												Ser	Servi										Leasin			
				Total						Busin	Busi	vic	ce												Askin	
Chart				SF	Dont/	Dant	Ser	Dont		ess	ness	e Cha	Char		т.	Dunale	Revie	1		ı		Move	Agent	Lease	_	g
Start Date	Address	City	Floor	Leas ed	Rent/ SF/Yr	I	vic e	Rent PA	Use		Rate s PA	Cha rge	ge PA	Lease Type	Te rm	Break Date	w Date	Expiry Date	Tenant	Statu s	Typ e	-in Date	Compa ny	Comp ID	Rent/ SF/Yr	Rent PA
Date	13-16	Darli	11001	cu	31 / 11	Турс		1.4	OSC	/31/11	317	180	17	Турс		Date	Date	Date	TCHAIL	3		Date	 Naylor	1744	31 / 11	
27/06	Skinnerg	ngto		4,20		Aski		39,50												Comp		27/06	s Gavin	7798		39,50
/2020	ate	n	GRND	8	9.39	ng		0.00	Retail					Direct						leted	New	/2020	Black	1	9.39	
																							Cushm			
																							an &			
																							Wakefi			
																							eld, Connec			
																							t			
																							Proper			
																							ty			
		Darli																	DeepO			_	North	1729		
	Feetham	ngto	4	6,44	46.50	Aski		106,3	o.c.					5					cean	Comp		31/03	East	6432	46.50	106,3
/2021	S 1-14	n Darli	4th	8	16.50	ng		92.00	Office					Direct					UK David	leted	New	/2021	Ltd	1 1761	16.50	92.00
01/02		ngto				Achi		3 118	Indust										August	Comp		01/02	Dunlop Heywo	7634		
/2020		n	GRND	495	6.30	1		.50						Direct					son	leted	New	/2020	od Ltd	1		
																							Gerald			
																			The				Eve,			
		Darli																	Salvati				Carver	1745		
28/01		ngto		4,44	- 00	Aski		22,50						Suble					on	Comp		31/05	Comm	2317	- 00	22,50
/2020	North Rd	n Darli	GRND	8	5.06	ng		0.00	Retail					ase					Army	leted	New	/2020	ercial	1714	5.06	0.00
13/01	34 Duke	ngto	GRND,						Office/											Comp		13/02	Carver Comm	1714 4435		
/2020		n	1	992					Retail					Direct						leted	New	/2020	ercial	1		
																			Christo							
	1-14	Darli																	pher				Dunlop	1761		
	Edward	ngto				Achi		2,142											Parson	1		07/01	Heywo	7599		
/2020		n	GRND	340	6.30	eved		.00	rial					Direct					S	leted	New	/2020	od Ltd	1 745		
29/12	4 West Auckland	Darli		1,21		Aski		12,95												Comp		29/01	Carver Comm	1715 6561		12,95
/2019	Rd	n	GRND	4	10.67	I			Retail					Direct						leted	New	/2020	ercial	1	10.67	0.00
7 - 5 - 5						1.6																, = = = =	Greig	_		0.00
																			Miss J				Cavey			
	92	Darli													5				М				Comm	1705		
01/02	Fulthorp	ngto				Effec		8,000			3,98				yr			31/01	Robert	Comp		01/02	ercial	9172		12,00
/2020	e Ave	n	GRND	726	11.02	tive	FRI	.00	Retail	5.48	1.60			Direct	S			/2023	son	leted	New	/2020	Ltd	1	16.53	0.00
																							Carver Comm			
																							ercial,			
																							Connec			
																							t			
		Darli																					Proper	1704		
22/01		ngto		1,36		Aski		6,830												Comp		22/01	ty	1973		6,830
/2020	N	n	GRND	6	5.00	ng		.00	Office					Direct						leted	New	/2020	North	1	5.00	.00

																			East			
																			Ltd			
																			Carver Comm			
																			ercial,			
																			Connec			
																			t			
																			Proper			
																			ty			
		Darli																	North	1704		
22/01		ngto	CDND	3,06	5 00	Aski		15,31	o.c.			5			Comp	 	22/01		East	1975	- 00	15,31
/2020	Valley St	n	GRND	2	5.00	ng	1	0.00	Office		-	Direct			leted	New	/2020	\vdash	Ltd	1	5.00	0.00
																			Carver Comm			
																			ercial,			
																			Connec			
																		1	t			
																		1	Proper			
																			ty			
		Darli																	North	1704		
22/01	Valley St	ngto				Aski		4,940							Comp		22/01		East	1976		4,940
/2020	N	n	1st	760	6.50	ng	+ +	.00	Office			Direct			leted	New	/2020		Ltd	1	6.50	.00
																			Carver			
																			Comm ercial,			
																			Connec			
																			t			
																			Proper			
																			ty			
		Darli																	North	1704		
22/01	Valley St		2	3,47	F F0	Aski		19,12	Off.			D :1			Comp		22/01		East	1977	5.50	19,12
/2020	N	n	2nd	8	5.50	ng		9.00	Office			Direct			leted	New	/2020		Ltd Carver	1	5.50	9.00
																			Comm			
																			ercial,			
																			Connec			
																		1	t			
																			Proper			
																			ty			
22/01	\/all - C:	Darli		4.60		A -1 *		0.35-									22/04		North	1704		0.357
22/01 /2020	Valley St		2nd	1,68 3	E E 6	Aski		9,357	Office			Direct			Comp	Now	22/01 /2020		East Ltd	1979	E E 6	9,357
/2020	N	n	ZIIU	3	5.56	Lig	+ +	.40	Office			Direct			leted	New	/2020		Carver	1	5.56	.48
																			Comm			
																			ercial,			
																		1	Connec			
																			t			
		Darli																	Proper	1704		
22/01	Valley St	1	2!	2,21 3					Ott.			Dimensi			Comp	N. s	22/01		ty	1980		
/2020	N	n	2nd	3					Office			Direct			leted	New	/2020		North	1		

16 Post Darif 15 Post Darif 15 Post Darif 15 Post																					East Ltd			
	1																							
19/12 Clevelan ngto Aski 27,34 Indust Aski 13,00 Aski 22,34 Indust Direct Comp 19/01 Comp 19/01 Comp S119 Comp S119				CDND		2.05				D. L. I				D :1									2.05	10,00
19/12 Clevelan 19/05 Clevelan 19/05 Clevelan 19/05 Comp 19/05	2019	PI	n	GRND	3	3.05	ng		0.00	Retail				Direct			-	leted	New	/2020		1	3.05	0.00
19/12 Clevelan Rich Ri																								
19/10 develop ngto ngt			Darli																			1722		
16 Post Darif 15/01 House ngto n					4,96				22,34	Indust								Comp		19/01	Comm			22,34
15/01 House ngto Ngto				GRND	5	4.50	ng		2.50	rial				Direct				leted	New	/2020			4.50	2.50
									42.00											45/04				42.00
20-22 St Darli Comp 15/01 Carver 1701 Carver 1	1			CBND	909	1/1/0				Potail				Direct					Now	1				13,00 0.00
15/01 Cuthbert order o				GKIND	030	14.40	iig		0.00	Retail				Direct				leteu	ivew	/2020			14.40	0.00
Age Age	1			GRND,	2,75		Aski		28,33									Comp		15/01				28,33
11/01 Darli ngto ORND, 3,00 Aski 30,00 Retail 4.47 O Direct	· ·		_			10.27				Office				Direct					New				10.27	
11/01																								
11/12 Northum Dari Dari Dari Dari Multiple Dari Da																								
2020 Duke St n	11/01			CDND	2.00		۸ مار:		20.00									Caman		11/01				20.00
Northum Darli Da		Duke St	ngto n			10.00		FRI		Retail	4 47	I .		Direct					New			0310	10.00	30,00
Northum Darli 1,12 Darli 1,13 Darli 1,14 Darli Direct D	2020	Dake St		-		10.00	116	1111	0.00	recuii	7.77			Direct				leteu	IVCW	72020			10.00	0.00
Northum Darli 11/12 berland ngto 1,17 Aski 12,28 Northum Darli 11/12 berland ngto 1,17 Aski 12,28 Office Direct Dire																								
Northum Darli 11/12 berland ngto 1,17 Aski 12,28 Darli 11/12 Auckland ngto n GRND 508 17.72 ng FRI 0.00 Retail 10.42 Direct New /2019 North 1800 No																								
Northum Darli 1,17																					ty			
Northum Darii Da																								
Northum Darli Da																								
11/12 berland ngto n 1st 9 10.90 ng FRI 5.18 Office Direct Direct Comp leted New /2019 ercial 1 10.42		Northum	Darli																			1690		
24-26 West Darli 1/12 Auckland ngto 1/62 Aski 14/50 Rd n GRND 0 8.95 ng FRI 0.00 Retail Direct Direct Direct Comp 11/12 Comm 4512 R.95					1,17		Aski		12,28									Comp		11/12				12,28
Nest Darli Auckland ngto 1,62 Aski 14,50 Aski 14	2019	St	n	1st		10.90	ng	FRI	5.18	Office				Direct				leted	New	/2019	ercial	1	10.42	
11/12 Auckland ngto /2019 Rd n GRND 0 8.95 ng FRI 0.00 Retail Direct Direct Comp leted New /2019 ercial 1 8.95																								
Zo19 Rd					4.60				4450											11/12				44.50
35 West Darli ngto ngt			ngto	CBND		0 NE		EDI		Potail				Direct					Now				0 OE	14,50 0.00
11/12 Auckland ngto n GRND 508 17.72 ng FRI 0.00 Retail Direct Dire			Darli	GINID	- 0	0.33	iig	TINI	0.00	Netali				Direct				leteu	INCW	/2019		1	8.93	0.00
Zo19 Rd							Aski		9,000									Comp		11/12				9,000
Solution Solution				GRND	508	17.72		FRI		Retail				Direct					New				17.72	
Solution Darli D																					Connec			
Solution Darli D																					t			
30/10 Tillage ngto ngt																								
30/10 Tillage ngto ngto 1,59 Achi 25,00 Direct Direct Comp 30/10 East 9577 15.69 Comp 1,59 Ltd 1 15.69 Comp 1,59 Comp 1,59 Ltd 1 15.69 Comp 1,59 Ltd 1			Darli																			1680		
/2019 Grn n GRND 3 15.69 eved FRI 0.00 Retail Direct Direct leted New /2019 Ltd 1 15.69 11 Darli Image: Connect of the proper connect of the prope	30/10	Tillage			1.59		Achi		25.00									Comp		30/10				25,00
		_		GRND		15.69		FRI		Retail				Direct				1	New				15.69	
																					Connec			
																					t			
30/10 Woodian ngto GKND, 1,92 Επές 20,00				CDAIC	1.00		L.C.		20.00								20/10			20/60				45.00
			ngto					EDI		Office				Diroct	yr				Now				8.32	15,99 1.04

												 			 -				1				т —	
																					East			
																					Ltd Carver		 	
																					Comm	i		
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																					Connec t	i		
																						i		
																					Proper	i		
	14	Darli																			ty North	1681		
27/09	Grange	1				Aski		10,00									Comp		17/10		East	1695		10,00
l I	Rd	ngto n	GRND	800	12.50		FRI		Retail				Direct				leted	New	/2019		Ltd	1093	12.50	
72013	5-7	Darli	GINID	800	12.50	11g	11/1	0.00	Netali				Direct				icteu	INCV	/2013		Ltu	1676	12.50	0.00
09/10	Coniscliff	ngto				Aski		2,339									Comp		09/10		lan	9625		2,339
	e Rd		2nd	138	16.95	ng			Office				Direct				leted	New	/2019		Tulloch	1	16.95	.10
72013	Cita	''	ZIIG	130	10.55	116		.10	Office				Direct				ictcu	IVCV	/2013		Harriso		10.55	110
	5B	Darli																			n	1681		
03/09	Steeplej	ngto		4,53					Indust								Comp		31/10		 Proper	1780		
	ack Way	_	GRND	0					rial				Direct				leted	New	/2019		ties Ltd	1		
,	3B	Darli												25							Carver	1687		
01/09	Houndga	ngto				Achi		5,000						yr			Comp		01/09		Comm	9146		6,000
/2019	te	n	GRND	300	16.67	eved	FRI		Retail				Direct	S			leted	New	/2019		ercial	1	20.00	.00
	9	Darli												3							Carver	1675		
29/09	Beaumo	ngto				Aski		10,03						yr		28/09	Comp		29/09		Comm	5695		10,03
/2019	nt St	n	GRND	911	11.02	ng			Office				Direct	S		/2022	leted	New	/2019		ercial	1	11.02	9.22
	6	Darli																		(Carver	1675		
29/09	Beaumo	ngto				Aski		10,03									Comp		29/09		Comm	5697		10,03
/2019	nt St	n	GRND	904	11.10	ng		4.40	Office				Direct				leted	New	/2019	(ercial	1	11.10	4.40
	8	Darli												3							Carver	1675		
29/09	Beaumo	ngto				Aski		10,60						yr		28/09	Comp		29/09		Comm	5701		10,60
/2019	nt St		1st	915	11.59	ng		4.85	Office				Direct	S		/2022	leted	New	/2019	(ercial	1	11.59	4.85
	7	Darli																			Carver	1675		
		ngto				Aski		9,311									Comp	1	29/09		Comm	5702		9,311
/2019			1st	933	9.98	ng		.34	Office				Direct				leted	New	/2019		ercial	1	9.98	.34
l I	106-108	Darli															_				Carver	1675		
l I	Bondgat	ngto	GRND,	3,35					Office/				. .				Comp	l	29/09		Comm	5762		
/2019	е	n Davili	1	8			FRI		Retail				Direct				leted	New	/2019		ercial	1	 	
20/00	E Dules	Darli	CDVIC	1.00													Ca		20/00		Carver	1675		
29/09	1	-	GRND,	1,06			FRI		Potail				Diroct				Comp	Now	29/09		Comm	5737		
/2019		n Darli	1	0			LKI		Retail				Direct				leted	New	/2019		ercial	1 1675	 	
20/00	4 Houndaa	1				Aski		8,000									Comp		29/09		Carver	5728		8,000
l I	Houndga te Mews	ngto n	GRND	408	19.61	ng	IRI		Retail				Direct				Comp leted	New	/2019		Comm ercial	1	19.61	
	30B	Darli	GINID	400	13.01	11g	IIVI	.00	Retail				Direct				icteu	INCV	/2013		Carver	1675	15.01	.00
		ngto				Aski		5,400									Comp		29/09		Comm	5743		5,400
/2019			GRND	335	16.12				Retail				Direct				leted	New			ercial		16.12	
, _023			5,5	333		0		.50											, _023		Connec			.55
																					t			
	72a	Darli												3							Proper	1680		
	Skinnerg	ngto				Effec		7,499			1,72			yr		29/08	Comp		30/08		ty	9392		7,000
/2019	_		GRND	427	17.56		FRI		Retail	4.05	8.00		Direct	s.		/2022	leted	New	/2019		North		16.39	
12013	att	11	SIMILE	741	17.50	LIVE	1 1/1	.54	nctall	٦.05	5.00		שווכנו	ر ا		12022	icteu	INCV	12013		NOILII	, +	10.55	

																				1	East			
	100 100									+											Ltd	1.5==	<u> </u>	
27/22		Darli																	0=/00		Carver	1675		
27/09	_	ngto	CDAID	3,40	2.50	Aski		8,500	5		.						Comp	١	27/09		Comm	0624	2.50	8,500
/2019	е		GRND	0	2.50	ng		.00	Retail	\perp	Direct		ļ	-			leted	New	/2019		ercial	1 1	2.50	.00
/		Darli																			Carver	1675		
27/09	1	ngto			40.00	Aski		6,500									Comp	l	27/09		Comm	0618	40.00	6,500
/2019	Yard	n	GRND	629	10.33	ng	FRI	.00	Retail		Direct			-			leted	New	/2019		ercial	1 1	10.33	.00
26/44		Darli		400				25 77											26/44		Carver	1675		25.77
26/11		ngto	CDND	10,3	2.50	Aski		25,77	Indust		5						Comp		26/11		Comm	0602	2.50	25,77
/2019	nt Rd	n	GRND	10	3.50	ng	FRI	5.00	rial		Direct	-		-			leted	New	/2019		ercial	1	2.50	5.00
																					Carver			
																					Comm			
																					ercial,			
																					Connec t			
																				1 1	Proper			
																					ty			
	17	Darli																			North	1675		
27/09		ngto				Aski		9,500									Comp		27/09		East	0607		9,500
l l	Rd	_	GRND	237	40.08		FRI		Retail		Direct						leted	New	/2019		Ltd	1	40.08	.00
, = = = =	+	Darli																1	,		Carver	1675		100
27/09		ngto															Comp		27/09		Comm	0636		
1	North Rd	n	GRND	451			FRI		Retail		Direct						leted	New	/2019		ercial	1		
,	+	Darli																	,		Carver	1675		
27/09	326	ngto				Aski		5,500									Comp		27/09		Comm	0639		5,500
/2019	North Rd	n	GRND	621	8.86	ng	FRI	.00	Retail		Direct						leted	New	/2019		ercial	1	8.86	
	75	Darli																			Carver	1675		
27/09	Skinnerg	ngto				Aski		7,500									Comp		27/09		Comm	0701		7,500
/2019	ate	n	GRND	905	8.29	ng	FRI	.00	Retail		Direct						leted	New	/2019		ercial	1	8.29	.00
	1	Darli																			Carver	1675		
		ngto				Aski		5,525									Comp		27/09		Comm	0706		5,525
/2019		n	1st	567	9.74	ng	FRI	.00	Retail		Direct						leted	New	/2019		ercial		9.74	.00
		Darli																			Carver	1675		
		ngto		2,65		Aski		14,75									Comp		27/09		Comm	0710		14,75
/2019	St N	n	GRND	8	5.55	ng	FRI	0.00	Retail		Direct	-					leted	New	/2019		ercial	1	5.55	0.00
27/22		Darli																	0=/00		Carver	1675		
27/09	1	ngto	CDND		10.11	Aski	- FD1	8,500	Date:		5						Comp		27/09		Comm	0726	10.11	8,500
/2019	Rd		GRND	444	19.14	ng	FRI	.00	Retail		Direct	-		+			leted	New	/2019		ercial	1 1 1 1 1 1	19.14	.00
16/00		Darli				۵ ما د:		2 500	landnt			1			15/00		Camara		16/00		Carver	1675		2 500
	Dodswor th St	ngto	GRND	F12	F 02	Aski	FRI	-	Indust rial		Direct	1			15/08 /2020		Comp leted	Now	16/09 /2019		Comm	5766	F 02	2,580
/2019		n Darli	GKIND	513	5.03	iig	FKI	.39	Hal	+ +	Direct	10			/2020		leteu	New	/2019		ercial	1287	5.03	.39
02/08			GRND,	1,68		Effec		23,49				1			01/08	Greggs	Comp					4441		
	Row	ngto n	1-2	2	13.97				Retail		Direct	yr s			/2029	plc	leted					1		
72013		Darli	1 2		13.57	tive		3.57	Retail		Direct	3		+	72023	pic	leteu				Carver	1669		
29/08		ngto				Aski		3,380				yr			28/08		Comp		29/08		Comm	6805		3,380
/2019	Yard	n	GRND	207	16.33		IRO	.00	Retail		Direct	S			/2022		leted	New	/2019		ercial	1	16.33	.00
,		Darli				0	-	.50				†		+	,		13.34		, _0_0		Carver	1669		1 .55
29/08		ngto				Aski		8,000									Comp		29/08		Comm	6856		8,000
/2019	1		GRND	995	8.04		FRI		Retail		Direct						leted	New	/2019		ercial	1	8.04	.00

	1		, ,						,		-							1			ı					1
	3-5	Darli																					Carver	1672		
14/08	Bakehou	ngto		1,92		Aski		22,00											Comp		14/08		Comm	5321		22,00
/2019	se Hl	n	GRND	5	13.43	ng	FRI	0.00	Retail					Direct					leted	New	/2019		ercial	1	13.43	0.00
	32	Darli																The					Barker	1660		
10/07	Cornmill	ngto		1,50														Body	Comp		10/07		Proudl	8770		
/2019	Center	n	GRND	5			FRI		Retail					Direct				Shop	leted	New	/2019		ove Ltd	1		
	5-7	Darli																						1660		
27/05	Coniscliff	ngto													1		26/05		Comp		27/05		lan	1143		
/2019	e Rd	n	GRND	138			FRI		Office					Direct	yr		/2020		leted	New	/2019		Tulloch	1		
																							Connec			
																							t			
																							Proper			
																							ty			
	77	Darli													3								North	1664		
01/04	Skinnerg	ngto		3,54		Aski		28,00							yr		31/03	Easy	Comp		01/04		East	0204		28,00
/2019	ate	n	GRND	3	7.90		FRI	0.00	Retail					Direct	S		/2022	Loans	leted	New	/2019		Ltd	1	7.90	0.00
7 - 0 - 0		Darli	02		7.00	6		0.00						2000			7-0	2000	10000		7 - 0 - 0		Carver	1689	7.00	0.00
31/01	18 King	ngto		4,65		Aski		20,00											Comp		28/02		Comm	3465		20,00
/2019	St	n	GRND	1,03	4.30		FRI		Retail					Direct					leted	New	/2019		ercial	1	4.30	0.00
72013	96	Darli	GILIVE		4.50	116	1 111	0.00	rectan					Direct					ictcu	IVCV	72013		Carver	1675	4.50	0.00
30/01	Bondgat	ngto				Aski		6,000											Comp		28/02		Comm	5637		6,000
/2019	e	n	GRND	272	22.06		FRI		Retail					Direct					leted	New	/2019		ercial	1	22.06	.00
72013	10	Darli	GININD	212	22.00	iig .	11/1	.00	itetaii					Direct	5				icteu	INCW	72013		Carver	1669	22.00	.00
30/01	Dudley			1,89		Effec		8,489	Indust								29/01		Comp		30/01			6862		7,068
/2019	Rd	ngto	GRND	5	4.48		FRI	.54	rial					Direct	yr		/2024		leted	New	/2019		Comm ercial		3.73	.35
/2019	Ku	n	GKIND	3	4.46	tive	FKI	.54	Hai					Direct	S		/2024		ieteu	ivew	/2019			1	3./3	.33
	20	Doul:											140		_								Shand	1620		
04 /04	20	Darli		5 50				46.75				2.7	14,9		5		24 /02				04/04		wick	1628		46.75
01/04	Woodlan	ngto	CDND	5,50	0.50	Achi		46,75	0.00			2.7	05.0	5	yr		31/03		Comp		01/04		Proper	1911	0.50	46,75
/2019	d Rd	n	GRND	0	8.50	eved	FRI	0.00	Office			1	0	Direct	S		/2024	NHS	leted	New	/2019	3	ties	1	8.50	0.00
10/01	15	Darli									0=0						00/04				10/01		Carver	1650		
10/01	Victoria	ngto	CDND	200	44.70	Achi	551	2,340	0.00	4 70	956.			5	1		09/01		Comp		10/01		Comm	3871	44.70	2,340
/2019	Rd	n	GRND	200	11.70	eved	FRI	.00	Office	4.78	73			Direct	yr		/2020		leted	New	/2019		ercial		11.70	.00
40/04		Darli		4.00				20.50			18,9										40/04		Carver	1610		20.50
19/01	Clevelan	ngto		4,90		Aski		20,50	Indust		80.5			Assign					Comp		19/01		Comm	8888		20,50
/2019	d St	n	GRND	5	4.28	ng	FRI	2.90	rial	3.87	0			ment					leted	New	/2019		ercial	1	4.18	2.90
																							Carver			
																							Comm			
																							ercial,			
																							Connec			
																							t			
																							Proper			
																							ty			
	24	Darli																					North	1680		
19/12	Grange	ngto		2,60															Comp		19/12		East	9194		
/2018	Rd	n	GRND	0			FRI		Retail					Direct					leted	New	/2018		Ltd	1		
																							Connec	, ,		
																							t	, ,		
	10	Darli									11,4				5			Indian					Proper	1610	, ,	
1 4-1:-	Chianana	ngto		1,40		Achi	1	16,90			62.0				yr	I	16/12	Restaur	Comp	I	17/12		+.,	2224	()	19,00
17/12 /2018	Skinnerg	ligio	GRND	0	12.07		1		Retail		02.0	l l		Direct	יען		/2023	INCStaul	leted	New	/2018		ty	3234	13.57	0.00

																							East Ltd			
20/11		Darli ngto		2,89		Aski		14,98	Indust		4,88								Comp		20/11		Carver Comm	1610 8865		14,98
l l	Banks Rd	n	GRND	8	5.17	ng	FRI	2.66	rial	1.68	0.00			Direct					leted	New	/2018		ercial	1	5.17	2.66
20/44	F. C	Darli									6.43										20/44		Carver	1610		
1	5 Crown St	ngto n	GRND	582			FRI		Retail	10.52	6,12 0.00			Direct					Comp leted	New	20/11 /2018		Comm ercial	8869 1		
72018	9	Darli	GINID	302			1101		Netaii	10.52	0.00			Direct	6			Viraj	ieteu	INCW	72018		Kendre	1600		
01/11	Kendrew	ngto				Effec		14,30							yr		31/10	Restura	Comp		01/11		w	8232		14,30
/2018	St	n	GRND	482	14.30	tive	IRO	0.00	Retail					Direct	S		/2024	nt Ltd	leted	New	/2018	0	House	1	14.30	0.00
																							Brassin			
																							gton Rowan,			
																							Fawcet			
																							t Mead			
																							Ltd,			
																							Connec			
																							t			
																							Proper			
		Darli									15,7												ty North	1601		
01/12		ngto				Aski		20,00			85.0	8.2	6,08						Comp		01/12		East	4245		20,00
-	Queen St	n	GRND	737	27.14		FRI	0.00	Retail	21.42	0	6	7.00	Direct					leted	New	/2018		Ltd	1	27.14	0.00
																							Brassin			
																							gton			
																							Rowan,			
																							Fawcet t Mead			
																							Ltd,			
																							Connec			
																							t			
																							Proper			
		Darli									24.1												ty	1601		
01/12		Darli ngto		1,07		Aski		32,50			24,1 57.0	7.2	7,81						Comp		01/12		North East	1601 4246		32,50
l l	Queen St		GRND		30.20		FRI		Retail	22.45	0	6		Direct					leted	New	/2018		Ltd	12 13	30.20	
		Darli																			,		Carver	1610		
19/01		ngto	GRND,	1,39		Aski			Indust		3,86								Comp		19/01		Comm	8799		11,99
	Banks Rd	n	1	5	8.60	ng		7.00	rial	2.77	4.15			Direct					leted	New	/2019	-	ercial	1	8.60	7.00
1	7 Blackwel	Darli	CDVID																Comn		10/12		Carver	1610		
/2018			GRND, 1-2	890			FRI		Retail					Direct					Comp leted	New	19/12 /2018		Comm ercial	8800 1		
, 2010	-Date	Darli		030					cuii					Direct					icica	14044	72010	+	Carver	1610		
19/11	65 Duke	ngto				Aski		6,889											Comp		19/11		Comm	8764		6,889
/2018	1	n	1st	409	18.84	ng		.61	Office					Direct					leted	New	/2018		ercial	1	16.85	
		Darli																					Carver	1610		
		ngto	CDAIG	1,17	F 65	Aski			Indust					5					Comp		19/12		Comm	8809		6,596
/2018	Kd	n	GRND	8	5.60	ng	IRI	.80	rıal					Direct					leted	New	/2018		ercial	1	5.60	.80

		Darli							Light															1596		
15/10	Lingfield	ngto		1,00		Achi		6,000	Indust		3,02			1			14/10	Daisora	Comp		15/10		Flexspa	9183		6,000
/2018	Way	_	GRND	0	6.00	eved	FRI	.00	rial	3.03	9.00		Direct	yr			/2019	n	leted	New	/2018	0	ce	1	6.00	.00
	41-42	Darli									13,1			•									Carver	1596		
10/11	Blackwel	ngto		4,24		Aski		30,00			72.5								Comp		10/11		Comm	4770		30,00
/2018	lgate	n	GRND	3	7.07		FRI	0.00	Retail	3.10	0		Direct						leted	New	/2018		ercial	1	7.07	1 -
-	63	Darli				Ů															-		Carver	1591		
21/10	Alverton	ngto				Aski		10,00			3,49								Comp		21/10		Comm	6926		10,00
/2018	Dr	_	GRND	547	18.28	ng	FRI	0.00	Retail	6.39	5.00		Direct						leted	New	/2018		ercial	1	18.28	
,	7	Darli																					Carver	1591		
21/10	Blackwel	ngto				Aski		15,00			3,21								Comp		21/10		Comm	6702		15,00
	lgate	_	GRND	890	16.85		FRI		Retail	3.61	5.40		Direct						leted	New	/2018		ercial	1	16.85	
,	81	Darli																			,		Carver	1591		
21/10	Bondgat	ngto				Aski		5,002											Comp		21/10		Comm	6927		5,002
/2018	е	_	1st	725	6.90	ng	IRO		Office				Direct						leted	New	/2018		ercial	1	6.90	
,		Darli																			,		Carver	1591		
21/10	39 Duke	ngto				Aski		10,00			5,59		Suble						Comp		21/10		Comm	6707		10,00
/2018		_	GRND	558	17.92	ng			Retail	10.02	1.25		ase						leted	New	/2018		ercial	1	17.92	
,		Darli																			,		Carver	1591		
21/10	Henson	ngto		2,07		Aski		7,501	Indust										Comp		21/10		Comm	6969		7,501
/2018		n	GRND	8	3.61	ng	FRI	.58	rial				Direct						leted	New	/2018		ercial	1	3.61	
		Darli				Ů																	Carver	1591		
21/10	Henson	ngto		2,07		Aski		7,501	Indust										Comp		21/10		Comm	6970		7,501
	Rd	n	GRND	8	3.61	ng	FRI	.58	rial				Direct						leted	New	/2018		ercial	1	3.61	
		Darli																					Carver	1591		
21/10	Henson	ngto		2,08		Aski		7,519	Indust										Comp		21/10		Comm	6971		7,519
/2018	Rd	n	GRND	3	3.61	ng	FRI	.63	rial				Direct						leted	New	/2018		ercial	1	3.61	.63
		Darli																					Carver	1591		
21/10	Hanson	ngto		1,77		Aski		8,253	Indust		2,65								Comp		21/10		Comm	6972		8,253
/2018	Rd	n	GRND	5	4.65	ng	FRI	.75	rial	1.50	6.20		Direct						leted	New	/2018		ercial	1	4.65	.75
		Darli																					Carver	1591		
21/10	Lingfield	ngto		1,12		Aski		11,25											Comp		21/10		Comm	6976		11,25
/2018	Way	n	GRND	5	10.00	ng		0.00	Office				Direct						leted	New	/2018		ercial	1	10.00	0.00
		Darli																					Carver	1591		
	Lingfield	ngto		1,80															Comp		21/10		Comm	6977		
/2018	Way	n	GRND	0					Office				Direct						leted	New	/2018		ercial	1		<u> </u>
		Darli																					Carver	1591		
-	Lingfield	ngto				Aski		5,148											Comp		21/10		Comm	6978		5,148
/2018	Way		GRND	375	13.73	ng	FRI	.75	Office				Direct						leted	New	/2018		ercial	1	13.73	.75
		Darli																			_		Carver	1591		
20/11	_	ngto		5,24		Aski		20,01	Indust		5,24								Comp		20/11		Comm	6982		20,01
/2018	Banks Ct	n	GRND	0	3.82	ng	FRI	6.80	rial	1.00	2.50		Direct						leted	New	/2018		ercial	1	3.82	6.80
		Darli		_										10						Ren				1669		
	Priestgat	ngto		9,84		Effec		102,9	_					yr	20/09	20/09	19/09	New	Comp	ewa				3283		
/2018	е	n	LL	1	10.46	tive		49.90	Retail				Direct	S	/2025	/2023	/2028	Look	leted			12		1	<u> </u>	<u> </u>
		Darli				_																	_	1589		
	Lingfield	ngto				Aski		4,559	0.00		2,64								Comp		17/10		Flexspa	9867		4,559
/2018	Way		GRND	501	9.10	ng	FRI	.10	Office	5.27	0.00		Direct						leted	New	/2018		ce	1	9.10	.10
		Darli						_													4-4:-		_,	1589		
	Lingfield	ngto				Aski		5,750	- 55:		2,84								Comp	l	17/10		Flexspa	9868		5,750
/2018	Way	n	GRND	575	10.00	ng		.00	Office	4.94	2.60		Direct						leted	New	/2018		ce	1	10.00	.00

1,000 1,00		ı	-	-	1					-		-	 -		ı	1		1	1		ı	1			1	1
1500 1500																										
1500 1500																										
1																							tional,			
15/10 15/1																							Carter			
																							Jonas			
																							LLP,			
1/10 1/10			Darli		1.50																			1595		
Math	15/09									Indust								Amazo	Comp							
West Obstitution Obstitu		A66		GRND										Direct					1				-			
	72023			011112	,					1101				D.11 CCC					icteu							
	05/10						۸chi		1 125										Comn		05/10					3 900
Secondary Seco			n	GRND	183	2/118	l	ERI		Rotail				Direct						New				1074	21 21	
No. No.	72018	Nu	11	UNIND	103	24.10	eveu	TIXI	.00	Netali				Direct				Coople	leteu	INEW	/2018				21.31	.00
86																										
24/08 Fulthory Ref Ref		0.0	Davil:												_								_	1500		
	24/00						A . I		0.750			274					22/00	1			24/00					0.250
Note		-				44 =0								. .	l ′					١				4863		
	/2018	e Ave		GRND	/42	11./9	eved	FRI	.00	Retail	5.05	4.00		Direct			/2023	rough)	leted		/2018		Ltd	1	12.47	.00
															10											
Process Proc															yr					ewa				4039		
0.709	/2018	Archer St		1-3	27	11.50	tive	FRI	08.80	Office				Direct	S		/2028	HC One	leted	ı						
			Darli												5								Carver			
Dark	02/09	Forge	ngto		1,88		Achi		7,501	Indust		2,37			yr			TSU	Comp		02/09		Comm	5615		6,956
Note	/2018	Way	n	GRND	0	3.99	eved	FRI	.20	rial	1.26	6.60		Direct	s		/2023	Limited	leted	New	/2018		ercial	1	3.70	.00
0.1/10 0																							Jackso			
16A Post 16A Post			Darli																				n &	1593		
16A Post 16A Post	01/08	McMulle	ngto				Achi		6,750										Comp		01/08		Partne	5556		6,750
16A Post Dark House Nymor 1	/2018	n Rd		2nd	540	12.50	eved	FRI	.00	Office				Direct					leted	New	/2018		rs	1	12.50	
01/08 House ngto 04/08 Wynd n 1 393 S S S S S S S S S		16A Post	-																		-			1581		
Action A	01/08			GRND.								3.92							Comp		01/08					
163				1	393			FRI		Retail	9.98			Direct						New	1 -					
163	7 - 5 - 5	7.10													6				10000		7 - 5 - 5					
163															l											
31/07 Northgat Red Northgat Red Red		163	Darli												ı					Ran				1572		
Achi Series File Composition Compo	21/07				1 70		۸chi		1/150								16/02	Born to	Comp							
Darli		_		CDND		0.52		EDI		Potail								1		ı						
05/07 4 Clarks ngto yard n 1st 419 9.30 eved IRO .70 Office 3.34 8.00 Direct	/2010	C		JINIU	- 0	0.33	eveu	1 1/1	0.00	Netali					US		12023	Dance	ieteu	-			Carver			
Yard N	OE /07	1 Clarks					Ach:		2 006			1 20							Coma		0E /07					דדנ נ
Morton Park ngto ngto				1c+	410	0.20	l	IDO		Office	2 24			Diroct						Nove					0.06	
O1/07	/2018			151	419	9.30	eved	IKU	./0	Office	3.34	8.00		Direct	_				ieted	new	/2018		erciai		8.06	.14
72018 Way N	04/07				4.53		-tt		7.600	la alcos					l	20/06	20/00				04 /07					
28/06 Coniscliff ngto ND,1- 2,10 Achi 15,99 Comm 8406 17,50			_	05					-					5.	'	1		1		١	1 -	_				
28/06 Coniscliff on the properties of the	/2018				9	5.00	tive		.36	rıal				Direct	S	/2021	/2023	lips	leted	New	/2018	6				
Yabla Fig. Yabla Yabla Fig. Yabla Yabla Fig. Yabla Yabla Fig. Yabla Fig. Yabla Yabla Fig. Yabla Y					_																l					
Darli			ngto																							
01/07 Lingfield ngto /2018 Way Indicate Lingfield ngto /2018 Ng Indicate Ng	/2018	e Rd		2	4	7.60	eved	FRI	0.40	Office	2.95	8.22		Direct					leted	New	/2018		ercial		8.32	5.28
/2018 Way n GRND 701 10.00 ng .00 Office 4.79 5.20 Direct Direct y leted New /2018 ce 1 10.00 .00 18/08 Barnes ngto 9,80 Aski 65,95 Indust 00.7 yr 17/08 w Page Comp 18/08 son 8502 65,95			Darli															G N								
Red Darli Andre Andre Sander 1566 18/08 Barnes ngto 9,80 Aski 65,95 Indust 00.7 yr 17/08 w Page Comp 18/08 son 8502 65,95	01/07	Lingfield	ngto				Aski		7,010			3,35						Securit	Comp		01/07		Flexspa	8699		7,010
18/08 Barnes ngto 9,80 Aski 65,95 Indust 00.7 yr 17/08 w Page Comp 18/08 son 8502 65,95	/2018	Way	n	GRND	701	10.00	ng		.00	Office	4.79	5.20		Direct				У	leted	New	/2018		ce	1	10.00	.00
18/08 Barnes ngto 9,80 Aski 65,95 Indust 00.7 yr 17/08 w Page Comp 18/08 son 8502 65,95		Red	Darli									18,8			10			Andre					Sander	1566		
	18/08	Barnes	ngto		9,80		Aski		65,95	Indust					yr		17/08	w Page	Comp		18/08			8502		65,95
		1		GRND	0	6.73		FRI			1.92	5		Direct	s		/2028	Ltd	leted	New	l		Weath		6.73	

																								erall LLP			
31/05	31 Clevelan d Trading	Darli ngto	GRND,	5,92		Effec		19,10	Indust		8,15				10 yr	30/05	30/05	30/05	Allianc e Autom	Comp		31/07		Carver Comm	1569 0515		19,97
/2018	Estate	n	MEZZ	7	3.22	tive	FRI	3.96	rial	1.38	5.00			Direct	S	/2023	/2023	/2028	otive	leted	New	/2018	4	ercial	1	3.37	3.99
31/05 /2018	10 Woodlan d Rd	Darli ngto n	GRND, 1-2	777	7.08	Aski ng		5,500 .00	Retail					Direct	-					Comp leted	New	31/05 /2018		Brown s Estate Agency Ltd	1562 9638 1	7.08	5,500 .00
I	12 High Row	Darli ngto n	GRND	710	22.54	Effec tive		16,00 2.52	Retail	10.67	7,57 2.50			Direct	yr s	28/05 /2020		28/05 /2023	VIP Cigs	Comp leted	New	29/05 /2018		Bradle y Hall Ltd	1564 9462 1	28.17	20,00 0.00
	Lingfield Way	Darli ngto n	GRND	1,79 8	4.62	Effec tive	FRI	8,305 .81	Light Indust rial	2.92	5,24 2.50			Direct	5 yr s	09/05 /2021		09/05 /2023	Olumo Foods	Comp	New	10/05	4	Flexspa ce	1561 0298 1	5.00	8,990 .00
06/11	Lingfield	Darli ngto		19,0		Aski		38,00	Indust		11,1 84.0	0.3	7,22		3 yr			05/11	Premo Fabrica	Comp		06/11		Connec t Proper ty North East	1558 3474		38,00
/2018	Point	n	GRND	00	2.00	ng	FRI	0.00	rial	0.59	0	8	0.00	Direct	S			/2021	tions	leted	New	/2018		Ltd	1	2.00	0.00
25/04 /2018	Whessoe Rd	Darli ngto n	GRND	1,17	5.60	Effec tive	IRI	6,596 .66	Indust rial					Direct	3 yr s	24/10 /2019		24/04 /2021	North Truck Spares Ltd	Comp	New	25/05 /2018		Carver Comm ercial	1555 5473 1	5.60	6,596 .80
	10 Post House	Darli ngto	GRND,	1,95		Effec		8,084			9,86				6 yr	10/04	10/04	10/04	Gillian Arnold Boutiq	Comp		11/04		Carver Comm	1557 9826		10,50
/2018	Wynd	n	1	8	4.13	tive	FRI	.12	Retail	5.04	0.00			Direct		/2021	/2021		ue	leted	New	/2018	3	ercial	1	5.36	0.00
29/03 /2018	1	Darli ngto n	GRND, 1	567	12.72	Effec tive	FRI	7,213 .22	Retail	4.44	2,51 6.40			Direct	5 yr s	28/03 /2020		28/03 /2023		Comp leted	New	29/03 /2018	2	Carver Comm ercial	1551 6130 1	13.23	7,500 .00
25/03 /2018	22 Queen	Darli ngto n	GRND	1,90 0	15.75	Effec tive		29,91 9.35	Retail					Direct	10 yr s	26/03 /2023	26/03 /2023	24/03 /2028	CeX	Comp leted	New	25/03 /2018	6		1133 9873 7		
	11 Pioneer	Darli ngto n	GRND,	3,74 1	12.57	Effec		47,02	Office					Direct	3 yr s			24/03 /2021	RiverSt one Mange ment Ltd	Comp leted	Ren ewa I				1556 0615 1		
21/03	108 Whitby Way	Darli ngto n	GRND	528	5.68	Effec	FRI	2,999	Retail	3.06	1,61 4.70			Direct	3 yr s			20/03 /2021		Comp leted	New	21/03 /2018		Sillars Proper ties Ltd	1554 4539 1	5.68	3,000
	206-210 Northgat	Darli ngto n	GRND	1,20		Effec tive		11,39	Retail	4.66	5,59 1.25			Direct	5 yr s			05/03 /2023	Junior Kitchen	Comp		06/03 /2018		Carver Comm ercial, Connec	1538 5845 1		12,00 0.00

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		Darli																							1520		
28/02	9 Duke	ngto	GRND,			Aski		10,52			2,76									Comp		28/02			4866		10,52
1	St	n	1	919	11.45		FRI	2.55	Office	3.01	2.93			Direct						leted	New	/2018			1	11.45	
72010	30	Darli	_	313	11.15	116		2.33	Office	3.01	2.55			Direct	7					icted	11011	72010		Carver	1520	11.13	2.55
22/02	Valley St			1,60		Effec		6,499			1 20				'	21/02		21/02		Comp		22/03			5356		6,500
l l	,	ngto	CDND		4.00		-DI		Datail	0.01	1,30			Discort	yr	21/02					Nous	1		Comm		4.00	
/2018	N		GRND	2	4.06	tive	FRI	.93	Retail	0.81	4.80			Direct	S	/2020		/2025		leted	New	/2018		ercial	1	4.06	.00
		Darli													15	١.		l .				l .		Carver	1557		
21/02	Coniscliff	ngto	GRND,	1,17		Effec		9,839			6,03				yr	20/08	20/02	20/02	ALD	Comp		21/02		Comm	6615		10,00
/2018	e Rd	n	1	3	8.39	tive	FRI	.77	Office	5.15	9.25			Direct	S	/2019	/2023	/2033	Group	leted	New	/2018	2	ercial	1	8.53	5.69
	20	Darli													10									Carver	1520		
20/02	Bondgat	ngto	BSMT,	1,37		Effec		11,99			7,92				yr	19/02		19/02		Comp		20/02		Comm	4699		15,00
/2018	e	n	GRND	4	8.73	tive	FRI	9.89	Retail	5.77	2.00			Direct	S	/2023		/2028		leted	New	/2018		ercial	1	10.92	0.00
-		Darli													10				Schott						1552		
19/02	Centrep	ngto		10,2		Effec		26,26	Indust						vr	19/02	19/02	18/02	Transp	Comp		19/02			9842		
	oint Rd	-	GRND	02	2.57	tive	FRI	0.55	rial					Direct	s .	/2023	/2023	/2028	ort Ltd	leted	New	/2018	2		1		
/2010	OIIIC IXG	Darli	GINIVE	02	2.57	tive	110	0.55	Tiai					Direct	10	72023	72023	72020	Schott	ictcu	IVCVV	/2010			1622	 	+
10/02	Contron			177		Effec		25 74	Indust						l	10/02	10/02	10/02		Comp		10/02			3863		
19/02	Centrep	ngto	CDND	17,7	2.02		-DI	35,74	Indust					D:	yr	19/02	19/02	18/02	Transp	Comp		19/02	_				
/2018	oint Rd		GRND	31	2.02	tive	FRI	1.90	rial					Direct	S	/2023	/2023	/2028	ort Ltd	leted	New	/2018	5	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	 	
	72	Darli													5									Carver	1520		
16/02	Skinnerg	ngto				Effec		6,732			2,93				yr	15/02		15/02		Comp		16/02		Comm	5232		7,000
/2018	ate	n	GRND	190	35.43	tive	FRI	.35	Retail	15.43	2.30			Direct	S	/2021		/2023		leted	New	/2018	2	ercial	1	36.84	.00
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06/02	Morton		CDND	147		Effor		65.06	Indust		97.4	م د	0 02		l			05/02	Go	Comr		07/05		I	1		65.00
06/02	Morton	-	GRND,	14,7	4.43	Effec			Indust	2.02		0.6	8,83	D:	yr			05/02	Banana	Comp	N:	07/05		East	9975	4.42	65,06
/2018	Park		MEZZ	20	4.42	tive	FRI	2.01	rial	2.02	0	0	2.00	Direct	S			/2028	S	leted	New	/2018	<u> </u>	Ltd	1	4.42	2.40
	26A Post	Darli													5									Carver	1441		
	House	ngto	GRND,	1,64		Effec		16,63			8,27				yr	1 .		01/02	Toni &	Comp		02/02		Comm	1960		
/2018		n	1	2	10.13	tive	FRI	0.07	Retail	5.04	1.50			Direct	S	/2019		/2023	Guy	leted	New	/2018	4	ercial	1	<u> </u>	
	45-47	Darli									31,4								Linthor						1441		
02/02	Russell	ngto	GRND,	12,4		Aski		60,00			55.0								pe	Comp		02/03			2128		60,00
/2018		_	1	25	4.83	ng	FRI	0.00	Retail	2.53	0			Direct					Beds	leted	New	/2018			1	4.83	
																			Garden			1	1				
		Darli									59,3								er						1594		
05/02	Morton		GRND,	14,7		Achi		95.69	Indust		96.0								Leisure	Comp		05/02		Landte	6779		95,68
/2018		- 1		20	6 50	eved	EDI	0.00		4.04				Direct					Ltd	leted	Now	/2018				6 50	
/2019	rdik	П	MEZZ	20	บ.วบ	eveu	LKI	0.00	ıldı	4.04	0			טוופננ					Liu	ieteu	New	/2019		am	1	6.50	0.00

15/01	Lingfield	Darli ngto	GRND,	28,0		Aski		97,85	Indust					10 yr	14/01	14/01	Molecu	Comp		15/01	Jackso n & Partne rs, HTA Real Estate	1466 3449		97,85
/2018	Way	n	1	40	3.49	ng	FRI	9.60	rial				Direct	S	/2022	/2028	lar	leted	New	/2018	Limited	1	3.49	9.60
15/01 /2018	25 Skinnerg ate	Darli ngto n	GRND,	3,16 5		Effec		10,00 0.72	Retail	2.58	8,15 5.00		Direct	5 yr s		14/01 /2023	Stitch Up Tailors	Comp leted	New	15/01 /2018	Carver Comm ercial	1551 9520 1		
10/01 /2018	Morton Rd	Darli ngto n	GRND,	5,41 9			FRI		Office	3.55	19,2 37.4 5		Direct	10 yr s		09/01 /2028	Darling ton Buildin g Society	Comp leted	New	10/02 /2018	Carver Comm ercial	1520 5109 1		
05/03 /2018	Russell St	Darli ngto n	GRND	8,97 3	15.27	Achi eved	FRI	137,0 20.00	Retail	6.92	62,1 25.0 0		Direct				British Heart Founda tion	Comp leted	New	05/03 /2018	Avison Young	1372 9269 1	15.27	137,0 20.00
03/01 /2018	60 Duke St	Darli ngto n	GRND	491	9.16	Effec tive	IRI	4,497 .45	Office	4.51	2,21 3.50		Direct	1 yr	02/04 /2018	02/01 /2019	Davis Plannin g Partner ship	Comp leted	New	03/01 /2018	Carver Comm ercial	1383 6024 1	9.16	4,497 .56

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

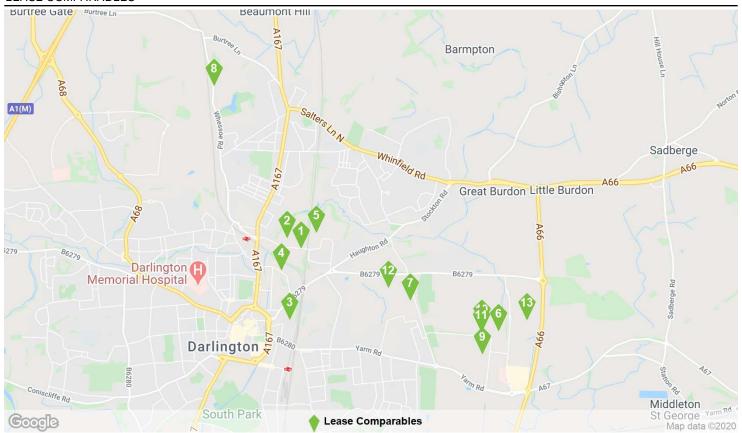
18

£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

				Lea	se		Rents	3
Pro	pperty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	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	-	-
1	110 Eastmount Rd	****	10,310	GRND	28/08/2019	New	£3.50/fri	Asking
	47E Dodsworth St	****	513	GRND	16/08/2019	New	£5.03/fri	Asking
5	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
	Banks Rd	****	2,898	GRND	20/11/2018	New	£5.17/fri	Asking
	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	Achieve
0	Henson Rd	****	2,078	GRND	21/09/2018	New	£3.61/fri	Asking
0	Henson Rd	****	2,078	GRND	21/09/2018	New	£3.61/fri	Asking
0	Henson Rd	****	2,083	GRND	21/09/2018	New	£3.61/fri	Asking
1	Hanson Rd	****	1,775	GRND	21/09/2018	New	£4.65/fri	Asking
2	Banks Ct	****	5,240	GRND	21/09/2018	New	£3.82/fri	Asking
3	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

Jan 2019

Feb 2020

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

TIME ON MARKET

Date On Market:

Date Off Market:

Dunlop Heywood Ltd

38 Collingwood St

Newcastle Upon Tyne, NE1 1JF Andrew Chandler 0191 229 9714

Months on Market: 13 Months

PROPERTY

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

LEASE NOTES

David Auguston has taken 3 Edward Street, comprising of 495 sq ft industrial accomodation 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

Jan 2019

Jan 2020

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

TIME ON MARKET

Date On Market:

Date Off Market:

Dunlop Heywood Ltd

38 Collingwood St

Newcastle Upon Tyne, NE1 1JF Andrew Chandler 0191 229 9714

Months on Market: 12 Months

PROPERTY

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

Christopher Parsons has taken 10 Edward Street, comprising of 340 sq ft industrial accomodation 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.







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	
Cuitor	0/10	

RENTS		
Asking Rent:	£4.50/SF	
CONCESSIONS A	ND BUILDOUT	
CONCESSIONS A	ND BUILDOUT Partial Build-Out	

CLEVELAND TRADING ESTATE

LEASE TERM

Start Date: Dec 2019

TIME VACANT

Date Occupied:	Jan 2020	
Date Occupied.	Jan 2020	

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

TIME ON MARKET

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

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

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





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



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

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

LEASING AGENTS

Harrison Properties Ltd

Cleveland St Darlington, DL1 1SW

Clare Millington 01325 355433

Property Type:	Industrial
Status:	Built 1980
Tenancy:	Multi
Construction:	Steel

NIA:	9,622 SF
Floors:	1
Floor Size:	9,622 SF
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

PROPERTY EXPENSES

Service:	Fully Repairing & In
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LEASE TERM

Feb 2017

Aug 2019

31 Months

TIME VACANT

D : 0 : 1	N. 0040	
Date Occupied:	Nov 2019	

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

LEASING AGENTS

Months on Market:

TIME ON MARKET

Date On Market:

Date Off Market:

Carver Commercial

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

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%	







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	
CONCESSIONS	AND BUILDOUT	
Buildout Status:	Shell Space	

LEASE TERM

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

PROPERTY EXPENSES

Service:	Fully Repairing & In
00.11001	,



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

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	A 1.7

LEASING AGENTS

Carver Commercial

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

Property Type:	Industrial
Status:	Built Dec 1981
Tenancy:	Multi
Construction:	Masonry

NIA:	9,800 SF
Floors:	1
Floor Size:	450 SF
Vacancy at Lease:	0.0%







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%

LEASE TERM

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

PROPERTY EXPENSES

Service: Fully Repairing & In...



TIME ON MARKET

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

TIME VACANT

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	A 2.6

LEASING AGENTS

Carver Commercial

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

Property Type:	Light Industrial
Status:	Built Apr 1998
Tenancy:	Multi
Construction:	Steel

NIA:	8,143 SF
Floors:	1
Floor Size:	8,143 SF
Eaves Height:	14'11"
Vacancy at Lease:	0.0%







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	

RENTS

Asking Rent: £4.08/SF-£4.28/SF

CONCESSIONS AND BUILDOUT

Space Condition: Average

PROPERTY EXPENSES

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

Primary School CLEVEL AND TRADING ESTATE Wheeson Red A Service 4 Less Darlington Gym

TIME ON MARKET

Start Date:

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

Jan 2019

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	1 7.0%

Months On Market	11.0	A	6.3
12 Mo. Leased SF	1,688,329		1,687. 4%
Submarket Leasing Activity	2018 Q4		YOY

LEASING AGENTS

Carver Commercial

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

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:	0.0%
Land Acres:	2.23







Banks Rd

Darlington, DL1 1XY - Darlington Ind Submarket





	No Barnes Way	Roker _{Cl} Coombin by	Coombe Dr
B6279	**(************	B6279	
			Westpoint Ry
		2 2	
		V 2 3	4 9
		Student Finance	e England
31004	0-11	Lingfyeld Cl	
Heath Primary So	chool		
The Crossway			Allington Way
EACHERS IN			Map data @202

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	1 7.0%
Market Overall	£4.10	1 7.0%

Submarket Leasing Activity	2018 Q4	YOY
12 Mo. Leased SF	2,696,358	1 47.8%
Months On Market	12.6	▲ 0.4

LEASE

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

LEASE TERM

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	
- 0.10 0 0 0 0 0 0 10 0 11		

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

RENTS

Asking Rent: £8.60/SF

CONCESSIONS AND BUILDOUT

Buildout: Standard Industrial

PROPERTY EXPENSES

Business Rates: £2.77/SF

LEASE TERM Start Date:

Start Date: Jan 2019

TIME VACANT

Date Occupied: Jan 2019



TIME ON MARKET

Date On Market: Aug 2018

Date Off Market: Dec 2018

Months on Market: 3 Months

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	1 7.0%
Market Overall	£4.10	1 7.0%

Submarket Leasing Activity	2018 Q4	YOY
12 Mo. Leased SF	2,696,358	1 47.8%
Months On Market	12.6	▲ 0.4

Property Type:	Light Industrial
Status:	Built 1992
Tenancy:	Multi
Construction:	Steel

NIA:	16,157 SF
Floors:	1
Floor Size:	16,157 SF
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	
CONCESSIONS	S AND BUILDOUT	
Buildout Status:	Shell Space	

Start Date: Dec 2018	LEASE TERM		
	Start Date:	Dec 2018	

PROPERTY EXPENSES

Internal Repairing	&
	Internal Repairing



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	1 7.0%

Months On Market	11.0	A	6.3
12 Mo. Leased SF	1,688,329		1,687. -4%
Submarket Leasing Activity	2018 Q4	,	YOY

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%







Lingfield Way - Flexspace

Darlington, DL1 4QZ - Darlington Ind Submarket





TENANT

Tenant Name:

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

GRND Floor

Daisoran

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

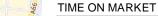


Floor:

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

PROPERTY EXPENSES

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



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%

BMI Woodlands Hospital 🕕

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	1 7.0%

Submarket Leasing Activity	2018 Q4	YOY
12 Mo. Leased SF	2,696,358	1 47.8%
Months On Market	12.6	▲ 0.4

LEASING AGENTS

Flexspace

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

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%





Tenson 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

Jan 2017

Sep 2018

RENTS

CONCESSIONS AND BUILDOUT

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

PROPERTY EXPENSES

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	1 21.4%
Months On Market	10.1	▲ 0.8

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Carver Commercial

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

Months on Market: 21 Months

Property Type:	Industrial
Status:	Built 1966
Tenancy:	Multi
Construction:	Steel

14,716 SF
1
14,716 SF
13'6"-29'6"
0.0%
0.73







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

Jan 2017

Sep 2018

RENTS

Asking Rent:	£3.61/SF	
--------------	----------	--

CONCESSIONS AND BUILDOUT

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

PROPERTY EXPENSES

ully Repairing & In
u

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	1 21.4%
Months On Market	10.1	▲ 0.8

LEASING AGENTS

Months on Market: 21 Months

TIME ON MARKET

Date On Market:

Date Off Market:

Carver Commercial

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

Property Type:	Industrial
Status:	Built 1966
Tenancy:	Multi
Construction:	Steel

14,716 SF
1
14,716 SF
13'6"-29'6"
0.0%
0.73







Tenson 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

Jan 2017

Sep 2018

RENTS

CONCESSIONS AND BUILDOUT

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

PROPERTY EXPENSES

ully Repairing & In
u

TIME VACANT

D : 0 : 1	0	
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	1 21.4%
Months On Market	10.1	▲ 0.8

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Carver Commercial

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

Months on Market: 21 Months

Property Type:	Industrial
Status:	Built 1966
Tenancy:	Multi
Construction:	Steel

NIA:	14,716 SF
Floors:	1
Floor Size:	14,716 SF
Eaves Height:	13'6"-29'6"
Vacancy at Lease:	0.0%
Land Acres:	0.73







Hanson Rd

Darlington, DL1 4QD - Darlington Ind Submarket





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

1,775 SF	F
Sep 2018	
Industrial	
Direct	E
GRND Floor	

RENTS		
Asking Rent:	£4.65/SF	
001050010110	AND DUIL DOUT	

CONCESSIONS AND BUILDOUT Buildout: Standard Industrial

PRO	PFRT\	/ EXPE	NSFS

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

Map data ©2020

TIME ON MARKET

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

TIME VACANT

Date Occupied: Oc	t 2018
-------------------	--------

MARKET AT LEASE

Student Finance England

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	1 21.4%
Months On Market	10.1	▲ 0.8

LEASING AGENTS

Carver Commercial

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

Property Type:	Industrial
Status:	Built Jan 2008
Tenancy:	Multi
Construction:	Steel

NIA:	3,556 SF
Floors:	1
Floor Size:	3,556 SF
Eaves Height:	16'4"
Vacancy at Lease:	0.0%





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

Heathfield Primary School Map data @2020

LEASE TERM		
Start Date:	Nov 2018	

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	

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	1 21.4%
Months On Market	10.1	▲ 0.8

LEASING AGENTS

Carver Commercial

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

Property Type:	Industrial
Status:	Built Sep 2008
Tenancy:	Multi
Construction:	Steel

8,141 SF
1
8,141 SF
23'3"
64.4%





n 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



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	1 21.4%
Months On Market	10.1	▲ 0.8

Industrial
Built Jul 2019
-
Steel
900 Surface Spaces

NIA:	1,508,367 SF
Floors:	1
Floor Size:	1,508,367 SF





Rents

Lease Comps Report

Asking Rent Per SF

Achieved Rent Per SF

Net Effective Rent Per SF

Avg. Rent Free Months

£3.99

£5.29

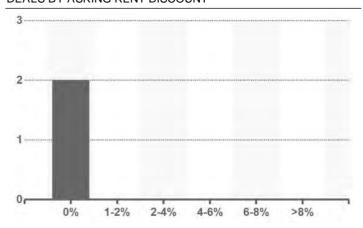
£4.48

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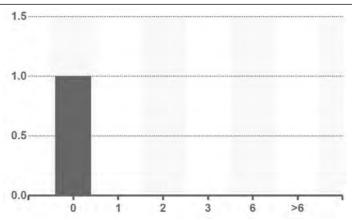
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



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	Clevelan d St	Darlin gton	GRN D	4,965	4.50		Askin g	Indust rial	Direct							Comp	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	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	3.50	FRI	Askin g	Indust rial	Direct							Comp	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	Clevelan d 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	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	D	2,078		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	D	2,083		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	D	1,775		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	D	5,240	3.82	FRI	Askin g	Indust rial	Direct	1.00						Comp	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				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

		Lease				Rents		
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	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	-	-
1	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
	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
3	7 Beaumont St	****	933	1st	30/08/2019	New	£9.98	Asking
9	106-108 Bondgate	****	3,358	GRND,1	30/08/2019	New	-	-
	Amity House 5-7 Coniscliffe Rd	****	138	GRND	27/05/2019	New	-	-
0	Forsyth House 20 Woodland Rd	****	5,500	GRND	20/01/2019	New	£8.50/fri	Achieve
1	15 Victoria Rd	****	200	GRND	01/01/2019	New	£11.70/fri	Achieve
2	65 Duke St	****	409	1st	20/10/2018	New	£18.84	Asking





Lease Comps Summary

Lease Comps Report

				Lea	se		Rents	
Property Name - Address Rating		SF Leased	Floor	Sign Date	Туре	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





Feethams - Feethams House

Darlington, DL1 5QT - Darlington Submarket





TENANT

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

Sign D Space Lease Floor: LEASE Start D

FASE

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	



LEASE TERM

Nov 2017

Mar 2020

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%	v 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

TIME ON MARKET

Date On Market:

Date Off Market:

Months on Market:

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 Type:	Office
Status:	Built 2020
Tenancy:	Multi
Construction:	Steel

NIA:	40,143 SF
Floors:	5
Floor Size:	6,000 SF
Land Acres:	0.20







34 Duke St

Darlington, DL3 7TZ - Darlington Submarket





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Woodlend			Gladstone	Gerden St
776	Woodla	und Rd	168	
Cleveland Ave	y Rd	A68		A162
	Queen Eliza Sixth Form	Colle e		Crown St.
			Skinnergate	
Fife Rd Claveland Ave	Standards Rd & C	Darlingt	n Houndgate	Feethams 4767
	86280		A167	T.

LEASE

LL/\OL		
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

TIME VACANT

TIME ON MARKET

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

Carver Commercial

LEASING AGENTS

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%	v 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 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







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	

LEASE TERM

Corporation for

Darlington College



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

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

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

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





Darlington, DL1 1GY - Darlington Submarket

Darlington College





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	

LEASE TERM

Sep 2015
Dec 2019
52 Months

TIME VACANT

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

Bannatyne's Health Club Bannatyne's Health Club Darlington According to the property of the

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

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

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





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	

LEASE TERM

-

Corporation Rd. South St. Duminine St. Darlington College North Lodge Park Bannatyne's Health Club Bannatyne's Health Club Organization Bannatyne's Health Club Organization Bannatyne's Health Club Organization Algorithms St. Darlington Darlington Mandata 62020

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

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

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

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







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	



Start Date: Jan 2020

TIME VACANT

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



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

TIME ON MARKET

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

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





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	

LEASE TERM

Start Date:	Jan 2020	
Start Date:	Jan 2020	

TIME VACANT

TIME ON MARKET		TIME VACANT	
Date On Market:	Apr 2010	Date Vacated:	Apr 2011
Date Off Market:	Dec 2019	Date Occupied:	Jan 2020
Months on Market:	117 Months	Months Vacant:	105 Months



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

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

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





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



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

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

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

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





20-22 St Cuthberts Way

Darlington, DL1 1GB - Darlington Submarket





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North Lodge Park Bannatyne's Health Club	Teesside University Darlington
100	
86280 di Mulini	D (Monthly p)
arlington Coogla	Yarm Rd Map data @2020

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

LEASE

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

LEASE TERM

TIME ON MARKET

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

LEASING AGENTS

Carver Commercial

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

RENTS

2.0	Asking Rent:	£10.27/SF	
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CONCESSIONS AND BUILDOUT

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

TIME VACANT

Dete Ossuriado	I 0000	
Date Occupied:	Jan 2020	

Property Type:	Office
Status:	Built 1989
Tenancy:	Multi
Construction:	Masonry
Parking:	5 Surface Spaces ar

NIA:	5,749 SF
Floors:	2
Floor Size:	2,824 SF
Vacancy at Lease:	0.0%







Northumberland St - Thomas Watson House

Darlington, DL3 7HJ - Darlington Submarket





Trinity Rd Queen Eliza Sixth Form	4 _{δ8} beth College	Commission	1
Abbey Rd	Duke St	39	
Stando	Powlett St		P6280
Ave S) arling o	N Houndgate	7
86380		A167	
Cleveland	A 700 P		Victoria Rd
Polam Hall School	- No.	- 0000 P	
Coogle /	/ *	Rostyn s	Map data ⊚2020

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

LEASE SF Leased: 1,179 SF Sign Date: Nov 2019 Space Use: Office Lease Type: Direct Floor: 1st Floor

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

Suite:

Connect Property North East Ltd

4 Halegrove Ct Stockton On Tees, TS18 3DB Andrew Wilkinson 01642 704932

Carver Commercial

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 C	ccupied:	Dec 2019
Date C	ccupied:	Dec 2019

Property Type:	Office	NIA:	9,708 SF
Status:	Built 1980	Floors:	2
Tenancy:	-	Floor Size:	1,537 SF
Construction:	Masonry	Vacancy at Lease:	0.0%







11 Woodland Rd

Darlington, DL3 7BJ - Darlington Submarket





Darling Memo	pton rial Hospital	Thorr	Poration Rd

Towns to the state of the state	© Darlington Memorial F	ringsten St. Caspital Second St. Phomoson and St. Phomos	North Lodge Park	A167 Beca Ra
Woodland	Woodland	Company Page 1	Gladstone St	Garden St
Ave (Queen Elizabet Sixth Form Col	h lege _{Duke St}		Crown St
Coogle	Statione	Powerts Powerts rlington	Houndgete Map d	ata ©2020

MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY	
Current Building	0.0%	↔ 0.0%	
Submarket 1-3 Star	4.1%	V 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	V 2.4%
Market Overall	£10.71	† 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	4 8.7%
Months On Market	14.7	♦ 5.7

LEASE

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

LEASE TERM

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

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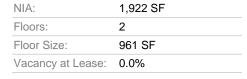
Asking Rent:	£8.32/SF
Achieved Rent:	£10.41/SF
Net Effective Rent:	£10.41/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	-25.12%
Space Condition:	Average

PROPERTY EXPENSES

Date Occupied:	Oct 2019	







5-7 Coniscliffe Rd - Amity House

Darlington, DL3 7EE - Darlington Submarket







MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY	
Current Building	3.9%	▲ 3.9%	
Submarket 2-4 Star	4.1%	v 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	v 2.3%
Market Overall	£10.71	† 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	4 8.7%
Months On Market	14.7	♦ 5.7

LEASE

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

LEASE TERM

TIME ON MARKET

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

LEASING AGENTS

Ian Tulloch

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

PROPERTY

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

NIA:	3,506 SF	
Floors:	3	
Floor Size:	1,170 SF	

3.9%

RENTS

Asking Rent:	£16.95/SF
0011050010110 11	ID DI III DOLLT

CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
Space Condition:	Excellent

TIME VACANT

Vacancy at Lease:

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







Darlington, DL1 5RF - Darlington Submarket





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	A68			4163	Rerough Rd
			Crown St	1107	_{tswick} St
	Duke St	gate	35		Moth Rd
Starkope Rd S	Powlett St Darling	Skinergate) i	A167.	280 S Mellery S.
			Numoni Si		
86380		A767	101		
And the state of t	4765		Fouth Terrano	Victoria Rd	arlington ≉
The	9// // (1)				

MARKET AT LEASE

Polam Hall School

Vacancy Rates	2019 Q3	YOY	
Current Building	0.0%	♦ 68.4%	
Submarket 1-3 Star	4.1%	v 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	V 2.4%
Market Overall	£10.71	† 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	4 8.7%
Months On Market	14.7	▼ 5.7

LEASE

LL/10L	
SF Leased:	911 SF
Sign Date:	Aug 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

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

LEASING AGENTS

Carver Commercial

Map data @2020

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

PROPERTY

Property Type:	Office
Status:	-
Tenancy:	-
Construction:	Masonry

RENTS

Asking Rent:	£11.02/SF	
CONCECCIONIC A	ND DUIL DOUT	

CONCESSIONS AND BUILDOUT

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

NIA:	4,033 SF
Floors:	2
Floor Size:	1,192 SF
Vacancy at Lease:	0.0%





Darlington, DL1 5RF - Darlington Submarket





LEASE

LL/10L	
SF Leased:	904 SF
Sign Date:	Aug 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking	Rent:	£11.10/SF

CONCESSIONS AND BUILDOUT



TIME VACANT

Date Occupied: Sep 2019	Date Occupied:	Sep 2019	
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TIME ON MARKET

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

MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	0.0%	₩ 68.4

Current Building	0.0%	▼ 68.4%
Submarket 1-3 Star	4.1%	v 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	V 2.4%
Market Overall	£10.71	† 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	4 8.7%
Months On Market	14.7	▼ 5.7

LEASING AGENTS

Carver Commercial

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

Property Type:	Office
Status:	-
Tenancy:	-
Construction:	Masonry

NIA:	4,033 SF
Floors:	2
Floor Size:	1,192 SF
Vacancy at Lease:	0.0%







Darlington, DL1 5RF - Darlington Submarket





A68 / 1/65	Borough Rd
Section of the sectio	s),
g Powlett St	Mellene p.
g Dariington Magate 3	
A167	Penabony Se
Victoria har Darlin	gton ≉
Polam Hall School	lata ©2020

MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY	
Current Building	0.0%	♦ 68.4%	
Submarket 1-3 Star	4.1%	v 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	V 2.4%
Market Overall	£10.71	† 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	4 8.7%
Months On Market	14.7	▼ 5.7

LEASE

LL/10L	
SF Leased:	915 SF
Sign Date:	Aug 2019
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

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

LEASING AGENTS

Carver Commercial

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

PROPERTY

Property Type:	Office
Status:	-
Tenancy:	-
Construction:	Masonry

R	ΕI	V	T	S	
_	_			_	

Asking Rent:	£11.59/SF	
CONCESSIONS	AND BUILDOUT	
Duildout Status	Full Build Out	

Buildout Status: Full Build-Out

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

NIA:	4,033 SF
Floors:	2
Floor Size:	1,192 SF
Vacancy at Lease:	0.0%





Darlington, DL1 5RF - Darlington Submarket





LEASE

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

RENTS

Asking Rent:	£9.98/SF	
CONCESSIONS	AND BUILDOUT	
Buildout Status:	Full Build-Out	

LEASE TERM

Start Date:	Sep 2019
-------------	----------

TIME VACANT

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



TIME ON MARKET

Date On Market:	Jul 2013
Date Off Market:	Aug 2019
Months on Market:	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%	v 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	V 2.4%
Market Overall	£10.71	† 1.6%

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	36,332	4 8.7%
Months On Market	14.7	▼ 5.7

Property Type:	Office
Status:	-
Tenancy:	-
Construction:	Masonry

NIA:	4,033 SF
Floors:	2
Floor Size:	1,192 SF
Vacancy at Lease:	0.0%







106-108 Bondgate

Darlington, DL3 7LB - Darlington Ret Submarket



Standard Retail (GR...

Full Build-Out

Excellent



LEASE

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

PROPERTY EXPENSES

CONCESSIONS AND BUILDOUT

Service:	Fully Repairing & In



Start Date: Sep 2019



TIME ON MARKET

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

TIME VACANT

Buildout:

Buildout Status:

Space Condition:

Date Occupied:	Sep 2019
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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

LEASING AGENTS

Carver Commercial

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

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







5-7 Coniscliffe Rd - Amity House

Darlington, DL3 7EE - Darlington Submarket







MARKET AT LEASE

Vacancy Rates	2019 Q2	YOY
Current Building	3.9%	▲ 3.9%
Submarket 2-4 Star	4.8%	v 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

LEASE

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

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

LEASING AGENTS

Ian Tulloch

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

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%

CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
Space Condition:	Excellent

PROPERTY EXPENSES

Service:	Fully Repairing & In
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Date Vacated:	Feb 2019	
Date Occupied:	May 2019	
Months Vacant:	3 Months	







n 20 Woodland Rd - Forsyth House

Darlington, DL3 7PX - Darlington Submarket





TENANT

Tenant Name:	NHS		
LEASE		RENTS	

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

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

CONCESSIONS AND BUILDOUT

Asking Discount: 0.00% Rent Free Months: 3 Months

Moodland Rd	Darlington Memorial Hospital	Corporation Red Thomasses North Lodge Park
C C Trinity Rd	Woodland Rd A58	Cladstone St
Queen Elizabeth Sixth Form College	Outram SI	Compa
Abbey Rd Abbey Rd	d Standard Powlett St Powlett St	
Queen Elizabeth Sixth Form College	d Sign Sign Sign Sign Sign Sign Sign Sign	Crown St

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	1 3.3%
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 Type:	Office
Status:	Built 1962
Tenancy:	Multi
Construction:	Reinforced Concrete
Parking:	14 Surface Spaces a

16,605 SF
3
5,535 SF
33.1%
0.53





15 Victoria Rd

Darlington, DL1 5SF - Darlington Submarket







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

LEASE

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

LEASE TERM

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

TIME ON MARKET

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

LEASING AGENTS

Carver Commercial

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

PROPERTY

Property Type:	Office
Status:	Built Jun 1898
Tenancy:	-
Construction:	Masonry
Parking:	2 Surface Spaces ar

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

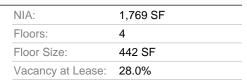
CONCESSIONS AND BUILDOUT

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

PROPERTY EXPENSES

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

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









65 Duke St

Darlington, DL3 7SD - Darlington Submarket





			Green Control	Gladen	One St
	libank Rd	Woodland R	På Yerquae ⁶⁰	ROS	
Cleveland A	Trinity Rd		468	7 - L	
Queen Eliz Sixth Form Co	abeth 😜 📑				Crown St
Abbey Rd	Abbey Rd	y med y	1		7
Abbey Road Sports Field	Swinburne Nd. Upland	anino	rlingto	n Houndgat	di di
		86280	6	A167	SI
@coogle			4765	Som	data @2020

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	A 2.7

LEASE

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

LEASE TERM

TIME ON MARKET

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

LEASING AGENTS

Carver Commercial

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

PROPERTY

Property Type:	Office
Status:	Built Oct 1926
Tenancy:	Multi
Construction:	Masonry

RI	ΞΝ	TS
	_ ' '	

Asking Rent: £14.8	5/SF-£18.84/SF
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CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out

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

NIA:	1,414 SF
Floors:	3
Floor Size:	718 SF
Vacancy at Lease:	0.0%





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		
CONCESSIONS AND BUILDOUT			
Buildout:	Standard Office		

Full Build-Out

LEASE TERM

Start Date:	Oct 2018	

PROPERTY EXPENSES



TIME ON MARKET

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

TIME VACANT

Buildout Status:

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

MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	37.2%	▲ 37.2%
Submarket 2-4 Star	6.1%	v 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

LEASING AGENTS

Carver Commercial

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

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%







Darlington, DL1 4PS - Darlington Submarket





LEASE

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

RENTS

Asking Rent:	£10.00/SF	

LEASE TERM



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 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%







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	



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

MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY	
Current Building	49.7%	▲ 13.4%	
Submarket 1-3 Star	6.1%	v 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

LEASING AGENTS

Carver Commercial

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

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%







Darlington, DL1 4PS - Darlington Submarket



Fully Repairing & In...



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

11

RENTS Asking Rent: £13.73/SF CONCESSIONS AND BUILDOUT **Buildout Status:** Full Build-Out PROPERTY EXPENSES

Allington Way	Henson Rd.	Lingfield Way	
in the state of th		Morton Rej	
BMI	Woodlan	ds Hospital 🛑	

LEASE TERM

Mar 2015

Sep 2018

43 Months

TIME	VACANT	

Service:

THE VICE THE		
Date Occupied:	Oct 2018	

MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	49.7%	1 3.4%
Submarket 1-3 Star	6.1%	v 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

LEASING AGENTS

Months on Market:

TIME ON MARKET Date On Market:

Date Off Market:

Carver Commercial

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

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%





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

CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out

LEASE TERM

Start Date: Oct 2018

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

MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	49.7%	▲ 13.4%
Submarket 1-3 Star	6.1%	v 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

LEASING AGENTS

Flexspace

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

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%







Darlington, DL1 4PS - Darlington Submarket





LEASE SF Leased: 575 SF Sep 2018

Sign Date: Space Use: Office Lease Type: Direct Floor: **GRND Floor**

RENTS

Asking Rent: £10.00/SF

CONCESSIONS AND BUILDOUT

Buildout: Standard Office **Buildout Status:** Full Build-Out

LEASE TERM

Start Date: Oct 2018

PROPERTY EXPENSES

Business Rates: £4.94/SF



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

MARKET AT LEASE

Vacancy Rates	2018 Q3	YOY
Current Building	49.7%	1 3.4%
Submarket 1-3 Star	6.1%	v 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

LEASING AGENTS

Flexspace

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

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%







n Archer St - Southgate House

Darlington, DL3 6AH - Darlington Submarket





Darlington Memorial Hosp		Corporation Rd North Odge Park	Pay Your St. Sorging Chesnut St.
Woodland Rd		Gladstone St. Gard	an St
Appley Au	ke Si executive state of the Si view	Crown	B62gg Map data ©2020

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

TENANT

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

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

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

RENTS

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

PROPERTY EXPENSES

Service: Fully Repairing & In

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





Asking Rent Per SF

Achieved Rent Per SF

Net Effective Rent Per SF

Avg. Rent Free Months

£9.72

£10.84

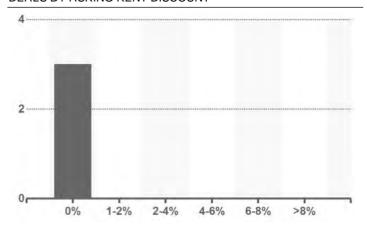
£11.41

3.0

DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS

