

Dixon Searle Partnership

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Note:

CoStar property resource extracts for research base follow the above.



1.0 Introduction

- 1.1.1 Referred to within DSP'S main report, this document Appendix V provides an overview of the research undertaken into residential and commercial property values, together with the wider economic conditions at the time of writing. Collectively, this research aims to help inform the assumptions setting for the residential and commercial appraisal testing, providing important background evidence by building a picture of values and the variation of those within West Berkshire.
- 1.1.2 This report will also provide the Council with an indication of the type and sources of data that it could monitor, revisit and update, to further inform its ongoing work where necessary in the future. Doing so would provide valuable context for monitoring the delivery subsequent to settling policy positions and aspirations.
- 1.1.3 It should be acknowledged that this is high-level work, and a great deal of variance may be seen in practice from one development to another (with site-specific characteristics). This data gathering process adopted by DSP involves the review of a range of information sources, so as to inform an overview that is relevant to and appropriate for the project context. The aim here is to consider changes and trends and therefore enable us to assess with the Council an updated context picture so far as is suitable and practically possible.
- 1.1.4 This Appendix is informed by a range of industry reporting and quotes/extracts (shown in *italic text* to distinguish that externally sourced information from DSP's commentary and context / analysis), with sources acknowledged.



2.0 Economic / Housing Market Context

- 2.1.1. There are a number of sources available in reviewing the current economic and housing market context generally. We have made particular reference to the Land Registry, Royal Institution of Chartered Surveyors (RICS) market reporting, Office for National Statistics (ONS) and Savills market reporting and forecasts.
- 2.1.2. These industry reporting resources have all described a similar picture of the current economic context alongside the general housing market patterns of the housing market, viewed at this time both more widely and in respect of the available information for West Berkshire Council (WBC).
- 2.1.3. Despite the wide disruption and uncertainty within the market caused by the Coronavirus pandemic, and the continuing effects of Brexit, the downward effect on house prices did not materialise. At the point of the initial review in 2021 house prices continued to grow, however there were concerns that the fallout from the pandemic and the 'cost of living crisis' would affect consumer spending and alter demand. At the time of writing, in November 2022, prices have held up well and there remains a fundamental imbalance between supply and demand which is particularly acute in the South East and areas such as West Berkshire; contributing to the overall strength of the housing market throughout uncertain economic times. However, we are now seeing the first signs of a month-on-month fall in house prices, and the annual rate of house price growth has slowed, with many analysts predicting falls in the coming year.
- 2.1.4. Dixon Searle Partnership (DSP) has studied and analysed the latest economic / housing market commentary alongside our own wider experience across the country. The tone of the most recent RICS (Royal Institution of Chartered Surveyors) report of September 2022 has changed from a general confidence in prices to a 'loss of momentum amid deteriorating macro conditions'. Enquiries and instructions have fallen, and whilst surveyors are noting that the imbalance between supply and demand continues to support prices, 'the pace of growth has faded markedly in the latest results'. It would appear to that the impact of Stamp Duty cuts has been outweighed by the rises in mortgage rates. Overall, then, a less positive picture than reported in 2021.
- 2.1.5. The latest Office for National Statistics (ONS) UK House Price Index (HPI) for April 2022 focuses on sale prices and trends in data rather than forecasting the future of the housing market. The ONS examines the condition of the market over the last couple of years. The HPI is marked from a starting point of 100 in 2015 and is now sitting at 154.5 as of the most recent data from September 2022. The most recent HPI rebased to West Berkshire is 142.6, which has increased



14.6% during the year to September 2022 (from 125.0). Corroborating the sentiment expressed by RICS above, the ONS report that average house prices across the Southeast increased by 10.3% over the year to April 2022 (a less sharp annual increase than seen at the point of the 2021 study, when the increase had been nearly 12%).

- 2.1.6. The Savills UK Housing Market Update September 2022 notes that the market is retaining momentum for now, but that rises in month-to-month growth are marginal and they 'expect to see weaker performance ahead', and that demand is being tempered by affordability challenges. Savills predict that rates will keep climbing, noting the recent Bank of England base rate hikes, with more hikes seemingly inevitable, alongside rising energy costs for consumers which are also likely to restrict households' purchasing power. Similarly, regarding the land market, Savills report a strong market as previously (with greenfield and brownfield land values continuing to increase) however are more cautious about whether this will continue due to mounting pressures from build cost inflation and environmental requirements. They note however that for now, build costs are at least partly offset by house price inflation. Savills also note the increase in activity from Housing Associations and Build to Rent developers, who are 'becoming increasingly competitive in the land market' and helping to push land prices higher, with the overall lack of supply of developable land supporting the market however cost pressures are expected to become a greater factor and ultimately result in a slowing of growth in land values.
- 2.1.7. The above reports indicate that, in contrast to the situation in 2021, house price growth is unlikely to continue and may well reverse. At the time of writing, UK prices have fallen month-on-month for the first time in over two years; in addition to Land Registry data (which generally lags by two to three months), Rightmove, Nationwide and Halifax are all reporting c. 1% falls in house prices over the past month. However, mortgage rates are reported to be falling, having risen fairly suddenly following the Government's mini-budget, and the rates are expected to fall further still. Overall the expectation is that house prices in 2023 will stagnate or fall; Savills publish a forecast for capital values in the residential market, which predicts a small fall in prices for 'prime' properties (the top 5% of properties) with prices rising again from 2024, and a larger fall for the remaining property types, with growth in prices being moderate only until 2025/2026 (although noting that this refers to average prices in the second hand market, with new build prices potentially showing less variance).



3.0 Residential Market Review

- 3.1.1. Consistent with our assessment principles, DSP research data from a range of readily available sources, as also directed by the Planning Practice Guidance (PPG). As noted above, these are sources that could also be used by the Council for any future similar work, updating or monitoring. In the following sections we will provide an outline of the data reviewed.
- 3.1.2. The residential market review and data collection/analysis phase was conducted using data from the Land Registry grouped into settlements within the district between 2021 and 2022. Value level ranges were estimated for each settlement based on a variety of data presentation and analysis techniques including quartile analysis. This process comprised the desktop-based research and analysis of both sold and asking prices for new build and resale property across the district.
- 3.1.3. In addition to the Land Registry analysis, DSP also reviewed currently available new build and re-sale properties for sale using property search engines such as Rightmove (November 2022) to cross-check findings and ensure consistency. We consider this combined approach provides a proportionate but appropriately robust evidence basis again aligning with the PPG.

3.2. Review of Land Registry New Build Sold Prices Data – Stage 1 (November 2018 to March 2021)

3.2.1. The following tables below provide West Berkshire based summary of Land Registry published sold prices data – focusing solely on new build housing. The floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via www.epcregister.com under the DCLG's remit. Property values have been updated in line with the UK House Price Index (HPI) at the point of data collection i.e., March 2021. Due to its size, the full data set has not been included - but can be requested if required.

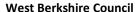




Table 1a – Land Registry Sold Prices Review Analysis – New Build Property – Average Price and quartile analysis by Settlement Stage 1 Review

Settlement Area	Min	Q1	Median	Q3	Max	Sample Size
Pangbourne	£4,400	£4,769	£5,016	£5,272	£6,103	11
Tileshurst	£3,103	£3,783	£4,344	£4,433	£8,727	25
Burghfield Common	£3,630	£3,747	£4,316	£4,443	£4,775	22
Hungerford	£3,973	£4,280	£4,301	£4,342	£4,581	7
Thatcham	£3,397	£3,932	£4,245	£4,609	£6,706	62
Newbury	£2,876	£3,702	£4,088	£4,772	£5,477	143
Kintbury	£3,964	£3,964	£3,964	£3,964	£3,964	1
Padworth	£2,998	£3,582	£3,784	£3,920	£4,351	18
Compton	£3,018	£3,018	£3,018	£3,018	£3,018	1

3.2.2. A key point of this analysis is to consider all available information in an appropriate way for the study purpose and strategic level, which in this case requires a high-level overview of general values 'patterns' rather than aiming necessarily to reflect finer grained variations and potential site-specifics. Excluding the two settlements with a single data sample (Kintbury and Compton), at a district wide level – the data compiled indicates the typical range of new build property values to be from around £3,784/m² to £5,016/m², although it is important to note that testing should explore levels outside of this range.

3.3. Review of Land Registry New Build Sold Prices Data – Stage 2 (February 2021- November 2022)

3.3.1. Similar to Table 1a above, Table 1b below provides a West Berkshire based summary of Land Registry published sold prices data sourced as part of the Stage 2 project phase – again focusing solely on new build housing. The floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via www.epcregister.com under the DCLG's remit. Property values have been updated in line with the UK House Price Index (HPI) at the point of data collection i.e., November 2022. Due to its size, the full data set has not been included - but can be requested if required.



Table 1b – Land Registry Sold Prices Review Analysis – New Build Property – Average Price and quartile analysis by Settlement Stage 2 Review

	New Build Value Summary Quartile Analysis - West Berkshire - Feb 2021 - Nov 2022									
Locality	Minimum Q1 £/m² £/m²		Median £/m²	Q3 £/m²	Maximum £/m²	Data Sample No.				
BURGHFIELD COMMON	£4,515	£4,809	£5,005	£5,424	£7,399	22				
CALCOT	£5,292	£5,354	£5,415	£5,477	£5,538	2				
KINTBURY	£3,947	£4,261	£4,566	£4,965	£5,489	6				
NEWBURY	£3,342	£4,028	£4,463	£5,018	£7,399	73				
PANGBOURNE	£6,519	£6,555	£6,606	£6,665	£6,724	4				
THATCHAM	£4,286	£4,286	£4,286	£4,286	£4,286	1				

3.3.2. Updated assumptions relating to Stage 2 are set out in Table 1b, above., At a district wide level, the data indicates the typical range of new build property values to be from around £4,463/m² to £6,606/m², although it is important to note that testing should explore levels outside of this range.(At the time of compiling in November 2022 the settlement with a single data sample (Thatcham) has been excluded from the district-wide range).

3.4. Review of Land Registry Resale Sold Prices Data – Stage 1 (September 2020 – March 2021)

3.4.1. A similar process has been undertaken as above for re-sale property with the following Tables providing a district summary of Land Registry published sold prices data as part of the Stage 1 project phase – focusing solely on resale housing. Due to the size of the dataset and the number of smaller settlements with small data samples, we have produced a further analysis by Spatial Area (Table 2). As above, the floor areas have been sourced separately – from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via www.epcregister.com under the DCLG's remit. Property values have been updated in line with the UK HPI (area-specific figures) at the point of data collection i.e., March 2021. Due to its size the full data set it has not been included here, however it can be requested by the Council.

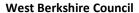




Table 2 – Land Registry Sold Prices Review Analysis – Resale Property – Quartile Analysis by Spatial Area Stage 1 Review

Spatial Area	Min	Q1	Median	Q3	Max	Sample Size
AONB	£1,905	£3,490	£4,219	£4,823	£8,817	143
Eastern Area	£1,812	£3,761	£4,127	£4,631	£7,058	159
Newbury & Thatcham	£1,410	£3,365	£3,875	£4,303	£7,441	234

3.4.2. At a district wide level based on Spatial Areas, the data compiled indicates the typical range of re-sale property values to be from around £3,875/m² to £4,219/m² (median), although it is important to note that testing should explore levels outside of this range. Table 3a below provides the dataset by settlement (including areas with a very small data sample). Excluding the settlements with only a single data sample, re-sale property values range more broadly from £3,063/m² to £5,751/m² (median).

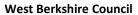




Table 3a – Land Registry Sold Prices Review Analysis – Resale Property – Quartile Analysis by Settlement Stage 1 Review

Settlement	Min	Q1	Median	Q3	Max	Sample Size
Hamstead Marshall	£7,008	£7,008	£7,008	£7,008	£7,008	1
Inkpen	£4,617	£5,184	£5,751	£6,319	£6,886	2
Downend	£5,690	£5,690	£5,690	£5,690	£5,690	1
Chaddleworth	£5,603	£5,603	£5,603	£5,603	£5,603	1
Great Shefford	£4,247	£4,901	£5,555	£6,209	£6,863	2
Ashampstead	£5,474	£5,474	£5,474	£5,474	£5,474	1
Goddard's Green	£5,279	£5,279	£5,279	£5,279	£5,279	1
Ownham	£5,270	£5,270	£5,270	£5,270	£5,270	1
Kintbury	£3,915	£3,980	£4,922	£4,956	£5,031	5
Streatley	£3,077	£4,334	£4,896	£5,810	£6,782	8
Bradfield	£3,901	£4,255	£4,884	£5,563	£6,065	4
Chieveley	£4,811	£4,817	£4,823	£4,829	£4,835	2
Beenham	£3,987	£4,203	£4,811	£4,923	£5,278	5
Pangbourne	£4,276	£4,362	£4,759	£5,343	£8,817	13
Leckhampstead	£4,748	£4,748	£4,748	£4,748	£4,748	1
Wash Water	£4,708	£4,708	£4,708	£4,708	£4,708	1
Yattendon	£4,687	£4,687	£4,687	£4,687	£4,687	1
West Isley	£4,446	£4,559	£4,671	£4,783	£4,895	2
Bucklebury	£4,219	£4,393	£4,567	£5,069	£5,571	3
Aldermaston	£3,970	£4,257	£4,544	£4,609	£4,674	3
Compton	£2,774	£3,844	£4,540	£4,766	£4,915	7
Theale	£3,397	£3,690	£4,482	£3,690	£5,421	8
Mortimer Green	£3,526	£4,028	£4,418	£4,625	£5,255	11
Upper Bucklebury	£3,289	£3,784	£4,388	£4,652	£5,017	7
Frilsham	£4,374	£4,374	£4,374	£4,374	£4,374	1
Lower Basildon	£3,631	£3,981	£4,331	£4,681	£5,031	2
Moritmer	£3,587	£4,123	£4,329	£4,867	£5,304	8
Crookham Common	£4,295	£4,295	£4,295	£4,295	£4,295	1
Tilehurst	£1,812	£3,891	£4,192	£4,643	£7,058	55
Upper Basildon	£2,579	£3,918	£4,173	£5,020	£5,951	11
Tidmarch	£4,155	£4,155	£4,155	£4,155	£4,155	1
Shaw	£3,932	£4,016	£4,100	£4,231	£4,363	3
Enborne	£3,472	£3,763	£4,053	£4,090	£4,126	3
Burghfield Common	£2,916	£3,634	£4,010	£4,458	£5,448	24
Padworth	£3,482	£3,690	£3,992	£4,101	£4,634	6
Newbury	£1,410	£3,320	£3,948	£4,275	£5,895	121
Calcot	£3,207	£3,709	£3,940	£4,595	£5,777	25
Woolhampton	£3,701	£3,815	£3,928	£4,252	£4,575	3
East Isley	£3,918	£3,920	£3,922	£3,924	£3,926	2
Grazeley Green	£3,898	£3,898	£3,898	£3,898	£3,898	1
Cold Ash	£2,712	£3,640	£3,895	£4,472	£5,702	8
Hermitage	£2,842	£3,322	£3,871	£4,284	£4,875	11
Greenham	£3,583	£3,618	£3,860	£4,136	£4,271	4
Ashmore Green	£2,851	£3,352	£3,854	£3,965	£4,076	3
Thatcham	£1,693	£3,437	£3,817	£4,351	£7,441	82
Eastbury	£3,809	£3,809	£3,809	£3,809	£3,809	1
Purley on Thames	£2,728	£3,374	£3,805	£4,605	£5,536	12
Shefford Woodlands	£3,800	£3,800	£3,800	£3,800	£3,800	1
Brimpton	£3,781	£3,781	£3,781	£3,781	£3,781	1
Brightwalton	£3,772	£3,772	£3,772	£3,772	£3,772	1
Wickham Heath	£3,680	£3,680	£3,680	£3,680	£3,680	1
Hungerford	£2,671	£3,261	£3,670	£4,079	£4,869	18
Benham Hill	£2,989	£3,254	£3,518	£3,782	£4,046	2
Hampstead Norreys	£3,400	£3,449	£3,497	£4,016	£4,535	3
Woodlands St Marys	£3,483	£3,483	£3,483	£3,483	£3,483	1
Stockcross	£3,468	£3,468	£3,468	£3,468	£3,468	1
Sulhamstead	£3,331	£3,331	£3,331	£3,331	£3,331	1
Speen	£2,867	£3,048	£3,259	£3,511	£6,094	6
Lambourne	£1,905	£2,688	£3,063	£3,432	£4,469	20
Peasemore	£2,587	£2,587	£2,587	£2,587	£2,587	1



- 3.5. Review of Land Registry Re-sale Sold Prices Data Stage 2 (February 2021- November 2022)
- 3.5.1. Similar to above Table 3a below provide West Berkshire based summary of Land Registry published sold prices data sourced as part of the Stage 2 project phase again focusing solely on re-sale housing. The floor areas have been sourced separately from the Domestic Energy Performance Certificate (EPC) Register operated by Landmark on behalf of the Government and available to view via www.epcregister.com under the DCLG's remit. Property values have been updated in line with the UK House Price Index (HPI) at the point of data collection i.e., November 2022. Due to its size, the full data set has not been included but can be requested if required.

Table 3b – Land Registry Sold Prices Review Analysis – Resale Property – Quartile Analysis by Settlement Stage 2 Review

	Resale Value Summary Quartile Analysis - West Berkshire - July 2022 - Nov 2022									
Locality	Minimum £/m²	Q1 £/m²	Median £/m²	Q3 £/m²	Maximum £/m²	Data Sample No.				
BURGHFIELD COMMON	£2,707.44	£3,987.31	£4,756.60	£5,278.51	£6,679.05	13				
CALCOT	£3,211.33	£4,518.41	£4,932.19	£5,744.61	£6,827.60	24				
COLD ASH	£2,419.35	£4,336.50	£4,592.42	£5,234.56	£5,765.36	8				
COMPTON	£3,183.95	£3,435.07	£4,716.96	£4,966.44	£5,053.89	9				
HERMITAGE	£3,764.42	£3,800.02	£4,066.48	£4,392.87	£4,608.25	4				
HUNGERFORD	£2,185.47	£3,650.73	£4,110.00	£4,597.50	£6,371.98	27				
LAMBOURN	£3,152.03	£3,276.87	£3,540.21	£4,068.07	£7,453.43	13				
MORTIMER COMMON	£3,761.91	£4,106.06	£4,336.51	£4,633.94	£5,179.03	4				
NEWBURY	£1,423.88	£3,697.72	£4,366.57	£4,725.43	£8,423.15	126				
PADWORTH	£3,196.72	£3,976.36	£4,834.15	£5,144.95	£6,120.69	5				
PANGBOURNE	£4,356.80	£4,618.86	£4,734.70	£5,448.68	£9,778.69	7				
PURLEY ON THAMES	£3,577.47	£3,777.72	£3,995.49	£4,238.80	£4,662.58	6				
SHAW	£3,635.89	£3,956.70	£4,683.55	£5,470.79	£5,972.78	4				
SPEEN	£1,833.71	£3,791.67	£4,264.49	£4,530.25	£5,232.56	15				
STREATLEY	£4,505.67	£5,092.82	£5,748.66	£6,761.70	£8,420.42	4				
THATCHAM	£2,058.99	£4,116.78	£4,779.22	£5,213.93	£6,200.00	91				
THEALE	£3,921.90	£4,466.17	£4,545.45	£5,241.94	£5,701.82	5				
TILEHURST	£3,559.56	£4,540.54	£4,968.94	£5,678.98	£8,153.61	45				
UPPER BASILDON	£3,317.55	£4,947.92	£5,194.28	£6,513.41	£6,905.17	5				
Average	£3,146.00	£4,110.22	£4,587.73	£5,151.86	£6,500.53	415				

PART OF ANALYSIS HAS BEEN EXLUDED, DUE TO SMALL SAMPLE VALUES. LIST OF EXCLUDED LOCALITY FOR PERIOD JULY 2022-NOVEMBER 2022 ARE LISTED UPPER BUCKLEBURY; WEST ILSLEY; WESTON; WOOLHAMPTON; YATTENDON; ALDERMASTON; BEECH HILL; BEEDON; BEENHAM; BOXFORD; BRIGHTWALTON; BURGHFIELD; CHADDLEWORTH; CROOKHAM COMMON; CURRIDGE; DONNINGTON; EAST GARSTON; EAST ILSLEY; EASTBURY; GREAT SHEFFORD; GREENHAM; HALFWAY; HAMPSTEAD NORREYS; INKPEN; KINTBURY; LECKHAMPSTEAD; LOWER BASILDON; MORTIMER; SNELSMORE COMMON; SOUTHEND; STANFORD DINGLEY; TIDMARSH; TUTTS CLUMP; UFTON NERVET.



- 3.5.2. Given the context of the study, being a high-level overview of viability at a strategic level, we have considered general values 'patterns' rather than aiming necessarily to reflect finer grained variations and potential site specifics. The data compiled indicates the typical range of the resale property values to be from around £3,540/m² to £5,748/m², although it is important to note that testing should explore levels outside of this range.
- 3.6. Available New Builds Advertised for Sale Stage 1 (March 2021)
- 3.6.1 Table 4a below provides a summary of the available new build properties that were on the market for sale in March/ April 2021 across the district, as found through web-searching, including www.rightmove.co.uk; various house builders' & estate agents' websites and associated follow up enquiries if relevant. The 5% deduction is intended to recognise that there will usually be an adjustment between marketing and sales price. Many of the results currently advertised were not yet able to provide accurate floor plan/unit sizes. As such, in these instances, we have provided general assumed sizes for these entries based on what we have found represents typical new build sizes for those unit types in the district. The results where this assumption has been made are indicated in red text. The following table therefore presents another high-level sense check of our assumed values.

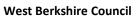




Table 4a – New Builds Advertised for Sale March/ April 2021

Addross	Cattlement		Bedroom	Droporty Typo	Asking	Ma	C/M2	Asking	£/M2 5%
Address	Settlement		No.	Property Type	Price	M2	£/M2	Price 5% LESS	LESS
Crookham Hill	Thatcham	Newbury and Thatcham	4 bed	Detached	£995,000	130	£7,654	£945,250	£7,271
Crookham Hill	Thatcham	Newbury and Thatcham	4 bed	Detached	£985,000	130	£7,577	£935,750	£7,198
Crookham Hill	Thatcham	Newbury and Thatcham	4 bed	Detached	£950,000	130	£7,308	£902,500	£6,942
Crookham Hill	Thatcham	Newbury and Thatcham	4 bed	Detached	£925,000	130	£7,115	£878,750	£6,760
Reading Road	Burghfield Common	Eastern Area	4 bed	Detached	£824,950	130	£6,346	£783,703	£6,028
Great Crescent	Newbury	Newbury and Thatcham	3 bed	Detached	£410,000	68	£6,021	£389,500	£5,720
Fetlock Drive	Newbury	Newbury and Thatcham	3 bed	Terrace	£525,000	93	£5,645	£498,750	£5,363
Crookham Hill	Thatcham	Newbury and Thatcham	4 bed	Terrace	£725,000	130	£5,577	£688,750	£5,298
Park Street	Hungerford	AONB	2 bed	Flat	£399,000	75	£5,349	£379,050	£5,081
Reading Road	Burghfield Common	Eastern Area	2 bed	Semi-detached	£375,000	71	£5,298	£356,250	£5,033
Crookham Hill	Thatcham	Newbury and Thatcham	4 bed	Terrace	£685,000	130	£5,269	£650,750	£5,006
Crookham Hill	Thatcham	Newbury and Thatcham	4 bed	Terrace	£675,000	130	£5,192	£641,250	£4,933
Reading Road	Burghfield Common	Eastern Area	3 bed	Semi-detached	£475,000	92	£5,154	£451,250	£4,896
Crookham Hill	Thatcham	Newbury and Thatcham	4 bed	Terrace	£665,000	130	£5,115	£631,750	£4,860
	Brimpton Common	Eastern Area	3 bed	Detached	£650,000	128	£5,078	£617,500	£4,824
Shooters Hill	Pangbourne	AONB	4 bed	Semi-detached	£840,000	175	£4,800	£798,000	£4,560
Reading Road	Burghfield Common	Eastern Area	4 bed	Semi-detached	£589,950	125	£4,720	£560,453	£4,484
Fetlock Drive	Newbury	Newbury and Thatcham	2 bed	Terrace	£325,000	71	£4,598	£308,750	£4,368
Coniston Close	Thatcham	Newbury and Thatcham	3 bed	Semi-detached	£319,950	70	£4,577	£303,953	£4,348
Long Lane	Tilehurst	Newbury and Thatcham	3 bed	Detached	£625,000	137	£4,575	£593,750	£4,347
Lancaster Park	Hungerford	AONB	4 bed	Detached	£565,000	127	£4,465	£536,750	£4,242
Reading Road	Burghfield Common	Eastern Area	4 bed	Detached	£724,950	163	£4,450	£688,703	£4,228
Lancaster Park	Hungerford	AONB	4 bed	Detached	£560,000	127	£4,426	£532,000	£4,204
Kintbury	Hungerford	AONB	4 bed	Detached	£650,000	147	£4,416	£617,500	£4,195
Lancaster Park	Hungerford	AONB	5 bed	Detached	£765,000	173	£4,415	£726,750	£4,194
Lancaster Park	Hungerford	AONB	4 bed	Detached	£650,000	148	£4,400	£617,500	£4,180
Lancaster Park	Hungerford	AONB	4 bed	Detached	£625,000	142	£4,400	£593,750	£4,180
Lancaster Park	Hungerford	AONB	4 bed	Detached	£625,000	142	£4,400	£593,750	£4,180
Sandringham Way	Calcot	Eastern Area	2 bed	Terrace	£300,000	68	£4,399	£285,000	£4,179
Reading Road	Burghfield Common	Eastern Area	5 bed	Detached	£879,950	200	£4,391	£835,953	£4,171
Lopcombe Place	Wash water, Newbury	Newbury and Thatcham	4 bed	Detached	£575,000	131	£4,389	£546,250	£4,170
Lancaster Park	Hungerford	AONB	5 bed	Detached	£760,000	173	£4,386	£722,000	£4,167
Reading Road	Burghfield Common	Eastern Area	5 bed	Detached	£874,950	200	£4,366	£831,203	£4,148
Kintbury	Hungerford	AONB	5 bed	Detached	£825,000	190	£4,348	£783,750	£4,130
Lancaster Park	Hungerford	AONB	4 bed	Detached	£615,000	142	£4,330	£584,250	£4,113
Fetlock Drive	Newbury	Newbury and Thatcham	4 bed	Terrace	£559,000	130	£4,300	£531,050	£4,085
Reed Gardens	Woolhampton	Eastern Area	4 bed	Detached	£725,000	169	£4,282	£688,750	£4,068
Hutton Close	Shaw, Newbury	Newbury and Thatcham	2 bed	Flat	£260,000	61	£4,262	£247,000	£4,049
Fetlock Drive	Newbury	Newbury and Thatcham	4 bed	Terrace	£549,000	130	£4,223	£521,550	£4,012
Kintbury	Hungerford	AONB	5 bed	Detached	£800,000	190	£4,218	£760,000	£4,007
Fetlock Drive	Newbury	Newbury and Thatcham	3 bed	Terrace	£449,000	108	£4,165	£426,550	£3,957
Reed Gardens	Woolhampton	Eastern Area	3 bed	Semi-detached	£385,000	94	£4,107	£365,750	£3,902
Reed Gardens	Woolhampton	Eastern Area	3 bed	Semi-detached		94	£4,107	£365,750	£3,902
Reed Gardens	Woolhampton	Eastern Area	4 bed	Detached	£595,000	146	£4,075	£565,250	£3,872
Kintbury	Hungerford	AONB	4 bed	Semi-detached	£650,000	162	£4,005	£617,500	£3,805
Kintbury	Hungerford	AONB	4 bed	Detached	£650,000	163	£3,978	£617,500	£3,779
High Street	Hungerford	AONB	2 bed	Flat	£240,000	61	£3,926	£228,000	£3,730
Arkle Avenue	Thatcham	Newbury and Thatcham	4 bed	Detached	£419,950	107	£3,917	£398,953	£3,722
Park Street	Hungerford	AONB	2 bed	Flat	£390,000	100	£3,916	£370,500	£3,720
Reed Gardens	Woolhampton	Eastern Area	4 bed	Detached	£655,000	167	£3,915	£622,250	£3,719
High Street	Hungerford	AONB	2 bed	Terrace	£349,500	98	£3,566	£332,025	£3,388
West Street	Newbury	Newbury and Thatcham	1 bed	Flat	£170,000	58	£2,931	£161,500	£2,784
Station Road	Newbury	Newbury and Thatcham	1 bed	Flat	£150,000	52	£2,885	£142,500	£2,740
West Street	Newbury	Newbury and Thatcham	2 bed	Flat	£210,000	76	£2,763	£199,500	£2,625
High Street	Hungerford	AONB	2 bed	Flat	£325,000	126	£2,579	£308,750	£2,450
mgn ou cct	Hangeriora	AUND	2 500		£579,548	124	£4,661	£550,571	£4,428



3.7. Available New Builds – Advertised for Sale – Stage 2 (November 2022)

3.7.1 Table 4b provides an updated summary of the available new build properties that were on the market for sale in November 2022 across the district, as found through web-searching, including www.rightmove.co.uk; various house builders' & estate agents' websites and associated follow up enquiries if relevant. The 5% deduction is intended to recognise that there will usually be an adjustment between marketing and sales price. Many of the results currently advertised were not yet able to provide accurate floor plan/unit sizes. As such, in these instances, we have provided general assumed sizes for these entries based on what we have found represents typical new build sizes for those unit types in the borough. The results where this assumption has been made are indicated in red text. The following table therefore presents another high-level sense check of our assumed values.

Table 4b – New Builds Advertised for Sale November 2022

	<u> </u>	ı i	Advertised prices - All Nev	w Dwellings in Ne	wbury & Thatcham	- Source: Rightr	nove		т т	
Address	Locality	No of Bedrooms	Property Type	Adevertised Price	Floor Area [m²] / Estimated Floor area [m²]	£/m²	Floor Area [sq.f]	£/sq.f	Advertised Price 5% LESS	£/m² 5% LESS
Land Adjacent To Hilltop	Newbury	2	Semi-Detached	£370,000	52	£7,115	560	£661	£351,500	£6,760
Bastion Street	Newbury	4	Detached House	£530,000	84	£6,310	904	£586	£503,500	£5,994
Bastion Street	Newbury	3	Semi-Detached	£450,000	72	£6,250	775	£581	£427,500	£5,938
Land Adjacent To Hilltop	Newbury	3	Semi-Detached	£437,000	70	£6,243	753	£580	£415,150	£5,93
St. Mary's Gate	Newbury	4	Detached House	£800,000	130	£6,154	1399	£572	£760,000	£5,846
Sterling Gardens	Newbury	2	Penthouse	£504,000	81.9	£6,154	882	£572	£478,800	£5,846
Beansheaf Grange	Calcot	1	Apartment	£195,000	32	£6,094	344	£566	£185,250	£5,789
Salisbury Road	Hungerford	5	Detached House	£860,000	144	£5,972	1550	£555	£817,000	£5,674
St. Mary's Gate	Newbury	4	Detached House	£795,000	135	£5,889	1453	£547	£755,250	£5,594
Land Adjacent To Hilltop	Newbury	5	Detached House	£685,000	117	£5,855	1259	£544	£650,750	£5,562
Land Adjacent To Hilltop	Newbury	4	Detached House	£550,000	95	£5,789	1023	£538	£522,500	£5,50
Home Straight	Newbury	3	End Of Terrace	£566,950	98	£5,785	1055	£537	£538,603	£5,49
Salisbury Road	Hungerford	4	Detached House	£695,000	122	£5,697	1313	£529	£660,250	£5,41
Bastion Street	Newbury	4	Detached House	£695,000	125	£5,560	1345	£517	£660,250	£5,28
Salisbury Road	Hungerford	3	Semi-Detached	£465,000	84	£5,536	904	£514	£441,750	£5,25
Tower House Farn	Mortimer Common	3	Terraced House	£495,000	92	£5,380	990	£500	£470,250	£5.11
Tower House Farn	Mortimer Common	3	Terraced House	£495,000	92	£5,380	990	£500	£470,250	£5,11
Salisbury Road	Hungerford	3	Semi-Detached	£450,000	84	£5,357	904	£498	£427,500	£5,08
Dorking Way	Calcot	1	Apartment	£267,500	50	£5,350	538	£497	£254,125	£5,08
Home Straight	Newbury	3	End Of Terrace	£544,950	102	£5,343	1098	£496	£517,703	£5.07
Bastion Street	Newbury	5	Detached House	£860,000	167	£5,150	1798	£478	£817,000	£4,89
The Street	Mortimer	1	Apartment	£285,000	55.9	£5,098	602	£474	£270,750	£4,84
Dorking Way	Calcot	1	Apartment	£275,000	54	£5,093	581	£473	£261,250	£4,83
St. Mary's Gate	Newbury	3	Detached House	£575,000	115	£5,000	1238	£465	£546,250	£4,75
Bastion Street	Newbury	5	Detached House	£850,000	170	£5,000	1830	£465	£807,500	£4,75
Lancaset Park	Hungerford	3	Semi-Detached	£465,000	93.6	£4,968	1008	£462	£441.750	£4,73
Dorking Way	Calcot	4	Detached House	£625,000	126	£4,960	1356	£461	£593,750	£4,72
Sterling Gardens	Newbury	1	Apartment	£234.000	48	£4,875	517	£453	£222,300	£4,63
St. Mary's Gate	Newbury	4	Detached House	£795,000	165	£4,818	1776	£448	£755,250	£4,57
Dorking Way	Calcot	2	Apartment	£335,000	71	£4,718	764	£438	£318,250	£4,48
Bastion Street	Newbury	3	Semi-Detached	£490,000	105	£4,667	1130	£434	£465,500	£4,43
Bastion Street	Newbury	3	Terraced House	£477,000	104	£4,587	1119	£426	£453,150	£4,35
Tower House Farn	Mortimer Common	1	Apartment	£325,000	74.2	£4,380	799	£407	£308,750	£4,16
Broadlands Close	Calcot	6	Detached House	£1,795,000	415	£4,325	4467	£402	£1,705,250	£4,10
Home Straight	Newbury	5	Semi-Detached	£575.000	134	£4,323	1442	£399	£546,250	£4,10
Home Straight	Newbury	4	Terraced House	£575,000	135	£4,259	1453	£396	£546,250	£4,04
Dorking Way	Calcot	2	Apartment	£347,000	83	£4,233	893	£388	£329,650	£3,97
Riverside Lane	Newbury	4	Detached House	£675,000	179.5	£3,760	1932	£349	£641,250	£3,57
Home Straight	Newbury	4	Semi-Detached	£479,950	138	£3,478	1485	£323	£455.953	£3,37
ome straight	Hembury	4	Jenn-Detached	1475,550	150	15,475	1403	1323	1433,333	23,3
Avorago				EEC1 240	110	£5.353		£407.01	£522 177 76	£4 000



3.8. DSP Residential 'Value Levels' (VLs)

- 3.8.1 Overall, for the purposes of this Local Plan Review viability study, we decided to focus our appraisals on the following values range represented by what we refer to as Value Levels (VLs) 1-8+ indicative by location¹, all in accordance with the extensive research values analysis outlined above. See Table 5a below (note: table also included for ease of reference in Appendix I). Above all, this shows the scale of values as well as the variation of those values seen in different parts of the district. At the time of compiling Appendix I in Autumn 2022, we considered typical new build property values in West Berkshire to fall within the overall VLs range of £4,250/m2 to £5,000 m2 (i.e. approximately £395/sf to £465/sf).
- 3.8.2 The overall values range below applied to both Stage 1 and Stage 2 of this assessment, although the key set of new build values altered within that range between the two stages. For example, Stage 1 represented key new build values between £3,750 £4,500/m², whereas the current Stage 2 is represented by key new build values of around £4,500 to £5,000/m² overall.

Table 5a - DSP Value Levels - Stage 2

Stage 2 - Updated Value Levels Range

Market Value - Private	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8+
1-bed flat	£187,500	£200,000	£212,500	£225,000	£237,500	£250,000	£262,500	£275,000
2-bed flat	£228,750	£244,000	£259,250	£274,500	£289,750	£305,000	£320,250	£335,500
2-bed house	£296,250	£316,000	£335,750	£355,500	£375,250	£395,000	£414,750	£434,500
3-bed house	£348,750	£372,000	£395,250	£418,500	£441,750	£465,000	£488,250	£511,500
4-bed house	£487,500	£520,000	£552,500	£585,000	£617,500	£650,000	£682,500	£715,000
MV (£ / m²)	£3,750	£4,000	£4,250	£4,500	£4,750	£5,000	£5,250	£5,500

Sheltered housing tested between £4,500 - £6,250/m2 - referred to as VLs 4 - VL11 within results tables

3.8.3 As in all areas, values are always mixed to some extent – within particular wards and even within sites. The table above assumes the gross internal floor areas for dwellings as shown below in Table 6a (these are purely for the purpose of the above market dwelling price illustrations) for the 'standard' scenario set. Table 6b sets out the assumed dwelling mix principles applied as part of the Stage 2 testing.

Table 6a – Assumed Unit Sizes

Unit Sizes (sq. m.)*	Affordable	Market	1
1-bed flat	50	50	*Note: Retirement/sheltered typology:
2-bed flat	61	61	1-beds @ 55 sq. m; 2-beds @ 75 sq. m (Note 25% communal area content within retirement/sheltered typology)
2-bed house	79	79	*Note: Extra care typology:
3-bed house	93	93	60 units typology
4-bed house	106	130	1-beds @ GIA 58.5 sq. m; 2-beds @ 76 sq. m (excluding communal areas - 35% communal area content).

^{*}based on range set out in the Nationally Described Space Standard (NDSS).

 1 Stage 1 of the study was based on 7 value levels, however for the 2022 testing this was increased to 8, with the additional VL enabling a finer-grained view between the initial £5,000/m² and £5,500/m² levels.



Table 6b – Assumed dwelling mix principles

Unit Sizes - remain as per Stage 1

Updated Dwelling Mix Principles

Type	Overall Mix							
Туре	1-Bed	2-Bed	3-Bed	4+Bed				
Market Housing	5-10%	40-45%	35-40%	10-15%				
Affordable Home Ownership	20-25%	45-50%	20-25%	5-10%				
Affordable Housing (rented)	30-35%	35-40%	20-25%	5-10%				

Based on emerging policy SP18 informed by the Berkshire Housing Needs Evidence July 2022 (Iceni Projects).

NOTE:

For the purposes of this VA, mix assumptions assembled and necessarily adjusted on a best fit basis to accommodate:

1. Min 25% First Homes 2. 70% SR - as closely as possible and 3. With SO taking up remainder if applicable and also bearing in mind NPPF para 65 requirement for min. 10% affordable home ownership.

Owing to available number of affordable homes at different scheme size and tested AH% levels, there will inevitably be mix variations based around the LP targeted overview approach / latest available evidence. Sheltered housing assumes 60% 1-BF; 40% 2-BF (market mix).

- 3.9. Retirement, Sheltered and Extra Care Housing research
- 3.9.1 DSP conducted research on the value of new build retirement units in the district.
- 3.9.2 DSP's significant experience of carrying out site-specific viability reviews on numerous schemes led us to test retirement/sheltered housing at the same overall upper range of values as used for traditional housing market appraisals (VL4 to VL11+).
- 3.9.3 From wider experience, we would generally expect retirement/sheltered housing values to be representative of the upper end of this overall range; even this could be considered conservative in our view

Table 7a – New Retirement Builds Advertised for Sale March 2021 – Stage 1

Rightmove New Build Retirement Advertised March 2021

Rightmove New Build Retirement Advertised March 2021								
Address	Description	Asking Price						
Bartholomew Street, Newbury	2 bed	£600,000						
Bartholomew Street, Newbury	1 bed	£475,000						
Bartholomew Street, Newbury	2 bed	£460,000						
Bartholomew Street, Newbury	1 bed	£365,000						
Avonbank Lodge, Newbury	1 bed	£287,950						
West Street, Newbury	1 bed	£287,950						
Bartholomew Street, Newbury	1 bed	£280,000						
Bartholomew Street, Newbury	1 bed	£280,000						
Bartholomew Street, Newbury	1 bed	£280,000						
Average:		£368,433						



Table 7b – New Retirement Builds Advertised for Sale November 2022 – Stage 2

New Build Retirement Property - West Berkshire (Nov 2022)							
Type of Property Developer No of Bedrooms Advertised Price							
Retirement Property	McCarthy & Stone	2	£385,000				
Retirement Property	McCarthy & Stone	2	£385,000				
Retirement Property	McCarthy & Stone	1	£250,000				
Retirement Property	McCarthy & Stone	1	£245,000				
Retirement Property	Williams House	1	£250,000				
Average:	£303,000						

- 3.9.4 According to the Retirement Housing Group (RHG) in their paper amended February 2016 which discusses assumptions for strategic policy viability it is possible to value sheltered housing by assuming that a 1-bed new build sheltered flat is worth 75% the value of a second-hand 3-bed semi-detached property locally, with a 2 bed new build sheltered flat being worth 100% of the value. In addition, extra care housing is typically considered to be 25% higher than sheltered housing.
- 3.9.5 DSP have conducted research into recent sales transactions for second-hand 3-bedroom semi-detached properties within West Berkshire to follow this methodology. The results provide a sense check on our other retirement research. Ultimately it corroborates the impression that new build retirement units represent higher value levels in the district.

Table 8a – RHG Analysis – March 2021 – Stage 1

Analysis	s	£/M2	
Average 3-bed semi detached	£354.226		
property in West Berkshire	1334,220		
1-bed new build sheltered flat	£265,669	£4 930	
(worth 75% of the value)	1205,009	£4,830	
2-bed new build sheltered flat	6254.226	64 722	
(worth 100% of the value)	£354,226	£4,723	
1-bed extra care (typically 25%	£332,087	CE 677	
higher than sheltered housing)	1332,087	£5,677	
2-bed new build extra care (typically 25% higher than sheltered housing)	£442,782	£5,826	

^{*}Source: Rightmove, in Period - Oct 2020 - Jan 2021 (Sample Size: 64)





Table 8b – RHG Analysis – Stage 2

Analysis		£/m²
Average 3-bed semi detached property in West Berkshire *	£436,426	
1-bed new build sheltered flat (worth 75% of the value)	£327,319	£5,951
2-bed new build sheltered flat (worth 100% of the value)	£436,426	£5,819
1-bed extra care (typically 25% higher than sheltered housing)	£409,149	£6,994
2-bed new build extra care (typically 25% higher than sheltered housing)	£545,532	£7,178

^{*}Source: Rightmove, in Period - July 2022- Dec 2022 (Sample Size: 70)



4.0 Commercial Market Information, Rents and Yields

- 4.1.1 DSP have also analysed relevant articles relating to the commercial market, rents and yields, including the Royal Institution of Chartered Surveyors, Savills and Knight Frank Yields.
- 4.1.2 The commercial market, having rebounded from challenges posed by the pandemic and remote working, is now seeing commercial values heading downwards again, amongst economic uncertainty. The overall view of the commercial sector is considerably less positive than at Stage 1 of the study, particularly regarding short term prospects for values.
- 4.1.3 The RICS Commercial Property Market Survey Q1 2022 headlines that 'the outlook for capital values and rents turns negative at the headline level' and reports a sharp drop in demand for office and retail uses, with industrial momentum also fading noticeably. 90% of respondents to RICS's survey expect businesses to scale back at least some of their office footprint over the coming year. Overall prime office rents are expected to stay flat and secondary rents to fall. Ovearll the majority of respondents felt that the market is in a downturn phase.
- A.1.4 DSP have also reviewed Savills UK Market in Minutes UK Commercial November 2022. Savills corroborate the sentiment expressed above by RICS, Noting that 'commercial markets are repricing fast' in response to economic uncertainty and Government budget announcements. In contrast to a year previously, commercial prime yields are seen to be increasing across the board, and values are expected to face downward pressure as the market adapts to higher borrowing costs and energy prices. Savills conclude, however, that 'even in the face of a modest recession, we remain optimistic about the outlook for the office and logistics occupational markets in particular', citing 'an undersupply of prime space and a contracting development pipeline that will not alleviate this undersupply'.
- 4.1.5 To summarise the articles above, having rebounded from the pandemic, the commercial market is now seen to be heading downwards, although with prime office and logistics space (which was leading the upward trend previously) remaining fairly robust due to demand still not meeting supply.
- 4.1.6 Table 9 below sets out indications on prime yields provided by the Knight Frank Investment Yield Guide (October 2022)²

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² Knight Frank "Investment Yield Guide" (October 2022)





Table 9 – Knight Frank Investment Yield Guide October 2022

SECTOR	OCT-22	MARKET SENTIMENT
High Street Retail	001-22	WARRET SERVINGER
Bond Street	2.75% +	WEAKER
Oxford Street	4.00%	WEAKER
Prime Towns (Oxford, Cambridge, Winchester)	6.25% +	WEAKER
Regional Cities (Manchester, Birmingham)	6.50% +	WEAKER
Good Secondary (Truro, Leamington Spa, Colchester etc)	8.50%	WEAKER
Shopping Centres (sustainable income)	6.50%	WEAKER
Regional Scheme	7.50% - 7.75%	WEAKER
Sub-Regional Scheme	8.75%	WEAKER
Local Scheme (successful)	9.50%	WEAKER
Neighbourhood Scheme (assumes <25% of income from supermarket)	9.25% - 9.50%	WEAKER
Out of Town Retail	9.23% - 9.30%	WEAKER
Open A1 (essential retailers)	5.25%	WEAKER
Secondary Open A1 Parks	6.50%	WEAKER
Bulky Goods Parks	5.25%	WEAKER
Secondary Bulky Goods Parks	6.50%	WEAKER
Solus Open A1 (15 year income)	5.25%	WEAKER
Solus Bulky (15 year income)	5.25%	WEAKER
Leisure	704	14454455
Prime Leisure Parks	7% +	WEAKER
Secondary Leisure Parks	8.25% +	WEAKER
Specialist Sectors		
Car Showrooms (20 years with fixed uplifts & dealer covenant)	5.50%	WEAKER
Budget Hotels London (20 years, 5 yearly RPI / CPI uplifts)	3.75% - 4.00%	WEAKER
Budget Hotels Regional (20 years, 5 yearly RPI / CPI uplifts)	4.25% - 4.50%	WEAKER
Student Accommodation Prime London (Direct Let)	3.50% - 3.75%	WEAKER
Student Accommodation Prime Regional (Direct Let)	5.00% - 5.25%	WEAKER
Student Accommodation Prime London (25 years, Annual RPI)	3.50% - 3.75%	WEAKER
Student Accommodation Prime Regional (25 years, Annual RPI)	3.75% - 4.00%	WEAKER
Healthcare (Elderly Care, 30 years, 5 yearly indexed linked reviews)	3.75% - 4.00%	WEAKER
Data Centres (Operational)	4.00%	STABLE
Data Centres (Leased, 20 years, Annual Indexation)	4.00% +	WEAKER
Income Strip (50 years, Annual RPI/CPIH+1%, Annuity Grade)	3.50%	WEAKER
Warehouse & Industrial Space		
Prime Distribution/Warehousing (20 years [NIY], fixed/indexed uplifts)	3.75% +	WEAKER
Prime Distribution/Warehousing (15 years, OMRRs)	4.25% +	WEAKER
Secondary Distribution (10 years, OMRRs)	4.75% +	WEAKER
South East Estate (excluding London & Heathrow)	4.00% - 4.25%	WEAKER
Good Modern Rest of UK Estate	4.50% - 4.75%	WEAKER
Secondary Estates	5.50% - 6.00%	WEAKER
Office (Grade A)		
City Prime (Single let, 10 years)	4.25%	WEAKER
West End: Prime Core (Mayfair & St James's)	3.50%	WEAKER
West End: Non-core (Soho & Fitzrovia)	4.00% - 4.25%	WEAKER
Major Regional Cities (Single let, 15 years)	5.25% - 5.50%	WEAKER
Major Regional Cities (Multi-let, 5 year WAULT)	5.50% - 6.00%	WEAKER
South East Towns (Single let, 15 years)	5.50%	WEAKER
South East Towns (Multi-let, 5 year WAULT)	7.00% +	WEAKER
South East Business Parks (Single let, 15 years)	5.75% - 6.00%	WEAKER
South East Business Parks (Multi-let, 5 year WAULT)	7.25% - 7.50%	WEAKER
Life Sciences (Oxford, Cambridge)	4.00%	STABLE



5.0 Commercial Property Values Research

- 5.1.1 The information as outlined in the following section is based on researching data as far as available reflecting commercial properties within West Berkshire district. Our assessment particularly focuses on the main commercial uses industrial, retail and office rents.
- 5.1.2 Our commercial rent assumptions are informed by a range of data sources detailed throughout this report.

5.2 Commercial Values Data – CoStar

- 5.2.1 DSP has a subscription to the commercial property data resource 'CoStar' and here we include relevant extracts, again as far as available, for West Berkshire. Summary reporting analysis for the lease comparables is provided; combined with the full data extracts to be found at the end of this Appendix. CoStar is a market leading commercial property intelligence resource used and informed by a wide range of Agents and other property firms, to provide commercial real estate information and analytics. CoStar conducts extensive, ongoing research to provide and maintain a comprehensive database of commercial and real estate information where subscribers can analyse, interpret and gain insight into commercial property values and availability, as well as general commercial market conditions.
- 5.2.2 The CoStar sourced research is based on available lease comparables within West Berkshire covering industrial / retail / Office over the last (18 months). Figures 1a-1c below provides the analysis summary, with the full data set provided at the rear of this Appendix.
- 5.2.3 The full CoStar dataset, as summarised in the above tables, has been further analysed over the Stage 1 (March 2021) and Stage 2 (November 2022) [see Table 10a and table 10b below] to provide a more detailed view of the range of commercial rents in the West Berkshire submarket, as part of the robust assumption seeing process.



Table 10a – CoStar Summary Analysis –West Berkshire Commercial Leases March 2021 – Stage 1

CoStar Rents £/sq.ft								
Type	e Min Q1 Median Q3 Max							
Retail	£3	£15	£23	£27	£83			
Office	£5	£10	£15	£24	£34			
Industrial	£3	£8	£9	£12	£15			
		CoStar Re	ents £/M2					
Туре	Min	Q1	Median	Q3	Max			
Retail	£32	£166	£243	£293	£890			
Office	£48	£108	£162	£258	£361			
Industrial	£35	£83	£97	£129	£166			

Table 10b – CoStar Summary Analysis –West Berkshire Commercial Leases Nov 2022 – Stage 2

		West Berkshire - £/sq. ft								
Туре	£/sq. ft Minimum Average Rental Indications	£/sq. ft 1st Quartile Rental Indications	£/sq. ft Median Rental Indications	£/sq. ft 3rd Quartile Rental Indications	£/sq. ft Maximum Average Rental Indications					
Retail	£8.33	£13.41	£19.18	£22.74	£42.52					
Offices	£5.40	£10.00	£14.24	£24.50	£59.86					
Industrial	£5.06	£8.37	£9.50	£11.19	£13.50					

		West Berkshire - £/m²							
Туре	£/m² Minimum Average Rental Indications	£/m² 1st Quartile Rental Indications			£/m² Maximum Average Rental Indications				
Retail	£89.67	£144.30	£206.46	£244.80	£457.65				
Offices	£58.13	£107.64	£153.23	£263.72	£644.33				
Industrial	£54.47	£90.12	£102.26	£120.40	£145.31				



Figure 1a – CoStar Lease Comparables – Retail – Stage 2 (Previous 18 months)

Deals Asking Rent Per SF Achieved Rent Per SF Avg. Months On Market

27 £15.28

£15.64

8

SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	16	£8.33	£15.28	£22.17	£42.52
Achieved Rent Per SF	5	£13.33	£15.64	£16.61	£32.99
Net Effective Rent Per SF	1	£13.43	£13.43	£13.43	£13.43
Asking Rent Discount	1	0.0%	0.0%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Rent Free Months	3	0	1	0	3

Figure 1b – CoStar Lease Comparables – Office – Stage 2 (Previous 18 months)

Deals Asking Rent Per SF Achieved Rent Per SF Avg. Months On Market

50

£15.94

£27.62

21

SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	25	£7.19	£15.94	£13.13	£31.50
Achieved Rent Per SF	18	£5.40	£27.62	£24.50	£60.00
Net Effective Rent Per SF	9	£5.40	£27.31	£22.45	£59.86
Asking Rent Discount	7	-13.3%	-3.6%	0.0%	5.0%
TI Allowance	-	-	-	-	-
Rent Free Months	5	0	9	9	20

Figure 1c – CoStar Lease Comparables – Industrial – Stage 2 - (Previous 18 months)

 Deals
 Asking Rent Per SF
 Achieved Rent Per SF
 Avg. Months On Market

 11
 €8 61
 €11 51
 15

SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	31	£5.06	£8.64	£9.50	£13.50
Achieved Rent Per SF	8	£7.50	£11.54	£12.11	£13.50
Net Effective Rent Per SF	3	£10.99	£11.94	£12.97	£13.47
Asking Rent Discount	5	-15.4%	-3.2%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Rent Free Months	2	0	2	2	3



5.3 Further commercial property values data sources – VOA Rating List

5.3.1 Table 11 below sets out the VOA Data Summary for convenience stores, larger supermarkets and retail warehousing in West Berkshire as a further sense check of assumptions used, largely informed by the above Co-Star analysis. Note: full data sample not included due to large data sample.

Table 11 – VOA Data Summary Leases November 2022 – Stage 2

		West Berkshire - £/sq. ft						
Туре	£/sq. ft Minimum Average Rental Indications	£/sq. ft 1st Quartile Rental Indications	£/sq. ft Median Rental Indications	£/sq. ft 3rd Quartile Rental Indications	£/sq. ft Maximum Average Rental Indications			
Convenience Stores	£7.90	£10.80	£12.54	£16.26	£18.58			
Large Supermarkets	£17.88	£20.21	£21.83	£24.15	£25.08			
Retail Warehousing	£10.22	£12.54	£15.33	£15.79	£23.23			

	West Berkshire - £/m²						
Туре	£/m² Minimum Average Rental Indications	£/m² 1st Quartile Rental Indications	£/m² Median Rental Indications	£/m² 3rd Quartile Rental Indications	£/m² Maximum Average Rental Indications		
Convenience Stores	£85.00	£116.25	£135.00	£175.00	£200.00		
Large Supermarkets	£192.50	£217.50	£235.00	£260.00	£270.00		
Retail Warehousing	£110.00	£135.00	£165.00	£170.00	£250.00		



6.0 Stakeholder Consultation

- 6.1.1 As part of the information gathering process in 2021, DSP invited a number of local stakeholders to contribute by providing local residential / commercial market indications / experiences and values information. (And at both Stage 1 and Stage 2, bespoke consultation was undertaken in connection with the strategic site at North East Thatcham. This was in order to both invite engagement and to help inform our study assumptions, alongside our own research, with further experience and judgements. It was conducted by way of a survey /pro-forma (containing some suggested assumptions) supplied by email by DSP via the Council for comment. The covering email contained a short introduction about the project, and also explained the type of information we required as well as assuring participants that any information they may provide would be kept in confidence respecting commercial sensitivities throughout the whole process.
- 6.1.2 The list of consulted development industry stakeholder organisations is included below.

 Contact information has not been included for confidentiality reasons:
 - Avison Young
 - Barton Willmore LLP
 - > CALA Homes (Chiltern) Limited
 - Carter Jonas Cass Holdings Ltd
 - Cass Holdings Ltd
 - Planning Issues Ltd
 - Crest Nicholson
 - Crest Nicholson South
 - Darcliffe Homes
 - Environment Agency
 - > Feltham Properties Ltd
 - Gladman Developments Ltd
 - ➢ GVA
 - > J & M Properties (Berkshire) Ltd
 - James Build Ltd
 - > Joy Schlaudraff
 - > JSA Architects Ltd

- Miller Homes Ltd
- Millgate Developments Ltd
- Oakridge Developments
- Orchard Investments
- Origin3
- Pegasus Group on behalf of Walker Logistics Ltd
- Persimmon Homes
- Persimmon Homes North London
- Praxis Real Estate Management Ltd
- Pro Vision
- Rackham Planning Ltd
- Rectory Homes
- Ressance Limited
- Robert Tutton Town Planning Consultants Ltd





- Rolfe Judd Planning
- Savills
- Sport England
- Strutt and Parker
- Sustrans (National Cycle Network)
- > Sutton Griffin Architects

- > Taylor Wimpey UK
- ➤ Thames Valley LEP
- Thames Water
- > Turley
- UK Land Ltd
- Westbuild Homes
- White Young Green
- 6.1.3 Other stakeholders contacted as part of the information gathering process included locally active Affordable Housing Providers and local estate agents as well as key contacts at WBC.
- 6.1.4 DSP received a small number of responses from development industry contacts and affordable housing providers, some of which offered broad ranges for costs and values, or general opinion, as well as some offering more detailed responses.
- 6.1.5 Any information / comments that were provided as a result of this consultation helped to inform and check / support our assumptions these assumptions were developed through research within the borough, discussions with local estate agents, and also DSP's extensive experience conducting independent viability reviews at planning application stage generally. However due to concerns around commercial sensitivity, we have not included any specific references or comments in this Appendix.



7. Land Values Context

- 7.1.1. As with the residential and commercial values, DSP also considered information as far as available regarding land values. We focused on two main reports, the first being the Savills Market in Minutes: UK Residential Development Land Q3 2022 which describes continuing growth, although at a slower rate than in 2021 and with 'downward pressures'. Savills report strong demand for development land and an ongoing scarcity of sites, meaning that demand continues however a combination of factors is putting pressure on land values, including a slowing of house price growth, the cost of debt, the end of Help to Buy, and increased build cost. Annual growth is now at 6.3% for UK greenfield land, and 6.2% for urban land (down from 8.8% and 6.8% the previous year).
- 7.1.2. The Knight Frank report 'Residential Development Land Index Q3 2022' corroborates the sentiment expressed above, headlining that 'Rising costs put downward pressure on land prices'.
- 7.1.3. Knight Frank report concerns over customer demand, with the majority of respondents to their survey feeling that land prices would remain the same and nearly a quarter feeling prices would fall. Knight Frank note the rising cost of debt and increasing cost of living, which they expect to slow house price growth and alongside build cost growth therefore temper growth in land prices. However it is thought the increased costs of borrowing might result in more land coming forward in the longer term 'as lower prices and higher borrowing rates encourage landowners to sell and develop land'.
- 7.1.4. To summarise, both reports indicate a continuing high demand for, and low supply of, however note the various cost pressures and market uncertainty which are thought likely to reduce or possibly even reverse the growth in land prices.

7.2. Benchmark Land Values

- 7.2.1 Land value in any given situation should reflect specific viability influencing factors, such as:
 - The existing use scenario
 - Planning approval and status / risk (as an indication and depending on circumstances, planning risk factors may equate to a reduction from a "with planning" land value by as much as 75%)



- Development potential scale, type, etc. (usually subject to planning)
- ➤ Development constraints including site conditions and necessary works, costs and obligations (including known abnormal factors)
- Development plan policies
- 7.2.2 It follows that the planning policies and obligations will have a bearing on land value; as has been recognised by examiners and Planning Inspectors.
- 7.2.3 In order to consider the likely viability of local plan policies in relation to any development scheme relevant to the Local Plan, the outturn results of the development appraisals (the RLVs viewed in £/ha terms) need to be somehow measured against a comparative level of land value. This is a key part of the context for reviewing the strength of the results as those changes across the range of assumptions on sales values (GDVs) and crucially including the effect of local plan policies (including affordable housing) and other sensitivity tests.
- 7.2.4 This comparison process is, as with much of strategic level viability assessment, not an exact science. It involves judgements and well-established acknowledgements that, as with other appraisal aspects, land values will in practice vary from scheme to scheme as well as being dependent to some extent on timing in relation to market conditions and other wider influences such as Government policy. The levels of land values selected for this comparison context are often known as 'benchmark' land values, 'viability tests' (as referred to in our results tables Appendices II-Iv) or similar. They are not fixed in terms of creating definite cut-offs or steps in viability, but in our experience, they serve well in terms of adding a layer of filtering to the results, to help enable the review of those; they help to highlight the tone of the RLV results and therefore the changing strength of relationship between the values (GDVs) and development costs as the appraisal inputs (assumptions) change.
- 7.2.5 As suitable (appropriate and robust) context for a high-level review of this nature, DSP's practice is to compare the wide range of appraisal RLV results with a variety of potential land value comparisons in this way. This allows us to consider a wide range of potential scenarios and outcomes and the viability trends across those.
- 7.2.6 The land value comparison levels are not fixed or even guides for use on scheme specifics; they are purely for this assessment purpose. In our experience, sites will come forward at alternative figures including in some cases beneath the levels assumed for this purpose. We have considered land values in a way that supports an appropriately "buffered" type view.



7.3. National Planning Policy Framework – September 2019

- 7.3.1 The revised NPPF was published in July 2018 and revised in February 2019. This sits alongside the Planning Practice Guidance (PPG) (in relation to viability both at plan making and decision taking stages of the planning process). The latest PPG on viability (September 2019) makes it clear that benchmark land values (BLVs) should be based on the Existing Use Value (EUV) plus approach and states: 'A benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner [which] should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. This approach is often called 'existing use value plus (EUV+).'
- 7.3.2 Further relevant extracts from the PPG (September 2019) are set out below.
 - 'Benchmark land values should:
 - > Be based upon existing use value
 - ➤ Allow for a premium to landowners (including equity resulting from those building their own homes)
 - ➤ Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees'
- 7.3.3 'Viability assessments should be undertaken using benchmark land values derived in accordance with this guidance. Existing use value should be informed by market evidence of current uses, costs and values. Market evidence can also be used as a cross-check of benchmark land value but should not be used in place of benchmark land value. There may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.'
- 7.3.4 'This evidence should be based on developments which are fully compliant with emerging or up to date plan policies, including affordable housing requirements at the relevant levels set out in the plan. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that



historic benchmark land values of non-policy compliant developments are not used to inflate values over time.'

- 7.3.5 'In plan making, the landowner premium should be tested and balanced against emerging policies. In decision making, the cost implications of all relevant policy requirements, including planning obligations and, where relevant, any Community Infrastructure Levy (CIL) charge should be taken into account.'
- 7.3.6 The Planning Practice Guidance (September 2019) on factors to be considered to established benchmark land values continues:
- 7.3.7 'Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site using published sources of information by assessing the value of the specific site or type of site using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development).'
- 7.3.8 'Sources of data can include (but are not limited to): land registry records of transactions; real estate licensed software packages; real estate market reports; real estate research; estate agents' websites; property auction results; valuation office agency data; public sector estate / property teams' locally held evidence.'
- 7.3.9 The Planning Practice Guidance (September 2019) states the following on how the premium for viability assessment to the landowner should be defined:
- 7.3.10 'The premium (or the 'plus' in EUV+) is the second component of benchmark land value. It is the amount above existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.'



- 7.3.11 'Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used but only as a cross check to other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance or different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).'
- 7.3.12 'Plan makers should establish a reasonable premium to the landowner for the purpose of assessing the viability of their plan. This will be iterative process informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. Market evidence can include benchmark land values from other viability assessments. Land transactions can be used by only as a cross check to other evidence. Any data used should reasonably identify any adjustments necessary to reflect the cost of policy compliance (including for affordable housing), or differences in the quality of land, site scale, market performance or different building use types and reasonable expectations of local landowners. Policy compliance means that the development complies fully with up to date plan policies including any policy requirements for contributions towards affordable housing requirements at the relevant levels set out in the plan. A decision maker can give appropriate weight to emerging policies. Local authorities can request data on the price paid for land (or the price expected to be paid through an option or promotion agreement).'
- 7.3.13 In order to inform the BLVs for use here, we have reviewed existing evidence, previous viability studies, site specific viability assessments and in particular have had regard to published Government sources of land values for policy application³. The Government data provides industrial, office, residential and agricultural land value estimates for the local subregion but not all areas are covered. This includes data for West Berkshire Borough in relation to residential land estimates. Not all areas are covered and as is the case in most LA areas, West Berkshire may well have varying characteristics. Therefore, where data is

³ MHCLG: Land value estimates for policy appraisal 2017 (May 2018)



insufficient, we have made use of our own experience and judgement in order to utilise a 'best fit' from the available data. The benchmarks indicated within the appendices are therefore informed by this data and other sources as described above.

- The residential land value estimates in particular require adjustment for the purposes of 7.3.14 strategic viability testing due to the fact that a different assumptions basis is used in our study compared to the truncated valuation model used for the residential land value estimate. This (and other) viability assessments, assume all development costs are accounted for as inputs to the RLV appraisal, rather than those being reflected within a much higher, "serviced" i.e. "ready to develop" level of land value. The MHCLG truncated valuation model provides a much higher level of land value as it assumes all land and planning related costs are discharged, assumes that there is a nil affordable housing requirement (whereas in practice the affordable housing requirement can impact land value by around 50% on a 0.5 ha site with 35% AH) with no CIL or other planning obligations allowance. That level of land value would also assume that full planning consent is in place, whereas the risk associated with obtaining planning consent can equate to as much as a 75% deduction when adjusting a consented site value to an unconsented land value starting point. Lower quartile build costs and a 17% developer's profit (compared to the assumed median build costs and 17.5% developer's profit used in this study) are additional assumptions that lead to a view of land value well above that used for comparison (benchmark purposes) in viability assessments such as this. So, the assessment approach (as relates to all land values) assumes all deductions from the GDV are covered by the development costs assumptions applied within the appraisals. In our view this would lead to a significantly reduced residential land value benchmark when taking into account all of those factors.
- 7.3.15 The figure that we consider representing the minimum land value likely to incentivise release for development under any circumstances in the local context is around £250,000/ha, based on gross site area. In our experience of dealing with site specific viability, greenfield land values tend to be assumed at minimum option agreements levels. These are typically around £100,000 and not exceeding £200,000 per gross acre (i.e. approx. £250,000 to a maximum of £500,000 per gross hectare). Land values at those levels are likely to be relevant to development on greenfield land (e.g. agricultural land or in cases of enhancement to amenity land value).
- 7.3.16 At this level, it could be relevant for consideration as the lowest base point for enhancement to greenfield land values (with agricultural land reported by the VOA and a range of other



sources to be valued at circa £20,000 - £25,000/ha in existing use). The HCA issued a transparent assumptions document which referred to guide parameters of an uplift of 10 to 20 times agricultural land value. This sort of level of land value could also be relevant to a range of less attractive locations or land for improvement. This is not to say that land value expectations in such scenarios would not go beyond these levels either – they could well do in a range of circumstances.

- 7.3.17 The EUV+ BLVs used within the study therefore range between £250,000/ha for greenfield land (including a significant uplift from existing agricultural values) to approximately £3,000,000/ha for upper PDL/Residential land values.
- 7.3.18 Matters such as realistic site selection for the particular proposals, allied to realistic land owner expectations on site value, will continue to be vitally important. Even moving away from a 'market value' led approach, site value needs to be proportionate to realistic development scope and site contracts, ensuring that headroom for supporting necessary planning obligations is not overly squeezed beneath the levels that should be achieved.
- 7.3.19 The latest RICS Guidance⁴ (updated to reflect the new NPPF and PPG) refers to benchmark land value as follows 'The value to be established on the basis of the existing use value (EUV) plus a premium for the landowner (PPG, paragraph 013) or the alternative use value (AUV) in which the premium is already included. PPG paragraph 014 is clear that there 'may be a divergence between benchmark land values and market evidence; and plan makers should be aware that this could be due to different assumptions and methodologies used by individual developers, site promoters and landowners.'
- 7.3.20 The Local Housing Delivery Group report⁵ chaired by Sir John Harman (again pre-dating the new NPPF and PPG), notes that: 'Consideration of an appropriate Threshold Land Value needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy. Reference to market values can still provide a useful 'sense check' on the threshold values that are being used in the model (making use of costeffective sources of local information), but it is not recommended that these are used as the

⁴ Assessing viability in planning under the National Planning Policy Framework 2019 for England

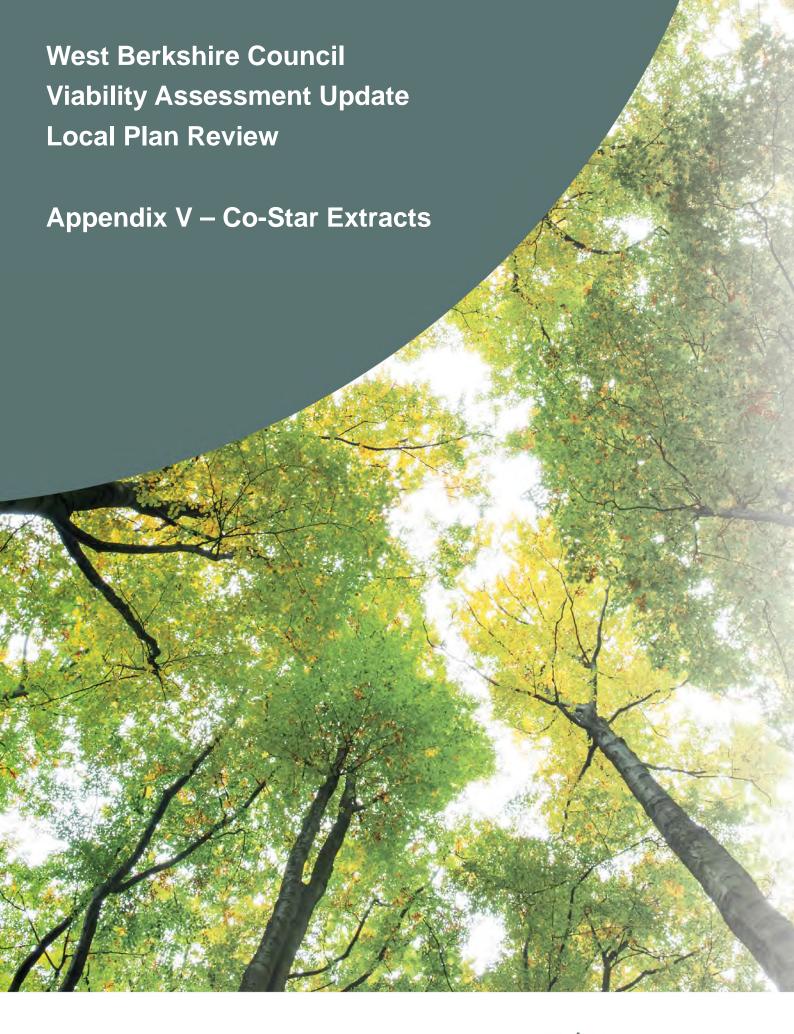
⁵ Local Housing Delivery Group – Viability Testing Local Plans (June 2012)



basis for the input into a model... We recommend that the Threshold Land Value is based on a premium over current use values and credible alternative use values.'

- 7.3.21 The revisions to the Viability PPG and the new NPPF (in July 2018), as described above, now very clearly advise that land value should be based on the value of the existing use plus an appropriate level or premium or uplift to incentivise release of the land for development from its existing use.
- 7.3.22 Any overbid level of land value (i.e. incentive or uplifted level of land value) would be dependent on a ready market for the existing or other use that could be continued or considered as an alternative to pursuing the redevelopment option being assumed. The influences of existing / alternative use on site value need to be carefully considered. At a time of a low demand through depressed commercial property market circumstances, for example, we would not expect to see inappropriate levels of benchmarks or land price expectations being set for opportunities created from those sites. Just as other scheme specifics and appropriate appraisal inputs vary, so will landowner expectation.
- 7.3.23 In summary, reference to the land value benchmarks range as outlined within the report and shown within the Appendix III results summary tables footnotes (range overall £250,000 to £3,000,000/ha) have been formulated with reference to the principles outlined above and are considered appropriate.

Appendix V Ends





Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

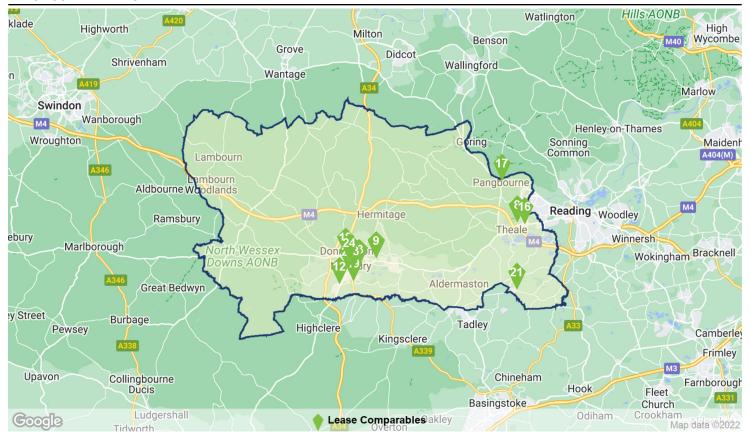
27

£15.28

£15.64

8

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	16	£8.33	£15.28	£22.17	£42.52
Achieved Rent Per SF	5	£13.33	£15.64	£16.61	£32.99
Net Effective Rent Per SF	1	£13.43	£13.43	£13.43	£13.43
Asking Rent Discount	1	0.0%	0.0%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Rent Free Months	3	0	1	0	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	17	1	8	5	22
Deal Size	27	197	4,048	1,656	24,084
Lease Deal in Months	10	12.0	67.0	60.0	180.0
Floor Number	27	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

				Lea	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
1	15A-16 Bartholomew St	****	588	GRND	29/08/2022	New	£42.52	Asking
2	57 Cheap St	****	197	GRND	16/08/2022	New	£32.99/iro	Achieved
3	Bone Ln	****	3,999	GRND	01/07/2022	New	£8.33	Asking
4	Park St	****	788	GRND	10/06/2022	New	£34.26/fri	Asking
5	Parkway Shopping Centre 48-53 Parkway	****	2,594	GRND	02/05/2022	New	£17.35/fri	Achieved
5	Parkway Shopping Centre 48-53 Parkway	****	3,676	GRND	28/04/2022	New	-	-
6	115 Bartholomew St	****	450	GRND	11/04/2022	New	£22.22	Asking
5	Parkway Shopping Centre 48-53 Parkway	****	4,661	GRND	04/04/2022	New	-	-
7	Market St	****	475	GRND	01/04/2022	New	£23.05	Asking
5	Parkway Shopping Centre 48-53 Parkway	****	4,500	GRND	31/03/2022	New	-	-
8	Bath Rd	****	24,084	GRND	26/03/2022	New	£16.61	Achieved
9	Wyevale Garden Centre Bath Rd	****	1,656	GRND	28/02/2022	New	£15.10	Asking
10	88 Bartholomew St	****	433	GRND	01/02/2022	New	£28.87	Asking
1	49 Cheap St	****	809	GRND	01/02/2022	New	£21.01	Asking
12	5 Essex St	****	773	GRND	01/02/2022	New	£22.64	Asking
13	21-25 Hambridge Rd	****	3,161	GRND	01/02/2022	New	£11.39	Asking
14	83 Bartholomew St	****	1,039	GRND	01/12/2021	New	£13.47	Asking
15	109 Bartholomew St	****	490	GRND	01/12/2021	New	£22.35	Asking
16	Bath Rd	****	1,800	GRND	24/11/2021	New	-	-
1	8-10 Reading Rd	****	1,200	GRND	16/11/2021	New	£13.33/fri	Achieved
18	Pilgrims Guest House 33 Oxford Rd	****	5,850	GRND	01/11/2021	New	£11.97	Asking

Lease Comps Summary

Lease Comps Report

				Lea	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
19	Pinchington Ln	****	20,473	GRND	16/10/2021	New	-	-
20	21-39 Parkway	****	4,400	GRND	08/10/2021	New	-	-
21	Victoria Rd	****	7,060	GRND,	04/10/2021	New	-	-
22	2 Pound St	****	782	GRND	01/08/2021	New	£12.15	Asking
23	Greenham	****	12,928	1st	26/07/2021	Renewal	£13.43	Effective
24	15 The Broadway	****	450	GRND	14/06/2021	New	£22.11/fri	Asking



15A-16 Bartholomew St

Newbury, RG14 5LL - West Berkshire Submarket





Northcr Park	oft	Victori	a Park Y
Russell Rd	W Mills	Newbury	River Kenned Mill Ln Kings Rd
W	est Berkshire Co	uncil 🖤	AG G G G G G G G G G G G G G G G G G G
	St Michael's Rd	Newbury* Station Rd	
Enborne Grove	Pound St		Northway Northway
Coogle			Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	0.0%	▼ -20.2%
Submarket 2-4 Star	5.3%	▲ 1.2%
Market Overall	10.6%	1.2%

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£14.70	↔ 0.0%
Submarket 2-4 Star	£17.70	▲ 0.6%
Market Overall	£23.92	▲ 0.4%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	116,008	★ 59.7%
Months On Market	13.2	1 .7

LEASE

588 SF
Aug 2022
Retail
Direct
GRND Floor
16

LEASE TERM

Start Date:	Aug 2022	
Start Date.	Aug ZUZZ	

TIME ON MARKET

Date On Market:	Jan 2021
Date Off Market:	Aug 2022
Months on Market:	20 Months

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

PROPERTY

Property Type:	Office	NIA:
Status:	Built 1789	Floors:
Tenancy:	Multi	Floor Size:
Construction:	Masonry	Vacancy at Lease:

RENTS

CONCESSIONS AND BUILDOUT

Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out
Space Condition:	Excellent

TIME VACANT

Date Occupied. Aug 2022	Date Occupied:	Aug 2022	
-------------------------	----------------	----------	--

2,913 SF

971 SF

0.0%





57 Cheap St

Newbury, RG14 5DH - West Berkshire Submarket

Kings Rd

RacecourMap data @2022

Northway Climbing Centre





LEASE

SF Leased:	197 SF
Sign Date:	Aug 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	57A

LEASE TERM

Start Date:	Sep 2022
-------------	----------

RENTS

Asking Rent:	£6,500 PA
Achieved Rent:	£6,500 PA

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout:	Standard Retail
Buildout Status:	Partial Build-Out
Space Condition:	Average

PROPERTY EXPENSES

Service:	Internal Repairing O
Service:	internal Repairing U

Date On Market:	Apr 2022
Date Off Market:	Aug 2022
Months on Market:	4 Months

TIME VACANT

Date Vacated:	Apr 2022
Date Occupied:	Sep 2022
Months Vacant:	4 Months

MARKET AT LEASE

West Berkshire Council @

Pound St

Newbury*

A343

Vacancy Rates	2022 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.6%	▼ -0.2%
Market Overall	1.8%	▼ -0.2%

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£35.39	1.4%
Submarket 2-4 Star	£18.97	▲ 0.3%
Market Overall	£27.16	▲ 0.2%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	114,445	1 7.9%
Months On Market	8.0	▼ -9.3

LEASING AGENTS

TIME ON MARKET

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Retail
Status:	Built 1876
Tenancy:	Multi
Construction:	Masonry

NIA:	1,679 SF
Floors:	2
Floor Size:	1,311 SF
Vacancy at Lease:	0.0%
Land Acres:	0.05



Newbury, RG14 5UE - West Berkshire Submarket





LEASE	
SF Leased:	3,999 SF
Sign Date:	Jul 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	С

RENTS	
Asking Rent:	£33,312 PA
CONCESSIONS A	ND BUILDOUT
Buildout:	Speciality
Buildout Status:	Partial Build-Out
Space Condition:	Average



Start Date:	Jul 2022
Expiry Date:	Jun 2027
Lease Term:	5 Years

Feb 2022

Jul 2022

TIME	VACANT

Date Vacated:	Jan 2022
Date Occupied:	Jul 2022
Months Vacant:	6 Months

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	1.6%	▼ -0.2%
Market Overall	1.8%	▼ -0.2%

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£6.40	1.4%
Submarket 1-3 Star	£18.99	▲ 0.3%
Market Overall	£27.16	▲ 0.2%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	114,445	1 7.9%
Months On Market	8.0	₩ -9.3

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Months on Market: 5 Months

Property Type:	Retail
Status:	Built 1979
Tenancy:	Single
Construction:	Steel
Parking:	Ratio of 0.00/1,000 SF

NIA:	3,999 SF
Floors:	1
Floor Size:	3,999 SF
Vacancy at Lease:	0.0%



Park St

Newbury, RG14 1EA - West Berkshire Submarket





MISSION IN A MISSI	
ACC.	TWO WAY TRAFFIC CESS ONLY

0,000	The Ores Made	
	Western Ave	
Western Ave		wthorn Rd B400
	pelican Ln	London Rd London R
8	Park Way	
Coot Lin	West St.	
		toria Park
Northcroft Park Vorthcro	n _{Ln}	Xo //
	Newbury	River Kennet
©oogla	WMills	Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY	
Current Building	36.9%	▲ 36.9%	
Submarket 2-4 Star	5.7%	▲ 2.1%	
Market Overall	10.4%	1.0%	

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£13.82	▲ 0.6%
Submarket 2-4 Star	£17.53	1 2.2%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

LEASE

SF Leased:	788 SF
Sign Date:	Jun 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	В
Suite:	В

LEASE TERM

Jul 2022 Start Date:

TIME ON MARKET

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

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Asking Rent:	£27,000 PA
CONCESSIONS A	ND BUILDOUT
Buildout Status:	ND BUILDOUT Partial Build-Out

PROPERTY EXPENSES

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

TIME VACANT

RENTS

Date Vacated:	Feb 2022	
Date Occupied:	Jul 2022	
Months Vacant:	5 Months	

Property Type:	Office	NIA:	6,157 SF
Status:	Built 1888	Floors:	3
Tenancy:	Multi	Floor Size:	1,930 SF
Construction:	Masonry	Vacancy at Lease:	36.9%
Parking:	5 Surface Spaces ar	Land Acres:	0.13





48-53 Parkway - Parkway Shopping Centre

Newbury, RG14 1AY - West Berkshire Submarket





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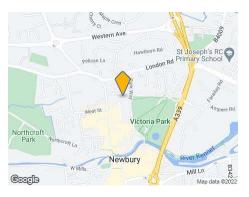
1	TENAN	ΙT
7	Tenant	N

Tenant Name:	Suits Direct	
Industry:	Retailer	

LEASE	
SF Leased:	2,594 SF
Sign Date:	May 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	G41

RENTS	
Achieved Rent:	£45,000 PA

PROPERTY EXPENSES Service: Fully Repairing & In...



MARKET AT LEASE

Vacancy Rates	2022 Q2	Q2 YOY	
Current Building	0.0%	↔ 0.0%	
Submarket 2-4 Star	2.4%	▲ 0.8%	
Market Overall	2.1%	▲ 0.3%	

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£3.66	▼ -26.8%
Submarket 2-4 Star	£18.95	♥ -0.2%
Market Overall	£27.14	▼ -0.2%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	137,827	179.8%
Months On Market	10.1	₩ -6.7

LEASE TERM

Start Date:	May 2022
Expiry Date:	May 2027
Lease Term:	5 Years
Breaks:	Tenant - May 2025

TIME VACANT

Date Occupied:	Jun 2022	
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LEASING AGENTS

MMX Retail Property Advisers LLP

41-43 Maddox St, Suite 4th Floor

London, W1S 2PD

Filippa Mudd 020 3130 4666

Henry Foreman 07469 155716

Lunson Mitchenall

62-65 Chandos PI London, WC2N 4HG

PROPERTY

Property Type:	Retail	NIA:	99,020 SF
Status:	Built Nov 2011	Floors:	4
Tenancy:	Multi	Floor Size:	19,804 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	550 Covered Space		

LEASE NOTES

Suits Direct has taken 2,594 sq ft of retail space at Parkway Shopping Centre on a five year lease. The landlord was represented in the transaction.



48-53 Parkway - Parkway Shopping Centre

Mill Ln

Newbury, RG14 1AY - West Berkshire Submarket





TENANT

Tenant Name:	Eat Drink Distill	
Industry:	Retailer	

LEASE

SF Leased:	3,676 SF
Sign Date:	Apr 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	G36

LEASE TERM

Start Date:	Apr 2022	
Expiry Date:	Apr 2032	
Lease Term:	10 Years	

TIME VACANT

Date Occupied: Jun 2022

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.4%	▲ 0.8%
Market Overall	2.1%	▲ 0.3%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£3.66	▼ -26.8%
Submarket 2-4 Star	£18.95	♥ -0.2%
Market Overall	£27.14	♥ -0.2%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	137,827	179.8%
Months On Market	10.1	▼ -6.7

LEASING AGENTS

MMX Retail Property Advisers LLP

41-43 Maddox St, Suite 4th Floor London, W1S 2PD

Filippa Mudd 020 3130 4666

Henry Foreman 07469 155716

Property Type:	Retail
Status:	Built Nov 2011
Tenancy:	Multi
Construction:	Steel
Parking:	550 Covered Space

NIA:	99,020 SF
Floors:	4
Floor Size:	19,804 SF
Vacancy at Lease:	0.0%



115 Bartholomew St

Newbury, RG14 5DT - West Berkshire Submarket





LEASE SF Leased: 450 SF Sign Date: Apr 2022 Retail Space Use: Lease Type: Direct

GRND Floor

Asking Rent: £10,000 PA

LEASE TERM

Floor:

Start Date: Apr 2022

CONCESSIONS AND BUILDOUT	
Buildout: Standard Retail	
Buildout Status:	Partial Build-Out
Space Condition:	Average



TIME ON MARKET

Date On Market:	Sep 2021
Date Off Market:	May 2022
Months on Market:	7 Months

TIME VACANT

RENTS

Date Vacated:	Sep 2021
Date Occupied:	Jun 2022
Months Vacant:	9 Months

Quintons (Commercial)

36-38 London Rd

LEASING AGENTS

Newbury, RG14 1JX Shane Prater 01635 262510

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	4.2%	1 2.4%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£11.94	▲ 3.3%
Submarket 1-3 Star	£16.30	1 2.3%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

Property Type:	Office
Status:	Built 1800
Tenancy:	Multi
Construction:	Masonry
Parking:	3 free Surface Spac

NIA:	4,187 SF
Floors:	3
Floor Size:	2,230 SF
Vacancy at Lease:	0.0%
Land Acres:	0.16



48-53 Parkway - Parkway Shopping Centre

Newbury, RG14 1AY - West Berkshire Submarket





Mill Ln

TENANT

Tenant Name:	Artisan Handmade	
Industry:	Retailer	

LEASE

SF Leased:	4,661 SF
Sign Date:	Apr 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	20

LEASE TERM

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

TIME VACANT

Date Occupied: May 2022

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.4%	▲ 0.8%
Market Overall	2.1%	▲ 0.3%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£3.66	▼ -26.8%
Submarket 2-4 Star	£18.95	▼ -0.2%
Market Overall	£27.14	▼ -0.2%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	137,827	179.8%
Months On Market	10.1	▼ -6.7

LEASING AGENTS

MMX Retail Property Advisers LLP

41-43 Maddox St, Suite 4th Floor

London, W1S 2PD

Filippa Mudd 020 3130 4666

Henry Foreman 07469 155716

Property Type:	Retail
Status:	Built Nov 2011
Tenancy:	Multi
Construction:	Steel
Parking:	550 Covered Space

NIA:	99,020 SF
Floors:	4
Floor Size:	19,804 SF
Vacancy at Lease:	0.0%



Market St

Newbury, RG14 5DP - West Berkshire Submarket





		Newbury	
Russell Rd	W Mills	Par Comment	Mill Ln
Sloucester Rd	Berkeley Rd John Do		W
31041	00		Kings Re
1			339
,	West Berkshire Co		A Sings Re
		uncil W	33 99
	Vest Berkshire Co	uncil 🖤	33 99
Enborte Rd	Vest Berkshire Co	uncil W	339

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.5%	▲ 0.8%
Market Overall	2.1%	▲ 0.3%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£26.28	1.4%
Submarket 1-3 Star	£18.98	♥ -0.2%
Market Overall	£27.14	▼ -0.2%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	137,827	179.8%
Months On Market	10.1	∀ -6.7

LEASE

LLAGE		
SF Leased:	475 SF	
Sign Date:	Apr 2022	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	GRND Floor	
Suite:	9	

LEASE TERM

TIME ON MARKET

Date On Market:	Dec 2021
Date Off Market:	Apr 2022
Months on Market:	4 Months

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Tom Price 01635 262526 Shane Prater 01635 262510

RENTS

Asking Rent: £10	,950 PA
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CONCESSIONS AND BUILDOUT

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

TIME VACANT

Date Vacated:	Dec 2021
Date Occupied:	May 2022
Months Vacant:	5 Months

Property Type:	Retail
Status:	Built 1980
Tenancy:	Multi
Construction:	Masonry

NIA:	6,314 SF
Floors:	4
Floor Size:	1,578 SF
Vacancy at Lease:	0.0%





48-53 Parkway - Parkway Shopping Centre

Newbury, RG14 1AY - West Berkshire Submarket





West St. West S

TENANT

Tenant Name:	Robert Goddard Ltd	
Industry:	Retailer	

LEASE

SF Leased:	4,500 SF
Sign Date:	Mar 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	G16/17

LEASE TERM

Start Date:	Mar 2022
Expiry Date:	Mar 2032
Lease Term:	10 Years

TIME VACANT

Date Occupied: May 2022

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY	
Current Building	0.0%	↔ 0.0%	
Submarket 2-4 Star	2.3%	▲ 0.7%	
Market Overall	2.0%	▲ 0.3%	

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£3.66	▼ -27.5%
Submarket 2-4 Star	£18.94	♥ -0.9%
Market Overall	£27.12	▼ -1.1%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	103,519	↑ 76.6%
Months On Market	13.2	1 .4

LEASING AGENTS

MMX Retail Property Advisers LLP

41-43 Maddox St, Suite 4th Floor London, W1S 2PD Henry Foreman 07469 155716

PROPERTY

Property Type:	Retail	NIA:	99,020 SF
Status:	Built Nov 2011	Floors:	4
Tenancy:	Multi	Floor Size:	19,804 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	550 Covered Space		

LEASE NOTES

Henry Goddard Ltd has taken 4,500 sq ft of retail space at Parkway Shopping Centre. The deal was confirmed by Henry Foreman, listing agent with MMX Retail.





Bath Rd

Reading, RG31 7SA - West Berkshire Submarket





	Pinems		
		Calcot Recreation Ground	
And Princents	n Rath Rd A	4 Bath Rd	
©oogla	Ra Paris	Dorking Way Savington Rd Map data ©202	

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY	
Current Building	9.9%	↔ 0.0%	
Submarket 2-4 Star	2.3%	▲ 0.7%	
Market Overall	2.0%	▲ 0.3%	

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£16.61	▼ -1.0%
Submarket 2-4 Star	£18.94	▼ -0.9%
Market Overall	£27.12	▼ -1.1%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	103,519	↑ 76.6%
Months On Market	13.2	▲ 1.4

TENANT

Tenant Name:	B&M
Industry:	Retailer
SIC:	Variety Stores

LEASE	
SF Leased:	24,084 SF
Sign Date:	Mar 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	3

1 6	EAS	F:	TF	RM
	_~~	_		

Start Date: Apr 2022	
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TIME ON MARKET

Date On Market:	Aug 2020
Date Off Market:	Apr 2022
Months on Market:	20 Months

LEASING AGENTS

Angermann Goddard & Loyd Ltd

18 Savile Row London, W1S 3PW

Daniel Berrevoets 020 7465 5107

PROPERTY

Property Type:	Retail
Status:	Built 1991
Tenancy:	Single
Construction:	Steel
Parking:	1,000 Surface Space

NIA:	243,234 SF
Floors:	1
Floor Size:	243,234 SF
Vacancy at Lease:	9.9%



Achieved Rent:	£400,000 PA
----------------	-------------

CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
Space Condition:	Average

PROPERTY EXPENSES

Business Rates:	£275,000 PA
Daoinooo ratoo.	~=10,00017

TIME VACANT

Date Vacated:	Apr 2020
Date Occupied:	Apr 2022
Months Vacant:	24 Months





Bath Rd - Wyevale Garden Centre

Thatcham, RG18 3AN - West Berkshire Submarket





		Links		Elmhurst Rd
Tigers Nurs	ery	Soweron St.		
Turnpike Ro		Ban		Roman Way Henwick La
enham Hill		Benham Hill Winston Way	Bath Rd	Š
@oogla		"Way		Map data @202;

TENANT

Tenant Name:	Nu Kitchens
Industry:	Accommodation and Food Services

LEASE	
SF Leased:	1,656 SF
Sign Date:	Feb 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	1C

RENTS	
Asking Rent:	£25,006 PA
CONCESSIONS A	ND BUILDOUT

LEASE TERM

Start Date: Mar 2022

TIME ON MARKET		TIME VACANT	
Date On Market:	Feb 2022	Date Vacated:	Jan 2022
Date Off Market:	Mar 2022	Date Occupied:	Mar 2022
Months on Market:	1 Months	Months Vacant:	2 Months

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	6.0%	▲ 6.0%
Submarket 1-3 Star	2.3%	▲ 0.7%
Market Overall	2.0%	▲ 0.3%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£10.37	▲ 3.4%
Submarket 1-3 Star	£18.97	▼ -0.9%
Market Overall	£27.12	▼ -1.1%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	103,519	↑ 76.6%
Months On Market	13.2	1.4

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Property Type:	Retail
Status:	Built 1994
Tenancy:	Multi
Construction:	Masonry

NIA:	44,345 SF
Floors:	2
Floor Size:	20,067 SF
Vacancy at Lease:	6.0%
Land Acres:	8.80

£12,500 PA

Excellent



6 88 Bartholomew St

Newbury, RG14 5DY - West Berkshire Submarket





LEASE

GRND Floor
Direct
Retail
Feb 2022
433 SF

RENTS Asking Rent:

CONCESSIONS A	AND BUILDOUT	
Buildout:	Standard Retail	
Buildout Status:	Full Build-Out	

LEASE TERM

TIME VACANT

Space Condition:

Date Vacated:	Aug 2021	
Date Occupied:	Feb 2022	
Months Vacant:	5 Months	



TIME ON MARKET

Date On Market:	Aug 2021
Date Off Market:	Feb 2022
Months on Market:	6 Months

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	75.2%	★ 75.2%
Submarket 2-4 Star	2.3%	▲ 0.7%
Market Overall	2.0%	▲ 0.3%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£25.64	1.3%
Submarket 2-4 Star	£18.94	♥ -0.9%
Market Overall	£27.12	▼ -1.1%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	103,519	↑ 76.6%
Months On Market	13.2	▲ 1.4

Property Type:	Retail
Status:	Built 1850
Tenancy:	-
Construction:	Metal
Parking:	1 Surface Space is a

NIA:	576 SF
Floors:	1
Floor Size:	576 SF
Vacancy at Lease:	75.2%
Land Acres:	0.02



49 Cheap St

Newbury, RG14 5BX - West Berkshire Submarket





LEASE

LEASE TERM

SF Leased:	809 SF
Sign Date:	Feb 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor

RENTS

CONCESSIONS AND BUILDOUT

Buildout:	Restaurants & Cafes
Buildout Status:	Full Build-Out
Space Condition:	Average



Start Date:	Feb 2022
Expiry Date:	Jan 2024
Lease Term:	2 Years

May 2020

Feb 2022

TIME VACANT

Date Occupied: Feb 2022

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	2.3%	▲ 0.7%
Market Overall	2.0%	▲ 0.3%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£18.84	1.2%
Submarket 2-4 Star	£18.94	▼ -0.9%
Market Overall	£27.12	▼ -1.1%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	103,519	↑ 76.6%
Months On Market	13.2	A 1.4

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Deal Varney Commercial

Months on Market: 22 Months

Oxford St

Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Retail
Status:	Built 1789
Tenancy:	Single
Construction:	Masonry

NIA:	959 SF
Floors:	3
Floor Size:	959 SF
Vacancy at Lease:	0.0%



Newbury, RG14 6QW - West Berkshire Submarket





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	naturestimel	line 🕎		
			- / h	lehams
	Pond C			
	h Ave			Monks Ln
	Elizabeth Ave Hitt Ct	7 343		Mic
Bantle Ho	Fo	sex St M	onks Ln	
	5 8	David Llo	yd Newbury)
Blossoms Fiel	1 100			
	Park House :			100

TENANT

Tenant Name:	Morleys Chicken	
Industry:	Accommodation and Food Services	

LEASE	
SF Leased:	773 SF
Sign Date:	Feb 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£17,500 PA
--------------	------------

(CONCESSION	S AND BUILDO	UT
-	Buildout:	Poetaura	nte

Buildout:	Restaurants & Cafes
Buildout Status:	Partial Build-Out
Space Condition:	Average

LEASE TERM

Start Date:	Feb 2022	
Start Date:	Feb 2022	

Nov 2021 Feb 2022

TIME VACANT

Date Vacated:	Nov 2021
Date Occupied:	Mar 2022
Months Vacant:	4 Months

MARKET AT LEASE

The Catholic Church of Saint Francis of Sales

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.3%	▲ 0.7%
Market Overall	2.0%	▲ 0.3%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£21.02	▼ -0.1%
Submarket 1-3 Star	£18.97	▼ -0.9%
Market Overall	£27.12	▼ -1.1%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	103,519	↑ 76.6%
Months On Market	13.2	A 1.4

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Map data ©2022

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Months on Market: 3 Months

PROPERTY			
Property Type:	Retail	NIA:	1,625 SF
Status:	Built 1965	Floors:	2
Tenancy:	Multi	Floor Size:	708 SF
Construction:	Masonry	Vacancy at Lease:	0.0%



1 21-25 Hambridge Rd

Newbury, RG14 5SS - West Berkshire Submarket





LEASE	
SF Leased:	3,161 SF
Sign Date:	Feb 2022
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor

RENTS		
Asking Rent:	£36,000 PA	
CONCESSIONS A	ND BUILDOUT	
Buildout Status:	Full Build-Out	

LEASE TERM



TIME ON MARKET

Date On Market:	Jul 2021
Date Off Market:	Feb 2022
Months on Market:	7 Months

TIME VACANT

Date Vacated:	Jul 2021
Date Occupied:	Feb 2022
Months Vacant:	6 Months

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	49.8%	4 9.8%
Submarket 1-3 Star	2.3%	▲ 0.7%
Market Overall	2.0%	▲ 0.3%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£25.64	1.3%
Submarket 1-3 Star	£18.97	▼ -0.9%
Market Overall	£27.12	▼ -1.1%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	103,519	↑ 76.6%
Months On Market	13.2	▲ 1.4

Property Type:	Retail
Status:	Built 1986
Tenancy:	Multi
Construction:	Masonry
Parking:	7 Surface Spaces ar

NIA:	6,350 SF
Floors:	1
Floor Size:	6,350 SF
Vacancy at Lease:	49.8%
Land Acres:	0.18



1 83 Bartholomew St

Newbury, RG14 5EE - West Berkshire Submarket





Newbury

LEASE SF Leased: 1,039 SF Sign Date: Dec 2021 Retail Space Use: Lease Type: Direct Floor: **GRND Floor**

RENTS	
Asking Rent:	£14,000 PA
	ND DUU DOUT
CONCESSIONS A	ND BUILDOUT

LEASE TERM

TIME ON MARKET Date On Market: Feb 2020 Date Off Market Anr 2022

Jale OII Market.	Apr 2022
Months on Market:	22 Months

TIME VACANT

Date Occupied:	May 2022
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MARKET AT LEASE

Wormestall Field

West Berkshire

Pound St

Vacancy Rates	2021 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.0%	1.1%
Market Overall	2.1%	▲ 0.5%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£14.67	▼ -11.1%
Submarket 1-3 Star	£18.92	▼ -1.4%
Market Overall	£27.06	▼ -1.6%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	67,460	1 8.5%
Months On Market	16.6	▲ 5.6

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Retail	NIA:
Built 1900	Floors:
Single	Floor Size
Masonry	Vacancy a
	Built 1900 Single

NIA:	1,589 SF
Floors:	3
Floor Size:	530 SF
Vacancy at Lease:	0.0%



£10,950 PA



109 Bartholomew St

Newbury, RG14 5DT - West Berkshire Submarket





LEASE

SF Leased:	490 SF
Sign Date:	Dec 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor

RENTS Asking Rent:

CONCESSIONS AND BUILDOUT	
Buildout:	Convenience Store
Buildout Status:	Partial Build-Out
Space Condition:	Average

LEASE TERM

TIME VACANT

Date Vacated:	Jun 2021
Date Occupied:	Mar 2022
Months Vacant:	8 Months



TIME ON MARKET

	Date On Market:	Aug 2021
	Date Off Market:	Feb 2022
1	Months on Market:	4 Months

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	23.5%	\$ 23.5%
Submarket 2-4 Star	1.9%	1.1%
Market Overall	2.1%	▲ 0.5%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£22.50	▼ -0.7%
Submarket 2-4 Star	£18.89	▼ -1.4%
Market Overall	£27.06	▼ -1.6%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	67,460	1 8.5%
Months On Market	16.6	▲ 5.6

Property Type:	Retail
Status:	Built 1963
Tenancy:	Multi
Construction:	Masonry
Parking:	10 Surface Spaces a

NIA:		2,088 SF	
Floo	rs:	3	
Floo	r Size:	2,088 SF	
Vaca	ancy at Lease:	23.5%	



Reading, RG31 7QN - West Berkshire Submarket







MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.0%	▲ 1.1%
Market Overall	2.1%	▲ 0.5%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£25.51	▲ 0.8%
Submarket 1-3 Star	£18.92	▼ -1.4%
Market Overall	£27.06	▼ -1.6%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	67,460	1 8.5%
Months On Market	16.6	▲ 5.6

TENANT

Tenant Name:	ВР
Industry:	Retailer
SIC:	Gasoline Service Stations

LEASE

SF Leased:	1,800 SF
Sign Date:	Nov 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor

LEASE TERM

Start Date:	Nov 2021	

TIME VACANT

te Occupied: Nov 2021

Property Type:	Retail
Status:	Built 1989
Tenancy:	Single
Construction:	Steel

NIA:	1,800 SF
Floors:	1
Floor Size:	1,800 SF
Vacancy at Lease:	0.0%
Land Acres:	0.34





♠ 8-10 Reading Rd

Reading, RG8 7LY - West Berkshire Submarket





		<u> </u>	
	Pangi	bourne Meadov	V
Shooter. Pangbourne	Fire Thomes		
Pangbourne *	THE OWNER		
			1
		Reading Rg	Sourne Rd
Byerview R	Pangbourne	I Ro	
		Pano	gbourne O
		/T N	
" CING	Howard Trades & Cons	finley - 🔐	× /
@codla	Trades & Cons	truction	Map data ©2022

TENANT

Tenant Name:	Kiki & Bow Hime Limited
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	1,200 SF
Sign Date:	Nov 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	10

RENTS

Achieved Rent: £16,000 PA

PROPERTY EXPENSES

Service: Fully Repairing & In...

LEASE TERM	L	E.	Α	S	Ε	Т	Ε	R	Ν	1
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Start Date:	Dec 2021
Expiry Date:	Dec 2023
Lease Term:	2 Years

TIME VACANT

Dec 2021 Date Occupied:

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY	
Current Building	0.0%	↔ 0.0%	
Submarket 1-3 Star	2.0%	1.1%	
Market Overall	2.1%	▲ 0.5%	

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£37.47	▲ 0.8%
Submarket 1-3 Star	£18.92	▼ -1.4%
Market Overall	£27.06	▼ -1.6%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	67,460	1 8.5%
Months On Market	16.6	▲ 5.6

LEASING AGENTS

Hicks Baker

29 Castle St, Suite 29 Reading, RG1 7SB Fiona Brownfoot 0118 959 6144

Property Type:	Retail
Status:	Built 1863
Tenancy:	Multi
Construction:	Masonry

NIA:	6,269 SF
Floors:	3
Floor Size:	2,089 SF
Vacancy at Lease:	0.0%



13 Oxford Rd - Pilgrims Guest House

Newbury, RG14 1XB - Newbury Area Submarket





LEASE

SF Leased:	5,850 SF
Sign Date:	Nov 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor

Start Date: No	v 2021
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RENTS

Asking Rent:	£70,000 PA

CONCESSIONS AND BUILDOUT

001102001011071112 20122001		
Buildout:	Speciality	
Buildout Status:	Full Build-Out	
Space Condition:	Average	



TIME ON MARKET

Date On Market:	Jun 2021
Date Off Market:	Dec 2021
Months on Marke	t: 5 Months

TIME VACANT

Date Vacated:	Jun 2021
Date Occupied:	Dec 2022
Months Vacant:	17 Months

LEASING AGENTS

Adams Estates

66 Christchurch Rd Reading, RG2 7AZ Tazeem Khan 0118 935 1616

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	0.0%	↔ 0.0%
Market Overall	-	-

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	-	-
Submarket 2-4 Star	-	-
Market Overall	-	-

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	0	-
Months On Market	-	-

Property Type:	Hospitality
Status:	Built 1960
Tenancy:	-
Construction:	Masonry

NIA:	5,850 SF	
Floors:	3	
Floor Size:	1,950 SF	
Land Acres:	0.35	



Newbury, RG14 7HU - West Berkshire Submarket







MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.9%	▲ 1.1%
Market Overall	2.1%	▲ 0.5%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£15.73	▼ -2.5%
Submarket 2-4 Star	£18.89	▼ -1.4%
Market Overall	£27.06	▼ -1.6%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	67,460	1 8.5%
Months On Market	16.6	▲ 5.6

TENANT

Tenant Name:	Home Bargains
Industry:	Retailer
SIC:	Variety Stores

LEASE

SF Leased:	20,473 SF
Sign Date:	Oct 2021
Space Use:	Retail
Floor:	GRND Floor
Suite:	3/4

LEASE TERM

Start Date: Oct 2021

TIME VACANT

Date Occupied: Oct 2021

Property Type:	Retail	NIA:
Status:	Built 1990	Floors:
Tenancy:	Multi	Floor Size
Construction:	Masonry	Vacancy

NIA:	128,758 SF
Floors:	1
Floor Size:	128,758 SF
Vacancy at Lease:	0.0%

CONCESSIONS AND BUILDOUT

Rent Free Months: 0 Months



Newbury, RG14 1AY - West Berkshire Submarket





	Western Ave	Hawthorn Rd	Buon
	pelican Ln		London Rd
Northcroft Park Northcron	West St	Victoria Park	
Po name was a name wa	Mills Parker Specific	ury	Mill Ln
Cools Berkeley Rd)dates		Map data ©2022

TENANT

Tenant Name:	HMV
Industry:	Retailer
SIC:	Misc Retail Stores

LEASE SF Leased: 4,400 SF Sign Date: Oct 2021 Space Use: Retail Lease Type: Direct Floor: GRND Floor Suite: G20A

LEASE TERM

Start Date: Oct 2021

TIME VACANT

PROPERTY

Property Type:	Retail	NIA:	53,411 SF
Status:	Built 2011	Floors:	2
Tenancy:	Multi	Floor Size:	18,504 SF
Construction:	Steel	Vacancy at Lease:	0.0%

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.9%	1.1%
Market Overall	2.1%	▲ 0.5%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£16.98	▼ -2.6%
Submarket 2-4 Star	£18.89	▼ -1.4%
Market Overall	£27.06	▼ -1.6%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	67,460	1 8.5%
Months On Market	16.6	★ 5.6

CONCESSIONS AND BUILDOUT
Rent Free Months: 3 Months

PROPERTY EXPENSES

Service:

Service Charge:



Reading, RG7 3SH - West Berkshire Submarket



Fully Repairing & In...

Withheld





MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.9%	▲ 1.1%
Market Overall	2.1%	▲ 0.5%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£25.51	▲ 0.8%
Submarket 2-4 Star	£18.89	▼ -1.4%
Market Overall	£27.06	▼ -1.6%

Submarket Leasing Activity	2021 Q4	,	YOY
12 Mo. Leased SF	67,460		18.5%
Months On Market	16.6	A	5.6

TENANT

Tenant Name:	Со-ор
Industry:	Retailer
SIC:	Grocery Stores

LEASE

SF Leased:	7,060 SF
Sign Date:	Oct 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	P GRND, P MEZZ FI

LEASE TERM

Oct 2021
Oct 2036
15 Years
Oct 2026, Oct 2031

OPTIONS

(1) 15 Year Renewal Option starting in 4 Oct 2021; The rent will be reviewed on 05/10/2036, 04/10/2041 and 04/10/2046, in line with the CPI.

TIME VACANT

Date Occupied:	Oct 2021	

PROPERTY

Property Type:	Retail	NIA:	7,060 SF
Status:	Built Feb 2014	Floors:	1
Tenancy: Sir	Single	Floor Size:	6,294 SF
		Vacancy at Lease:	0.0%
		Land Acres:	0.22

LEASE NOTES

This lease comp has been verified with details from HM Land Registry under title BK517594. The rent information was excluded in this document. The rent will be reviewed in line with the CPI. The tenant will pay a fair proportion of the service charge. This lease is silent as to sections 24-28 of the Landlord & Tenant Act 1954. This lease is inclusive of 15 parking spaces.



Newbury, RG14 6AA - West Berkshire Submarket





Russell Rd Gloucester Rd	Berkeley Rd	Newbury	*6
	West Berkshire Co	uncil 🜳	A339
	St Michael's A	Newbury *	Rd
Enbone		A343	A339
Wormestall F	ield _{Ka} ka	Chesterfield Rd Newtown Rd	
©oogle	X	n Rd	Store

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	100%	1 100%
Submarket 1-3 Star	1.8%	1.4%
Market Overall	2.0%	▲ 0.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£25.41	▲ 0.3%
Submarket 1-3 Star	£18.93	▼ -1.9%
Market Overall	£27.09	▼ -2.2%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	106,087	★ 532.0%
Months On Market	17.3	↑ 7.7

LEASE SF Leased: 782 SF Sign Date: Aug 2021 Space Use: Retail Lease Type: Direct Floor: GRND Floor

LEASE TERM		
Start Date:	Aug 2021	
Expiry Date:	Jul 2022	
Lease Term:	1 Year	

TIME ON MARKET	
Date On Market:	Mar 2021
Date Off Market:	Oct 2021
Months on Market:	5 Months

Quintons (Commercial) 36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

LEASING AGENTS

PROPERTY

Property Type:	Retail
Status:	Built 1887
Tenancy:	Single
Construction:	Masonry

NIA:	782 SF
Floors:	3
Floor Size:	782 SF
Vacancy at Lease:	100%
Land Acres:	0.05

RENTS

Asking Rent:	£9,500 PA	

CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
Space Condition:	Average

TIME VACANT

Date Vacated:	Jun 2021	
Date Occupied:	Oct 2021	
Months Vacant:	4 Months	





Newbury, RG14 7HZ - West Berkshire Submarket





	The May		-
	halfords		
		Tary .	Tapo!
**			5
		HILL	
TOP WATER			

TENANT

Tenant Name:	Halfords
Industry:	Retailer
SIC:	Auto And Hme Supply Strs

LEASE		
SF Leased:	12,928 SF	
Sign Date:	Jul 2021	
Space Use:	Retail	
Lease Type:	Direct	
Floor:	1st Floor	
Suite:	2	

Achieved Rent:	£173,622 PA
Net Effective Rent:	£173,620 PA

CONCESSIONS AND BUILDOUT

Rent Free Months: 0 Months

LEASE TERM		
Start Date:	Dec 2021	
Expiry Date:	Dec 2026	
Lease Term:	5 Years	

PROPERTY EXPENSES

Service Charge: No	
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MARKET AT LEASE

Newbury

West Berkshir

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.8%	1.4%
Market Overall	2.0%	▲ 0.6%

Northway O

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£13.43	▼ -3.1%
Submarket 2-4 Star	£18.90	▼ -1.9%
Market Overall	£27.09	▼ -2.2%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	106,087	★ 532.0%
Months On Market	17.3	★ 7.7

OPTIONS

Renewal Option

PROPERTY

Property Type:	Retail	NIA:	27,847 SF
Status:	Built 2004	Floors:	1
Tenancy:	-	Floor Size:	27,847 SF
Construction:	Steel	Vacancy at Lease:	0.0%
		Land Acres:	1.96

LEASE NOTES

This lease comp has been confirmed with details registered at HM Land Registry under title number BK517609. This lease is silent as to sections 24-28 of the Landlord & Tenant Act 1954.



15 The Broadway

Newbury, RG14 1AS - West Berkshire Submarket





LEASE

SF Leased:	450 SF
Sign Date:	Jun 2021
Space Use:	Retail
Lease Type:	Direct
Floor:	GRND Floor
Suite:	LHS

RENTS

Asking Rent:	£9,950 PA		
CONCESSIONS AND BUILDOUT			
Buildout:	Standard Retail		
Buildout Status:	Full Build-Out		

LEASE TERM

Start Date:	Jul 2021	
Start Date:	Jul 2021	

PROPERTY EXPENSES

Service:	Fully Repairing & In



TIME ON MARKET

Date On Market:	Feb 2021
Date Off Market:	Jun 2021
Months on Market:	4 Months

TIME VACANT

Date Occupied:	Jul 2021
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MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY	
Current Building	0.0%	↔ 0.0%	
Submarket 2-4 Star	1.6%	1.2%	
Market Overall	1.8%	▲ 0.3%	

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	£25.59	▼ -0.4%
Submarket 2-4 Star	£18.99	▼ -2.0%
Market Overall	£27.21	▼ -2.5%

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	49,251	\$ 233.9%
Months On Market	16.8	1 7.0

LEASING AGENTS

Questmap

Northam Rd Southampton, SO14 0PF Sarah Radband 023 8038 2800

Property Type:	Retail
Status:	Built 1789
Tenancy:	Multi
Construction:	Masonry
Parking:	5 free Surface Spac

NIA:	861 SF
Floors:	3
Floor Size:	780 SF
Vacancy at Lease:	0.0%

Asking Rent Per SF

Achieved Rent Per SF

Net Effective Rent Per SF

Avg. Rent Free Months

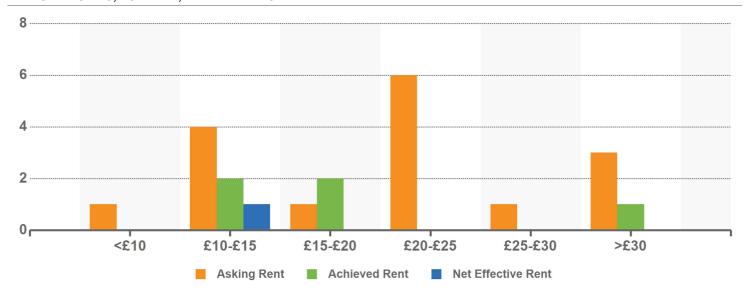
£15.28

£15.64

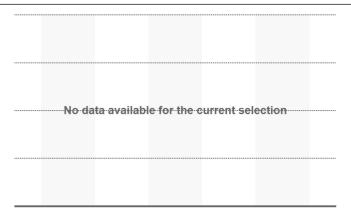
£13.43

1.0

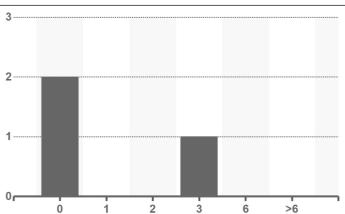
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	15A-16 Bartholomew St Newbury, RG14 5LL West Berkshire Submarket	Beesley's Outfitters Limited	588 New Direct	Aug 2022			
2	57 Cheap St Newbury, RG14 5DH West Berkshire Submarket		197 New Direct	Sep 2022	£6,500 PA		
3	Bone Ln Newbury, RG14 5UE West Berkshire Submarket		3,999 New Direct	Jul 2022 5 Years			
	49-50 Northbrook St Newbury, RG14 1DT West Berkshire Submarket	Whitbread Group plc	788 New Direct	Jul 2022			
5	Parkway Shopping Centre 48-53 Parkway Newbury, RG14 1AY West Berkshire Submarket	Suits Direct Standard Life Investments Ltd	2,594 New Direct	May 2022 5 Years	£45,000 PA		May 2025
6	Parkway Shopping Centre 48-53 Parkway Newbury, RG14 1AY West Berkshire Submarket	Eat Drink Distill Standard Life Investments Ltd	3,676 New Direct	Apr 2022 10 Years			

Lease Compo	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
7	114-116 Bartholomew St Newbury, RG14 5DT West Berkshire Submarket	APAM Ltd	450 New Direct	Apr 2022	2.100.110 1.011	· Marco	
8	Parkway Shopping Centre 48-53 Parkway Newbury, RG14 1AY West Berkshire Submarket	Artisan Handmade Standard Life Investments Ltd	4,661 New Direct	Apr 2022 1 Year			
9	Market St Newbury, RG14 5DP West Berkshire Submarket	Hart Street Properties Ltd	475 New Direct	Apr 2022			
10	Parkway Shopping Centre 48-53 Parkway Newbury, RG14 1AY West Berkshire Submarket	Robert Goddard Ltd Standard Life Investments Ltd	4,500 New Direct	Mar 2022 10 Years			
11	Bath Rd Reading, RG31 7SA West Berkshire Submarket	B&M Sainsbury's	24,084 New Direct	Apr 2022	£400,000 PA	£275,000 PA	
12	Wyevale Garden Centre Bath Rd Thatcham, RG18 3AN West Berkshire Submarket	Nu Kitchens Terra Firma Capital Partners Ltd	1,656 New Direct	Mar 2022			

Lease Comparables							
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
13	88 Bartholomew St Newbury, RG14 5DY West Berkshire Submarket	MNB Properties Ltd	433 New Direct	Feb 2022			
14	49 Cheap St Newbury, RG14 5BX West Berkshire Submarket	Western Land Plc	809 New Direct	Feb 2022 2 Years			
15	5 Essex St Newbury, RG14 6QW West Berkshire Submarket	Morleys Chicken	773 New Direct	Feb 2022			
16	21-25 Hambridge Rd Newbury, RG14 5SS West Berkshire Submarket	H Dolton & Son Limited	3,161 New Direct	Feb 2022			
17	83 Bartholomew St Newbury, RG14 5EE West Berkshire Submarket	Mrs Peggy Power	1,039 New Direct	Dec 2021			
	109-112 Bartholomew St Newbury, RG14 5DT West Berkshire Submarket		490 New Direct	Dec 2021			

Lease Comparables							
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
19	Bath Rd Reading, RG31 7QN West Berkshire Submarket	BP CitiVest	1,800 New Direct	Nov 2021			
20	8-10 Reading Rd Reading, RG8 7LY West Berkshire Submarket	Kiki & Bow Hime Limited	1,200 New Direct	Dec 2021 2 Years	£16,000 PA		
21	Pilgrims Guest House 33 Oxford Rd Newbury, RG14 1XB Newbury Area Submarket		5,850 New Direct	Nov 2021			
22	Pinchington Ln Newbury, RG14 7HU West Berkshire Submarket	Home Bargains M&G Real Estate Ltd	20,473 New	Oct 2021			
23	21-39 Parkway Newbury, RG14 1AY West Berkshire Submarket	HMV Standard Life Investments Ltd	4,400 New Direct	Oct 2021		0 Mos	
24	Victoria Rd Reading, RG7 3SH West Berkshire Submarket	Co-op Fresh as a Daisy Food Stores Ltd	7,060 New Direct	Oct 2021 15 Years		3 Mos at Start	Oct 2026

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	2 Pound St Newbury, RG14 6AA West Berkshire Submarket		782 New Direct	Aug 2021 1 Year			
26	Greenham Newbury, RG14 7HZ West Berkshire Submarket	Halfords Intact Financial Corporation	12,928 Renewal Direct	Dec 2021 5 Years	£173,622 PA £173,620 PA	0 Mos	
27	15 The Broadway Newbury, RG14 1AS West Berkshire Submarket	Questmap	450 New Direct	Jul 2021			

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

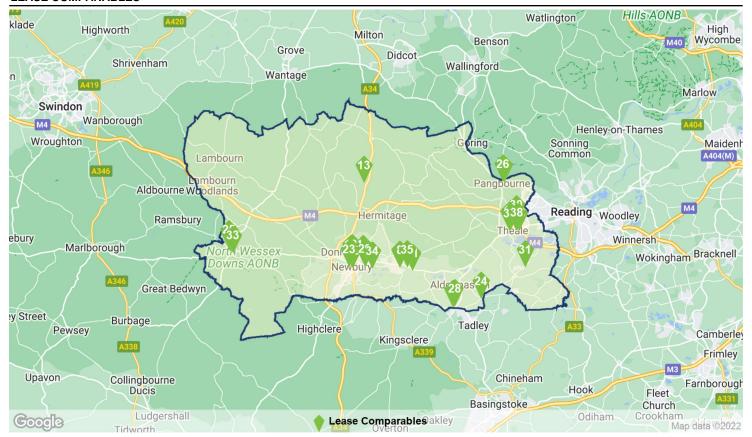
50

£15.94

£27.62

21

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	25	£7.19	£15.94	£13.13	£31.50
Achieved Rent Per SF	18	£5.40	£27.62	£24.50	£60.00
Net Effective Rent Per SF	9	£5.40	£27.31	£22.45	£59.86
Asking Rent Discount	7	-13.3%	-3.6%	0.0%	5.0%
TI Allowance	-	-	-	-	-
Rent Free Months	5	0	9	9	20

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	37	1	21	11	127
Deal Size	50	265	2,579	1,264	19,939
Lease Deal in Months	22	12.0	66.0	48.0	120.0
Floor Number	50	GRND	1	1	3

Lease Comps Summary

Lease Comps Report

				Lea	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
1	18a High St	****	567	1st	17/10/2022	New	£14.30	Asking
2	Wessex House 127-127A High St	****	489	2nd	08/08/2022	New	£14.46	Achieved
3	Rivergate House London Rd	****	2,831	GRND	25/07/2022	New	£33.92	Effective
4	Abacus House Horseshoe Rd	****	1,270	1st	11/07/2022	New	£14.17	Asking
5	Building 1420 1420 Lakeview	****	1,076	3rd	13/06/2022	New	-	-
5	Building 1420 1420 Lakeview	****	688	3rd	13/06/2022	New	-	-
5	Building 1420 1420 Lakeview	****	645	3rd	13/06/2022	New	-	-
5	Building 1420 1420 Lakeview	****	1,087	3rd	13/06/2022	New	-	-
6	Comet House Calleva Park	****	2,433	GRND,1	10/06/2022	New	£7.19	Asking
7	St Marys House 40 London Rd	****	265	GRND	10/06/2022	New	-	-
8	Thatcham House Turners Dr	****	300	GRND	01/06/2022	New	£17.00/fri	Achieved
8	Thatcham House Turners Dr	****	330	1st	01/05/2022	New	£6.85	Effective
8	Thatcham House Turners Dr	****	484	1st	01/05/2022	New	£6.85	Effective
5	Building 1420 Arlington Business Park	****	1,775	3rd	03/04/2022	New	-	-
9	Theale Court 11-13 High St	****	2,700	1st	25/03/2022	New	£24.50/fri	Achieved
10	4 The Sector London Rd	****	19,939	GRND,1	14/03/2022	New	-	-
11)	Kingfisher Court 25-36 Hambridge Rd	****	1,223	GRND	11/03/2022	New	£8.99	Asking
12	1230	****	5,335	1st	08/03/2022	New	£30.00/fri	Effective
13	Oxford Rd	****	1,259	GRND	01/03/2022	New	-	-
14	High St	****	1,217	GRND	21/02/2022	New	£22.45/fri	Effective
15	Bacchus House Calleva Park	****	987	1st	01/02/2022	New	£12.50	Asking

Lease Comps Summary

Lease Comps Report

				Leas	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
16	Canal Walk	****	1,840	GRND,1-2	01/02/2022	New	£18.30	Asking
•	The Old Stables Charnham St	****	1,400	GRND,1	01/02/2022	New	£10.00	Asking
18	Park St	****	1,483	GRND,1	01/02/2022	New	£13.01	Asking
5	Building 1420 1420 Lakeview	****	1,786	3rd	12/01/2022	New	£59.86/fri	Effective
19	4-4a Mansion House St	****	589	1st	10/01/2022	New	£12.73	Asking
20	Station Rd	****	5,061	GRND	01/01/2022	New	-	-
21	Armour House Colthrop Ln	****	1,200	GRND	13/12/2021	New	£12.00	Asking
22	57 Cheap St	****	379	GRND	30/11/2021	New	£13.66	Asking
5	Building 1420 1420 Lakeview	****	742	3rd	01/11/2021	New	£36.00/fri	Effective
23	West Mills Yard Kennet Rd	****	711	GRND	01/11/2021	New	£16.53	Asking
19	4-4a Mansion House St	****	788	3rd	22/10/2021	New	£12.06	Asking
24	The Green Benyon Rd	****	2,338	GRND,1	19/10/2021	New	£16.00	Asking
25	Quill House Charnham Ln	****	1,180	1st	21/09/2021	New	£13.13	Asking
26	13 Reading Rd	****	725	1st	14/09/2021	New	-	-
27	Building 1430 Arlington Business Park	****	5,652	GRND	10/09/2021	New	£32.00/fri	Achieved
28	Calleva Park Calleva Park	****	10,000	GRND	06/09/2021	New	£8.00	Asking
29	Kingfisher Court Hambridge Rd	****	1,250	GRND	06/09/2021	New	£10.00	Asking
10	4 The Sector 4 The Sector	****	13,832	1st	01/09/2021	New	-	-
30	1 Pincents Ln	****	2,497	GRND	31/08/2021	New	£24.50/fri	Achieved
31	Hill Farm Manns HI	****	855	1st	23/08/2021	New	£10.00/fri	Achieved
32	Station Rd	****	2,531	GRND	29/07/2021	New	-	-

Lease Comps Summary

Lease Comps Report

				Lea	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
33	Station Rd	****	5,061	GRND	29/07/2021	New	-	-
34	Hambridge Ln	****	1,280	1st	01/07/2021	New	£10.00	Asking
29	Kingfisher Court Hambridge Rd	****	1,102	GRND	01/07/2021	New	-	-
35	Robert Brown House Pipers Way	****	2,293	GRND,1	30/06/2021	New	£5.40/fri	Effective
36	1410 Waterside Dr	****	2,371	1st	22/06/2021	New	£29.50/fri	Achieved
37	Station Rd	****	2,154	GRND,1	18/06/2021	Renewal	£15.76/fri	Effective
38	1310 Waterside Dr	****	8,465	1st	15/06/2021	New	£30.00/fri	Achieved
12	1230	****	2,513	1st	09/06/2021	New	£32.00/fri	Achieved



18a High St

Reading, RG7 5AN - West Berkshire Submarket





		Woodfi Way Play Ai		All de La
₽ The Prii	ale CE mary School	elegoom Ln	Moodfield Mos	
	Engletielo	ane Alia	The second secon	Rath Rd
	urch St			eale
Meadow (BathRd			unel Rd
Googla 2	Bailt		*Theale	Map data ©2022

TENANT

Tenant Name:	Alok sharma MP
Industry:	Professional, Scientific, and Technical Services

RENTS Asking Rent:

LEASE		
SF Leased:	567 SF	
Sign Date:	Oct 2022	
Space Use:	Office	
Lease Type:	Direct	
Floor:	1st Floor	

Buildout: Standard C	Office
Buildout Status: Full Build-0	Out
Space Condition: Average	

£14.30/SF

TIME ON MARKET

LEASE TERM Start Date:

Date On Market:	Apr 2020
Date Off Market:	Oct 2022
Months on Market:	31 Months

Oct 2022

TIME VACANT

Date Occupied:	Oct 2022	

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	0.0%	▼ -46.8%
Submarket 1-3 Star	1.9%	↔ 0.0%
Market Overall	1.9%	▼ -0.1%

Same Store Asking Rent/SF	2022 Q4	YOY
Current Building	£25.58	▲ 0.3%
Submarket 1-3 Star	£19.02	▲ 0.5%
Market Overall	£27.23	▲ 0.6%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased SF	117,623	1 74.4%
Months On Market	9.2	▼ -7.4

LEASING AGENTS

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Ed Ponting 0118 921 1515

Property Type:	Retail
Status:	Built 1950
Tenancy:	-
Construction:	Masonry

NIA:	1,212 SF
Floors:	2
Floor Size:	606 SF
Vacancy at Lease:	0.0%
Land Acres:	0.03



127-127A High St - Wessex House

Hungerford, RG17 0DL - West Berkshire Submarket

Eddington





LEASE

SF Leased:	489 SF
Sign Date:	Aug 2022
Space Use:	Office
Lease Type:	Direct
Floor:	2nd Floor

LEASE TERM

RENTS

Asking Rent:	£14.46/SF
Achieved Rent:	£14.46/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Excellent



Date On Market:	Nov 2021
Date Off Market:	Aug 2022
Months on Market:	9 Months

TIME VACANT

Date Vacated:	Sep 2021
Date Occupied:	Aug 2022
Months Vacant:	10 Months

MARKET AT LEASE

Hungerford

Vacancy Rates	2022 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	1.6%	▼ -0.2%
Market Overall	1.8%	▼ -0.2%

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£29.18	↑ 1.4%
Submarket 2-4 Star	£18.97	▲ 0.3%
Market Overall	£27.16	▲ 0.2%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	114,445	↑ 73.5%
Months On Market	8.0	▼ -9.3

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Retail
Status:	Built 1850
Tenancy:	Multi
Construction:	Masonry

NIA:	3,641 SF
Floors:	3
Floor Size:	2,326 SF
Vacancy at Lease:	0.0%
Land Acres:	0.08



London Rd - Rivergate House

Newbury, RG14 2PZ - West Berkshire Submarket





	Birchwood Care Home Turnpike Rd
2000	Fir Tree Primary School
London Re	London Rd B342
River Kenne	
KD Gymnastics Q	Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	6.9%	↔ 0.0%
Submarket 3-5 Star	6.0%	1.3%
Market Overall	10.6%	1.2%

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£28.32	▲ 0.5%
Submarket 3-5 Star	£19.21	▲ 0.6%
Market Overall	£23.92	▲ 0.4%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	116,008	★ 59.7%
Months On Market	13.2	1.7

TENANT

Tenant Name:	Babcock Services Group Limited
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	2,831 SF
Sign Date:	Jul 2022
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Avon

LEASE TERM		
Start Date:	Jul 2022	
Expiry Date:	Jul 2025	
Lease Term:	3 Years	

TIME ON MARKET	
Date On Market:	Jul 2021
Date Off Market:	Jul 2022
Months on Market:	12 Months

LEASING AGENTS Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Alice Hilliard 01256 489800

Hollis Hockley

Crockford Ln Basingstoke, RG24 8WG Jeremy Metcalfe 01252 545848

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

RENTS

Asking Rent:	£30.00/SF
Achieved Rent:	£34.00/SF
Net Effective Rent:	£33.92/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	-13.33%
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Excellent

TIME VACANT

Date Vacated:	Oct 2021
Date Occupied:	Jul 2022
Months Vacant:	9 Months

TENANT REP

Lambert Smith Hampton

Station Rd Reading, RG1 1LX

Property Type:	Office
Status:	Built 1999
Tenancy:	Multi
Construction:	Steel
Parking:	323 Surface Spaces

NIA:	61,385 SF
Floors:	3
Floor Size:	22,094 SF
Vacancy at Lease:	6.9%
Land Acres:	3.00



£14.17/SF



Horseshoe Rd - Abacus House

Reading, RG8 7JQ - West Berkshire Submarket





LEASE

SF Leased:	1,270 SF
Sign Date:	Jul 2022
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

CONCESSIONS AND BUILDOUT

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

LEASE TERM

Start Date: Jul 2022



TIME ON MARKET

[Date On Market:	Mar 2022
[Date Off Market:	Jul 2022
ľ	Months on Market:	5 Months

TIME VACANT

RENTS
Asking Rent:

Date Occupied:	Jul 2022	
----------------	----------	--

Vacancy Rates	2022 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.9%	1.5%
Market Overall	10.6%	1.2%

MARKET AT LEASE

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£15.23	▲ 0.1%
Submarket 1-3 Star	£16.38	↔ 0.0%
Market Overall	£23.92	▲ 0.4%

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	116,008	★ 59.7%
Months On Market	13.2	▲ 1.7

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Office
Status:	Built 1990
Tenancy:	Single
Construction:	Masonry
Parking:	20 Surface Spaces a

NIA:	2,725 SF
Floors:	2
Floor Size:	1,270 SF
Vacancy at Lease:	0.0%



Reading, RG7 4SA - West Berkshire Submarket





Bath Rd	aque ar	Dorking Wast 9	rrington Rd
Wat	erside Dr Lakeview		
Coogla AM	er Kennet		Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	13.4%	▼ -4.3%
Submarket 3-5 Star	6.4%	1 .9%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£35.18	▼ -1.1%
Submarket 3-5 Star	£18.98	1 2.0%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

LEASE

LLAGE	
SF Leased:	1,076 SF
Sign Date:	Jun 2022
Space Use:	Office
Lease Type:	Direct
Floor:	3rd Floor
Suite:	1A

LEASE TERM

TIME ON MARKET

Date On Market:	Mar 2019
Date Off Market:	Jun 2022
Months on Market:	40 Months

LEASING AGENTS

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800

Savills

33 Margaret St London, W1G 0JD Stuart Chambers 020 7075 2883 Florence Horner 020 7499 8644

PROPERTY

Property Type:	Office
Status:	Built 2007
Tenancy:	Multi
Construction:	Steel
Parking:	Ratio of 4.00/1,000 SF

NIA:	34,032 SF
Floors:	4
Floor Size:	8,191 SF
Vacancy at Lease:	13.4%
Land Acres:	0.99

CONCESSIONS AND BUILDOUT

Standard Office
Full Build-Out
Excellent

Date Vacated:	Jun 2021
Date Occupied:	Jul 2022
Months Vacant:	12 Months





Reading, RG7 4SA - West Berkshire Submarket





BathRd	MA MARIAN	Dorking Way (arrington Rd
Burn	Waterside Dr Lakeview		
©oogla	River Kennel	Y	Map data @2022

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	13.4%	▼ -4.3%
Submarket 3-5 Star	6.4%	1 .9%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£35.18	▼ -1.1%
Submarket 3-5 Star	£18.98	1 2.0%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

LEASE

LLAGE	
SF Leased:	688 SF
Sign Date:	Jun 2022
Space Use:	Office
Lease Type:	Direct
Floor:	3rd Floor
Suite:	2

LEASE TERM

Start Date: Jul 2022

TIME ON MARKET

Date On Market:	Mar 2019
Date Off Market:	Jun 2022
Months on Market:	40 Months

LEASING AGENTS

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800

Savills

33 Margaret St London, W1G 0JD Stuart Chambers 020 7075 2883 Florence Horner 020 7499 8644

PROPERTY

Property Type:	Office
Status:	Built 2007
Tenancy:	Multi
Construction:	Steel
Parking:	Ratio of 4.00/1,000 SF

NIA:	34,032 SF
Floors:	4
Floor Size:	8,191 SF
Vacancy at Lease:	13.4%
Land Acres:	0.99

CONCESSIONS AND BUILDOUT

Buildout:	Standard Office		
Buildout Status:	Full Build-Out		
Space Condition:	Excellent		

Date Vacated:	Jun 2021
Date Occupied:	Jul 2022
Months Vacant:	12 Months





Reading, RG7 4SA - West Berkshire Submarket





Rath Rd		and a	Dorking Way	Prington Rd
	Waterside Dr Lakeview			
7	/ }	5		
Coogle	River Kennet	-		Map data @2022

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	13.4%	▼ -4.3%
Submarket 3-5 Star	6.4%	1 .9%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£35.18	▼ -1.1%
Submarket 3-5 Star	£18.98	1 2.0%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

LEASE

LLAGE	
SF Leased:	645 SF
Sign Date:	Jun 2022
Space Use:	Office
Lease Type:	Direct
Floor:	3rd Floor
Suite:	3B

LEASE TERM

Start Date: Jul 2022

TIME ON MARKET

Date On Market:	Mar 2019
Date Off Market:	Jun 2022
Months on Market:	40 Months

LEASING AGENTS

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800

Savills

33 Margaret St London, W1G 0JD Stuart Chambers 020 7075 2883 Florence Horner 020 7499 8644

PROPERTY

Property Type:	Office
Status:	Built 2007
Tenancy:	Multi
Construction:	Steel
Parking:	Ratio of 4.00/1,000 SF

NIA:	34,032 SF
Floors:	4
Floor Size:	8,191 SF
Vacancy at Lease:	13.4%
Land Acres:	0.99

CONCESSIONS AND BUILDOUT

Buildout:	Standard Office		
Buildout Status:	Full Build-Out		
Space Condition:	Excellent		

Date Vacated:	Jun 2021
Date Occupied:	Jul 2022
Months Vacant:	12 Months



Reading, RG7 4SA - West Berkshire Submarket





BathRd	MA MARIAN	Dorking Way (arrington Rd
Burn	Waterside Dr Lakeview		
©oogla	River Kennel	Y	Map data @2022

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	13.4%	▼ -4.3%
Submarket 3-5 Star	6.4%	1 .9%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£35.18	▼ -1.1%
Submarket 3-5 Star	£18.98	1 2.0%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

LEASE

LLAGE		
SF Leased:	1,087 SF	
Sign Date:	Jun 2022	
Space Use:	Office	
Lease Type:	Direct	
Floor:	3rd Floor	
Suite:	4	

LEASE TERM

Start Date: Jul 2022

TIME ON MARKET

Date On Market:	Mar 2019
Date Off Market:	Jun 2022
Months on Market:	40 Months

LEASING AGENTS

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800

Savills

33 Margaret St London, W1G 0JD Stuart Chambers 020 7075 2883 Florence Horner 020 7499 8644

PROPERTY

Property Type:	Office
Status:	Built 2007
Tenancy:	Multi
Construction:	Steel
Parking:	Ratio of 4.00/1,000 SF

NIA:	34,032 SF
Floors:	4
Floor Size:	8,191 SF
Vacancy at Lease:	13.4%
Land Acres:	0.99

CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Excellent

Date Vacated:	Jun 2021
Date Occupied:	Jul 2022
Months Vacant:	12 Months





Calleva Park - Comet House

Reading, RG7 8JA - West Berkshire Submarket





LEASE 2,433 SF SF Leased:

Sign Date: Jun 2022 Office Space Use: Lease Type: Direct **GRND, 1 Floor** Floor:

£7.19/SF Asking Rent:

CONCESSIONS AND BUILDOUT

Space Condition: **Average**



Start Date: Jul 2022

Feb 2022

Jun 2022



TIME VACANT

Date Occupied: Jul 2022



LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Months on Market: 4 Months

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	4.2%	1 2.4%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£7.19	▲ 5.9%
Submarket 1-3 Star	£16.30	1 2.3%
Market Overall	£23.78	\$ 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

Property Type:	Office
Status:	Built 1984
Tenancy:	Multi
Construction:	Steel
Parking:	5 Surface Spaces ar

NIA:	16,710 SF
Floors:	2
Floor Size:	8,355 SF
Vacancy at Lease:	0.0%



40 London Rd - St Marys House

Newbury, RG14 1LA - West Berkshire Submarket





LEASE

SF Leased:	265 SF
Sign Date:	Jun 2022
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

CONCESSIONS AND BUILDOUT

Buildout Status: Partial Build-Out

PROPERTY EXPENSES

Business Rates: £9.13/SF





Victoria Park

TIME ON MARKET

LEASE TERM

Date On Market:	Oct 2021
Date Off Market:	Jun 2022
Months on Market:	9 Months

Jul 2022

TIME VACANT

Date Occupied: Jul 2022

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.7%	1 2.1%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£15.73	1 2.2%
Submarket 2-4 Star	£17.53	1 2.2%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

Property Type:	Office
Status:	Built 1855
Tenancy:	Multi
Construction:	Masonry
Parking:	14 Surface Spaces a

NIA:	3,032 SF
Floors:	3
Floor Size:	982 SF
Vacancy at Lease:	0.0%
Land Acres:	0.04



Turners Dr - Thatcham House

Thatcham, RG19 4QD - West Berkshire Submarket





LEASE SF Leased: 300 SF Sign Date: Jun 2022 Office Space Use: Lease Type: Coworking Floor: **GRND Floor**

1

RENTS		
Asking Rent:	£17.50/SF	
Achieved Rent:	£17.00/SF	

CONCESSIONS AND BUILDOUT

Asking Discount: 2.86%

Start Date:
Lease Terr

PROPERTY	EXPENSES
Service:	Fully

Fully Repairing & In...



TIME ON MARKET

Date On Market:	Mar 2022
Date Off Market:	Jun 2022
Months on Market:	3 Months

Jun 2022 1 Year

TIME VACANT

Date Occupied: Jun 2022

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.7%	1 2.1%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£17.33	1 2.2%
Submarket 2-4 Star	£17.53	1 2.2%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

LEASING AGENTS

Graham & Sibbald incorporating Kening...

Cherry Orchard E, Suite 64 Swindon, SN2 8UQ Simon Ormrod 01793 489945

Property Type:	Office
Status:	Built 1860
Tenancy:	-
Construction:	Masonry

NIA:	7,569 SF
Floors:	3
Floor Size:	3,600 SF
Vacancy at Lease:	0.0%
Land Acres:	1.06



Turners Dr - Thatcham House

Thatcham, RG19 4QD - West Berkshire Submarket





LEASE

RENTS

Achieved Rent:	£6.85/SF
Net Effective Rent:	£6.85/SF

LEASE TERM

Start Date:	May 2022
Expiry Date:	Apr 2025
Lease Term:	3 Years
Breaks:	Tenant - May 2023

TIME VACANT

Date Occupied:	May 2022	

7,569 SF

3,600 SF

0.0% 1.06

Chapel St The Moors	Chapel St Francis Baily Primary School	Bath Rd
	Kennet School	AFF
Spure		e Me Day sery Thatcham
Personal right	Paech Walk Alexander Rd Alexander Rd Alexander Rd Alexander Rd	Agricola Way
	Urquhan Roy Precision De	ental Studio (a) poete

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.7%	1 2.1%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£17.33	1 2.2%
Submarket 2-4 Star	£17.53	1 2.2%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

TIME ON MARKET

Date On Market:	Dec 2021
Date Off Market:	May 2022
Months on Market:	5 Months

LEASING AGENTS

Graham & Sibbald incorporating Kening...

Cherry Orchard E, Suite 64 Swindon, SN2 8UQ Simon Ormrod 01793 489945

Property Type:	Office	NIA:	
Status:	Built 1860	Floors:	
Tenancy:	-	Floor Size:	
Construction:	Masonry	Vacancy at Lease:	
		Land Acres:	



Turners Dr - Thatcham House

Thatcham, RG19 4QD - West Berkshire Submarket





LEASE

SF Leased:	484 SF
Sign Date:	May 2022
Space Use:	Office
Lease Type:	Sublease
Floor:	1st Floor
Suite:	14-15

RENTS

Achieved Rent:	£6.85/SF
Net Effective Rent:	£6.85/SF

LEASE TERM

Start Date:	May 2022
Expiry Date:	Apr 2025
Lease Term:	3 Years
Breaks:	Tenant - May 2023

TIME VACANT

Date Occupied:	May 2022	



TIME ON MARKET

Date On Market:	Dec 2021
Date Off Market:	May 2022
Months on Market:	5 Months

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.7%	1 2.1%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£17.33	1 2.2%
Submarket 2-4 Star	£17.53	1 2.2%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

LEASING AGENTS

Graham & Sibbald incorporating Kening...

Cherry Orchard E, Suite 64 Swindon, SN2 8UQ Simon Ormrod 01793 489945

ce NIA:	7,569 SF	
t 1860 Floors	s: 3	
Floor	Size: 3,600 SF	
onry Vaca	ncy at Lease: 0.0%	
Land	Acres: 1.06	
	It 1860 Floors Floor Floor vacar	Floors: 3 Floor Size: 3,600 SF



5 Arlington Business Park - Building 1420

Reading, RG7 4SA - West Berkshire Submarket







MARKET AT LEASE

Vacancy Rates	ates 2022 Q2 Y0	
Current Building	13.4%	▼ -4.3%
Submarket 3-5 Star	6.4%	1.9%
Market Overall	10.4%	1.0%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£35.18	▼ -1.1%
Submarket 3-5 Star	£18.98	1 2.0%
Market Overall	£23.78	1 2.0%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	132,759	1 162.8%
Months On Market	11.6	₩ -0.8

TENANT

Tenant Name:	Intercarabao Ltd
Industry:	Retailer

LEASE

SF Leased:	1,775 SF
Sign Date:	Apr 2022
Space Use:	Office
Floor:	3rd Floor
Suite:	3 & 4

LEASE TERM

Start Date:	Apr 2022	
01011 - 01101	, .pv	

TIME VACANT

Date Occupied: Apr 2022

TENANT REP

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Harry Bevins 0118 921 1517

PROPERTY

Property Type:	Office	NIA:	34,032 SF
Status:	Built 2007	Floors:	4
Tenancy:	Multi	Floor Size:	8,191 SF
Construction:	Steel	Vacancy at Lease:	13.4%
Parking:	Ratio of 4.00/1,000 SF	Land Acres:	0.99
LEASE NOTES			

LEASE NOTES

Suite 3 & 4 has been let to Intercarabao Ltd. The tenant had agent representation.





11-13 High St - Theale Court

Reading, RG7 5AH - West Berkshire Submarket





TENANT

Tenant Name:	Blue Kong Networks	
Industry:	Information	

2,700 SF
Mar 2022
Office
1st Floor
2

RENTS

Achieved Rent: £24.50/SF

PROPERTY EXPENSES

Service: Fully Repairing & In...



Start Date:

Start Date: Mar 2022

TIME VACANT

Date Occupied: Mar 2022

LEASING AGENTS

Hicks Baker

29 Castle St, Suite 29 Reading, RG1 7SB

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.1%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£20.91	♥ -0.4%
Submarket 2-4 Star	£17.61	▲ 0.4%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

PROPERTY

Property Type:	Office	NIA:	15,222 SF
Status:	Built Oct 1991	Floors:	3
Tenancy:	Multi	Floor Size:	5,070 SF
Construction:	Masonry	Vacancy at Lease:	0.0%
Parking:	55 Surface Spaces a		

LEASE NOTES

Blue Kong Networks have taken 2,700 sq. ft of office space within Suite 2 on the first floor of Theale Court. The Landlord had agent representation.

PROPERTY EXPENSES

Service:



n London Rd - 4 The Sector

Newbury, RG14 2PZ - West Berkshire Submarket



Fully Repairing & In...



Kiln Rd	Turnpike Rd
4	Birchwood Care Home
St Joseph's RC Primary School	Culling Way
	Redfield Ct.
	London Rd
	don Rd 83.421
River	Kennet
Bone Lin	Man data @2022
Coogle (Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	48.2%	▼ -48.2%
Submarket 2-4 Star	5.1%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£31.70	▼ -1.1%
Submarket 2-4 Star	£17.61	▲ 0.4%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

LEASE

SF Leased:	19,939 SF
Sign Date:	Mar 2022
Space Use:	Office
Floor:	P GRND, P 1 Floor

LEASE TERM

Start Date:	Mar 2022
Expiry Date:	Mar 2032
Lease Term:	10 Years

TIME VACANT

Date Occupied: Mar 2022	Date Occupied:	Mar 2022	
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LEASING AGENTS

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Alice Hilliard 01256 489800

Hollis Hockley

Crockford Ln
Basingstoke, RG24 8WG
Jeremy Metcalfe 01252 545848

PROPERTY

Property Type:	Office	NIA:	28,697 SF
Status:	Built 1985	Floors:	2
Tenancy:	Multi	Floor Size:	14,348 SF
Construction:	Steel	Vacancy at Lease:	48.2%
Parking:	71 Surface Spaces a	Land Acres:	0.96
LEACE NOTES			

LEASE NOTES

An unidentified tenant has leased 9,939 sq. ft. of office space across the ground and first floors at 4 The Sector, Newbury Business Park. The landlord had agent representation.





1 25-36 Hambridge Rd - Kingfisher Court

Newbury, RG14 5SJ - West Berkshire Submarket





LEASE

SF Leased:	1,223 SF
Sign Date:	Mar 2022
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	27

RENTS

Asking Rent:	£8.99/SF		
CONCESSIONS A	ND BUILDOUT		
Buildout:	Standard Office		
Buildout Status:	Full Build-Out		
Space Condition:	Average		

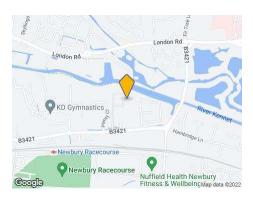
LEASE TERM

Dec 2021

May 2022

TIME VACANT

Date Vacated:	Dec 2021
Date Occupied:	Jun 2022
Months Vacant:	5 Months



MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	7.4%	↑ 7.4%
Submarket 2-4 Star	5.1%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£8.84	♥ -0.5%
Submarket 2-4 Star	£17.61	▲ 0.4%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

Months on Market: 3 Months

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Property Type:	Office	NIA:	47,525 SF
Status:	Built 1988	Floors:	2
Tenancy:	Multi	Floor Size:	21,601 SF
Construction:	Steel	Vacancy at Lease:	7.4%
Parking:	8 free Surface Spac	Land Acres:	0.60



1230

Reading, RG7 4SA - West Berkshire Submarket





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THE S	LE

NANT

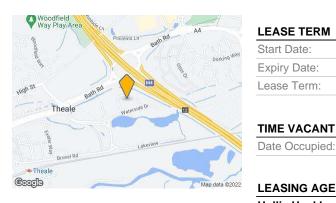
Tenant Name:	Concurrent Technologies PLC
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	5,335 SF
Sign Date:	Mar 2022
Space Use:	Office
Floor:	1st Floor

Achieved Rent:	£30.00/SF
Net Effective Rent:	£30.00/SF

PROPERTY EXPENSES

Service:	Fully Repairing & In
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MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	5.1%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£29.98	▼ -1.1%
Submarket 2-4 Star	£17.61	▲ 0.4%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

Lease Term:

Date Occupied:	Mar 2022	

Mar 2022

Mar 2032

10 Years

LEASING AGENTS

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Alice Hilliard 01256 489800 Chris Barrs 0118 968 0650

TENANT REP

Vail Williams LLP

Forbury Road Reading, RG1 1AX

Charlie Nicholson 0118 909 7419

PROPERTY

Property Type:	Office	NIA:	25,350 SF
Status:	Built Dec 2009	Floors:	3
Tenancy:	Multi	Floor Size:	8,333 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	116 Surface Spaces	Land Acres:	0.74
LEASE NOTES			

LEASE NOTES

Concurrent Technologies PLC have taken 5,335 sq.ft. of space over part of the second floor at 1230 Arlington Business Park. Both parties had agent representation.



Newbury, RG20 8RY - West Berkshire Submarket





LEASE

SF Leased:	1,259 SF
Sign Date:	Mar 2022
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	9

LEASE TERM

TIME VACANT

Date Occupied: May 2022

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510



MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY	
Current Building	0.0%	↔ 0.0%	
Submarket 1-3 Star	3.8%	1.8%	
Market Overall	3.5%	▲ 0.5%	

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£11.90	▼ -1.7%
Submarket 1-3 Star	£9.96	↑ 7.6%
Market Overall	£12.33	↑ 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	149,319	\$ 226.5%
Months On Market	9.3	▲ 3.1

PROPERTY

Property Type:	Light industrial	NIA:	18,635 SF
Status:	Built 1986	Floors:	2
Tenancy:	Multi	Floor Size:	9,210 SF
Construction:	Masonry	Vacancy at Lease:	0.0%

LEASE NOTES

Quintons have acted for the owners of Unit 9 Langley Business Court, Worlds End in Beedon near Newbury. This 2518 sq. ft. office space has been let to an import and distribution company. Langley Business court is a modern development within close proximity to the M4 motorway. Unit 9 was let with 7 allocated parking spaces plus 13 visitor spaces.



Reading, RG7 5AJ - West Berkshire Submarket





TENANT

LEASE

Tenant Name:	Veincentre Ltd	
Industry:	Health Care and Social Assistance	

0	SF Leased:	1,217 SF
	Sign Date:	Feb 2022
	Space Use:	Office
	Lease Type:	Direct
	Floor:	GRND Floor
	LEASE TERM	
nts Ln	Start Date:	Feb 2022

RENTS	
Asking Rent:	£22.50/SF
Achieved Rent:	£22.50/SF
Net Effective Rent:	£22.45/SF

Way Play Area Theale CE Primary School State of the sta

Start Date:	Feb 2022	
Expiry Date:	Feb 2032	
Lease Term:	10 Years	

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

PROPERTY EXPENSES

	Date On Ma
YOY	Months on

Vacancy Rates	2022 Q1	YOY	
Current Building	16.0%	1 16.0%	
Submarket 2-4 Star	5.1%	▲ 0.6%	
Market Overall	9.8%	▲ 0.5%	

MARKET AT LEASE

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£26.86	▼ -2.0%
Submarket 2-4 Star	£17.61	▲ 0.4%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

TIME ON MARKET

Date On Market:	Nov 2021
Date Off Market:	Feb 2022
Months on Market:	4 Months

TIME VACANT

Date Vacated:	Nov 2021
Date Occupied:	Feb 2022
Months Vacant:	3 Months

LEASING AGENTS

Hicks Baker

29 Castle St, Suite 29 Reading, RG1 7SB Stephen Head 0118 955 7089 Harry Gornall-King 0118 959 6144

PROPERTY

Property Type:	Office	NIA:	7,590 SF
Status:	Built 1970	Floors:	3
Tenancy:	Multi	Floor Size:	2,530 SF
Construction:	Masonry	Vacancy at Lease:	16.0%
Parking:	7 Surface Spaces ar		

LEASE NOTES

Veincentre Ltd have taken 1,217 sq. ft. of space in 11 Brewery Court, Reading. The Landlord had agent representation.



Calleva Park - Bacchus House

Reading, RG7 8EN - West Berkshire Submarket





LEASE

SF Leased:	987 SF
Sign Date:	Feb 2022
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor
Suite:	3

RENTS

Asking Rent:	£12.50/SF	
CONCESSIONS A	AND BUILDOUT	
Buildout Status:	Full Build-Out	

LEASE TERM

TIME VACANT

Date Occupied:	Feb 2022	



MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	6.6%	▲ 6.6%
Submarket 2-4 Star	5.1%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£14.57	▼ -0.7%
Submarket 2-4 Star	£17.61	▲ 0.4%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

TIME ON MARKET

Date On Market:	Jul 2014
Date Off Market:	Feb 2022
Months on Market:	91 Months

LEASING AGENTS

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Ed Ponting 0118 921 1515 Catherine de Billot 0118 921 1500

PROPERTY

١.

Off: - -

NIA:	15,061 SF
Floors:	2
Floor Size:	7,531 SF
Vacancy at Lease:	6.6%
Land Acres:	10.38



Newbury, RG14 1DY - West Berkshire Submarket





LEASE SF Leased: 1,840 SF Sign Date: Feb 2022 Office Space Use: Lease Type: Direct GRND, 1, 2 Floor Floor: 1, 2 Suite:

RENTS	
Asking Rent:	£18.30/SF
CONCESSIONS A	ND BUILDOUT
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

Victoria Park Newbury Kings Rd

LEASE TERM

TIME ON MARKET

Date On Market:

Date Off Market:

Months on Market:

LEASING AGENTS

Start Date: Feb 2022

Jun 2021

Feb 2022

8 Months

TIME VACANT Jun 2021 Date Vacated: Feb 2022 Date Occupied:

7 Months

Months Vacant:

Deal Varney Commercial
Oxford St

Map data ©2022

Jon Varney 01635 550211

Oxford St	
Newbury, RG14 1JQ	

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	60.2%	▲ 60.2%
Submarket 2-4 Star	5.1%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£18.30	▼ -3.8%
Submarket 2-4 Star	£17.61	▲ 0.4%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

Property Type:	Office
Status:	Built 1985
Tenancy:	Multi
Construction:	Masonry
Parking:	9 Surface Spaces ar

NIA:	3,057 SF
Floors:	3
Floor Size:	1,500 SF
Vacancy at Lease:	60.2%
Land Acres:	0.07



Charnham St - The Old Stables

Hungerford, RG17 0EJ - West Berkshire Submarket





LEASE

SF Leased:	1,400 SF
Sign Date:	Feb 2022
Space Use:	Office
Lease Type:	Direct
Floor:	GRND, 1, MEZZ Floor

RENTS Asking Rent:

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

£10.00/SF

Excellent

LEASE TERM

TIME VACANT

Space Condition:

Date Occupied:	Feb 2022	



TIME ON MARKET

Date On Market:	Apr 2021
Date Off Market:	Feb 2022
Months on Market:	10 Months

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.5%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£10.00	↔ 0.0%
Submarket 1-3 Star	£16.38	↔ 0.0%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

Property Type:	Office
Status:	Built 1900
Tenancy:	Single
Construction:	Masonry

NIA:	1,400 SF
Floors:	2
Floor Size:	685 SF
Vacancy at Lease:	0.0%
Land Acres:	0.03



R Park St

Newbury, RG14 1EA - West Berkshire Submarket





LEASE	
SF Leased:	1,483 SF
Sign Date:	Feb 2022
Space Use:	Office
Lease Type:	Direct
Floor:	GRND, 1 Floor

RENTS

Asking Rent: £13.01/SF

CONCESSIONS AND BUILDOUT

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



TIME ON MARKET

LEASE TERM Start Date:

Date On Market:	Jun 2022
Date Off Market:	Feb 2022
Months on Market:	2 Mos

Feb 2022

TIME VACANT

Date Vacated:	Jun 2022
Date Occupied:	Feb 2022

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	12.8%	1 2.8%
Submarket 2-4 Star	5.1%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£13.95	▼ -2.8%
Submarket 2-4 Star	£17.61	▲ 0.4%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

Office
Built 1888
Multi
Masonry
5 Surface Spaces ar

NIA:	6,157 SF
Floors:	3
Floor Size:	1,930 SF
Vacancy at Lease:	12.8%
Land Acres:	0.13



Reading, RG7 4SA - West Berkshire Submarket







MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	15.5%	▼ -8.8%
Submarket 3-5 Star	6.0%	1.2%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£36.17	1.8%
Submarket 3-5 Star	£19.07	♥ -0.4%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

TENANT

Tenant Name:	Automation Consultants
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	1,786 SF
Sign Date:	Jan 2022
Space Use:	Office
Lease Type:	Direct
Floor:	3rd Floor
Suite:	3A

LEASE TERM

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

TIME ON MARKET

Date On Market:	Mar 2019	
Date Off Market:	Jan 2022	
Months on Market:	35 Months	

LEASING AGENTS

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800

RENTS

Achieved Rent:	£60.00/SF
Net Effective Rent:	£59.86/SF

CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Excellent

PROPERTY EXPENSES

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

TIME VACANT

Date Vacated:	Jun 2021
Date Occupied:	Jan 2022
Months Vacant:	6 Months

PROPERTY

Property Type:	Office	NIA:	34,032 SF
Status:	Built 2007	Floors:	4
Tenancy:	Multi	Floor Size:	8,191 SF
Construction:	Steel	Vacancy at Lease:	15.5%
Parking:	Ratio of 4.00/1,000 SF	Land Acres:	0.99
LEASE NOTES			

Automation Consultants have taken 1,786 sq. ft. of space on the 3rd floor of Building 1420. The landlord had agent representation.





4-4a Mansion House St

Newbury, RG14 5ES - West Berkshire Submarket





		Park Way Nest St	toria/Park	Amper
		Vic	toria Park	
Norther Park	Northeroft Ln			
		Newbury	Ris	er Kennel
	W Mills			MIII Ln
В	oldfiell, fernet Rd		190	
			A339	Kings Rd
We	est Berkshire Co	uncil 🕎	39	
	St Michael's Rd	Newbury * Station	ho	Stanley
		Total	mu	Stann-1

TENANT

Tenant Name:	Studio NK	
Industry:	Service type	

RENTS
Asking Rent:

LEASE		
SF Leased:	589 SF	
Sign Date:	Jan 2022	
Space Use:	Office	
Lease Type:	Direct	
Floor:	1st Floor	

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

£12.73/SF

LEASE TERM

Start Date: Jan 2022

TIME ON MARKET

Date On Market:	Oct 2021
Date Off Market:	Feb 2022
Months on Market:	4 Months

TIME VACANT

Date Vacated:	Oct 2021
Date Occupied:	Feb 2022
Months Vacant:	4 Months

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	45.7%	▲ 45.7%
Submarket 1-3 Star	3.5%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£11.95	▲ 5.4%
Submarket 1-3 Star	£16.38	↔ 0.0%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	₩ -3.8

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Property Type:	Office	NIA:	5,320 SF
Status:	Built 1790	Floors:	4
Tenancy:	Multi	Floor Size:	1,553 SF
Construction:	Masonry	Vacancy at Lease:	45.7%

£0.70/SF



Hungerford, RG17 0DY - West Berkshire Submarket





	MIN:	-	

	Oun is	Eddington	Bath Rd
Classic Church St	E Hungerford ■		A
Hungerford	Park St.		(Ner Kenne
1338	Hungerford Primary School	HUNGERF(ORD
©oogle			Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.5%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£11.02	4 .9%
Submarket 1-3 Star	£16.38	↔ 0.0%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

TENANT

Tenant Name:	Fuel Cell Systems Ltd
Industry:	Professional, Scientific, and Technical Services
SIC:	Business Services, NEC

PROPERTY EXPENSES

Service Charge:

LEASE SF Leased: 5,061 SF Sign Date: Jan 2022 Space Use: Office Lease Type: Direct Floor: **GRND Floor** Suite: 3

LEASE TERM

Start Date:	Jan 2022
Expiry Date:	Jan 2026
Lease Term:	4 Years
Breaks:	Mutual - Jan 2025

TIME VACANT

Date Occupied: Jan 2022

Property Type:	Office	NIA:	5,061 SF
Status:	Built 1975	Floors:	2
Tenancy:	Single	Floor Size:	2,491 SF
Construction:	Steel	Vacancy at Lease:	0.0%
		Land Acres:	0.78





Colthrop Ln - Armour House

Thatcham, RG19 4NN - West Berkshire Submarket





LEASE SF Leased: 1,200 SF

	•
Sign Date:	Dec 2021
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£12.00/SF
--------------	-----------

CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
Space Condition:	Average

LEASE TERM

Aug 2021 Dec 2021

4 Months

TIME VACANT

Date Vacated:	Aug 2021	
Date Occupied:	Dec 2021	
Months Vacant:	3 Months	



LEASING AGENTS

Months on Market:

TIME ON MARKET

Date On Market:

Date Off Market:

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	2.4%	1 2.4%
Submarket 2-4 Star	4.2%	1 2.5%
Market Overall	3.3%	▼ -1.0%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£5.20	▲ 6.3%
Submarket 2-4 Star	£9.73	▲ 5.7%
Market Overall	£11.98	▲ 5.3%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	214,194	▼ -30.6%
Months On Market	8.7	▼ -3.5

Property Type:	Industrial
Status:	Built 1989
Tenancy:	Multi
Construction:	Masonry
Parking:	10 Surface Spaces a

NIA:	50,000 SF
Floors:	2
Floor Size:	25,000 SF
Vacancy at Lease:	2.4%
Land Acres:	1.26



57 Cheap St

Newbury, RG14 5DH - West Berkshire Submarket





LEASE

-	
SF Leased:	379 SF
Sign Date:	Nov 2021
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor
Suite:	Front, Rear

RENTS

Asking Rent:	£13.66/SF
CONCESSIONS A	ND BUILDOUT
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

LEASE TERM

Oct 2020

Dec 2021

14 Months

TIME VACANT

Date Occupied:	Jan 2022	
Bato Goodpioa.		



MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	22.6%	\$ 22.6%
Submarket 2-4 Star	1.9%	▲ 1.1%
Market Overall	2.1%	▲ 0.5%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£35.05	▲ 0.8%
Submarket 2-4 Star	£18.89	▼ -1.4%
Market Overall	£27.06	▼ -1.6%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	67,460	1 8.5%
Months On Market	16.6	▲ 5.6

LEASING AGENTS

Months on Market:

TIME ON MARKET

Date On Market:

Date Off Market:

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ

Jon Varney 01635 550211

Retail	NIA:	1,679 SF
Built 1876	Floors:	2
Multi	Floor Size:	1,311 SF
Masonry	Vacancy at Lease:	22.6%
	Land Acres:	0.05
	Built 1876 Multi	Built 1876 Floors: Multi Floor Size: Masonry Vacancy at Lease:





Reading, RG7 4SA - West Berkshire Submarket







MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	17.7%	▼ -6.6%
Submarket 3-5 Star	4.5%	↔ 0.0%
Market Overall	9.3%	↔ 0.0%

Same Store Asking Rent/SF	2021 Q4	YOY	
Current Building	£36.11	▲ 1.7%	
Submarket 3-5 Star	£19.10	▼ -1.0%	
Market Overall	£23.87	▲ 0.7%	

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	93,328	▲ 39.6%
Months On Market	11.6	▼ -4.2

TENANT

Tenant Name:	Vigilant Apps
Industry:	Information
SIC:	Communications Services

LEASE	
SF Leased:	742 SF
Sign Date:	Nov 2021
Space Use:	Office
Lease Type:	Direct
Floor:	3rd Floor
Suite:	5

LEASE TERM

Start Date:	Nov 2021	
Expiry Date:	Oct 2023	
Lease Term:	2 Years	

TIME ON MARKET

Date On Market:	Mar 2019
Date Off Market:	Feb 2022
Months on Market:	32 Months

LEASING AGENTS

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800

Savills

33 Margaret St London, W1G 0JD Stuart Chambers 020 7075 2883 Florence Horner 020 7499 8644

RENTS

Achieved Rent:	£36.00/SF
Net Effective Rent:	£36.00/SF

PROPERTY EXPENSES

Service:	Fully Repairing & In
Service Charge:	£7.12/SF
Business Rates:	£113.56/SF

Date Vacated:	Jun 2021
Date Occupied:	Feb 2022
Months Vacant:	7 Months



PROPERTY

Property Type:	Office	NIA:	34,032 SF
Status:	Built 2007	Floors:	4
Tenancy:	Multi	Floor Size:	8,191 SF
Construction:	Steel	Vacancy at Lease:	17.7%
Parking:	Ratio of 4.00/1,000 SF	Land Acres:	0.99
LEASE NOTES			

Vigilant Apps have taken 742 sq ft of part third floor office space on a two year lease at £26,712 pa, equating to £36.00 psf.



Kennet Rd - West Mills Yard

Newbury, RG14 5LP - West Berkshire Submarket





LEASE SF Leased: 711 SF Sign Date: Nov 2021 Office Space Use: Lease Type: Direct Floor: **GRND Floor**

RENTS	
Asking Rent:	£16.53/SF
CONCESSIONS A	ND BUILDOUT
Buildout:	Standard Office
Buildout Status:	Partial Build-Out
Space Condition:	Average

St Michael's Rd Map data @2022

LEASE TERM

Stort Doto:	Nov 2021	
Start Date:	Nov 2021	

Oct 2021

Jan 2022

1 Months

6

TIME VACANT

Date Vacated:	Oct 2021
Date Occupied:	Jan 2022
Months Vacant:	3 Months

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	8.6%	▲ 8.6%
Submarket 2-4 Star	3.9%	▲ 0.4%
Market Overall	9.3%	↔ 0.0%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£16.46	▼ -7.1%
Submarket 2-4 Star	£17.64	▲ 0.2%
Market Overall	£23.87	▲ 0.7%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	93,328	▲ 39.6%
Months On Market	11.6	▼ -4.2

LEASING AGENTS

Months on Market:

TIME ON MARKET

Date On Market:

Date Off Market:

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Property Type:	Office	NIA:	8,240 SF
Status:	Built 1989	Floors:	2
Tenancy:	Multi	Floor Size:	3,433 SF
Construction:	Masonry	Vacancy at Lease:	8.6%
Parking:	10 Surface Spaces a	Land Acres:	0.49



4-4a Mansion House St

Newbury, RG14 5ES - West Berkshire Submarket







TENANT

Tenant Name:	Our Fit Hub
Industry:	Arts, Entertainment, and Recreation

LEASE	
SF Leased:	788 SF
Sign Date:	Oct 2021
Space Use:	Office
Lease Type:	Direct
Floor:	3rd Floor

RENTS

Asking Rent: £12.	.06/SF
-------------------	--------

LEASE TERM

Start Date: Oct 2021

TIME ON MARKET

Date On Market:	Oct 2021
Date Off Market:	Apr 2022
Months on Market:	6 Mos

TIME VACANT

Date Vacated:	Jun 2021
Date Occupied:	Dec 2022
Months Vacant:	17 Months

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	45.7%	▲ 45.7%
Submarket 1-3 Star	2.2%	▲ 0.2%
Market Overall	9.3%	↔ 0.0%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£11.96	1 7.8%
Submarket 1-3 Star	£16.41	▼ -0.1%
Market Overall	£23.87	▲ 0.7%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	93,328	▲ 39.6%
Months On Market	11.6	₩ -4.2

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Floors:	4
Floor Size:	1,553 SF
Vacancy at Leas	se: 45.7%
)	Floor Size:



Benyon Rd - The Green

Reading, RG7 2PQ - West Berkshire Submarket





TENANT

Tenant Name:	Operational Solutions Limited	
Industry:	Professional, Scientific, and Technical Services	

RENTS

Space Condition:

Months Vacant:

LEASE	
SF Leased:	2,338 SF
Sign Date:	Oct 2021
Space Use:	Office
Lease Type:	Direct
Floor:	GRND, 1 Floor
Suite:	3

Asking Rent:	£16.00/SF
CONCESSIONS A	AND BUILDOUT
Buildout:	Standard Office
Dulldout.	Otaridara Office

Average

10 Months



LEASE TERM

Apr 2021

Jan 2022

TIME VACANT	
Date Vacated:	Apr 2021
Date Occupied:	Feb 2022

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	21.3%	1 21.3%
Submarket 2-4 Star	3.9%	▲ 0.4%
Market Overall	9.3%	↔ 0.0%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£16.00	▼ -4.7%
Submarket 2-4 Star	£17.64	▲ 0.2%
Market Overall	£23.87	▲ 0.7%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	93,328	▲ 39.6%
Months On Market	11.6	▼ -4.2

LEASING AGENTS

TIME ON MARKET Date On Market:

Date Off Market:

Haslams Surveyors LLP

Months on Market: 7 Months

16-18 Friar St Reading, RG1 1DB Ed Ponting 0118 921 1515 Neil Seager 0118 921 1516 Harry Bevins 0118 921 1517

Property Type:	Office
Status:	Built 2008
Tenancy:	Multi
Construction:	Steel
Parking:	40 Surface Spaces a

NIA:	10,951 SF
Floors:	2
Floor Size:	5,476 SF
Vacancy at Lease:	21.3%
Land Acres:	0.28



Charnham Ln - Quill House

Hungerford, RG17 0EY - West Berkshire Submarket





LEASE

SF Leased:	1,180 SF
Sign Date:	Sep 2021
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

RENTS

Asking Rent:	£13.13/SF	

CONCESSIONS AND BUILDOUT

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



TIME VACANT



TIME ON MARKET

Date On Market:	Sep 2020
Date Off Market:	Sep 2021
Months on Market:	12 Months

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	4.1%	▲ 0.8%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£15.38	▼ -1.3%
Submarket 2-4 Star	£17.60	▼ -0.1%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	↑ 71.8%
Months On Market	11.5	▼ -2.6

Property Type:	Office
Status:	Built 2005
Tenancy:	Multi
Construction:	Masonry
Parking:	3 Surface Spaces ar

NIA:	2,328 SF
Floors:	2
Floor Size:	1,164 SF
Vacancy at Lease:	0.0%



13 Reading Rd

Reading, RG8 7LR - West Berkshire Submarket





TENANT

Tenant Name:	JWJ Interiors Limited
Industry:	Professional, Scientific, and Technical Services

LEASE SF Leased: 725 SF Sep 2021 Sign Date: Office Space Use: Direct Lease Type: Floor: 1st Floor

CONCESSIONS AND BUILDOUT



LEASE TERM

Start Date:	Nov 2021
Expiry Date:	Nov 2024
Lease Term:	3 Years

Feb 2020

Nov 2021

19 Months

TIME VACANT

Date Vacated:	Feb 2020
Date Occupied:	Nov 2021
Months Vacant:	21 Months

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY	
Current Building	48.6%	↔ 0.0%	
Submarket 1-3 Star	1.8%	1.4%	
Market Overall	2.0%	▲ 0.6%	

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£31.73	▲ 0.3%
Submarket 1-3 Star	£18.93	▼ -1.9%
Market Overall	£27.09	▼ -2.2%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	106,087	▲ 532.0%
Months On Market	17.3	▲ 7.7

LEASING AGENTS

TIME ON MARKET Date On Market:

Date Off Market: Months on Market:

Hicks Baker

29 Castle St, Suite 29 Reading, RG1 7SB

Harry Gornall-King 0118 959 6144

Property Type:	Retail
Status:	Built 1650
Tenancy:	Multi
Construction:	Masonry
Parking:	2 Surface Spaces ar

NIA:	1,491 SF
Floors:	2
Floor Size:	624 SF
Vacancy at Lease:	48.6%



Arlington Business Park - Building 1430

Reading, RG7 4SA - West Berkshire Submarket





			Dorking Way		
Bath Rd	Waterside Dr			>	
	Lakeview	Š	5		
7					

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY	
Current Building	14.6%	1 4.6%	
Submarket 3-5 Star	4.8%	▲ 0.5%	
Market Overall	9.4%	1.6%	

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£32.33	1.4%
Submarket 3-5 Star	£19.09	▼ -1.1%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	↑ 71.8%
Months On Market	11.5	▼ -2.6

TENANT

Tenant Name:	Synopsys
Industry:	Information
SIC:	Computer,Packaged Software

5,652 SF
Sep 2021
Office
Direct
GRND Floor
Rear

LEASE TERM

Start Date:	Nov 2021
Expiry Date:	Nov 2025
Lease Term:	4 Years

TIME ON MARKET

Date On Market:	Mar 2014
Date Off Market:	Oct 2021
Months on Market:	90 Months

LEASING AGENTS

Savills

33 Margaret St London, W1G 0JD Stuart Chambers 020 7075 2883 Florence Horner 020 7499 8644

Hollis Hockley

Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800

1410 Arlington Business Park

RENTS

Asking Rent:	£31.50/SF
Achieved Rent:	£32.00/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	-1.59%
Rent Free Months:	9 Months
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

PROPERTY EXPENSES

Service:	Fully Repairing & In
Service.	rully Nepalling & III

TIME VACANT

May 2021
Nov 2021
5 Months

TENANT REP

CBRE

6-12 Henrietta PI London, W1G 0NB Henrietta Neish



PROPERTY

Property Type:	Office	NIA:	38,764 SF
Status:	Built 2002	Floors:	3
Tenancy:	Multi	Floor Size:	10,075 SF
Construction:	Steel	Vacancy at Lease:	14.6%
Parking:	40 Surface Spaces a	Land Acres:	0.89
LEASE NOTES			

In September 2021, Synopsys signed a new 4 year lease worth an initial £180,864 pa with 9 months rent free.



Calleva Park - Calleva Park

Reading, RG7 8UA - West Berkshire Submarket





LEASE SF Leased: 10,000 SF Sign Date: Sep 2021 Space Use: Office Lease Type: Direct Floor: GRND Floor

1 Achilles, 1 Juno, 2...

RENTS		
Asking Rent:	£8.00/SF	
CONCESSIONS A	ND BUILDOUT	
Buildout:	Standard Office	
Buildout Status:	Full Build-Out	
Space Condition:	Excellent	



LEASE TERM

Start Date:	Sep 2021
Expiry Date:	Sep 2024
Lease Term:	3 Years

Apr 2020

Sep 2021

TIME VACANT

Date Occupied:	Sep 2021	

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.3%	▲ 0.5%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£8.11	▲ 0.8%
Submarket 1-3 Star	£16.37	▼ -0.6%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	1 71.8%
Months On Market	11.5	▼ -2.6

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Country Estates Group Ltd

Months on Market: 18 Months

Albury Close Reading, RG30 1BD

Mary Reeves-Smith 01608 648650

Property Type:	Office
Status:	Built 1996
Tenancy:	Multi
Construction:	Masonry

NIA:	16,250 SF
Floors:	2
Floor Size:	7,500 SF
Vacancy at Lease:	0.0%
Land Acres:	0.39



A Hambridge Rd - Kingfisher Court

Newbury, RG14 5SJ - West Berkshire Submarket





LEASE SF Leased: 1,250 SF Sign Date: Sep 2021 Space Use: Office Lease Type: Direct

GRND Floor

CONCESSIONS A	ND BUILDOUT
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Average

£10.00/SF



LEASE TERM

Floor:

Suite:

Start Date: Oct 2021

Oct 2020

Sep 2021

11 Months

4A

TIME VACANT

RENTS

Asking Rent:

Date Occupied:	Oct 2021	
Date Occupied.	OCI 2021	



MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	4.6%	↔ 0.0%
Submarket 2-4 Star	4.1%	▲ 0.8%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY	
Current Building	£9.07	1 2.4%	
Submarket 2-4 Star	£17.60	▼ -0.1%	
Market Overall	£23.82	▲ 0.6%	

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	1 71.8%
Months On Market	11.5	▼ -2.6

Months on Market: **LEASING AGENTS**

TIME ON MARKET

Date On Market:

Date Off Market:

Country Estates Group Ltd

Albury Close Reading, RG30 1BD

Mary Reeves-Smith 01608 648650

Property Type:	Office
Status:	Built 1985
Tenancy:	Multi
Construction:	Steel
Parking:	63 Surface Spaces a

	NIA:	50,805 SF
	Floors:	2
	Floor Size:	24,988 SF
	Vacancy at Lease:	4.6%
	Land Acres:	1.18

Standard Office

Full Build-Out

Excellent

Jun 2021

Sep 2021 2 Months

CONCESSIONS AND BUILDOUT

Buildout: **Buildout Status:**

Space Condition:

TIME VACANT Date Vacated:

Date Occupied:

Months Vacant:



4 The Sector - 4 The Sector

Newbury, RG14 2PZ - West Berkshire Submarket





Kiln Ro	Turnpike Rd
St Joseph's RC Primary School	Birchwood Care Home Country Way
	Redited CI
250	London Rd B34 A2
	er kennet
Goodla Boue ru	Map data ©2022

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	48.2%	▼ -48.2%
Submarket 2-4 Star	4.1%	▲ 0.8%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£31.77	▼ -2.0%
Submarket 2-4 Star	£17.60	▼ -0.1%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY	
12 Mo. Leased SF	72,647	1 71.8%	
Months On Market	11.5	▼ -2.6	

LEASE

Floor:	1st Floor	
Lease Type:	Direct	
Space Use:	Office	
Sign Date:	Sep 2021	
SF Leased:	13,832 SF	

LEASE TERM

Start Date: Sep 2021

TIME ON MARKET

Date On Market:	Jun 2021
Date Off Market:	Sep 2021
Months on Market:	3 Months

LEASING AGENTS

Bray Fox Smith Limited

35-39 Maddox St London, W1S 2PP Richard Harding 020 7629 5456

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

PROPERTY

Property Type:	Office	NIA:	28,697 SF
Status:	Built 1985	Floors:	2
Tenancy:	Multi	Floor Size:	14,348 SF
Construction:	Steel	Vacancy at Lease:	48.2%
Parking:	71 Surface Spaces a	Land Acres:	0.96

LEASE NOTES

An unknown tenant has taken 13,832 sq. ft. of office space at 4 The Sector. The landlord had agent representation.



1 Pincents Ln

Reading, RG31 4UQ - West Berkshire Submarket





TENANT

Tenant Name:	nant Name: Blue Living (Pincents Hill) Limited	
Industry:	Professional, Scientific, and Technical Services	

RENTS Asking Rent:

LEASE		
SF Leased:	2,497 SF	
Sign Date:	Aug 2021	
Space Use:	Office	
Lease Type:	Direct	
Floor:	GRND Floor	

Achieved Rent: £24.50/SF

CONCESSIONS AND BUILDOUT	

Asking Discount:	0.00%
Buildout:	Standard Office
Buildout Status:	Full Build-Out
Space Condition:	Excellent

£24.50/SF

	5
	Calcot Recreation Ground
	Ground
The state of the s	Populario
Princents Lin	Bath Rd A4
Googla	Map data ©2022

LEASE TERM

Start Date:	Oct 2021
Expiry Date:	Oct 2024
Lease Term:	3 Years

PROPERTY EXPENSES

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

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	100%	1 00%
Submarket 2-4 Star	4.1%	▲ 0.8%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£24.50	▼ -1.1%
Submarket 2-4 Star	£17.60	▼ -0.1%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	1 71.8%
Months On Market	11.5	▼ -2.6

TIME ON MARKET

Date On Market:	Mar 2021
Date Off Market:	Sep 2021
Months on Market:	6 Months

TIME VACANT

Date Occupied:	Oct 2021	
----------------	----------	--

LEASING AGENTS

Hicks Baker

29 Castle St, Suite 29 Reading, RG1 7SB Harry Gornall-King 0118 959 6144 Stephen Head 0118 955 7089

Property Type:	Office
Status:	Built 2000
Tenancy:	Single
Construction:	Masonry
Parking:	2 Surface Tandem S

NIA:	2,497 SF
Floors:	1
Floor Size:	2,497 SF
Vacancy at Lease:	100%
Land Acres:	0.07



Manns HI - Hill Farm

Reading, RG7 3BD - West Berkshire Submarket





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Salar Sa	1	eeding Rd	
January Work	- , , , / ,)	1
Burghfie Commo	dd n	thanks to	
_ Si Auolim U	-0-0 		

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.3%	▲ 0.5%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£11.27	▲ 3.2%
Submarket 1-3 Star	£16.37	₩ -0.6%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	1 71.8%
Months On Market	11.5	▼ -2.6

LEASE

SF Leased:	855 SF
Sign Date:	Aug 2021
Space Use:	Office
Lease Type:	Direct
Floor:	1st Floor

LEASE TERM

Start Date:	Aug 2021
Expiry Date:	Aug 2022
Lease Term:	1 Year

TIME ON MARKET

Date On Market:	Jul 2019
Date Off Market:	Aug 2021
Months on Market:	26 Months

LEASING AGENTS

Martin & Pole

Map data @2022

7 Broad St Wokingham, RG40 1AY David Auger 0118 978 0777

PROPERTY

Property Type:	Office
Status:	Built 1900
Tenancy:	Multi
Construction:	Masonry

REN'	TS
------	----

Asking Rent:	£10.53/SF
Achieved Rent:	£10.00/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	5.03%
Buildout Status:	Partial Build-Out
Space Condition:	Average

PROPERTY EXPENSES

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

TIME VACANT

Date Occupied:	Aug 2021	

NIA:	1,388 SF
Floors:	2
Floor Size:	694 SF
Vacancy at Lease:	0.0%
Land Acres:	0.04



Hungerford, RG17 0DY - West Berkshire Submarket





River Dun 18	Eddington
Go S Hungerford ■	Soth Ra
Hungerford Primary School	QNet Kenr
Primary School	HUNGERFORD PARK
(Coogle	Map data @202:

TENANT

Tenant Name:	Tomorrow's Guide Ltd
Industry:	Professional, Scientific, and Technical Services
SIC:	Computer Programming Svc

LEASE	
SF Leased:	2,531 SF
Sign Date:	Jul 2021
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

PROPERTY EXP	PENSES
Service Charge:	£0.70/SE

LEASE TERM

Start Date:	Jul 2021
Expiry Date:	Jul 2025
Lease Term:	4 Years
Breaks:	Mutual - Jul 2024

TIME VACANT

Date Occupied: Jul 2021

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.3%	▲ 0.5%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£10.98	▲ 5.4%
Submarket 1-3 Star	£16.37	▼ -0.6%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	1 71.8%
Months On Market	11.5	▼ -2.6

Property Type:	Office	NIA:	5,062 SF
Status:	Built 1990	Floors:	2
Tenancy:	Multi	Floor Size:	2,531 SF
Construction:	Masonry	Vacancy at Lease:	0.0%
Parking:	10 Surface Spaces a	Land Acres:	0.78



Hungerford, RG17 0DY - West Berkshire Submarket





A CONTRACTOR OF THE PARTY OF TH	D		0
River Du		Eddington	
Church St	Hungerford		Bath Rd River Kennet
Hungerford	Park St		
Social S	Hungerford Primary School	HUNGERF PARK	
Coopers .	-		Map data ©2022

TENANT

Tenant Name:	Tomorrows Guides Ltd
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	5,061 SF
Sign Date:	Jul 2021
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

PROPERTY EXPENSES

LEASE TERM

Start Date:	Jul 2021
Expiry Date:	Jul 2025
Lease Term:	4 Years
Breaks:	Mutual - Jul 2024

TIME VACANT

Date Occupied: Jul 2021

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.3%	▲ 0.5%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£8.24	▲ 5.4%
Submarket 1-3 Star	£16.37	₩ -0.6%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	1 71.8%
Months On Market	11.5	▼ -2.6

Property Type:	Office
Status:	Built Jun 1996
Tenancy:	Multi
Construction:	Masonry
Parking:	20 Surface Spaces a

NIA:	5,061 SF
Floors:	2
Floor Size:	2,531 SF
Vacancy at Lease:	0.0%
Land Acres:	0.07



Mambridge Ln

Newbury, RG14 5TN - West Berkshire Submarket





TENANT

Tenant Name:	Naturebureau		
LEASE		RENTS	
SF Leased:	1,280 SF	Asking Rent:	£10.00/SF
Sign Date:	Jul 2021		
Space Use:	Office	CONCESSIONS A	ND BUILDOUT
Lease Type:	Direct	Buildout:	Standard Office
Floor:	1st Floor	Space Condition:	Average
Suite:	2C	-1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -	



LEASE TERM

Start Date:	Jul 2021	

Mar 2019

Jul 2021

TIME VACANT

Date Occupied:	Jul 2021	

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	4.1%	▲ 0.8%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£10.29	▼ -1.3%
Submarket 2-4 Star	£17.60	▼ -0.1%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	1 71.8%
Months On Market	11.5	▼ -2.6

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Months on Market: 28 Months

Property Type:	Office	NIA:	23,369 SF
Status:	Built 1987	Floors:	2
Tenancy:	Multi	Floor Size:	11,685 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	13 Surface Spaces a	Land Acres:	2.66



Hambridge Rd - Kingfisher Court

Newbury, RG14 5SJ - West Berkshire Submarket





LEASE

SF Leased:	1,102 SF
Sign Date:	Jul 2021
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

CONCESSIONS AND BUILDOUT

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

LEASE TERM

TIME ON MARKET

Date On Market:	May 2021
Date Off Market:	Jul 2021
Months on Market:	2 Months

TIME VACANT

Date Vacated:	May 2021
Date Occupied:	Aug 2021
Months Vacant:	3 Months

B3421 Nuffield Health Newbury Fitness & Well Map data © 2022

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	4.6%	↔ 0.0%
Submarket 2-4 Star	4.1%	▲ 0.8%
Market Overall	9.4%	1.6%

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£9.07	1 2.4%
Submarket 2-4 Star	£17.60	▼ -0.1%
Market Overall	£23.82	▲ 0.6%

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	72,647	1 71.8%
Months On Market	11.5	▼ -2.6

Property Type:	Office
Status:	Built 1985
Tenancy:	Multi
Construction:	Steel
Parking:	63 Surface Spaces a

NIA:	50,805 SF
Floors:	2
Floor Size:	24,988 SF
Vacancy at Lease:	4.6%
Land Acres:	1.18

£5.40/SF

Withheld

Fully Repairing & In...



55 Pipers Way - Robert Brown House

Thatcham, RG19 4LZ - West Berkshire Submarket





Post Wa	1
Bath Rd	*
Thatcham Specialist Training Centre. South	Balh Rd
meetspaceVR (ft Zero Latency)	Daytona (
pylesford Way	Map data ©2022

MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.1%	↔ 0.0%
Market Overall	3.4%	▼ -0.4%

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	£9.42	▲ 6.8%
Submarket 2-4 Star	£9.43	▲ 5.2%
Market Overall	£11.64	4.7%

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	407,985	\$ 262.1%
Months On Market	12.4	★ 5.1

TENANT

Tenant Name:	SSE Electricity
Industry:	Utilities
SIC:	Elec And Oth Serv Combined

RENTS

Service:

Service Charge:

Achieved Rent:

Net Effective Rent: £5.40/SF

PROPERTY EXPENSES

CONCESSIONS AND BUILDOUT Rent Free Months: 0 Months

LEASE	
SF Leased:	2,293 SF
Sign Date:	Jun 2021
Space Use:	Office
Lease Type:	Direct
Floor:	P GRND, P 1 Floor

LEASE TERM	
Start Date:	Jun 2021
Expiry Date:	Jun 2031
Lease Term:	10 Years
Breaks:	Mutual - Jun 2023,
Reviews:	Jun 2022, Jun 2023,

TIME VACANT

Jun 2021 Date Occupied:

PROPERTY

		538,796 SF
2007	Floors:	2
e	Floor Size:	258,900 SF
	Eaves Height:	28'
	Vacancy at Lease:	0.0%
	Land Acres:	6.00
	е	Floor Size: Eaves Height: Vacancy at Lease:

LEASE NOTES

This lease comp has been verified with details from HM Land Registry under title BK516681. The tenant and landlord must provide 6 months written notice before the break dates to exercise the break. The rent will be reviewed in line with the CPI and RPI. The tenant will pay a fair and reasonable proportion of the service charge. This lease has been signed outside the provisions of sections 24-28 of the Landlord & Tenant Act 1954.





1410 Waterside Dr

Reading, RG7 4SA - West Berkshire Submarket





	Ram Rd A	Dorking Way 9	rvington Rd
BathRd	Waterolde Dr.		<u> </u>
	Lukeview	70	
Coogla	River Kennet		Map data ©2022

MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 3-5 Star	4.5%	▲ 0.1%
Market Overall	9.4%	1.3%

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	£29.19	▼ -1.1%
Submarket 3-5 Star	£18.61	▼ -4.2%
Market Overall	£23.31	▼ -2.2%

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	50,514	\$ 35.3%
Months On Market	12.4	▲ 0.9

TENANT

Tenant Name:	Koch Media	
Industry:	Professional, Scientific, and Technical Services	

LEASE		
SF Leased:	2,371 SF	
Sign Date:	Jun 2021	
Space Use:	Office	
Lease Type:	Sublease	
Floor:	1st Floor	

LEASE TERM		
Start Date:	Jun 2021	
Expiry Date:	Jun 2031	
Lease Term:	10 Years	

TIME ON MARKET	
Date On Market:	Apr 2020
Date Off Market:	Jun 2021
Months on Market:	15 Months

LEASING AGENTS

Vail Williams LLP

Forbury Road Reading, RG1 1AX Guy Parkes 0118 909 7400

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800

Savills

33 Margaret St London, W1G 0JD Tom Mellows 020 7409 8964 **RENTS**

Achieved Rent: £29.50/SF

CONCESSIONS AND BUILDOUT

Buildout Status: Partial Build-Out

PROPERTY EXPENSES

Service: Fully Repairing & In...

TIME VACANT

Date Occupied: Jun 2021



PROPERTY

Property Type:	Office	NIA:	46,457 SF
Status:	Built 2007	Floors:	4
Tenancy:	Multi	Floor Size:	9,253 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	182 Surface Spaces	Land Acres:	1.26

Koch Media have taken on a sublease comprising 8,822 square feet. The lease term is 10 years and the rent £29.50 per foot. The completion date was the 22nd June 2021.



Station Rd

Reading, RG7 4AB - West Berkshire Submarket





THE STATE OF		0

Theale CE Primary School	No. 7	
Englorited	Hidu 21	BathRd
Church St	V	heale Waterside
tanna a lastrad	*Theale	Brunel Rd
Coorle	Station Rd	Map data ©2022

TENANT

Tenant Name:	Magrathea Telecommunications
Industry:	Information
SIC:	Communications Services

LEASE	
SF Leased:	2,154 SF
Sign Date:	Jun 2021
Space Use:	Office
Lease Type:	Direct
Floor:	GRND, 1 Floor
Suite:	5

Jun 2021

Jun 2031

10 Years

Jun 2026

Tenant - Jun 2026

RENTS

Achieved Rent:	£9.00/SF
Net Effective Rent:	£15.76/SF

CONCESSIONS AND BUILDOUT

Rent Free Months: 0 Months

PROPERTY EXPENSES

Service:	Fully Repairing & In
Service Charge:	Withheld

MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.6%	▲ 0.1%
Market Overall	9.4%	1.3%

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	£17.59	▼ -12.1%
Submarket 2-4 Star	£17.15	▼ -3.1%
Market Overall	£23.31	▼ -2.2%

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	50,514	\$ 35.3%
Months On Market	12.4	▲ 0.9

OPTIONS

Renewal Option

LEASE TERM Start Date:

Expiry Date:

Lease Term:

Breaks:

Reviews:

TIME ON MARKET

Date On Market:	Nov 2010
Date Off Market:	Feb 2011
Months on Market:	128 Months

PROPERTY

Property Type:	Office	NIA:	15,442 SF
Status:	Built 1972	Floors:	2
Tenancy:	Multi	Floor Size:	8,000 SF
Construction:	Masonry	Vacancy at Lease:	0.0%
		Land Acres:	1.72

LEASE NOTES

This lease comp has been confirmed with documents registered with HM Land Registry under title number BK516875. The rent is to be reviewed in line with the open market. The tenant must provide no less than six months notice to exercise the break. The lease is silent as to sections 24-28 of the Landlord & Tenant Act 1954.



1310 Waterside Dr

Reading, RG7 4SA - West Berkshire Submarket





TENANT

Tenant Name:	Spirit SemiConductor
Industry:	Professional, Scientific, and Technical Services

LEASE		
SF Leased:	8,465 SF	
Sign Date:	Jun 2021	
Space Use:	Office	
Lease Type:	Direct	
Floor:	1st Floor	

RENTS

Achieved Rent: £30.00/SF

CONCESSIONS AND BUILDOUT

Rent Free Months: 20 Months



Start Date:	Jun 2021	
Expiry Date:	Jun 2031	
Lease Term:	10 Years	

Jun 2021

PROPERTY EXPENSES

Service: Fully	Repairing &	ln



Vacancy Rates	2021 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 3-5 Star	4.5%	▲ 0.1%
Market Overall	9.4%	1.3%

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	£27.79	▲ 0.2%
Submarket 3-5 Star	£18.61	▼ -4.2%
Market Overall	£23.31	▼ -2.2%

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	50,514	▲ 35.3%
Months On Market	12.4	▲ 0.9

LEASING AGENTS

Hollis Hockley

TIME VACANT Date Occupied:

1410 Arlington Business Park Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800 Natasha Ryan 020 7499 8644

Savills

33 Margaret St London, W1G 0JD Tom Mellows 020 7409 8964

Property Type:	Office
Status:	Built Apr 2009
Tenancy:	Multi
Construction:	Steel
Parking:	70 Surface Spaces a

NIA:	40,000 SF
Floors:	3
Floor Size:	13,333 SF
Vacancy at Lease:	0.0%
Land Acres:	1.03

£32.00/SF

Fully Repairing & In...

CONCESSIONS AND BUILDOUT
Rent Free Months: 14 Months

PROPERTY EXPENSES



1230

Reading, RG7 4SA - West Berkshire Submarket





Woodfield Way Play Area	A Princents Ln Bath Rd A4
spoodned way	Parting Way
High St Path P	Wateralde Or 12
Brunel Rd	Lakeview
*Theale	Map data ©2022

MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY	
Current Building	0.0%	↔ 0.0%	
Submarket 2-4 Star	3.6%	▲ 0.1%	
Market Overall	9.4%	1.3%	

Same Store Asking Rent/SF	2021 Q2	YOY		
Current Building	£29.16	▼ -5.5%		
Submarket 2-4 Star	£17.15	▼ -3.1%		
Market Overall	£23.31	▼ -2.2%		

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	50,514	▲ 35.3%
Months On Market	12.4	▲ 0.9

TENANT

Tenant Name:	Nedap
Industry:	Professional, Scientific, and Technical Services

RENTS
Achieved Rent:

Service:

LEASE		
SF Leased:	2,513 SF	
Sign Date:	Jun 2021	
Space Use:	Office	
Lease Type:	Direct	
Floor:	1st Floor	

LEASE TERM

Start Date:	Jun 2021	
Expiry Date:	Jun 2031	
Lease Term:	10 Years	

TIME VACANT

Date Occupied:	Jun 2021	

LEASING AGENTS

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Chris Barrs 0118 968 0650 Alice Hilliard 01256 489800

Natasha Ryan 020 7499 8644

Savills

33 Margaret St London, W1G 0JD Tom Mellows 020 7409 8964 Stuart Chambers 020 7075 2883

PROPERTY

Property Type:	Office	NIA:	25,350 SF
Status:	Built Dec 2009	Floors:	3
Tenancy:	Multi	Floor Size:	8,333 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	116 Surface Spaces	Land Acres:	0.74

LEASE NOTES

Nedap has taken 2,513 sq ft of 1st floor office space on a new 10 year lease at a passing rent of £32 per sq ft. 14 months free rent was agreed.



Asking Rent Per SF

Achieved Rent Per SF

Net Effective Rent Per SF

Avg. Rent Free Months

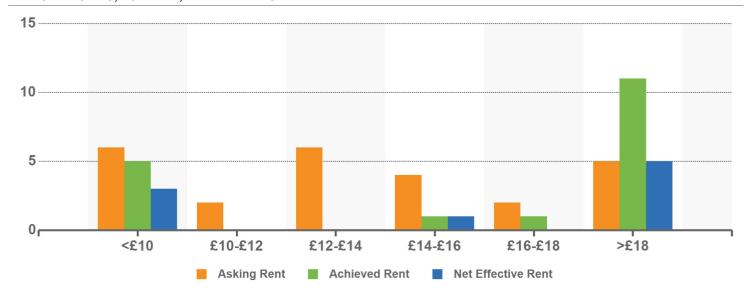
£15.94

£27.62

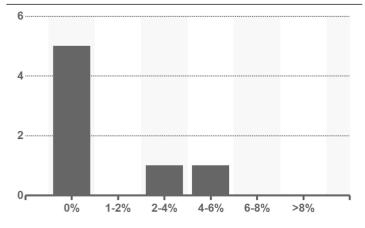
£27.31

8.6

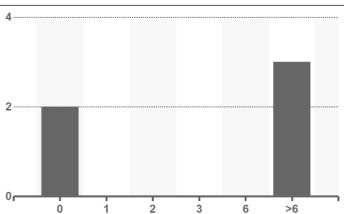
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	16-18A High St Reading, RG7 5AN West Berkshire Submarket	Alok sharma MP Laurentian Financial Group plc	567 New Direct	Oct 2022			
2	Wessex House 127-127A High St Hungerford, RG17 0DL West Berkshire Submarket	Shilston Construction Co Ltd	489 New Direct	Aug 2022	£14.46/SF		
3	Rivergate House London Rd Newbury, RG14 2PZ West Berkshire Submarket	Babcock Services Group Limited	2,831 New Direct	Jul 2022 3 Years	£34.00/SF £33.92/SF		
	Abacus House Horseshoe Rd Reading, RG8 7JQ West Berkshire Submarket	Lower Bowden Properties Ltd	1,270 New Direct	Jul 2022			
5	Building 1420 Arlington Business Park Reading, RG7 4SA West Berkshire Submarket	CapitaLand Ltd	1,076 New Direct	Jul 2022			
6	Building 1420 Arlington Business Park Reading, RG7 4SA West Berkshire Submarket	CapitaLand Ltd	688 New Direct	Jul 2022			

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
7	Building 1420 Arlington Business Park Reading, RG7 4SA West Berkshire Submarket	CapitaLand Ltd	645 New Direct	Jul 2022			
8	Building 1420 Arlington Business Park Reading, RG7 4SA West Berkshire Submarket	CapitaLand Ltd	1,087 New Direct	Jul 2022			
9	Comet House Calleva Park Reading, RG7 8JA West Berkshire Submarket	Mr Appleton	2,433 New Direct	Jul 2022			
	St Marys House 40 London Rd Newbury, RG14 1LA West Berkshire Submarket	Clere Properties Newbury Ltd	265 New Direct	Jul 2022		£9.13/SF	
	Thatcham House Turners Dr Thatcham, RG19 4QD West Berkshire Submarket	Kreston International Ltd	300 New Coworking	Jun 2022 1 Year	£17.00/SF		
	Thatcham House Turners Dr Thatcham, RG19 4QD West Berkshire Submarket	Kreston International Ltd	330 New Sublease	May 2022 3 Years	£6.85/SF £6.85/SF		May 2023

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Thatcham House Turners Dr Thatcham, RG19 4QD West Berkshire Submarket	Kreston International Ltd	484 New Sublease	May 2022 3 Years	£6.85/SF £6.85/SF		May 2023
14	Building 1420 Arlington Business Park Reading, RG7 4SA West Berkshire Submarket	Intercarabao Ltd CapitaLand Ltd	1,775 New	Apr 2022			
15	Theale Court 11-13 High St Reading, RG7 5AH West Berkshire Submarket	Blue Kong Networks T A Fisher Group	2,700 New	Mar 2022	£24.50/SF		
16	4 The Sector London Rd Newbury, RG14 2PZ West Berkshire Submarket		19,939 New	Mar 2022 10 Years			
17	Kingfisher Court 25-36 Hambridge Rd Newbury, RG14 5SJ West Berkshire Submarket	Country Estates Holdings plc	1,223 New Direct	Mar 2022			
18	1230 Reading, RG7 4SA West Berkshire Submarket	Concurrent Technologies PLC CapitaLand Ltd	5,335 New	Mar 2022 10 Years	£30.00/SF £30.00/SF		

Lease Compo	ai abies						
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
19	Oxford Rd Newbury, RG20 8RY West Berkshire Submarket	DS Woods & Co	1,259 New Direct	Mar 2022			
20	High St Reading, RG7 5AJ West Berkshire Submarket	Veincentre Ltd Chrysalis Group plc	1,217 New Direct	Feb 2022 10 Years	£22.50/SF £22.45/SF		
21	Bacchus House Calleva Park Reading, RG7 8EN West Berkshire Submarket	Country Estates Group Ltd	987 New Direct	Feb 2022			
22	Canal Walk Newbury, RG14 1DY West Berkshire Submarket	Highcross Group Limited	1,840 New Direct	Feb 2022			
23	The Old Stables Charnham St Hungerford, RG17 0EJ West Berkshire Submarket		1,400 New Direct	Feb 2022			
24	49-50 Northbrook St Newbury, RG14 1DT West Berkshire Submarket	Whitbread Group plc	1,483 New Direct	Feb 2022			

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	Building 1420 Arlington Business Park Reading, RG7 4SA West Berkshire Submarket	Automation Consultants CapitaLand Ltd	1,786 New Direct	Jan 2022 3 Years	£60.00/SF £59.86/SF		
26	4-4a Mansion House St Newbury, RG14 5ES West Berkshire Submarket	Studio NK Ennismore Property Co Ltd	589 New Direct	Jan 2022			
27	Station Rd Hungerford, RG17 0DY West Berkshire Submarket	Fuel Cell Systems Ltd	5,061 New Direct	Jan 2022 4 Years			Jan 2025
28	Armour House Colthrop Ln Thatcham, RG19 4NN West Berkshire Submarket	Barratts Estate Services Ltd	1,200 New Direct	Dec 2021			
29	57 Cheap St Newbury, RG14 5DH West Berkshire Submarket		379 New Direct	Jan 2022			
30	Building 1420 Arlington Business Park Reading, RG7 4SA West Berkshire Submarket	Vigilant Apps CapitaLand Ltd	742 New Direct	Nov 2021 2 Years	£36.00/SF £36.00/SF	£113.56/SF	

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
31	West Mills Yard Kennet Rd Newbury, RG14 5LP West Berkshire Submarket		711 New Direct	Nov 2021			
32	4-4a Mansion House St Newbury, RG14 5ES West Berkshire Submarket	Our Fit Hub Ennismore Property Co Ltd	788 New Direct	Oct 2021			
33	The Green Benyon Rd Reading, RG7 2PQ West Berkshire Submarket	Operational Solutions Limited Fernbrook Partners Limited	2,338 New Direct	Feb 2022			
34	Quill House Charnham Ln Hungerford, RG17 0EY West Berkshire Submarket		1,180 New Direct	Oct 2021			
35	13 Reading Rd Reading, RG8 7LR West Berkshire Submarket	JWJ Interiors Limited Barnett Waddingham LLP	725 New Direct	Nov 2021 3 Years			
36	Building 1430 Arlington Business Park Reading, RG7 4SA West Berkshire Submarket	Synopsys CapitaLand Ltd	5,652 New Direct	Nov 2021 4 Years	£32.00/SF	9 Mos at Start	

Lease Compo	arabies						
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
37	Calleva Park Calleva Park Reading, RG7 8UA West Berkshire Submarket		10,000 New Direct	Sep 2021 3 Years			
38	Kingfisher Court Hambridge Rd Newbury, RG14 5SJ West Berkshire Submarket	Silverton Investments Ltd	1,250 New Direct	Oct 2021			
39	4 The Sector London Rd Newbury, RG14 2PZ West Berkshire Submarket		13,832 New Direct	Sep 2021			
40	1 Pincents Ln Reading, RG31 4UQ West Berkshire Submarket	Blue Living (Pincents Hill) Limited	2,497 New Direct	Oct 2021 3 Years	£24.50/SF		
41	Hill Farm Manns HI Reading, RG7 3BD West Berkshire Submarket		855 New Direct	Aug 2021 1 Year	£10.00/SF		
42	Station Rd Hungerford, RG17 0DY West Berkshire Submarket	Tomorrow's Guide Ltd	2,531 New Direct	Jul 2021 4 Years			Jul 2024

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
43	Station Rd Hungerford, RG17 0DY West Berkshire Submarket	Tomorrows Guides Ltd	5,061 New Direct	Jul 2021 4 Years			Jul 2024
44	Hambridge Ln Newbury, RG14 5TN West Berkshire Submarket	Naturebureau Legal and General	1,280 New Direct	Jul 2021			
45	Kingfisher Court Hambridge Rd Newbury, RG14 5SJ West Berkshire Submarket	Silverton Investments Ltd	1,102 New Direct	Jul 2021			
46	Robert Brown House Pipers Way Thatcham, RG19 4LZ West Berkshire Submarket	SSE Electricity SSE	2,293 New Direct	Jun 2021 10 Years	£5.40/SF £5.40/SF	0 Mos	Jun 2023 Jun 2022
47	1410 Waterside Dr Reading, RG7 4SA West Berkshire Submarket	Koch Media CapitaLand Ltd	2,371 New Sublease	Jun 2021 10 Years	£29.50/SF		
48	5 Brunel Rd Reading, RG7 4AB West Berkshire Submarket	Magrathea Telecommunications Equinox Properties Ltd	2,154 Renewal Direct	Jun 2021 10 Years	£9.00/SF £15.76/SF	0 Mos	Jun 2026 Jun 2026

·	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	1310 Waterside Dr Reading, RG7 4SA West Berkshire Submarket	Spirit SemiConductor CapitaLand Ltd	8,465 New Direct	Jun 2021 10 Years	£30.00/SF	20 Mos at Start	
50	1230 Reading, RG7 4SA West Berkshire Submarket	Nedap CapitaLand Ltd	2,513 New Direct	Jun 2021 10 Years	£32.00/SF	14 Mos at Start	

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

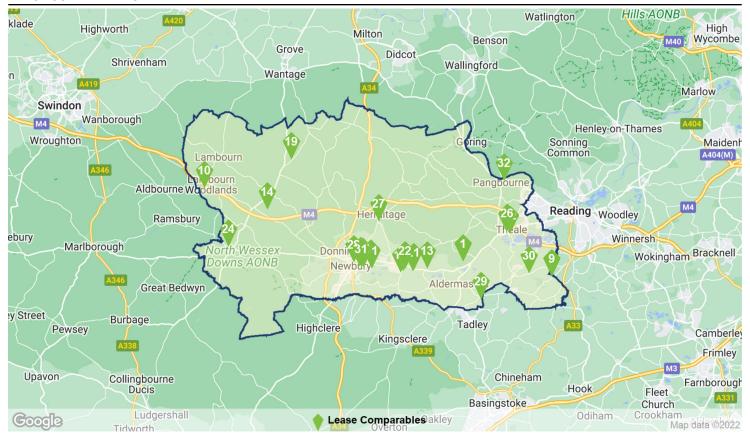
41

£8.64

£11.54

15

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	31	£5.06	£8.64	£9.50	£13.50
Achieved Rent Per SF	8	£7.50	£11.54	£12.11	£13.50
Net Effective Rent Per SF	3	£10.99	£11.94	£12.97	£13.47
Asking Rent Discount	5	-15.4%	-3.2%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Rent Free Months	2	0	2	2	3

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	36	1	15	10	57
Deal Size	41	902	7,492	4,666	39,337
Lease Deal in Months	13	12.0	67.0	60.0	120.0
Floor Number	41	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

				Lea	se		Rents	
Pro	perty Name - Address	Rating	SF Leased	Floor	Sign Date	Туре	Rent	Rent Type
1	Grange Ln	****	2,484	GRND	09/10/2022	New	£9.50/fri	Asking
2	Gables Way	****	17,581	GRND	15/09/2022	New	-	-
3	Gables Way	****	15,205	GRND	01/09/2022	New	-	-
4	Access 12 Station Rd	****	4,140	GRND	15/07/2022	New	£13.50/fri	Asking
5	Bone Ln	****	13,405	GRND	01/07/2022	New	£8.33	Asking
6	Venture House Bone Ln	****	10,611	GRND	10/06/2022	New	£9.14	Asking
7	Cyril Vokins Rd	****	4,254	GRND,1	26/05/2022	New	£9.52/fri	Asking
8	Access 12 Station Rd	****	1,319	GRND	25/04/2022	New	£13.47/fri	Effective
9	Lambwood HI	****	5,486	GRND,1	21/03/2022	New	£6.39	Asking
10	MEMBURY AIRFIELD IN Ely Building	****	12,240	GRND,	15/03/2022	New	£5.71	Asking
1	Grange Ln	****	3,000	GRND	08/03/2022	New	£6.50	Asking
4	Access 12 Station Rd	****	1,477	GRND	02/03/2022	New	-	-
	Hambridge Ln	****	13,309	GRND,1	01/03/2022	New	-	-
12	Station Road Station Rd	****	2,310	GRND	15/02/2022	New	£12.97/fri	Effective
13	The Nurseries Bath Rd	****	2,082	GRND	01/02/2022	New	£11.57	Asking
14	Baydon Rd	****	1,534	GRND,	01/02/2022	New	£8.60	Asking
15	Manor Farm Cottage Buttsfield Rd	****	5,102	GRND	01/02/2022	New	£5.88	Asking
16	Units 1-6 Hambridge Rd	****	10,767	GRND,1	01/02/2022	New	£9.50	Asking
17	Pipers Ln	****	4,762	GRND	01/02/2022	New	£8.50	Asking
18	Station Rd	****	6,619	GRND	01/02/2022	New	£8.50	Asking
19	Manor Farm - Historic Barn Butterfield Rd	****	4,344	GRND	28/01/2022	New	£5.06	Asking

Lease Comps Summary

Lease Comps Report

				Lea			Rents	
Pro	pperty Name - Address	Rating	SF Leased	Floor	Sign Date	Type	Rent	Rent Type
20	Berkshire Dr	****	4,076	GRND,1	12/01/2022	New	£9.50	Asking
21)	Gables Way	****	18,702	GRND,1	12/01/2022	New	£10.00	Asking
22	Berkshire Drive Berkshire Dr	****	4,598	GRND,1	12/01/2022	New	£9.50	Asking
20	Berkshire Dr	****	5,747	GRND,1	04/01/2022	New	£9.50	Asking
23	Union House Kennetside	****	39,337	GRND,1	01/01/2022	New	£7.50	Asking
24	6-9 Charnham Ln	****	4,666	GRND	22/12/2021	New	£10.99	Effective
2	Gables Way	****	25,123	GRND	01/12/2021	New	£11.25	Achieved
17	Pipers Ln	****	5,447	GRND,1	30/11/2021	New	-	-
25	Hambridge Rd	****	5,191	GRND	18/10/2021	New	£13.50	Asking
26	Total Park Station Rd	****	24,619	GRND,1	01/10/2021	New	£12.00/fri	Achieved
8	Access 12 Station Rd	****	1,319	GRND	28/09/2021	New	-	-
27	Red Shute HI	****	5,080	GRND,1	15/09/2021	New	£8.50	Asking
28	8 Fleming Rd	****	5,246	GRND,1	01/09/2021	New	£10.87	Asking
1	Grange Ln	****	2,965	GRND	31/08/2021	New	£6.50	Asking
1	Grange Ln	****	2,985	GRND	13/07/2021	New	£7.50/fri	Achieved
29	Benyon Rd	****	2,352	GRND	05/07/2021	New	£9.50	Asking
30	Goddards Farm Goring Ln	****	1,090	GRND	28/06/2021	New	-	-
31	Hambridge Rd	****	4,462	GRND,1	15/06/2021	New	£8.50	Asking
32	Old Mill 61 Reading Rd	****	902	GRND,1	01/06/2021	New	£12.22/fri	Achieved
4	Access 12 Station Rd	****	1,253	GRND	28/05/2021	New	£13.50/fri	Achieved

£9.50/SF

Full Build-Out

CONCESSIONS AND BUILDOUT



Grange Ln

Reading, RG7 5PR - West Berkshire Submarket





TENANT

Tenant Name:	Piq Solutions Ltd
Industry:	Retailer

RENTS
Asking Rent:

LEASE	
SF Leased:	2,484 SF
Sign Date:	Oct 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	2C

Floor:	GRND Floor	Space Condition	on: Excellent
Suite:	2C		
		PROPERTY E	XPENSES
LEASE TERM		Service:	Fully Repairing & In

Carlo	
7	
	Real Property of the Parket of
Coords	Man data @D22

Start Date:

TIME ON MARKET		
Date On Market:	Sep 2020	
Date Off Market:	Oct 2022	
Months on Market:	25 Months	

Oct 2022

TIME VACANT

Buildout Status:

Date Occupied:	Oct 2022	

MARKET AT LEASE

Vacancy Rates	2022 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.7%	▼ -1.0%
Market Overall	3.1%	▼ -0.1%

Same Store Asking Rent/SF	2022 Q4	YOY
Current Building	£9.69	1 3.7%
Submarket 1-3 Star	£10.58	1 0.1%
Market Overall	£13.03	▲ 9.4%

Submarket Leasing Activity	2022 Q4	YOY
12 Mo. Leased SF	288,988	4 34.9%
Months On Market	4.8	▼ -3.9

LEASING AGENTS

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Harry Bevins 0118 921 1517

Property Type:	Industrial
Status:	Built 2002
Tenancy:	Multi
Construction:	Steel

NIA:	22,400 SF
Floors:	1
Floor Size:	17,145 SF
Vacancy at Lease:	0.0%
Land Acres:	0.57



Gables Way

Thatcham, RG19 4JZ - West Berkshire Submarket





		18	No. in
7	and the		
WW .	West Mills):	
			1
		/	

	Bath Rd Collbrop Li		3,00
		one Dr Saga	Bath Rd
	River Kenno		
ලිංගම්	15		Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY	
Current Building	38.5%	▼ -54.6%	
Submarket 2-4 Star	2.7%	▼ -0.5%	
Market Overall	-	-	

Same Store Asking Rent/SF	2022 Q3	YOY	
Current Building	£10.70	▲ 10.7%	
Submarket 2-4 Star	£10.56	1 0.3%	
Market Overall	-	-	

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	258,604	▼ -35.7%
Months On Market	6.1	▼ -6.9

LEASE

SF Leased:	17,581 SF
Sign Date:	Sep 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

LEASE TERM

Start Date: Oct 2022

TIME ON MARKET

Date On Market:	Jul 2020
Date Off Market:	Sep 2022
Months on Market:	26 Months

LEASING AGENTS

Avison Young

65 Gresham London, EC2V 7NQ Sam Vyas 020 7911 2267 William Norman 07796 774436

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

PROPERTY

Property Type:	Industrial	
Status:	Built Apr 2021	
Tenancy:	Multi	
Construction:	Steel	
Parking:	30 Surface Spaces a	

NIA:	45,613 SF
Floors:	1
Floor Size:	45,613 SF
Eaves Height:	27'8"
Vacancy at Lease:	38.5%
Land Acres:	1.32



Buildout Status:	Shell Space	
Space Condition:	Excellent	

PROPERTY EXPENSES

Service:	Fully Repairing & In
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Date Vacated:	Mar 2021
Date Occupied:	Oct 2022
Months Vacant:	19 Months





Gables Way

Thatcham, RG19 4JZ - West Berkshire Submarket





	Bath Rd Col		Corse	
	Colthrop Ln Daytoni	a Dr Andrew Salada	Bath Rd	
	River Kennet			=
Coogla			Ma	p data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	22.7%	▼ -34.1%
Submarket 2-4 Star	2.7%	▼ -0.5%
Market Overall	-	-

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£10.68	▲ 10.3%
Submarket 2-4 Star	£10.56	1 0.3%
Market Overall	-	-

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	258,604	▼ -35.7%
Months On Market	6.1	♥ -6.9

LEASE

LLAGE	
SF Leased:	15,205 SF
Sign Date:	Sep 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

LEASE TERM

Start Date: Sep 2022

TIME ON MARKET

Date On Market:	Jul 2020
Date Off Market:	Sep 2022
Months on Market:	26 Months

LEASING AGENTS

Avison Young

65 Gresham London, EC2V 7NQ Sam Vyas 020 7911 2267 William Norman 07796 774436

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

PROPERTY

Property Type:	Industrial
Status:	Built Mar 2021
Tenancy:	Multi
Construction:	Steel
Parking:	38 Surface Spaces a

44,340 SF
1
44,240 SF
27'8"
22.7%
1.30

CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
Space Condition:	Excellent

PROPERTY EXPENSES

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



Date Vacated:	Mar 2021
Date Occupied:	Sep 2022
Months Vacant:	18 Months





Station Rd - Access 12

Reading, RG7 4PZ - West Berkshire Submarket





TENANT

Tenant Name:	the berkshire tile company Ltd
Industry:	Retailer

LEASE	
SF Leased:	4,140 SF
Sign Date:	Jul 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	D2, D3

RENTS

Asking Rent: £13.50/SF

PROPERTY EXPENSES

Service: Fully Repairing & In...



LEASE TERM

Start Date: Jul 2022

May 2019

Jul 2022

38 Months

TIME VACANT

Date Occupied:	Jul 2022	
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MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	0.0%	▼ -42.6%
Submarket 2-4 Star	2.7%	▼ -0.5%
Market Overall	-	-

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£16.48	▲ 8.6%
Submarket 2-4 Star	£10.56	1 0.3%
Market Overall	-	-

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	258,604	▼ -35.7%
Months On Market	6.1	▼ -6.9

LEASING AGENTS

Months on Market:

TIME ON MARKET

Date On Market:

Date Off Market:

Haslams Surveyors LLP

16-18 Friar St

Reading, RG1 1DB

Ed Ponting 0118 921 1515

Catherine de Billot 0118 921 1500

Property Type:	Industrial
Status:	Built Dec 2013
Tenancy:	Multi
Construction:	Steel
Parking:	18 Surface Spaces a

NIA:	9,727 SF
Floors:	1
Floor Size:	9,727 SF
Vacancy at Lease:	0.0%



Newbury, RG14 5UE - West Berkshire Submarket





LEASE SF Leased: 13,405 SF Sign Date: Jul 2022 Space Use: Industrial Lease Type: Direct Floor: GRND Floor Suite: B

Jul 2022 Jun 2027

5 Years

RENTS	
Asking Rent:	£8.33/SF
CONCESSIONS A	ND BUILDOUT
Buildout Status:	Partial Build-Out
Space Condition:	Average

Anpere Rd London Rd River Kenner KD Gyn Kings Rd 83421 Newbury Racecourse Rd Northway Climbing Centre Newbury Racecourse Racecourse Rd Map data ©2022

Lease Term:

Start Date:

Expiry Date:

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

TIME VACANT

Date Vacated:	Jan 2022	
Date Occupied:	Aug 2022	
Months Vacant:	7 Months	

MARKET AT LEASE

Vacancy Rates	2022 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.8%	▼ -0.1%
Market Overall	-	-

Same Store Asking Rent/SF	2022 Q3	YOY
Current Building	£9.47	♠ 9.9%
Submarket 1-3 Star	£10.49	▲ 10.2%
Market Overall	-	-

Submarket Leasing Activity	2022 Q3	YOY
12 Mo. Leased SF	258,604	▼ -35.7%
Months On Market	6.1	▼ -6.9

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Property Type:	Industrial
Status:	Built 1972
Tenancy:	Multi
Construction:	Steel

NIA:	33,233 SF
Floors:	3
Floor Size:	24,998 SF
Eaves Height:	16'-19'
Vacancy at Lease:	0.0%



Bone Ln - Venture House

Newbury, RG14 5SH - West Berkshire Submarket





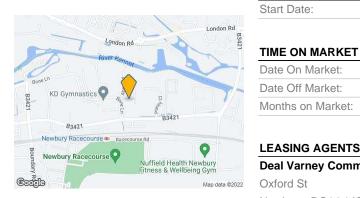
LEASE 40 C44 CE

or Leased:	10,611 SF
Sign Date:	Jun 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	G

RENTS

Asking Rent:	£9.14/SF

CONCESSIONS AND BUILDOUT



LEASE TERM

Date On Market:

Start Date:	Jul 2022
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Aug 2021 Jun 2022

10 Months

TIME VACANT

Date Vacated:	Aug 2021
Date Occupied:	Jul 2022
Months Vacant:	10 Months

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	20.1%	▲ 20.1%
Submarket 2-4 Star	3.4%	▲ 0.4%
Market Overall	2.9%	▼ -0.5%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£10.43	▲ 8.5%
Submarket 2-4 Star	£10.29	\$ 9.1%
Market Overall	£12.64	▲ 8.6%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	272,386	▼ -33.2%
Months On Market	8.7	▼ -3.7

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ

Jon Varney 01635 550211

Checkley & Co LLP

11-12 George Rd Birmingham, B15 1NP Adam Checkley 0121 456 4477

Property Type:	Industrial
Status:	Built 1987
Tenancy:	Multi
Construction:	Masonry
Parking:	16 Surface Spaces a

NIA:	52,688 SF
Floors:	2
Floor Size:	44,386 SF
Eaves Height:	16'4"-18'10"
Vacancy at Lease:	20.1%
Land Acres:	2.53



Cyril Vokins Rd

Newbury, RG14 5XB - West Berkshire Submarket





LEASE SF Leased: 4,254 SF Sign Date: May 2022 Space Use: Industrial

Space Use: Industrial

Lease Type: Direct

Floor: GRND, 1 Floor

Suite: A2

RENTS

Asking Rent: £9.52/SF

CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
Space Condition:	Average

LEASE TERM

Start Date: Jun 2022

PROPERTY EXPENSES

Service:	Fully Repairing & In	
Business Rates:	£6.15/SF	

TIME ON MARKET

Date On Market:	Jan 2021
Date Off Market:	May 2022
Months on Market:	17 Months

TIME VACANT

Date Occupied: Jun 2022



MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	0.0%	▼ -22.9%
Submarket 2-4 Star	3.4%	▲ 0.4%
Market Overall	2.9%	▼ -0.5%

Same Store Asking Rent/SF	2022 Q2	YOY
Current Building	£9.15	↑ 7.5%
Submarket 2-4 Star	£10.29	4 9.1%
Market Overall	£12.64	▲ 8.6%

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	272,386	▼ -33.2%
Months On Market	8.7	▼ -3.7

LEASING AGENTS

Mileway

3 Copthall Avenue Ave London, EC2R 7BH Richard Evans 020 3991 3516

Deal Varney Commercial

Oxford St

Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Industrial
Status:	Built 1977
Tenancy:	Multi
Construction:	Steel
Parking:	4 Surface Spaces ar

NIA:	18,586 SF
Floors:	1
Floor Size:	12,617 SF
Eaves Height:	11'9"-18'4"
Vacancy at Lease:	0.0%
Land Acres:	0.80



Station Rd - Access 12

Reading, RG7 4PZ - West Berkshire Submarket





Find Theale Green School	High St	Theale Ball Rd
Theale Green School	als Th	Brunel Rd
	Station	1
Google		Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q2	YOY
Current Building	12.5%	12.5%
Submarket 2-4 Star	3.4%	▲ 0.4%
Market Overall	2.9%	▼ -0.5%

Same Store Asking Rent/SF	2022 Q2	YOY	
Current Building	£17.68	17.6%	
Submarket 2-4 Star	£10.29	4 9.1%	
Market Overall	£12.64	▲ 8.6%	

Submarket Leasing Activity	2022 Q2	YOY
12 Mo. Leased SF	272,386	▼ -33.2%
Months On Market	8.7	▼ -3.7

TENANT

Tenant Name:	Advance Services Solutions
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	1,319 SF
Sign Date:	Apr 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	B4

LEASE TERM

Start Date:	Apr 2022
Expiry Date:	Apr 2027
Lease Term:	5 Years
Breaks:	Tenant - Apr 2025
Reviews:	Apr 2025

TIME ON MARKET

Aug 2021
Apr 2022
9 Months

LEASING AGENTS

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Ed Ponting 0118 921 1515 Catherine de Billot 0118 921 1500

RENTS

Asking Rent:	£13.50/SF
Achieved Rent:	£13.50/SF
Net Effective Rent:	£13.47/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout Status:	Full Build-Out
Space Condition:	Excellent

PROPERTY EXPENSES

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

TIME VACANT

Date Vacated:	Aug 2021
Date Occupied:	Apr 2022
Months Vacant:	8 Months
ivionths vacant:	8 Months

PROPERTY

Property Type:	Industrial	NIA:	10,532 SF
Status:	Built 2013	Floors:	1
Tenancy:	Multi	Floor Size:	10,532 SF
Construction:	Steel	Eaves Height:	19'8"
Parking:	20 Surface Spaces a	Vacancy at Lease:	12.5%
LEASE NOTES			

LEASE NOTES

Advance Services Solutions have taken 1,319 sq. ft. of space in Unit B4 at Access 12. The Landlord had agent representation but the Tenant was unrepresented.



£6.39/SF

CONCESSIONS AND BUILDOUT



Lambwood HI

Reading, RG7 1JN - West Berkshire Submarket





LEASE SF Leased: 5,486 SF Sign Date: Mar 2022 Space Use: Industrial Lease Type: Direct

Space Condition: **Average GRND**, 1 Floor



LEASE TERM

Floor:

Suite:

Start Date: Apr 2022

4



TIME ON MARKET

Date On Market:	Jul 2019
Date Off Market:	Mar 2022
Months on Market:	32 Months

TIME VACANT

RENTS

Asking Rent:

Date Occupied: Apr 2022

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.8%	▲ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£7.18	▲ 8.0%
Submarket 2-4 Star	£10.02	1 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

LEASING AGENTS

Parkinson Holt

63 Castle St

Reading, RG1 7SN

Shaun Walters 0118 902 3933

Property Type:	Industrial
Status:	Built 1995
Tenancy:	Multi
Construction:	Steel
Parking:	2 Surface Spaces ar

NIA:	19,894 SF
Floors:	2
Floor Size:	18,783 SF
Eaves Height:	14'9"
Vacancy at Lease:	0.0%



10 Ely Building - MEMBURY AIRFIELD INDUSTRIAL ESTATE

Hungerford, RG17 7TJ - West Berkshire Submarket



LEASE	
SF Leased:	12,240 SF
Sign Date:	Mar 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, MEZZ Floor

RENTS		
Asking Rent:	£5.71/SF	_
CONCESSIONS A	ND BUILDOUT	
Buildout Status:	Partial Build-Out	_
Space Condition:	Average	_
		_

Coogle Map data ©2022

TIME	ON	MARKET
1 1141 -		INICIDITY

LEASE TERM Start Date:

Date On Market:	Feb 2022
Date Off Market:	Apr 2022
Months on Market:	2 Months

Mar 2022

TIME VACANT		
Date Vacated:	Feb 2022	
Date Occupied:	May 2022	
Months Vacant:	3 Months	

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	100%	1 00%
Submarket 2-4 Star	3.8%	▲ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£5.71	↔ 0.0%
Submarket 2-4 Star	£10.02	▲ 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

Property Type:	Industrial
Status:	Built 2000
Tenancy:	Single

12,240 SF
2
6,120 SF
18'4"
100%



Grange Ln

Reading, RG7 5PR - West Berkshire Submarket





LEASE	
SF Leased:	3,000 SF
Sign Date:	Mar 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	40

Asking Rent:	£6.50/SF
CONCESSIONS A	ND BUILDOUT
CONCESSIONS A	ND BUILDOUT Full Build-Out

Coords Coords

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	24.5%	4 24.5%
Submarket 1-3 Star	3.8%	1.8%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£8.76	▲ 8.1%
Submarket 1-3 Star	£9.96	▲ 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

Start Date:

Start Date:	Mar 2022

TIME ON MARKET

Date On Market:	Sep 2020
Date Off Market:	Mar 2022
Months on Market:	18 Months

LEASING AGENTS

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Harry Bevins 0118 921 1517 Catherine de Billot 0118 921 1500

TIME VACANT

Date Occupied:	Mar 2022
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PROPERTY

Property Type:	Industrial	NIA:	22,400 SF
Status:	Built 2002	Floors:	1
Tenancy:	Multi	Floor Size:	17,145 SF
Construction:	Steel	Vacancy at Lease:	24.5%
		Land Acres:	0.57

LEASE NOTES

An unknown tenant has taken Unit 4a atBeenham Grange, Reading.



Station Rd - Access 12

Reading, RG7 4PZ - West Berkshire Submarket





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\sim	To the state of th
Y /	Brunel Rd ◆Theale
	Statis

MARKET AT LEASE

Theale Green School

Vacancy Rates	2022 Q1	YOY
Current Building	42.6%	4 2.6%
Submarket 2-4 Star	3.8%	▲ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£15.75	▲ 6.2%
Submarket 2-4 Star	£10.02	1 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

TENANT

Tenant Name:	ScreedEasy Ltd	
Industry:	Manufacturing	

LEASE

SF Leased:	1,477 SF
Sign Date:	Mar 2022
Space Use:	Industrial
Floor:	GRND Floor
Suite:	D1

LEASE TERM

TIME VACANT

Date Occupied: Mar 2022

LEASING AGENTS

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Ed Ponting 0118 921 1515

PROPERTY

Property Type:	Industrial	NIA:	9,727 SF
Status:	Built Dec 2013	Floors:	1
Tenancy:	Multi	Floor Size:	9,727 SF
Construction:	Steel	Vacancy at Lease:	42.6%
Parking:	18 Surface Spaces a		

LEASE NOTES

ScreedEasy Ltd have taken 1,477 sq. ft. of space in Unit D1 at Access 12. The Landlord had agent representation.





1 Hambridge Ln

Newbury, RG14 5TU - West Berkshire Submarket





TENANT

Tenant Name:	Supa Nova Events
Industry:	Professional, Scientific, and Technical Services

LEASE

13,309 SF
Mar 2022
Industrial
Direct
GRND, 1 Floor
12

LEASE TERM

TIME VACANT

Date Occupied: May 2022



Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.8%	↑ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£10.14	▲ 8.4%
Submarket 2-4 Star	£10.02	7 .6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

LEASING AGENTS

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

PROPERTY

Property Type:	Industrial	NIA:	44,342 SF
Status:	Built Jan 1984	Floors:	2
Tenancy:	Multi	Floor Size:	33,936 SF
Construction:	Steel	Vacancy at Lease:	0.0%
		Land Acres:	1.00

LEASE NOTES

Quintons have let Unit 12 at Hambridge Business Centre on Hambridge Lane. This 13,309 sq. ft. warehouse with offices has been let to Supa Nova Events.



Station Rd - Station Road

Reading, RG7 4PE - West Berkshire Submarket







MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.8%	▲ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£12.30	↑ 7.9%
Submarket 2-4 Star	£10.02	1 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

TENANT

Tenant Name:	mineARC
Industry:	Professional, Scientific, and Technical Services

LEASE		
SF Leased:	2,310 SF	
Sign Date:	Feb 2022	
Space Use:	Industrial	
Lease Type:	Direct	
Floor:	GRND Floor	
Suite:	19	

LEASE TERM

Start Date:	Mar 2022
Expiry Date:	Mar 2028
Lease Term:	6 Years
Breaks:	Tenant - Feb 2025

TIME ON MARKET

LEASING AGENTS

Sharps Commercial

Abbey Sq Reading, RG1 2BE Alec White 0118 939 1600

PROPERTY

Industrial
Built 1986
Multi
Steel
40 Surface Spaces a

NIA:	23,541 SF
Floors:	2
Floor Size:	15,835 SF
Eaves Height:	21'3"-26'2"
Vacancy at Lease:	0.0%
Land Acres:	0.61

LEASE NOTES

mineARC has taken Unit 19, The Markham Centre, Reading comprising 2,310 sq ft of ground floor industrial accommodation on a 6 year lease at £30,000 pa, equating to £13 psf . The lease is subject to a rent review and an option to break in year $\, 3 \,$. The landlord had representation.

₽	F	N	т	c

Asking Rent:	£13.00/SF
Achieved Rent:	£13.00/SF
Net Effective Rent:	£12.97/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout Status:	Full Build-Out
Space Condition:	Excellent

PROPERTY EXPENSES

TIME VACANT





Bath Rd - The Nurseries

Reading, RG7 5XB - West Berkshire Submarket





LEASE		
SF Leased:	2,082 SF	
Sign Date:	Feb 2022	
Space Use:	Industrial	
Lease Type:	Direct	
Floor:	GRND Floor	

RENTS	
Asking Rent:	£11.48/SF-£11.57/SF
CONCECCIONS A	ND BUIL DOUT
CONCESSIONS A	ND BUILDOUT
Buildout Status:	Partial Build-Out

LEASE TERM

Suite:

2, 3

TIME	VACANT	

1	Midgham	4
Church My		
Brimpto _r A _P		*
©cools E	1	Map data ©2022

TIME ON MARKET	
Date On Market:	Apr 2022
Date Off Market:	Feb 2022
Months on Market:	4 Mos

Date Occupied: Feb 2022

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	-
Submarket 2-4 Star	3.8%	▲ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£11.24	▲ 8.1%
Submarket 2-4 Star	£10.02	↑ 7.6%
Market Overall	£12.33	A 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Industrial	NIA:	2,082 SF
Status:	Built Jan 2022	Floors:	1
Tenancy:	Single	Floor Size:	2,082 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	4 Surface Spaces ar	Land Acres:	9.87



Hungerford, RG17 7EH - West Berkshire Submarket





LEASE	
SF Leased:	1,534 SF
Sign Date:	Feb 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, MEZZ Floor
Suite:	5

Asking Rent:	£8.60/SF
CONCESSIONS A	ND BUILDOUT
CONCESSIONS A Buildout Status:	ND BUILDOUT Full Build-Out

©oogla Map data @2022

TIME	ON	MARKET

Start Date:

Date On Market:	Nov 2021
Date Off Market:	Feb 2022
Months on Market:	3 Months

Feb 2022

TIME VACANT	
Date Vacated:	Aug 2021
Date Occupied:	Feb 2022
Months Vacant	5 Months

4,241 SF

4,241 SF 36.2%

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	36.2%	▲ 36.2%
Submarket 1-3 Star	3.5%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£12.95	4 .9%
Submarket 1-3 Star	£16.38	↔ 0.0%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

LEASING AGENTS

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Office	NIA:
Status:	Built 2001	Floors:
Tenancy:	Multi	Floor Size:
Construction:	Metal	Vacancy at Lease:
Parking:	9 Surface Spaces ar	



Buttsfield Rd - Manor Farm Cottage

Newbury, RG20 7EG - West Berkshire Submarket





LEASE

SF Leased:	5,102 SF
Sign Date:	Feb 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Asking Rent:	£5.88/SF
CONCESSIONS	AND BUILDOUT
Buildout Status:	Partial Build-Out

Average

LEASE TERM

Oct 2021

Apr 2022

TIME VACANT

Space Condition:

Date Vacated:	Jan 2022
Date Occupied:	Apr 2022
Months Vacant:	3 Months



LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Months on Market: 4 Months

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	100%	1 00%
Submarket 1-3 Star	3.8%	1.8%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£5.88	4.8%
Submarket 1-3 Star	£9.96	▲ 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

Property Type:	Industrial
Status:	Built 1970
Tenancy:	Single
Construction:	Steel

NIA:	5,102 SF
Floors:	1
Floor Size:	5,102 SF
Eaves Height:	16'4"
Vacancy at Lease:	100%
Land Acres:	0.39



16 Hambridge Rd - Units 1-6

Newbury, RG14 5TR - West Berkshire Submarket





LEASE

SF Leased:	10,767 SF
Sign Date:	Feb 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, 1 Floor
Suite:	3

RENTS

Asking Rent:	£9.50/SF	
CONCESSIONS A	AND BUILDOUT	
Buildout Status:	Shell Space	

LEASE TERM

Start Date: Feb 2022

Nuffield Health Newbury Eitness & Wellbeing Gym Map data ©2022

TIME ON MARKET

Date On Market:	May 2017
Date Off Market:	Feb 2022
Months on Market:	57 Months

TIME VACANT

Date Vacated:	Dec 2017
Date Occupied:	Feb 2022
Months Vacant:	50 Months

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	42.0%	↔ 0.0%
Submarket 3-5 Star	3.9%	▲ 1.5%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£10.53	▲ 5.1%
Submarket 3-5 Star	£10.14	1 7.8%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

LEASING AGENTS

Logix Property LLP

120 New Cavendish St London, W1W 6XX John Pocock 020 3855 5790 Ben Rowe 020 3855 5790

Deal Varney Commercial

Oxford St

Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Industrial
Status:	Built Mar 2018
Tenancy:	Multi
Construction:	Steel
Parking:	32 Surface Spaces a

NIA:	25,629 SF
Floors:	2
Floor Size:	12,815 SF
Eaves Height:	24'
Vacancy at Lease:	42.0%
Land Acres:	4.33



Pipers Ln

Thatcham, RG19 4NA - West Berkshire Submarket





Asking Rent:	£8.50/SF
CONCESSIONS A	ND BUILDOUT
CONCESSIONS A	ND BUILDOUT Full Build-Out

Thatcham Specialist Training Centre. South... Precision Dental Studio ◆Thatchar

LEASE TERM

Start Date: Feb 2022

Dec 2021

Feb 2022

3 Months

TIME VACANT	
Data Vacatadi	

Date Vacated:	Oct 2021
Date Occupied:	Feb 2022
Months Vacant:	3 Months

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	16.1%	▲ 16.1%
Submarket 2-4 Star	3.8%	▲ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£9.67	↑ 7.1%
Submarket 2-4 Star	£10.02	1 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

LEASING AGENTS

TIME ON MARKET

Months on Market:

Date On Market: Date Off Market:

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ

Map data ©2022

Jon Varney 01635 550211

Property Type:	Industrial	
Status:	Built 1988	
Tenancy:	Multi	
Construction:	Steel	

NIA:	29,489 SF
Floors:	2
Floor Size:	19,240 SF
Eaves Height:	12'5"-16'
Vacancy at Lease:	16.1%
Land Acres:	1.16



Station Rd

Thatcham, RG19 4QY - West Berkshire Submarket





LEASE

LLAGL	
SF Leased:	6,619 SF
Sign Date:	Feb 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	3, 4

RENTS

Asking Rent:	£8.50/SF	
CONCESSIONS A	AND BUILDOUT	
Buildout Status:	Shell Space	



Start Date:	Feb 2022
Expiry Date:	Jan 2023
Lease Term:	1 Year

Sep 2021

Feb 2022

TIME VACANT

Date Vacated:	Sep 2021	
Date Occupied:	Feb 2022	
Months Vacant:	4 Months	



MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	20.1%	▲ 20.1%
Submarket 2-4 Star	3.8%	▲ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£9.25	↑ 7.4%
Submarket 2-4 Star	£10.02	1 7.6%
Market Overall	£12.33	↑ 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Deal Varney Commercial

Months on Market: 5 Months

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Industrial
Status:	Built 1984
Tenancy:	Multi
Construction:	Steel
Parking:	10 Surface Spaces a

NIA:	32,935 SF
Floors:	3
Floor Size:	31,256 SF
Eaves Height:	14'8"-15'9"
Vacancy at Lease:	20.1%



n Butterfield Rd - Manor Farm - Historic Barn

Newbury, RG20 7EG - West Berkshire Submarket





LEASE	
SF Leased:	4,344 SF
Sign Date:	Jan 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS	
Asking Rent:	£5.06/SF
CONCESSIONS A	ND BUILDOUT
Buildout Status:	Partial Build-Out
Space Condition:	Average

Start Date:	Jan 2022	

TIME ON MARKET **TIME VACANT**

Date On Market:	Oct 2021	Date Vacated:	Oct 2021
Date Off Market:	Feb 2022	Date Occupied:	Feb 2022
Months on Market:	4 Months	Months Vacant:	4 Months

Map data @2022

LEASING AGENTS

LEASE TERM

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	100%	1 00%
Submarket 1-3 Star	3.8%	1.8%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£5.06	▲ 6.1%
Submarket 1-3 Star	£9.96	1 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

Property Type:	Industrial
Status:	Built 1910
Tenancy:	Single
Construction:	Wood Frame
Parking:	10 Surface Spaces a

NIA:	4,344 SF
Floors:	1
Floor Size:	4,344 SF
Eaves Height:	13'1"
Vacancy at Lease:	100%
Land Acres:	2.00



Thatcham, RG19 4ER - West Berkshire Submarket





LEASE	
SF Leased:	4,076 SF
Sign Date:	Jan 2022
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, 1 Floor
Suite:	6

Asking Rent:	£9.50/SF
CONCESSIONS A	ND BUILDOUT
CONCESSIONS A	AND BUILDOUT Full Build-Out

LEASE TERM

Start Date: Feb 2022

Jul 2020

Jan 2022

TIME VACANT

Date Occupied:	Feb 2022	

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.5%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£12.04	4 .9%
Submarket 1-3 Star	£16.38	↔ 0.0%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Sharps Commercial

Abbey Sq Reading, RG1 2BE Alec White 0118 939 1600

Months on Market: 19 Months

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

Property Type:	Office	NIA:	5,747 SF
Status:	Built 1997	Floors:	2
Tenancy:	Multi	Floor Size:	2,874 SF
Construction:	Steel	Vacancy at Lease:	0.0%
		Land Acres:	0.14



Gables Way

Thatcham, RG19 4ZA - West Berkshire Submarket





LEASE SF Leased: 18,702 SF Sign Date: Jan 2022 Space Use: Industrial Lease Type: Direct Floor: GRND, 1 Floor Suite: 3B

RENTS	
Asking Rent:	£10.00/SF
CONCESSIONS A	ND BUILDOUT
Buildout Status:	Partial Build-Out
Space Condition:	



LEASE TERM

Start Date:	Feb 2022
Expiry Date:	Feb 2032
Lease Term:	10 Years

TIME VACANT	
Date Vacated:	Dec 2021
Date Occupied:	Feb 2022
Months Vacant:	1 Month

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.8%	▲ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£11.23	↑ 7.3%
Submarket 2-4 Star	£10.02	7 .6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	₩ -5.1

Date On Market:	Dec 2021
Date Off Market:	Jan 2022
Months on Market:	1 Months

LEASING AGENTS

TIME ON MARKET

Sharps Commercial

Abbey Sq Reading, RG1 2BE Alec White 0118 939 1600

Property Type:	Industrial
Status:	Built 2008
Tenancy:	Multi
Construction:	Steel
Parking:	10 Surface Spaces a

NIA:	97,023 SF
Floors:	2
Floor Size:	82,966 SF
Eaves Height:	27'10"
Vacancy at Lease:	0.0%
Land Acres:	6.76



Berkshire Dr - Berkshire Drive

Thatcham, RG19 4ER - West Berkshire Submarket





LEASE 4,598 SF SF Leased:

Jan 2022 Sign Date: Industrial Space Use: Lease Type: Direct Floor: **GRND, 1 Floor** 5 Suite:

RENTS

£9.50/SF Asking Rent:

CONCESSIONS AND BUILDOUT

Buildout:	Standard Office
Buildout Status:	Partial Build-Out (G
Space Condition:	Excellent



Start Date: Feb 2022



Jul 2020

Jan 2022

18 Months

TIME VACANT

Date Vacated:	Jul 2020
Date Occupied:	Feb 2022
Months Vacant:	18 Months

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	▼ -48.2%
Submarket 2-4 Star	3.8%	▲ 1.7%
Market Overall	3.5%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£10.40	▲ 6.7%
Submarket 2-4 Star	£10.02	1 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

LEASING AGENTS

Months on Market:

TIME ON MARKET

Date On Market:

Date Off Market:

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

Sharps Commercial

Abbey Sq Reading, RG1 2BE Alec White 0118 939 1600

Property Type:	Industrial
Status:	Built Dec 1990
Tenancy:	-
Construction:	Steel
Parking:	14 Surface Spaces a

NIA:	9,547 SF
Floors:	2
Floor Size:	4,546 SF
Eaves Height:	19'11"
Vacancy at Lease:	0.0%
Land Acres:	0.24



Berkshire Dr

Thatcham, RG19 4ER - West Berkshire Submarket





LEASE SF Leased: 5,747 SF Sign Date: Jan 2022 Space Use: Industrial Lease Type: Direct Floor: GRND, 1 Floor

£9.50/SF	
ND BUILDOUT	
Shell Space	

LEASE TERM

Start Date:	Jan 2022
Expiry Date:	Jan 2032
Lease Term:	10 Years

May 2022

Jan 2022

TIME VACANT		
Date Vacated:	May 2022	
Date Occupied:	Jan 2022	

Thatcham Specialist Training Centre. South. meetspaceVR (ft Zero Latency) Agricola Way Precision Dental Studio Thatcham Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	3.5%	▲ 0.6%
Market Overall	9.8%	▲ 0.5%

Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£12.04	4 .9%
Submarket 1-3 Star	£16.38	↔ 0.0%
Market Overall	£23.88	▲ 0.9%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	93,842	4 46.1%
Months On Market	10.9	▼ -3.8

Months on Market: 3 Mos

LEASING AGENTS Sharps Commercial

TIME ON MARKET

Date On Market:

Date Off Market:

Abbey Sq Reading, RG1 2BE Alec White 0118 939 1600

Property Type:	Office
Status:	Built 1997
Tenancy:	Multi
Construction:	Steel

NIA:	5,747 SF
Floors:	2
Floor Size:	2,874 SF
Vacancy at Lease:	0.0%
Land Acres:	0.14



Kennetside - Union House

Newbury, RG14 5PX - West Berkshire Submarket





LEASE

Floor:	GRND, 1 Floor
Lease Type:	Direct
Space Use:	Industrial
Sign Date:	Jan 2022
SF Leased:	39,337 SF

RENTS

Asking Rent:	£7.50/SF	
CONCESSIONS A	ND BUILDOUT	
Buildout Status:	Shell Space	
Space Condition:	Average	

LEASE TERM

Apr 2017

Jan 2022

TIME VACANT

Date Vacated:	Jun 2017
Date Occupied:	Jan 2022
Months Vacant:	55 Months

Ampere Rd Ampere Rd Ampere Rd Ampere Rd Ampere Rd KD Gymnastics KD Gymnastics Racecourse Rd Newbury Racecourse Rd Map data ©2022

MARKET AT LEASE

Vacancy Rates	2022 Q1	YOY
Current Building	0.0%	∀ - 100.0%
Submarket 2-4 Star	3.8%	1.7%
Market Overall	3.5%	▲ 0.5%
Same Store Asking Rent/SF	2022 Q1	YOY
Current Building	£7.74	▲ 3.2%
Submarket 2-4 Star	£10.02	1 7.6%
Market Overall	£12.33	1 7.2%

Submarket Leasing Activity	2022 Q1	YOY
12 Mo. Leased SF	195,035	▼ -45.6%
Months On Market	7.3	▼ -5.1

LEASING AGENTS

Date Off Market:

TIME ON MARKET

Date On Market:

Dowley Turner Real Estate

Months on Market: 57 Months

25 Argyll St London, W1F 7TU Jake Huntley 020 3328 9103 Alice Hampden-Smith 020 3328 9107

Industrial	NIA:	39,337 SF
Built 1986	Floors:	2
Single	Floor Size:	34,509 SF
Steel	Vacancy at Lease:	0.0%
53 free Surface Spa	Land Acres:	5.57
	Built 1986 Single Steel	Built 1986 Floors: Single Floor Size: Steel Vacancy at Lease:



6-9 Charnham Ln

Hungerford, RG17 0EY - West Berkshire Submarket





4132	
	Upper Eddington
Charnham St Charnham St	Bath Rd
River Dun St. Lawrence's Church St. S.	Eddington
©cogla 24	Map data ©2022

TENANT

Tenant Name:	Grant & Stone
Industry:	Retailer
SIC:	Lumber

LEASE	
SF Leased:	4,666 SF
Sign Date:	Dec 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	6,9

RENTS

Achieved Rent:	£11.36/SF
Net Effective Rent:	£10.99/SF

CONCESSIONS AND BUILDOUT

Rent Free Months:	3 Months
Buildout Status:	Partial Build-Out
Space Condition:	Average

LEASE TERM

Start Date:	Dec 2021
Expiry Date:	Dec 2031
Lease Term:	10 Years
Breaks:	Tenant - Dec 2026
Reviews:	Dec 2026

PROPERTY EXPENSES

Service Charge: No	

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	100%	1 00%
Submarket 1-3 Star	4.3%	▲ 3.0%
Market Overall	3.3%	▼ -1.0%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£9.46	↑ 7.9%
Submarket 1-3 Star	£9.67	▲ 5.7%
Market Overall	£11.98	▲ 5.3%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	214,194	▼ -30.6%
Months On Market	8.7	▼ -3.5

OPTIONS

Renewal Option

TIME	ON	MAF	RKET
------	----	-----	------

Apr 2021
Dec 2021
9 Months

TIME VACANT

Date Vacated:	Apr 2021
Date Occupied:	Dec 2021
Months Vacant:	8 Months

PROPERTY

Property Type:	Industrial	NIA:	4,666 SF
Status:	Built 1980	Floors:	1
Tenancy:	-	Floor Size:	1,727 SF
Construction:	Steel	Eaves Height:	19'
Parking:	6 Surface Spaces ar	Vacancy at Lease:	100%
		Land Acres:	0.11

LEASE NOTES

This lease comp has been verified with details from HM Land Registry under title BK519536. The tenant is granted 3 months and 9 days free rent. The rent will be reviewed in line with the open market. This lease is silent as to sections 24-28 of the Landlord & Tenant Act 1954.



Gables Way

Thatcham, RG19 4JZ - West Berkshire Submarket





	Bath Rd Collbrop La	380
	P Dayton	 Sath Rd
	River Kennet	
€ oogla		Map data ©2022

TENANT

Tenant Name:

LEASE	
SF Leased:	25,123 SF
Sign Date:	Dec 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

Future Pro Logistics

RENTS

Achieved Rent:	£11.25/SF	

CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
Space Condition:	Excellent

LEASE TERM

Start Date:	Dec 2021
Expiry Date:	Nov 2022
Lease Term:	1 Year

Jul 2020

Dec 2021

TIME VACANT

Mar 2021
Dec 2021
9 Months

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	93.2%	-
Submarket 2-4 Star	4.2%	1 2.5%
Market Overall	3.3%	▼ -1.0%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£9.82	▲ 6.3%
Submarket 2-4 Star	£9.73	▲ 5.7%
Market Overall	£11.98	▲ 5.3%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	214,194	▼ -30.6%
Months On Market	8.7	▼ -3.5

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Avison Young 65 Gresham London, EC2V 7NQ Sam Vyas 020 7911 2267 William Norman 07796 774436

Months on Market: 17 Months

Deal Varney Commercial

Oxford St Newbury, RG14 1JQ Jon Varney 01635 550211

TENANT REP

Hollis Hockley

1410 Arlington Business Park Reading, RG7 4SA Alice Hilliard 01256 489800

Property Type:	Industrial
Status:	Built Apr 2021
Tenancy:	Multi
Construction:	Steel
Parking:	30 Surface Spaces a

NIA:	45,613 SF
Floors:	1
Floor Size:	45,613 SF
Eaves Height:	27'8"
Vacancy at Lease:	93.2%
Land Acres:	1.32



Pipers Ln

Thatcham, RG19 4NA - West Berkshire Submarket





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TENANT

Tenant Name:	METTAL	
Industry:	Manufacturing	
SIC:	Steel Foundries, Nec	

LEASE	
SF Leased:	5,447 SF
Sign Date:	Nov 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	P GRND, P 1 Floor
Suite:	7 & 9

0 Months Rent Free Months:

PROPERTY EXPENSES

Service:	Fully Repairing & In
Service Charge:	Withheld



MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	16.1%	1 6.1%
Submarket 2-4 Star	4.2%	1 2.5%
Market Overall	3.3%	▼ -1.0%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£9.41	▲ 5.4%
Submarket 2-4 Star	£9.73	▲ 5.7%
Market Overall	£11.98	▲ 5.3%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	214,194	▼ -30.6%
Months On Market	8.7	∀ -3.5

LEASE TERM

Start Date:	Nov 2021
Expiry Date:	May 2030
Lease Term:	8 Years 5 Months
Breaks:	Tenant - May 2025
Reviews:	May 2025

TIME VACANT

Nov 2021 Date Occupied:

PROPERTY

Property Type:	Industrial
Status:	Built 1988
Tenancy:	Multi
Construction:	Steel

NIA:	29,489 SF
Floors:	2
Floor Size:	19,240 SF
Eaves Height:	12'5"-16'
Vacancy at Lease:	16.1%
Land Acres:	1.16

LEASE NOTES

This lease comp has been confirmed with details registered at HM Land Registry under title number BK518473. The Tenant must provide 6 months' notice to exercise the break. The achieved rent will commence at £40,500 pa (equating to £7.44 psf). The rent will be reviewed in line with the open market. The service charge will be a fair proportion of the annual service costs as calculated each year by the landlord. This lease has been signed outside the provisions of sections 24-28 of the Landlord & Tenant Act 1954.



4 Hambridge Rd

Newbury, RG14 5PF - West Berkshire Submarket





TENANT

Tenant Name:	Down's Carpets	
Industry:	Retailer	

LEASE	
SF Leased:	5,191 SF
Sign Date:	Oct 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

RENTS

£13.50/SF Asking Rent:

CONCESSIONS AND BUILDOUT

Buildout Status: Full Build-Out



LEASE TERM

Start Date: Oct 2021

Oct 2019

Nov 2021 25 Months

TIME VACANT

Date Occupied: Nov 2021

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.0%	▲ 1.1%
Market Overall	2.1%	▲ 0.5%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£3.64	▼ -2.4%
Submarket 1-3 Star	£18.92	▼ -1.4%
Market Overall	£27.06	▼ -1.6%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	67,460	18.5%
Months On Market	16.6	5.6

LEASING AGENTS

Months on Market:

TIME ON MARKET

Date On Market:

Date Off Market:

JLL

30 Warwick

London, W1B 5NH

Shaun Rogerson 020 7087 5307

Deal Varney Commercial

Oxford St

Newbury, RG14 1JQ

Jon Varney 01635 550211

PROPERTY

Property Type:	Retail
Status:	Built Aug 2000
Tenancy:	Multi
Construction:	Steel
Parking:	36 Surface Spaces a

NIA:	24,653 SF
Floors:	2
Floor Size:	21,888 SF
Eaves Height:	19'8"
Vacancy at Lease:	0.0%
Land Acres:	0.63

LEASE NOTES

Down's Carpets have taken 5,191 sqft industrial space at Unit 5.

JLL and Dale Varney have represented the owner.



Station Rd - Total Park

Reading, RG7 4AA - West Berkshire Submarket





TENANT

Tenant Name:	CT2 Limited
Industry:	Professional, Scientific, and Technical Services

DENTS

LEASE	
SF Leased:	24,619 SF
Sign Date:	Oct 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, 1 Floor

KENIS		
Achieved Rent:	£12.00/SF	
CONCESSIONS A	AND BUILDOUT	
Buildout Status:	Shell Space	

LEASE TERM

Start Date:	Oct 2021
Start Date:	OCT ZUZT

PROPERTY	EXPENSES
-----------------	-----------------

Service:	Fully Repairing & In
Service.	rully nepairing & III

Brunel Rd
prunel Rd
Theale
The second
7

TIME ON MARKET

Date On Market:	Jun 2021
Date Off Market:	Oct 2021
Months on Market:	4 Months

TIME VACANT

Date Vacated:	Jun 2021
Date Occupied:	Oct 2021
Months Vacant:	4 Months

MARKET AT LEASE

Vacancy Rates	2021 Q4	YOY
Current Building	0.0%	▼ -80.7%
Submarket 3-5 Star	4.8%	1 2.9%
Market Overall	3.3%	▼ -1.0%

Same Store Asking Rent/SF	2021 Q4	YOY
Current Building	£12.19	1.8%
Submarket 3-5 Star	£9.83	▲ 5.9%
Market Overall	£11.98	★ 5.3%

Submarket Leasing Activity	2021 Q4	YOY
12 Mo. Leased SF	214,194	▼ -30.6%
Months On Market	8.7	₩ -3.5

LEASING AGENTS

Gerald Eve

Mortimer St London, W1T 3JJ Freddie John 020 7493 3338

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Ed Ponting 0118 921 1515 Neil Seager 0118 921 1516

M1 Agency LLP

19-20 Woodstock St London, W1C 2AN Henry Watson 020 3824 9418

PROPERTY Industrial Property Type: **Built Dec 2020** Status: Tenancy: Multi Construction: Masonry 34 Surface Spaces a... Parking:

NIA:	25,590 SF
Floors:	2
Floor Size:	19,494 SF
Eaves Height:	26'
Vacancy at Lease:	0.0%
Land Acres:	0.66





Station Rd - Access 12

Reading, RG7 4PZ - West Berkshire Submarket





TENANT

Tenant Name:	Gym Jedi Limited
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	1,319 SF
Sign Date:	Sep 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	В6

CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
Space Condition:	Excellent



LEASE TERM

Start Date:	Oct 2021	

Aug 2021 Oct 2021

TIME	۱/ ۸	~ A	NIT

Date Vacated:	Aug 2021
Date Occupied:	Oct 2021
Months Vacant:	2 Months

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	62.6%	▲ 62.6%
Submarket 2-4 Star	3.2%	1.8%
Market Overall	-	-

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£15.23	4.0%
Submarket 2-4 Star	£9.58	▲ 6.0%
Market Overall	-	-

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	402,350	\$ 263.9%
Months On Market	12.9	4 .2

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Haslams Surveyors LLP

Months on Market: 2 Months

16-18 Friar St Reading, RG1 1DB Ed Ponting 0118 921 1515

Property Type:	Industrial
Status:	Built 2013
Tenancy:	Multi
Construction:	Steel
Parking:	20 Surface Spaces a

_		
	NIA:	10,532 SF
	Floors:	1
	Floor Size:	10,532 SF
	Eaves Height:	19'8"
	Vacancy at Lease:	62.6%



Red Shute HI

Thatcham, RG18 9QL - West Berkshire Submarket





LEASE 5,080 SF Sign Date: Sep 2021 Space Use: Industrial Lease Type: Direct Floor: GRND, 1 Floor Suite: 4

Sep 2021

Apr 2021

Sep 2021

6 Months

RENTS	00.50/05
Asking Rent:	£8.50/SF
CONCESSIONS A	ND BUILDOUT
CONCESSIONS A Buildout Status:	ND BUILDOUT Full Build-Out

Start Date:

Longlane	
Country Rd	
60	September 1
September 1	Red Shute Hill
, s	Fence Woods 😯
Google \$	Map data ©202

TIME VACANT

Date Vacated:	Apr 2021
Date Occupied:	Sep 2021
Months Vacant:	5 Months

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	41.7%	4 1.7%
Submarket 1-3 Star	2.9%	1.6%
Market Overall	-	-

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£6.50	4 9.4%
Submarket 1-3 Star	£9.52	▲ 5.9%
Market Overall	-	-

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	402,350	\$ 263.9%
Months On Market	12.9	4 .2

LEASING AGENTS

Months on Market:

TIME ON MARKET

Date On Market:

Date Off Market:

Deal Varney Commercial

Oxford St

Newbury, RG14 1JQ Jon Varney 01635 550211

PROPERTY

Property Type:	Industrial	NIA:	12,190 SF
Status:	nancy: Multi Floor Size:	1	
Tenancy:	Multi	Floor Size:	12,190 SF
Construction:	Steel	Eaves Height:	16'4"
		Vacancy at Lease:	41.7%
		Land Acres:	0.30
LEACE NOTES			

LEASE NOTES

An unknown tenant has taken 5,080 sq.ft. of space at Unit 4, Red Shute Hill Industrial Estate. The Landlord had agent representation.



Newbury, RG14 2DE - West Berkshire Submarket





Western Ave Hawtho	orn Rd	St Joseph's RC Primary School
West St. Victor		Ampere Rd
Newbury	River Kenne Mill Ln	
©goda (#22 Map data @2022

TENANT

Tenant Name:	Enterprise Car & Van Hire - Newbury
Industry:	Rental and Leasing Services

RENTS

LEASE	
SF Leased:	5,246 SF
Sign Date:	Sep 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND, 1 Floor
Suite:	8

Asking Rent: £10.87/SF

CONCESSIONS A	ND BUILDOUT
Buildout Status:	Full Build-Out
Space Condition:	Average

LEASE TERM

Start Date: Sep 2021

Jun 2019 Oct 2021

TIME VACANT

|--|

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.9%	1.6%
Market Overall	-	-

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£9.25	4.5%
Submarket 1-3 Star	£9.52	▲ 5.9%
Market Overall	-	-

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	402,350	\$ 263.9%
Months On Market	12.9	4 .2

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Quintons (Commercial)

36-38 London Rd Newbury, RG14 1JX Shane Prater 01635 262510

Months on Market: 27 Months

Property Type:	Industrial
Status:	Built 1972
Tenancy:	Multi
Construction:	Steel
Parking:	23 Surface Spaces a

NIA:	24,227 SF
Floors:	1
Floor Size:	23,074 SF
Eaves Height:	17'6"-18'
Vacancy at Lease:	0.0%



Grange Ln

Reading, RG7 5PR - West Berkshire Submarket





TENANT

Tenant Name:	Scotts Reading Limited
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	2,965 SF
Sign Date:	Aug 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	4H

RENTS

Asking Rent:	£6.50/SF	

CONCESSIONS AND BUILDOUT

Buildout Status:	Full Build-Out
Space Condition:	Excellent



LEASE TERM

Start Date: Oct 2021	
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Sep 2020 Oct 2021

TIME VACANT

Date Vacated:	Jun 2021
Date Occupied:	Oct 2021
Months Vacant:	4 Months

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	13.2%	▼ -13.7%
Submarket 1-3 Star	2.9%	1.6%
Market Overall	-	-

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£8.04	4 9.4%
Submarket 1-3 Star	£9.52	▲ 5.9%
Market Overall	-	-

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	402,350	\$ 263.9%
Months On Market	12.9	A 4.2

LEASING AGENTS

TIME ON MARKET

Date On Market:

Date Off Market:

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB

Harry Bevins 0118 921 1517

Months on Market: 12 Months

Property Type:	Industrial
Status:	Built 2002
Tenancy:	Multi
Construction:	Steel

NIA:	22,400 SF
Floors:	1
Floor Size:	17,145 SF
Vacancy at Lease:	13.2%
Land Acres:	0.57



Grange Ln

Reading, RG7 5PR - West Berkshire Submarket







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34	Map data ©2022

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	13.2%	▼ -13.7%
Submarket 1-3 Star	2.9%	1.6%
Market Overall	-	-

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£8.04	▲ 9.4%
Submarket 1-3 Star	£9.52	▲ 5.9%
Market Overall	-	-

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	402,350	\$ 263.9%
Months On Market	12.9	4.2

TENANT

Tenant Name:	Scotts Reading Limited
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	2,985 SF
Sign Date:	Jul 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	4H

LEASE TERM

Start Date:	Sep 2021	
Expiry Date:	Sep 2027	
Lease Term:	6 Years	

TIME ON MARKET

Date On Market:	Sep 2020	
Date Off Market:	Aug 2021	
Months on Market:	10 Months	

LEASING AGENTS

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Harry Bevins 0118 921 1517

PROPERTY

Property Type:	Industrial
Status:	Built 2002
Tenancy:	Multi
Construction:	Steel

NIA:	22,400 SF
Floors:	1
Floor Size:	17,145 SF
Vacancy at Lease:	13.2%
Land Acres:	0.57

RENTS

Asking Rent:	£6.50/SF
Achieved Rent:	£7.50/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	-15.38%
Buildout Status:	Full Build-Out
Space Condition:	Excellent

PROPERTY EXPENSES

Service:	Fully Repairing & In
Service.	rully nepairing & III

TIME VACANT

Date Vacated:	Jun 2021
Date Occupied:	Sep 2021
Months Vacant:	2 Months





Reading, RG7 2PQ - West Berkshire Submarket





LEASE SF Leased: 2,352 SF Sign Date: Jul 2021 Space Use: Industrial Lease Type: Direct Floor: GRND Floor

Asking Rent:	£9.50/SF
CONCESSIONS A	ND BUILDOUT
CONCESSIONS A Buildout Status:	ND BUILDOUT Shell Space

LEASE TERM

Red Lin Welshmans Rd Red Lin Welshmans Rd Red Lin Welshmans Rd Aldermaston SokeMap data @2022

TIME ON MARKET

Date On Market:	Jul 2020
Date Off Market:	Oct 2021
Months on Market:	12 Months

TIME VACANT

LEASING AGENTS

Hurst Warne & Partners Surveyors Ltd

Westmead

Farnborough, GU14 7LP Steve Barrett 01252 816061

MARKET AT LEASE

Vacancy Rates	2021 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.2%	1.8%
Market Overall	-	-

Same Store Asking Rent/SF	2021 Q3	YOY
Current Building	£13.17	▲ 3.0%
Submarket 2-4 Star	£9.58	▲ 6.0%
Market Overall	-	-

Submarket Leasing Activity	2021 Q3	YOY
12 Mo. Leased SF	402,350	\$ 263.9%
Months On Market	12.9	4 .2

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

NIA:	14,403 SF
Floors:	1
Floor Size:	14,403 SF
Eaves Height:	16'4"-20'11"
Vacancy at Lease:	0.0%
Land Acres:	1.73



30 Goring Ln - Goddards Farm

Reading, RG7 3BA - West Berkshire Submarket





LEASE

SF Leased:	1,090 SF
Sign Date:	Jun 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor

CONCESSIONS AND BUILDOUT

Buildout Status:	Shell Space
Space Condition:	Average



Start Date:	Jun 2021
Expiry Date:	Jun 2022
Lease Term:	1 Year

TIME VACANT

Date Vacated:	Apr 2021
Date Occupied:	Jun 2021
Months Vacant:	2 Months



MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY
Current Building	-	-
Submarket 1-3 Star	0.0%	↔ 0.0%
Market Overall	0.0%	↔ 0.0%

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	-	-
Submarket 1-3 Star	-	-
Market Overall	-	-

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	0	-
Months On Market	2.5	-

TIME ON MARKET

Date On Market:	Apr 2021
Date Off Market:	Jun 2021
Months on Market:	3 Months

LEASING AGENTS

Simmons & Sons

32 Bell St Henley On Thames, RG9 2BH John Jackson 01491 571111

Speciality	NIA:	1,090 SF
Built 1972	Floors:	1
-	Floor Size:	1,090 SF
Wood Frame	Land Acres:	0.15
	Built 1972 -	Built 1972 Floors: - Floor Size:



Mambridge Rd

Newbury, RG14 5SU - West Berkshire Submarket





LEASE	
SF Leased:	4,462 SF
Sign Date:	Jun 2021
Space Use:	Industrial
Lease Type:	Sublease
Floor:	GRND, 1 Floor
Suite:	A

RENTS	
Asking Rent:	£8.50/SF
CONCESSIONS A	ND BUILDOUT
Buildout Status:	Full Build-Out
Buildout Status: Space Condition:	Full Build-Out Excellent

B3421 Newbury Racecourse → Racec Nuffield Health Newbury Fitness & Wellbeing Gym Map data ©2022

LEASE TERM

Start Date: Sep 2021

TIME ON MARKET Date On Market: Sep 2020 Date Off Market: Sep 2021 Months on Market: 9 Months

TIME VACANT

Date Occupied: Sep 2021

MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.8%	1.4%
Market Overall	3.4%	▼ -0.4%

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	£10.50	▲ 5.6%
Submarket 1-3 Star	£9.38	▲ 5.2%
Market Overall	£11.64	4.7%

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	407,985	\$ 262.1%
Months On Market	12.4	▲ 5.1

LEASING AGENTS

Deal Varney Commercial

Oxford St

Newbury, RG14 1JQ

Jon Varney 01635 550211

Property Type:	Industrial	NIA:	19,265 SF
Status:	Built 1984	Floors:	2
Tenancy:	Multi	Floor Size:	14,893 SF
Construction:	Steel	Vacancy at Lease:	0.0%
Parking:	24 Surface Spaces a	Land Acres:	0.90





61 Reading Rd - Old Mill

Reading, RG8 7HY - West Berkshire Submarket







MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY
Current Building	0.0%	↔ 0.0%
Submarket 2-4 Star	3.1%	↔ 0.0%
Market Overall	3.4%	▼ -0.4%

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	£12.35	▲ 6.3%
Submarket 2-4 Star	£9.43	▲ 5.2%
Market Overall	£11.64	4.7%

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	407,985	\$ 262.1%
Months On Market	12.4	▲ 5.1

TENANT

Tenant Name:	Horologium Limited
Industry:	Professional, Scientific, and Technical Services

LEASE TERM

Start Date:	Jun 2021
Expiry Date:	Jun 2026
Lease Term:	5 Years

TIME ON MARKET

Date On Market:	Mar 2021
Date Off Market:	Jun 2021
Months on Market	: 3 Months

LEASING AGENTS

Hicks Baker

29 Castle St, Suite 29 Reading, RG1 7SB

Harry Gornall-King 0118 959 6144

PROPERTY

Property Type:	Industrial
Status:	Built 1990
Tenancy:	-
Construction:	Metal

NIA:		1,900 SF	
Floors:		2	
Floor Size	э:	950 SF	
Vacancy	at Lease:	0.0%	
Land Acre	es:	0.05	

RENTS

Asking Rent:		£12.19/SF
-	Achieved Rent:	£12.22/SF
-	Achieved Rent:	£12.22/SF

CONCESSIONS AND BUILDOUT

Asking Discount:	-0.25%
Buildout Status:	Full Build-Out
Space Condition:	Average

PROPERTY EXPENSES

Service:	Fully Repairing & In
JEI VICE.	runy nepaning & m

TIME VACANT

Date Occupied:	Jun 2021
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Station Rd - Access 12

Reading, RG7 4PZ - West Berkshire Submarket







MARKET AT LEASE

Vacancy Rates	2021 Q2	YOY
Current Building	42.6%	4 2.6%
Submarket 2-4 Star	3.1%	↔ 0.0%
Market Overall	3.4%	▼ -0.4%

Same Store Asking Rent/SF	2021 Q2	YOY
Current Building	£14.99	▲ 5.3%
Submarket 2-4 Star	£9.43	▲ 5.2%
Market Overall	£11.64	4.7%

Submarket Leasing Activity	2021 Q2	YOY
12 Mo. Leased SF	407,985	\$ 262.1%
Months On Market	12.4	★ 5.1

TENANT

Tenant Name:	James Development Pvt Limited
Industry:	Professional, Scientific, and Technical Services

LEASE	
SF Leased:	1,253 SF
Sign Date:	May 2021
Space Use:	Industrial
Lease Type:	Direct
Floor:	GRND Floor
Suite:	D4

LEASE TERM

Start Date:	May 2021
Expiry Date:	May 2026
Lease Term:	5 Years

TIME ON MARKET

Date On Market:	May 2019
Date Off Market:	May 2021
Months on Market:	25 Months

LEASING AGENTS

Haslams Surveyors LLP

16-18 Friar St Reading, RG1 1DB Ed Ponting 0118 921 1515

PROPERTY

Property Type:	Industrial
Status:	Built Dec 2013
Tenancy:	Multi
Construction:	Steel
Parking:	18 Surface Spaces a

NIA:	9,727 SF
Floors:	1
Floor Size:	9,727 SF
Vacancy at Lease:	42.6%

RENTS

Asking Rent:	£13.50/SF
Achieved Rent:	£13.50/SF

CONCESSIONS AND BUILDOUT

Asking Discount: 0.00%

PROPERTY EXPENSES

TIME VACANT

Date Occupied: May 2021



Asking Rent Per SF

Achieved Rent Per SF

Net Effective Rent Per SF

Avg. Rent Free Months

£8.64

£11.54

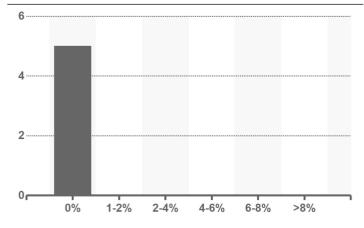
£11.94

1.5

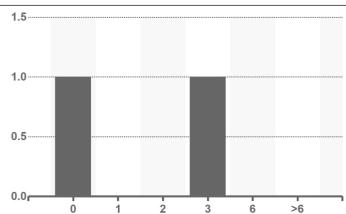
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS



Lease Compo	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
1	Grange Ln Reading, RG7 5PR West Berkshire Submarket	Piq Solutions Ltd	2,484 New Direct	Oct 2022			
2	Gables Way Thatcham, RG19 4JZ West Berkshire Submarket	NFU Mutual	17,581 New Direct	Oct 2022			
3	Gables Way Thatcham, RG19 4JZ West Berkshire Submarket	NFU Mutual	15,205 New Direct	Sep 2022			
4	Access 12 Station Rd Reading, RG7 4PZ West Berkshire Submarket	the berkshire tile company Ltd Goldman Sachs & Co. LLC	4,140 New Direct	Jul 2022			
5	Bone Ln Newbury, RG14 5UE West Berkshire Submarket		13,405 New Direct	Jul 2022 5 Years			
6	Venture House Bone Ln Newbury, RG14 5SH West Berkshire Submarket	Homer Pensions & Investments Li	10,611 New Direct	Jul 2022			

20000 00	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
7	Cyril Vokins Rd Newbury, RG14 5XB West Berkshire Submarket	Westbrook Partners	4,254 New Direct	Jun 2022		£6.15/SF	
8	Access 12 Station Rd Reading, RG7 4PZ West Berkshire Submarket	Advance Services Solutions Goldman Sachs & Co. LLC	1,319 New Direct	Apr 2022 5 Years	£13.50/SF £13.47/SF		Apr 2025 Apr 2025
9	Lambwood HI Reading, RG7 1JN West Berkshire Submarket	Mr Derek Grayson	5,486 New Direct	Apr 2022			
10	MEMBURY AIRFIELD INDUSTRIAL Ely Building Hungerford, RG17 7TJ West Berkshire Submarket		12,240 New Direct	Mar 2022			
11	Grange Ln Reading, RG7 5PR West Berkshire Submarket		3,000 New Direct	Mar 2022			
12	Access 12 Station Rd Reading, RG7 4PZ West Berkshire Submarket	ScreedEasy Ltd Goldman Sachs & Co. LLC	1,477 New	Mar 2022			

Lease Compo	arables						
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
13	Hambridge Ln Newbury, RG14 5TU West Berkshire Submarket	Supa Nova Events Rygor	13,309 New Direct	Mar 2022			
14	Station Road The Markham Centre Reading, RG7 4PE West Berkshire Submarket	mineARC	2,310 New Direct	Mar 2022 6 Years	£13.00/SF £12.97/SF		Feb 2025
15	The Nurseries Bath Rd Reading, RG7 5XB West Berkshire Submarket		2,082 New Direct	Feb 2022			
16	Baydon Rd Hungerford, RG17 7EH West Berkshire Submarket		1,534 New Direct	Feb 2022			
17	Manor Farm Cottage Buttsfield Rd Newbury, RG20 7EG West Berkshire Submarket		5,102 New Direct	Feb 2022			
18	Units 1-6 Hambridge Rd Newbury, RG14 5TR West Berkshire Submarket	Federated Hermes, Inc	10,767 New Direct	Feb 2022			

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
19	Pipers Ln Thatcham, RG19 4NA West Berkshire Submarket	Cordatus Real Estate Ltd	4,762 New Direct	Feb 2022			
20	Station Rd Thatcham, RG19 4QY West Berkshire Submarket	Avon Capital Estates Ltd	6,619 New Direct	Feb 2022 1 Year			
21	Manor Farm - Historic Barn Butterfield Rd Newbury, RG20 7EG West Berkshire Submarket		4,344 New Direct	Jan 2022			
22	Berkshire Dr Thatcham, RG19 4ER West Berkshire Submarket		4,076 New Direct	Feb 2022			
23	Gables Way Thatcham, RG19 4ZA West Berkshire Submarket	Caisson Investment Management	18,702 New Direct	Feb 2022 10 Years			
24	Berkshire Drive Pipers Ct Thatcham, RG19 4ER West Berkshire Submarket	BP2017 (MLI) LLP	4,598 New Direct	Feb 2022			

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
25	Berkshire Dr Thatcham, RG19 4ER West Berkshire Submarket		5,747 New Direct	Jan 2022 10 Years			
26	Union House Kennetside Newbury, RG14 5PX West Berkshire Submarket	Redwood (Light Industrial) Propco	39,337 New Direct	Jan 2022			
27	6-9 Charnham Ln Hungerford, RG17 0EY West Berkshire Submarket	Grant & Stone Enidvale Holdings Limited	4,666 New Direct	Dec 2021 10 Years	£11.36/SF £10.99/SF	3 Mos at Start	Dec 2026 Dec 2026
28	Gables Way Thatcham, RG19 4JZ West Berkshire Submarket	Future Pro Logistics NFU Mutual	25,123 New Direct	Dec 2021 1 Year	£11.25/SF		
29	Pipers Ln Thatcham, RG19 4NA West Berkshire Submarket	METTAL Cordatus Real Estate Ltd	5,447 New Direct	Nov 2021 8 Years 5 Month	ıs	0 Mos	May 2025 May 2025
30	Hambridge Newbury, RG14 5PF <i>West Berkshire Submarket</i>	Down's Carpets Royal London Asset Management	5,191 . New Direct	Oct 2021			

Lease Compo	rables						
	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
31	Total Park Station Rd Reading, RG7 4AA West Berkshire Submarket	CT2 Limited Stretton Capital	24,619 New Direct	Oct 2021	£12.00/SF		
32	Access 12 Station Rd Reading, RG7 4PZ West Berkshire Submarket	Gym Jedi Limited Goldman Sachs & Co. LLC	1,319 New Direct	Oct 2021			
33	Red Shute HI Thatcham, RG18 9QL West Berkshire Submarket	Barlow & Sons	5,080 New Direct	Sep 2021			
34	8-11 Fleming Rd Newbury, RG14 2DE West Berkshire Submarket	Enterprise Car & Van Hire - Newbu West Berkshire District Council	. 5,246 New Direct	Sep 2021			
35	Grange Ln Reading, RG7 5PR West Berkshire Submarket	Scotts Reading Limited	2,965 New Direct	Oct 2021			
36	Grange Ln Reading, RG7 5PR West Berkshire Submarket	Scotts Reading Limited	2,985 New Direct	Sep 2021 6 Years	£7.50/SF		

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
37	Benyon Rd Reading, RG7 2PQ West Berkshire Submarket	Dentons Pensions Management Ltd	2,352 New Direct	Jul 2021			
38	Goddards Farm Goring Ln Reading, RG7 3BA West Berkshire Submarket		1,090 New Direct	Jun 2021 1 Year			
39	Bone Ln Newbury, RG14 5SH West Berkshire Submarket	West Norfolk Tomatoes Ltd	4,462 New Sublease	Sep 2021			
40	Old Mill 61 Reading Rd Reading, RG8 7HY West Berkshire Submarket	Horologium Limited	902 New Direct	Jun 2021 5 Years	£12.22/SF		
41	Access 12 Station Rd Reading, RG7 4PZ West Berkshire Submarket	James Development Pvt Limited Goldman Sachs & Co. LLC	1,253 New Direct	May 2021 5 Years	£13.50/SF		