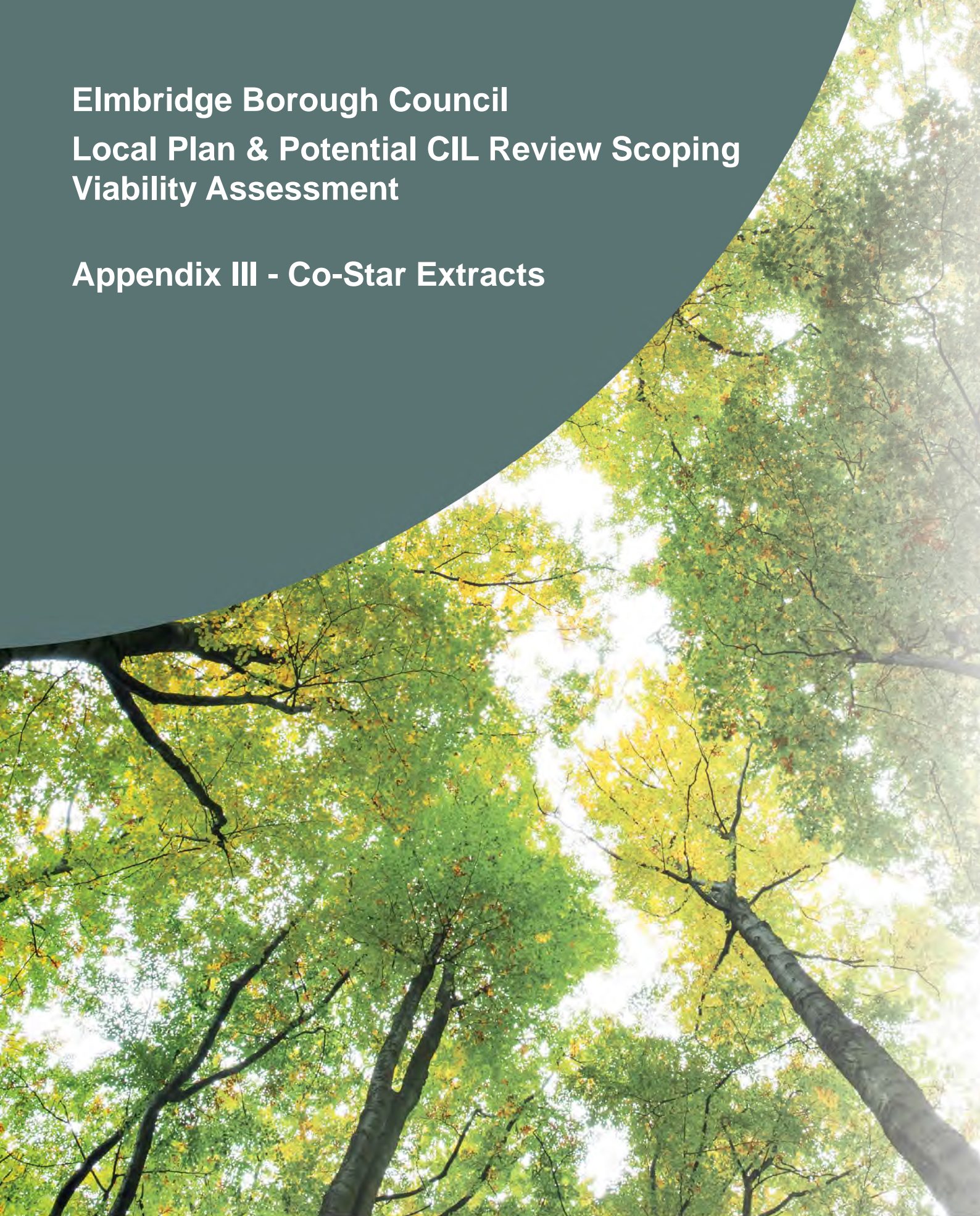


**Elmbridge Borough Council
Local Plan & Potential CIL Review Scoping
Viability Assessment**

Appendix III - Co-Star Extracts



Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

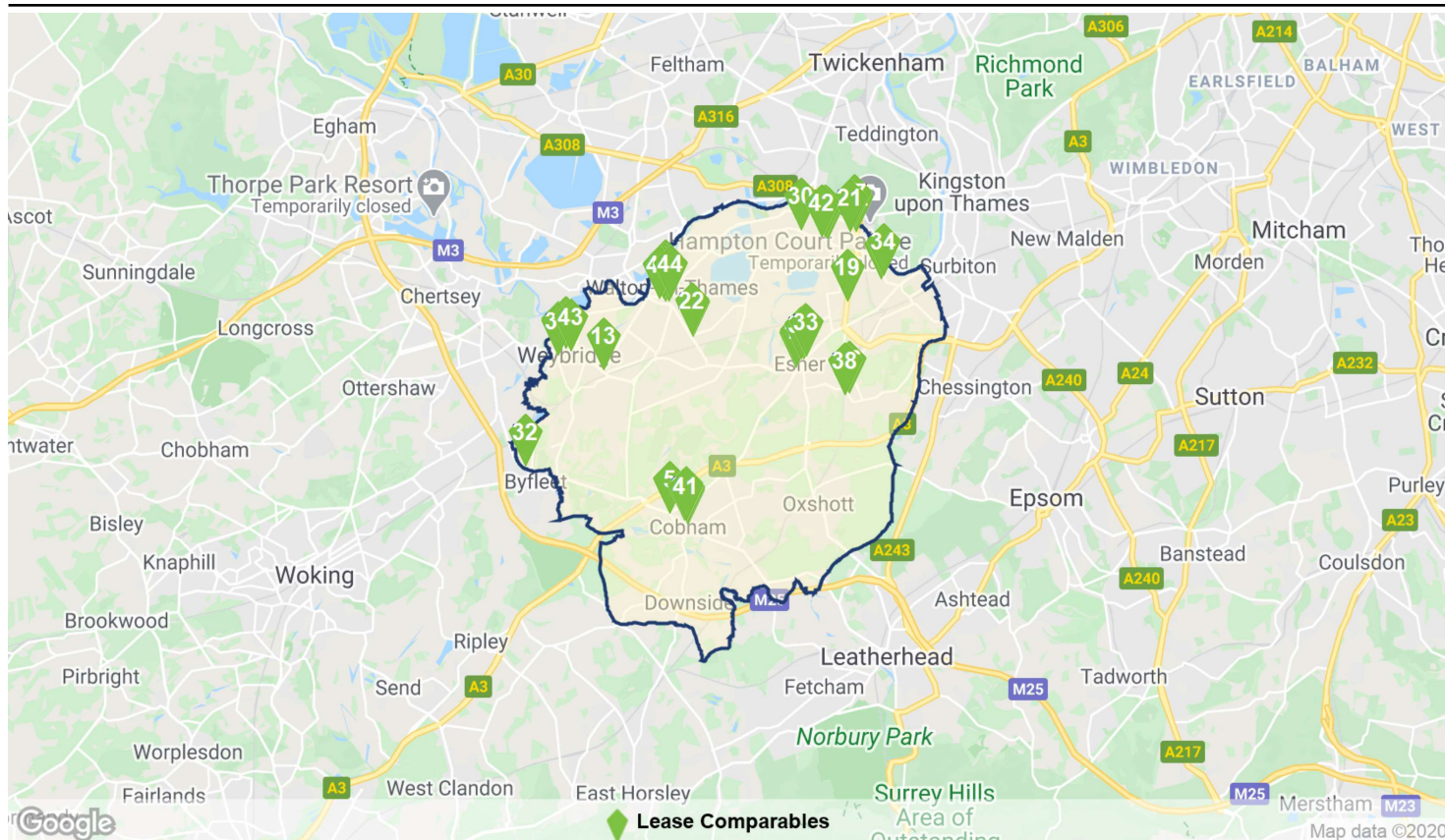
50

£35.29

£28.60

11

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	40	£16.20	£35.29	£34.20	£94.70
Achieved Rent Per SF	18	£18.09	£28.60	£28.87	£75.76
Net Effective Rent Per SF	15	£17.25	£27.62	£28.80	£75.76
Asking Rent Discount	12	0.0%	4.4%	0.0%	20.9%
TI Allowance	-	-	-	-	-
Rent Free Months	9	0	4	3	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	41	1	11	7	60
Deal Size	50	264	1,228	930	6,189
Lease Deal in Months	24	36.0	115.0	120.0	183.0
Floor Number	47	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Pioneer House 9 Church St	★★★★★	546	GRND	29/01/2020	New	£34.80	Effective
2 121-123 New Zealand Ave	★★★★★	1,701	GRND	06/01/2020	New	£23.52	Asking
3 1-3 High St	★★★★★	820	GRND	26/11/2019	New	£73.17	Asking
4 98 Walton Rd	★★★★★	2,368	GRND	20/11/2019	New	-	-
5 6 Postboys Row	★★★★★	519	GRND	12/11/2019	New	-	-
5 7-8 Postboys Row	★★★★★	926	GRND	12/11/2019	New	£16.20/iri	Asking
6 43 High St	★★★★★	850	GRND	07/11/2019	New	£25.32	Effective
7 99 Walton Rd	★★★★★	618	GRND	02/10/2019	New	£26.91/fri	Effective
8 47 High St	★★★★★	1,020	GRND	01/10/2019	New	£34.31	Asking
9 60 High St	★★★★★	1,300	GRND	01/10/2019	New	£29.23	Asking
1 Pioneer House 9 Church St	★★★★★	558	GRND	16/07/2019	New	£39.43	Effective
10 101 High	★★★★★	450	GRND	15/07/2019	New	£48.89	Asking
11 72 Church St	★★★★★	530	GRND	04/06/2019	New	£33.49	Asking
12 5 Hampton Court Parade	★★★★★	554	GRND	31/05/2019	New	£28.88	Asking
13 105-109 Queens Rd	★★★★★	1,250	GRND	29/05/2019	New	£28.80	Effective
14 110 High St	★★★★★	1,999	GRND	02/02/2019	New	£35.02/fri	Achieved
15 111 Hersham Rd	★★★★★	950	GRND	25/01/2019	New	£25.79	Asking
16 Oak House 39-41 The Parade	★★★★★	844	GRND	22/01/2019	New	£37.32/fri	Asking
17 5 Bridge Rd	★★★★★	1,008	GRND	25/12/2018	New	£19.84	Effective
18 12 High St	★★★★★	1,000	GRND	20/12/2018	New	£35.00/fri	Asking
19 2 The Broadway	★★★★★	488	GRND	19/12/2018	New	£24.59	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
9 60 High St	★★★★★	1,550	GRND	17/12/2018	New	£49.00	Asking
20 12 High St	★★★★★	739	GRND	01/12/2018	New	£60.89/fri	Asking
21 61 Bridge Rd	★★★★★	289	GRND	31/10/2018	New	£34.60	Asking
22 85 Hersham Rd	★★★★★	657	GRND	30/10/2018	New	£27.02	Asking
23 7-7 High St	★★★★★	934	GRND	30/10/2018	New	£53.53/fri	Asking
24 The Heart	★★★★★	2,607	GRND	19/10/2018	New	£23.01/fri	Achieved
25 10 Church St	★★★★★	1,602	GRND	10/10/2018	New	£32.77/fri	Asking
26 6 Anyards Rd	★★★★★	500	GRND	19/09/2018	New	£74.00	Asking
27 15 Oakdene Parade	★★★★★	1,200	GRND	10/09/2018	New	£60.45/fri	Effective
28 39-43 Oakdene Parade	★★★★★	3,715	GRND	08/08/2018	New	£29.61/fri	Achieved
29 The Heart	★★★★★	1,335	GRND	30/07/2018	New	£44.94/fri	Asking
30 370 Walton Rd	★★★★★	829	GRND	02/07/2018	New	£18.09/fri	Effective
31 Aissela 42-50 High St	★★★★★	6,189	GRND	01/07/2018	New	£17.25/fri	Effective
32 Barnes Wallis Dr	★★★★★	525	GRND	01/05/2018	New	£49.52/fri	Asking
33 7 High St	★★★★★	1,190	GRND	01/05/2018	New	£58.82/fri	Asking
4 98 Walton Rd	★★★★★	2,300	Unkwn	07/04/2018	New	-	-
34 54 High St	★★★★★	432	GRND	19/01/2018	New	£28.93	Effective
35 1 Oakdene Parade	★★★★★	1,700	GRND	17/01/2018	New	-	-
36 99 Hare Ln	★★★★★	434	GRND	12/01/2018	New	£34.56/fri	Effective
37 1 Oakdene Parade	★★★★★	1,289	GRND	13/12/2017	New	£69.82/fri	Asking
38 33 The Parade	★★★★★	528	Unkwn	01/12/2017	New	£34.09/fri	Asking

Lease Comps Summary






Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
39 41 Church St	★★★★★	1,052	GRND	02/11/2017	New	£28.04/fri	Asking
40 The Heart	★★★★★	3,481	GRND,...	14/10/2017	New	£19.25/fri	Asking
16 Oak House 39-41 The Parade	★★★★★	844	GRND	10/10/2017	New	£37.32/fri	Asking
41 23 Oakdene Parade	★★★★★	865	Unkwn	14/09/2017	New	£59.63	Effective
42 152-154 Walton Rd	★★★★★	2,159	GRND	21/08/2017	New	£23.16/fri	Effective
43 45 Baker St	★★★★★	1,069	GRND	17/08/2017	New	£24.43/fri	Effective
44 6 Churchfield Rd	★★★★★	845	GRND	01/07/2017	New	£18.34	Asking
29 New Zealand Ave	★★★★★	264	GRND	19/06/2017	New	£75.76/fri	Effective




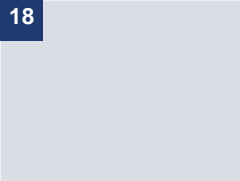
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Pioneer House 9 Church St Walton On Thames, KT12 2QP <i>Elmbridge Ret Submarket</i>	Mehmet Ali Limited	546 New Direct	Jan 2020 10 Years	£19,000 PA £19,000 PA		
	121-123 New Zealand Ave Walton On Thames, KT12 1QA <i>Elmbridge Ret Submarket</i>		1,701 New Direct	Feb 2020			
	1-3 High St Cobham, KT11 3DH <i>Elmbridge Ret Submarket</i>	TRILLIUM (RMF) LIMITED	820 New Direct	Nov 2019 5 Years			
	98 Walton Rd East Molesey, KT8 0DL <i>Elmbridge Ret Submarket</i>	Indian Panorama Restaurant	2,368 New Assignment	Nov 2019 15 Years 3 Mont...			Mar 2023...
	6-8 Postboys Row Cobham, KT11 1AB <i>Elmbridge Ret Submarket</i>		519 New Direct	Dec 2019			
	6-8 Postboys Row Cobham, KT11 1AB <i>Elmbridge Ret Submarket</i>		926 New Direct	Dec 2019			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	43 High St Walton On Thames, KT12 1DH <i>Elmbridge Ret Submarket</i>	7G Gadgets & E-Cigs Scrivens Ltd	850 New Direct	Nov 2019 10 Years	£23,000 PA £21,526 PA	Spread Over -	Nov 2024
 	99 Walton Rd East Molesey, KT8 0DR <i>Elmbridge Ret Submarket</i>		618 New Direct	Oct 2019 10 Years	£17,000 PA £16,628 PA	2 Mos at Start £4,920 PA	
 	47 High St Esher, KT10 9RL <i>Elmbridge Ret Submarket</i>	ESTATE INCOMES LIMITED	1,020 New Direct	Oct 2019			
 	60 High St Walton On Thames, KT12 1BY <i>Elmbridge Ret Submarket</i>	Pleats and Folds Birchwood Commercial Ltd	1,300 New Direct	Oct 2019			
 	Pioneer House 9 Church St Walton On Thames, KT12 2QP <i>Elmbridge Ret Submarket</i>	Holy Nail & Spa	558 New	Jul 2019 10 Years	£22,000 PA £22,000 PA		
 	101 High Esher, KT10 9QE <i>Elmbridge Submarket</i>	Dentons Pensions Management Ltd	450 New Direct	Jul 2019		£9,087 PA	






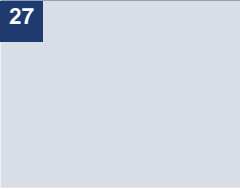





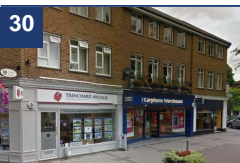
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	72 Church St Weybridge, KT13 8DL <i>Elmbridge Ret Submarket</i>	Elmbridge Borough Council	530 New Direct	Jun 2019		£5,520 PA	
 	5 Hampton Court Parade East Molesey, KT8 9HB <i>Elmbridge Ret Submarket</i>	City And Country Properties Limited	554 New Direct	Jun 2019		£3,871 PA	
 	107-109 Queens Rd Weybridge, KT13 9UJ <i>Elmbridge Ret Submarket</i>	Prestige Pawnbrokers	1,250 New Direct	Jun 2019 10 Years	£36,000 PA £36,001 PA		May 2024
 	110 High St Esher, KT10 9QJ <i>Elmbridge Ret Submarket</i>	Claremont Esher Ltd Dignity Funerals Ltd	1,999 New Assignment	Feb 2019	£70,000 PA		
 	111 Hershams Rd Walton On Thames, KT12 1RN <i>Elmbridge Ret Submarket</i>	l'affamato Restaurant	950 New Direct	Feb 2019		£18,250 PA	
 	Oak House 39-41 The Parade Esher, KT10 0PD <i>Elmbridge Submarket</i>	Oak Lodge Developments Ltd	844 New Direct	Feb 2019		£13,920 PA	




Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	5 Bridge Rd East Molesey, KT8 9EU <i>Elmbridge Ret Submarket</i>	Cafe FIVE at the Bridge	1,008 New Direct	Dec 2018 15 Years	£20,000 PA £20,000 PA		
 	12 High St Thames Ditton, KT7 0RY <i>Elmbridge Ret Submarket</i>	Amir Jan Mohammed	1,000 New Direct	Jan 2019 5 Years			
 	2 The Broadway Thames Ditton, KT7 0LX <i>Elmbridge Ret Submarket</i>		488 New Assignment	Jan 2019		£4,503 PA	
 	60 High St Walton On Thames, KT12 1BY <i>Elmbridge Ret Submarket</i>	Birchwood Commercial Ltd	1,550 New Direct	Jan 2019			
 	12 High St Esher, KT10 9RT <i>Elmbridge Ret Submarket</i>		739 New Direct	Jan 2019 10 Years			
 	61 Bridge Rd East Molesey, KT8 9ER <i>Elmbridge Ret Submarket</i>		289 New Direct	Nov 2018		£3,926 PA	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	85 Hersham Rd Walton On Thames, KT12 1RJ <i>Elmbridge Ret Submarket</i>		657 New Direct	Nov 2018		£9,601 PA	
 	7a-7b High St Cobham, KT11 3DH <i>Elmbridge Ret Submarket</i>	HIGH PIKE LIMITED	934 New Assignment	Nov 2018		£44,500 PA	
 	New Zealand Ave Walton On Thames, KT12 1GH <i>Elmbridge Ret Submarket</i>	YMCA O & H Properties Ltd	2,607 New Direct	Oct 2018 3 Years	£60,000 PA	0 Mos £28,594 PA	
 	10 Church St Weybridge, KT13 8DX <i>Elmbridge Ret Submarket</i>	Gmv Investments Ltd	1,602 New Direct	Nov 2018		£19,560 PA	
 	6 Anyards Rd Cobham, KT11 2JZ <i>Elmbridge Ret Submarket</i>	Regal Shoes Limited	500 New Assignment	Oct 2018		£4,214 PA	
 	15 Oakdene Parade Cobham, KT11 2LR <i>Elmbridge Ret Submarket</i>	Whistles ltd Walbrook Properties Limited	1,200 New Direct	Sep 2018 10 Years	£75,000 PA £72,544 PA	3 Mos at Start £31,135 PA	Sep 2021...




Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	39-43 Oakdene Parade Cobham, KT11 2LR <i>Elmbridge Ret Submarket</i>	The Tea Terrace	3,715 New Direct	Sep 2018 10 Years	£110,000 PA	£56,430 PA	
	New Zealand Ave Walton On Thames, KT12 1GH <i>Elmbridge Ret Submarket</i>	Aveda O & H Properties Ltd	1,335 New Direct	Aug 2018			
	370 Walton Rd West Molesey, KT8 2JE <i>Elmbridge Ret Submarket</i>		829 New Direct	Jul 2018 13 Years	£15,000 PA £15,000 PA	0 Mos £2,160 PA	Jul 2023...
	Aissela 42-50 High St Esher, KT10 9QY <i>Elmbridge Submarket</i>	Hulsta Esher Spey Group	6,189 New Direct	Jul 2018 10 Years	£117,534 PA £106,746 PA	9 Mos at Start	Jul 2023 Jul 2019...
	Barnes Wallis Dr Weybridge, KT13 0XF <i>Elmbridge Ret Submarket</i>	Subway Tesco	525 New Direct	May 2018 15 Years			
	7 High St Esher, KT10 9RL <i>Elmbridge Ret Submarket</i>		1,190 New Direct	May 2018			



Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	98 Walton Rd East Molesey, KT8 0DL <i>Elmbridge Ret Submarket</i>		2,300 New Direct	Apr 2018			
 	54 High St Thames Ditton, KT7 0SA <i>Elmbridge Ret Submarket</i>	L B Longley Investments Limited	432 New Direct	Jan 2018 5 Years	£12,500 PA £12,500 PA	£2,833 PA	
 	1 Oakdene Parade Cobham, KT11 2LP <i>Elmbridge Ret Submarket</i>	Evie Love Toast Walbrook Properties Limited	1,700 New Direct	Jan 2018 10 Years		6 Mos at Start	Jan 2023 Jul 2023
 	99 Hare Ln Esher, KT10 0QX <i>Elmbridge Ret Submarket</i>	The Symons Family Group of Com...	434 New Direct	Jan 2018 5 Years	£15,000 PA £15,000 PA		
 	1 Oakdene Parade Cobham, KT11 2LR <i>Elmbridge Ret Submarket</i>	Walbrook Properties Limited	1,289 New Direct	Dec 2017		£30,896 PA	
 	33 The Parade Esher, KT10 0PD <i>Elmbridge Ret Submarket</i>	The Chapel Property Company	528 New Direct	Dec 2017		£7,340 PA	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	39-41 Church St Weybridge, KT13 8DG <i>Elmbridge Ret Submarket</i>	Mr Peter Frompton	1,052 New Direct	Dec 2017		£5,467 PA	
 	New Zealand Ave Walton On Thames, KT12 1GH <i>Elmbridge Ret Submarket</i>	Trespass O & H Properties Ltd	3,481 New Direct	Nov 2017 10 Years		£22,738 PA	
	Oak House 39-41 The Parade Esher, KT10 0PD <i>Elmbridge Submarket</i>	Oak Lodge Developments Ltd	844 New Direct	Oct 2017		£13,891 PA	
	23 Oakdene Parade Cobham, KT11 2LR <i>Elmbridge Ret Submarket</i>	Sunglasses Hut	865 New Direct	Sep 2017 10 Years	£51,580 PA £51,579 PA		Sep 2022 Sep 2022
	152-154 Walton Rd East Molesey, KT8 0HP <i>Elmbridge Ret Submarket</i>	Avsan Holdings Limited	2,159 New Direct	Sep 2017 15 Years	£50,000 PA £50,000 PA	£11,804 PA	
	45 Baker St Weybridge, KT13 8AE <i>Elmbridge Ret Submarket</i>	Mirror Hair	1,069 New Sublease	Aug 2017 10 Years	£27,000 PA £26,116 PA	3 Mos at Start £6,641 PA	Aug 2022 Aug 2022

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	 <p>6 Churchfield Rd Walton On Thames, KT12 2TF <i>Elmbridge Ret Submarket</i></p>	Mr Salamone & Mr Buttaci	845 New Direct	Jul 2017		£2,584 PA	
50	 <p>New Zealand Ave Walton On Thames, KT12 1GH <i>Elmbridge Ret Submarket</i></p>	Serenity Beauty O & H Properties Ltd	264 New Direct	Jun 2017 5 Years	£20,000 PA £20,000 PA	£6,834 PA	Jun 2020

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

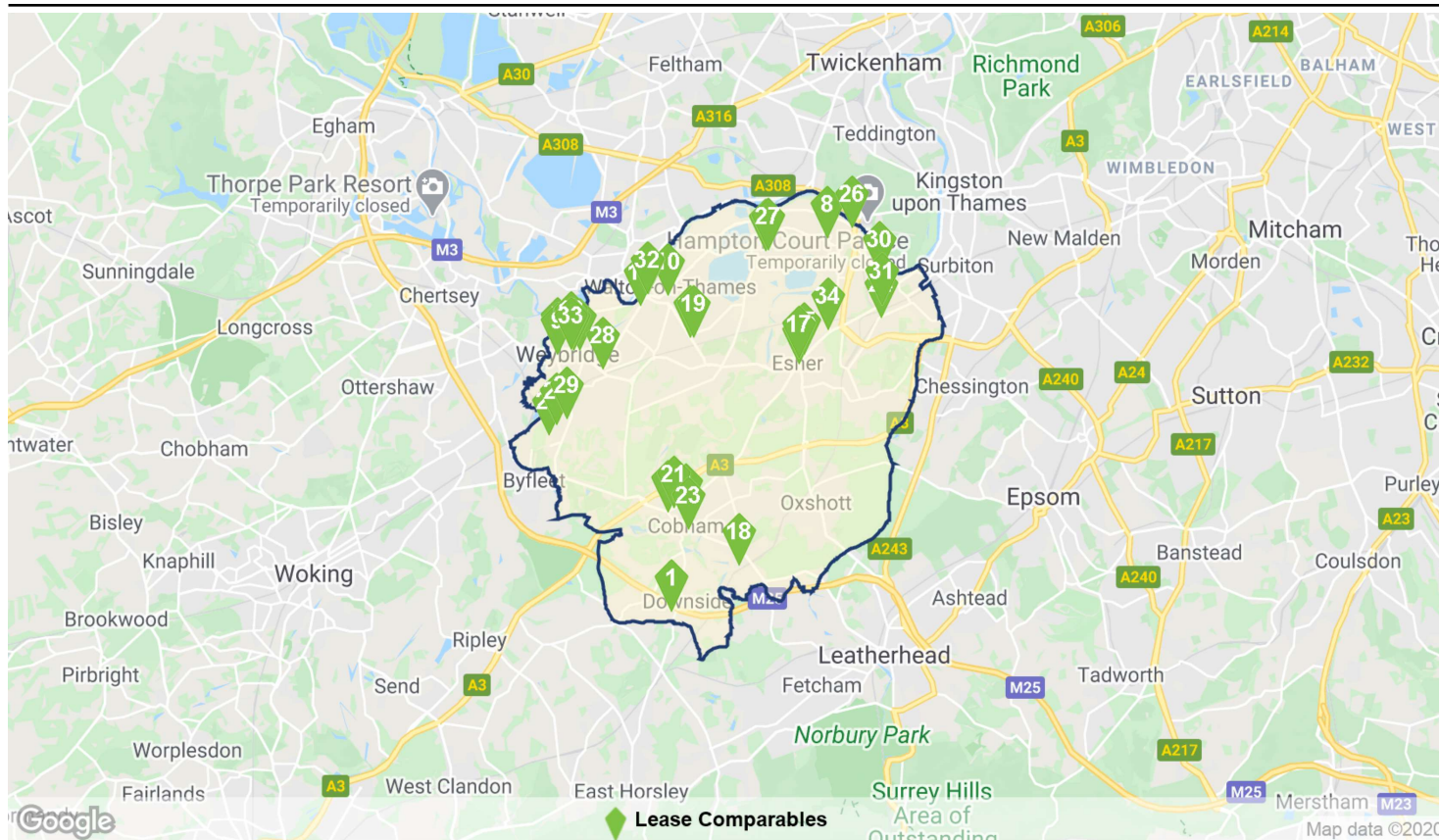
88

£29.23

£26.12

15

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	68	£14.32	£29.23	£29.11	£43.90
Achieved Rent Per SF	19	£14.63	£26.12	£27.09	£43.90
Net Effective Rent Per SF	18	£14.63	£24.41	£26.82	£43.90
Asking Rent Discount	12	0.0%	2.5%	0.8%	20.6%
TI Allowance	-	-	-	-	-
Rent Free Months	6	2	12	10	24

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	78	0	15	9	157
Deal Size	88	109	3,683	1,260	39,373
Lease Deal in Months	25	24.0	85.0	60.0	180.0
Floor Number	87	GRND	GRND	1	3

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Highway Farm Horsley Rd	★★★★★	516	GRND	18/02/2020	New	-	-
2 Fairmile House Claremont Ln	★★★★★	3,953	GRND,1-2	13/02/2020	New	£35.00/fri	Asking
3 32 Anyards Rd	★★★★★	1,036	GRND	26/11/2019	New	£35.00	Asking
4 Central Ave	★★★★★	2,138	GRND,1	12/11/2019	New	£17.00	Asking
5 The Monument 45-47 Monument HI	★★★★★	730	1st	04/11/2019	New	£26.71/fri	Asking
6 8A Postboys Row	★★★★★	737	1st	23/10/2019	New	-	-
7 Locke King House Balfour Rd	★★★★★	1,185	GRND	14/10/2019	New	£20.00	Asking
7 Locke King House Balfour Rd	★★★★★	734	GRND	14/10/2019	New	£20.00	Asking
7 Locke King House Balfour Rd	★★★★★	1,003	1st	14/10/2019	New	£20.00	Asking
7 Locke King House Balfour Rd	★★★★★	697	1st	14/10/2019	New	£20.00	Asking
8 Belhaven House 67 Walton Rd	★★★★★	242	1st	19/09/2019	New	£35.00/fri	Asking
8 Belhaven House 65-69 Walton Rd	★★★★★	165	2nd	19/09/2019	New	£35.00	Asking
8 Belhaven House 65-69 Walton Rd	★★★★★	295	2nd	19/09/2019	New	£35.00	Asking
9 37 Church St	★★★★★	2,790	GRND,1	01/09/2019	New	£30.00/fri	Asking
10 Lancaster House 11 Churchfield Rd	★★★★★	558	2nd	22/08/2019	New	£18.36/fri	Asking
11 46-48 High St	★★★★★	614	1st	22/08/2019	New	-	-
3 32 Anyards Rd	★★★★★	1,046	1st	08/08/2019	New	£35.00/fri	Asking
3 32 Anyards Rd	★★★★★	932	2nd	08/08/2019	New	£35.00/fri	Asking
12 58-60 High St	★★★★★	645	2nd	30/07/2019	New	£18.60	Effective
13 Springfield House 23 Oatlands Dr	★★★★★	243	1st	30/07/2019	New	£28.64	Asking
14 Ashley Park House 42-50 Hersham Rd	★★★★★	2,559	GRND	22/07/2019	New	£33.50	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
14 Ashley Park House 42-50 Hersham Rd	★★★★★	5,930	GRND	22/07/2019	New	£33.50	Asking
15 6a High St	★★★★★	395	1st	04/06/2019	New	-	-
16 Egerton House 68 Baker St	★★★★★	2,642	GRND	24/05/2019	New	£35.16/fri	Asking
16 Egerton House 68 Baker St	★★★★★	3,498	1-2	24/05/2019	New	£35.16/fri	Asking
17 Aissela 42-50 High St	★★★★★	2,255	2nd	24/05/2019	New	£37.00/fri	Asking
16 Egerton House 66-68 Baker St	★★★★★	2,910	GRND,1	15/05/2019	New	£27.45/fri	Effective
18 Old Station Masters House Station Rd	★★★★★	310	GRND	17/04/2019	New	-	-
19 141 Hersham Rd	★★★★★	1,421	GRND,1	17/03/2019	New	-	-
16 Egerton House 66-68 Baker St	★★★★★	2,138	1st	18/02/2019	New	£31.30	Effective
20 2 Brooklands Rd	★★★★★	39,373	GRND,1-2	01/02/2019	Renewal	-	-
1 Highway Farm Horsley Rd	★★★★★	640	1st	25/01/2019	New	£22.50	Asking
21 Cedar House 78 Portsmouth Rd	★★★★★	9,974	1st	31/12/2018	Renewal	-	-
22 5 The Heights	★★★★★	17,500	2nd	10/12/2018	New	£33.50/fri	Asking
22 5 The Heights	★★★★★	19,948	2nd	01/12/2018	New	£33.50/fri	Asking
23 53-57 High St	★★★★★	730	1st	12/11/2018	New	£28.08/fri	Asking
24 124 Manor Rd N	★★★★★	400	GRND	12/11/2018	New	-	-
25 Walton Lodge Bridge St	★★★★★	5,264	GRND,1	08/11/2018	New	£28.50/fri	Asking
26 35-37 Creek Rd	★★★★★	2,200	GRND,1	01/11/2018	New	£25.33/fri	Achieved
8 Belhaven House 67 Walton Rd	★★★★★	360	1st	22/10/2018	New	£34.99	Asking
27 AARON HOUSE Island Farm Ave	★★★★★	385	GRND	12/10/2018	New	£20.83/fri	Asking
28 111 Queens Rd	★★★★★	862	1st	10/10/2018	New	£15.66/fri	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
29 243 Brooklands Rd	★★★★★	5,038	GRND	05/10/2018	New	£28.50/fri	Asking
30 AC Court High St	★★★★★	3,342	GRND,1-2	18/09/2018	New	£30.00/fri	Effective
31 The Rythe Centre Claygate Ln	★★★★★	574	GRND	04/09/2018	New	£33.45/fri	Asking
32 Bridge St	★★★★★	2,606	GRND,1	03/09/2018	New	£26.92/fri	Effective
13 Springfield House 23 Oatlands Dr	★★★★★	295	2nd	03/09/2018	New	£24.50	Asking
14 Ashley Park House 42-50 Hersham Rd	★★★★★	3,838	1st	26/08/2018	New	-	-
33 Waterloo House & Water... 40 Baker St	★★★★★	1,522	1st	13/06/2018	New	£29.57/fri	Asking
34 Churston House Portsmouth Rd	★★★★★	655	1st	13/06/2018	New	£30.43/fri	Asking

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Highway Farm Horsley Rd Cobham, KT11 3JZ <i>Elmbridge Submarket</i>		516 New Direct	Mar 2020			
	Fairmile House Claremont Ln Esher, KT10 9DA <i>Elmbridge Submarket</i>	Elmbridge Borough Council	3,953 New Direct	Feb 2020		£10.07/SF	
	32 Anyards Rd Cobham, KT11 2LA <i>Elmbridge Submarket</i>	Prime Web Solutions	1,036 New Direct	Dec 2019			
	Central Ave West Molesey, KT8 2QZ <i>Elmbridge Ind Submarket</i>	Yellow Property Investments Limited	2,138 New Direct	Dec 2019			
	The Monument 45-47 Monument HI Weybridge, KT13 8RN <i>Elmbridge Submarket</i>	Guinness Pension Fund	730 New Direct	Dec 2019			
	6-8 Postboys Row Cobham, KT11 1AB <i>Elmbridge Ret Submarket</i>		737 New Direct	Oct 2019		£4.76/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Locke King House Balfour Rd Weybridge, KT13 8HD <i>Elmbridge Submarket</i>	Lkh Properties Limited	1,185 New Direct	Nov 2019		£8.51/SF	
 	Locke King House Balfour Rd Weybridge, KT13 8HD <i>Elmbridge Submarket</i>	Lkh Properties Limited	734 New Direct	Nov 2019		£13.73/SF	
 	Locke King House Balfour Rd Weybridge, KT13 8HD <i>Elmbridge Submarket</i>	Lkh Properties Limited	1,003 New Direct	Nov 2019			
 	Locke King House Balfour Rd Weybridge, KT13 8HD <i>Elmbridge Submarket</i>	Lkh Properties Limited	697 New Direct	Nov 2019			
 	Belhaven House 65-69 Walton Rd East Molesey, KT8 0DP <i>Elmbridge Submarket</i>	Rod Cowan	242 New Direct	Oct 2019			
 	Belhaven House 65-69 Walton Rd East Molesey, KT8 0DP <i>Elmbridge Submarket</i>	Rod Cowan	165 New Direct	Oct 2019			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Belhaven House 65-69 Walton Rd East Molesey, KT8 0DP <i>Elmbridge Submarket</i>	Rod Cowan	295 New Direct	Oct 2019			
 	37 Church St Weybridge, KT13 8DG <i>Elmbridge Submarket</i>		2,790 New Direct	Oct 2019			
 	Lancaster House 11 Churchfield Rd Walton On Thames, KT12 2TY <i>Elmbridge Submarket</i>	Dentons Pensions Management Ltd	558 New Direct	Aug 2019		£6.77/SF	
 	46-48 High St Weybridge, KT13 8BL <i>Elmbridge Ret Submarket</i>	THE MASTER WARDENS AND C...	614 New Direct	Sep 2019 5 Years			
 	32 Anyards Rd Cobham, KT11 2LA <i>Elmbridge Submarket</i>	Prime Web Solutions	1,046 New Direct	Sep 2019		£9.71/SF	
 	32 Anyards Rd Cobham, KT11 2LA <i>Elmbridge Submarket</i>	Prime Web Solutions	932 New Direct	Sep 2019		£10.89/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	50-68 High St Weybridge, KT13 8BL <i>Elmbridge Ret Submarket</i>	Elmbridge Borough Council	645 New Direct	Aug 2019 5 Years	£18.60/SF £18.60/SF		Jun 2021
 	Springfield House 23 Oatlands Dr Weybridge, KT13 9LZ <i>Elmbridge Submarket</i>	Rodd Properties Limited	243 New Direct	Aug 2019 3 Years			
 	Ashley Park House 42-50 Hersham Rd Walton On Thames, KT12 1RZ <i>Elmbridge Submarket</i>	Antsara Investments Limited	2,559 New Direct	Aug 2019			
 	Ashley Park House 42-50 Hersham Rd Walton On Thames, KT12 1RZ <i>Elmbridge Submarket</i>	Antsara Investments Limited	5,930 New Direct	Sep 2019			
 	6a High St Esher, KT10 9RT <i>Elmbridge Submarket</i>	Clarence Estates (Kingston on Th...	395 New Coworking	Jul 2019			
 	Egerton House 66-68 Baker St Weybridge, KT13 8AL <i>Elmbridge Submarket</i>	Four Oaks Associates Ltd	2,642 New Direct	Jun 2019		£5.92/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Egerton House 66-68 Baker St Weybridge, KT13 8AL <i>Elmbridge Submarket</i>	Four Oaks Associates Ltd	3,498 New Direct	Jun 2019		£8.98/SF	
 	Aissela 42-50 High St Esher, KT10 9QY <i>Elmbridge Submarket</i>	Spey Group	2,255 New Direct	Jun 2019		£13.34/SF	
 	Egerton House 66-68 Baker St Weybridge, KT13 8AL <i>Elmbridge Submarket</i>	RJP LLP Four Oaks Associates Ltd	2,910 New Direct	May 2019 10 Years	£29.77/SF £27.45/SF	Spread Over	May 2024 May 2024
 	Old Station Masters House Station Rd Cobham, KT11 3BW <i>Elmbridge Submarket</i>	Argentis Financial Management Ltd	310 New Direct	May 2019			
 	141 Hershams Rd Walton On Thames, KT12 1RW <i>Elmbridge Ret Submarket</i>	Crockford Park Properties Limited	1,421 New Direct	Aug 2019			
 	Egerton House 66-68 Baker St Weybridge, KT13 8AL <i>Elmbridge Submarket</i>	Nadathur UK Limited Four Oaks Associates Ltd	2,138 New Direct	Feb 2019 5 Years	£27.09/SF £31.30/SF		Feb 2021...

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	2 Brooklands Rd Weybridge, KT13 0XW <i>Elmbridge Submarket</i>	Boots THE PRUDENTIAL ASSURANCE ...	39,373 Renewal Direct	Feb 2019			
 	Highway Farm Horsley Rd Cobham, KT11 3JZ <i>Elmbridge Submarket</i>		640 New Direct	Feb 2019			
 	Cedar House 78 Portsmouth Rd Cobham, KT11 1AN <i>Elmbridge Submarket</i>	Hexagon Legal & General UK Property Fund	9,974 Renewal Direct	Dec 2018 12 Years			
 	5 Brooklands Weybridge, KT13 0NY <i>Elmbridge Submarket</i>	AXA	17,500 New Direct	Dec 2018		£17.04/SF	
 	5 Brooklands Weybridge, KT13 0NY <i>Elmbridge Submarket</i>	Saputo Dairy	19,948 New Direct	Feb 2019			
 	53-57 High St Cobham, KT11 3DP <i>Elmbridge Submarket</i>		730 New Direct	Dec 2018		£7.58/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	124 Manor Rd N Thames Ditton, KT7 0BH <i>Elmbridge Submarket</i>	Carigluz Investment CARIGLUZ INVESTMENT CO LIM...	400 New Direct	Nov 2018			
 	Walton Lodge Bridge St Walton On Thames, KT12 1BT <i>Elmbridge Submarket</i>	BMO Real Estate Investments Limi...	5,264 New Direct	Jan 2019		£7.35/SF	
 	35-37 Creek Rd East Molesey, KT8 9BE <i>Elmbridge Submarket</i>	Katie's Nursery	2,200 New Direct	Jan 2019	£25.33/SF		
 	Belhaven House 65-69 Walton Rd East Molesey, KT8 0DP <i>Elmbridge Submarket</i>	Rod Cowan	360 New Direct	Oct 2018			
 	AARON HOUSE Island Farm Ave West Molesey, KT8 2RG <i>Elmbridge Submarket</i>		385 New Direct	Oct 2018 2 Years			
 	111 Queens Rd Weybridge, KT13 9UW <i>Elmbridge Submarket</i>		862 New Direct	Nov 2018			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	241-243 Brooklands Rd Weybridge, KT13 0RH <i>Elmbridge Submarket</i>		5,038 New Direct	Dec 2018		£7.60/SF	
 	AC Court High St Thames Ditton, KT7 0SR <i>Elmbridge Submarket</i>	Columbia Threadneedle Investmen...	3,342 New Direct	Oct 2018 5 Years	£30.00/SF £30.00/SF		
 	The Rythe Centre Claygate Ln Thames Ditton, KT7 0LE <i>Elmbridge Submarket</i>		574 New Direct	Dec 2018 3 Years			
 	Bridge St Walton On Thames, KT12 1BT <i>Elmbridge Submarket</i>	Law Med BMO Real Estate Investments Limi...	2,606 New Direct	Nov 2018 5 Years	£26.92/SF £26.92/SF	£7.39/SF	Oct 2021
 	Springfield House 23 Oatlands Dr Weybridge, KT13 9LZ <i>Elmbridge Submarket</i>	Rodd Properties Limited	295 New Direct	Oct 2018			
 	Ashley Park House 42-50 Hersham Rd Walton On Thames, KT12 1RZ <i>Elmbridge Submarket</i>	Programming Research Ltd Antsara Investments Limited	3,838 New Direct	Aug 2018 5 Years			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	 <p>Waterloo House & Waterloo Terrace 40 Baker St Weybridge, KT13 8AR <i>Elmbridge Submarket</i></p>	Crofton Place Investments Ltd	1,522 New Direct	Jun 2018		£6.69/SF	
50	 <p>Churston House Portsmouth Rd Esher, KT10 9AD <i>Elmbridge Submarket</i></p>		655 New Direct	Jun 2018		£9.96/SF	
51	 <p>1 Brooklands Weybridge, KT13 0NY <i>Elmbridge Submarket</i></p>	Lincoln Electric Company M&G Real Estate Ltd	3,751 New Direct	Aug 2018		£8.20/SF	
52	 <p>1A High St Cobham, KT11 3DH <i>Elmbridge Ret Submarket</i></p>		1,260 New Direct	Jun 2018		£7.70/SF	
53	 <p>Consort House 1 Princes Rd Weybridge, KT13 9TU <i>Elmbridge Submarket</i></p>	Elmbridge Borough Council	15,741 New Direct	May 2018		£7.83/SF	
54	 <p>10 Church St Weybridge, KT13 8DX <i>Elmbridge Ret Submarket</i></p>	Gmv Investments Ltd	562 New Direct	May 2018			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Elder House 207 Brooklands Rd Weybridge, KT13 0TS <i>Elmbridge Submarket</i>	Equinti M&G Real Estate Ltd	5,441 New Direct	Jul 2018 10 Years	£31.50/SF £31.50/SF	£6.65/SF	Aug 2023
 	1-3 High St Cobham, KT11 3DH <i>Elmbridge Ret Submarket</i>	Claremont Finesse Ltd TRILLIUM (RMF) LIMITED	1,260 New Direct	Jun 2018 5 Years	£27.78/SF £26.72/SF	2 Mos at Start £7.70/SF	Jun 2021
 	12b York Rd Weybridge, KT13 9DT <i>Elmbridge Submarket</i>	Povey (Properties) Limited	525 New Direct	May 2018 15 Years	£38.10/SF £38.10/SF	£17.90/SF	May 2023 May 2023
 	Sony The Heights Weybridge, KT13 0XP <i>Elmbridge Submarket</i>	Lincoln electric Legal & General UK Property Fund	3,869 New Direct	Jun 2018 10 Years	£32.50/SF £32.50/SF		Jun 2023
 	Belhaven House 65-69 Walton Rd East Molesey, KT8 0DP <i>Elmbridge Submarket</i>	Rod Cowan	429 New Direct	May 2018			
 	Egerton House 66-68 Baker St Weybridge, KT13 8AL <i>Elmbridge Submarket</i>	MPA Creative Four Oaks Associates Ltd	1,474 New Direct	Apr 2018 5 Years	£30.00/SF £30.00/SF	£21.23/SF	Apr 2021

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Monument 45-47 Monument HI Weybridge, KT13 8RN <i>Elmbridge Submarket</i>	Guinness Pension Fund	1,204 New Direct	May 2018		£8.32/SF	
 	The Rythe Centre Claygate Ln Thames Ditton, KT7 0LE <i>Elmbridge Submarket</i>		109 New Direct	Mar 2018			
 	1 Brooklands Rd Weybridge, KT13 0TJ <i>Elmbridge Submarket</i>	Malins Group	3,457 New Direct	Apr 2018			
 	The Rythe Centre Claygate Ln Thames Ditton, KT7 0LE <i>Elmbridge Submarket</i>	Tech Fiz	164 New Direct	Mar 2018 3 Years	£43.90/SF £43.90/SF		
 	1 Brooklands Rd Weybridge, KT13 0TJ <i>Elmbridge Submarket</i>	Malins Group	3,206 New Direct	Feb 2018 10 Years			
 	Control Tower Offices 12 De Havilland Dr Weybridge, KT13 0YP <i>Elmbridge Submarket</i>	Air & Water Solutions	556 New Direct	Jan 2018			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	33 High St Cobham, KT11 3DP <i>Elmbridge Submarket</i>	Hart Brown Elmbridge Borough Council	2,077 Renewal Direct	Jan 2018 15 Years	£14.63/SF £14.63/SF		Jan 2023... Jan 2023...
 	Highway Farm Horsley Rd Cobham, KT11 3JZ <i>Elmbridge Submarket</i>		340 New Direct	Jan 2018			
 	St George's House 24 Queens Rd Weybridge, KT13 9UX <i>Elmbridge Submarket</i>	Hermes Real Estate Investment M...	7,879 New Direct	Feb 2018 3 Years	£25.00/SF £25.00/SF	£7.85/SF	
 	St George's House 24 Queens Rd Weybridge, KT13 9UX <i>Elmbridge Submarket</i>	Hermes Real Estate Investment M...	9,050 New Direct	Feb 2018 3 Years	£25.00/SF £22.75/SF	3 Mos at Start £7.85/SF	
 	St George's House 24 Queens Rd Weybridge, KT13 9UX <i>Elmbridge Submarket</i>	Hermes Real Estate Investment M...	6,417 New Direct	Feb 2018 3 Years	£25.00/SF £22.75/SF	3 Mos at Start £7.85/SF	
 	1 Brooklands Weybridge, KT13 0NY <i>Elmbridge Submarket</i>	Procter & Gamble Ltd M&G Real Estate Ltd	14,159 New Direct	Dec 2017 13 Years	£23.46/SF £19.20/SF	24 Mos at Start	Dec 2022...

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Sony The Heights Weybridge, KT13 0XP <i>Elmbridge Submarket</i>	Procter & Gamble Ltd Legal & General UK Property Fund	36,430 New Direct	Dec 2017 13 Years	£23.46/SF £24.06/SF		Dec 2022...
 	Brooklands Rd Weybridge, KT13 0TJ <i>Elmbridge Submarket</i>	Dawnmills Properties Ltd	2,590 New Direct	Jan 2018		£7.96/SF	
 	Bewley House Park Rd Esher, KT10 8NP <i>Elmbridge Submarket</i>	Goldrose Management Ltd	1,193 New Direct	Dec 2017		£6.93/SF	
 	Thameside House Hurst Rd East Molesey, KT8 9AY <i>Elmbridge Submarket</i>	Medicom (Uk) Ltd	3,400 New Direct	Dec 2017			
 	Abbey House Wellington Way Weybridge, KT13 0TT <i>Elmbridge Submarket</i>		5,000 New Sublease	Dec 2017			
 	Abbey House Wellington Way Weybridge, KT13 0TT <i>Elmbridge Submarket</i>		5,000 New Sublease	Dec 2017			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Two Furlongs Portsmouth Rd Esher, KT10 9AA <i>Elmbridge Submarket</i>	TY Properties (UK) Ltd	1,690 New Direct	Nov 2017		£13.04/SF	
 	Oak House Mews 43 The Parade Esher, KT10 0PD <i>Elmbridge Submarket</i>	Albury Land (Claygate) Limited	765 New Direct	Oct 2017		£8.37/SF	
 	Belhaven House 65-69 Walton Rd East Molesey, KT8 0DP <i>Elmbridge Submarket</i>	Rod Cowan	242 New Direct	Oct 2017			
 	5 Brooklands Weybridge, KT13 0NY <i>Elmbridge Submarket</i>	Samsung SDS Europe	17,497 New Direct	Sep 2017 10 Years	£31.43/SF £23.91/SF	23 Mos at Start	Sep 2022 Sep 2022
 	Springfield House 23 Oatlands Dr Weybridge, KT13 9LZ <i>Elmbridge Submarket</i>	Rodd Properties Limited	207 New Direct	Aug 2017			
 	6a High St Esher, KT10 9RT <i>Elmbridge Submarket</i>	Clarence Estates (Kingston on Th...	355 New Direct	Jul 2017		£13.78/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Bellbourne 103 High St Esher, KT10 9QE <i>Elmbridge Submarket</i>	Denton & Co Trustees Limited	1,903 New Direct	Aug 2017		£5.54/SF	
 	1 Brooklands Rd Weybridge, KT13 0TJ <i>Elmbridge Submarket</i>	Horizon Business Village (Weybrid...	971 New Direct	Jun 2017		£7.82/SF	
 	The Old Forge South Rd Weybridge, KT13 9DZ <i>Elmbridge Submarket</i>		775 New Sublease	Jun 2017			
 	7-11 Baker St Weybridge, KT13 8AE <i>Elmbridge Submarket</i>	Mann	3,388 New Direct	Jun 2017		£6.16/SF	

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

19

£11.02

£10.27

20

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	14	£6.82	£11.02	£10.86	£14.50
Achieved Rent Per SF	6	£8.22	£10.27	£9.87	£14.49
Net Effective Rent Per SF	5	£8.22	£10.26	£9.32	£14.49
Asking Rent Discount	4	-0.1%	3.0%	1.4%	7.7%
TI Allowance	-	-	-	-	-
Rent Free Months	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	16	3	20	10	171
Deal Size	19	1,726	6,818	4,832	27,500
Lease Deal in Months	7	24.0	72.0	60.0	120.0
Floor Number	19	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Mill Rd	★★★★★	4,845	GRND	01/12/2019	New	-	-
2 8 Wintersells Rd	★★★★★	3,970	GRND	01/09/2019	-	-	-
3 Southwood Manor Farm Burhill Rd	★★★★★	13,171	GRND	22/08/2019	New	£10.00/fri	Asking
4 23 Vickers Dr	★★★★★	11,460	GRND,1	24/06/2019	Renewal	£9.32/fri	Effective
5 Cumberland Works Wintersells Rd	★★★★★	8,711	GRND,...	23/04/2019	New	£11.50	Asking
6 Unit 15a-F Wintersells Rd	★★★★★	1,726	GRND,...	01/02/2019	New	£10.42/fri	Achieved
1 Mill Rd	★★★★★	4,832	GRND	08/10/2018	New	£14.49/fri	Effective
7 Units 1-2 Pool Close	★★★★★	2,191	GRND,1	21/02/2018	New	£13.69/fri	Asking
8 11 Molesey Rd	★★★★★	2,550	GRND	18/02/2018	New	£7.82/fri	Asking
9 Hersham Trading Estate 26C Lyon Rd	★★★★★	4,316	GRND,1	21/01/2018	New	-	-
10 Logistics 15 Vickers Dr	★★★★★	27,500	GRND	17/11/2017	New	£11.00/fri	Asking
11 Avro Way	★★★★★	2,250	GRND,1	15/11/2017	New	£14.50/fri	Asking
1 Mill Rd	★★★★★	9,745	GRND	03/11/2017	Renewal	£11.05/fri	Effective
11 Avro Way	★★★★★	3,524	GRND,...	02/11/2017	New	£8.22/fri	Effective
12 Russell House Molesey Rd	★★★★★	6,838	GRND	28/09/2017	New	£8.77/fri	Effective
13 Cobham Mill Rd	★★★★★	2,074	GRND	01/09/2017	New	£8.92	Asking
14 11 Wintersells Rd	★★★★★	5,502	GRND,...	04/08/2017	New	£6.82/fri	Asking
15 Central Ave	★★★★★	11,601	GRND,1	29/06/2017	New	£14.00/fri	Asking
16 10 Island Farm Ave	★★★★★	2,750	GRND,1	23/05/2017	New	£11.50/fri	Asking

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
1	Mill Rd Esher, KT10 8BL <i>Elmbridge Ind Submarket</i>	SYMBIOTEC LTD Elmbridge Borough Council	4,845 New Direct	Feb 2020			
2	8 Wintersells Rd West Byfleet, KT14 7LF <i>Elmbridge Ind Submarket</i>	Alpha Grip (UK) Limited	3,970	Sep 2019			
3	Southwood Manor Farm Burhill Rd Walton On Thames, KT12 4BJ <i>Elmbridge Ind Submarket</i>		13,171 New Direct	Nov 2019			
4	 Vickers Drive North Weybridge, KT13 0YU <i>Elmbridge Ind Submarket</i>	Edmundson Electrical Universities Superannuation Sche...	11,460 Renewal Direct	Jun 2019 5 Years	£9.32/SF £9.32/SF		Jun 2019
5	 Cumberland Works Wintersells Rd West Byfleet, KT14 7LF <i>Elmbridge Ind Submarket</i>	Glorydale	8,711 New Direct	Jun 2019		£3.40/SF	
6	 Unit 15a-F Wintersells Rd West Byfleet, KT14 7LF <i>Elmbridge Ind Submarket</i>		1,726 New Direct	Feb 2019 2 Years	£10.42/SF		


Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	7 Mill Rd Esher, KT10 8BL <i>Elmbridge Ind Submarket</i>	Big Smoke Brew Co. Elmbridge Borough Council	4,832 New Direct	Oct 2018 5 Years	£14.49/SF £14.49/SF		
	8 Units 1-2 Pool Close West Molesey, KT8 2HW <i>Elmbridge Ind Submarket</i>		2,191 New Direct	Mar 2018		£7.11/SF	
	9 11 Molesey Rd Walton On Thames, KT12 3PL <i>Elmbridge Ind Submarket</i>		2,550 New Direct	Mar 2018 10 Years		£3.84/SF	
	10 Hersham Trading Estate 26A-26C Lyon Rd Walton On Thames, KT12 3PU <i>Elmbridge Ind Submarket</i>		4,316 New Direct	Feb 2018		£3.29/SF	
	11 Logistics 15 Vickers Dr S Weybridge, KT13 0YX <i>Elmbridge Ind Submarket</i>	Logistics Company Northamber plc	27,500 New Direct	Nov 2017			
	12 Avro Way Weybridge, KT13 0YR <i>Elmbridge Ind Submarket</i>	SP Holdings Ltd	2,250 New Direct	Dec 2017		£9.22/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
13	 <p>Mill Rd Esher, KT10 8BL <i>Elmbridge Ind Submarket</i></p>	Hansgrohe The Milton Group	9,745 Renewal Direct	Dec 2017 5 Years	£11.05/SF £11.05/SF		Nov 2020
14	 <p>Avro Way Weybridge, KT13 0YR <i>Elmbridge Ind Submarket</i></p>	Tempus Foods Ltd SP Holdings Ltd	3,524 New Direct	Nov 2017 10 Years	£8.22/SF £8.22/SF	£3.44/SF	Nov 2022
15	 <p>Russell House Molesey Rd Walton On Thames, KT12 3PJ <i>Elmbridge Ind Submarket</i></p>	Interior Fabrics Ltd Property Investment Holdings Limit...	6,838 New Direct	Nov 2017 5 Years	£8.77/SF £8.77/SF		
16	 <p>Cobham Mill Rd Cobham, KT11 3PF <i>Elmbridge Ind Submarket</i></p>		2,074 New Direct	Oct 2017			
17	 <p>11 Wintersells Rd West Byfleet, KT14 7LF <i>Elmbridge Ind Submarket</i></p>		5,502 New Direct	Oct 2017			
18	 <p>Central Ave West Molesey, KT8 2QZ <i>Elmbridge Ind Submarket</i></p>	Yellow Property Investments Limited	11,601 New Direct	Sep 2017			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	10 Island Farm Ave West Molesey, KT8 2UZ <i>Elmbridge Ind Submarket</i>		2,750 New Direct	Jun 2017		£2.88/SF	