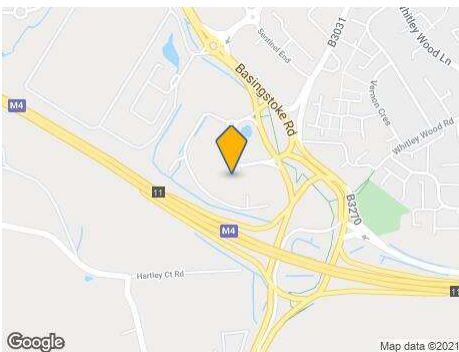


1 Basingstoke Rd - Reading International

Reading, RG2 0PN - Reading Fringe Submarket



TENANT

Tenant Name:	Mavenir
Industry:	Professional, Scientific, and Technical Services
SIC:	Computer Programming Svc

LEASE

SF Leased:	7,659 SF
Sign Date:	Sep 2020
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Starting Rent:	£32.75/SF
Effective Rent:	£32.75/SF

PROPERTY EXPENSES

Service:	Fully Repairing & In...
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LEASE TERM

Start Date:	Dec 2020
Expiration Date:	Nov 2025
Lease Term:	5 Years

TIME VACANT

Date Occupied:	Dec 2020
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MARKET AT LEASE

Vacancy Rates	2020 Q3	YOY
Current Building	42.7%	↔ 0.0%
Submarket 3-5 Star	14.5%	▼ -0.6%
Market Overall	7.9%	↔ 0.0%

Same Store Asking Rent/SF	2020 Q3	YOY
Current Building	£35.00	↔ 0.0%
Submarket 3-5 Star	£30.14	▼ -0.2%
Market Overall	£23.72	▲ 0.8%

Submarket Leasing Activity	2020 Q3	YOY
12 Mo. Leased SF	152,436	▼ -66.3%
Months On Market	31.9	▲ 8.3

LEASING REP

Cushman & Wakefield
43-46 Portman Sq
London, W1H 6LY
Jamie Renison 020 7152 5421

TENANT REP

DeVono Cresa
10 Bloomsbury Way
London, WC1A 2SL
Charlie Chell 020 7096 9911

PROPERTY

Property Type:	Office
Status:	Built 2001
Tenancy:	Multi
Construction:	Steel
Parking:	236 Surface Spaces...

Rentable Area:	400,000 SF
Stories:	4
Floor Size:	89,923 SF
Vacancy at Lease:	42.7%
Land Acres:	2.07

2 25-27 Boulton Rd

Reading, RG2 0NH - Reading Submarket



TENANT

Tenant Name: **KLS Martin**

LEASE

SF Leased: **4,840 SF**
 Sign Date: **Mar 2020**
 Space Use: **Office**
 Lease Type: **Direct**
 Floor: **GRND, 1 Floor**

RENTS

Asking Rent: **£12.25/SF**
 Starting Rent: **£12.25/SF**

CONCESSIONS AND BUILDOUT

Asking Discount: **0.00%**

LEASE TERM

Start Date: **Mar 2020**
 Expiration Date: **Mar 2030**
 Lease Term: **10 Years**
 Breaks: **Tenant - Mar 2025**

PROPERTY EXPENSES

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

TIME ON MARKET

Date On Market: **Mar 2019**
 Date Off Market: **Mar 2020**
 Months on Market: **12 Months**

TIME VACANT

Date Vacated: **Apr 2019**
 Date Occupied: **Mar 2020**
 Months Vacant: **10 Months**

MARKET AT LEASE

Vacancy Rates	2020 Q1	YOY
Current Building	47.4%	▼ -0.6%
Submarket 1-3 Star	-	-
Market Overall	-	-

Same Store Asking Rent/SF	2020 Q1	YOY
Current Building	£12.25	↔ 0.0%
Submarket 1-3 Star	-	-
Market Overall	-	-

Submarket Leasing Activity	2020 Q1	YOY
12 Mo. Leased SF	-	-
Months On Market	-	-

LEASING REP

Sharps Commercial

Abbey Sq
 Reading, RG1 2BE
 Henry Bellamy-Rosser 0118 467 6983
 Alec White 0118 939 1600

PROPERTY

Property Type:	Flex	Rentable Area:	10,217 SF
Status:	Built 1970	Stories:	2
Tenancy:	Multi	Floor Size:	5,108 SF
Construction:	Masonry	Vacancy at Lease:	47.4%
Parking:	10 free Surface Spa...	Land Acres:	0.26

3 Imperial Way - Pacific House

Reading, RG2 0TD - Reading Fringe Submarket



TENANT

Tenant Name:	Campbell Parker
Industry:	Professional, Scientific, and Technical Services
SIC:	Attorneys

LEASE

SF Leased:	14,600 SF
Sign Date:	Jul 2019
Space Use:	Office
Lease Type:	Sublease
Floor:	2nd Floor

RENTS

Starting Rent:	£1.47/SF
Effective Rent:	£1.36/SF
Escalations:	\$0.07 Annual

CONCESSIONS AND BUILDOUT

Mo. Free Rents:	11 Months
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LEASE TERM

Start Date:	Jul 2019
Expiration Date:	Jun 2029
Lease Term:	10 Years
Breaks:	Mutual - Jun 2024,...
Reviews:	Jul 2024

TIME VACANT

Date Occupied:	Jul 2019
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MARKET AT LEASE

Vacancy Rates	2019 Q3	YOY
Current Building	7.9%	▼ -43.9%
Submarket 2-4 Star	-	-
Market Overall	-	-

Same Store Asking Rent/SF	2019 Q3	YOY
Current Building	£23.75	↔ 0.0%
Submarket 2-4 Star	-	-
Market Overall	-	-

Submarket Leasing Activity	2019 Q3	YOY
12 Mo. Leased SF	-	-
Months On Market	-	-

PROPERTY

Property Type:	Office	Rentable Area:	57,086 SF
Status:	Built 1987	Stories:	3
Tenancy:	Multi	Floor Size:	17,549 SF
Construction:	Steel	Vacancy at Lease:	7.9%
Parking:	40 Surface Spaces a...	Land Acres:	3.77

3 Imperial Way - Pacific House

Reading, RG2 0TD - Reading Fringe Submarket



TENANT

Tenant Name:	Node4
Industry:	Information
SIC:	Computer Related Services

LEASE

SF Leased:	4,250 SF
Sign Date:	Jun 2019
Space Use:	Office
Lease Type:	Direct
Floor:	GRND Floor

RENTS

Starting Rent:	£23.00/SF
Effective Rent:	£23.00/SF

CONCESSIONS AND BUILDOUT

Mo. Free Rents:	0 Months
Buildout Status:	Full Build-Out

LEASE TERM

Start Date:	Jan 2020
Expiration Date:	Jul 2021
Lease Term:	1 Year 6 Months

PROPERTY EXPENSES

Service Charge:	Withheld
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TIME ON MARKET

Date On Market:	Jul 2014
Date Off Market:	Feb 2015
Months on Market:	60 Months

TIME VACANT

Date Vacated:	Jul 2014
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MARKET AT LEASE

Vacancy Rates	2019 Q2	YOY
Current Building	7.9%	▼ -43.9%
Submarket 2-4 Star	-	-
Market Overall	-	-

Same Store Asking Rent/SF	2019 Q2	YOY
Current Building	£23.75	↔ 0.0%
Submarket 2-4 Star	-	-
Market Overall	-	-

Submarket Leasing Activity	2019 Q2	YOY
12 Mo. Leased SF	-	-
Months On Market	-	-

PROPERTY

Property Type:	Office	Rentable Area:	57,086 SF
Status:	Built 1987	Stories:	3
Tenancy:	Multi	Floor Size:	17,549 SF
Construction:	Steel	Vacancy at Lease:	7.9%
Parking:	40 Surface Spaces a...	Land Acres:	3.77

LEASE NOTES

This lease comp has been confirmed with details registered at HM Land Registry under title number BK501904. This lease has been signed outside the provisions of sections 24-28 of the Landlord & Tenant Act 1954. The tenant is responsible for paying a fair and due proportion of the service charge to the landlord. The lease agreement permits the tenant 19 parking spaces.