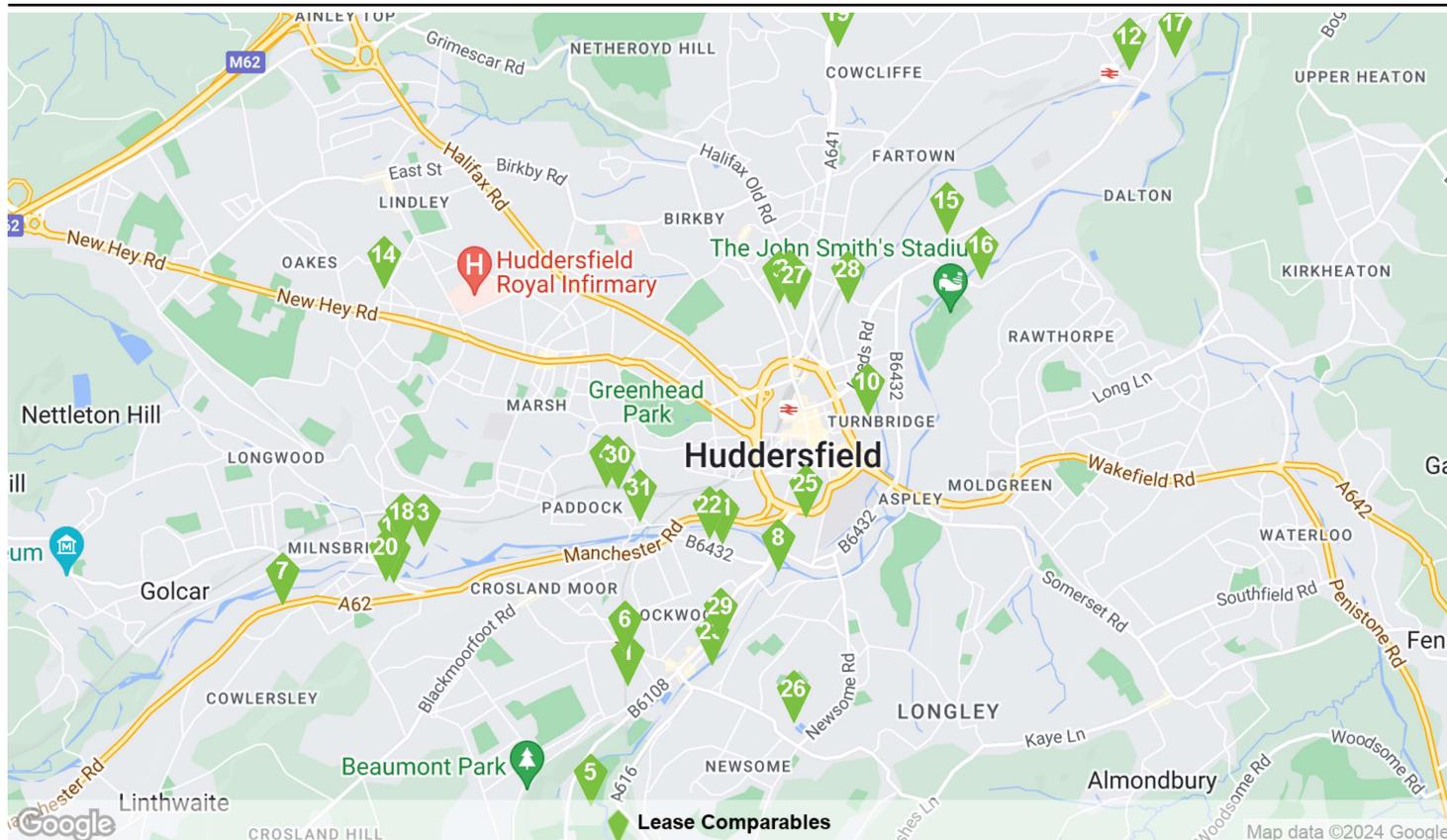
35

£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/fri	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

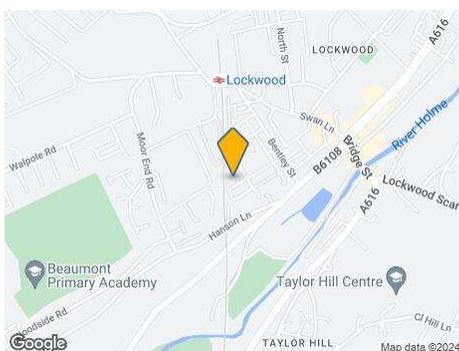
Lease Comps Summary

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



LEASE

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

RENTS

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

CONCESSIONS AND BUILDOUT

Asking Discount:	0.15%
Buildout Status:	Full Build-Out

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

TIME VACANT

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

LEASING REP

Bramleys LLP

14-16 St Georges Sq
 Huddersfield, HD1 1LP
 Jonathan Wilson 01484 558231
 George Aspinall 01484 530361

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

PROPERTY

Property Type:	Industrial	Rentable Area:	5,146 Sq ft
Status:	Built 1972	Floors:	1
Tenancy:	Multi	Floor Size:	5,146 Sq ft
Construction:	Masonry	Vacancy at Lease:	22.7%
Parking:	7 Surface Spaces ar...	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

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

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

TIME VACANT

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

LEASING REP

Walker Singleton (Commercial) Ltd
 New North Rd
 Huddersfield, HD1 5LG
 Lily Garside 01484 477600

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

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

LEASE TERM

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

PROPERTY EXPENSES

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



TIME ON MARKET

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

TIME VACANT

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

LEASING REP

Bramleys LLP

14-16 St Georges Sq
Huddersfield, HD1 1LP
Jonathan Wilson 01484 558231

PROPERTY

Property Type:	Industrial	Rentable Area:	133,223 Sq ft
Status:	Built 1884	Floors:	1
Tenancy:	Multi	Floor Size:	133,223 Sq ft
Construction:	Masonry	Vacancy at Lease:	15.4%
		Land Acres:	3.67

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



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...**

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**

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	-

LEASING REP

Hanson Chartered Surveyors

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

Walker Singleton (Commercial) Ltd

New North Rd
 Huddersfield, HD1 5LG
 Lily Garside 01484 477600

PROPERTY

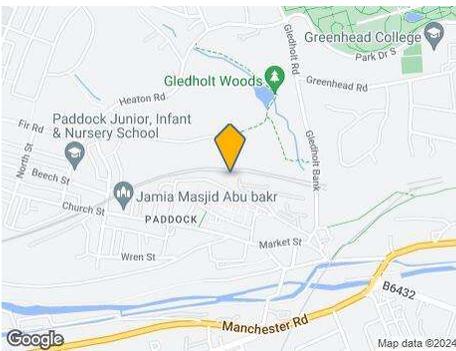
Property Type: **Industrial**
 Status: **Built 1990**
 Tenancy: **Multi**
 Construction: **Steel**
 Parking: **11 Surface Spaces a...**
 Rentable Area: **5,901 Sq ft**
 Floors: **1**
 Floor Size: **5,901 Sq ft**
 Vacancy at Lease: **28.8%**

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
Lily Garside 01484 477600

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

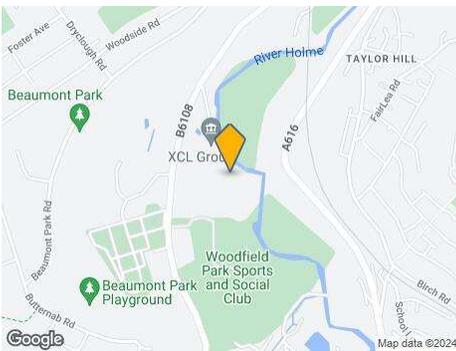
MARKET AT LEASE

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



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**

RENTS

Asking Rent: **£9.05/SF**
Achieved Rent: **£9.05/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**
Mo. Free Rents: **1 Month**
Buildout Status: **Full Build-Out**
Space Condition: **Average**

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**

TIME VACANT

Date Vacated: **Oct 2023**
Date Occupied: **May 2024**
Months Vacant: **6 Months**

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	-

LEASING REP

Dove Haigh Phillips
11 Park Square East
Leeds, LS1 2NG
Sarah-Jayne Lishman 0113 457 5551
Mike Haigh 0113 245 0885

PROPERTY

Property Type: **Industrial**
Status: **Built 1949**
Tenancy: **Multi**
Construction: **Steel**
Rentable Area: **138,284 Sq ft**
Floors: **1**
Floor Size: **138,284 Sq ft**
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
 George Aspinall 01484 530361
 Jonathan Wilson 01484 558231

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

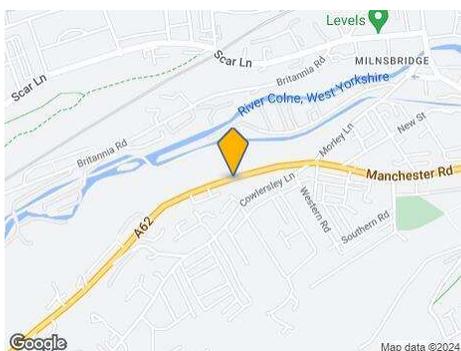
Rentable Area:	11,651 Sq ft
Floors:	3
Floor Size:	9,112 Sq ft
Vacancy at Lease:	0.0%
Land Acres:	1.59

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
 Jonathan Wilson 01484 558231
 George Aspinall 01484 530361

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
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LEASE TERM

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

TIME VACANT

Date Occupied:	Jan 2024
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LEASING REP

Walker Singleton (Commercial) Ltd

New North Rd
Huddersfield, HD1 5LG
Lily Garside 01484 477600

Hanson Chartered Surveyors

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

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

PROPERTY

Property Type:	Industrial	Rentable Area:	5,353 Sq ft
Status:	Built 1998	Floors:	1
Tenancy:	Single	Floor Size:	5,292 Sq ft
Construction:	Steel	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



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**

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

LEASING REP

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

Knight Frank LLP
 9 Bond Ct
 Leeds, LS1 2JZ
 Tom Goode 0113 288 5264

PROPERTY

Property Type: **Industrial**
 Status: **Built 1984**
 Tenancy: **Multi**
 Construction: **Steel**
 Parking: **34 Surface Spaces a...**
 Rentable Area: **29,683 Sq ft**
 Floors: **2**
 Floor Size: **14,842 Sq ft**
 Ceiling Height: **20'**
 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
 Johnathan Uttley 01484 558183
 Jonathan Wilson 01484 558231

PROPERTY

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

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...
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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

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

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

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

PROPERTY			
Property Type:	Industrial	Rentable Area:	21,874 Sq ft
Status:	Built 1978	Floors:	2
Tenancy:	Single	Floor Size:	20,279 Sq ft
Construction:	Steel	Vacancy at Lease:	100%



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**

LEASING REP

Holder & Co Ltd
 16 Town St
 Horsforth, LS18 4RJ
 Owen Holder 0113 323 4504
 Philip Caspell 0113 323 4504

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

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

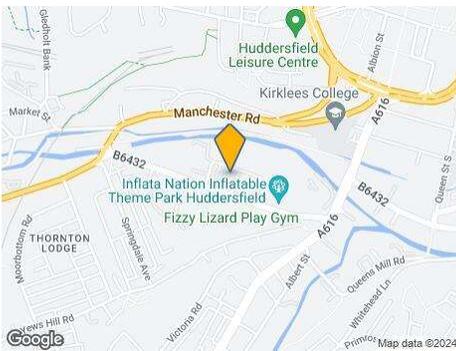
RENTS	
Asking Rent:	£7.22/SF

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
 Matthew Jennings 01274 734101

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

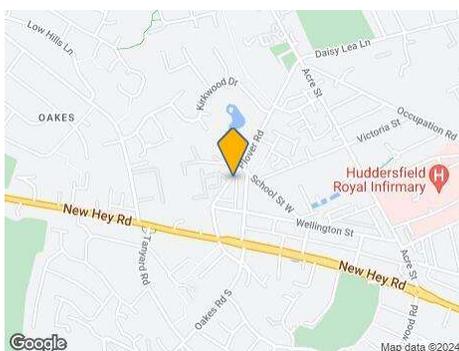
PROPERTY	
Property Type:	Industrial
Status:	Built 1970
Tenancy:	-

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
 George Aspinall 01484 530361
 Jonathan Wilson 01484 558231

PROPERTY

Property Type: **Industrial**
 Status: **Built 1980**
 Tenancy: **Single**
 Construction: **Masonry**

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...**

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

Rentable Area:	1,733 Sq ft
Floors:	1
Floor Size:	1,733 Sq ft
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
Jason Oddy 0113 383 3759

PROPERTY

Property Type: **Light industrial** Rentable Area: **1,800 Sq ft**
Status: **Built 1985** Floors: **2**
Tenancy: **Single** Floor Size: **1,385 Sq ft**
Parking: **35 Surface Spaces a...** 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

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

LEASE TERM	
Start Date:	May 2023
Lease Expiry:	May 2028
Lease Term:	5 Years

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

PROPERTY EXPENSES	
Service:	Fully Repairing & In...

TIME ON MARKET	
Date On Market:	Nov 2022
Date Off Market:	May 2023
Months on Market:	7 Months

TIME VACANT	
Date Occupied:	May 2023

LEASING REP
Bramleys LLP
14-16 St Georges Sq
Huddersfield, HD1 1LP
Johnathan Uttley 01484 558183

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%

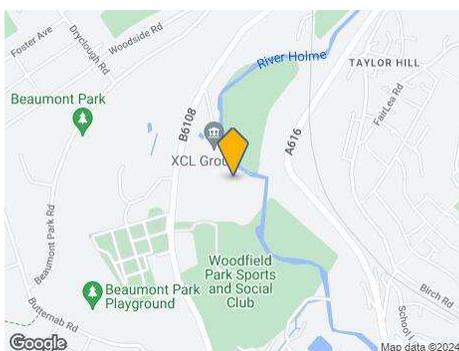
Same Store Asking Rent/Sq ft	2023 Q2	YOY
Current Building	£7.99	▲ 7.0%
Submarket 1-3 Star	£6.25	▲ 7.1%
Market Overall	£6.97	▲ 7.8%

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

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

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

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

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

TIME VACANT	
Date Vacated:	Oct 2023
Date Occupied:	Jun 2023

LEASING REP
Dove Haigh Phillips
 11 Park Square East
 Leeds, LS1 2NG
 Sarah-Jayne Lishman 0113 457 5551
 Mike Haigh 0113 245 0885

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.

17 Leeds Rd

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

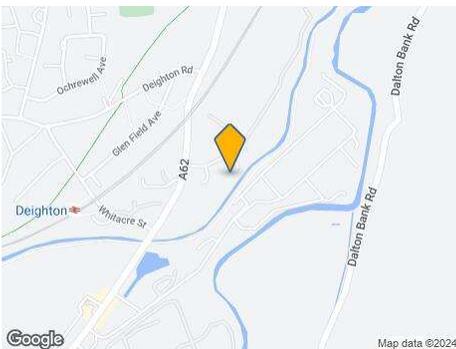
Start Date:	May 2023
Lease Expiry:	May 2026
Lease Term:	3 Years

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
 Philip Deakin 01484 432043

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



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**

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

LEASING REP

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

PROPERTY

Property Type: **Industrial**
Status: **Built 1980**
Tenancy: **Single**
Construction: **Steel**
Parking: **35 Surface Spaces a...**

Rentable Area: **47,401 Sq ft**
Floors: **1**
Floor Size: **45,144 Sq ft**
Vacancy at Lease: **0.0%**
Land Acres: **2.94**

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



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**

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**

LEASE TERM

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

PROPERTY EXPENSES

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

TIME ON MARKET

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

TIME VACANT

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

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

LEASING REP

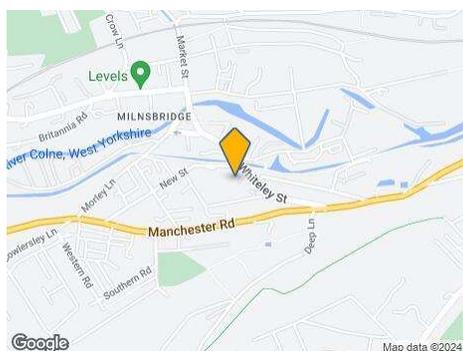
Ashbrow mills
Ashbrow Rd
Huddersfield, HD2 1DU
David Ruddiman

PROPERTY

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

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
Josh Holmes 0113 245 1447

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
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LEASE TERM

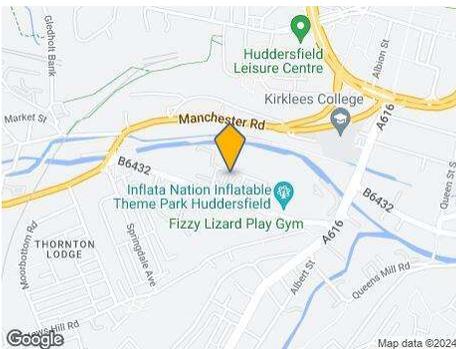
Start Date:	Aug 2023
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TIME ON MARKET

Date On Market:	Mar 2021
Date Off Market:	Mar 2023
Months on Market:	24 Months

TIME VACANT

Date Occupied:	Aug 2023
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LEASING REP

Metcalf Commercial
 93 Linfit Ln
 Huddersfield, HD8 0UA
 Jason Metcalfe 01484 240220

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%

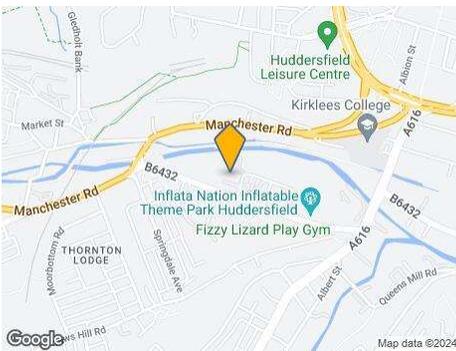
Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£4.12	▲ 6.7%
Submarket 2-4 Star	£6.13	▲ 7.2%
Market Overall	£6.83	▲ 7.5%

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

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

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

PROPERTY EXPENSES	
Service:	Fully Repairing & In...

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
Jason Metcalfe 01484 240220

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%

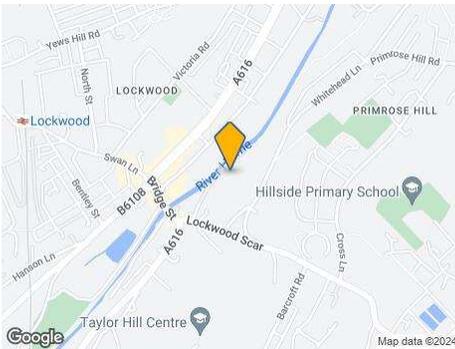
Same Store Asking Rent/Sq ft	2023 Q1	YOY
Current Building	£6.13	▲ 14.8%
Submarket 1-3 Star	£6.13	▲ 7.1%
Market Overall	£6.83	▲ 7.5%

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
 Lily Garside 01484 477600

MARKET AT LEASE

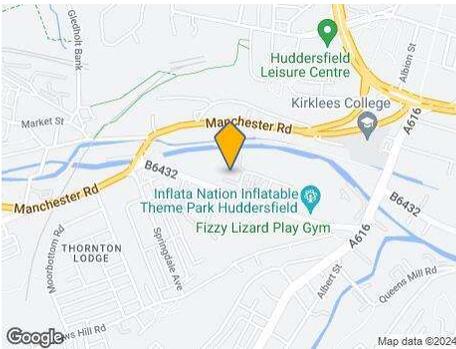
Vacancy Rates	2023 Q1	YOY
Current Building	3.2%	▲ 3.2%
Submarket 1-3 Star	1.5%	▲ 0.5%
Market Overall	2.0%	▲ 0.1%

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
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LEASE TERM

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

TIME VACANT

Date Occupied:	Mar 2023
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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

LEASING REP

Metcalfe Commercial
93 Linfit Ln
Huddersfield, HD8 0UA
Jason Metcalfe 01484 240220

PROPERTY

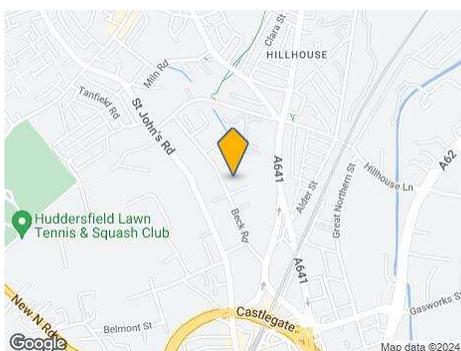
Property Type:	Industrial	Rentable Area:	75,528 Sq ft
Status:	Built 1940	Floors:	2
Tenancy:	-	Floor Size:	37,764 Sq ft
Construction:	Steel	Ceiling Height:	24'
		Vacancy at Lease:	50.2%
		Land Acres:	4.95

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
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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
Hazel Cooper 0113 245 1447

Knight Frank LLP
9 Bond Ct
Leeds, LS1 2JZ
Tom Goode 0113 288 5264

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
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CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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LEASE TERM

Start Date:	Mar 2023
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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
Lily Garside 01484 477600

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
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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
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TIME VACANT

Date Occupied:	Mar 2023
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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
 Tom Goode 0113 288 5264

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

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.

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
 Alec Michael 0113 234 8999

PROPERTY

Property Type: **Industrial** Rentable Area: **10,980 Sq ft**
 Status: **Built 1960** Floors: **1**
 Tenancy: **Multi** Floor Size: **10,980 Sq ft**
 Construction: **Steel** 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
 Jack Dixon 01484 850015

PROPERTY

Property Type: **Industrial** Rentable Area: **12,705 Sq ft**
 Status: **Built 2015** Floors: **1**
 Tenancy: **-** Floor Size: **12,705 Sq ft**
 Construction: **Steel** 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

CONCESSIONS AND BUILDOUT	
Space Condition:	Average

LEASE TERM	
Start Date:	Jan 2023

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
 Philip Deakin 01484 432043

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
Status:	Built 1997
Tenancy:	Multi
Construction:	Steel
Parking:	20 Surface Tandem...

Rentable Area:	13,853 Sq ft
Floors:	2
Floor Size:	12,979 Sq ft
Ceiling Height:	15'5"
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
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CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
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LEASE TERM

Start Date:	Jan 2023
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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
Lily Garside 01484 477600

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

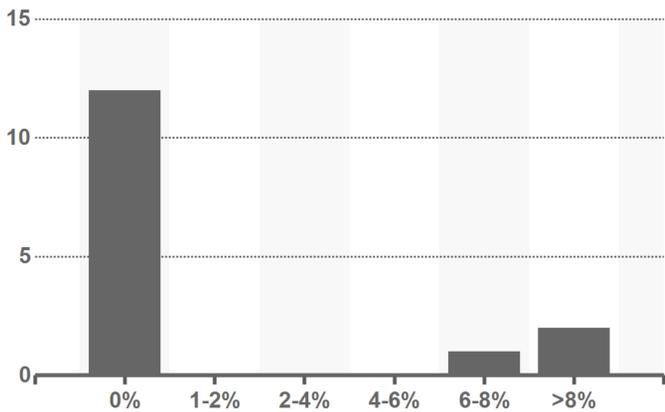
Property Type:	Industrial	Rentable Area:	3,185 Sq ft
Status:	Built 2000	Floors:	1
Tenancy:	-	Floor Size:	2,453 Sq ft
		Vacancy at Lease:	100%
		Land Acres:	0.19

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

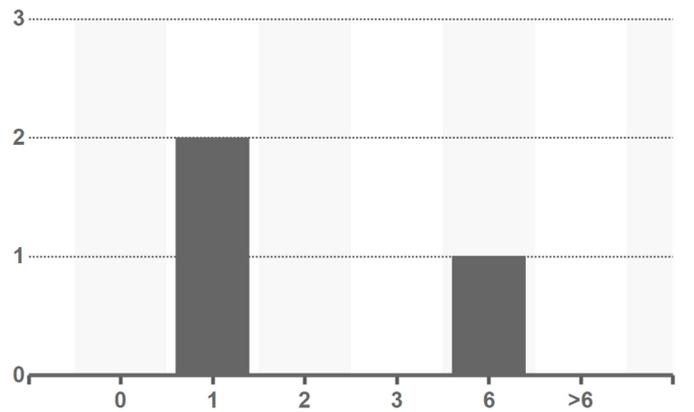
DEALS BY ASKING, ACHIEVED AND EFFECTIVE RENT



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:	Office Area:	Dock/Drive In:	Parking Ratio: 1.36/1,000 SF

Leasing Rep: **Bramleys LLP - Jonathan Wilson, George Aspinall** Landlord:
 Tenant Rep: 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:	Office Area:	Dock/Drive In: /1 (GRND), 1 ...	Parking Ratio: 0.88/1,000 SF

Leasing Rep: **Walker Singleton (Commercial) Ltd - Lily Garside** Landlord:
 Tenant Rep: 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:	Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: **Bramleys LLP - Jonathan Wilson** Landlord: **Ska Property Management Co.**
 Tenant Rep: 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



<u>Asking Rent:</u> £8.23/SF	<u>Start Date:</u> Jun 2024	<u>Rent Free:</u>	<u>Deal Type:</u> New Lease
<u>Achieved Rent:</u> £7.06/SF	<u>Term:</u> 7 Years	<u>Breaks:</u> Jun 2027	<u>On Market:</u> 8 Mos
<u>Effective Rent:</u>	<u>Exp. Date:</u> Jun 2031	<u>Reviews:</u>	<u>Build-Out:</u> Shell Space
		<u>Office Area:</u>	<u>Dock/Drive In:</u>

<u>Property Type:</u> Industrial Class B	<u>Building Area:</u> 5,901 SF
<u>Rates:</u>	<u>Parking Ratio:</u> 1.86/1,000 SF

Leasing Rep: **Hanson Chartered Surveyors - Philip Deakin**

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 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



<u>Asking Rent:</u> £1.58/SF	<u>Start Date:</u> Jun 2024	<u>Rent Free:</u> Spread Over ...	<u>Deal Type:</u> New Lease
<u>Achieved Rent:</u> £8.18/SF	<u>Term:</u> 3 Years	<u>Breaks:</u>	<u>On Market:</u> 2 Mos
<u>Effective Rent:</u>	<u>Exp. Date:</u> May 2027	<u>Reviews:</u>	<u>Build-Out:</u> Full Build-Out
		<u>Office Area:</u>	<u>Dock/Drive In:</u> /1

<u>Property Type:</u> Industrial Class B	<u>Building Area:</u> 5,901 SF
<u>Rates:</u> £11.79/SF	<u>Parking Ratio:</u> 1.86/1,000 SF

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

Tenant Rep:

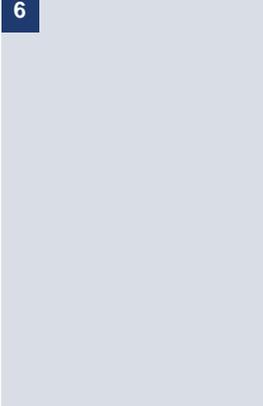
Landlord: **Royds Estates Ltd**

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



<u>Asking Rent:</u> £9.05/SF	<u>Start Date:</u> May 2024	<u>Rent Free:</u> 1 Mo at Start	<u>Deal Type:</u> New Lease
<u>Achieved Rent:</u> £9.05/SF	<u>Term:</u> 5 Years	<u>Breaks:</u>	<u>On Market:</u> 7 Mos
<u>Effective Rent:</u>	<u>Exp. Date:</u> May 2029	<u>Reviews:</u>	<u>Build-Out:</u> Full Build-Out
		<u>Office Area:</u>	<u>Dock/Drive In:</u> /1

<u>Property Type:</u> Industrial Class B	<u>Building Area:</u> 138,284 SF
<u>Rates:</u>	<u>Parking Ratio:</u>

Leasing Rep: **Dove Haigh Phillips - Sarah-Jayne Lishman, Mike Haigh**

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	Start Date: Mar 2024	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £8.80/SF	Term: 3 Years	Breaks:	On Market: 0 Mos	Building Area: 11,651 SF
Effective Rent:	Exp. Date: Mar 2027	Reviews:	Build-Out: Full Build-Out	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Bramleys LLP - George Aspinall, Jonathan Wilson	Landlord: Eurolink Properties Ltd
Tenant Rep:	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	Start Date: Mar 2024	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £6.14/SF	Term: 3 Years	Breaks:	On Market: 4 Mos	Building Area: 10,635 SF
Effective Rent:	Exp. Date: Mar 2027	Reviews:	Build-Out: Full Build-Out	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Bramleys LLP - Jonathan Wilson, George Aspinall	Landlord:
Tenant Rep:	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:	Start Date: Jan 2024	Rent Free:	Deal Type: New Lease	Property Type: Industrial Class B
Achieved Rent: £5.23/SF	Term: 3 Years	Breaks:	On Market:	Building Area: 5,353 SF
Effective Rent:	Exp. Date: Jan 2027	Reviews:	Build-Out:	Rates:
		Office Area:	Dock/Drive In:	Parking Ratio:

Leasing Rep: Walker Singleton (Commercial) Ltd - Lily Garside	Landlord:
Tenant Rep:	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 - Hazel Cooper** 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 - Johnathan Uttley, Jonathan Wilson** 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 - Jonathan Wilson** 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 - Owen Holder, Philip Caspell	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 - Matthew Jennings	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 - George Aspinall, Jonathan Wilson	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 - Jason Oddy**
 Tenant Rep:
 Lease Notes:
 Landlord:
 Tenant SIC:

ID# 256062021



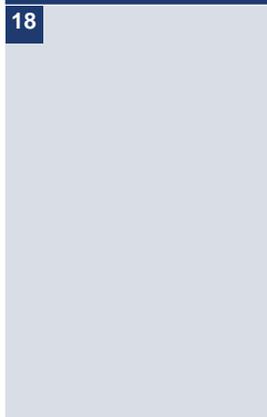
17
1,330 SF Industrial Lease Signed May 2023 for £7.89/SF (Achieved)
Unit 7 - Bradley Mills Rd - Ground Direct
 Huddersfield, HD1 6PQ - Kirklees Submarket



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 - Johnathan Uttley**
 Tenant Rep:
 Lease Notes:
 Landlord:
 Tenant SIC:

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 - Sarah-Jayne Lishman, Mike Haigh**
 Tenant Rep:
 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.
 Landlord:
 Tenant SIC:

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 - Philip Deakin**
 Tenant Rep:
 Lease Notes:

Landlord: **BW SIPP TRUSTEES LIMITED**
 Tenant SIC:

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 - Jonathan Wilson**
 Tenant Rep:
 Lease Notes:

Landlord:
 Tenant SIC: **Business Services, NEC**

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 - David Ruddiman**
 Tenant Rep:
 Lease Notes:

Landlord: **Dam Investments And Properti...**
 Tenant SIC:

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 - Josh Holmes** 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 - Jason Metcalfe** 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 - Jason Metcalfe** 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)
Persverance 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 - Lily Garside**
 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 - Jason Metcalfe**
 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 - Hazel Cooper**
 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 - Lily Garside**
 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 - Tom Goode** 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 - Jason Metcalfe** 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 - Alec Michael** 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
Achieved Rent: £7.63/SF	Term: 3 Years	Breaks:	On Market:
Effective Rent:	Exp. Date: Jan 2026	Reviews:	Build-Out:
		Office Area:	Dock/Drive In:

Leasing Rep: Towndoor Ltd - Jack Dixon	Landlord: Towndoor Limited
Tenant Rep:	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
Achieved Rent:	Term:	Breaks:	On Market: 4 Mos
Effective Rent:	Exp. Date:	Reviews:	Build-Out:
		Office Area:	Dock/Drive In:

Leasing Rep: Hanson Chartered Surveyors - Philip Deakin	Landlord: Royds Estates Ltd
Tenant Rep:	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
Achieved Rent:	Term:	Breaks:	On Market: 17 Mos
Effective Rent:	Exp. Date:	Reviews:	Build-Out: Shell Space
		Office Area:	Dock/Drive In:

Leasing Rep: Walker Singleton (Commercial) Ltd - Lily Garside	Landlord:
Tenant Rep:	Tenant SIC:

Lease Notes:

ID# 226332001