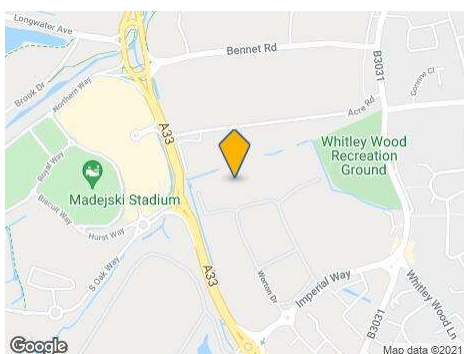


### 1 Worton Dr

Reading, RG2 0TG - Reading Submarket



#### TENANT

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

#### LEASE

SF Leased: **10,971 SF**  
Sign Date: **Feb 2021**  
Space Use: **Industrial**  
Lease Type: **Direct**  
Floor: **GRND, 1 Floor**  
Suite: **B6**

#### RENTS

Asking Rent: **£11.50/SF**  
Starting Rent: **£11.50/SF**

#### CONCESSIONS AND BUILDOUT

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

#### LEASE TERM

Start Date: **Feb 2021**

#### PROPERTY EXPENSES

Service: **Fully Repairing & In...**

#### TIME ON MARKET

Date On Market: **Sep 2020**  
Date Off Market: **Feb 2021**  
Months on Market: **5 Months**

#### TIME VACANT

Date Occupied: **Feb 2021**

#### MARKET AT LEASE

| Vacancy Rates      | 2021 Q1 | YOY     |
|--------------------|---------|---------|
| Current Building   | 0.0%    | ↔ 0.0%  |
| Submarket 2-4 Star | 4.2%    | ▼ -0.7% |
| Market Overall     | 4.7%    | ▲ 1.1%  |

| Same Store Asking Rent/SF | 2021 Q1 | YOY    |
|---------------------------|---------|--------|
| Current Building          | £11.50  | ▲ 2.2% |
| Submarket 2-4 Star        | £10.78  | ▲ 4.4% |
| Market Overall            | £11.61  | ▲ 4.0% |

| Submarket Leasing Activity | 2021 Q1 | YOY     |
|----------------------------|---------|---------|
| 12 Mo. Leased SF           | 326,877 | ▼ -2.2% |
| Months On Market           | 10.3    | ▲ 1.2   |

#### LEASING REP

**Lambert Smith Hampton Ltd**

25-31 London St  
Reading, RG1 4PS  
Philip Hunter 0118 960 6911

**Haslams Surveyors LLP**

17 Friar St  
Reading, RG1 1DB  
Neil Seager 0118 921 1516  
Ed Ponting 0118 921 1500

**JLL**

30 Warwick  
London, W1B 5NH  
Shaun Rogerson 020 7087 5307

**JLL**

4 Longwalk Road  
Uxbridge, UB11 1FE  
Jake Harris 020 8759 4141

| PROPERTY       |            |                   |           |
|----------------|------------|-------------------|-----------|
| Property Type: | Industrial | Rentable Area:    | 46,786 SF |
| Status:        | Built 1989 | Stories:          | 2         |
| Tenancy:       | Multi      | Floor Size:       | 38,585 SF |
| Construction:  | Steel      | Ceiling Height:   | 21'7"     |
|                |            | Vacancy at Lease: | 0.0%      |
|                |            | Land Acres:       | 28.18     |

### 2 Nimrod Way

Reading, RG2 0EB - Reading Submarket



#### TENANT

|              |                               |
|--------------|-------------------------------|
| Tenant Name: | Dorsey Construction Materials |
| Industry:    | Wholesaler                    |
| SIC:         | Construction Materials        |

#### LEASE

|             |                      |
|-------------|----------------------|
| SF Leased:  | 11,883 SF            |
| Sign Date:  | Jan 2020             |
| Space Use:  | Industrial           |
| Lease Type: | Direct               |
| Floor:      | P GRND, P MEZZ, P... |
| Suite:      | Unit 11              |

#### RENTS

|                 |          |
|-----------------|----------|
| Starting Rent:  | £5.06/SF |
| Effective Rent: | £4.79/SF |

#### CONCESSIONS AND BUILDOUT

|                 |          |
|-----------------|----------|
| Mo. Free Rents: | 5 Months |
|-----------------|----------|

#### LEASE TERM

|                  |                   |
|------------------|-------------------|
| Start Date:      | Jan 2020          |
| Expiration Date: | Jan 2030          |
| Lease Term:      | 10 Years          |
| Breaks:          | Tenant - Jan 2025 |
| Reviews:         | Jan 2025          |

#### PROPERTY EXPENSES

|                 |          |
|-----------------|----------|
| Service Charge: | Withheld |
|-----------------|----------|

#### MARKET AT LEASE

| Vacancy Rates      | 2020 Q1 | YOY      |
|--------------------|---------|----------|
| Current Building   | 0.0%    | ▼ -11.3% |
| Submarket 2-4 Star | 5.0%    | ▼ -1.6%  |
| Market Overall     | 3.7%    | ▼ -1.2%  |

| Same Store Asking Rent/SF | 2020 Q1 | YOY    |
|---------------------------|---------|--------|
| Current Building          | £8.00   | ↔ 0.0% |
| Submarket 2-4 Star        | £10.33  | ▲ 5.3% |
| Market Overall            | £11.16  | ▲ 5.3% |

| Submarket Leasing Activity | 2020 Q1 | YOY     |
|----------------------------|---------|---------|
| 12 Mo. Leased SF           | 334,329 | ▲ 68.7% |
| Months On Market           | 9.2     | ▼ -1.5  |

#### PROPERTY

|                |                        |                   |           |
|----------------|------------------------|-------------------|-----------|
| Property Type: | Industrial             | Rentable Area:    | 63,642 SF |
| Status:        | Built Sep 1980         | Stories:          | 2         |
| Tenancy:       | Multi                  | Floor Size:       | 46,638 SF |
| Construction:  | Steel                  | Ceiling Height:   | 20'-26'3" |
| Parking:       | 58 Surface Spaces a... | Vacancy at Lease: | 0.0%      |
|                |                        | Land Acres:       | 4.70      |

#### LEASE NOTES

This lease comp has been confirmed with details registered at HM Land Registry under title number BK507377 . Sections 24-28 of the Landlord Tenant Act 1954 are excluded. The service charge will be a fair and proportional amount of the tenants expenditure. The rent will be reviewed inline with the open market rent. The tenant may exercise the break clause given a notice of 6 months is provided to the landlord.

### 2 Nimrod Way

Reading, RG2 0EB - Reading Submarket



#### TENANT

|              |                             |
|--------------|-----------------------------|
| Tenant Name: | LDJ Sheet Metal Engineering |
| Industry:    | Manufacturing               |
| SIC:         | Metalworking Machinery      |

#### LEASE

|             |            |
|-------------|------------|
| SF Leased:  | 6,028 SF   |
| Sign Date:  | Jul 2019   |
| Space Use:  | Industrial |
| Lease Type: | Direct     |
| Floor:      | GRND Floor |
| Suite:      | Unit 6     |

#### RENTS

|                 |          |
|-----------------|----------|
| Starting Rent:  | £8.05/SF |
| Effective Rent: | £7.70/SF |

#### CONCESSIONS AND BUILDOUT

|                 |          |
|-----------------|----------|
| Mo. Free Rents: | 4 Months |
|-----------------|----------|

#### LEASE TERM

|                  |                   |
|------------------|-------------------|
| Start Date:      | Jul 2019          |
| Expiration Date: | Jul 2029          |
| Lease Term:      | 10 Years          |
| Breaks:          | Tenant - Jul 2024 |
| Reviews:         | Jul 2024          |

#### PROPERTY EXPENSES

|                 |          |
|-----------------|----------|
| Service Charge: | Withheld |
|-----------------|----------|

#### MARKET AT LEASE

| Vacancy Rates      | 2019 Q3 | YOY      |
|--------------------|---------|----------|
| Current Building   | 0.0%    | ▼ -11.3% |
| Submarket 2-4 Star | 5.9%    | ▼ -1.3%  |
| Market Overall     | 4.1%    | ▼ -0.5%  |

| Same Store Asking Rent/SF | 2019 Q3 | YOY    |
|---------------------------|---------|--------|
| Current Building          | £8.00   | ↔ 0.0% |
| Submarket 2-4 Star        | £10.09  | ▲ 6.1% |
| Market Overall            | £10.91  | ▲ 6.2% |

| Submarket Leasing Activity | 2019 Q3 | YOY      |
|----------------------------|---------|----------|
| 12 Mo. Leased SF           | 305,442 | ▼ -53.7% |
| Months On Market           | 6.8     | ▼ -4.8   |

#### TIME VACANT

|                |          |
|----------------|----------|
| Date Occupied: | Jul 2019 |
|----------------|----------|

#### PROPERTY

|                |                        |                   |           |
|----------------|------------------------|-------------------|-----------|
| Property Type: | Industrial             | Rentable Area:    | 63,642 SF |
| Status:        | Built Sep 1980         | Stories:          | 2         |
| Tenancy:       | Multi                  | Floor Size:       | 46,638 SF |
| Construction:  | Steel                  | Ceiling Height:   | 20'-26'3" |
| Parking:       | 58 Surface Spaces a... | Vacancy at Lease: | 0.0%      |
|                |                        | Land Acres:       | 4.70      |

#### LEASE NOTES

This lease comp has been confirmed with details registered at HM Land Registry under title number BK501745 . Sections 24-28 of the Landlord Tenant Act 1954 are excluded. The service charge will be a fair and proportional amount of the tenants expenditure. The rent will be reviewed inline with the open market rent. The tenant may exercise the break clause given a notice of 6 months is provided to the landlord.

### 3 15 Boulton Rd

Reading, RG2 0NF - Reading Submarket



#### TENANT

|              |                           |
|--------------|---------------------------|
| Tenant Name: | Lama Ltd                  |
| Industry:    | Manufacturing             |
| SIC:         | Women Hosiery, Excp Socks |

#### LEASE

|            |                   |
|------------|-------------------|
| SF Leased: | 10,025 SF         |
| Sign Date: | Jun 2019          |
| Space Use: | Industrial        |
| Floor:     | P 1, P GRND Floor |

#### LEASE TERM

|             |          |
|-------------|----------|
| Start Date: | Jun 2019 |
|-------------|----------|

#### PROPERTY

|                |            |                   |           |
|----------------|------------|-------------------|-----------|
| Property Type: | Industrial | Rentable Area:    | 10,500 SF |
| Status:        | Built 1970 | Stories:          | 1         |
| Tenancy:       | Single     | Floor Size:       | 10,025 SF |
| Construction:  | Masonry    | Vacancy at Lease: | 0.0%      |
|                |            | Land Acres:       | 0.28      |

#### MARKET AT LEASE

| Vacancy Rates      | 2019 Q2 | YOY     |
|--------------------|---------|---------|
| Current Building   | 0.0%    | ↔ 0.0%  |
| Submarket 1-3 Star | 5.2%    | ▼ -0.1% |
| Market Overall     | 4.7%    | ▼ -0.6% |

| Same Store Asking Rent/SF | 2019 Q2 | YOY    |
|---------------------------|---------|--------|
| Current Building          | -       | -      |
| Submarket 1-3 Star        | £9.94   | ▲ 6.0% |
| Market Overall            | £10.75  | ▲ 6.1% |

| Submarket Leasing Activity | 2019 Q2 | YOY      |
|----------------------------|---------|----------|
| 12 Mo. Leased SF           | 279,115 | ▼ -59.6% |
| Months On Market           | 5.5     | ▼ -3.0   |