

Appendix H – CoStar Export Lease Comps Report

Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates /SF/Yr	Business Rate s PA	Service Charge PA	Lease Type	Term	Break Date	Review Date	Expiry Date	Tenant	Lease Status	Deal Type	Move-in Date	Rent Free	Leasing Agent Company	Lease Comp ID	Asking Rent/SF/Yr	Asking Rent PA
27/06/2020	13-16 Skinnergate	Darlington	GRND	4,208	9.39	Asking		39,500.00	Retail				Direct						Completed	New	27/06/2020		Naylor s Gavin Black	174477981	9.39	39,500.00
31/03/2021	Feethams	Darlington	4th	6,448	16.50	Asking		106,392.00	Office				Direct					DeepOcean UK	Completed	New	31/03/2021		Cushman & Wakefield, Connect Property North East Ltd	172964321	16.50	106,392.00
01/02/2020	1-14 Edward St	Darlington	GRND	495	6.30	Achieved		3,118.50	Industrial				Direct					David Augustson	Completed	New	01/02/2020		Dunlop Heywood Ltd	176176341		
28/01/2020	319 North Rd	Darlington	GRND	4,448	5.06	Asking		22,500.00	Retail				Sublease					The Salvation Army	Completed	New	31/05/2020		Gerald Eve, Carver Commercial	174523171	5.06	22,500.00
13/01/2020	34 Duke St	Darlington	GRND, 1	992					Office/Retail				Direct						Completed	New	13/02/2020		Carver Commercial	171444351		
07/01/2020	1-14 Edward St	Darlington	GRND	340	6.30	Achieved		2,142.00	Industrial				Direct					Christopher Parsons	Completed	New	07/01/2020		Dunlop Heywood Ltd	176175991		
29/12/2019	4 West Auckland Rd	Darlington	GRND	1,214	10.67	Asking		12,950.00	Retail				Direct						Completed	New	29/01/2020		Carver Commercial	171565611	10.67	12,950.00
01/02/2020	92 Fulthorpe Ave	Darlington	GRND	726	11.02	Effective	FRI	8,000.00	Retail	5.48	3,981.60		Direct	5 yrs			31/01/2023	Miss J M Robertson	Completed	New	01/02/2020		Greig Cavey Commercial Ltd	170591721	16.53	12,000.00
22/01/2020	Valley St N	Darlington	GRND	1,366	5.00	Asking		6,830.00	Office				Direct						Completed	New	22/01/2020		Carver Commercial, Connect Property North	170419731	5.00	6,830.00

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22/01/2020	Valley St	Darlington	GRND	3,062	5.00	Asking		15,310.00	Office					Direct						Completed	New	22/01/2020		Carver Commercial, Connect Property North East Ltd	1704 1975 1	5.00	15,310.00
22/01/2020	Valley St N	Darlington	1st	760	6.50	Asking		4,940.00	Office					Direct						Completed	New	22/01/2020		Carver Commercial, Connect Property North East Ltd	1704 1976 1	6.50	4,940.00
22/01/2020	Valley St N	Darlington	2nd	3,478	5.50	Asking		19,129.00	Office					Direct						Completed	New	22/01/2020		Carver Commercial, Connect Property North East Ltd	1704 1977 1	5.50	19,129.00
22/01/2020	Valley St N	Darlington	2nd	1,683	5.56	Asking		9,357.48	Office					Direct						Completed	New	22/01/2020		Carver Commercial, Connect Property North East Ltd	1704 1979 1	5.56	9,357.48
22/01/2020	Valley St N	Darlington	2nd	2,213					Office					Direct						Completed	New	22/01/2020		Carver Commercial, Connect Property North	1704 1980 1		

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20/12 /2019	4 Portland Pl	Darlington	GRND	3,283	3.05	Asking		10,000.00	Retail					Direct						Completed	New	20/01 /2020		Carver Commercial	172254391	3.05	10,000.00
19/12 /2019	Cleveland St	Darlington	GRND	4,965	4.50	Asking		22,342.50	Industrial					Direct						Completed	New	19/01 /2020		Industrials, Carver Commercial	172255191	4.50	22,342.50
15/01 /2020	16 Post House Wynd	Darlington	GRND	898	14.48	Asking		13,000.00	Retail					Direct						Completed	New	15/01 /2020		Carver Commercial	170177911	14.48	13,000.00
15/01 /2020	20-22 St Cuthberts Way	Darlington	GRND, 1	2,759	10.27	Asking		28,334.93	Office					Direct						Completed	New	15/01 /2020		Carver Commercial	170178531	10.27	28,334.93
11/01 /2020	Duke St	Darlington	GRND, 1	3,000	10.00	Asking	FRI	30,000.00	Retail	4.47		13,397.50		Direct						Completed	New	11/01 /2020		Darlington Borough Council	170083181	10.00	30,000.00
11/12 /2019	Northumberland St	Darlington	1st	1,179	10.90	Asking	FRI	12,285.18	Office					Direct						Completed	New	11/12 /2019		Connect Property North East Ltd, Carver Commercial	169045101	10.42	12,285.18
11/12 /2019	24-26 West Auckland Rd	Darlington	GRND	1,620	8.95	Asking	FRI	14,500.00	Retail					Direct						Completed	New	11/12 /2019		Carver Commercial	169045121	8.95	14,500.00
11/12 /2019	35 West Auckland Rd	Darlington	GRND	508	17.72	Asking	FRI	9,000.00	Retail					Direct						Completed	New	11/12 /2019		Carver Commercial	169045081	17.72	9,000.00
30/10 /2019	Tillage Grn	Darlington	GRND	1,593	15.69	Achieved	FRI	25,000.00	Retail					Direct						Completed	New	30/10 /2019		Connect Property North East Ltd	168095771	15.69	25,000.00
30/10 /2019	11 Woodland Rd	Darlington	GRND, 1	1,922	10.41	Effective	FRI	20,007.92	Office					Direct	5 yrs			29/10 /2024		Completed	New	30/10 /2019		Connect Property North	168095681	8.32	15,991.04

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27/09/2019	14 Grange Rd	Darlington	GRND	800	12.50	Asking	FRI	10,000.00	Retail					Direct						Completed	New	17/10/2019		Carver Commercial, Connect Property North East Ltd	168116951	12.50	10,000.00
09/10/2019	5-7 Coniscliffe Rd	Darlington	2nd	138	16.95	Asking		2,339.10	Office					Direct						Completed	New	09/10/2019		Ian Tulloch	167696251	16.95	2,339.10
03/09/2019	5B Steeplejack Way	Darlington	GRND	4,530					Industrial					Direct						Completed	New	31/10/2019		Harrison Properties Ltd	168117801		
01/09/2019	3B Houndgate	Darlington	GRND	300	16.67	Achieved	FRI	5,000.00	Retail					Direct	25 yrs					Completed	New	01/09/2019		Carver Commercial	168791461	20.00	6,000.00
29/09/2019	9 Beaumont St	Darlington	GRND	911	11.02	Asking		10,039.22	Office					Direct	3 yrs			28/09/2022		Completed	New	29/09/2019		Carver Commercial	167556951	11.02	10,039.22
29/09/2019	6 Beaumont St	Darlington	GRND	904	11.10	Asking		10,034.40	Office					Direct						Completed	New	29/09/2019		Carver Commercial	167556971	11.10	10,034.40
29/09/2019	8 Beaumont St	Darlington	1st	915	11.59	Asking		10,604.85	Office					Direct	3 yrs			28/09/2022		Completed	New	29/09/2019		Carver Commercial	167557011	11.59	10,604.85
29/09/2019	7 Beaumont St	Darlington	1st	933	9.98	Asking		9,311.34	Office					Direct						Completed	New	29/09/2019		Carver Commercial	167557021	9.98	9,311.34
29/09/2019	106-108 Bondgate	Darlington	GRND, 1	3,358			FRI		Office/Retail					Direct						Completed	New	29/09/2019		Carver Commercial	167557621		
29/09/2019	5 Duke St	Darlington	GRND, 1	1,060			FRI		Retail					Direct						Completed	New	29/09/2019		Carver Commercial	167557371		
29/09/2019	4 Houndgate Mews	Darlington	GRND	408	19.61	Asking	IRI	8,000.00	Retail					Direct						Completed	New	29/09/2019		Carver Commercial	167557281	19.61	8,000.00
29/09/2019	30B Larchfield St	Darlington	GRND	335	16.12	Asking		5,400.00	Retail					Direct						Completed	New	29/09/2019		Carver Commercial	167557431	16.12	5,400.00
30/08/2019	72a Skinnergate	Darlington	GRND	427	17.56	Effective	FRI	7,499.94	Retail	4.05	1,728.00			Direct	3 yrs			29/08/2022		Completed	New	30/08/2019		Connect Property North	168093921	16.39	7,000.00

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27/09 /2019	100-102 Bondgat e	Darli ngto n	GRND	3,40 0	2.50	Aski ng		8,500 .00	Retail					Direct						Comp leted	New	27/09 /2019		Carver Comm ercial	1675 0624 1	2.50	8,500 .00
27/09 /2019	6 Bucktons Yard	Darli ngto n	GRND	629	10.33	Aski ng	FRI	6,500 .00	Retail					Direct						Comp leted	New	27/09 /2019		Carver Comm ercial	1675 0618 1	10.33	6,500 .00
26/11 /2019	110 Eastmou nt Rd	Darli ngto n	GRND	10,3 10	3.50	Aski ng	FRI	25,77 5.00	Indust rial					Direct						Comp leted	New	26/11 /2019		Carver Comm ercial	1675 0602 1	2.50	25,77 5.00
27/09 /2019	17 Grange Rd	Darli ngto n	GRND	237	40.08	Aski ng	FRI	9,500 .00	Retail					Direct						Comp leted	New	27/09 /2019		Carver Comm ercial, Connec t Proper ty North East Ltd	1675 0607 1	40.08	9,500 .00
27/09 /2019	312 North Rd	Darli ngto n	GRND	451			FRI		Retail					Direct						Comp leted	New	27/09 /2019		Carver Comm ercial	1675 0636 1		
27/09 /2019	326 North Rd	Darli ngto n	GRND	621	8.86	Aski ng	FRI	5,500 .00	Retail					Direct						Comp leted	New	27/09 /2019		Carver Comm ercial	1675 0639 1	8.86	5,500 .00
27/09 /2019	75 Skinnerg ate	Darli ngto n	GRND	905	8.29	Aski ng	FRI	7,500 .00	Retail					Direct						Comp leted	New	27/09 /2019		Carver Comm ercial	1675 0701 1	8.29	7,500 .00
27/09 /2019	42A Tubwell Row	Darli ngto n	1st	567	9.74	Aski ng	FRI	5,525 .00	Retail					Direct						Comp leted	New	27/09 /2019		Carver Comm ercial	1675 0706 1	9.74	5,525 .00
27/09 /2019	17 Valley St N	Darli ngto n	GRND	2,65 8	5.55	Aski ng	FRI	14,75 0.00	Retail					Direct						Comp leted	New	27/09 /2019		Carver Comm ercial	1675 0710 1	5.55	14,75 0.00
27/09 /2019	33 West Auckland Rd	Darli ngto n	GRND	444	19.14	Aski ng	FRI	8,500 .00	Retail					Direct						Comp leted	New	27/09 /2019		Carver Comm ercial	1675 0726 1	19.14	8,500 .00
16/08 /2019	47E Dodswor th St	Darli ngto n	GRND	513	5.03	Aski ng	FRI	2,580 .39	Indust rial					Direct	1 yr			15/08 /2020		Comp leted	New	16/09 /2019		Carver Comm ercial	1675 5766 1	5.03	2,580 .39
02/08 /2019	19 High Row	Darli ngto n	GRND, 1-2	1,68 2	13.97	Effec tive		23,49 9.97	Retail					Direct	10 yr s			01/08 /2029	Greggs plc	Comp leted					1287 4441 1		
29/08 /2019	6 Clarks Yard	Darli ngto n	GRND	207	16.33	Aski ng	IRO	3,380 .00	Retail					Direct	3 yr s			28/08 /2022		Comp leted	New	29/08 /2019		Carver Comm ercial	1669 6805 1	16.33	3,380 .00
29/08 /2019	22 Post House Wynd	Darli ngto n	GRND	995	8.04	Aski ng	FRI	8,000 .00	Retail					Direct						Comp leted	New	29/08 /2019		Carver Comm ercial	1669 6856 1	8.04	8,000 .00

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14/08/2019	3-5 Bakehouse HI	Darlington	GRND	1,925	13.43	Asking	FRI	22,000.00	Retail					Direct					Completed	New	14/08/2019		Carver Commercial	167253211	13.43	22,000.00
10/07/2019	32 Cornmill Center	Darlington	GRND	1,505			FRI		Retail					Direct				The Body Shop	Completed	New	10/07/2019		Barker Proudlove Ltd	166087701		
27/05/2019	5-7 Coniscliffe Rd	Darlington	GRND	138			FRI		Office					Direct	1 yr		26/05/2020		Completed	New	27/05/2019		Ian Tulloch	166011431		
01/04/2019	77 Skinnergate	Darlington	GRND	3,543	7.90	Asking	FRI	28,000.00	Retail					Direct	3 yrs		31/03/2022	Easy Loans	Completed	New	01/04/2019		Connect Property North East Ltd	166402041	7.90	28,000.00
31/01/2019	18 King St	Darlington	GRND	4,651	4.30	Asking	FRI	20,000.00	Retail					Direct					Completed	New	28/02/2019		Carver Commercial	168934651	4.30	20,000.00
30/01/2019	96 Bondgate	Darlington	GRND	272	22.06	Asking	FRI	6,000.00	Retail					Direct					Completed	New	28/02/2019		Carver Commercial	167556371	22.06	6,000.00
30/01/2019	10 Dudley Rd	Darlington	GRND	1,895	4.48	Effective	FRI	8,489.54	Industrial					Direct	5 yrs		29/01/2024		Completed	New	30/01/2019		Carver Commercial	166968621	3.73	7,068.35
01/04/2019	20 Woodland Rd	Darlington	GRND	5,500	8.50	Achieved	FRI	46,750.00	Office			2.71	14,905.00	Direct	5 yrs		31/03/2024	NHS	Completed	New	01/04/2019	3	Shandwick Properties	162819111	8.50	46,750.00
10/01/2019	15 Victoria Rd	Darlington	GRND	200	11.70	Achieved	FRI	2,340.00	Office	4.78	956.73			Direct	1 yr		09/01/2020		Completed	New	10/01/2019		Carver Commercial	165038711	11.70	2,340.00
19/01/2019	Cleveland St	Darlington	GRND	4,905	4.28	Asking	FRI	20,502.90	Industrial	3.87	18,980.50			Assignment					Completed	New	19/01/2019		Carver Commercial	161088881	4.18	20,502.90
19/12/2018	24 Grange Rd	Darlington	GRND	2,600			FRI		Retail					Direct					Completed	New	19/12/2018		Carver Commercial, Connect Property North East Ltd	168091941		
17/12/2018	10 Skinnergate	Darlington	GRND	1,400	12.07	Achieved	FRI	16,900.00	Retail	8.19	11,462.00			Direct	5 yrs		16/12/2023	Indian Restaurant	Completed	New	17/12/2018	3	Connect Property North	161032341	13.57	19,000.00

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20/11 /2018	Banks Rd	Darlington	GRND	2,898	5.17	Asking	FRI	14,982.66	Industrial	1.68	4,880.00			Direct						Completed	New	20/11 /2018		Carver Commercial	161088651	5.17	14,982.66
20/11 /2018	5 Crown St	Darlington	GRND	582			FRI		Retail	10.52	6,120.00			Direct						Completed	New	20/11 /2018		Carver Commercial	161088691		
01/11 /2018	9 Kendrew St	Darlington	GRND	482	14.30	Effective	IRO	14,300.00	Retail					Direct	6 yrs			31/10 /2024	Viraj Resturant Ltd	Completed	New	01/11 /2018	0	Kendrew House	160082321	14.30	14,300.00
01/12 /2018	Queen St	Darlington	GRND	737	27.14	Asking	FRI	20,000.00	Retail	21.42	15,785.00	8.26	6,087.00	Direct						Completed	New	01/12 /2018		Brassington Rowan, Fawcett Mead Ltd, Connect Property North East Ltd	160142451	27.14	20,000.00
01/12 /2018	Queen St	Darlington	GRND	1,076	30.20	Asking	FRI	32,500.00	Retail	22.45	24,157.00	7.26	7,810.00	Direct						Completed	New	01/12 /2018		Brassington Rowan, Fawcett Mead Ltd, Connect Property North East Ltd	160142461	30.20	32,500.00
19/01 /2019	Banks Rd	Darlington	GRND, 1	1,395	8.60	Asking		11,997.00	Industrial	2.77	3,864.15			Direct						Completed	New	19/01 /2019		Carver Commercial	161087991	8.60	11,997.00
19/12 /2018	7 Blackwellgate	Darlington	GRND, 1-2	890			FRI		Retail					Direct						Completed	New	19/12 /2018		Carver Commercial	161088001		
19/11 /2018	65 Duke St	Darlington	1st	409	18.84	Asking		6,889.61	Office					Direct						Completed	New	19/11 /2018		Carver Commercial	161087641	16.85	6,889.61
19/12 /2018	Whessoe Rd	Darlington	GRND	1,178	5.60	Asking	IRI	6,596.80	Industrial					Direct						Completed	New	19/12 /2018		Carver Commercial	161088091	5.60	6,596.80

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15/10/2018	Lingfield Way	Darlington	GRND	1,000	6.00	Achieved	FRI	6,000.00	Light Industrial	3.03	3,029.00			Direct	1 yr			14/10/2019	Daisora n	Completed	New	15/10/2018	0	Flexspace	159691831	6.00	6,000.00
10/11/2018	41-42 Blackwellgate	Darlington	GRND	4,243	7.07	Asking	FRI	30,000.00	Retail	3.10	13,172.50			Direct						Completed	New	10/11/2018		Carver Commercial	159647701	7.07	30,000.00
21/10/2018	63 Alverton Dr	Darlington	GRND	547	18.28	Asking	FRI	10,000.00	Retail	6.39	3,495.00			Direct						Completed	New	21/10/2018		Carver Commercial	159169261	18.28	10,000.00
21/10/2018	7 Blackwellgate	Darlington	GRND	890	16.85	Asking	FRI	15,000.00	Retail	3.61	3,215.40			Direct						Completed	New	21/10/2018		Carver Commercial	159167021	16.85	15,000.00
21/10/2018	81 Bondgate	Darlington	1st	725	6.90	Asking	IRO	5,002.50	Office					Direct						Completed	New	21/10/2018		Carver Commercial	159169271	6.90	5,002.50
21/10/2018	39 Duke St	Darlington	GRND	558	17.92	Asking		10,000.00	Retail	10.02	5,591.25			Sublease						Completed	New	21/10/2018		Carver Commercial	159167071	17.92	10,000.00
21/10/2018	Henson Rd	Darlington	GRND	2,078	3.61	Asking	FRI	7,501.58	Industrial					Direct						Completed	New	21/10/2018		Carver Commercial	159169691	3.61	7,501.58
21/10/2018	Henson Rd	Darlington	GRND	2,078	3.61	Asking	FRI	7,501.58	Industrial					Direct						Completed	New	21/10/2018		Carver Commercial	159169701	3.61	7,501.58
21/10/2018	Henson Rd	Darlington	GRND	2,083	3.61	Asking	FRI	7,519.63	Industrial					Direct						Completed	New	21/10/2018		Carver Commercial	159169711	3.61	7,519.63
21/10/2018	Hanson Rd	Darlington	GRND	1,775	4.65	Asking	FRI	8,253.75	Industrial	1.50	2,656.20			Direct						Completed	New	21/10/2018		Carver Commercial	159169721	4.65	8,253.75
21/10/2018	Lingfield Way	Darlington	GRND	1,125	10.00	Asking		11,250.00	Office					Direct						Completed	New	21/10/2018		Carver Commercial	159169761	10.00	11,250.00
21/10/2018	Lingfield Way	Darlington	GRND	1,800					Office					Direct						Completed	New	21/10/2018		Carver Commercial	159169771		
21/10/2018	Lingfield Way	Darlington	GRND	375	13.73	Asking	FRI	5,148.75	Office					Direct						Completed	New	21/10/2018		Carver Commercial	159169781	13.73	5,148.75
20/11/2018	Banks Ct	Darlington	GRND	5,240	3.82	Asking	FRI	20,016.80	Industrial	1.00	5,242.50			Direct						Completed	New	20/11/2018		Carver Commercial	159169821	3.82	20,016.80
20/09/2018	Priestgate	Darlington	LL	9,841	10.46	Effective		102,949.90	Retail					Direct	10 yrs	20/09/2025	20/09/2023	19/09/2028	New Look	Completed	Renewal		12		166932831		
17/10/2018	Lingfield Way	Darlington	GRND	501	9.10	Asking	FRI	4,559.10	Office	5.27	2,640.00			Direct						Completed	New	17/10/2018		Flexspace	158998671	9.10	4,559.10
17/10/2018	Lingfield Way	Darlington	GRND	575	10.00	Asking		5,750.00	Office	4.94	2,842.60			Direct						Completed	New	17/10/2018		Flexspace	158998681	10.00	5,750.00



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15/09/2019	A66	Darlington	GRND	1,508,367					Industrial					Direct					Amazon	Completed			Colliers International, Carter Jonas LLP, Gent Visick Property LLP	159575701			
05/10/2018	West Auckland Rd	Darlington	GRND	183	24.18	Achieved	FRI	4,425.00	Retail					Direct						Completed	New	05/10/2018		Sillars Properties Ltd	158718741	21.31	3,900.00
24/08/2018	86 Fulthorpe Ave	Darlington	GRND	742	11.79	Achieved	FRI	8,750.00	Retail	5.05	3,744.00			Direct	5 yrs			23/08/2023	Coopland & Son (Scarborough)	Completed	New	24/08/2018		Greig Cavey Commercial Ltd	159648631	12.47	9,250.00
08/08/2018	Archer St	Darlington	1-3	20,427	11.50	Effective	FRI	234,908.80	Office					Direct	10 yrs			07/08/2028	HC One	Completed	Renewal				167540391		
02/09/2018	Forge Way	Darlington	GRND	1,880	3.99	Achieved	FRI	7,501.20	Industrial	1.26	2,376.60			Direct	5 yrs			01/09/2023	TSU Limited	Completed	New	02/09/2018		Carver Commercial	163556151	3.70	6,956.00
01/08/2018	McMullen Rd	Darlington	2nd	540	12.50	Achieved	FRI	6,750.00	Office					Direct						Completed	New	01/08/2018		Jackson & Partners	159355561	12.50	6,750.00
01/08/2018	16A Post House Wynd	Darlington	GRND, 1	393			FRI		Retail	9.98	3,920.40			Direct						Completed	New	01/08/2018		Carver Commercial	158185311		
31/07/2018	163 Northgate	Darlington	GRND	1,700	8.53	Achieved	FRI	14,500.00	Retail						6 yrs 8 mos			16/03/2025	Born to Dance	Completed	Renewal				157839991		
05/07/2018	4 Clarks Yard	Darlington	1st	419	9.30	Achieved	IRO	3,896.70	Office	3.34	1,398.00			Direct						Completed	New	05/07/2018		Carver Commercial	158183931	8.06	3,377.14
01/07/2018	Morton Park Way	Darlington	GRND	1,539	5.00	Effective		7,693.36	Industrial					Direct	5 yrs	30/06/2021		30/06/2023	Motorc lips	Completed	New	01/07/2018	6		172002601		
28/06/2018	41 Coniscliffe Rd	Darlington	LL,GRND,1-2	2,104	7.60	Achieved	FRI	15,990.40	Office	2.95	6,208.22			Direct						Completed	New	28/06/2018		Carver Commercial	158184061	8.32	17,505.28
01/07/2018	Lingfield Way	Darlington	GRND	701	10.00	Asking		7,010.00	Office	4.79	3,355.20			Direct					G N Security	Completed	New	01/07/2018		Flexspace	156986991	10.00	7,010.00
18/08/2018	Red Barnes Way	Darlington	GRND	9,800	6.73	Asking	FRI	65,954.00	Industrial	1.92	18,800.75			Direct	10 yrs			17/08/2028	Andrew Page Ltd	Completed	New	18/08/2018		Sanderson Weath	156685021	6.73	65,954.00

Appendix H – CoStar Export Lease Comps Report

																							erall LLP				
31/05 /2018	31 Cleveland Trading Estate	Darlington	GRND, MEZZ	5,927	3.22	Effective	FRI	19,103.96	Industrial	1.38	8,155.00			Direct	10 yrs	30/05 /2023	30/05 /2023	30/05 /2028	Alliance Automotive	Completed	New	31/07 /2018	4	Carver Commercial	156905151	3.37	19,973.99
31/05 /2018	10 Woodland Rd	Darlington	GRND, 1-2	777	7.08	Asking		5,500.00	Retail					Direct						Completed	New	31/05 /2018		Brown's Estate Agency Ltd	156296381	7.08	5,500.00
29/05 /2018	12 High Row	Darlington	GRND	710	22.54	Effective		16,002.52	Retail	10.67	7,572.50			Direct	5 yrs	28/05 /2020		28/05 /2023	VIP Cigs	Completed	New	29/05 /2018		Bradley Hall Ltd	156494621	28.17	20,000.00
10/05 /2018	Lingfield Way	Darlington	GRND	1,798	4.62	Effective	FRI	8,305.81	Light Industrial	2.92	5,242.50			Direct	5 yrs	09/05 /2021		09/05 /2023	Olumo Foods	Completed	New	10/05 /2018	4	Flexspace	156102981	5.00	8,990.00
06/11 /2018	Lingfield Point	Darlington	GRND	19,000	2.00	Asking	FRI	38,000.00	Industrial	0.59	11,184.00	0.38	7,220.00	Direct	3 yrs			05/11 /2021	Premo Fabrications	Completed	New	06/11 /2018		Connect Property North East Ltd	155834741	2.00	38,000.00
25/04 /2018	Whessoe Rd	Darlington	GRND	1,178	5.60	Effective	IRI	6,596.66	Industrial					Direct	3 yrs	24/10 /2019		24/04 /2021	North Truck Spares Ltd	Completed	New	25/05 /2018		Carver Commercial	155554731	5.60	6,596.80
11/04 /2018	10 Post House Wynd	Darlington	GRND, 1	1,958	4.13	Effective	FRI	8,084.12	Retail	5.04	9,860.00			Direct	6 yrs	10/04 /2021	10/04 /2021	10/04 /2024	Gillian Arnold Boutique	Completed	New	11/04 /2018	3	Carver Commercial	155798261	5.36	10,500.00
29/03 /2018	11 Clarks Yard	Darlington	GRND, 1	567	12.72	Effective	FRI	7,213.22	Retail	4.44	2,516.40			Direct	5 yrs	28/03 /2020		28/03 /2023		Completed	New	29/03 /2018	2	Carver Commercial	155161301	13.23	7,500.00
25/03 /2018	22 Queen	Darlington	GRND	1,900	15.75	Effective		29,919.35	Retail					Direct	10 yrs	26/03 /2023	26/03 /2023	24/03 /2028	CeX	Completed	New	25/03 /2018	6		113398737		
24/03 /2018	11 Pioneer Ct	Darlington	GRND, 1	3,741	12.57	Effective		47,023.20	Office					Direct	3 yrs			24/03 /2021	RiverStone Management Ltd	Completed	Renewal				155606151		
21/03 /2018	108 Whitby Way	Darlington	GRND	528	5.68	Effective	FRI	2,999.91	Retail	3.06	1,614.70			Direct	3 yrs			20/03 /2021		Completed	New	21/03 /2018		Sillars Properties Ltd	155445391	5.68	3,000.00
06/03 /2018	206-210 Northgate	Darlington	GRND	1,200	9.50	Effective	FRI	11,399.87	Retail	4.66	5,591.25			Direct	5 yrs			05/03 /2023	Junior Kitchen	Completed	New	06/03 /2018		Carver Commercial, Connect	153858451	10.00	12,000.00

Appendix H – CoStar Export Lease Comps Report

																							t Proper ty North East Ltd				
28/02 /2018	9 Duke St	Darli ngto n	GRND, 1	919	11.45	Aski ng	FRI	10,52 2.55	Office	3.01	2,76 2.93			Direct						Comp leted	New	28/02 /2018			1520 4866 1	11.45	10,52 2.55
22/02 /2018	Valley St N	Darli ngto n	GRND	1,60 2	4.06	Effec tive	FRI	6,499 .93	Retail	0.81	1,30 4.80			Direct	7 yr s	21/02 /2020		21/02 /2025		Comp leted	New	22/03 /2018		Carver Comm ercial	1520 5356 1	4.06	6,500 .00
21/02 /2018	Coniscliff e Rd	Darli ngto n	GRND, 1	1,17 3	8.39	Effec tive	FRI	9,839 .77	Office	5.15	6,03 9.25			Direct	15 yr s	20/08 /2019	20/02 /2023	20/02 /2033	ALD Group	Comp leted	New	21/02 /2018	2	Carver Comm ercial	1557 6615 1	8.53	10,00 5.69
20/02 /2018	20 Bondgat e	Darli ngto n	BSMT, GRND	1,37 4	8.73	Effec tive	FRI	11,99 9.89	Retail	5.77	7,92 2.00			Direct	10 yr s	19/02 /2023		19/02 /2028		Comp leted	New	20/02 /2018		Carver Comm ercial	1520 4699 1	10.92	15,00 0.00
19/02 /2018	Centrep oint Rd	Darli ngto n	GRND	10,2 02	2.57	Effec tive	FRI	26,26 0.55	Indust rial					Direct	10 yr s	19/02 /2023	19/02 /2023	18/02 /2028	Schott Transp ort Ltd	Comp leted	New	19/02 /2018	2		1552 9842 1		
19/02 /2018	Centrep oint Rd	Darli ngto n	GRND	17,7 31	2.02	Effec tive	FRI	35,74 1.90	Indust rial					Direct	10 yr s	19/02 /2023	19/02 /2023	18/02 /2028	Schott Transp ort Ltd	Comp leted	New	19/02 /2018	5		1622 3863 1		
16/02 /2018	72 Skinnerg ate	Darli ngto n	GRND	190	35.43	Effec tive	FRI	6,732 .35	Retail	15.43	2,93 2.30			Direct	5 yr s	15/02 /2021		15/02 /2023		Comp leted	New	16/02 /2018	2	Carver Comm ercial	1520 5232 1	36.84	7,000 .00
06/02 /2018	Morton Park	Darli ngto n	GRND, MEZZ	14,7 20	4.42	Effec tive	FRI	65,06 2.01	Indust rial	2.02	29,6 97.4 0	0.6 0	8,83 2.00	Direct	10 yr s			05/02 /2028	Go Banana s	Comp leted	New	07/05 /2018		Knight Frank LLP, Carver Comm ercial, Connec t Proper ty North East Ltd	1443 9975 1	4.42	65,06 2.40
02/02 /2018	26A Post House Wynd	Darli ngto n	GRND, 1	1,64 2	10.13	Effec tive	FRI	16,63 0.07	Retail	5.04	8,27 1.50			Direct	5 yr s	01/08 /2019		01/02 /2023	Toni & Guy	Comp leted	New	02/02 /2018	4	Carver Comm ercial	1441 1960 1		
02/02 /2018	45-47 Russell St	Darli ngto n	GRND, 1	12,4 25	4.83	Aski ng	FRI	60,00 0.00	Retail	2.53	31,4 55.0 0			Direct					Linthor pe Beds	Comp leted	New	02/03 /2018			1441 2128 1	4.83	60,00 0.00
05/02 /2018	Morton Park	Darli ngto n	GRND, MEZZ	14,7 20	6.50	Achi eved	FRI	95,68 0.00	Indust rial	4.04	59,3 96.0 0			Direct					Garden er Leisure Ltd	Comp leted	New	05/02 /2018		Landte am	1594 6779 1	6.50	95,68 0.00

## Appendix H – CoStar Export Lease Comps Report

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# Lease Comps Summary

## Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

18

£3.99

£5.29

10

### LEASE COMPARABLES



### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	14	£2.50	£3.99	£4.34	£8.60
Achieved Rent Per SF	4	£4.48	£5.29	£6.15	£6.30
Net Effective Rent Per SF	1	£4.48	£4.48	£4.48	£4.48
Asking Rent Discount	2	-20.1%	-10.9%	-10.1%	0.0%
TI Allowance	-	-	-	-	-
Rent Free Months	1	0	0	0	0

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	17	1	10	11	30
Deal Size	18	340	86,446	2,078	1,508,367
Lease Deal in Months	3	12.0	28.0	12.0	60.0
Floor Number	18	GRND	GRND	GRND	1



# Lease Comps Summary

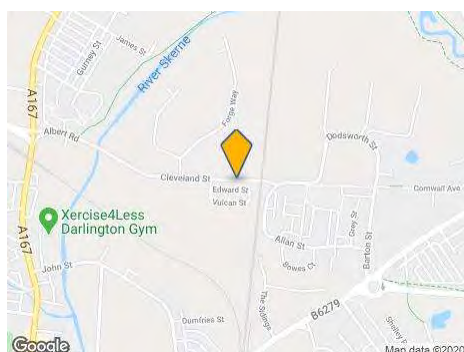
## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 1-14 Edward St	★ ★ ★ ★ ★	495	GRND	01/02/2020	New	£6.30	Achieved
1 1-14 Edward St	★ ★ ★ ★ ★	340	GRND	07/01/2020	New	£6.30	Achieved
2 Cleveland St	★ ★ ★ ★ ★	4,965	GRND	19/12/2019	New	£4.50	Asking
3 5B Steeplejack Way	★ ★ ★ ★ ★	4,530	GRND	03/09/2019	New	-	-
4 110 Eastmount Rd	★ ★ ★ ★ ★	10,310	GRND	28/08/2019	New	£3.50/fri	Asking
5 47E Dodsworth St	★ ★ ★ ★ ★	513	GRND	16/08/2019	New	£5.03/fri	Asking
6 10 Dudley Rd	★ ★ ★ ★ ★	1,895	GRND	30/01/2019	New	£4.48/fri	Effective
2 Cleveland St	★ ★ ★ ★ ★	4,905	GRND	20/12/2018	New	£4.28/fri	Asking
7 Banks Rd	★ ★ ★ ★ ★	2,898	GRND	20/11/2018	New	£5.17/fri	Asking
7 Banks Rd	★ ★ ★ ★ ★	1,395	GRND,1	20/10/2018	New	£8.60	Asking
8 Utilities House Whessoe Rd	★ ★ ★ ★ ★	1,178	GRND	20/10/2018	New	£5.60/iri	Asking
9 Flexspace Lingfield Way	★ ★ ★ ★ ★	1,000	GRND	12/10/2018	New	£6.00/fri	Achieved
10 Henson Rd	★ ★ ★ ★ ★	2,078	GRND	21/09/2018	New	£3.61/fri	Asking
10 Henson Rd	★ ★ ★ ★ ★	2,078	GRND	21/09/2018	New	£3.61/fri	Asking
10 Henson Rd	★ ★ ★ ★ ★	2,083	GRND	21/09/2018	New	£3.61/fri	Asking
11 Hanson Rd	★ ★ ★ ★ ★	1,775	GRND	21/09/2018	New	£4.65/fri	Asking
12 Banks Ct	★ ★ ★ ★ ★	5,240	GRND	21/09/2018	New	£3.82/fri	Asking
13 Amazon Fulfillment Centre A66	★ ★ ★ ★ ★	1,508,367	GRND	15/09/2018	-	-	-



### 1-14 Edward St

Darlington, DL1 2UP - Darlington Ind Submarket



#### TENANT

Tenant Name: David Augustson  
Industry: Personal Services

#### LEASE

SF Leased: 495 SF  
Sign Date: Feb 2020  
Space Use: Industrial  
Lease Type: Direct  
Floor: GRND Floor

#### RENTS

Achieved Rent: £6.30/SF

#### CONCESSIONS AND BUILDOUT

Space Condition: Average

#### LEASE TERM

Start Date: Feb 2020

#### TIME ON MARKET

Date On Market: Jan 2019  
Date Off Market: Feb 2020  
Months on Market: 13 Months

#### TIME VACANT

Date Occupied: Feb 2020

#### MARKET AT LEASE

Vacancy Rates	2020 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	0.6%	▼ 0.2%
Market Overall	3.1%	▼ 0.6%

Same Store Asking Rent/SF	2020 Q1	YOY
Current Building	-	-
Submarket 1-3 Star	£3.96	▲ 7.1%
Market Overall	£4.42	▲ 6.2%

Submarket Leasing Activity	2020 Q1	YOY
12 Mo. Leased SF	22,213	▼ 98.7%
Months On Market	16.2	▲ 6.7

#### LEASING AGENTS

Dunlop Heywood Ltd  
38 Collingwood St  
Newcastle Upon Tyne, NE1 1JF  
Andrew Chandler 0191 229 9714

#### PROPERTY

Property Type: Industrial  
Status: Built 1935  
Tenancy: Multi  
Construction: Masonry  
NIA: 7,052 SF  
Floors: 1  
Floor Size: 7,052 SF  
Vacancy at Lease: 0.0%

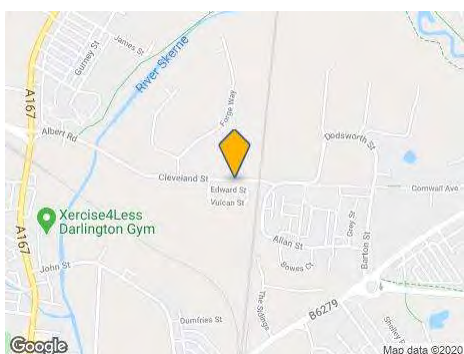
#### LEASE NOTES

David Augustson has taken 3 Edward Street, comprising of 495 sq ft industrial accommodation from 01/02/2020 at £6.30 psf. The landlord had representation but the tenant did not. The deal was confirmed by the landlord's agent.



### 1-14 Edward St

Darlington, DL1 2UP - Darlington Ind Submarket



#### TENANT

Tenant Name: Christopher Parsons  
Industry: Personal Services

#### LEASE

SF Leased: 340 SF  
Sign Date: Jan 2020  
Space Use: Industrial  
Lease Type: Direct  
Floor: GRND Floor

#### RENTS

Achieved Rent: £6.30/SF

#### CONCESSIONS AND BUILDOUT

Space Condition: Average

#### LEASE TERM

Start Date: Jan 2020

#### TIME ON MARKET

Date On Market: Jan 2019  
Date Off Market: Jan 2020  
Months on Market: 12 Months

#### TIME VACANT

Date Occupied: Jan 2020

#### MARKET AT LEASE

Vacancy Rates	2020 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	0.6%	▼ 0.2%
Market Overall	3.1%	▼ 0.6%

Same Store Asking Rent/SF	2020 Q1	YOY
Current Building	-	-
Submarket 1-3 Star	£3.96	▲ 7.1%
Market Overall	£4.42	▲ 6.2%

Submarket Leasing Activity	2020 Q1	YOY
12 Mo. Leased SF	22,213	▼ 98.7%
Months On Market	16.2	▲ 6.7

#### LEASING AGENTS

Dunlop Heywood Ltd  
38 Collingwood St  
Newcastle Upon Tyne, NE1 1JF  
Andrew Chandler 0191 229 9714

#### PROPERTY

Property Type: Industrial  
Status: Built 1935  
Tenancy: Multi  
Construction: Masonry  
NIA: 7,052 SF  
Floors: 1  
Floor Size: 7,052 SF  
Vacancy at Lease: 0.0%

#### LEASE NOTES

Christopher Parsons has taken 10 Edward Street, comprising of 340 sq ft industrial accommodation from 01/07/2020 at £6.30 psf. The landlord had representation but the tenant did not. The deal was confirmed by the landlord's agent.



### 2 Cleveland St

Darlington, DL1 2PB - Darlington Ind Submarket



#### LEASE

SF Leased:	4,965 SF
Sign Date:	Dec 2019
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	9/10

#### RENTS

Asking Rent:	£4.50/SF
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	Partial Build-Out
Space Condition:	Average

#### LEASE TERM

Start Date:	Dec 2019
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#### TIME ON MARKET

Date On Market:	Oct 2019
Date Off Market:	Jan 2020
Months on Market:	3 Months

#### TIME VACANT

Date Occupied:	Jan 2020
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#### LEASING AGENTS

##### Industrials

180 Great Portland St  
London, W1W 5QZ  
Will Outram

##### Carver Commercial

18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	54.3%	▲ 54.3%
Submarket 2-4 Star	0.4%	▼ 0.1%
Market Overall	2.7%	▼ 0.9%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£4.50	▲ 7.7%
Submarket 2-4 Star	£3.76	▲ 5.9%
Market Overall	£4.31	▲ 5.1%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	28,624	▼ 98.3%
Months On Market	13.2	▲ 2.2

#### PROPERTY

Property Type:	Industrial
Status:	Built 1994
Tenancy:	Multi
Construction:	Steel

NIA:	18,243 SF
Floors:	1
Floor Size:	17,176 SF
Eaves Height:	19'8"
Vacancy at Lease:	54.3%
Land Acres:	2.23

### 3 5B Steeplejack Way

Darlington, DL1 1TF - Darlington Ind Submarket



#### LEASE

SF Leased:	4,530 SF
Sign Date:	Sep 2019
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### LEASE TERM

Start Date:	Sep 2019
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#### TIME ON MARKET

Date On Market:	Aug 2019
Date Off Market:	Oct 2019
Months on Market:	1 Months

#### TIME VACANT

Date Vacated:	Sep 2019
Date Occupied:	Oct 2019
Months Vacant:	1 Month

#### LEASING AGENTS

Harrison Properties Ltd  
Cleveland St  
Darlington, DL1 1SW  
Clare Millington 01325 355433

#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	47.1%	▲ 47.1%
Submarket 1-3 Star	0.8%	▲ 0.4%
Market Overall	2.8%	▼ 0.5%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	-	-
Submarket 1-3 Star	£3.78	▲ 5.9%
Market Overall	£4.24	▲ 5.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	1,538,311	▲ 806.1%
Months On Market	11.7	▲ 1.7

#### PROPERTY

Property Type:	Industrial	NIA:	9,622 SF
Status:	Built 1980	Floors:	1
Tenancy:	Multi	Floor Size:	9,622 SF
Construction:	Steel	Vacancy at Lease:	47.1%





### 110 Eastmount Rd

Darlington, DL1 1LE - Darlington Ind Submarket



#### LEASE

SF Leased:	10,310 SF
Sign Date:	Aug 2019
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	2, 5, 6

#### RENTS

Asking Rent:	£1.50/SF-£3.50/SF
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#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
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#### LEASE TERM

Start Date:	Nov 2019
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#### TIME ON MARKET

Date On Market:	Feb 2017
Date Off Market:	Aug 2019
Months on Market:	31 Months

#### TIME VACANT

Date Occupied:	Nov 2019
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#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	38.9%	▲ 38.9%
Submarket 2-4 Star	0.6%	▲ 0.2%
Market Overall	2.8%	▼ 0.5%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£2.36	-
Submarket 2-4 Star	£3.70	▲ 6.2%
Market Overall	£4.24	▲ 5.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	1,538,311	▲ 806.1%
Months On Market	11.7	▲ 1.7

#### PROPERTY

Property Type:	Industrial	NIA:	26,496 SF
Status:	Built 1955	Floors:	2
Tenancy:	Single	Floor Size:	13,248 SF
Construction:	Masonry	Vacancy at Lease:	38.9%

### 5 47E Dodsworth St

Darlington, DL1 2NG - Darlington Ind Submarket



#### LEASE

SF Leased:	513 SF
Sign Date:	Aug 2019
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### RENTS

Asking Rent:	£5.03/SF
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
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#### LEASE TERM

Start Date:	Aug 2019
Expiry Date:	Aug 2020
Lease Term:	1 Year

#### PROPERTY EXPENSES

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

Date On Market:	Jun 2019
Date Off Market:	Aug 2019
Months on Market:	2 Months

#### TIME VACANT

Date Vacated:	Jun 2019
Date Occupied:	Sep 2019
Months Vacant:	3 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	0.6%	▲ 0.2%
Market Overall	2.8%	▼ 0.5%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£5.03	-
Submarket 2-4 Star	£3.70	▲ 6.2%
Market Overall	£4.24	▲ 5.6%

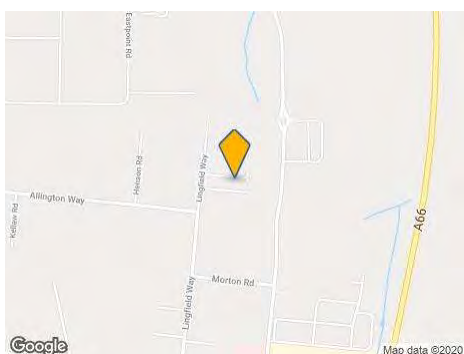
Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	1,538,311	▲ 806.1%
Months On Market	11.7	▲ 1.7

#### PROPERTY

Property Type:	Industrial	NIA:	9,800 SF
Status:	Built Dec 1981	Floors:	1
Tenancy:	Multi	Floor Size:	450 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

### 6 10 Dudley Rd

Darlington, DL1 4GG - Darlington Ind Submarket



#### LEASE

SF Leased:	1,895 SF
Sign Date:	Jan 2019
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### RENTS

Asking Rent:	£3.73/SF
Achieved Rent:	£4.48/SF
Net Effective Rent:	£4.48/SF

#### CONCESSIONS AND BUILDOUT

Asking Discount:	-20.11%
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#### LEASE TERM

Start Date:	Jan 2019
Expiry Date:	Jan 2024
Lease Term:	5 Years

#### PROPERTY EXPENSES

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

Date On Market:	Oct 2017
Date Off Market:	Jan 2019
Months on Market:	16 Months

#### TIME VACANT

Date Occupied:	Jan 2019
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#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### PROPERTY

Property Type:	Light Industrial	NIA:	8,143 SF
Status:	Built Apr 1998	Floors:	1
Tenancy:	Multi	Floor Size:	8,143 SF
Construction:	Steel	Eaves Height:	14'11"
		Vacancy at Lease:	0.0%

#### MARKET AT LEASE

Vacancy Rates	2019 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	4.7%	▼ 0.2%
Market Overall	3.6%	▼ 0.3%

Same Store Asking Rent/SF	2019 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	£4.22	▲ 5.7%
Market Overall	£4.16	▲ 5.7%

Submarket Leasing Activity	2019 Q1	YOY
12 Mo. Leased SF	4,616,887	▲ 380.1%
Months On Market	13.4	▲ 2.6



### 2 Cleveland St

Darlington, DL1 2PB - Darlington Ind Submarket



#### LEASE

SF Leased:	4,905 SF
Sign Date:	Dec 2018
Space Use:	Industrial
Lease Type:	Assignment
Floor:	GRND Floor
Suite:	Unit 13, Unit 14

#### LEASE TERM

Start Date:	Jan 2019
-------------	----------

#### TIME ON MARKET

Date On Market:	Nov 2018
Date Off Market:	Dec 2018
Months on Market:	1 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### RENTS

Asking Rent:	£4.08/SF-£4.28/SF
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#### CONCESSIONS AND BUILDOUT

Space Condition:	Average
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#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
Business Rates:	£3.87/SF

#### TIME VACANT

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

#### MARKET AT LEASE

Vacancy Rates	2018 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	0.4%	▼ 0.7%
Market Overall	3.6%	▼ 0.8%

Same Store Asking Rent/SF	2018 Q4	YOY
Current Building	£4.18	-
Submarket 2-4 Star	£3.55	▲ 8.4%
Market Overall	£4.10	▲ 7.0%

Submarket Leasing Activity	2018 Q4	YOY
12 Mo. Leased SF	1,688,329	▲ 1,687.4%
Months On Market	11.0	▲ 6.3

#### PROPERTY

Property Type:	Industrial	NIA:	18,243 SF
Status:	Built 1994	Floors:	1
Tenancy:	Multi	Floor Size:	17,176 SF
Construction:	Steel	Eaves Height:	19'8"
		Vacancy at Lease:	0.0%
		Land Acres:	2.23



### Banks Rd

Darlington, DL1 1XY - Darlington Ind Submarket



#### LEASE

SF Leased:	2,898 SF
Sign Date:	Nov 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Unit 7

#### LEASE TERM

Start Date:	Nov 2018
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#### TIME ON MARKET

Date On Market:	Oct 2018
Date Off Market:	Nov 2018
Months on Market:	1 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### RENTS

Asking Rent:	£5.17/SF
--------------	----------

#### CONCESSIONS AND BUILDOUT

Buildout Status:	Raw Space
Space Condition:	Average

#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
Business Rates:	£1.68/SF

#### TIME VACANT

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

#### MARKET AT LEASE

Vacancy Rates	2018 Q4	YOY
Current Building	0.0%	▼ 36.5%
Submarket 2-4 Star	4.4%	▼ 1.0%
Market Overall	3.6%	▼ 0.8%

Same Store Asking Rent/SF	2018 Q4	YOY
Current Building	£4.70	↔ 0.0%
Submarket 2-4 Star	£4.17	▲ 7.0%
Market Overall	£4.10	▲ 7.0%

Submarket Leasing Activity	2018 Q4	YOY
12 Mo. Leased SF	2,696,358	▲ 147.8%
Months On Market	12.6	▲ 0.4

#### PROPERTY

Property Type:	Light Industrial	NIA:	16,157 SF
Status:	Built 1992	Floors:	1
Tenancy:	Multi	Floor Size:	16,157 SF
Construction:	Steel	Vacancy at Lease:	0.0%



### Banks Rd

Darlington, DL1 1XY - Darlington Ind Submarket



#### LEASE

SF Leased:	1,395 SF
Sign Date:	Oct 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, 1 Floor

#### LEASE TERM

Start Date:	Jan 2019
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#### RENTS

Asking Rent:	£8.60/SF
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#### CONCESSIONS AND BUILDOUT

Buildout:	Standard Industrial
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#### PROPERTY EXPENSES

Business Rates:	£2.77/SF
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#### TIME ON MARKET

Date On Market:	Aug 2018
Date Off Market:	Dec 2018
Months on Market:	3 Months

#### TIME VACANT

Date Occupied:	Jan 2019
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#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Chris Farlow 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2018 Q4	YOY
Current Building	0.0%	▼ 36.5%
Submarket 2-4 Star	4.4%	▼ 1.0%
Market Overall	3.6%	▼ 0.8%

Same Store Asking Rent/SF	2018 Q4	YOY
Current Building	£4.70	↔ 0.0%
Submarket 2-4 Star	£4.17	▲ 7.0%
Market Overall	£4.10	▲ 7.0%

Submarket Leasing Activity	2018 Q4	YOY
12 Mo. Leased SF	2,696,358	▲ 147.8%
Months On Market	12.6	▲ 0.4

#### PROPERTY

Property Type:	Light Industrial	NIA:	16,157 SF
Status:	Built 1992	Floors:	1
Tenancy:	Multi	Floor Size:	16,157 SF
Construction:	Steel	Vacancy at Lease:	0.0%





### Whessoe Rd - Utilities House

Darlington, DL3 0XE - Darlington Ind Submarket



#### LEASE

SF Leased:	1,178 SF
Sign Date:	Oct 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### RENTS

Asking Rent:	£5.60/SF
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
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#### LEASE TERM

Start Date:	Dec 2018
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#### PROPERTY EXPENSES

Service:	Internal Repairing &...
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#### TIME ON MARKET

Date On Market:	Nov 2017
Date Off Market:	Dec 2018
Months on Market:	11 Months

#### TIME VACANT

Date Vacated:	Nov 2017
Date Occupied:	Dec 2018
Months Vacant:	13 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2018 Q4	YOY
Current Building	0.0%	▼ 40.0%
Submarket 1-3 Star	0.5%	▼ 0.9%
Market Overall	3.6%	▼ 0.8%

Same Store Asking Rent/SF	2018 Q4	YOY
Current Building	£5.60	↔ 0.0%
Submarket 1-3 Star	£3.65	▲ 8.0%
Market Overall	£4.10	▲ 7.0%

Submarket Leasing Activity	2018 Q4	YOY
12 Mo. Leased SF	1,688,329	▲ 1,687.4%
Months On Market	11.0	▲ 6.3

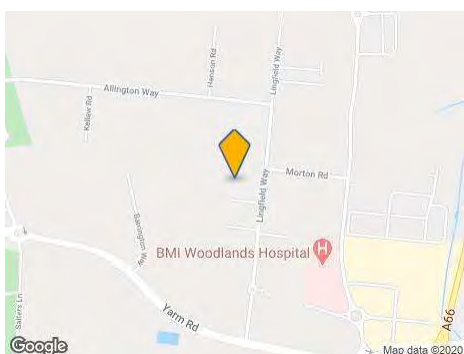
#### PROPERTY

Property Type:	Industrial
Status:	Built Jun 1962
Tenancy:	Multi
Construction:	Masonry
Parking:	13 Surface Spaces a...

NIA:	5,890 SF
Floors:	1
Floor Size:	5,890 SF
Vacancy at Lease:	0.0%

### 9 Lingfield Way - Flexspace

Darlington, DL1 4QZ - Darlington Ind Submarket



#### TENANT

Tenant Name: Daisoran

#### LEASE

SF Leased: 1,000 SF  
Sign Date: Oct 2018  
Space Use: Light Industrial  
Lease Type: Direct  
Floor: GRND Floor

#### RENTS

Asking Rent: £6.00/SF  
Achieved Rent: £6.00/SF

#### CONCESSIONS AND BUILDOUT

Asking Discount: 0.00%  
Rent Free Months: 0 Months  
Buildout: Light Industrial  
Buildout Status: Full Build-Out

#### LEASE TERM

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

#### PROPERTY EXPENSES

Service: Fully Repairing & In...  
Business Rates: £3.03/SF

#### TIME ON MARKET

Date On Market: Apr 2018  
Date Off Market: Oct 2018  
Months on Market: 6 Months

#### TIME VACANT

Date Vacated: May 2018  
Date Occupied: Oct 2018  
Months Vacant: 5 Months

#### MARKET AT LEASE

Vacancy Rates	2018 Q4	YOY
Current Building	5.7%	▼ 3.1%
Submarket 2-4 Star	4.4%	▼ 1.0%
Market Overall	3.6%	▼ 0.8%

Same Store Asking Rent/SF	2018 Q4	YOY
Current Building	£7.02	▼ 12.2%
Submarket 2-4 Star	£4.17	▲ 7.0%
Market Overall	£4.10	▲ 7.0%

Submarket Leasing Activity	2018 Q4	YOY
12 Mo. Leased SF	2,696,358	▲ 147.8%
Months On Market	12.6	▲ 0.4

#### LEASING AGENTS

Flexspace  
St Cuthberts Way  
Newton Aycliffe, DL5 6DX  
Marvin Ryder 01325 328822

#### PROPERTY

Property Type: Light Industrial  
Status: Built Feb 2007  
Tenancy: Multi  
Construction: Steel  
Parking: 56 Surface Spaces a...

NIA: 28,336 SF  
Floors: 1  
Floor Size: 28,336 SF  
Vacancy at Lease: 5.7%

### 10 Henson Rd

Darlington, DL1 4QD - Darlington Ind Submarket



#### LEASE

SF Leased:	2,078 SF
Sign Date:	Sep 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### LEASE TERM

Start Date:	Oct 2018
-------------	----------

#### TIME ON MARKET

Date On Market:	Jan 2017
Date Off Market:	Sep 2018
Months on Market:	21 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### RENTS

Asking Rent:	£3.61/SF
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#### CONCESSIONS AND BUILDOUT

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

#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
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#### TIME VACANT

Date Occupied:	Oct 2018
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#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	0.5%	▼ 1.0%
Market Overall	3.3%	▼ 0.9%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£3.61	↔ 0.0%
Submarket 1-3 Star	£3.57	▲ 4.9%
Market Overall	£4.02	▲ 4.0%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	169,772	▲ 21.4%
Months On Market	10.1	▲ 0.8

#### PROPERTY

Property Type:	Industrial	NIA:	14,716 SF
Status:	Built 1966	Floors:	1
Tenancy:	Multi	Floor Size:	14,716 SF
Construction:	Steel	Eaves Height:	13'6" -29'6"
		Vacancy at Lease:	0.0%
		Land Acres:	0.73

### 10 Henson Rd

Darlington, DL1 4QD - Darlington Ind Submarket



#### LEASE

SF Leased:	2,078 SF
Sign Date:	Sep 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### LEASE TERM

Start Date:	Oct 2018
-------------	----------

#### TIME ON MARKET

Date On Market:	Jan 2017
Date Off Market:	Sep 2018
Months on Market:	21 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### RENTS

Asking Rent:	£3.61/SF
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#### CONCESSIONS AND BUILDOUT

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

#### PROPERTY EXPENSES

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

#### TIME VACANT

Date Occupied:	Oct 2018
----------------	----------

#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	0.5%	▼ 1.0%
Market Overall	3.3%	▼ 0.9%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£3.61	↔ 0.0%
Submarket 1-3 Star	£3.57	▲ 4.9%
Market Overall	£4.02	▲ 4.0%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	169,772	▲ 21.4%
Months On Market	10.1	▲ 0.8

#### PROPERTY

Property Type:	Industrial	NIA:	14,716 SF
Status:	Built 1966	Floors:	1
Tenancy:	Multi	Floor Size:	14,716 SF
Construction:	Steel	Eaves Height:	13'6" -29'6"
		Vacancy at Lease:	0.0%
		Land Acres:	0.73

### 10 Henson Rd

Darlington, DL1 4QD - Darlington Ind Submarket



#### LEASE

SF Leased:	2,083 SF
Sign Date:	Sep 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### LEASE TERM

Start Date:	Oct 2018
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#### TIME ON MARKET

Date On Market:	Jan 2017
Date Off Market:	Sep 2018
Months on Market:	21 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### RENTS

Asking Rent:	£3.61/SF
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#### CONCESSIONS AND BUILDOUT

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

#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
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#### TIME VACANT

Date Occupied:	Oct 2018
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#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	0.5%	▼ 1.0%
Market Overall	3.3%	▼ 0.9%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£3.61	↔ 0.0%
Submarket 1-3 Star	£3.57	▲ 4.9%
Market Overall	£4.02	▲ 4.0%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	169,772	▲ 21.4%
Months On Market	10.1	▲ 0.8

#### PROPERTY

Property Type:	Industrial	NIA:	14,716 SF
Status:	Built 1966	Floors:	1
Tenancy:	Multi	Floor Size:	14,716 SF
Construction:	Steel	Eaves Height:	13'6" -29'6"
		Vacancy at Lease:	0.0%
		Land Acres:	0.73

### 11 Hanson Rd

Darlington, DL1 4QD - Darlington Ind Submarket



#### LEASE

SF Leased:	1,775 SF
Sign Date:	Sep 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### LEASE TERM

Start Date:	Oct 2018
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#### TIME ON MARKET

Date On Market:	Aug 2017
Date Off Market:	Sep 2018
Months on Market:	14 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### RENTS

Asking Rent:	£4.65/SF
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#### CONCESSIONS AND BUILDOUT

Buildout:	Standard Industrial
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#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
Business Rates:	£1.50/SF

#### TIME VACANT

Date Occupied:	Oct 2018
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#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	0.4%	▼ 0.8%
Market Overall	3.3%	▼ 0.9%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£4.65	↔ 0.0%
Submarket 2-4 Star	£3.48	▲ 5.0%
Market Overall	£4.02	▲ 4.0%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	169,772	▲ 21.4%
Months On Market	10.1	▲ 0.8

#### PROPERTY

Property Type:	Industrial	NIA:	3,556 SF
Status:	Built Jan 2008	Floors:	1
Tenancy:	Multi	Floor Size:	3,556 SF
Construction:	Steel	Eaves Height:	16'4"
		Vacancy at Lease:	0.0%



### 12 Banks Ct

Darlington, DL1 1YF - Darlington Ind Submarket



#### LEASE

SF Leased:	5,240 SF
Sign Date:	Sep 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### RENTS

Asking Rent:	£3.82/SF
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#### CONCESSIONS AND BUILDOUT

Buildout:	Standard Industrial
Buildout Status:	Full Build-Out

#### LEASE TERM

Start Date:	Nov 2018
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#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
Business Rates:	£1.00/SF

#### TIME ON MARKET

Date On Market:	Feb 2018
Date Off Market:	Sep 2018
Months on Market:	8 Months

#### TIME VACANT

Date Vacated:	Feb 2018
Date Occupied:	Nov 2018
Months Vacant:	9 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	64.4%	▲ 64.4%
Submarket 2-4 Star	0.4%	▼ 0.8%
Market Overall	3.3%	▼ 0.9%

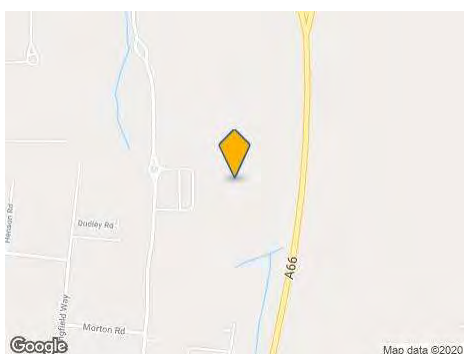
Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£3.82	-
Submarket 2-4 Star	£3.48	▲ 5.0%
Market Overall	£4.02	▲ 4.0%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	169,772	▲ 21.4%
Months On Market	10.1	▲ 0.8

#### PROPERTY

Property Type:	Industrial	NIA:	8,141 SF
Status:	Built Sep 2008	Floors:	1
Tenancy:	Multi	Floor Size:	8,141 SF
Construction:	Steel	Eaves Height:	23'3"
		Vacancy at Lease:	64.4%

### 13 A66 - Amazon Fulfillment Centre Darlington, DL1 4GQ - Darlington Ind Submarket



#### TENANT

Tenant Name:	Amazon
Industry:	Retailers/Wholesalers
SIC:	Catalog/Mail-Order Houses

#### LEASE

SF Leased:	1,508,367 SF
Sign Date:	Sep 2018
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

#### LEASE TERM

Start Date:	Sep 2019
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#### LEASING AGENTS

**Colliers International**  
The Headrow  
Leeds, LS1 8EQ  
Robert Whatmuff 07703 393145  
Simon Hill 0113 887 6707

**Carter Jonas LLP**  
9 Bond Ct  
Leeds, LS1 2JZ  
Matt Bredin 0113 203 1092  
Chris Hartnell 0113 203 1079

**Gent Visick Property LLP**  
34 St Pauls St, Suite Carlton Tower  
Leeds, LS1 2QB  
Andrew Gent 0113 285 5984  
Paul Mack 0113 245 6000

#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	-	-
Submarket 3-5 Star	0.1%	▼ 0.8%
Market Overall	3.3%	▼ 0.9%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	-	-
Submarket 3-5 Star	£3.45	▲ 5.0%
Market Overall	£4.02	▲ 4.0%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	169,772	▲ 21.4%
Months On Market	10.1	▲ 0.8

#### PROPERTY

Property Type:	Industrial	NIA:	1,508,367 SF
Status:	Built Jul 2019	Floors:	1
Tenancy:	-	Floor Size:	1,508,367 SF
Construction:	Steel		
Parking:	900 Surface Spaces...		

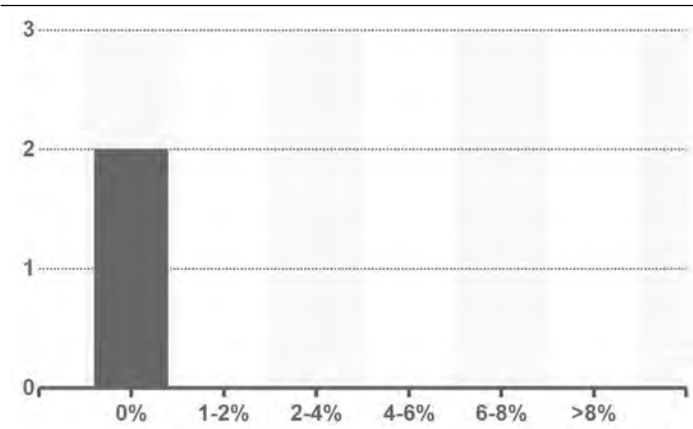


Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£3.99	£5.29	£4.48	-

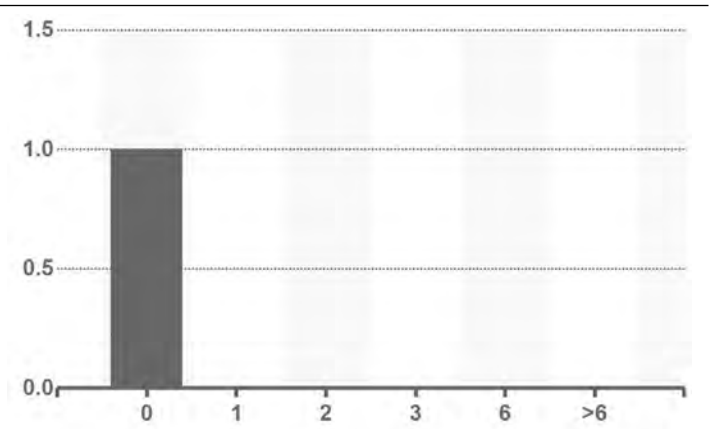
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



## Appendix J: COStar Industrial Lease Cops Table 2 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Lease d	Rent/ SF/Yr	Servi ce	Rent Type	Use	Lease Type	Busine ss Rates/ SF/Yr	Servi ce Char ge	Term	Expiry Date	Rent Free	Tenant	Lease Statu s	Deal Type	Move-in Date	Askin g Rent/ SF/Yr	Leasing Agent Company	Lease Comp ID
01/02 /2020	01/02 /2020	1-14 Edward St	Darlin gton	GRN D	495	6.30		Achie ved	Indust rial	Direct						David Augustso n	Comp leted	New	01/02 /2020		Dunlop Heywood Ltd	17617 6341
07/01 /2020	07/01 /2020	1-14 Edward St	Darlin gton	GRN D	340	6.30		Achie ved	Indust rial	Direct						Christoph er Parsons	Comp leted	New	07/01 /2020		Dunlop Heywood Ltd	17617 5991
19/12 /2019	19/12 /2019	Cleveland St	Darlin gton	GRN D	4,965	4.50		Askin g	Indust rial	Direct							Comp leted	New	19/01 /2020	4.50	Industrials, Carver Commercial	17225 5191
03/09 /2019	03/09 /2019	5B Steepleja ck Way	Darlin gton	GRN D	4,530				Indust rial	Direct							Comp leted	New	31/10 /2019		Harrison Properties Ltd	16811 7801
28/08 /2019	26/11 /2019	110 Eastmou nt Rd	Darlin gton	GRN D	10,31 0	3.50	FRI	Askin g	Indust rial	Direct							Comp leted	New	26/11 /2019	2.50	Carver Commercial	16750 6021
16/08 /2019	16/08 /2019	47E Dodswor th St	Darlin gton	GRN D	513	5.03	FRI	Askin g	Indust rial	Direct			1 yr	15/08 /2020			Comp leted	New	16/09 /2019	5.03	Carver Commercial	16755 7661
30/01 /2019	30/01 /2019	10 Dudley Rd	Darlin gton	GRN D	1,895	4.48	FRI	Effect ive	Indust rial	Direct			5 yrs	29/01 /2024			Comp leted	New	30/01 /2019	3.73	Carver Commercial	16696 8621
20/12 /2018	19/01 /2019	Cleveland St	Darlin gton	GRN D	4,905	4.28	FRI	Askin g	Indust rial	Assign ment	3.87						Comp leted	New	19/01 /2019	4.18	Carver Commercial	16108 8881
20/11 /2018	20/11 /2018	Banks Rd	Darlin gton	GRN D	2,898	5.17	FRI	Askin g	Indust rial	Direct	1.68						Comp leted	New	20/11 /2018	5.17	Carver Commercial	16108 8651
20/10 /2018	19/01 /2019	Banks Rd	Darlin gton	GRN D,1	1,395	8.60		Askin g	Indust rial	Direct	2.77						Comp leted	New	19/01 /2019	8.60	Carver Commercial	16108 7991
20/10 /2018	19/12 /2018	Whessoe Rd	Darlin gton	GRN D	1,178	5.60	IRI	Askin g	Indust rial	Direct							Comp leted	New	19/12 /2018	5.60	Carver Commercial	16108 8091
12/10 /2018	15/10 /2018	Lingfield Way	Darlin gton	GRN D	1,000	6.00	FRI	Achie ved	Light Indust rial	Direct	3.03		1 yr	14/10 /2019	0	Daisoran	Comp leted	New	15/10 /2018	6.00	Flexspace	15969 1831
21/09 /2018	21/10 /2018	Henson Rd	Darlin gton	GRN D	2,078	3.61	FRI	Askin g	Indust rial	Direct							Comp leted	New	21/10 /2018	3.61	Carver Commercial	15916 9691
21/09 /2018	21/10 /2018	Henson Rd	Darlin gton	GRN D	2,078	3.61	FRI	Askin g	Indust rial	Direct							Comp leted	New	21/10 /2018	3.61	Carver Commercial	15916 9701
21/09 /2018	21/10 /2018	Henson Rd	Darlin gton	GRN D	2,083	3.61	FRI	Askin g	Indust rial	Direct							Comp leted	New	21/10 /2018	3.61	Carver Commercial	15916 9711
21/09 /2018	21/10 /2018	Hanson Rd	Darlin gton	GRN D	1,775	4.65	FRI	Askin g	Indust rial	Direct	1.50						Comp leted	New	21/10 /2018	4.65	Carver Commercial	15916 9721
21/09 /2018	20/11 /2018	Banks Ct	Darlin gton	GRN D	5,240	3.82	FRI	Askin g	Indust rial	Direct	1.00						Comp leted	New	20/11 /2018	3.82	Carver Commercial	15916 9821
15/09 /2018	15/09 /2019	A66	Darlin gton	GRN D	1,508 ,367				Indust rial	Direct						Amazon	Comp leted				Colliers International, Carter Jonas LLP, Gent Visick Property LLP	15957 5701

# Lease Comps Summary

## Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

28

£9.72

£10.84

55

### LEASE COMPARABLES



### SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	22	£5.00	£9.72	£10.00	£16.95
Achieved Rent Per SF	4	£8.50	£10.84	£10.96	£11.70
Net Effective Rent Per SF	2	£10.41	£11.41	£10.96	£11.50
Asking Rent Discount	3	-25.1%	-6.2%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Rent Free Months	1	3	3	3	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	27	1	55	38	134
Deal Size	28	138	2,314	1,058	20,427
Lease Deal in Months	7	12.0	48.0	36.0	120.0
Floor Number	28	GRND	GRND	GRND	4

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Feethams House Feethams	★★★★★	6,448	4th	05/02/2020	New	£16.50	Asking
2 34 Duke St	★★★★★	992	GRND,1	13/01/2020	New	-	-
3 Enterprise House Valley St N	★★★★★	1,366	GRND	23/12/2019	New	£5.00	Asking
3 Enterprise House Valley St	★★★★★	3,062	GRND	23/12/2019	New	£5.00	Asking
3 Enterprise House Valley St N	★★★★★	760	1st	23/12/2019	New	£6.50	Asking
3 Enterprise House Valley St N	★★★★★	3,478	2nd	23/12/2019	New	£5.50	Asking
3 Enterprise House Valley St N	★★★★★	1,683	2nd	23/12/2019	New	£5.56	Asking
3 Enterprise House Valley St N	★★★★★	2,213	2nd	23/12/2019	New	-	-
4 20-22 St Cuthberts Way	★★★★★	2,759	GRND,1	16/12/2019	New	£10.27	Asking
5 Thomas Watson House Northumberland St	★★★★★	1,179	1st	11/11/2019	New	£10.90/fri	Asking
6 11 Woodland Rd	★★★★★	1,922	GRND,1	30/09/2019	New	£10.41/fri	Effective
7 Amity House 5-7 Coniscliffe Rd	★★★★★	138	2nd	09/09/2019	New	£16.95	Asking
8 9 Beaumont St	★★★★★	911	GRND	30/08/2019	New	£11.02	Asking
8 6 Beaumont St	★★★★★	904	GRND	30/08/2019	New	£11.10	Asking
8 8 Beaumont St	★★★★★	915	1st	30/08/2019	New	£11.59	Asking
8 7 Beaumont St	★★★★★	933	1st	30/08/2019	New	£9.98	Asking
9 106-108 Bondgate	★★★★★	3,358	GRND,1	30/08/2019	New	-	-
7 Amity House 5-7 Coniscliffe Rd	★★★★★	138	GRND	27/05/2019	New	-	-
10 Forsyth House 20 Woodland Rd	★★★★★	5,500	GRND	20/01/2019	New	£8.50/fri	Achieved
11 15 Victoria Rd	★★★★★	200	GRND	01/01/2019	New	£11.70/fri	Achieved
12 65 Duke St	★★★★★	409	1st	20/10/2018	New	£18.84	Asking

# Lease Comps Summary

## Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
13 81 Bondgate	★★★★★	725	1st	21/09/2018	New	£6.90/iro	Asking
14 Flexspace Lingfield Way	★★★★★	1,125	GRND	21/09/2018	New	£10.00	Asking
14 Flexspace Lingfield Way	★★★★★	1,800	GRND	21/09/2018	New	-	-
14 Flexspace Lingfield Way	★★★★★	375	GRND	21/09/2018	New	£13.73/fri	Asking
14 Flexspace Lingfield Way	★★★★★	501	GRND	17/09/2018	New	£9.10/fri	Asking
14 Flexspace Lingfield Way	★★★★★	575	GRND	17/09/2018	New	£10.00	Asking
15 Southgate House Archer St	★★★★★	20,427	1-3	08/08/2018	Renewal	£11.50/fri	Effective

### 1 Feethams - Feethams House



Darlington, DL1 5QT - Darlington Submarket



#### TENANT

Tenant Name:	DeepOcean UK
Industry:	Business Services
SIC:	Construction Management

#### LEASE

SF Leased:	6,448 SF
Sign Date:	Feb 2020
Space Use:	Office
Lease Type:	Direct
Floor:	4th Floor

#### RENTS

Asking Rent:	£16.50/SF
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#### LEASE TERM

Start Date:	Mar 2021
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#### TIME ON MARKET

Date On Market:	Nov 2017
Date Off Market:	Mar 2020
Months on Market:	27 Months

#### TIME VACANT

Date Vacated:	Mar 2020
Date Occupied:	Mar 2021
Months Vacant:	12 Months

#### MARKET AT LEASE

Vacancy Rates	2020 Q1	YOY
Current Building	-	-
Submarket 3-5 Star	3.0%	▼ 2.0%
Market Overall	8.1%	▼ 1.2%

Same Store Asking Rent/SF	2020 Q1	YOY
Current Building	-	-
Submarket 3-5 Star	£11.00	▲ 1.8%
Market Overall	£10.72	▲ 1.2%

Submarket Leasing Activity	2020 Q1	YOY
12 Mo. Leased SF	29,986	▼ 1.7%
Months On Market	13.2	▼ 12.7

#### LEASING AGENTS

Cushman & Wakefield  
Forth St  
Newcastle Upon Tyne, NE1 3PJ  
Greg Davison 0191 223 5710  
Connect Property North East Ltd  
4 Halegrove Ct  
Stockton On Tees, TS18 3DB  
Andrew Wilkinson 01642 704932

#### PROPERTY

Property Type:	Office	NIA:	40,143 SF
Status:	Built 2020	Floors:	5
Tenancy:	Multi	Floor Size:	6,000 SF
Construction:	Steel	Land Acres:	0.20





### 34 Duke St

Darlington, DL3 7TZ - Darlington Submarket



#### LEASE

SF Leased:	992 SF
Sign Date:	Jan 2020
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	GRND, 1 Floor

#### CONCESSIONS AND BUILDOUT

Buildout Status:	Partial Build-Out
Space Condition:	Average

#### LEASE TERM

Start Date:	Jan 2020
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#### TIME ON MARKET

Date On Market:	Dec 2019
Date Off Market:	Jan 2020
Months on Market:	2 Months

#### TIME VACANT

Date Occupied:	Feb 2020
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#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2020 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.5%	▼ 2.2%
Market Overall	8.1%	▼ 1.2%

Same Store Asking Rent/SF	2020 Q1	YOY
Current Building	-	-
Submarket 2-4 Star	£10.54	▲ 1.3%
Market Overall	£10.72	▲ 1.2%

Submarket Leasing Activity	2020 Q1	YOY
12 Mo. Leased SF	29,986	▼ 1.7%
Months On Market	13.2	▼ 12.7

#### PROPERTY

Property Type:	Office
Status:	Built 1912
Tenancy:	Single
Construction:	Masonry
Parking:	3 Surface Spaces ar...

NIA:	992 SF
Floors:	2
Floor Size:	496 SF
Vacancy at Lease:	0.0%
Land Acres:	0.08

### 3 Valley St N - Enterprise House Darlington, DL1 1GY - Darlington Submarket



#### LEASE

SF Leased:	1,366 SF
Sign Date:	Dec 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	1B

#### RENTS

Asking Rent:	£5.00/SF
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#### LEASE TERM

Start Date:	Jan 2020
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#### TIME ON MARKET

Date On Market:	Apr 2010
Date Off Market:	Dec 2019
Months on Market:	117 Months

#### TIME VACANT

Date Vacated:	Apr 2011
Date Occupied:	Jan 2020
Months Vacant:	105 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

**Connect Property North East Ltd**  
4 Halegrove Ct  
Stockton On Tees, TS18 3DB  
Tim Carter 01642 704932

#### MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	27.7%	▲ 7.1%
Submarket 2-4 Star	4.1%	▼ 1.6%
Market Overall	9.2%	▲ 0.1%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£5.27	▼ 3.1%
Submarket 2-4 Star	£10.39	▲ 0.2%
Market Overall	£10.56	▲ 0.5%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	14,477	▼ 67.3%
Months On Market	13.2	▼ 10.3

#### PROPERTY

Property Type:	Office	NIA:	48,918 SF
Status:	Built 1972	Floors:	3
Tenancy:	Multi	Floor Size:	16,306 SF
Construction:	Masonry	Vacancy at Lease:	27.7%
Parking:	125 Surface Spaces...	Land Acres:	1.87



### 3 Valley St - Enterprise House Darlington, DL1 1GY - Darlington Submarket



LEASE	
SF Leased:	3,062 SF
Sign Date:	Dec 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	1J

RENTS	
Asking Rent:	£5.00/SF

CONCESSIONS AND BUILDOUT	
Buildout Status:	Full Build-Out

LEASE TERM	
Start Date:	Jan 2020

TIME ON MARKET	
Date On Market:	Sep 2015
Date Off Market:	Dec 2019
Months on Market:	52 Months

TIME VACANT	
Date Vacated:	Sep 2015
Date Occupied:	Jan 2020
Months Vacant:	52 Months

LEASING AGENTS	
<b>Carver Commercial</b>	
18 St Cuthberts Way	
Darlington, DL1 1GB	
Julie Nichol 01325 466945	
<b>Connect Property North East Ltd</b>	
4 Halegrove Ct	
Stockton On Tees, TS18 3DB	
Tim Carter 01642 704932	

#### MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	27.7%	▲ 7.1%
Submarket 2-4 Star	4.1%	▼ 1.6%
Market Overall	9.2%	▲ 0.1%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£5.27	▼ 3.1%
Submarket 2-4 Star	£10.39	▲ 0.2%
Market Overall	£10.56	▲ 0.5%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	14,477	▼ 67.3%
Months On Market	13.2	▼ 10.3

PROPERTY	
Property Type:	Office
Status:	Built 1972
Tenancy:	Multi
Construction:	Masonry
Parking:	125 Surface Spaces...

NIA:	48,918 SF
Floors:	3
Floor Size:	16,306 SF
Vacancy at Lease:	27.7%
Land Acres:	1.87

### 3 Valley St N - Enterprise House Darlington, DL1 1GY - Darlington Submarket



#### LEASE

SF Leased:	760 SF
Sign Date:	Dec 2019
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	2C

#### RENTS

Asking Rent:	£6.50/SF
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#### LEASE TERM

Start Date:	Jan 2020
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#### TIME ON MARKET

Date On Market:	Apr 2010
Date Off Market:	Dec 2019
Months on Market:	117 Months

#### TIME VACANT

Date Vacated:	Apr 2011
Date Occupied:	Jan 2020
Months Vacant:	105 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

**Connect Property North East Ltd**  
4 Halegrove Ct  
Stockton On Tees, TS18 3DB  
Tim Carter 01642 704932

#### MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	27.7%	▲ 7.1%
Submarket 2-4 Star	4.1%	▼ 1.6%
Market Overall	9.2%	▲ 0.1%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£5.27	▼ 3.1%
Submarket 2-4 Star	£10.39	▲ 0.2%
Market Overall	£10.56	▲ 0.5%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	14,477	▼ 67.3%
Months On Market	13.2	▼ 10.3

#### PROPERTY

Property Type:	Office	NIA:	48,918 SF
Status:	Built 1972	Floors:	3
Tenancy:	Multi	Floor Size:	16,306 SF
Construction:	Masonry	Vacancy at Lease:	27.7%
Parking:	125 Surface Spaces...	Land Acres:	1.87

### 3 Valley St N - Enterprise House Darlington, DL1 1GY - Darlington Submarket



#### LEASE

SF Leased:	3,478 SF
Sign Date:	Dec 2019
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	2G

#### RENTS

Asking Rent:	£5.50/SF
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#### LEASE TERM

Start Date:	Jan 2020
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#### TIME ON MARKET

Date On Market:	Apr 2010
Date Off Market:	Dec 2019
Months on Market:	117 Months

#### TIME VACANT

Date Vacated:	Apr 2011
Date Occupied:	Jan 2020
Months Vacant:	105 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

**Connect Property North East Ltd**  
4 Halegrove Ct  
Stockton On Tees, TS18 3DB  
Tim Carter 01642 704932

#### MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	27.7%	▲ 7.1%
Submarket 2-4 Star	4.1%	▼ 1.6%
Market Overall	9.2%	▲ 0.1%

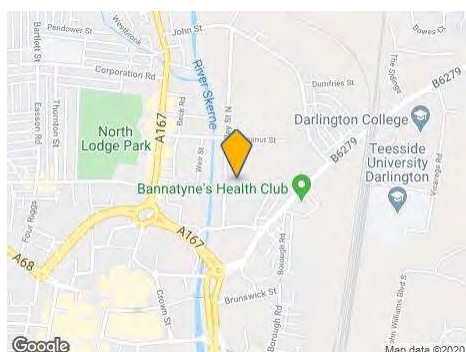
Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£5.27	▼ 3.1%
Submarket 2-4 Star	£10.39	▲ 0.2%
Market Overall	£10.56	▲ 0.5%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	14,477	▼ 67.3%
Months On Market	13.2	▼ 10.3

#### PROPERTY

Property Type:	Office	NIA:	48,918 SF
Status:	Built 1972	Floors:	3
Tenancy:	Multi	Floor Size:	16,306 SF
Construction:	Masonry	Vacancy at Lease:	27.7%
Parking:	125 Surface Spaces...	Land Acres:	1.87

### 3 Valley St N - Enterprise House Darlington, DL1 1GY - Darlington Submarket



#### LEASE

SF Leased:	1,683 SF
Sign Date:	Dec 2019
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	3C

#### RENTS

Asking Rent:	£5.56/SF
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#### LEASE TERM

Start Date:	Jan 2020
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#### TIME ON MARKET

Date On Market:	Apr 2010
Date Off Market:	Dec 2019
Months on Market:	117 Months

#### TIME VACANT

Date Vacated:	Apr 2011
Date Occupied:	Jan 2020
Months Vacant:	105 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

**Connect Property North East Ltd**  
4 Halegrove Ct  
Stockton On Tees, TS18 3DB  
Tim Carter 01642 704932

#### MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	27.7%	▲ 7.1%
Submarket 2-4 Star	4.1%	▼ 1.6%
Market Overall	9.2%	▲ 0.1%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£5.27	▼ 3.1%
Submarket 2-4 Star	£10.39	▲ 0.2%
Market Overall	£10.56	▲ 0.5%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	14,477	▼ 67.3%
Months On Market	13.2	▼ 10.3

#### PROPERTY

Property Type:	Office	NIA:	48,918 SF
Status:	Built 1972	Floors:	3
Tenancy:	Multi	Floor Size:	16,306 SF
Construction:	Masonry	Vacancy at Lease:	27.7%
Parking:	125 Surface Spaces...	Land Acres:	1.87

### 3 Valley St N - Enterprise House Darlington, DL1 1GY - Darlington Submarket



#### LEASE

SF Leased:	2,213 SF
Sign Date:	Dec 2019
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	3D

#### LEASE TERM

Start Date:	Jan 2020
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#### TIME ON MARKET

Date On Market:	Apr 2010
Date Off Market:	Dec 2019
Months on Market:	117 Months

#### TIME VACANT

Date Vacated:	Apr 2011
Date Occupied:	Jan 2020
Months Vacant:	105 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

**Connect Property North East Ltd**  
4 Halegrove Ct  
Stockton On Tees, TS18 3DB  
Tim Carter 01642 704932



#### MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	27.7%	▲ 7.1%
Submarket 2-4 Star	4.1%	▼ 1.6%
Market Overall	9.2%	▲ 0.1%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£5.27	▼ 3.1%
Submarket 2-4 Star	£10.39	▲ 0.2%
Market Overall	£10.56	▲ 0.5%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	14,477	▼ 67.3%
Months On Market	13.2	▼ 10.3

#### PROPERTY

Property Type:	Office	NIA:	48,918 SF
Status:	Built 1972	Floors:	3
Tenancy:	Multi	Floor Size:	16,306 SF
Construction:	Masonry	Vacancy at Lease:	27.7%
Parking:	125 Surface Spaces...	Land Acres:	1.87



### 4 20-22 St Cuthberts Way

Darlington, DL1 1GB - Darlington Submarket



#### LEASE

SF Leased:	2,759 SF
Sign Date:	Dec 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND, 1 Floor
Suite:	22

#### RENTS

Asking Rent:	£10.27/SF
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#### CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Raw Space (GRND),...
Space Condition:	Average

#### LEASE TERM

Start Date:	Jan 2020
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#### TIME ON MARKET

Date On Market:	May 2017
Date Off Market:	Dec 2019
Months on Market:	31 Months

#### TIME VACANT

Date Occupied:	Jan 2020
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#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	4.1%	▼ 1.6%
Market Overall	9.2%	▲ 0.1%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£10.27	-
Submarket 2-4 Star	£10.39	▲ 0.2%
Market Overall	£10.56	▲ 0.5%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	14,477	▼ 67.3%
Months On Market	13.2	▼ 10.3

#### PROPERTY

Property Type:	Office	NIA:	5,749 SF
Status:	Built 1989	Floors:	2
Tenancy:	Multi	Floor Size:	2,824 SF
Construction:	Masonry	Vacancy at Lease:	0.0%
Parking:	5 Surface Spaces ar...		

### 5 Northumberland St - Thomas Watson House Darlington, DL3 7HJ - Darlington Submarket



LEASE	
SF Leased:	1,179 SF
Sign Date:	Nov 2019
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	1, 2, 3, 4, 5

LEASE TERM	
Start Date:	Dec 2019

TIME ON MARKET	
Date On Market:	Jul 2018
Date Off Market:	Nov 2019
Months on Market:	17 Months

LEASING AGENTS	
<b>Connect Property North East Ltd</b>	
4 Halegrove Ct	
Stockton On Tees, TS18 3DB	
Andrew Wilkinson 01642 704932	
<b>Carver Commercial</b>	
18 St Cuthberts Way	
Darlington, DL1 1GB	
Julie Nichol 01325 466945	

RENTS	
Asking Rent:	£9.94/SF-£10.90/SF

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

PROPERTY EXPENSES	
Service:	Fully Repairing & In...

TIME VACANT	
Date Occupied:	Dec 2019

#### MARKET AT LEASE

Vacancy Rates	2019 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	4.1%	▼ 1.6%
Market Overall	9.2%	▲ 0.1%

Same Store Asking Rent/SF	2019 Q4	YOY
Current Building	£10.18	↔ 0.0%
Submarket 2-4 Star	£10.39	▲ 0.2%
Market Overall	£10.56	▲ 0.5%

Submarket Leasing Activity	2019 Q4	YOY
12 Mo. Leased SF	14,477	▼ 67.3%
Months On Market	13.2	▼ 10.3

PROPERTY	
Property Type:	Office
Status:	Built 1980
Tenancy:	-
Construction:	Masonry

NIA:	9,708 SF
Floors:	2
Floor Size:	1,537 SF
Vacancy at Lease:	0.0%



### 6 11 Woodland Rd

Darlington, DL3 7BJ - Darlington Submarket



#### LEASE

SF Leased:	1,922 SF
Sign Date:	Sep 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND, 1 Floor

#### LEASE TERM

Start Date:	Oct 2019
Expiry Date:	Oct 2024
Lease Term:	5 Years

#### TIME ON MARKET

Date On Market:	Oct 2018
Date Off Market:	Sep 2019
Months on Market:	12 Months

#### LEASING AGENTS

Connect Property North East Ltd  
4 Halegrove Ct  
Stockton On Tees, TS18 3DB  
Andrew Wilkinson 01642 704932

#### PROPERTY

Property Type:	Office
Status:	Built 1900
Tenancy:	-
Parking:	Ratio of 0.00/1,000 SF

#### RENTS

Asking Rent:	£8.32/SF
Achieved Rent:	£10.41/SF
Net Effective Rent:	£10.41/SF

#### CONCESSIONS AND BUILDOUT

Asking Discount:	-25.12%
Space Condition:	Average

#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
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#### TIME VACANT

Date Occupied:	Oct 2019
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#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	4.1%	▼ 2.0%
Market Overall	8.8%	▼ 0.2%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£8.32	-
Submarket 1-3 Star	£10.33	▼ 2.4%
Market Overall	£10.71	▼ 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	▲ 48.7%
Months On Market	14.7	▼ 5.7

### 7 5-7 Coniscliffe Rd - Amity House Darlington, DL3 7EE - Darlington Submarket



LEASE	
SF Leased:	138 SF
Sign Date:	Sep 2019
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor
Suite:	16

RENTS	
Asking Rent:	£16.95/SF

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

LEASE TERM	
Start Date:	Oct 2019

TIME ON MARKET	
Date On Market:	Sep 2018
Date Off Market:	Sep 2019
Months on Market:	12 Months

TIME VACANT	
Date Vacated:	Feb 2019
Date Occupied:	Oct 2019
Months Vacant:	7 Months

LEASING AGENTS	
Ian Tulloch	
5 Coniscliffe Rd	
Darlington, DL3 7EE	
Ian Tulloch 07975 793906	

#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	3.9%	▲ 3.9%
Submarket 2-4 Star	4.1%	▼ 2.0%
Market Overall	8.8%	▼ 0.2%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£16.95	▼ 28.0%
Submarket 2-4 Star	£10.53	▼ 2.3%
Market Overall	£10.71	▼ 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	▲ 48.7%
Months On Market	14.7	▼ 5.7

PROPERTY	
Property Type:	Office
Status:	Built 1901
Tenancy:	Multi
Construction:	Masonry

NIA:	3,506 SF
Floors:	3
Floor Size:	1,170 SF
Vacancy at Lease:	3.9%

### 8 9 Beaumont St

Darlington, DL1 5RF - Darlington Submarket



#### LEASE

SF Leased:	911 SF
Sign Date:	Aug 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

#### RENTS

Asking Rent:	£11.02/SF
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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#### LEASE TERM

Start Date:	Sep 2019
Expiry Date:	Sep 2022
Lease Term:	3 Years

#### TIME ON MARKET

Date On Market:	Jul 2011
Date Off Market:	Aug 2019
Months on Market:	98 Months

#### TIME VACANT

Date Vacated:	Aug 2014
Date Occupied:	Sep 2019
Months Vacant:	61 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	▼ 68.4%
Submarket 1-3 Star	4.1%	▼ 2.0%
Market Overall	8.8%	▼ 0.2%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£10.92	↔ 0.0%
Submarket 1-3 Star	£10.33	▼ 2.4%
Market Overall	£10.71	▼ 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	▲ 48.7%
Months On Market	14.7	▼ 5.7

#### PROPERTY

Property Type:	Office	NIA:	4,033 SF
Status:	-	Floors:	2
Tenancy:	-	Floor Size:	1,192 SF
Construction:	Masonry	Vacancy at Lease:	0.0%



### 6 Beaumont St

Darlington, DL1 5RF - Darlington Submarket



#### LEASE

SF Leased:	904 SF
Sign Date:	Aug 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

#### RENTS

Asking Rent:	£11.10/SF
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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#### LEASE TERM

Start Date:	Sep 2019
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#### TIME ON MARKET

Date On Market:	Sep 2016
Date Off Market:	Aug 2019
Months on Market:	36 Months

#### TIME VACANT

Date Occupied:	Sep 2019
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#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	▼ 68.4%
Submarket 1-3 Star	4.1%	▼ 2.0%
Market Overall	8.8%	▼ 0.2%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£10.92	↔ 0.0%
Submarket 1-3 Star	£10.33	▼ 2.4%
Market Overall	£10.71	▼ 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	▲ 48.7%
Months On Market	14.7	▼ 5.7

#### PROPERTY

Property Type:	Office	NIA:	4,033 SF
Status:	-	Floors:	2
Tenancy:	-	Floor Size:	1,192 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

### 8 Beaumont St

Darlington, DL1 5RF - Darlington Submarket



#### LEASE

SF Leased:	915 SF
Sign Date:	Aug 2019
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

#### RENTS

Asking Rent:	£11.59/SF
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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#### LEASE TERM

Start Date:	Sep 2019
Expiry Date:	Sep 2022
Lease Term:	3 Years

#### TIME ON MARKET

Date On Market:	Jul 2011
Date Off Market:	Aug 2019
Months on Market:	98 Months

#### TIME VACANT

Date Vacated:	Jul 2012
Date Occupied:	Sep 2019
Months Vacant:	86 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	▼ 68.4%
Submarket 1-3 Star	4.1%	▼ 2.0%
Market Overall	8.8%	▼ 0.2%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£10.92	↔ 0.0%
Submarket 1-3 Star	£10.33	▼ 2.4%
Market Overall	£10.71	▼ 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	▲ 48.7%
Months On Market	14.7	▼ 5.7

#### PROPERTY

Property Type:	Office	NIA:	4,033 SF
Status:	-	Floors:	2
Tenancy:	-	Floor Size:	1,192 SF
Construction:	Masonry	Vacancy at Lease:	0.0%



### 8 7 Beaumont St

Darlington, DL1 5RF - Darlington Submarket



#### LEASE

SF Leased:	933 SF
Sign Date:	Aug 2019
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

#### RENTS

Asking Rent:	£9.98/SF
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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#### LEASE TERM

Start Date:	Sep 2019
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#### TIME ON MARKET

Date On Market:	Jul 2013
Date Off Market:	Aug 2019
Months on Market:	74 Months

#### TIME VACANT

Date Vacated:	Jul 2013
Date Occupied:	Sep 2019
Months Vacant:	74 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	▼ 68.4%
Submarket 1-3 Star	4.1%	▼ 2.0%
Market Overall	8.8%	▼ 0.2%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£10.92	↔ 0.0%
Submarket 1-3 Star	£10.33	▼ 2.4%
Market Overall	£10.71	▼ 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	▲ 48.7%
Months On Market	14.7	▼ 5.7

#### PROPERTY

Property Type:	Office	NIA:	4,033 SF
Status:	-	Floors:	2
Tenancy:	-	Floor Size:	1,192 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

### 9 106-108 Bondgate

Darlington, DL3 7LB - Darlington Ret Submarket



#### LEASE

SF Leased:	3,358 SF
Sign Date:	Aug 2019
Space Use:	Office/Retail
Lease Type:	Direct
Floor:	GRND, 1 Floor

#### LEASE TERM

Start Date:	Sep 2019
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#### CONCESSIONS AND BUILDOUT

Buildout:	Standard Retail (GR...)
Buildout Status:	Full Build-Out
Space Condition:	Excellent

#### PROPERTY EXPENSES

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

Date On Market:	Apr 2019
Date Off Market:	Aug 2019
Months on Market:	5 Months

#### TIME VACANT

Date Occupied:	Sep 2019
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#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Wallin 01325 731607  
Chris Farlow 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.0%	▼ 0.9%
Market Overall	3.9%	▼ 1.1%

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£14.52	-
Submarket 1-3 Star	£15.96	▲ 0.9%
Market Overall	£17.70	▲ 1.4%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	35,965	▼ 49.8%
Months On Market	11.7	▲ 3.5

#### PROPERTY

Property Type:	Retail	NIA:	4,613 SF
Status:	-	Floors:	3
Tenancy:	-	Floor Size:	1,538 SF
Construction:	Masonry	Vacancy at Lease:	0.0%



### 7 5-7 Coniscliffe Rd - Amity House Darlington, DL3 7EE - Darlington Submarket



#### LEASE

SF Leased:	138 SF
Sign Date:	May 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	12

#### CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
Space Condition:	Excellent

#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
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#### LEASE TERM

Start Date:	May 2019
Expiry Date:	May 2020
Lease Term:	1 Year

#### TIME ON MARKET

Date On Market:	Sep 2018
Date Off Market:	May 2019
Months on Market:	9 Months

#### TIME VACANT

Date Vacated:	Feb 2019
Date Occupied:	May 2019
Months Vacant:	3 Months

#### LEASING AGENTS

Ian Tulloch  
5 Coniscliffe Rd  
Darlington, DL3 7EE  
Ian Tulloch 07975 793906

#### MARKET AT LEASE

Vacancy Rates	2019 Q2	YOY
Current Building	3.9%	▲ 3.9%
Submarket 2-4 Star	4.8%	▼ 2.0%
Market Overall	9.0%	▼ 0.6%

Same Store Asking Rent/SF	2019 Q2	YOY
Current Building	£21.30	▲ 27.1%
Submarket 2-4 Star	£10.33	▼ 4.2%
Market Overall	£10.52	▼ 3.4%

Submarket Leasing Activity	2019 Q2	YOY
12 Mo. Leased SF	38,298	▲ 71.5%
Months On Market	25.5	▲ 5.7

#### PROPERTY

Property Type:	Office	NIA:	3,506 SF
Status:	Built 1901	Floors:	3
Tenancy:	Multi	Floor Size:	1,170 SF
Construction:	Masonry	Vacancy at Lease:	3.9%

### 10 20 Woodland Rd - Forsyth House Darlington, DL3 7PX - Darlington Submarket



#### TENANT

Tenant Name: NHS

#### LEASE

SF Leased: 5,500 SF  
Sign Date: Jan 2019  
Space Use: Office  
Lease Type: Direct  
Floor: GRND Floor

#### RENTS

Asking Rent: £8.50/SF  
Achieved Rent: £8.50/SF

#### CONCESSIONS AND BUILDOUT

Asking Discount: 0.00%  
Rent Free Months: 3 Months

#### LEASE TERM

Start Date: Apr 2019  
Expiry Date: Mar 2024  
Lease Term: 5 Years

#### PROPERTY EXPENSES

Service: Fully Repairing & In...  
Service Charge: £2.71/SF

#### TIME ON MARKET

Date On Market: Jun 2017  
Date Off Market: Feb 2019  
Months on Market: 20 Months

#### TIME VACANT

Date Vacated: May 2017  
Date Occupied: Apr 2019  
Months Vacant: 23 Months

#### MARKET AT LEASE

Vacancy Rates	2019 Q1	YOY
Current Building	33.1%	▼ 0.2%
Submarket 2-4 Star	5.7%	▼ 1.6%
Market Overall	9.3%	▼ 0.3%

Same Store Asking Rent/SF	2019 Q1	YOY
Current Building	£9.27	▲ 13.3%
Submarket 2-4 Star	£10.41	▼ 6.1%
Market Overall	£10.59	▼ 5.1%

Submarket Leasing Activity	2019 Q1	YOY
12 Mo. Leased SF	44,341	▲ 318.7%
Months On Market	26.0	▲ 7.3

#### LEASING AGENTS

Shandwick Properties  
12-13 Lansdowne Ter  
Newcastle Upon Tyne, NE3 1HN  
Paul Carolin 07772 299932

#### PROPERTY

Property Type: Office  
Status: Built 1962  
Tenancy: Multi  
Construction: Reinforced Concrete  
Parking: 14 Surface Spaces a...

NIA: 16,605 SF  
Floors: 3  
Floor Size: 5,535 SF  
Vacancy at Lease: 33.1%  
Land Acres: 0.53

### 11 15 Victoria Rd

Darlington, DL1 5SF - Darlington Submarket



#### LEASE

SF Leased:	200 SF
Sign Date:	Jan 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Rear

#### RENTS

Asking Rent:	£11.70/SF
Achieved Rent:	£11.70/SF

#### CONCESSIONS AND BUILDOUT

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

#### LEASE TERM

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

#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
Business Rates:	£4.78/SF

#### TIME ON MARKET

Date On Market:	Oct 2015
Date Off Market:	Jan 2019
Months on Market:	39 Months

#### TIME VACANT

Date Vacated:	Jun 2015
Date Occupied:	Jan 2019
Months Vacant:	43 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### PROPERTY

Property Type:	Office	NIA:	1,769 SF
Status:	Built Jun 1898	Floors:	4
Tenancy:	-	Floor Size:	442 SF
Construction:	Masonry	Vacancy at Lease:	28.0%
Parking:	2 Surface Spaces ar...		

#### MARKET AT LEASE

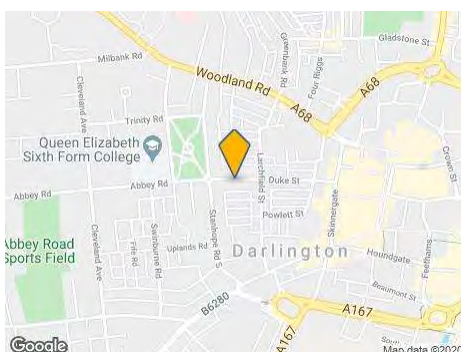
Vacancy Rates	2019 Q1	YOY
Current Building	28.0%	↔ 0.0%
Submarket 2-4 Star	5.7%	↓ 1.6%
Market Overall	9.3%	↓ 0.3%

Same Store Asking Rent/SF	2019 Q1	YOY
Current Building	£9.45	↔ 0.0%
Submarket 2-4 Star	£10.41	↓ 6.1%
Market Overall	£10.59	↓ 5.1%

Submarket Leasing Activity	2019 Q1	YOY
12 Mo. Leased SF	44,341	↑ 318.7%
Months On Market	26.0	↑ 7.3

### 12 65 Duke St

Darlington, DL3 7SD - Darlington Submarket



#### LEASE

SF Leased:	409 SF
Sign Date:	Oct 2018
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	A, B, C

#### RENTS

Asking Rent:	£14.85/SF-£18.84/SF
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#### CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out

#### LEASE TERM

Start Date:	Nov 2018
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#### TIME ON MARKET

Date On Market:	Sep 2014
Date Off Market:	Nov 2018
Months on Market:	50 Months

#### TIME VACANT

Date Vacated:	Aug 2014
Date Occupied:	Nov 2018
Months Vacant:	51 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2018 Q4	YOY
Current Building	0.0%	▼ 9.8%
Submarket 2-4 Star	5.7%	▼ 2.4%
Market Overall	9.1%	▼ 0.7%

Same Store Asking Rent/SF	2018 Q4	YOY
Current Building	£16.27	▼ 4.1%
Submarket 2-4 Star	£10.37	▼ 5.7%
Market Overall	£10.51	▼ 5.7%

Submarket Leasing Activity	2018 Q4	YOY
12 Mo. Leased SF	44,254	▼ 26.4%
Months On Market	23.5	▲ 2.7

#### PROPERTY

Property Type:	Office	NIA:	1,414 SF
Status:	Built Oct 1926	Floors:	3
Tenancy:	Multi	Floor Size:	718 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

### 13 81 Bondgate

Darlington, DL3 7JT - Darlington Submarket



#### LEASE

SF Leased:	725 SF
Sign Date:	Sep 2018
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

#### RENTS

Asking Rent:	£6.90/SF
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#### CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out

#### LEASE TERM

Start Date:	Oct 2018
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#### PROPERTY EXPENSES

Service:	Internal Repairing O...
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#### TIME ON MARKET

Date On Market:	Jan 2018
Date Off Market:	Sep 2018
Months on Market:	9 Months

#### TIME VACANT

Date Vacated:	Jan 2018
Date Occupied:	Oct 2018
Months Vacant:	9 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	37.2%	▲ 37.2%
Submarket 2-4 Star	6.1%	▼ 2.3%
Market Overall	9.0%	▼ 1.4%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£6.90	▼ 29.8%
Submarket 2-4 Star	£10.78	▼ 5.2%
Market Overall	£10.88	▼ 5.5%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	24,436	▼ 68.2%
Months On Market	20.4	▲ 1.4

#### PROPERTY

Property Type:	Office	NIA:	1,951 SF
Status:	Built Jun 1801	Floors:	2
Tenancy:	-	Floor Size:	975 SF
Construction:	Masonry	Vacancy at Lease:	37.2%



### 14 Lingfield Way - Flexspace

Darlington, DL1 4PS - Darlington Submarket



#### LEASE

SF Leased:	1,125 SF
Sign Date:	Sep 2018
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

#### RENTS

Asking Rent:	£10.00/SF
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#### LEASE TERM

Start Date:	Oct 2018
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#### TIME ON MARKET

Date On Market:	Jul 2007
Date Off Market:	Sep 2018
Months on Market:	134 Months

#### TIME VACANT

Date Vacated:	Jul 2008
Date Occupied:	Oct 2018
Months Vacant:	123 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	49.7%	▲ 13.4%
Submarket 1-3 Star	6.1%	▼ 2.3%
Market Overall	9.0%	▼ 1.4%

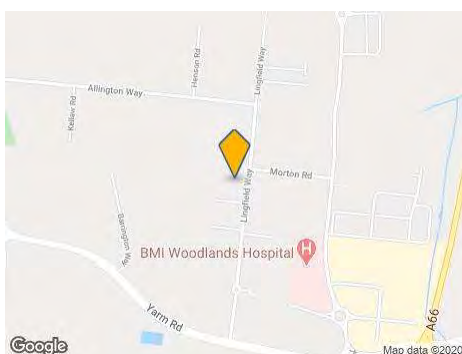
Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£10.37	▼ 3.1%
Submarket 1-3 Star	£10.59	▼ 5.3%
Market Overall	£10.88	▼ 5.5%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	24,436	▼ 68.2%
Months On Market	20.4	▲ 1.4

#### PROPERTY

Property Type:	Office
Status:	Built 2007
Tenancy:	Multi
Construction:	Steel
Parking:	46 Surface Spaces a...

NIA:	8,050 SF
Floors:	1
Floor Size:	8,050 SF
Vacancy at Lease:	49.7%



### 14 Lingfield Way - Flexspace

Darlington, DL1 4PS - Darlington Submarket

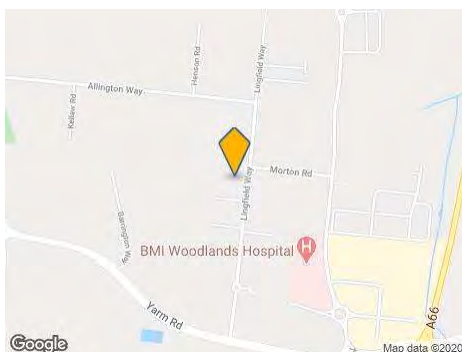


#### LEASE

SF Leased:	1,800 SF
Sign Date:	Sep 2018
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

#### LEASE TERM

Start Date:	Oct 2018
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#### TIME ON MARKET

Date On Market:	Jul 2007
Date Off Market:	Sep 2018
Months on Market:	134 Months

#### TIME VACANT

Date Vacated:	Jul 2008
Date Occupied:	Oct 2018
Months Vacant:	122 Months

#### LEASING AGENTS

**Carver Commercial**  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	49.7%	▲ 13.4%
Submarket 1-3 Star	6.1%	▼ 2.3%
Market Overall	9.0%	▼ 1.4%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£10.37	▼ 3.1%
Submarket 1-3 Star	£10.59	▼ 5.3%
Market Overall	£10.88	▼ 5.5%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	24,436	▼ 68.2%
Months On Market	20.4	▲ 1.4

#### PROPERTY

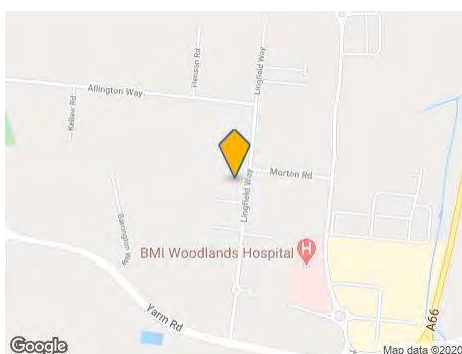
Property Type:	Office
Status:	Built 2007
Tenancy:	Multi
Construction:	Steel
Parking:	46 Surface Spaces a...

NIA:	8,050 SF
Floors:	1
Floor Size:	8,050 SF
Vacancy at Lease:	49.7%



### 14 Lingfield Way - Flexspace

Darlington, DL1 4PS - Darlington Submarket



#### LEASE

SF Leased:	375 SF
Sign Date:	Sep 2018
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	11

#### LEASE TERM

Start Date:	Oct 2018
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#### TIME ON MARKET

Date On Market:	Mar 2015
Date Off Market:	Sep 2018
Months on Market:	43 Months

#### LEASING AGENTS

Carver Commercial  
18 St Cuthberts Way  
Darlington, DL1 1GB  
Julie Nichol 01325 466945

#### RENTS

Asking Rent:	£13.73/SF
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#### CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
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#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
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#### TIME VACANT

Date Occupied:	Oct 2018
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#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	49.7%	▲ 13.4%
Submarket 1-3 Star	6.1%	▼ 2.3%
Market Overall	9.0%	▼ 1.4%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£10.37	▼ 3.1%
Submarket 1-3 Star	£10.59	▼ 5.3%
Market Overall	£10.88	▼ 5.5%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	24,436	▼ 68.2%
Months On Market	20.4	▲ 1.4

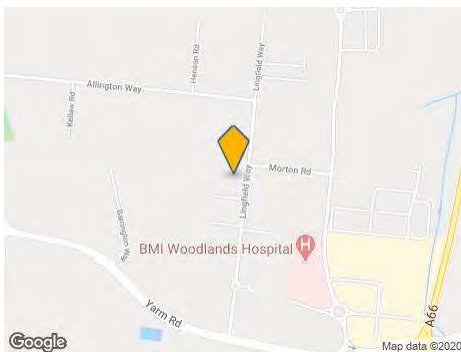
#### PROPERTY

Property Type:	Office
Status:	Built 2007
Tenancy:	Multi
Construction:	Steel
Parking:	46 Surface Spaces a...

NIA:	8,050 SF
Floors:	1
Floor Size:	8,050 SF
Vacancy at Lease:	49.7%

### 14 Lingfield Way - Flexspace

Darlington, DL1 4QZ - Darlington Submarket



#### LEASE

SF Leased:	501 SF
Sign Date:	Sep 2018
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

#### RENTS

Asking Rent:	£9.10/SF
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#### CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out

#### LEASE TERM

Start Date:	Oct 2018
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#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
Business Rates:	£5.27/SF

#### TIME ON MARKET

Date On Market:	Aug 2018
Date Off Market:	Sep 2018
Months on Market:	2 Months

#### TIME VACANT

Date Vacated:	Aug 2018
Date Occupied:	Oct 2018
Months Vacant:	2 Months

#### LEASING AGENTS

Flexspace  
St Cuthberts Way  
Newton Aycliffe, DL5 6DX  
Marvin Ryder 01325 328822

#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	49.7%	▲ 13.4%
Submarket 1-3 Star	6.1%	▼ 2.3%
Market Overall	9.0%	▼ 1.4%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£10.37	▼ 3.1%
Submarket 1-3 Star	£10.59	▼ 5.3%
Market Overall	£10.88	▼ 5.5%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	24,436	▼ 68.2%
Months On Market	20.4	▲ 1.4

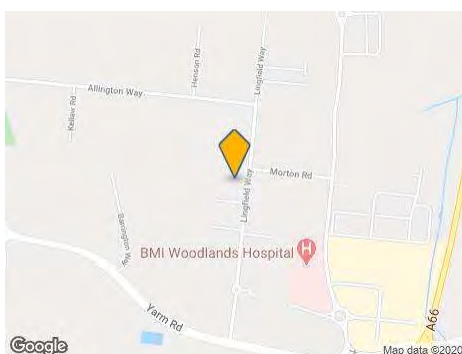
#### PROPERTY

Property Type:	Office
Status:	Built 2007
Tenancy:	Multi
Construction:	Steel
Parking:	46 Surface Spaces a...

NIA:	8,050 SF
Floors:	1
Floor Size:	8,050 SF
Vacancy at Lease:	49.7%

### 14 Lingfield Way - Flexspace

Darlington, DL1 4PS - Darlington Submarket



#### LEASE

SF Leased:	575 SF
Sign Date:	Sep 2018
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

#### RENTS

Asking Rent:	£10.00/SF
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#### CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out

#### LEASE TERM

Start Date:	Oct 2018
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#### PROPERTY EXPENSES

Business Rates:	£4.94/SF
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#### TIME ON MARKET

Date On Market:	Apr 2018
Date Off Market:	Sep 2018
Months on Market:	5 Months

#### TIME VACANT

Date Vacated:	Nov 2017
Date Occupied:	Oct 2018
Months Vacant:	11 Months

#### LEASING AGENTS

Flexspace  
St Cuthberts Way  
Newton Aycliffe, DL5 6DX  
Marvin Ryder 01325 328822

#### MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	49.7%	▲ 13.4%
Submarket 1-3 Star	6.1%	▼ 2.3%
Market Overall	9.0%	▼ 1.4%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	£10.37	▼ 3.1%
Submarket 1-3 Star	£10.59	▼ 5.3%
Market Overall	£10.88	▼ 5.5%

Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	24,436	▼ 68.2%
Months On Market	20.4	▲ 1.4

#### PROPERTY

Property Type:	Office
Status:	Built 2007
Tenancy:	Multi
Construction:	Steel
Parking:	46 Surface Spaces a...

NIA:	8,050 SF
Floors:	1
Floor Size:	8,050 SF
Vacancy at Lease:	49.7%

### 15 Archer St - Southgate House Darlington, DL3 6AH - Darlington Submarket



#### TENANT

Tenant Name:	HC One
Industry:	Personal Services
SIC:	Social Svcs, Rsdntl Care

#### LEASE

SF Leased:	20,427 SF
Sign Date:	Aug 2018
Space Use:	Office
Lease Type:	Direct
Floor:	P 1, P 2, P 3 Floor

#### RENTS

Achieved Rent:	£11.50/SF
Net Effective Rent:	£11.50/SF

#### PROPERTY EXPENSES

Service:	Fully Repairing & In...
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#### LEASE TERM

Start Date:	Aug 2018
Expiry Date:	Aug 2028
Lease Term:	10 Years

#### PROPERTY

Property Type:	Office	NIA:	35,899 SF
Status:	Built 2005	Floors:	4
Tenancy:	Single	Floor Size:	6,915 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	85 Surface Spaces a...	Land Acres:	0.92

#### LEASE NOTES

This lease comp pertains to land registry lease document title number DU369693 regarding tenant HC One inside Archer St Darlington, DUR DL3 6AH

Rent Payment Dates: Rent is due monthly on the 1st of each month.

Landlord Tenancy Act 1954: Tenant has opted out of the act

#### MARKET AT LEASE

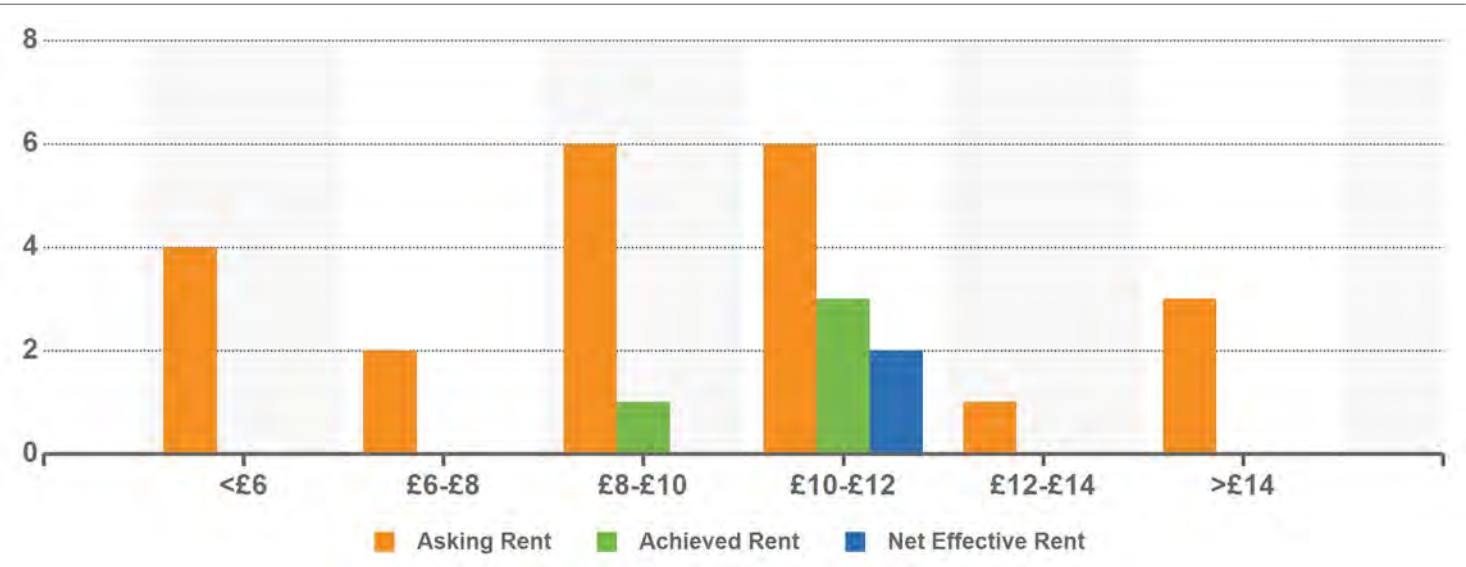
Vacancy Rates	2018 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	6.1%	↓ 2.3%
Market Overall	9.0%	↓ 1.4%

Same Store Asking Rent/SF	2018 Q3	YOY
Current Building	-	-
Submarket 2-4 Star	£10.78	↓ 5.2%
Market Overall	£10.88	↓ 5.5%

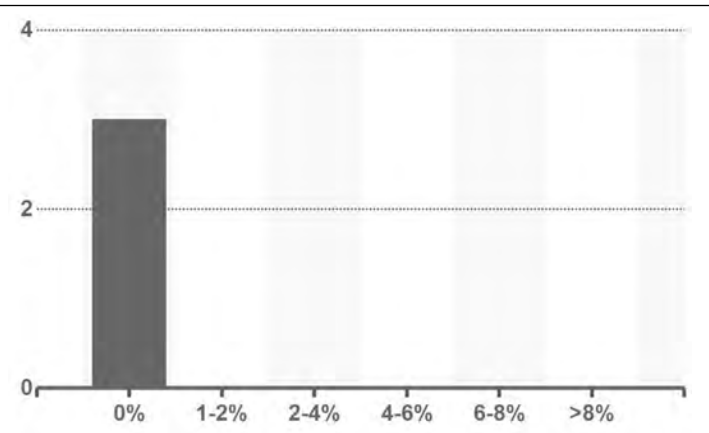
Submarket Leasing Activity	2018 Q3	YOY
12 Mo. Leased SF	24,436	↓ 68.2%
Months On Market	20.4	↑ 1.4

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£9.72	£10.84	£11.41	3.0

DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS

