

Winchester City Council



Local Plan Viability Report Further information

Appendix 5a: Co-Star Extracts

July - August 2024

DSP21766

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

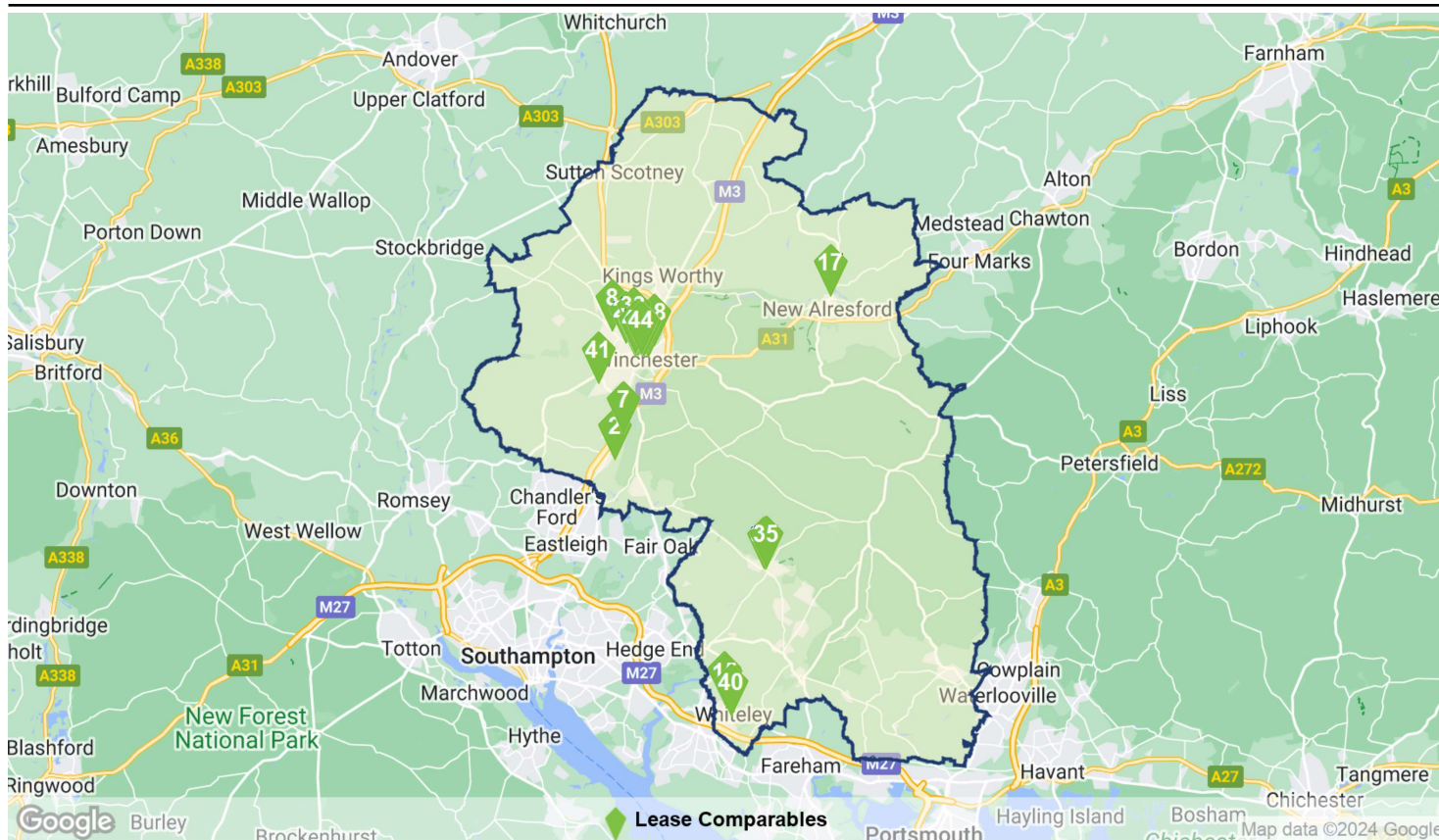
49

£39.72

£21.24

18

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	23	£11.94	£39.72	£41.27	£96.76
Achieved Rent Per SF	27	£0.07	£21.24	£21.87	£92.59
Effective Rent Per SF	8	£15.17	£19.12	£19.12	£65.44
Asking Rent Discount	10	0.0%	27.6%	5.8%	99.8%
TI Allowance	-	-	-	-	-
Rent Free Months	12	0	5	3	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	30	1	18	11	130
Deal Size	49	196	2,356	1,851	11,531
Deal in Months	34	12.0	113.0	120.0	240.0
Floor Number	49	LL	GRND	GRND	2

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 1-5 Jewry St	★★★★★	446	GRND	07/05/2024	New Lease	£56.05	Achieved
2 Southern House Sparrowgrove	★★★★★	2,467	GRND	02/05/2024	New Lease	-	-
3 LLoyds TSB The Square	★★★★★	2,454	GRND	21/03/2024	New Lease	£24.45/fri	Asking
4 107A High St	★★★★★	1,113	GRND	04/03/2024	New Lease	-	-
5 64 High St	★★★★★	551	GRND	01/03/2024	New Lease	£70.96	Achieved
6 72 High St	★★★★★	1,523	GRND	01/01/2024	New Lease	£27.58/fri	Achieved
7 2 Station Ter	★★★★★	363	GRND	21/09/2023	New Lease	£23.42/iri	Achieved
8 71-99 Stoney Ln	★★★★★	728	GRND	01/09/2023	New Lease	£42.58	Asking
9 Whiteley Way	★★★★★	1,040	GRND	01/07/2023	New Lease	£50.96/fri	Achieved
10 130 High St	★★★★★	540	GRND	12/06/2023	New Lease	£92.59	Achieved
11 6 Bridge St	★★★★★	848	GRND	01/01/2023	New Lease	£41.27	Asking
12 Walcote Place 1-3 High St	★★★★★	2,045	GRND	01/12/2022	New Lease	£19.56/fri	Achieved
13 73 St. Georges St	★★★★★	1,694	GRND	28/11/2022	New Lease	£29.22	Asking
14 27 City Rd	★★★★★	543	GRND	23/11/2022	New Lease	£0.07/fri	Achieved
15 D1-D13 Whiteley Way	★★★★★	2,898	GRND	26/10/2022	New Lease	£17.59/fri	Effective
16 98 High St	★★★★★	1,436	GRND	17/10/2022	New Lease	£34.82	Asking
17 32 Broad St	★★★★★	3,770	GRND	15/10/2022	New Lease	£5.97/fri	Achieved
18 Picador Vauxhall Dealers Easton Ln	★★★★★	5,395	GRND,1	15/10/2022	New Lease	£10.75/fri	Achieved
19 143 High St	★★★★★	934	GRND,1	23/09/2022	Renewal	£22.55/fri	Effective
20 4-8 Market St	★★★★★	943	GRND	16/09/2022	New Lease	£62.57/fri	Asking
21 30 High St	★★★★★	4,970	GRND,1-2	09/09/2022	Renewal	£27.36/fri	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
22 9-11 High St	★★★★★	2,240	GRND	05/09/2022	New Lease	£75.89	Asking
22 9-11 High St	★★★★★	2,490	GRND	05/09/2022	New Lease	£72.29/fri	Asking
23 41 Southgate St	★★★★★	522	LL	01/09/2022	New Lease	£17.24	Achieved
24 63 High St	★★★★★	2,094	GRND,1-2	15/08/2022	New Lease	-	-
25 25 Stockbridge	★★★★★	824	BSMT,G...	29/07/2022	New Lease	£15.17/fri	Effective
26 18 Jewry St	★★★★★	2,997	GRND	21/07/2022	New Lease	£38.37	Asking
26 18 Jewry St	★★★★★	4,526	GRND,1	15/07/2022	New Lease	-	-
27 110 High St	★★★★★	11,531	GRND,1	01/07/2022	Renewal	£15.70/fri	Achieved
28 148 High St	★★★★★	1,925	GRND	23/05/2022	New Lease	-	-
29 11 Parchment St	★★★★★	497	GRND	17/05/2022	New Lease	£42.25/fri	Achieved
30 31 High St	★★★★★	3,735	GRND,1	05/04/2022	New Lease	£29.45/fri	Achieved
31 Sainsbury's Local Winchester	★★★★★	9,146	GRND	02/01/2022	Renewal	£21.87	Achieved
32 21 High St	★★★★★	2,355	GRND,1	19/10/2021	New Lease	-	-
33 Andover Road Retail Park Andover	★★★★★	2,486	GRND	18/10/2021	Renewal	£16.51/fri	Effective
34 Guildhall High	★★★★★	1,937	GRND	15/10/2021	New Lease	£36.14	Asking
35 Boots Pharmacy High St	★★★★★	1,851	BSMT,G...	01/10/2021	Renewal	£15.07/fri	Achieved
36 23 Little Minster	★★★★★	196	GRND	28/09/2021	New Lease	£0.17/fri	Achieved
37 23 Southgate St	★★★★★	200	GRND	23/09/2021	New Lease	£65.44/fri	Effective
38 97 High St	★★★★★	4,646	GRND,1-2	07/09/2021	New Lease	£23.68	Achieved
39 9A-10 Jewry St	★★★★★	755	GRND	01/09/2021	Renewal	£39.74	Effective
40 Parkway	★★★★★	1,619	GRND	20/07/2021	New Lease	-	-

Lease Comps Summary










Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
40 Parkway	★★★★★	1,026	GRND	20/07/2021	New Lease	£15.00	Asking
41 90 Olivers Battery Rd S	★★★★★	828	GRND	14/07/2021	New Lease	-	-
42 21A Southgate St	★★★★★	872	GRND	14/06/2021	New Lease	£44.72/fri	Asking
34 Guildhall High	★★★★★	3,251	GRND	01/06/2021	New Lease	£20.65/fri	Effective
33 Andover Road Retail Park Andover	★★★★★	4,900	GRND	24/05/2021	Renewal	£15.29/fri	Effective
43 67-68 High	★★★★★	2,584	GRND	21/05/2021	New Lease	£18.38	Asking
44 126 High St	★★★★★	6,738	GRND	18/05/2021	Renewal	-	-













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	1-5 Jewry St Winchester, SO23 8SA <i>Winchester Submarket</i>	Mountcrest Associates Ltd	446 New Direct	Jun 2024 10 Years	£25,000 PA	3 Mos at Start £7,610 PA	May 2029
 	Southern House Sparrowgrove Winchester, SO21 2RU <i>Winchester Submarket</i>	EE Logistics Ltd Padmanor Investments Ltd	2,467 New Direct	May 2024 4 Years			
 	Lloyds TSB The Square Southampton, SO32 1GS <i>Winchester Submarket</i>		2,454 New Direct	Apr 2024		£24,077 PA	
 	107-107A High St Winchester, SO23 9AH <i>Winchester Submarket</i>	Fivecent Ltd	1,113 New Direct	Mar 2024 5 Years		£59,160 PA	
 	64 High St Winchester, SO23 9BX <i>Winchester Submarket</i>	Gen Z London Lainston Property Limited	551 New Direct	Mar 2024 10 Years	£39,100 PA	3 Mos at Start	
 	72 High St Winchester, SO23 9DA <i>Winchester Submarket</i>	Winkworth Group New Canada Capital Ltd	1,523 New Direct	Jan 2024 10 Years	£42,000 PA		Jan 2029 £14,097 PA












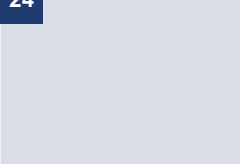
Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	2 Station Ter Winchester, SO21 2BN <i>Winchester Submarket</i>	Wild in White Ltd Coeden Helyg Investments Limited	363 New Direct	Sep 2023 5 Years	£8,500 PA		
 	71-99 Stoney Ln Winchester, SO22 6EW <i>Winchester Submarket</i>	Shafiul Hussain	728 New Assignment	Sep 2023			
 	E1-E17 Whiteley Fareham, PO15 7LJ <i>Winchester Submarket</i>	Tui British Land	1,040 New Direct	Jul 2023 5 Years	£53,000 PA		
 	130 High St Winchester, SO23 8UL <i>Winchester Submarket</i>		540 New Direct	Jun 2023 5 Years	£50,000 PA	5 Mos at Start £15,719 PA	
 	6 Bridge St Winchester, SO23 0HN <i>Winchester Submarket</i>	LA GASTRONOMIA	848 New Direct	Feb 2023			
 	Walcote Place 1-3 High St Winchester, SO23 9AP <i>Winchester Submarket</i>	Winchester Land plc	2,045 New Direct	Dec 2022 10 Years	£40,000 PA	£19,711 PA	








Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	73 St. Georges St Winchester, SO23 8AH <i>Winchester Submarket</i>	M&G plc	1,694 New Direct	Nov 2022		£18,566 PA	
 	27 City Rd Winchester, SO23 8SD <i>Winchester Submarket</i>	Nest Coffee House Ltd JAMBA ENTERPRISES LIMITED	543 New Direct	Nov 2022 15 Years	£37 PA		
 	D1-D13 Whiteley Way Fareham, PO15 7LJ <i>Winchester Submarket</i>	Pets Corner British Land	2,898 New Direct	Oct 2022 15 Years	£55,000 PA £50,964 PA	9 Mos at Start £34,048 PA	Oct 2032 Oct 2027...
 	98 High St Winchester, SO23 9AH <i>Winchester Submarket</i>		1,436 New Direct	Nov 2022			
 	32 Broad St Alresford, SO24 9AQ <i>Winchester Submarket</i>		3,770 New Direct	Oct 2022 20 Years	£22,500 PA	£19,087 PA	
 	Picador Vauxhall Dealers Easton Ln Winchester, SO23 7RQ <i>Winchester Submarket</i>	Exhaust Tyre & Batteries (Worcest... Mayfield Garage Ltd	5,395 New Direct	Oct 2022 10 Years	£58,000 PA	3 Mos at Start £21,083 PA	Oct 2027 Oct 2027

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	143 High St Winchester, SO23 9AY <i>Winchester Submarket</i>	Newbury Building Society London & Henley Group	934 Renewal Direct	Dec 2022 10 Years	£42,222 PA £21,061 PA	Spread Over £23,079 PA	Dec 2027 Dec 2027
 	1-8 Market St Winchester, SO23 9EP <i>Winchester Submarket</i>	Wesleyan Assurance Society	943 New Direct	Oct 2022			
 	30 High St Winchester, SO23 9BL <i>Winchester Submarket</i>	The White Company Omaha Nominees Ltd	4,970 Renewal Direct	Sep 2022 5 Years	£136,000 PA		
 	9-11 High St Winchester, SO23 9JX <i>Winchester Submarket</i>	German Doner Kebab Nuveen	2,240 New Direct	Nov 2022			
 	9-11 High St Winchester, SO23 9JX <i>Winchester Submarket</i>	F45 Nuveen	2,490 New Direct	Oct 2022			
 	41 Southgate St Winchester, SO23 9EH <i>Winchester Submarket</i>	Misaki Bate & Maddy Forster Winchester Financial Limited	522 New Direct	Sep 2022 1 Year	£9,000 PA		





Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	63 High St Winchester, SO23 9BX <i>Winchester Submarket</i>		2,094 New Direct	Sep 2022			
 	25 Stockbridge Winchester, SO22 6RW <i>Winchester Submarket</i>	General Store Winchester JBB CONSULTANCY LIMITED	824 New Direct	Jul 2022 13 Years	£12,500 PA £12,500 PA	0 Mos £5,988 PA	Jul 2025... Jul 2025...
 	18 Jewry St Winchester, SO23 8RZ <i>Winchester Submarket</i>		2,997 New Direct	Aug 2022			
 	18 Jewry St Winchester, SO23 8RZ <i>Winchester Submarket</i>	Turquaz	4,526 New Direct	Sep 2022 15 Years			
 	110 High St Winchester, SO23 9AH <i>Winchester Submarket</i>	WHSmith	11,531 Renewal Direct	Jul 2022 5 Years	£181,000 PA		Jul 2025
 	148 High St Winchester, SO23 9AY <i>Winchester Submarket</i>	Irish Life Investment Managers	1,925 New Direct	Jun 2022			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	11 Parchment St Winchester, SO23 8AT <i>Winchester Submarket</i>	Deborah Olga Gardiner T/A The C... Palmerston Homes Ltd	497 New Direct	Jun 2022 10 Years	£21,000 PA	£6,629 PA	
 	31 High St Winchester, SO23 9AS <i>Winchester Submarket</i>	Oliver Bonas	3,735 New Direct	Apr 2022 10 Years	£110,000 PA		Apr 2027 Apr 2027
 	Sainsbury's Local Winchester Southampton, SO32 1BA <i>Winchester Submarket</i>	Sainsbury's Kavanagh Retailing (Uk) Limited	9,146 Renewal Direct	Jan 2022	£200,000 PA		
 	21 High St Winchester, SO23 9LB <i>Winchester Submarket</i>	Shuropody GAT INVESTMENTS LIMITED	2,355 New Direct	Nov 2021 10 Years			May 2027
 	Andover Road Retail Park Andover Winchester, SO23 7RY <i>Winchester Submarket</i>	Brewers Decorator Centres	2,486 Renewal Direct	Jun 2026 3 Years 7 Months	£41,052 PA £41,052 PA	0 Mos	Jun 2026
 	Guildhall High Winchester, SO23 9GH <i>Winchester Submarket</i>	Winchester City Council	1,937 New Direct	Dec 2021 10 Years			


Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Boots Pharmacy High St Southampton, SO32 1AB <i>Winchester Submarket</i>	Boots Pharmacy	1,851 Renewal Direct	Dec 2021 5 Years	£27,900 PA		
 	23 Little Minster Winchester, SO23 9HB <i>Winchester Submarket</i>	STATE STREET TRUSTEES LIMI...	196 New Direct	Oct 2021 5 Years	£33 PA		
 	23 Southgate St Winchester, SO23 9EB <i>Winchester Submarket</i>	St Johns Winchester Charity	200 New Direct	Sep 2021 5 Years	£12,750 PA £13,088 PA	1 Mo at Start	Mar 2024
 	97 High St Winchester, SO23 9AP <i>Winchester Submarket</i>	Waterstone's Booksellers Ltd	4,646 New Direct	Sep 2021 8 Years	£110,000 PA		
 	9A-10 Jewry St Winchester, SO23 8RZ <i>Winchester Submarket</i>	Carter Jonas IPM	755 Renewal Direct	Sep 2021 10 Years	£30,000 PA £30,000 PA	0 Mos £13,473 PA	Aug 2026 Sep 2026
 	Parkway Fareham, PO15 7AH <i>Winchester Submarket</i>	Craigard Property Trading Limited	1,619 New Direct	Aug 2021			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Parkway Fareham, PO15 7AH <i>Winchester Submarket</i>	Craigard Property Trading Limited	1,026 New Direct	Aug 2021			
 	90 Olivers Battery Rd S Winchester, SO22 4EZ <i>Winchester Submarket</i>	Eclipse Foot Clinic	828 New Direct	Jul 2021 12 Years			
 	21A Southgate St Winchester, SO23 9EB <i>Winchester Submarket</i>	Harding Holdings U.K. Limited	872 New Direct	Jul 2021 15 Years		£17,007 PA	
 	Guildhall High Winchester, SO23 9GH <i>Winchester Submarket</i>	SHOAL Fish and Chips 01962 861... Winchester City Council	3,251 New Direct	Jun 2021 20 Years	£70,000 PA £67,121 PA	Spread Over	Jun 2026... Jun 2026...
 	Andover Road Retail Park Andover Winchester, SO23 7RY <i>Winchester Submarket</i>	Majestic Wine	4,900 Renewal Direct	May 2021 15 Years	£80,850 PA £74,917 PA	9 Mos at Start £55,552 PA	Dec 2029 May 2026...
 	67-68 High Winchester, SO23 9DA <i>Winchester Submarket</i>	Holloways of Ludlow Deanstone Property Two Limited	2,584 New Direct	May 2021			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	 <p>126 High St Winchester, SO23 9AX <i>Winchester Submarket</i></p>	Mountain Warehouse Prudential plc	6,738 Renewal Direct	May 2021 10 Years			

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

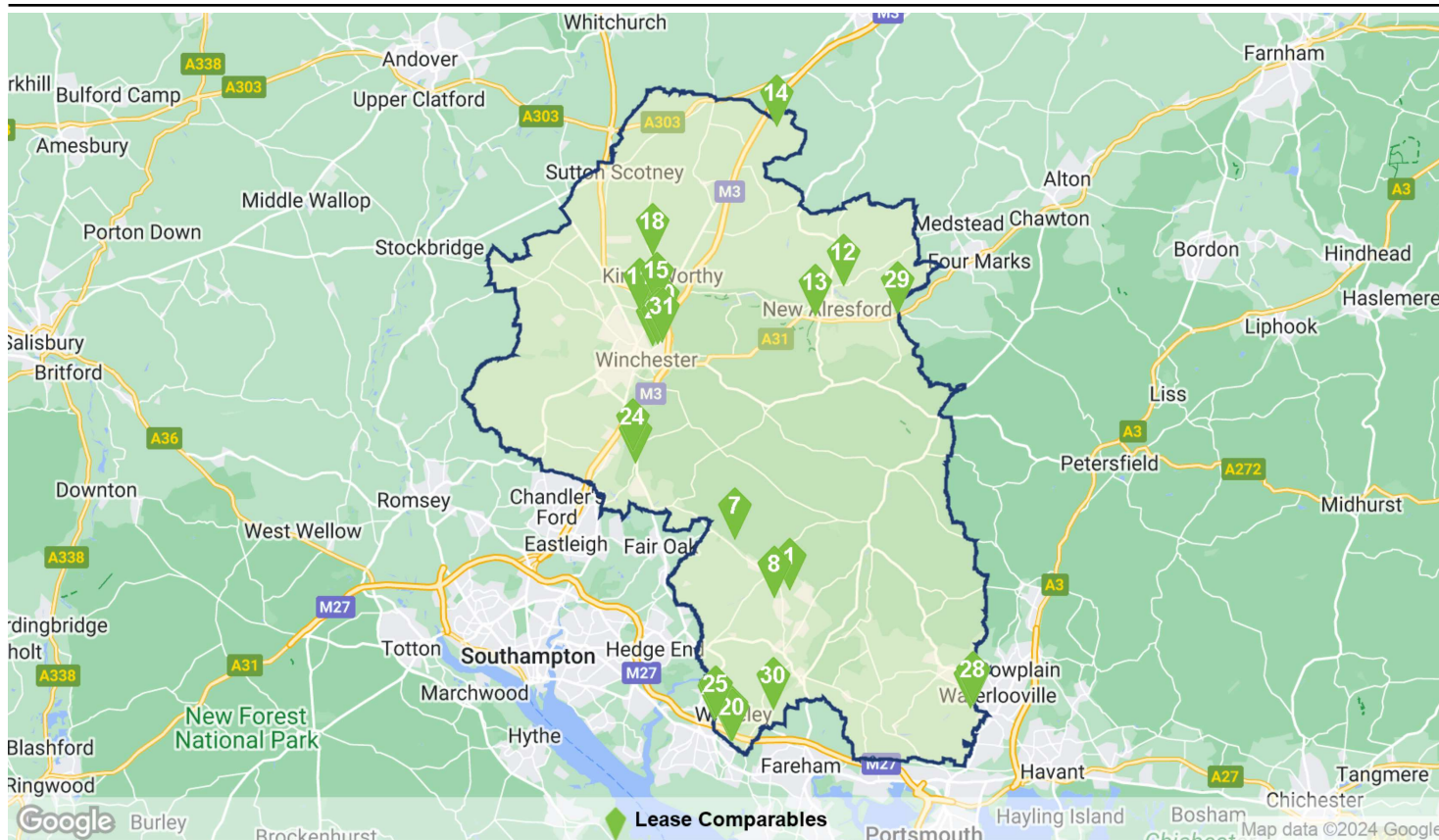
42

£9.82

£9.78

23

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	18	£6.00	£9.82	£10.22	£13.00
Achieved Rent Per SF	24	£4.54	£9.78	£10.43	£17.07
Effective Rent Per SF	5	£8.51	£10.21	£9.99	£17.07
Asking Rent Discount	7	-45.2%	-0.7%	0.0%	16.7%
TI Allowance	-	-	-	-	-
Rent Free Months	12	0	6	4	21

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	31	1	23	16	112
Deal Size	42	827	11,196	5,160	44,004
Deal in Months	26	12.0	102.0	120.0	240.0
Floor Number	42	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 Swanmore Rd	★★★★★	880	GRND	13/02/2024	New Lease	£11.36	Asking
2 Concorde Way	★★★★★	22,101	GRND,...	31/01/2024	New Lease	£13.00/fri	Asking
3 Easton Ln	★★★★★	1,724	GRND	11/12/2023	New Lease	£13.00	Achieved
4 Trilogy Concorde Way	★★★★★	44,004	GRND,1	24/11/2023	New Lease	£11.25/fri	Achieved
5 Gentian House Moorside Rd	★★★★★	3,787	GRND	13/10/2023	New Lease	£10.56/fri	Achieved
6 3 Main Rd	★★★★★	4,748	GRND	01/10/2023	New Lease	£8.42	Achieved
7 Stakes Ln	★★★★★	28,540	GRND	01/09/2023	New Lease	£9.50/fri	Achieved
8 Church House Farm Clewers HI	★★★★★	3,443	GRND,1	10/08/2023	New Lease	£11.62/fri	Asking
9 Proxima Park Houghton Av	★★★★★	43,287	GRND,...	19/07/2023	New Lease	-	-
10 Moorside Rd	★★★★★	41,423	GRND	06/06/2023	New Lease	£7.81	Achieved
11 Wellhouse Ln	★★★★★	6,354	GRND,1...	21/04/2023	Renewal	£17.07/fri	Effective
12 The Nythe Bighton Ln	★★★★★	18,028	GRND,1	19/12/2022	New Lease	£8.72	Achieved
13 Shelf House New Farm Rd	★★★★★	3,133	GRND	09/11/2022	New Lease	£5.00/fri	Achieved
14 Rownest Wood Ln	★★★★★	827	GRND	23/09/2022	New Lease	£9.00	Asking
3 Easton Ln	★★★★★	1,726	GRND	08/09/2022	New Lease	£11.50	Asking
15 The Foundry London Rd	★★★★★	7,532	GRND	08/09/2022	New Lease	-	-
16 Moorside Rd	★★★★★	10,249	GRND	01/09/2022	New Lease	£10.73	Asking
17 Solent Way	★★★★★	22,880	GRND,1	08/08/2022	New Lease	£4.54/fri	Achieved
18 The Old Dairy Kingswort... Stoke Charity Rd	★★★★★	2,150	GRND	05/08/2022	New Lease	£8.14/fri	Achieved
19 Trilogy Concorde Way	★★★★★	34,826	GRND,1	18/07/2022	New Lease	£10.35/fri	Achieved
20 Concorde Way	★★★★★	9,430	GRND,...	15/06/2022	New Lease	£11.00	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 Winnall Close	★★★★★	3,014	GRND,1	08/06/2022	New Lease	£12.27/fri	Achieved
17 Solent	★★★★★	27,563	GRND	26/05/2022	New Lease	£10.25/fri	Achieved
2 Concorde Way	★★★★★	2,947	GRND,...	01/04/2022	New Lease	-	-
22 9-10 Easton Ln	★★★★★	3,034	GRND	01/04/2022	Renewal	£16.23/fri	Achieved
23 Fulcrum 4 Solent Way	★★★★★	3,042	GRND,1	17/02/2022	New Lease	£12.98/fri	Achieved
24 7-8 Manor Farm	★★★★★	4,673	GRND	17/01/2022	New Lease	£9.11	Asking
25 Logistic City Whiteley Solent Way	★★★★★	8,764	GRND,1	05/12/2021	New Lease	£10.64	Achieved
14 Rownest Wood Ln	★★★★★	827	GRND	30/11/2021	New Lease	£8.50	Asking
21 Winnall Close	★★★★★	2,071	GRND	19/11/2021	New Lease	£15.93	Achieved
26 Houghton Ave	★★★★★	10,159	GRND	16/11/2021	New Lease	-	-
16 Moorside Rd	★★★★★	4,488	GRND	16/11/2021	New Lease	-	-
20 Concorde Way	★★★★★	20,071	GRND,...	15/08/2021	New Lease	£10.50	Achieved
27 Mayles Ln	★★★★★	1,430	GRND	10/08/2021	New Lease	£10.14	Asking
28 Houghton Ave	★★★★★	6,674	GRND,1	02/08/2021	New Lease	-	-
28 Houghton Ave	★★★★★	5,572	GRND,1	02/08/2021	New Lease	-	-
29 The Dene	★★★★★	7,278	GRND,1	01/07/2021	New Lease	£9.81	Asking
2 Concorde Way	★★★★★	22,208	GRND,...	11/06/2021	New Lease	£8.51/fri	Effective
20 Concorde Way	★★★★★	20,071	GRND,...	30/05/2021	New Lease	£9.99/fri	Effective
30 Mayles Ln	★★★★★	1,020	GRND	18/05/2021	New Lease	£10.29/fri	Effective
30 Mayles Ln	★★★★★	1,200	GRND	18/05/2021	New Lease	£8.75/fri	Effective
31 Easton Ln	★★★★★	3,061	GRND	14/05/2021	New Lease	£13.00	Asking

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Swanmore Rd Southampton, SO32 2LJ <i>Winchester Submarket</i>		880 New Direct	Mar 2024		£3.01/SF	
	Concorde Way Fareham, PO15 5RX <i>Winchester Submarket</i>	Hampshire County Council	22,101 New Direct	Feb 2024 10 Years		£5.13/SF	Feb 2029
	Easton Ln Winchester, SO23 7RJ <i>Winchester Submarket</i>	JCM Glass & Glazing Limited	1,724 New Direct	Dec 2023 10 Years	£13.00/SF	£5.07/SF	
	Trilogy Concorde Way Fareham, PO15 5RL <i>Winchester Submarket</i>	SAAB UK abr dn	44,004 New Direct	Nov 2023 10 Years	£11.25/SF	13 Mos at Start £3.84/SF	Nov 2028
	Gentian House Moorside Rd Winchester, SO23 7RX <i>Winchester Submarket</i>	Sophia Victoria Joy Ltd Gentian Property Investments Ltd	3,787 New Direct	Oct 2023 10 Years	£10.56/SF	£4.32/SF	Oct 2028 Oct 2028
	3 Main Rd Winchester, SO21 1BQ <i>Winchester Submarket</i>	Hertfordshire Community Meals Ltd Longdeal Limited	4,748 New Direct	Oct 2023 10 Years	£8.42/SF		


Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Stakes Ln Southampton, SO32 1FL <i>Winchester Submarket</i>		28,540 New Direct	Sep 2023 7 Years	£9.50/SF		
 	Church House Farm Clewers HI Southampton, SO32 2LN <i>Winchester Submarket</i>		3,443 New Direct	Sep 2023			
 	Proxima Park Houghton Av Waterlooville, PO7 3DU <i>Winchester Submarket</i>	Kite Packaging	43,287 New Direct	Jul 2023 15 Years			Jul 2023
 	Moorside Rd Winchester, SO23 7SS <i>Winchester Submarket</i>	Raeso Holdings Ltd Columbia Threadneedle Investmen...	41,423 New Assignment	Jun 2023	£7.81/SF	£2.63/SF	Aug 2025
 	Wellhouse Ln Winchester, SO23 7JY <i>Winchester Submarket</i>	AFI Uplift	6,354 Renewal Direct	Apr 2023 10 Years	£17.07/SF £17.07/SF	0 Mos £3.89/SF	Apr 2028 Apr 2028
 	The Nythe Brighton Ln Alresford, SO24 9RB <i>Winchester Submarket</i>	Fawn Interiors Studio Limited Chessland Estates Ltd	18,028 New Direct	Dec 2022 5 Years	£8.72/SF		



Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Shelf House New Farm Rd Alesford, SO24 9QE <i>Winchester Submarket</i>	Frameset UK Limited Amsell Group Limited	3,133 New Direct	Nov 2022 3 Years	£5.00/SF	£2.00/SF	
	Rownest Wood Ln Winchester, SO21 3BN <i>Winchester Submarket</i>	Mr M Wallis	827 New Direct	Oct 2022			
	Easton Ln Winchester, SO23 7RJ <i>Winchester Submarket</i>		1,726 New Direct	Oct 2022 1 Year			
	The Foundry London Rd Winchester, SO23 7QA <i>Winchester Submarket</i>	Temporary Bridges Limited	7,532 New Direct	Oct 2022			
	Moorside Rd Winchester, SO23 7RX <i>Winchester Submarket</i>	BlackRock Investment	10,249 New Direct	Oct 2022			
	Solent Fareham, PO15 7FT <i>Winchester Submarket</i>	Trimline Kier Group plc	22,880 New Direct	Aug 2022 10 Years	£4.54/SF	10 Mos at Start	Aug 2027













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Old Dairy Kingsworthy Farm Stoke Charity Rd Winchester, SO21 2RP <i>Winchester Submarket</i>	Venta Global Ltd Hazeley Group Limited	2,150 New Direct	Aug 2022 3 Years	£8.14/SF		Aug 2023...
 	Trilogy Concorde Way Fareham, PO15 5RL <i>Winchester Submarket</i>	Saab Seaeeye abrnd	34,826 New Direct	Jul 2022 10 Years	£10.35/SF	6 Mos at Start	Jul 2027
 	Concorde Way Fareham, PO15 5RX <i>Winchester Submarket</i>	Agventure Farms Hampshire County Council	9,430 New Direct	Jun 2022 10 Years	£11.00/SF		
 	Winnall Close Winchester, SO23 0LB <i>Winchester Submarket</i>	The Roasting Party Ltd Ares Management Corp	3,014 New Direct	Jul 2022 10 Years	£12.27/SF	3 Mos at Start £5.89/SF	Jul 2027
 	Solent Fareham, PO15 7FT <i>Winchester Submarket</i>	Mairon Freight Kier Group plc	27,563 New Direct	May 2022 10 Years	£10.25/SF	8 Mos at Start	
 	Concorde Way Fareham, PO15 5RX <i>Winchester Submarket</i>	Hampshire County Council	2,947 New Direct	Apr 2022			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	9-10 Easton Ln Winchester, SO23 7FA <i>Winchester Submarket</i>	Bath Zone Hargreaves	3,034 Renewal Direct	Aug 2022	£16.23/SF	0 Mos £6.00/SF	Sep 2032 Sep 2027
 	Fulcrum 4 Solent Way Fareham, PO15 7FT <i>Winchester Submarket</i>	Solent Automation Limited Protec plc	3,042 New Direct	Feb 2022 5 Years	£12.98/SF	1 Mo at Start	Feb 2025
 	7-8 Manor Farm Winchester, SO21 1HR <i>Winchester Submarket</i>		4,673 New Direct	Feb 2022 3 Years			
 	Logistic City Whiteley Solent Way Fareham, PO15 7FT <i>Winchester Submarket</i>	E-Globe Limited Kier Property Developments Ltd	8,764 New Direct	Aug 2022 5 Years	£10.64/SF		
 	Rownest Wood Ln Winchester, SO21 3BN <i>Winchester Submarket</i>	Mr M Wallis	827 New Direct	Dec 2021			
 	Winnall Close Winchester, SO23 0LB <i>Winchester Submarket</i>	Securitamem Installations Ares Management Corp	2,071 New Direct	Nov 2021 3 Years	£15.93/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Houghton Ave Waterlooville, PO7 7FZ <i>Winchester Submarket</i>	Pelham Healthcare Limited British Coal Staff Superannuation ...	10,159 New Direct	Nov 2021			
 	Moorside Rd Winchester, SO23 7RX <i>Winchester Submarket</i>	BlackRock Investment	4,488 New Direct	Dec 2021			
 	Concorde Way Fareham, PO15 5RX <i>Winchester Submarket</i>	Tuv Sud Hampshire County Council	20,071 New Direct	Aug 2021 15 Years	£10.50/SF		
 	Mayles Ln Fareham, PO17 5DY <i>Winchester Submarket</i>	First Century Investments Limited	1,430 New Direct	Oct 2021			
 	116 Houghton Waterlooville, PO7 7FZ <i>Winchester Submarket</i>	RVG Distribution Limited	6,674 New Direct	Sep 2021			
 	116 Houghton Waterlooville, PO7 7FZ <i>Winchester Submarket</i>	Rentokil Initial	5,572 New Direct	Sep 2021			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Dene Alesford, SO24 0BG <i>Winchester Submarket</i>	Callfords Limited	7,278 New Assignment	Sep 2021			
 	Concorde Way Fareham, PO15 5RX <i>Winchester Submarket</i>	Polycast Hampshire County Council	22,208 New Direct	Jun 2021 10 Years	£9.91/SF £8.51/SF	Spread Over	Jun 2026
 	Concorde Way Fareham, PO15 5RX <i>Winchester Submarket</i>	TÜV SÜD Hampshire County Council	20,071 New Direct	Oct 2021 20 Years	£10.50/SF £9.99/SF	7 Mos at Start	Oct 2031... Oct 2026...
 	Mayles Ln Fareham, PO17 5GY <i>Winchester Submarket</i>	Fair Ways First Century Investments Limited	1,020 New Direct	May 2021 9 Years	£10.29/SF £10.29/SF	0 Mos	May 2024... May 2024...
 	Mayles Ln Fareham, PO17 5GY <i>Winchester Submarket</i>	Fair Ways First Century Investments Limited	1,200 New Direct	May 2021 9 Years	£8.75/SF £8.75/SF	0 Mos	May 2024... May 2024...
 	Easton Ln Winchester, SO23 7FA <i>Winchester Submarket</i>	Hardcastle Six plc	3,061 New Direct	Jun 2021			

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

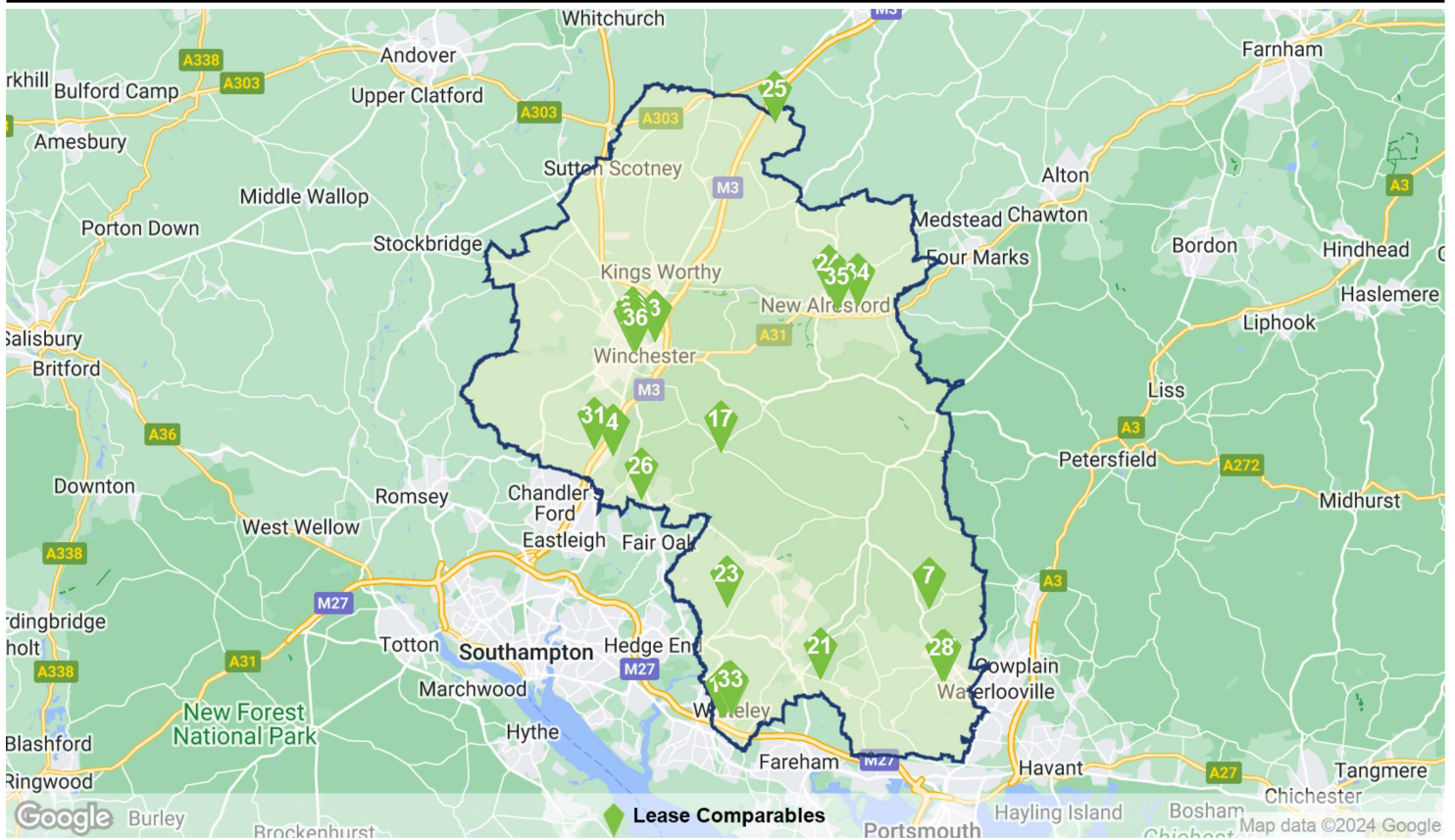
81

£18.05

£17.85

18

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	48	£10.98	£18.05	£18.25	£34.61
Achieved Rent Per SF	56	£6.43	£17.85	£17.20	£38.24
Effective Rent Per SF	4	£9.93	£20.47	£17.96	£27.00
Asking Rent Discount	32	-35.0%	6.8%	0.0%	58.0%
TI Allowance	1	£0.00	£0.00	£0.00	£0.00
Rent Free Months	10	0	5	4	22

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	59	1	18	12	82
Deal Size	81	127	4,266	1,272	105,504
Deal in Months	56	12.0	62.0	60.0	120.0
Floor Number	81	LL	RDJ	RDJ	5

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Parkway	★★★★★	4,664	1st	30/04/2024	New Lease	£16.00	Achieved
2 Anglo St James House 39A Southgate St	★★★★★	2,108	1st	05/04/2024	New Lease	£23.48/fri	Achieved
3 Optimum House Winnall Valley Rd	★★★★★	1,272	1st	01/04/2024	New Lease	£15.00	Asking
4 Southern House Sparrowgrove	★★★★★	8,263	GRND	19/03/2024	New Lease	£10.04/fri	Achieved
5 8A St Thomas St	★★★★★	1,118	GRND,1	12/02/2024	New Lease	£24.15/fri	Asking
6 Wykeham Court Victoria Rd	★★★★★	7,411	2nd	26/01/2024	New Lease	£27.00	Effective
7 1 East	★★★★★	581	GRND	23/01/2024	New Lease	£15.00	Achieved
8 Parkway	★★★★★	1,654	1st	19/01/2024	New Lease	£16.00/fri	Achieved
9 Forum 5 Parkway	★★★★★	3,917	1st	15/01/2024	New Lease	£16.50/fri	Achieved
10 7 Charlecote Mews	★★★★★	773	2nd	08/01/2024	New Lease	£15.52	Achieved
8 Parkway	★★★★★	3,516	1st	20/12/2023	New Lease	£16.00/fri	Achieved
11 Turnberry House, 4400 Parkway	★★★★★	3,162	1st	20/11/2023	New Lease	£17.00/fri	Achieved
12 41 Southgate St	★★★★★	276	2nd	01/10/2023	New Lease	£17.39	Achieved
13 Sherwood House 8 Upper High St	★★★★★	550	GRND,1	25/09/2023	New Lease	£35.82	Asking
14 19 Southgate St	★★★★★	604	1st	01/09/2023	New Lease	£14.90	Achieved
14 19 Southgate St	★★★★★	435	3rd	01/09/2023	New Lease	£17.93	Achieved
15 The Clock House Western Ct	★★★★★	873	GRND	01/09/2023	New Lease	£13.74/fri	Achieved
9 Forum 5 Parkway	★★★★★	11,442	1-2	22/08/2023	Renewal	£28.50/fri	Achieved
16 Sutton Manor	★★★★★	1,154	GRND	15/08/2023	New Lease	£15.00/fri	Achieved
17 Baybridge House Farm Belmore Hill Ln	★★★★★	803	GRND	11/07/2023	New Lease	£13.07/fri	Achieved
12 41 Southgate St	★★★★★	170	GRND	01/07/2023	New Lease	£38.24	Achieved

Lease Comps Summary

Lease Comps Report



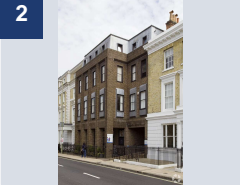






Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
18 Fusion 3 Parkway	★★★★★	8,850	1st	26/06/2023	New Lease	£19.49/fri	Achieved
19 Pureapps House 17A Staple Gdns	★★★★★	996	GRND	23/06/2023	New Lease	£21.59/fri	Asking
20 Regency House 2-4 Southgate St	★★★★★	1,185	1st	19/06/2023	New Lease	£25.00	Asking
20 Regency House 2-4 Southgate St	★★★★★	2,322	2nd	19/06/2023	New Lease	£25.00	Asking
21 The Barn Southwick Rd	★★★★★	660	GRND	01/05/2023	New Lease	£20.45/fri	Achieved
22 St Andrews House The Links	★★★★★	9,000	GRND,1	20/04/2023	New Lease	£15.48/fri	Achieved
23 The Barn Calcot Ln	★★★★★	1,821	GRND	18/04/2023	New Lease	£10.98/fri	Asking
24 Former Alresford Police... Station Rd	★★★★★	1,698	1st	06/04/2023	New Lease	£12.57/fri	Achieved
25 Rownest Wood Ln	★★★★★	462	GRND	03/04/2023	New Lease	£20.78	Achieved
3 Optimum House Winnall Valley Rd	★★★★★	1,272	1st	03/04/2023	New Lease	£15.00	Achieved
26 Leylands Business Park Nobs Crook	★★★★★	570	GRND	29/03/2023	New Lease	£18.42	Achieved
27 Birch House Forest Rd	★★★★★	2,078	GRND	02/03/2023	New Lease	£11.00/fri	Asking
18 Fusion 3 Parkway	★★★★★	5,450	1st	08/02/2023	New Lease	£19.00/fri	Achieved
28 Ralls House Forest	★★★★★	1,667	GRND	26/01/2023	New Lease	£9.93/fri	Effective
29 Cromwell House 15 Andover Rd	★★★★★	3,743	GRND	16/01/2023	New Lease	-	-
29 Cromwell House 15 Andover Rd	★★★★★	3,973	4th	16/01/2023	New Lease	-	-
29 Cromwell House 15 Andover Rd	★★★★★	688	5th	16/01/2023	New Lease	-	-
26 Leylands Business Park Nobs Crook	★★★★★	989	GRND	03/01/2023	New Lease	-	-
30 Staple Gdns	★★★★★	434	1st	26/12/2022	New Lease	£34.00	Asking
31 Poles Ln	★★★★★	607	GRND	22/12/2022	New Lease	£19.77	Asking
20 Regency House 2-4 Southgate St	★★★★★	2,047	LL,GRND	05/12/2022	New Lease	£23.00/fri	Achieved

Lease Comps Summary





Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
32 Star Lane House Staple Gdns	★★★★★	1,160	2nd	08/09/2022	New Lease	£24.14	Asking
12 41 Southgate St	★★★★★	321	LL	05/09/2022	New Lease	£28.03/fri	Achieved
30 Staple Gdns	★★★★★	310	GRND	26/08/2022	New Lease	£34.19	Achieved
30 Staple Gdns	★★★★★	657	GRND	01/08/2022	New Lease	£30.44	Achieved
33 Wentworth House 4400 Parkway	★★★★★	6,892	GRND,1	05/07/2022	New Lease	£13.72/fri	Effective
34 The Old Granary Bishops Sutton	★★★★★	1,008	GRND	01/07/2022	New Lease	£14.88	Achieved
35 The Old Granary Western Ct	★★★★★	1,008	GRND,1	01/07/2022	New Lease	£14.88	Achieved
36 Calpe House 20 Little Minster St	★★★★★	1,015	LL	23/06/2022	New Lease	£20.20/fri	Achieved

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Parkway Fareham, PO15 7AH <i>Winchester Submarket</i>	Carbon60 Ltd Craigard Property Trading Limited	4,664 New Direct	May 2024 5 Years	£16.00/SF	£6.64/SF	Apr 2027
 	Anglo St James House 39A Southgate St Winchester, SO23 9EH <i>Winchester Submarket</i>	Yearwood Limited	2,108 New Direct	Apr 2024 5 Years	£23.48/SF		
 	Optimum House Winnall Valley Rd Winchester, SO23 0LD <i>Winchester Submarket</i>	AGI Global Logistics Winchester City Council	1,272 New Direct	Apr 2024			
 	Southern House Sparrowgrove Winchester, SO21 2RU <i>Winchester Submarket</i>	Southern Health NHS Foundation Padmanor Investments Ltd	8,263 New Direct	Mar 2024 5 Years	£10.04/SF	£5.99/SF	
 	8A St Thomas St Winchester, SO23 9HE <i>Winchester Submarket</i>	Bloomsbury Properties Ltd	1,118 New Direct	Apr 2024		£8.26/SF	
 	Wykeham Court Victoria Rd Winchester, SO23 7RG <i>Winchester Submarket</i>	Rathbones Group PLC The Tannen Group	7,411 New Direct	Jan 2024 10 Years	£27.00/SF £27.00/SF		Nov 2029

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	1 East Waterlooville, PO7 4RS <i>Winchester Submarket</i>		581 New Direct	Jan 2024 3 Years	£15.00/SF	£4.26/SF	
 	Parkway Fareham, PO15 7AW <i>Winchester Submarket</i>	Praxis Real Estate Management Ltd	1,654 New Direct	Jan 2024 5 Years	£16.00/SF		
 	Forum 5 Parkway Fareham, PO15 7PA <i>Winchester Submarket</i>	Sedgwick Kennedy Wilson, Inc.	3,917 New Direct	Jan 2024 5 Years	£16.50/SF		
 	7 Charlecote Mews Winchester, SO23 8SR <i>Winchester Submarket</i>	FNZ	773 New Direct	Jan 2024	£15.52/SF		
 	Parkway Fareham, PO15 7AW <i>Winchester Submarket</i>	Accelerator Limited Praxis Real Estate Management Ltd	3,516 New Direct	Dec 2023 10 Years	£16.00/SF	£6.60/SF	
 	Turnberry House, 4400 Parkway Fareham, PO15 7FJ <i>Winchester Submarket</i>	CMME Mortgages & Protection Tonbridge Investments Ltd	3,162 New Direct	Nov 2023 2 Years	£17.00/SF		





Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
13	41 Southgate St Winchester, SO23 9EH <i>Winchester Submarket</i>	Winchester Financial Limited	276 New Direct	Oct 2023 1 Year	£17.39/SF		
14	 Sherwood House 8 Upper High St Winchester, SO23 8UT <i>Winchester Submarket</i>	NTS TRUSTEES LIMITED	550 New Direct	Oct 2023			
15	 19 Southgate St Winchester, SO23 9EB <i>Winchester Submarket</i>	19 Ss Limited	604 New Direct	Sep 2023 1 Year	£14.90/SF		
16	 19 Southgate St Winchester, SO23 9EB <i>Winchester Submarket</i>	QDM Limited 19 Ss Limited	435 New Direct	Sep 2023 1 Year	£17.93/SF		
17	 The Clock House Western Ct Alresford, SO24 0AA <i>Winchester Submarket</i>	Fox & Co Mr Toby Coles	873 New Direct	Sep 2023 5 Years	£13.74/SF		
18	 Forum 5 Parkway Fareham, PO15 7PA <i>Winchester Submarket</i>	NAAFI Kennedy Wilson, Inc.	11,442 Renewal Direct	Aug 2023 10 Years	£28.50/SF	£4.67/SF	Aug 2028





Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
19	 <p>Sutton Manor Alresford, SO24 0AA <i>Winchester Submarket</i></p>		1,154 New Direct	Aug 2023 6 Years	£15.00/SF	1 Mo at Start £6.92/SF	Aug 2026 Aug 2026
20	 <p>Baybridge House Farm Belmore Hill Ln Winchester, SO21 1JW <i>Winchester Submarket</i></p>	Shotover Systems UK Ltd	803 New Direct	Jul 2023 5 Years	£13.07/SF		
21	 <p>41 Southgate St Winchester, SO23 9EH <i>Winchester Submarket</i></p>	Winchester Financial Limited	170 New Direct	Jul 2023 1 Year	£38.24/SF		
22	 <p>Fusion 3 Parkway Fareham, PO15 7AD <i>Winchester Submarket</i></p>	Cleansing Service Group Limited Praxis Capital Ltd	8,850 New Direct	Jun 2023 10 Years	£19.49/SF		
23	 <p>Pureapps House 17A Staple Gdns Winchester, SO23 8SR <i>Winchester Submarket</i></p>		996 New Direct	Jun 2023			
24	 <p>Regency House 2-4 Southgate St Winchester, SO23 9EF <i>Winchester Submarket</i></p>	Palace Capital plc	1,185 New Direct	Jul 2023		£13.90/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Regency House 2-4 Southgate St Winchester, SO23 9EF <i>Winchester Submarket</i>	Palace Capital plc	2,322 New Direct	Jul 2023		£7.09/SF	
 	The Barn Southwick Rd Fareham, PO17 6HX <i>Winchester Submarket</i>	Dragon Armoury Ltd	660 New Direct	Jun 2023 5 Years	£20.45/SF	£5.67/SF	
	St Andrews House 4400 Parkway Fareham, PO15 7FJ <i>Winchester Submarket</i>	Newmedical Eye Health Clinic & S... JDI Property Holdings Limited	9,000 New Direct	Apr 2023 10 Years	£15.48/SF	£3.02/SF	
 	The Barn Calcot Ln Southampton, SO32 2BN <i>Winchester Submarket</i>	Dragon Armoury Ltd	1,821 New Direct	May 2023 10 Years		£2.48/SF	
 	Former Alresford Police Station Station Rd Alresford, SO24 9JG <i>Winchester Submarket</i>	The Naked Grape Hazeley Developments Ltd	1,698 New Direct	May 2023	£12.57/SF	6 Mos at Start	Apr 2026... Apr 2026...
 	Rownest Wood Ln Winchester, SO21 3BN <i>Winchester Submarket</i>	NHS Mr M Wallis	462 New Direct	Apr 2023 1 Year	£20.78/SF	£7.34/SF	


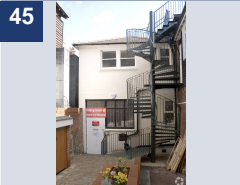
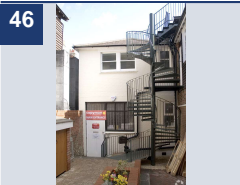


Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Optimum House Winnall Valley Rd Winchester, SO23 0LD <i>Winchester Submarket</i>	Winchester City Council	1,272 New Direct	Apr 2023 1 Year	£15.00/SF		
 	Leylands Business Park Nobs Crook Winchester, SO21 1TH <i>Winchester Submarket</i>	J2C	570 New Direct	Mar 2023 5 Years	£18.42/SF		
 	Birch House Forest Rd Waterlooville, PO7 6XP <i>Winchester Submarket</i>	Anglepoise Tradeamp Limited	2,078 New Direct	Apr 2023			
 	Fusion 3 Parkway Fareham, PO15 7AD <i>Winchester Submarket</i>	Randstad Group UK PCP III NO.2 LIMITED	5,450 New Direct	Feb 2023 5 Years	£19.00/SF		
 	Ralls House Forest Waterlooville, PO7 6XP <i>Winchester Submarket</i>	Serenity Digital Dylex Limited	1,667 New Direct	Jan 2023 10 Years	£9.93/SF £9.93/SF	0 Mos £3.44/SF	Jan 2028 Jan 2026...
 	Cromwell House 15 Andover Rd Winchester, SO23 7EW <i>Winchester Submarket</i>	Winchester Properties Ltd	3,743 New Direct	Feb 2023			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Cromwell House 15 Andover Rd Winchester, SO23 7EW <i>Winchester Submarket</i>	Winchester Properties Ltd	3,973 New Direct	Feb 2023			
	Cromwell House 15 Andover Rd Winchester, SO23 7EW <i>Winchester Submarket</i>	Winchester Properties Ltd	688 New Direct	Feb 2023			
	Leylands Business Park Nobs Crook Winchester, SO21 1TH <i>Winchester Submarket</i>		989 New Direct	Feb 2023			
	Staple Gdns Winchester, SO23 8SR <i>Winchester Submarket</i>		434 New Direct	Dec 2022		£10.12/SF	
	Poles Ln Winchester, SO21 2DZ <i>Winchester Submarket</i>	Bendall Pension Scheme Ltd	607 New Direct	Dec 2022			
	Regency House 2-4 Southgate St Winchester, SO23 9EF <i>Winchester Submarket</i>	Ward Williams Associates Palace Capital plc	2,047 New Direct	Dec 2022 5 Years	£23.00/SF		Dec 2025













Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Star Lane House Staple Gdns Winchester, SO23 8SR <i>Winchester Submarket</i>		1,160 New Direct	Oct 2022			
	41 Southgate St Winchester, SO23 9EH <i>Winchester Submarket</i>	Winchester Financial Limited	321 New Direct	Sep 2022 1 Year	£28.03/SF	£10.97/SF	
	Staple Gdns Winchester, SO23 8SR <i>Winchester Submarket</i>	ITCHEN GROUP	310 New Direct	Aug 2022 1 Year	£34.19/SF		
	Staple Gdns Winchester, SO23 8SR <i>Winchester Submarket</i>	Skin Solace Ltd	657 New Direct	Aug 2022 1 Year	£30.44/SF		
	Wentworth House 4400 Parkway Fareham, PO15 7FJ <i>Winchester Submarket</i>	Onecom Ridown Group	6,892 New Direct	Jul 2022 10 Years	£13.72/SF £13.72/SF	0 Mos £7.06/SF	Jul 2027
	The Old Granary Bishops Sutton Alresford, SO24 0AA <i>Winchester Submarket</i>	Charles Barry White Mr Toby Coles	1,008 New Direct	Jul 2022 2 Years	£14.88/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
49	 <p>The Old Granary Western Ct Alresford, SO24 0AA <i>Winchester Submarket</i></p>	Barry White	1,008 New Direct	Jul 2022 5 Years	£14.88/SF	£22.82/SF	
50	 <p>Calpe House 20 Little Minster St Winchester, SO23 9HB <i>Winchester Submarket</i></p>	Sass Edge Ltd	1,015 New Direct	Jun 2022 5 Years	£20.20/SF		Jun 2023
51	 <p>Prism 1650 Parkway Fareham, PO15 7AH <i>Winchester Submarket</i></p>	Agventure Farms Ltd Fortis Property Investment LLP	1,636 New Direct	Jun 2022			
52	 <p>Newfrith House 21 Hyde St Winchester, SO23 7DR <i>Winchester Submarket</i></p>	Shorewood Homes Ltd Hyde Abbey House Limited	3,324 New Direct	Jun 2022			
53	 <p>St Andrews House 4400 Parkway Fareham, PO15 7FJ <i>Winchester Submarket</i></p>	Giganet JDI Property Holdings Limited	1,983 New Direct	Nov 2022 5 Years	£18.15/SF		Nov 2027
54	 <p>Block A Mayles Ln Fareham, PO17 5DY <i>Winchester Submarket</i></p>	Mathematics of Self Limited First Century Management Ltd	675 New Direct	May 2022 6 Years	£11.85/SF		





Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Block A Mayles Ln Fareham, PO17 5DY <i>Winchester Submarket</i>	Aggreko Ltd First Century Management Ltd	675 New Direct	May 2022 6 Years	£11.85/SF		
 	Sunley House 46 Jewry St Winchester, SO23 8RY <i>Winchester Submarket</i>	Oxbridge Associates Charities Property Unit Trust	923 New Direct	Apr 2022 5 Years	£25.00/SF		Apr 2027
 	4 Charlecote Mews Staple Gdns Winchester, SO23 8SR <i>Winchester Submarket</i>	Marble Accounting Limited Newspan Holdings Limited	127 New Direct	May 2022 2 Years	£37.79/SF		
 	Charlecote Mews Staple Gdns Winchester, SO23 8SR <i>Winchester Submarket</i>	Achive Ltd Hollowcrest Developments Ltd	127 New Direct	Apr 2022 3 Years	£33.07/SF		
 	Charlecote Mews 5-5A Staple Gdns Winchester, SO23 8SR <i>Winchester Submarket</i>	Assore International Holdings Limit... Rusa Consulting Ltd	1,798 New Direct	Mar 2022 5 Years	£25.00/SF	£4.78/SF	
 	Parkway Fareham, PO15 7AY <i>Winchester Submarket</i>	Saltus Partners Llp IWG	4,019 New Sublease	Mar 2022	£12.44/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Forum 5 Parkway Fareham, PO15 7PA <i>Winchester Submarket</i>	NAAFI Kennedy Wilson, Inc.	3,917 New Direct	Mar 2022 5 Years	£26.00/SF	5 Mos at Start	
	Fusion 3 Parkway Fareham, PO15 7AD <i>Winchester Submarket</i>	Optegra PCP III NO.2 LIMITED	13,863 Renewal Direct	Nov 2024 5 Years		3 Mos at Start	
	White Hart Stables Bank St Southampton, SO32 1AN <i>Winchester Submarket</i>		494 New Direct	Feb 2022 5 Years	£14.17/SF		
	Dolphin House Itchen Abbas Winchester, SO21 1BQ <i>Winchester Submarket</i>	Nicholas Howard Limited	554 New Direct	Jan 2022 5 Years	£17.79/SF		
	41 Southgate St Winchester, SO23 9EH <i>Winchester Submarket</i>	Eleos Psychology Winchester Financial Limited	156 New Direct	Feb 2022 1 Year	£34.62/SF		
	Ashburton Courts Upper High St Winchester, SO23 8UT <i>Winchester Submarket</i>	Hampshire County Council	105,504 New Direct				

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Prism 1650 Parkway Fareham, PO15 7AH <i>Winchester Submarket</i>	Crayfern Homes Limited Fortis Property Investment LLP	4,666 New Direct	Jan 2022			
 	Parkway Fareham, PO15 7AH <i>Winchester Submarket</i>	ARK Computer Repair Ltd Craigard Property Trading Limited	987 New Direct	Nov 2021 10 Years	£17.00/SF		
 	Fusion 2 Parkway Fareham, PO15 7AB <i>Winchester Submarket</i>	DTC Threadneedle UK Property	44,914 Renewal Direct	Nov 2021 10 Years		Spread Over £4.79/SF	Oct 2026 Nov 2026
 	Pump House Garnier Rd Winchester, SO23 9QG <i>Winchester Submarket</i>	The Pump House Winchester Limit... Winchester College	6,735 New Direct	Oct 2021 10 Years	£13.81/SF	6 Mos at Start	
 	32A Staple Gdns Winchester, SO23 8SR <i>Winchester Submarket</i>	Thinking Web Ltd T P Trustees Limited	470 New Direct	Oct 2021 6 Years	£23.40/SF		
 	Cromwell House 15 Andover Rd Winchester, SO23 7EW <i>Winchester Submarket</i>	Continuum Ltd	3,743 New Direct	Oct 2021			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	29 High St Winchester, SO23 9BL <i>Winchester Submarket</i>	TBC Company	1,165 New Sublease	Sep 2021 5 Years	£6.43/SF	£6.42/SF	
 	Forum 4 Parkway Fareham, PO15 7PA <i>Winchester Submarket</i>	Giganet Alchemy Asset Management Ltd	9,117 New Direct	Nov 2021 10 Years	£10.75/SF £22.19/SF	3 Mos at Start	Nov 2026 Nov 2026
 	Cromwell House 15 Andover Rd Winchester, SO23 7EW <i>Winchester Submarket</i>		4,661 New Direct	Oct 2021 2 Years	£20.00/SF		
 	3-4 St Clement St Winchester, SO23 9DR <i>Winchester Submarket</i>		1,426 New Direct	Jul 2021 5 Years	£18.14/SF	6 Mos at Start	Jul 2023
 	5-5A City Rd Winchester, SO23 8SD <i>Winchester Submarket</i>	Killian-Dawson Taylor Tripp Ltd	769 New Direct	Jul 2021	£13.00/SF	£6.55/SF	
 	Parkway Fareham, PO15 7AW <i>Winchester Submarket</i>	Praxis Real Estate Management Ltd	2,735 New Direct	Jun 2021			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Prism 1650 Parkway Fareham, PO15 7AH <i>Winchester Submarket</i>	SWECO UK Ltd Fortis Property Investment LLP	1,350 New Direct	May 2021 5 Years	£17.41/SF		May 2024 May 2024
	Troon House 4400 Parkway Fareham, PO15 7FJ <i>Winchester Submarket</i>	Hampshire Business Computers Ltd	2,138 New Direct	Jun 2021		£13.89/SF	
	Prism 1650 Parkway Fareham, PO15 7AH <i>Winchester Submarket</i>	Perfect Data Solutions Limited Fortis Property Investment LLP	3,330 New Direct	Oct 2021 7 Years			