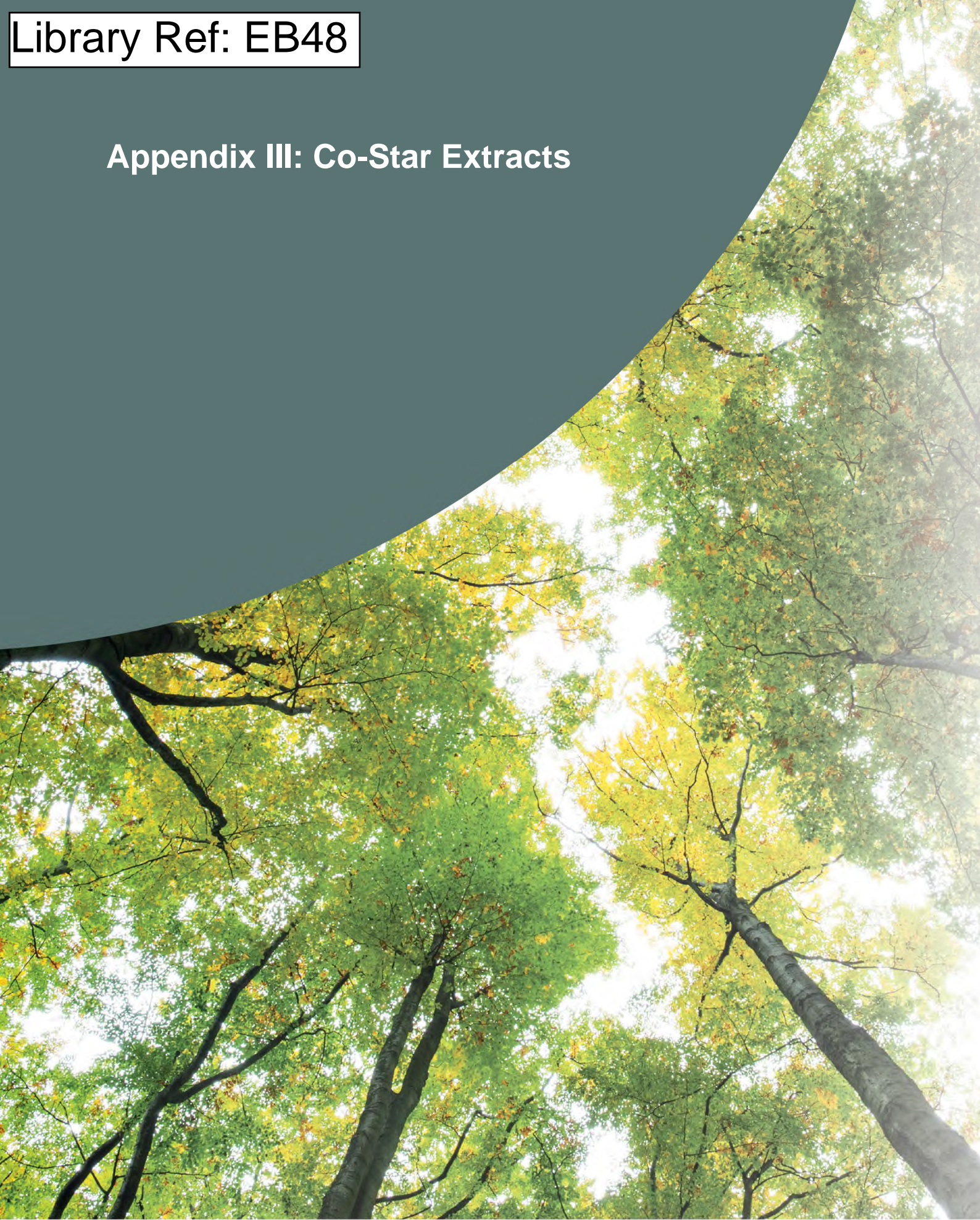


Appendix III: Co-Star Extracts



Retail Lease Comps Summary

Lease Comps Report

Deals

135

Asking Rent Per SF

£12.33

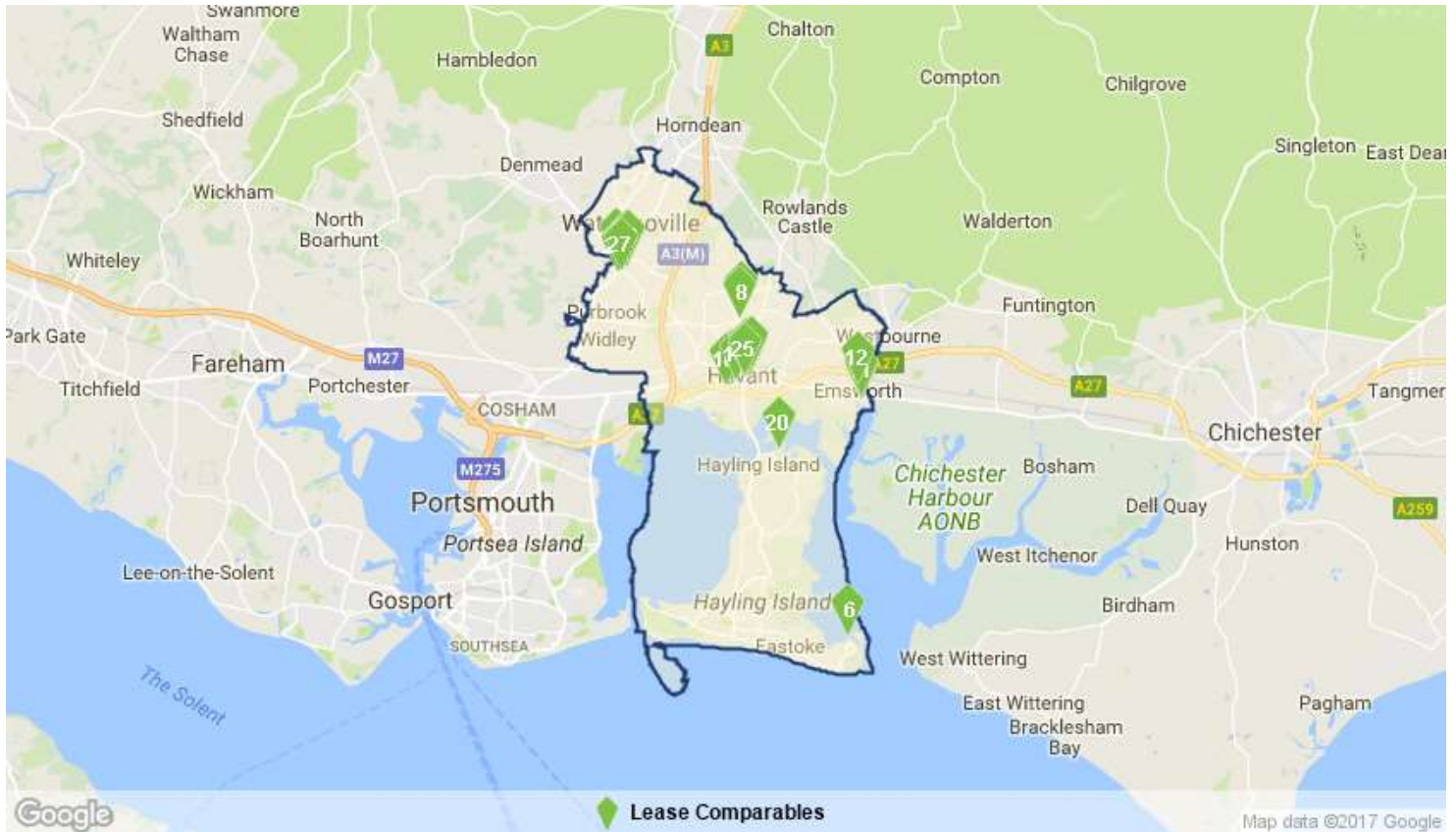
Achieved Rent Per SF

£10.27

Avg. Months On Market

17

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	99	£4.71	£12.33	£15.14	£76.74
Achieved Rent Per SF	68	£0.57	£10.27	£14.09	£38.81
Net Effective Rent Per SF	19	£0.39	£6.60	£16.42	£32.80
Asking Rent Discount	40	-28.6%	14.3%	6.5%	50.0%
TI Allowance	-	-	-	-	-
Rent Free Months	26	0	6	4	36

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	112	1	17	12	71
Deal Size	135	145	2,108	987	35,145
Lease Deal in Years	84	0.1	1.1	0.8	10.5
Floor Number	126	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Solent Retail Park Solent Rd	★★★★★	3,400	GRND	12/09/2017	New	£23.53/fri	Asking
2 35 High St	★★★★★	484	GRND	19/07/2017	New	£19.63/fri	Effective
3 London Rd	★★★★★	1,538	GRND,1	01/05/2017	New	£13.17/fri	Asking
4 28A North St	★★★★★	3,882	GRND,...	04/04/2017	New	£8.37	Asking
5 Greywell Shopping Centre Greywell Rd	★★★★★	350	GRND	21/02/2017	New	£17.14	Asking
5 Greywell Shopping Centre Greywell Rd	★★★★★	579	GRND	21/02/2017	New	£10.36/fri	Asking
6 38 Wittering Rd	★★★★★	735	GRND	31/01/2017	New	£8.16/iri	Achieved
3 London Rd	★★★★★	2,486	GRND,1	01/01/2017	New	£12.05/fri	Asking
7 Unit 16 London Rd	★★★★★	947	GRND,1	17/11/2016	New	£15.31/fri	Asking
8 Greywell shopping centre 25-29 Park Parade	★★★★★	5,260	Unkwn	02/11/2016	New	£8.56	Asking
9 Maurepas Way	★★★★★	1,050	GRND	15/08/2016	New	£32.80/fri	Effective
10 3F Solent Rd	★★★★★	3,000	GRND	24/07/2016	New	£12.00/fri	Asking
11 10-12 High St	★★★★★	845	Unkwn	01/07/2016	New	-	-
5 Greywell Shopping Centre Greywell Rd	★★★★★	1,375	GRND	20/06/2016	New	£7.54/fri	Effective
12 45 North St	★★★★★	491	GRND	28/03/2016	New	£19.35/fri	Asking
13 Phase One 1-7 Selbourne Rd	★★★★★	9,631	GRND	18/03/2016	New	£33.23/fri	Achieved
14 7 West St	★★★★★	685	GRND,1	05/01/2016	New	£19.71/fri	Effective
8 Greywell shopping centre 1-35 Park Parade	★★★★★	35,145	GRND	03/01/2016	New	£0.39/fri	Effective
3 London Rd	★★★★★	981	GRND,1	07/12/2015	New	£15.80/fri	Effective
3 London Rd	★★★★★	981	GRND,1	07/12/2015	New	£15.80/fri	Asking
9 Maurepas Way	★★★★★	1,200	GRND	15/09/2015	New	£26.18/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
15 Queens Parade London Rd	★★★★★	599	GRND	01/09/2015	New	-	-
5 Greywell Shopping Centre 35-37 Greywell Rd	★★★★★	7,610	GRND	20/08/2015	New	£3.22/fri	Effective
16 The Clock House London Rd	★★★★★	1,854	GRND	03/08/2015	New	£9.17/fri	Asking
5 Greywell Shopping Centre Greywell Rd	★★★★★	957	GRND	01/08/2015	New	£15.67/fri	Asking
5 Greywell Shopping Centre Greywell Rd	★★★★★	2,900	GRND	01/08/2015	New	£8.62/fri	Asking
9 Maurepas Way	★★★★★	1,500	GRND	12/07/2015	New	£27.46/fri	Effective
17 9 North St	★★★★★	434	GRND	10/07/2015	New	£23.04/fri	Effective
18 3 Market Parade	★★★★★	605	GRND	01/07/2015	New	£16.53/fri	Asking
3 London Rd	★★★★★	830	GRND	24/06/2015	New	£25.60/fri	Asking
19 The Meridian Centre North St	★★★★★	747	GRND	01/06/2015	New	£20.03/fri	Effective
10 3D Solent Rd	★★★★★	3,000	GRND	24/05/2015	New	£12.00/fri	Asking
20 Northney Rd	★★★★★	1,827	GRND	01/04/2015	New	£8.16	Asking
21 1-11 Dukes Walk	★★★★★	850	GRND	01/02/2015	New	£26.47	Achieved
10 3B Solent Rd	★★★★★	4,500	GRND	30/01/2015	New	£12.00/fri	Asking
3 London Rd	★★★★★	514	GRND	01/01/2015	New	£38.81/fri	Achieved
3 London Rd	★★★★★	804	GRND	01/01/2015	New	£24.81	Achieved
22 18-20 North St	★★★★★	3,682	GRND,1	31/12/2014	New	£5.16	Achieved
7 London Rd	★★★★★	986	GRND,1	05/12/2014	New	£10.14	Achieved
23 318 London Rd	★★★★★	596	GRND	28/11/2014	New	£19.47/fri	Effective
8 Greywell shopping centre 1-35 Park Parade	★★★★★	1,304	GRND	03/11/2014	New	£4.60/fri	Achieved
10 3A-3F Solent Rd	★★★★★	1,500	GRND	01/11/2014	New	£12.00/fri	Achieved







Lease Comps Summary



















Lease Comps Report







Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
3 London Rd	★★★★☆	1,593	GRND,1	16/10/2014	New	£11.30	Achieved
10 3A-3F Solent Rd	★★★★☆	8,000	GRND	01/10/2014	New	£15.00/fri	Achieved
10 3A-3F Solent Rd	★★★★☆	6,000	GRND	01/10/2014	New	£12.00/fri	Achieved
24 North St	★★★★☆	1,290	GRND	01/09/2014	New	£9.30/fri	Asking
19 The Meridian Centre North St	★★★★☆	1,328	GRND	01/09/2014	New	£18.83/fri	Asking
25 32 West St	★★★★☆	815	GRND	01/09/2014	New	£21.47/fri	Achieved
26 224a London Rd	★★★★☆	1,272	GRND,1	18/08/2014	New	£10.61/fri	Asking
27 254-254A London Rd	★★★★☆	1,870	GRND	08/08/2014	New	£8.82/fri	Asking







Sales Comps - Retail







Comps Statistics					
	Low	Average	Median	High	Count
Price					
For Sale & UC/Pending	£270,000	£270,000	£270,000	£270,000	1
Sold Transactions	£182,500	£410,208	£333,000	£1,000,000	12
Centre Size					
For Sale & UC/Pending	3,358 SF	3,358 SF	3,358 SF	3,358 SF	1
Sold Transactions	377 SF	3,000 SF	1,258 SF	17,776 SF	33
Price per SF					
For Sale & UC/Pending	£80.41	£80.41	£80.41	£80.41	1
Sold Transactions	£43.70	£162.00	£179.65	£1,000.00	12
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	5.47%	7.59%	7.74%	9.10%	8
Days on Market					
For Sale & UC/Pending	132	132	132	132	1
Sold Transactions	3	295	192	877	30
Sale Price to Asking Price Ratio					
Sold Transactions	98.53%	123.87%	112.24%	203.69%	11
Totals					
For Sale & UC/Pending	Asking Price Total:	£270,000	Total For Sale Transactions:		1
Sold Transactions	Total Sales Volume:	£4,922,500	Total Sales Transactions:		33
	Total Included in Analysis:	£5,192,500	Total Included in Analysis:		34
Survey Criteria					
basic criteria: Type of Property - Retail ; Sale Date - 01/09/2014 - 25/09/2017 ; Sale Status - Under Offer, Sold, For Sale ; Return and Search on Portfolio Sales as Individual Properties - Yes					
geography criteria: Submarket - Havant Ind (South Coast)					





1	Unit 1-6 - Wellington Park, Unit 1 - Hambledon Rd (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 6XA Hampshire County</p> <p>Sale Date: 15/07/2017 (877 days on mkt) Unit Type: 904 SF Retail Unit Sale Price: - Year Built/Age: Built 2015 Age: 2 Price/SF: - NIA: 904 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3964842 Sale Conditions: - Research Status: Research Complete</p>		
		
2	Unit 1-6 - Wellington Park, Unit 6 - Hambledon Rd (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 6XA Hampshire County</p> <p>Sale Date: 15/07/2017 (877 days on mkt) Unit Type: 904 SF Retail Unit Sale Price: - Year Built/Age: Built 2015 Age: 2 Price/SF: - NIA: 904 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3964842 Sale Conditions: - Research Status: Research Complete</p>		
		
3	Unit 1-6 - Wellington Park, Unit 2 - Hambledon Rd (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 6XA Hampshire County</p> <p>Sale Date: 15/07/2017 (877 days on mkt) Unit Type: 377 SF Retail Unit Sale Price: - Year Built/Age: Built 2015 Age: 2 Price/SF: - NIA: 377 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3964842 Sale Conditions: - Research Status: Research Complete</p>		
		
4	Unit 1-6 - Wellington Park, Unit 3 - Hambledon Rd (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 6XA Hampshire County</p> <p>Sale Date: 15/07/2017 (877 days on mkt) Unit Type: 570 SF Retail Unit Sale Price: - Year Built/Age: Built 2015 Age: 2 Price/SF: - NIA: 570 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3964842 Sale Conditions: - Research Status: Research Complete</p>		
		
5	Unit 1-6 - Wellington Park, Unit 4 - Hambledon Rd (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 6XA Hampshire County</p> <p>Sale Date: 15/07/2017 (877 days on mkt) Unit Type: 570 SF Retail Unit Sale Price: - Year Built/Age: Built 2015 Age: 2 Price/SF: - NIA: 570 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3964842 Sale Conditions: - Research Status: Research Complete</p>		
		
6	Unit 1-6 - Wellington Park, Unit 5 - Hambledon Rd (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 6XA Hampshire County</p> <p>Sale Date: 15/07/2017 (877 days on mkt) Unit Type: 377 SF Retail Unit Sale Price: - Year Built/Age: Built 2015 Age: 2 Price/SF: - NIA: 377 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3964842 Sale Conditions: - Research Status: Research Complete</p>		
		

7	15 High St	PENDING			
<table border="0"> <tr> <td data-bbox="76 212 742 443"> Emsworth, PO10 7AQ Asking Price: £270,000 Price/SF: £80.41 Days on Market: 132 Sale Status: Pending Net Initial Yield: - </td> <td data-bbox="742 212 1220 443"> Hampshire County Sale Type: Owner/User Bldg Type: RetailBank Bldg Status: Built 1903 NIA: 3,358 SF Sale Conditions: - </td> <td data-bbox="1220 212 1519 443">  </td> </tr> </table>			Emsworth, PO10 7AQ Asking Price: £270,000 Price/SF: £80.41 Days on Market: 132 Sale Status: Pending Net Initial Yield: -	Hampshire County Sale Type: Owner/User Bldg Type: RetailBank Bldg Status: Built 1903 NIA: 3,358 SF Sale Conditions: -	
Emsworth, PO10 7AQ Asking Price: £270,000 Price/SF: £80.41 Days on Market: 132 Sale Status: Pending Net Initial Yield: -	Hampshire County Sale Type: Owner/User Bldg Type: RetailBank Bldg Status: Built 1903 NIA: 3,358 SF Sale Conditions: -				
8	Units 2-18 - The Boulevard Precinct - London Rd (Part of Portfolio)	SOLD			
<table border="0"> <tr> <td data-bbox="76 504 742 739"> Waterlooville, PO7 7DT Sale Date: 27/11/2015 (330 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3452886 Research Status: Research Complete </td> <td data-bbox="742 504 1220 739"> Hampshire County Bldg Type: RetailStorefront Year Built/Age: Built 1958 Age: 57 NIA: 11,049 SF Sale Conditions: Bulk/Portfolio Sale </td> <td data-bbox="1220 504 1519 739">  </td> </tr> </table>			Waterlooville, PO7 7DT Sale Date: 27/11/2015 (330 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3452886 Research Status: Research Complete	Hampshire County Bldg Type: RetailStorefront Year Built/Age: Built 1958 Age: 57 NIA: 11,049 SF Sale Conditions: Bulk/Portfolio Sale	
Waterlooville, PO7 7DT Sale Date: 27/11/2015 (330 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3452886 Research Status: Research Complete	Hampshire County Bldg Type: RetailStorefront Year Built/Age: Built 1958 Age: 57 NIA: 11,049 SF Sale Conditions: Bulk/Portfolio Sale				
9	Units 1-23 - The Boulevard Precinct - London Rd (Part of Portfolio)	SOLD			
<table border="0"> <tr> <td data-bbox="76 799 742 1034"> Waterlooville, PO7 7DT Sale Date: 27/11/2015 (330 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3452886 Research Status: Research Complete </td> <td data-bbox="742 799 1220 1034"> Hampshire County Bldg Type: RetailStorefront Retail/Office Year Built/Age: Built 1958 Age: 57 NIA: 17,776 SF Sale Conditions: Bulk/Portfolio Sale </td> <td data-bbox="1220 799 1519 1034">  </td> </tr> </table>			Waterlooville, PO7 7DT Sale Date: 27/11/2015 (330 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3452886 Research Status: Research Complete	Hampshire County Bldg Type: RetailStorefront Retail/Office Year Built/Age: Built 1958 Age: 57 NIA: 17,776 SF Sale Conditions: Bulk/Portfolio Sale	
Waterlooville, PO7 7DT Sale Date: 27/11/2015 (330 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3452886 Research Status: Research Complete	Hampshire County Bldg Type: RetailStorefront Retail/Office Year Built/Age: Built 1958 Age: 57 NIA: 17,776 SF Sale Conditions: Bulk/Portfolio Sale				
10	51 London Rd	SOLD			
<table border="0"> <tr> <td data-bbox="76 1095 742 1330"> Waterlooville, PO8 8UJ Sale Date: 15/07/2016 (428 days on mkt) Sale Price: £275,000 - Confirmed Price/SF: £268.29 Reversionary Yield: - Net Initial Yield: - Comp ID: 3648904 Research Status: Confirmed </td> <td data-bbox="742 1095 1220 1330"> Hampshire County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1895 Age: 121 NIA: 1,025 SF Sale Conditions: - </td> <td data-bbox="1220 1095 1519 1330">  </td> </tr> </table>			Waterlooville, PO8 8UJ Sale Date: 15/07/2016 (428 days on mkt) Sale Price: £275,000 - Confirmed Price/SF: £268.29 Reversionary Yield: - Net Initial Yield: - Comp ID: 3648904 Research Status: Confirmed	Hampshire County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1895 Age: 121 NIA: 1,025 SF Sale Conditions: -	
Waterlooville, PO8 8UJ Sale Date: 15/07/2016 (428 days on mkt) Sale Price: £275,000 - Confirmed Price/SF: £268.29 Reversionary Yield: - Net Initial Yield: - Comp ID: 3648904 Research Status: Confirmed	Hampshire County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1895 Age: 121 NIA: 1,025 SF Sale Conditions: -				
11	The Wellington - 73 London Rd	SOLD			
<table border="0"> <tr> <td data-bbox="76 1391 742 1626"> Waterlooville, PO7 7EX Sale Date: 01/04/2017 (151 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3883603 Research Status: Research Complete </td> <td data-bbox="742 1391 1220 1626"> Hampshire County Bldg Type: RetailBar Year Built/Age: Built 1909 Age: 107 NIA: 7,366 SF Sale Conditions: - </td> <td data-bbox="1220 1391 1519 1626">  </td> </tr> </table>			Waterlooville, PO7 7EX Sale Date: 01/04/2017 (151 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3883603 Research Status: Research Complete	Hampshire County Bldg Type: RetailBar Year Built/Age: Built 1909 Age: 107 NIA: 7,366 SF Sale Conditions: -	
Waterlooville, PO7 7EX Sale Date: 01/04/2017 (151 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3883603 Research Status: Research Complete	Hampshire County Bldg Type: RetailBar Year Built/Age: Built 1909 Age: 107 NIA: 7,366 SF Sale Conditions: -				
12	81C London Rd	SOLD			
<table border="0"> <tr> <td data-bbox="76 1686 742 1921"> Waterlooville, PO7 7EL Sale Date: 09/05/2016 (343 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3618747 Research Status: Research Complete </td> <td data-bbox="742 1686 1220 1921"> Hampshire County Bldg Type: RetailStorefront Year Built/Age: Built 1930 Age: 86 NIA: 3,286 SF Sale Conditions: - </td> <td data-bbox="1220 1686 1519 1921">  </td> </tr> </table>			Waterlooville, PO7 7EL Sale Date: 09/05/2016 (343 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3618747 Research Status: Research Complete	Hampshire County Bldg Type: RetailStorefront Year Built/Age: Built 1930 Age: 86 NIA: 3,286 SF Sale Conditions: -	
Waterlooville, PO7 7EL Sale Date: 09/05/2016 (343 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3618747 Research Status: Research Complete	Hampshire County Bldg Type: RetailStorefront Year Built/Age: Built 1930 Age: 86 NIA: 3,286 SF Sale Conditions: -				

13	115 London Rd			SOLD
Waterlooville, PO7 7DZ				
Sale Date: 16/10/2016 Sale Price: - Price/SF: -		Hampshire County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1933 Age: 83 NIA: 680 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 3738394 Research Status:		Sale Conditions: Auction Sale		
14	230 London Rd			SOLD
Waterlooville, PO7 7HB				
Sale Date: 16/05/2016 (12 days on mkt) Sale Price: £189,000 - Confirmed Price/SF: £150.24		Hampshire County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1950 Age: 66 NIA: 1,258 SF		
Reversionary Yield: - Net Initial Yield: 9.10% Comp ID: 3605835 Research Status: Confirmed		Sale Conditions: Auction Sale		
15	240 London Rd			SOLD
Waterlooville, PO7 7HB				
Sale Date: 28/07/2017 (66 days on mkt) Sale Price: - Price/SF: -		Hampshire County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1921 Age: 96 NIA: 678 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 3968027 Research Status: Public Record		Sale Conditions: -		
16	250-252 London Rd			SOLD
Waterlooville, PO7 7HG				
Sale Date: 28/08/2015 (513 days on mkt) Sale Price: - Price/SF: -		Hampshire County Bldg Type: RetailStorefront Retail/Residential Year Built/Age: Built 1950 Age: 65 NIA: 1,382 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 3383078 Research Status: Research Complete		Sale Conditions: -		
17	284 London Rd			SOLD
Waterlooville, PO7 7DS				
Sale Date: 08/12/2014 (308 days on mkt) Sale Price: - Price/SF: -		Hampshire County Bldg Type: RetailStorefront Year Built/Age: Built 1909 Age: 105 NIA: 579 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 3181098 Research Status: Research Complete		Sale Conditions: -		
18	286-288 London Rd			SOLD
Waterlooville, PO7 7DS				
Sale Date: 14/12/2015 (21 days on mkt) Sale Price: - Price/SF: -		Hampshire County Bldg Type: RetailStorefront Year Built/Age: Built 1970 Age: 45 NIA: 15,057 SF		
Reversionary Yield: - Net Initial Yield: - Comp ID: 3482467 Research Status: Research Complete		Sale Conditions: -		

19	308 London Rd	SOLD	
Waterlooville, PO7 7DS		Hampshire County	
Sale Date:	16/05/2016 (19 days on mkt)	Bldg Type:	RetailStorefront
Sale Price:	£335,000 - Confirmed	Year Built/Age:	Built 1966 Age: 50
Price/SF:	£190.45	NIA:	1,759 SF
Reversionary Yield:	-		
Net Initial Yield:	7.76%		
Comp ID:	3605570	Sale Conditions:	Auction Sale
Research Status:	Confirmed		
			
20	308 London Rd (Part of Portfolio)	SOLD	
Waterlooville, PO7 7DS		Hampshire County	
Sale Date:	27/11/2015 (330 days on mkt)	Bldg Type:	RetailStorefront
Sale Price:	-	Year Built/Age:	Built 1966 Age: 49
Price/SF:	-	NIA:	1,759 SF
Reversionary Yield:	-		
Net Initial Yield:	-		
Comp ID:	3452886	Sale Conditions:	Bulk/Portfolio Sale
Research Status:	Research Complete		
			
21	Tesco Express - 75 Lovedean Ln	SOLD	
Waterlooville, PO8 9RJ		Hampshire County	
Sale Date:	08/02/2016 (21 days on mkt)	Bldg Type:	RetailStorefront
Sale Price:	£775,000 - Confirmed	Year Built/Age:	Built 1930 Renov 2012 Age: 86
Price/SF:	£168.85	NIA:	4,590 SF
Reversionary Yield:	-		
Net Initial Yield:	6.45%		
Comp ID:	3515110	Sale Conditions:	Auction Sale
Research Status:	Confirmed		
			
22	11 North St	SOLD	
Havant, PO9 1PW		Hampshire County	
Sale Date:	05/10/2016 (230 days on mkt)	Bldg Type:	RetailStorefront Retail/Residential
Sale Price:	-	Year Built/Age:	Built 1930 Age: 86
Price/SF:	-	NIA:	638 SF
Reversionary Yield:	-		
Net Initial Yield:	-		
Comp ID:	3736788	Sale Conditions:	-
Research Status:			
			
23	Greywell shopping centre, Unit 25/29 - 1-35 Park Para	SOLD	
Havant, PO9 5AA		Hampshire County	
Sale Date:	21/03/2016 (17 days on mkt)	Unit Type:	5,260 SF Retail Unit
Sale Price:	£360,000 - Confirmed	Year Built/Age:	Built 1957 Age: 59
Price/SF:	£68.44	NIA:	5,260 SF
Reversionary Yield:	-		
Net Initial Yield:	7.72%		
Comp ID:	3548759	Sale Conditions:	Auction Sale
Research Status:	Confirmed		
			
24	Greywell shopping centre, Unit 13/15 - 1-35 Park Para	SOLD	
Havant, PO9 5AA		Hampshire County	
Sale Date:	21/03/2016 (17 days on mkt)	Unit Type:	2,170 SF Retail Unit
Sale Price:	£260,000	Year Built/Age:	Built 1957 Age: 59
Price/SF:	£119.82	NIA:	2,170 SF
Reversionary Yield:	-		
Net Initial Yield:	8.30%		
Comp ID:	3548761	Sale Conditions:	Auction Sale
Research Status:			
			

25	Greywell shopping centre, Unit 21 - 1-35 Park Para	SOLD
<p>Havant, PO9 5AA Hampshire County</p> <p>Sale Date: 21/03/2016 (17 days on mkt) Unit Type: 4,176 SF Retail Unit Sale Price: £182,500 - Confirmed Year Built/Age: Built 1957 Age: 59 Price/SF: £43.70 NIA: 4,176 SF</p> <p>Reversionary Yield: 10.96% Net Initial Yield: - Comp ID: 3548760 Sale Conditions: Auction Sale Research Status: Confirmed</p>		
		
26	Greywell shopping centre - 1-35 Park Para (Part of Multi-Unit)	SOLD
<p>Havant, PO9 5AA Hampshire County</p> <p>Sale Date: 19/10/2015 (3 days on mkt) Unit Type: 822 SF Retail Unit Sale Price: - Year Built/Age: Built 1957 Age: 58 Price/SF: - NIA: 822 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3419529 Sale Conditions: Auction Sale Research Status: Research Complete</p>		
		
27	Greywell shopping centre - 1-35 Park Para (Part of Multi-Unit)	SOLD
<p>Havant, PO9 5AA Hampshire County</p> <p>Sale Date: 19/10/2015 (3 days on mkt) Unit Type: 1,304 SF Retail Unit Sale Price: - Year Built/Age: Built 1957 Age: 58 Price/SF: - NIA: 1,304 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3419529 Sale Conditions: Auction Sale Research Status: Research Complete</p>		
		
28	2-4 Park Para	SOLD
<p>Havant, PO9 5AF Hampshire County</p> <p>Sale Date: 16/05/2016 (12 days on mkt) Bldg Type: RetailStorefront Sale Price: £331,000 - Confirmed Year Built/Age: Built 1960 Age: 56 Price/SF: £65.27 NIA: 5,071 SF</p> <p>Reversionary Yield: - Net Initial Yield: 9.07% Comp ID: 3686797 Sale Conditions: Auction Sale Research Status: Confirmed</p>		
		
29	32 Station Rd	SOLD
<p>Hayling Island, PO11 0EG Hampshire County</p> <p>Sale Date: 12/05/2017 (11 days on mkt) Bldg Type: RetailStorefront Retail/Residential Sale Price: £345,000 - Confirmed Year Built/Age: Built 1928 Age: 88 Price/SF: £330.46 NIA: 1,044 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3940159 Sale Conditions: High Vacancy Property Research Status: Confirmed</p>		
		
30	36-40 Station Rd	SOLD
<p>Hayling Island, PO11 0ER Hampshire County</p> <p>Sale Date: 10/08/2017 Bldg Type: Retail Sale Price: £1,000,000 - Approximate Year Built/Age: - Price/SF: £1,000.00 NIA: 1,000 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3979711 Sale Conditions: Redevelopment Project Research Status: Approximate</p>		
		

31	Retail Unit, Unit 7, 7A, 7B - 7 West St (Part of Multi-Unit)	SOLD
Havant, PO9 1EH	Hampshire County	
Sale Date: 01/03/2015 (192 days on mkt)	Unit Type: 1,337 SF Retail Unit	
Sale Price: -	Year Built/Age: Built 1965 Age: 50	
Price/SF: -	NIA: 1,337 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3507511	Sale Conditions: -	
Research Status: Research Complete		
32	Retail Unit, Unit 7, 7A, 7B - 7 West St (Part of Multi-Unit)	SOLD
Havant, PO9 1EH	Hampshire County	
Sale Date: 01/03/2015 (192 days on mkt)	Unit Type: 1,184 SF Retail Unit	
Sale Price: -	Year Built/Age: Built 1965 Age: 50	
Price/SF: -	NIA: 1,184 SF	
Reversionary Yield: -		
Net Initial Yield: -		
Comp ID: 3507511	Sale Conditions: -	
Research Status: Research Complete		
33	15-17 West St	SOLD
Havant, PO9 1ER	Hampshire County	
Sale Date: 12/02/2015 (20 days on mkt)	Bldg Type: RetailStorefront	
Sale Price: £550,000 - Confirmed	Year Built/Age: Built 1910 Age: 105	
Price/SF: £247.97	NIA: 2,218 SF	
Reversionary Yield: -		
Net Initial Yield: 6.87%		
Comp ID: 3232786	Sale Conditions: Auction Sale	
Research Status: Confirmed		
34	32 West St	SOLD
Havant, PO9 1PG	Hampshire County	
Sale Date: 07/02/2017	Bldg Type: RetailStorefront	
Sale Price: £320,000 - Confirmed	Year Built/Age: Built 1950 Age: 67	
Price/SF: £392.64	NIA: 815 SF	
Reversionary Yield: -		
Net Initial Yield: 5.47%		
Comp ID: 3833644	Sale Conditions: Auction Sale	
Research Status: Confirmed		

Deals

186

Asking Rent Per SF

£10.43

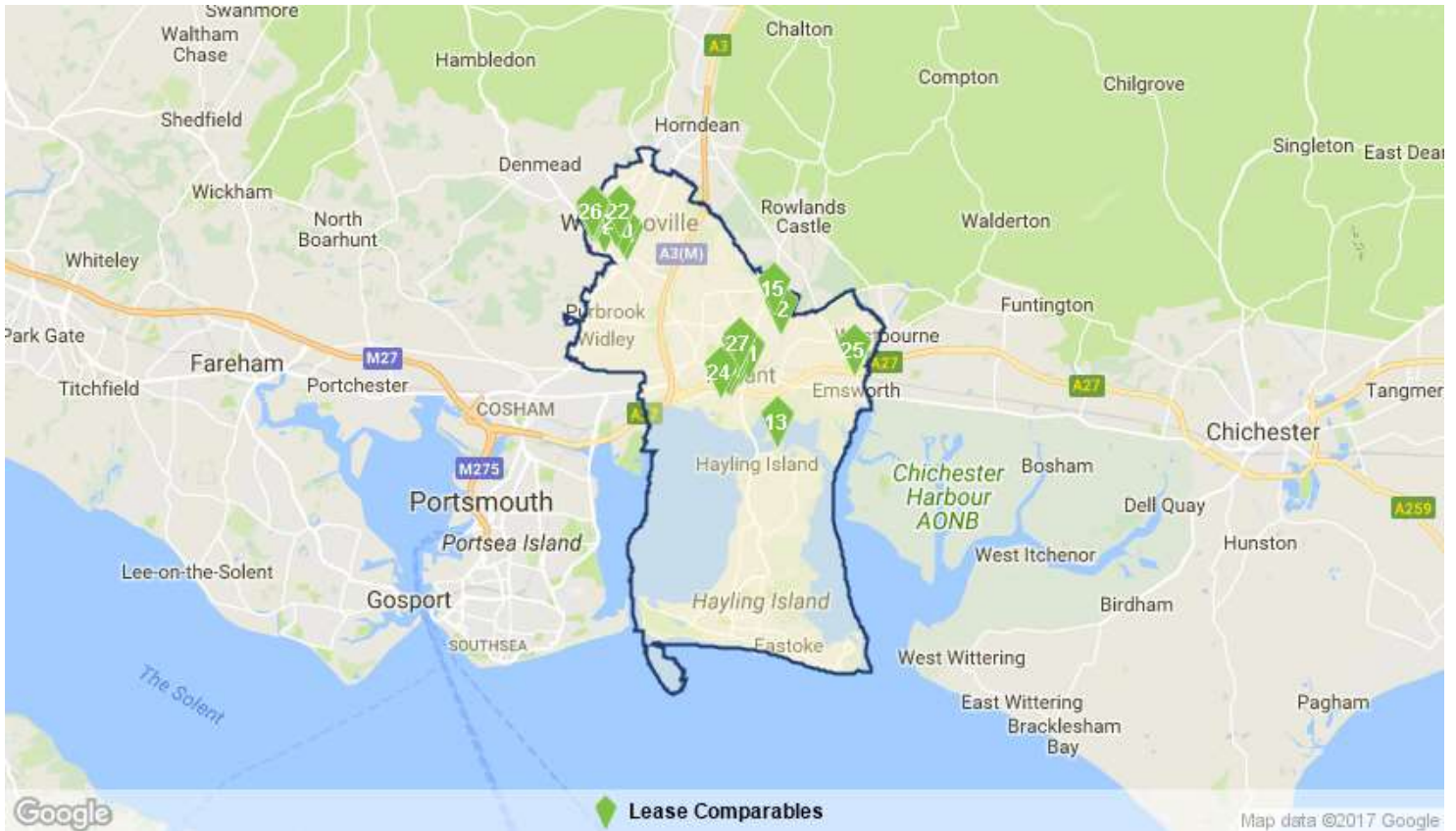
Achieved Rent Per SF

£11.60

Avg. Months On Market

20

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	110	£1.35	£10.43	£11.74	£36.49
Achieved Rent Per SF	110	£4.11	£11.60	£11.05	£27.50
Net Effective Rent Per SF	25	£3.69	£10.69	£10.84	£20.51
Asking Rent Discount	66	-53.4%	5.8%	0.0%	66.5%
TI Allowance	-	-	-	-	-
Rent Free Months	19	0	4	3	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	101	0	20	12	106
Deal Size	186	90	2,760	1,239	82,000
Lease Deal in Years	109	0.1	0.7	0.4	5.5
Floor Number	94	BSMT	GRND	GRND	3

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 The Meadows 3 Waterberry Dr	★★★★☆	6,284	GRND,1...	17/07/2017	New	-	-
2 Oakwood Centre Downley Rd	★★★★☆	610	1st	14/07/2017	New	£10.49/fri	Effective
2 Oakwood Centre Downley Rd	★★★★☆	567	1st	05/06/2017	New	£8.83/fri	Effective
3 3-5 South St	★★★★☆	880	GRND,1	31/05/2017	New	£11.36	Asking
4 Picton House Waterberry Dr	★★★★☆	2,221	1st	20/04/2017	New	£3.69/fri	Effective
5 Waterberry Dr	★★★★☆	2,879	GRND,1	18/04/2017	New	£12.00/fri	Effective
6 The Briars Waterberry Dr	★★★★☆	1,065	1st	10/04/2017	New	£12.50/fri	Effective
7 Waterberry Dr	★★★★☆	1,519	GRND,1	30/03/2017	New	£19.09/fri	Effective
8 312A London Rd	★★★★☆	548	1st	11/01/2017	New	£6.93/fri	Effective
9 Langstone Gate Solent Rd	★★★★☆	2,491	1-2	30/11/2016	Renewal	£15.00	Achieved
10 The Briars Waterberry Dr	★★★★☆	1,239	1st	23/11/2016	New	£12.11	Effective
11 19 South St	★★★★☆	819	GRND	30/09/2016	New	£12.21/fri	Achieved
12 Wellington Gate Silverthorne Way	★★★★☆	7,500	1st	08/09/2016	New	£10.70	Achieved
13 Northney Marina Northney Rd	★★★★☆	631	GRND	05/09/2016	New	£9.67/iri	Effective
6 The Briars Waterberry Dr	★★★★☆	1,065	1st	13/08/2016	New	£12.00/fri	Effective
14 Waterberry Dr	★★★★☆	4,094	GRND,1	10/08/2016	New	£12.21	Effective
9 Langstone Gate Solent Rd	★★★★☆	132	GRND	14/07/2016	New	£27.50	Achieved
9 Langstone Gate Solent Rd	★★★★☆	132	3rd	12/05/2016	New	£11.50	Achieved
2 Oakwood Centre Downley Rd	★★★★☆	710	GRND	02/05/2016	New	£9.15	Effective
10 The Briars Waterberry Dr	★★★★☆	1,239	1st	16/03/2016	New	£12.00	Achieved
6 The Briars Waterberry Dr	★★★★☆	1,097	1st	15/12/2015	Renewal	£20.51/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
15 Martin Rd	★★★★★	3,947	GRND	09/12/2015	Renewal	£8.98/fri	Effective
9 Langstone Gate Solent Rd	★★★★★	1,402	GRND	17/08/2015	New	£15.00/fri	Effective
16 Building 6000 Langstone Rd	★★★★★	1,452	2nd	02/08/2015	New	£10.84	Effective
17 Waterberry Dr	★★★★★	3,154	GRND,1	22/06/2015	New	£12.00/fri	Effective
18 64 West St	★★★★★	1,755	GRND,1-2	19/05/2015	New	£12.00/fri	Effective
19 Building 5000 Langstone Rd	★★★★★	2,090	1st	24/02/2015	New	£9.00	Effective
9 Langstone Gate Solent Rd	★★★★★	1,089	GRND	17/02/2015	New	£13.08	Effective
20 23 Arnison Rd	★★★★★	2,860	GRND	01/09/2014	New	£3.50/fri	Asking
21 Aston Rd	★★★★★	730	GRND	16/07/2014	New	£8.22/fri	Effective
13 Northney Marina Northney Rd	★★★★★	851	GRND	01/07/2014	New	£11.00	Asking
22 84-86 Jubilee Rd	★★★★★	5,499	GRND,1	14/02/2014	New	£6.36/fri	Asking
4 Picton House Waterberry Dr	★★★★★	2,221	1st	27/01/2014	New	£1.35/fri	Asking
23 Somerset House Hussar Ct	★★★★★	1,270	1st	15/01/2014	New	£6.69/fri	Asking
6 The Briars Waterberry Dr	★★★★★	1,023	GRND	20/11/2013	New	£11.03/fri	Effective
24 Industrial/Business Unit Southmoor Ln	★★★★★	107	GRND	01/11/2013	New	£36.49	Asking
24 Industrial/Business Unit Southmoor Ln	★★★★★	90	1st	01/11/2013	New	£26.00	Asking
24 Industrial/Business Unit Southmoor Ln	★★★★★	90	1st	01/11/2013	New	£26.00	Asking
24 Industrial/Business Unit Southmoor Ln	★★★★★	220	1st	01/11/2013	New	£35.45	Asking
24 Industrial/Business Unit Southmoor Ln	★★★★★	352	1st	01/11/2013	New	£28.05	Asking
24 Industrial/Business Unit Southmoor Ln	★★★★★	352	1st	01/11/2013	New	£28.05	Asking
25 Systems House North St	★★★★★	5,965	GRND,1	28/10/2013	New	£10.06/fri	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 Aston Rd	★★★★☆	730	GRND	16/10/2013	New	£8.90/fri	Achieved
14 Waterberry Dr	★★★★☆	1,250	GRND,1	11/09/2013	New	£12.93	Achieved
9 Langstone Gate Solent Rd	★★★★☆	2,100	3rd	31/08/2013	New	-	-
9 Langstone Gate Solent Rd	★★★★☆	1,089	1st	31/08/2013	New	-	-
26 Dragoon House Hussar Ct	★★★★☆	456	1st	28/08/2013	New	£9.87	Asking
14 Waterberry Dr	★★★★☆	1,250	GRND,1	31/07/2013	New	£12.93	Achieved
6 The Briars Waterberry Dr	★★★★☆	997	Unkwn	01/03/2013	New	£10.54	Achieved
27 Park Lodge 7 Park Rd N	★★★★☆	559	GRND,1	16/01/2013	New	£14.30	Achieved

Sales Comps - Industrial

Comps Statistics					
	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	£175,000	£787,500	£787,500	£1,400,000	2
Sold Transactions	£430,000	£677,500	£677,500	£925,000	2
NIA					
For Sale & UC/Pending	992 SF	8,445 SF	7,484 SF	17,819 SF	4
Sold Transactions	843 SF	51,474 SF	4,600 SF	190,000 SF	9
Price per SF					
For Sale & UC/Pending	£122.36	£126.67	£149.38	£176.41	2
Sold Transactions	£74.99	£102.82	£292.54	£510.08	2
Net Initial Yield					
For Sale & UC/Pending	6.06%	6.06%	6.06%	6.06%	1
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	12	342	195	968	4
Sold Transactions	17	780	321	2,461	4
Sale Price to Asking Price Ratio					
Sold Transactions	92.50%	94.03%	94.03%	95.56%	2
Light Industrial					
Price					
For Sale & UC/Pending	£77,750	£77,750	£77,750	£77,750	1
Sold Transactions	-	-	-	-	-
NIA					
For Sale & UC/Pending	681 SF	681 SF	681 SF	681 SF	1
Sold Transactions	681 SF	1,113 SF	1,257 SF	1,690 SF	5
Price per SF					
For Sale & UC/Pending	£114.17	£114.17	£114.17	£114.17	1
Sold Transactions	-	-	-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	132	132	132	132	1
Sold Transactions	196	232	218	264	5
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-

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25/09/2017







Sales Comps - Industrial







	Low	Average	Median	High	Count
Totals					
For Sale & UC/Pending		Asking Price Total: £1,652,750		Total For Sale Transactions:	5
Sold Transactions		Total Sales Volume: £1,355,000		Total Sales Transactions:	14
		Total Included in Analysis: £3,007,750		Total Included in Analysis:	19







Survey Criteria

basic criteria: Type of Property - **Office**; Sale Date - **01/09/2014 - 25/09/2017**; Sale Status - **Under Offer, Sold, For Sale**; Return and Search on Portfolio Sales as Individual Properties - **Yes**

geography criteria: Submarket - **Havant Ind (South Coast)**

1	Portfolio	FOR SALE
2 Office buildings in Havant, HAM, having total size of 11,442 SF.		
Asking Price: £1,400,000 Price/SF: £122.36 Days on Market: 245 Sale Status: Active Net Initial Yield: 6.06%	Sale Type: Investment # Properties: 2 Total Size: 11,442 SF Total Land Area: 0 AC Sale Conditions: -	
2	Units 1-20 - Light Industrial Unit, Unit 19C - Aston Rd (Part of Multi-Unit)	SOLD
Waterlooville, PO7 7HT Hampshire County Sale Date: 30/11/2015 (196 days on mkt) Unit Type: 1,690 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1994 Age: 21 Price/SF: - NIA: 1,690 SF Reversionary Yield: - Net Initial Yield: - Comp ID: 3459176 Sale Conditions: - Research Status:		
3	Units 1-29 - Oakwood Centre, Unit 17 - Downley Rd	PENDING
Havant, PO9 2NP Hampshire County Asking Price: £77,750 Sale Type: Investment OR Owner/User Price/SF: £114.17 Unit Type: 681 SF Light Industrial Unit Days on Market: 132 Bldg Status: Built 1988 Sale Status: Pending NIA: 25,944 SF Net Initial Yield: - Sale Conditions: -		
4	Units 1-29 - Oakwood Centre, Unit 17 - Downley Rd (Part of Multi-Unit)	SOLD
Havant, PO9 2NP Hampshire County Sale Date: 01/04/2015 (218 days on mkt) Unit Type: 681 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1988 Age: 26 Price/SF: - NIA: 681 SF Reversionary Yield: - Net Initial Yield: - Comp ID: 3364495 Sale Conditions: - Research Status: Research Complete		
5	Units 1-29 - Oakwood Centre, Unit 18 - Downley Rd (Part of Multi-Unit)	SOLD
Havant, PO9 2NP Hampshire County Sale Date: 01/04/2015 (218 days on mkt) Unit Type: 681 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1988 Age: 26 Price/SF: - NIA: 681 SF Reversionary Yield: - Net Initial Yield: - Comp ID: 3364495 Sale Conditions: - Research Status: Research Complete		
6	Southleigh Park House - Eastleigh Rd	FOR SALE
Havant, PO9 2PE Hampshire County Asking Price: - Sale Type: Owner/User Price/SF: - Bldg Type: Office Days on Market: 12 Bldg Status: Built 1800 Sale Status: Active NIA: 17,819 SF Net Initial Yield: - Sale Conditions: -		

7	Units 4-6 - Light Industrial Unit, Unit 4 - Elettra Ave (Part of Multi-Unit)	SOLD
Waterlooville, PO7 7XN	Hampshire County	
Sale Date: 02/03/2015 (264 days on mkt) Sale Price: - Price/SF: -	Unit Type: 1,257 SF Light Industrial Unit Year Built/Age: Built 2002 Age: 12 NIA: 1,257 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3252972 Research Status: Research Complete	Sale Conditions: -	
8	Units 4-6 - Light Industrial Unit, Unit 4 - Elettra Ave (Part of Multi-Unit)	SOLD
Waterlooville, PO7 7XN	Hampshire County	
Sale Date: 02/03/2015 (264 days on mkt) Sale Price: - Price/SF: -	Unit Type: 1,257 SF Light Industrial Unit Year Built/Age: Built 2002 Age: 12 NIA: 1,257 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3252972 Research Status: Research Complete	Sale Conditions: -	
9	Building 4000 - Langstone Rd (Part of Portfolio)	SOLD
Havant, PO9 1SA	Hampshire County	
Sale Date: 29/02/2016 Sale Price: - Price/SF: -	Bldg Type: Office Year Built/Age: Built 1966 Renov 2000 Age: 49 NIA: 4,600 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3521050 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
10	Building 1000 - Langstone Rd (Part of Portfolio)	SOLD
Havant, PO9 1SA	Hampshire County	
Sale Date: 29/02/2016 Sale Price: - Price/SF: -	Bldg Type: Office Year Built/Age: Built 1966 Renov 2004 Age: 49 NIA: 190,000 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3521050 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
11	Building 6000 - Langstone Rd (Part of Portfolio)	SOLD
Havant, PO9 1SA	Hampshire County	
Sale Date: 29/02/2016 Sale Price: - Price/SF: -	Bldg Type: Office Year Built/Age: Built 1989 Renov 2004 Age: 26 NIA: 174,869 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3521050 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	
12	Building 5000 - Langstone Rd (Part of Portfolio)	SOLD
Havant, PO9 1SA	Hampshire County	
Sale Date: 29/02/2016 Sale Price: - Price/SF: -	Bldg Type: Office Year Built/Age: Built 1966 Renov 2005 Age: 49 NIA: 72,472 SF	
Reversionary Yield: - Net Initial Yield: - Comp ID: 3521050 Research Status: Research Complete	Sale Conditions: Bulk/Portfolio Sale	

13	Units A1 - A7 - Endeavour Business Park, Unit A5-A6 - Penner Rd	FOR SALE
Havant, PO9 1QY	Hampshire County	
Asking Price: - Price/SF: - Days on Market: 968 Sale Status: Active Net Initial Yield: -	Sale Type: Owner/User Unit Type: 3,527 SF Office Unit Bldg Status: Built 2004 NIA: 18,753 SF Sale Conditions: -	
14	6 Seagull Ln	SOLD
Emsworth, PO10 7QH	Hampshire County	
Sale Date: 30/12/2016 (322 days on mkt) Sale Price: £430,000 - Confirmed Price/SF: £510.08 Reversionary Yield: - Net Initial Yield: - Comp ID: 3800003 Research Status: Confirmed	Bldg Type: Office Year Built/Age: Built 1957 Age: 59 NIA: 843 SF Sale Conditions: -	
15	11 St Georges Walk	SOLD
Waterlooville, PO7 7TU	Hampshire County	
Sale Date: 01/09/2015 (2,461 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3618309 Research Status: Research Complete	Bldg Type: Office Year Built/Age: Built 1979 Age: 35 NIA: 1,862 SF Sale Conditions: -	
16	Swiss House - St George's Walk	PENDING
Waterlooville, PO7 7TU	Hampshire County	
Asking Price: £175,000 Price/SF: £176.41 Days on Market: 145 Sale Status: Pending Net Initial Yield: -	Sale Type: Owner/User Bldg Type: Office Bldg Status: Built 1965 NIA: 992 SF Sale Conditions: -	
17	Leydene House - Waterberry Dr	SOLD
Waterlooville, PO7 7XX	Hampshire County	
Sale Date: 31/07/2017 (320 days on mkt) Sale Price: £925,000 - Confirmed Price/SF: £74.99 Reversionary Yield: - Net Initial Yield: - Comp ID: 4001211 Research Status: Confirmed	Bldg Type: Office Year Built/Age: Built 1990 Age: 27 NIA: 12,335 SF Sale Conditions: -	
18	Units 19-25 - Picton House, Unit 25 - Westside Vw	SOLD
Waterlooville, PO7 7SQ	Hampshire County	
Sale Date: 01/11/2014 (17 days on mkt) Sale Price: - Price/SF: - Reversionary Yield: - Net Initial Yield: - Comp ID: 3230121 Research Status: Research Complete	Unit Type: 4,316 SF Office Unit Year Built/Age: Built 1994 Age: 20 NIA: 4,316 SF Sale Conditions: Auction Sale	

Waterlooville, PO7 7SQ

Hampshire County

Sale Date: 01/10/2014

Unit Type: 1,971 SF Office Unit

Sale Price: -

Year Built/Age: Built 1994 Age: 20

Price/SF: -

NIA: 1,971 SF

Reversionary Yield: -

Net Initial Yield: -

Comp ID: 3230122

Sale Conditions: -

Research Status: Research Complete



Industrial Lease Comps Summary

Lease Comps Report

Deals

170

Asking Rent Per SF

£6.18

Achieved Rent Per SF

£5.78

Avg. Months On Market

13

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	106	£2.13	£6.18	£6.50	£114.00
Achieved Rent Per SF	76	£1.80	£5.78	£6.32	£15.85
Net Effective Rent Per SF	36	£3.25	£6.96	£7.99	£20.45
Asking Rent Discount	48	-84.3%	12.0%	0.0%	91.2%
TI Allowance	-	-	-	-	-
Rent Free Months	16	0	3	2	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	123	1	13	8	65
Deal Size	170	226	8,361	2,825	110,816
Lease Deal in Years	79	0.1	0.8	0.5	14.3
Floor Number	107	GRND	GRND	GRND	MEZZ

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Solent Rd	★★★★★	2,105	GRND	19/09/2017	New	£9.97/fri	Achieved
2 Waterberry Dr	★★★★★	5,427	GRND	26/06/2017	New	£7.50/fri	Effective
3 Furniss Business Centre Furniss Way	★★★★★	1,459	GRND	12/06/2017	New	£8.57	Asking
3 Furniss Business Centre Furniss Way	★★★★★	1,459	GRND	17/05/2017	New	£8.57	Asking
4 Penner Rd	★★★★★	1,901	GRND	16/05/2017	New	£7.89/fri	Effective
5 Palmers Rd	★★★★★	710	GRND,1	20/03/2017	New	£20.45/fri	Effective
1 Solent Rd	★★★★★	2,064	GRND	11/03/2017	New	£10.17/iri	Effective
6 Harts Farm Way	★★★★★	1,498	GRND,...	27/01/2017	New	£6.68	Asking
7 New Ln	★★★★★	16,266	GRND	20/01/2017	New	£6.00/fri	Effective
8 New Ln	★★★★★	41,542	GRND	23/12/2016	New	£6.00/fri	Effective
7 New Ln	★★★★★	53,542	GRND	23/12/2016	New	£5.34/fri	Effective
9 The Buttericks New Ln	★★★★★	1,659	GRND	01/10/2016	New	£114.00	Asking
10 Aston Rd	★★★★★	12,500	GRND,1	31/08/2016	New	£8.09	Effective
11 The Buttericks Complex New Ln	★★★★★	1,200	GRND	26/08/2016	New	£9.50/fri	Effective
1 Solent Rd	★★★★★	1,574	GRND	21/07/2016	New	£10.96/fri	Effective
10 Aston Rd	★★★★★	730	GRND	18/07/2016	New	£8.90	Effective
12 Solent Rd	★★★★★	3,019	GRND	29/06/2016	New	£12.39/fri	Effective
7 New Ln	★★★★★	8,643	GRND	09/06/2016	New	£5.26	Effective
1 Solent Rd	★★★★★	1,584	GRND	24/05/2016	New	£10.10/fri	Effective
1 Solent Rd	★★★★★	1,574	GRND	26/04/2016	New	£10.17/fri	Effective
9 The Buttericks New Ln	★★★★★	1,145	GRND	16/04/2016	New	£10.00	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
13 Hulbert Rd	★★★★★	80,000	GRND,1	13/04/2016	New	£8.33/fri	Effective
14 7 Arnside Rd	★★★★★	9,406	GRND,1	01/04/2016	New	£5.65	Asking
15 Manor Barn Lower Rd	★★★★★	2,830	GRND	01/03/2016	New	£3.53/fri	Effective
7 New Ln	★★★★★	16,261	GRND	01/03/2016	New	£6.00/fri	Effective
7 New Ln	★★★★★	8,500	Unkwn	01/12/2015	New	-	-
16 Unit 10 New Ln	★★★★★	4,151	GRND	13/11/2015	New	£7.75/fri	Asking
1 Solent Rd	★★★★★	1,574	GRND	30/10/2015	New	£10.17/fri	Effective
11 The Buttericks Complex 38 New Ln	★★★★★	830	GRND	18/09/2015	New	£9.50/fri	Effective
1 Solent Rd	★★★★★	1,043	GRND	26/08/2015	New	£10.07/fri	Effective
1 Solent Rd	★★★★★	1,043	GRND	30/06/2015	New	£10.07/fri	Effective
12 Solent Rd	★★★★★	2,996	GRND	24/06/2015	New	£12.50/fri	Effective
17 Southmoor Ln	★★★★★	1,171	GRND	01/05/2015	New	£7.51/fri	Asking
18 Mallard Buildings Northney Marina	★★★★★	835	GRND	01/03/2015	New	£9.50	Asking
19 Luxor Park Penner Rd	★★★★★	14,256	GRND,1...	02/12/2014	New	£10.64	Effective
20 Palmers Rd	★★★★★	2,926	GRND,...	31/10/2014	New	£3.25/fri	Effective
11 The Buttericks Complex New Ln	★★★★★	6,831	GRND	16/10/2014	New	£5.00	Effective
20 Palmers Rd	★★★★★	2,926	GRND,...	01/10/2014	New	£3.25/fri	Effective
21 Downley Rd	★★★★★	1,825	GRND	18/09/2014	New	£6.25	Effective
22 Elettra Ave	★★★★★	2,850	GRND,1	01/08/2014	New	£7.02/fri	Asking
23 Palmers Rd	★★★★★	3,052	GRND,1	01/08/2014	New	£7.18/fri	Asking
24 Elettra Ave	★★★★★	2,804	GRND,1	18/07/2014	New	£4.99/fri	Effective

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
25 2 Downley Rd	★★★★★	2,250	GRND	21/05/2014	New	£4.80	Asking
17 Southmoor Ln	★★★★★	2,353	GRND	25/03/2014	New	£6.01/fri	Effective
26 Aston Rd	★★★★★	1,430	GRND,1	01/03/2014	New	£6.83/fri	Effective
27 12 Downley Rd	★★★★★	5,307	GRND,1	01/02/2014	New	£6.60/fri	Effective
28 Unit 12 Brockhampton Ln	★★★★★	9,208	GRND,...	25/11/2013	New	£3.91/fri	Asking
29 Parkwood Centre Aston Rd	★★★★★	1,010	GRND	01/11/2013	New	£8.42/fri	Effective
21 Downley Rd	★★★★★	2,780	GRND,1	29/10/2013	New	£5.76	Achieved
30 Downley Rd	★★★★★	1,743	GRND	01/10/2013	New	£7.17/fri	Asking

Sales Comps - Industrial

Comps Statistics					
	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
NIA					
For Sale & UC/Pending	3,527 SF	3,527 SF	3,527 SF	3,527 SF	1
Sold Transactions	-	-	-	-	-
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	968	968	968	968	1
Sold Transactions	-	-	-	-	-
Sale Price to Asking Price Ratio					
Sold Transactions	-	-	-	-	-
Light Industrial					
Price					
For Sale & UC/Pending	£77,750	£77,750	£77,750	£77,750	1
Sold Transactions	£350,000	£350,000	£350,000	£350,000	1
NIA					
For Sale & UC/Pending	681 SF	681 SF	681 SF	681 SF	1
Sold Transactions	681 SF	2,977 SF	1,604 SF	12,517 SF	12
Price per SF					
For Sale & UC/Pending	£114.17	£114.17	£114.17	£114.17	1
Sold Transactions	£27.96	£27.96	£27.96	£27.96	1
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	132	132	132	132	1
Sold Transactions	196	446	244	2,072	10
Sale Price to Asking Price Ratio					
Sold Transactions	82.35%	82.35%	82.35%	82.35%	1

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25/09/2017

Sales Comps - Industrial

	Low	Average	Median	High	Count
Industrial					
Price					
For Sale & UC/Pending	£140,000	£368,400	£176,000	£1,200,000	5
Sold Transactions	£170,000	£1,585,000	£1,585,000	£3,000,000	2
NIA					
For Sale & UC/Pending	1,160 SF	20,866 SF	1,459 SF	120,000 SF	7
Sold Transactions	1,136 SF	57,953 SF	27,075 SF	196,720 SF	10
Price per SF					
For Sale & UC/Pending	£64.58	£76.87	£120.63	£120.69	5
Sold Transactions	£70.63	£72.16	£93.58	£116.52	2
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	7.50%	7.50%	7.50%	7.50%	1
Days on Market					
For Sale & UC/Pending	109	432	341	714	7
Sold Transactions	94	588	606	1,232	6
Sale Price to Asking Price Ratio					
Sold Transactions	97.14%	98.57%	98.57%	100.00%	2







Totals







For Sale & UC/Pending	Asking Price Total:	£1,919,750	Total For Sale Transactions:	9
Sold Transactions	Total Sales Volume:	£3,520,000	Total Sales Transactions:	22
	Total Included in Analysis:	£5,439,750	Total Included in Analysis:	31



















Survey Criteria







basic criteria: Type of Property - **Industrial, Light Industrial**; Sale Date - **01/09/2014 - 25/09/2017**; Sale Status - **Under Offer, Sold, For Sale**; Return and Search on Portfolio Sales as Individual Properties - **Yes**







geography criteria: Submarket - **Havant Ind (South Coast)**

1	22 Arnside Rd	SOLD
<p>Waterlooville, PO7 7UP Hampshire County</p> <p>Sale Date: 23/06/2017 (375 days on mkt) Bldg Type: IndustrialWarehouse Sale Price: - Year Built/Age: Built 1960 Age: 57 Price/SF: - NIA: 11,678 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3951137 Sale Conditions: - Research Status: Research Complete</p>		
		
2	Units 1-20 - Light Industrial Unit, Unit 19C - Aston Rd (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 7HT Hampshire County</p> <p>Sale Date: 30/11/2015 (196 days on mkt) Unit Type: 1,895 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1994 Age: 21 Price/SF: - NIA: 1,895 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3459176 Sale Conditions: - Research Status:</p>		
		
3	Units 1-20 - Light Industrial Unit, Unit 19C - Aston Rd (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 7HT Hampshire County</p> <p>Sale Date: 30/11/2015 (196 days on mkt) Unit Type: 1,690 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1994 Age: 21 Price/SF: - NIA: 1,690 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3459176 Sale Conditions: - Research Status:</p>		
		
4	Units 1-29 - Oakwood Centre, Unit 17 - Downley Rd	PENDING
<p>Havant, PO9 2NP Hampshire County</p> <p>Asking Price: £77,750 Sale Type: Investment OR Owner/User Price/SF: £114.17 Unit Type: 681 SF Light Industrial Unit Days on Market: 132 Bldg Status: Built 1988 Sale Status: Pending NIA: 25,944 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p>		
		
5	Units 1-29 - Oakwood Centre, Unit 17 - Downley Rd (Part of Multi-Unit)	SOLD
<p>Havant, PO9 2NP Hampshire County</p> <p>Sale Date: 01/04/2015 (218 days on mkt) Unit Type: 681 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1988 Age: 26 Price/SF: - NIA: 681 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3364495 Sale Conditions: - Research Status: Research Complete</p>		
		
6	Units 1-29 - Oakwood Centre, Unit 18 - Downley Rd (Part of Multi-Unit)	SOLD
<p>Havant, PO9 2NP Hampshire County</p> <p>Sale Date: 01/04/2015 (218 days on mkt) Unit Type: 681 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1988 Age: 26 Price/SF: - NIA: 681 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3364495 Sale Conditions: - Research Status: Research Complete</p>		
		

7	Units 7-11 - Light Industrial Unit, Unit 8 - Elettra Ave (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 7XN Hampshire County</p> <p>Sale Date: 01/10/2014 (404 days on mkt) Unit Type: 1,544 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1992 Age: 22 Price/SF: - NIA: 1,544 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3151178 Sale Conditions: - Research Status: Research Complete</p>		
		
8	Units 7-11 - Light Industrial Unit, Unit 8 - Elettra Ave (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 7XN Hampshire County</p> <p>Sale Date: 01/10/2014 (404 days on mkt) Unit Type: 1,234 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1992 Age: 22 Price/SF: - NIA: 1,234 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3151178 Sale Conditions: - Research Status: Research Complete</p>		
		
9	Units 4-6 - Light Industrial Unit, Unit 4 - Elettra Ave (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 7XN Hampshire County</p> <p>Sale Date: 02/03/2015 (264 days on mkt) Unit Type: 1,257 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 2002 Age: 12 Price/SF: - NIA: 1,257 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3252972 Sale Conditions: - Research Status: Research Complete</p>		
		
10	Units 4-6 - Light Industrial Unit, Unit 4 - Elettra Ave (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 7XN Hampshire County</p> <p>Sale Date: 02/03/2015 (264 days on mkt) Unit Type: 1,257 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 2002 Age: 12 Price/SF: - NIA: 1,257 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3252972 Sale Conditions: - Research Status: Research Complete</p>		
		
11	Units 1-3 - Light Industrial Unit, Unit 1 - Elettra Ave (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 7XN Hampshire County</p> <p>Sale Date: 31/03/2015 Unit Type: 1,663 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1995 Age: 19 Price/SF: - NIA: 1,663 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3270398 Sale Conditions: - Research Status: Research Complete</p>		
		
12	Units 1-3 - Light Industrial Unit, Unit 1 - Elettra Ave (Part of Multi-Unit)	SOLD
<p>Waterlooville, PO7 7XN Hampshire County</p> <p>Sale Date: 31/03/2015 Unit Type: 1,663 SF Light Industrial Unit Sale Price: - Year Built/Age: Built 1995 Age: 19 Price/SF: - NIA: 1,663 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3270398 Sale Conditions: - Research Status: Research Complete</p>		
		

13	Units 1-8 - Furniss Business Centre, Unit 4 - Furniss Way	FOR SALE													
<table border="0"> <tr> <td data-bbox="86 215 351 241">Hayling Island, PO11 0FG</td> <td data-bbox="751 215 943 241" style="text-align: right;">Hampshire County</td> <td data-bbox="1233 215 1506 360" rowspan="6" style="text-align: center;"></td> </tr> <tr> <td data-bbox="140 248 368 275">Asking Price: £176,000</td> <td data-bbox="632 248 871 275" style="text-align: right;">Sale Type: Owner/User</td> </tr> <tr> <td data-bbox="172 275 360 302">Price/SF: £120.63</td> <td data-bbox="632 275 987 302" style="text-align: right;">Unit Type: 1,459 SF Industrial Unit</td> </tr> <tr> <td data-bbox="108 302 317 329">Days on Market: 714</td> <td data-bbox="619 302 852 329" style="text-align: right;">Bldg Status: Built 2017</td> </tr> <tr> <td data-bbox="148 329 347 356">Sale Status: Active</td> <td data-bbox="691 329 852 356" style="text-align: right;">NIA: 10,985 SF</td> </tr> <tr> <td data-bbox="113 371 288 398">Net Initial Yield: -</td> <td data-bbox="576 394 759 421" style="text-align: right;">Sale Conditions: -</td> </tr> </table>			Hayling Island, PO11 0FG	Hampshire County		Asking Price: £176,000	Sale Type: Owner/User	Price/SF: £120.63	Unit Type: 1,459 SF Industrial Unit	Days on Market: 714	Bldg Status: Built 2017	Sale Status: Active	NIA: 10,985 SF	Net Initial Yield: -	Sale Conditions: -
Hayling Island, PO11 0FG	Hampshire County														
Asking Price: £176,000	Sale Type: Owner/User														
Price/SF: £120.63	Unit Type: 1,459 SF Industrial Unit														
Days on Market: 714	Bldg Status: Built 2017														
Sale Status: Active	NIA: 10,985 SF														
Net Initial Yield: -	Sale Conditions: -														
14	Units 1-8 - Furniss Business Centre, Unit 5 - Furniss Way	FOR SALE													
<table border="0"> <tr> <td data-bbox="86 510 351 537">Hayling Island, PO11 0FG</td> <td data-bbox="751 510 943 537" style="text-align: right;">Hampshire County</td> <td data-bbox="1233 510 1506 656" rowspan="6" style="text-align: center;"></td> </tr> <tr> <td data-bbox="140 544 368 571">Asking Price: £176,000</td> <td data-bbox="632 544 871 571" style="text-align: right;">Sale Type: Owner/User</td> </tr> <tr> <td data-bbox="172 571 360 598">Price/SF: £120.63</td> <td data-bbox="632 571 987 598" style="text-align: right;">Unit Type: 1,459 SF Industrial Unit</td> </tr> <tr> <td data-bbox="108 598 317 624">Days on Market: 714</td> <td data-bbox="619 598 852 624" style="text-align: right;">Bldg Status: Built 2017</td> </tr> <tr> <td data-bbox="148 624 347 651">Sale Status: Active</td> <td data-bbox="691 624 852 651" style="text-align: right;">NIA: 10,985 SF</td> </tr> <tr> <td data-bbox="113 667 288 694">Net Initial Yield: -</td> <td data-bbox="576 685 759 712" style="text-align: right;">Sale Conditions: -</td> </tr> </table>			Hayling Island, PO11 0FG	Hampshire County		Asking Price: £176,000	Sale Type: Owner/User	Price/SF: £120.63	Unit Type: 1,459 SF Industrial Unit	Days on Market: 714	Bldg Status: Built 2017	Sale Status: Active	NIA: 10,985 SF	Net Initial Yield: -	Sale Conditions: -
Hayling Island, PO11 0FG	Hampshire County														
Asking Price: £176,000	Sale Type: Owner/User														
Price/SF: £120.63	Unit Type: 1,459 SF Industrial Unit														
Days on Market: 714	Bldg Status: Built 2017														
Sale Status: Active	NIA: 10,985 SF														
Net Initial Yield: -	Sale Conditions: -														
15	Units 1-8 - Furniss Business Centre, Unit 6 - Furniss Way	SOLD													
<table border="0"> <tr> <td data-bbox="86 801 351 828">Hayling Island, PO11 0FG</td> <td data-bbox="751 801 943 828" style="text-align: right;">Hampshire County</td> <td data-bbox="1233 801 1506 947" rowspan="6" style="text-align: center;"></td> </tr> <tr> <td data-bbox="161 835 576 862">Sale Date: 31/05/2017 (597 days on mkt)</td> <td data-bbox="632 835 987 862" style="text-align: right;">Unit Type: 1,459 SF Industrial Unit</td> </tr> <tr> <td data-bbox="161 862 496 889">Sale Price: £170,000 - Confirmed</td> <td data-bbox="592 862 852 889" style="text-align: right;">Year Built/Age: Built 2017</td> </tr> <tr> <td data-bbox="172 889 360 916">Price/SF: £116.52</td> <td data-bbox="691 889 836 916" style="text-align: right;">NIA: 1,459 SF</td> </tr> <tr> <td data-bbox="86 931 288 958">Reversionary Yield: -</td> <td data-bbox="576 976 759 1003" style="text-align: right;">Sale Conditions: -</td> </tr> <tr> <td data-bbox="113 958 389 1025">Net Initial Yield: - Comp ID: 3938535 Research Status: Confirmed</td> <td></td> </tr> </table>			Hayling Island, PO11 0FG	Hampshire County		Sale Date: 31/05/2017 (597 days on mkt)	Unit Type: 1,459 SF Industrial Unit	Sale Price: £170,000 - Confirmed	Year Built/Age: Built 2017	Price/SF: £116.52	NIA: 1,459 SF	Reversionary Yield: -	Sale Conditions: -	Net Initial Yield: - Comp ID: 3938535 Research Status: Confirmed	
Hayling Island, PO11 0FG	Hampshire County														
Sale Date: 31/05/2017 (597 days on mkt)	Unit Type: 1,459 SF Industrial Unit														
Sale Price: £170,000 - Confirmed	Year Built/Age: Built 2017														
Price/SF: £116.52	NIA: 1,459 SF														
Reversionary Yield: -	Sale Conditions: -														
Net Initial Yield: - Comp ID: 3938535 Research Status: Confirmed															
16	Units 1-8 - Furniss Business Centre, Unit 1 - Furniss Way	FOR SALE													
<table border="0"> <tr> <td data-bbox="86 1093 351 1120">Hayling Island, PO11 0FG</td> <td data-bbox="751 1093 943 1120" style="text-align: right;">Hampshire County</td> <td data-bbox="1233 1093 1506 1238" rowspan="6" style="text-align: center;"></td> </tr> <tr> <td data-bbox="140 1126 368 1153">Asking Price: £140,000</td> <td data-bbox="632 1126 871 1153" style="text-align: right;">Sale Type: Owner/User</td> </tr> <tr> <td data-bbox="172 1153 360 1180">Price/SF: £120.69</td> <td data-bbox="632 1153 987 1180" style="text-align: right;">Unit Type: 1,160 SF Industrial Unit</td> </tr> <tr> <td data-bbox="108 1180 317 1207">Days on Market: 714</td> <td data-bbox="619 1180 852 1207" style="text-align: right;">Bldg Status: Built 2017</td> </tr> <tr> <td data-bbox="148 1207 347 1234">Sale Status: Active</td> <td data-bbox="691 1207 852 1234" style="text-align: right;">NIA: 10,985 SF</td> </tr> <tr> <td data-bbox="113 1249 288 1276">Net Initial Yield: -</td> <td data-bbox="576 1267 759 1294" style="text-align: right;">Sale Conditions: -</td> </tr> </table>			Hayling Island, PO11 0FG	Hampshire County		Asking Price: £140,000	Sale Type: Owner/User	Price/SF: £120.69	Unit Type: 1,160 SF Industrial Unit	Days on Market: 714	Bldg Status: Built 2017	Sale Status: Active	NIA: 10,985 SF	Net Initial Yield: -	Sale Conditions: -
Hayling Island, PO11 0FG	Hampshire County														
Asking Price: £140,000	Sale Type: Owner/User														
Price/SF: £120.69	Unit Type: 1,160 SF Industrial Unit														
Days on Market: 714	Bldg Status: Built 2017														
Sale Status: Active	NIA: 10,985 SF														
Net Initial Yield: -	Sale Conditions: -														
17	Units 1-8 - Furniss Business Centre, Unit 2 - Furniss Way	SOLD													
<table border="0"> <tr> <td data-bbox="86 1384 351 1411">Hayling Island, PO11 0FG</td> <td data-bbox="751 1384 943 1411" style="text-align: right;">Hampshire County</td> <td data-bbox="1233 1384 1506 1529" rowspan="6" style="text-align: center;"></td> </tr> <tr> <td data-bbox="161 1417 576 1444">Sale Date: 17/06/2017 (614 days on mkt)</td> <td data-bbox="632 1417 987 1444" style="text-align: right;">Unit Type: 1,136 SF Industrial Unit</td> </tr> <tr> <td data-bbox="161 1444 288 1471">Sale Price: -</td> <td data-bbox="592 1444 852 1471" style="text-align: right;">Year Built/Age: Built 2017</td> </tr> <tr> <td data-bbox="172 1471 288 1498">Price/SF: -</td> <td data-bbox="691 1471 836 1498" style="text-align: right;">NIA: 1,136 SF</td> </tr> <tr> <td data-bbox="86 1514 288 1541">Reversionary Yield: -</td> <td data-bbox="576 1559 759 1585" style="text-align: right;">Sale Conditions: -</td> </tr> <tr> <td data-bbox="113 1541 424 1608">Net Initial Yield: - Comp ID: 3955536 Research Status: Public Record</td> <td></td> </tr> </table>			Hayling Island, PO11 0FG	Hampshire County		Sale Date: 17/06/2017 (614 days on mkt)	Unit Type: 1,136 SF Industrial Unit	Sale Price: -	Year Built/Age: Built 2017	Price/SF: -	NIA: 1,136 SF	Reversionary Yield: -	Sale Conditions: -	Net Initial Yield: - Comp ID: 3955536 Research Status: Public Record	
Hayling Island, PO11 0FG	Hampshire County														
Sale Date: 17/06/2017 (614 days on mkt)	Unit Type: 1,136 SF Industrial Unit														
Sale Price: -	Year Built/Age: Built 2017														
Price/SF: -	NIA: 1,136 SF														
Reversionary Yield: -	Sale Conditions: -														
Net Initial Yield: - Comp ID: 3955536 Research Status: Public Record															
18	Units 1-8 - Furniss Business Centre, Unit 3 - Furniss Way	SOLD													
<table border="0"> <tr> <td data-bbox="86 1675 351 1702">Hayling Island, PO11 0FG</td> <td data-bbox="751 1675 943 1702" style="text-align: right;">Hampshire County</td> <td data-bbox="1233 1675 1506 1821" rowspan="6" style="text-align: center;"></td> </tr> <tr> <td data-bbox="161 1709 576 1736">Sale Date: 17/06/2017 (614 days on mkt)</td> <td data-bbox="632 1709 987 1736" style="text-align: right;">Unit Type: 1,394 SF Industrial Unit</td> </tr> <tr> <td data-bbox="161 1736 288 1762">Sale Price: -</td> <td data-bbox="592 1736 852 1762" style="text-align: right;">Year Built/Age: Built 2017</td> </tr> <tr> <td data-bbox="172 1762 288 1789">Price/SF: -</td> <td data-bbox="691 1762 836 1789" style="text-align: right;">NIA: 1,394 SF</td> </tr> <tr> <td data-bbox="86 1805 288 1832">Reversionary Yield: -</td> <td data-bbox="576 1850 759 1877" style="text-align: right;">Sale Conditions: -</td> </tr> <tr> <td data-bbox="113 1832 424 1899">Net Initial Yield: - Comp ID: 3955546 Research Status: Public Record</td> <td></td> </tr> </table>			Hayling Island, PO11 0FG	Hampshire County		Sale Date: 17/06/2017 (614 days on mkt)	Unit Type: 1,394 SF Industrial Unit	Sale Price: -	Year Built/Age: Built 2017	Price/SF: -	NIA: 1,394 SF	Reversionary Yield: -	Sale Conditions: -	Net Initial Yield: - Comp ID: 3955546 Research Status: Public Record	
Hayling Island, PO11 0FG	Hampshire County														
Sale Date: 17/06/2017 (614 days on mkt)	Unit Type: 1,394 SF Industrial Unit														
Sale Price: -	Year Built/Age: Built 2017														
Price/SF: -	NIA: 1,394 SF														
Reversionary Yield: -	Sale Conditions: -														
Net Initial Yield: - Comp ID: 3955546 Research Status: Public Record															

19	Units 12A-15 - Havant Business Centre, Unit 15 - Harts Farm Way	FOR SALE
Havant, PO9 1HU	Hampshire County	
Asking Price: £150,000 Price/SF: £115.21 Days on Market: 307 Sale Status: Active	Sale Type: Owner/User Unit Type: 1,302 SF Industrial Unit Bldg Status: Built 1993 NIA: 4,490 SF	
Net Initial Yield: -	Sale Conditions: -	
20	4 Marples Way	SOLD
Havant, PO9 1NX	Hampshire County	
Sale Date: 02/03/2015 (94 days on mkt) Sale Price: £3,000,000 - Confirmed Price/SF: £70.63	Bldg Type: IndustrialManufacturing Year Built/Age: Built 1980 Age: 35 NIA: 42,472 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: 7.50% Comp ID: 3302038 Research Status: Confirmed		
21	NHS Supply Chain HQ - 4 Marples Way (Part of Portfolio)	SOLD
Havant, PO9 1NX	Hampshire County	
Sale Date: 23/11/2016 Sale Price: - Price/SF: -	Bldg Type: IndustrialManufacturing Year Built/Age: Built 1980 Age: 36 NIA: 42,472 SF	
Reversionary Yield: -	Sale Conditions: Bulk/Portfolio Sale	
Net Initial Yield: 6.50% Comp ID: 3761982 Research Status: Research Complete		
22	Havant Distribution Centre - New Ln	SOLD
Havant, PO9 2NF	Hampshire County	
Sale Date: 02/02/2015 (1,232 days on mkt) Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1967 Age: 47 NIA: 160,143 SF	
Reversionary Yield: -	Sale Conditions: -	
Net Initial Yield: - Comp ID: 3284533 Research Status: Research Complete		
23	Units 2-8 - Kenwood Business Park - New Ln (Part of Portfolio)	SOLD
Havant, PO9 2NT	Hampshire County	
Sale Date: 01/12/2014 Sale Price: - Price/SF: -	Bldg Type: IndustrialManufacturing Year Built/Age: Built 1973 Renov 2008 Age: 41 NIA: 196,720 SF	
Reversionary Yield: -	Sale Conditions: Bulk/Portfolio Sale	
Net Initial Yield: - Comp ID: 3226750 Research Status: Research Complete		
24	Units 1 & 9 @ 415 - Kenwood Business Park - New Ln (Part of Portfolio)	SOLD
Havant, PO9 2NT	Hampshire County	
Sale Date: 01/12/2014 Sale Price: - Price/SF: -	Bldg Type: IndustrialWarehouse Year Built/Age: Built 1979 Renov 2008 Age: 35 NIA: 111,968 SF	
Reversionary Yield: -	Sale Conditions: Bulk/Portfolio Sale	
Net Initial Yield: - Comp ID: 3226750 Research Status: Research Complete		

25	10 - Kenwood Business Park - New Ln (Part of Portfolio)	SOLD
<p>Havant, PO9 2NT Hampshire County</p> <p>Sale Date: 01/12/2014 Bldg Type: IndustrialWarehouse Sale Price: - Year Built/Age: Built 2008 Age: 6 Price/SF: - NIA: 10,088 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3226750 Sale Conditions: Bulk/Portfolio Sale Research Status: Research Complete</p> 		
26	Units A1 - A7 - Endeavour Business Park, Unit A5-A6 - Penner Rd	FOR SALE
<p>Havant, PO9 1QY Hampshire County</p> <p>Asking Price: - Sale Type: Owner/User Price/SF: - Unit Type: 3,527 SF Office Unit Days on Market: 968 Bldg Status: Built 2004 Sale Status: Active NIA: 18,753 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
27	Units 1-3 - Solent Building - Southmoor Ln	PENDING
<p>Havant, PO9 1JW Hampshire County</p> <p>Asking Price: £1,200,000 Sale Type: Owner/User Price/SF: £64.58 Bldg Type: IndustrialWarehouse Days on Market: 109 Bldg Status: Built 1990 Sale Status: Pending NIA: 18,582 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
28	Velocity - Stanbridge Rd	FOR SALE
<p>Havant, PO9 2NG Hampshire County</p> <p>Asking Price: - Sale Type: Investment Price/SF: - Bldg Type: IndustrialWarehouse Days on Market: 123 Bldg Status: Built 1990 Sale Status: Active NIA: 120,000 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
29	5G - West End Garage - 5-7 Station Rd	PENDING
<p>Hayling Island, PO11 0EA Hampshire County</p> <p>Asking Price: - Sale Type: Owner/User Price/SF: - Bldg Type: IndustrialService Days on Market: 341 Bldg Status: Built 1990 Sale Status: Pending NIA: 2,097 SF</p> <p>Net Initial Yield: - Sale Conditions: -</p> 		
30	Unit 2 - The Meadows	SOLD
<p>Waterlooville, PO7 7XX Hampshire County</p> <p>Sale Date: 19/09/2014 (224 days on mkt) Bldg Type: Light IndustrialLight Manufacturing Sale Price: - Year Built/Age: Built 1984 Age: 30 Price/SF: - NIA: 9,638 SF</p> <p>Reversionary Yield: - Net Initial Yield: - Comp ID: 3137891 Sale Conditions: - Research Status: Research Complete</p> 		

Waterlooville, PO7 7XX

Hampshire County

Sale Date: **02/03/2015 (2,072 days on mkt)** Bldg Type: **Light IndustrialLight Manufacturing**
Sale Price: **£350,000 - Confirmed** Year Built/Age: **Built 1995 Age: 19**
Price/SF: **£27.96** NIA: **12,517 SF**



Reversionary Yield: -
Net Initial Yield: -
Comp ID: **3253073** Sale Conditions: -
Research Status: **Confirmed**