

Units	Tenant	Unit (sqft)*	% Floor area	Lease Start	Lease Breaks	Lease End	Rent Review	Unexpired Lease Term	Passing Rent p.a	Rent per sq ft	Rateable Value	1954 Act Protected (Yes / No)	EPC
1 and 2	Smiths Environmental Products Ltd	21,701	53%	29/09/2014	N/A	28/09/2026	N/A	1.6	£ 125,000	£ 5.76	£ 145,000	Yes	D
3	West One Wood Flooring International Ltd	2,224	5%	02/03/2020	02/03/2026 02/03/2029	01/03/2031	02/03/2026 02/03/2029	6.1	£ 17,500	£ 7.87	£ 17,500	Yes	E
4	Rudiemods Ltd	1,962	5%	18/04/2019	N/A	24/03/2026	25/03/2025	1.1	£ 14,435	£ 7.36	£ 14,250	No	C
5	Michael Terry Poole	1,964	5%	25/03/2014	N/A	24/03/2026	25/03/2025	1.1	£ 14,435	£ 7.35	£ 14,000	Yes	C
6	EPS Services & Tooling Ltd	2,404	6%	25/12/2020	24/12/2026 24/12/2029	24/12/2032	24/12/2026 24/12/2029	7.9	£ 18,000	£ 7.49	£ 16,750	Yes	C
7	Kingdom Industrial Supplies Ltd	2,313	6%	21/07/2022	20/07/2025 20/07/2028 20/07/2031	20/07/2034	21/07/2027 21/07/2032	9.5	£ 18,500	£ 8.00	£ 13,000	No	D
7a	Ms E-Rringshaw T/A Chameleon Theatre Arts	1,207	3%	11/07/2024	01/07/2027	10/07/2029	01/07/2027	4.4	£ 18,000	£ 14.91	£ 10,750	No	D
8 and 9	H & V 2000 Ltd	4,110	10%	25/03/2018	25/03/2026	24/03/2030	25/03/2026	5.1	£ 30,233	£ 7.36	£ 30,000	Yes	E
Container	H & V 2000 Ltd	20ft	N/A	01/06/2024	N/A	31/05/2027	N/A	2.3	£ 960	N/A	N/A	No	N/A
10	Sol Fuels Ltd	1,292	3%	06/02/2024	N/A	05/02/2027	N/A	2.0	£ 13,200	£ 10.22	£ 12,500	No	D
11	Dold Industries Ltd	1,688	4%	01/09/2024	26/03/2028 26/03/2032	31/08/2036	26/03/2028 26/03/2032	11.6	£ 20,500	£ 12.14	£ 13,500	Yes	E
		40,865	100%						£ 290,763		£ 287,250		

* All measurements are taken from the ground and do not include tenants fixtures or fittings. Units 1, 2, 10 and 11 have been measured using GIA. Unit 7a has been measured using IPMS 3. All other measurements have been supplied by the client from the insurance schedule.