

For: Uttlesford District Council Local Plan – Regulation 19



Viability Assessment (Stage 2 Report)

Appendix S2-IVa – Co-Star Extracts:

Retail, Offices, Industrial

June 2024

DSP24868

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

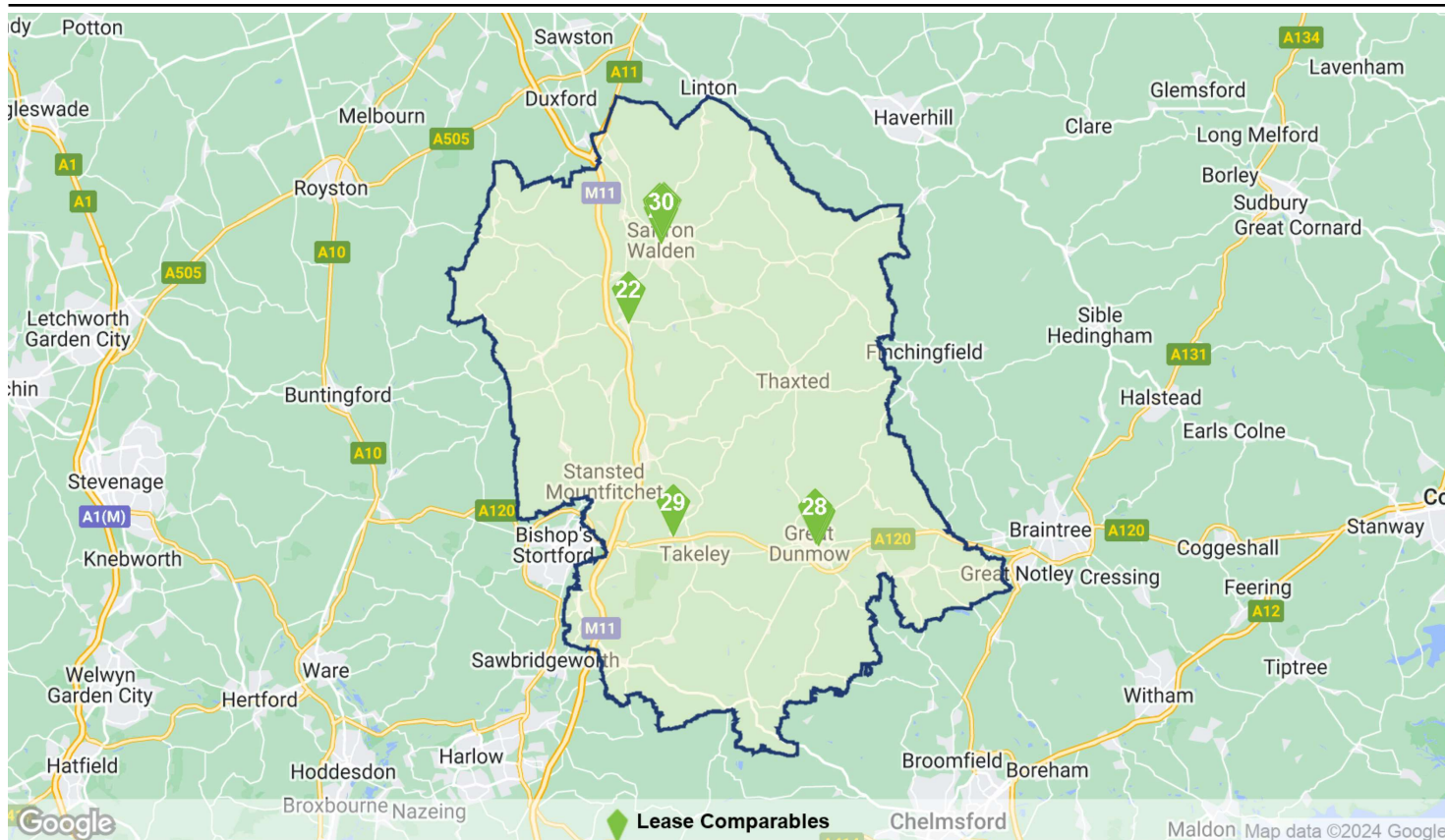
34

£26.12

£32.63

12

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	30	£12.50	£26.12	£27.45	£51.47
Achieved Rent Per SF	12	£12.50	£32.63	£32.89	£42.50
Effective Rent Per SF	4	£16.14	£35.21	£38.81	£42.50
Asking Rent Discount	9	0.0%	11.2%	0.0%	30.0%
TI Allowance	-	-	-	-	-
Rent Free Months	6	0	4	0	12

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	28	1	12	10	39
Deal Size	34	145	896	618	5,587
Deal in Months	17	36.0	87.0	60.0	259.0
Floor Number	34	BSMT	LBBY	GRND	GRND

Lease Comps Summary

Lease Comps Report


Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 14 London Rd	★★★★★	590	GRND	12/02/2024	New Lease	£20.34/fri	Asking
2 5-7 Market Row	★★★★★	410	GRND	12/02/2024	New Lease	£47.56	Asking
3 4 Emson Close	★★★★★	555	GRND	23/01/2024	New Lease	£25.23	Asking
4 17 King St	★★★★★	430	GRND	16/01/2024	New Lease	£48.26/fri	Asking
5 34 High St	★★★★★	937	GRND	01/01/2024	New Lease	£24.01	Asking
6 Rose And Crown Walk	★★★★★	308	GRND	06/11/2023	New Lease	£40.58	Achieved
7 1 Emson Close	★★★★★	660	GRND	16/10/2023	New Lease	£25.76/fri	Asking
8 38 High St	★★★★★	646	GRND	03/10/2023	New Lease	£30.96/fri	Asking
9 14 High St	★★★★★	1,760	GRND	25/09/2023	New Lease	£16.76	Asking
10 1 George St	★★★★★	204	GRND	10/08/2023	New Lease	£51.47	Asking
11 2 Emson Close	★★★★★	467	GRND	12/05/2023	New Lease	£27.84/fri	Asking
12 14 High St	★★★★★	303	GRND	16/02/2023	New Lease	£39.60/fri	Asking
13 2-4 George St	★★★★★	757	GRND	23/01/2023	New Lease	£19.82/fri	Achieved
14 8-8A Cross St	★★★★★	915	GRND	13/12/2022	New Lease	-	-
14 8-8A Cross St	★★★★★	335	GRND	12/12/2022	New Lease	£38.81/fri	Effective
15 Abbey House 51 High St	★★★★★	555	GRND	20/10/2022	New Lease	£30.63/fri	Achieved
16 17A George St	★★★★★	145	GRND	30/08/2022	New Lease	£40.00/fri	Asking
17 1-3 Market HI	★★★★★	904	GRND	16/08/2022	New Lease	£32.63	Asking
18 12A Market PI	★★★★★	5,587	GRND	13/07/2022	New Lease	£15.21	Asking
19 5 Cross St	★★★★★	961	GRND	23/06/2022	New Lease	£27.06	Achieved
20 8 King St	★★★★★	933	GRND	06/06/2022	New Lease	£40.73	Achieved

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
21 34-36 High St	★★★★★	588	GRND	27/04/2022	New Lease	£42.52/iro	Asking
22 Knights Garage High St	★★★★★	758	GRND	31/01/2022	New Lease	£25.73	Asking
23 11 High St	★★★★★	1,350	GRND	09/12/2021	New Lease	£16.14/fri	Effective
24 79 High St	★★★★★	956	GRND	06/12/2021	New Lease	£18.31/fri	Asking
3 4 Emson Close	★★★★★	555	GRND	08/10/2021	New Lease	£25.23/fri	Achieved
25 Gallery on the park White St	★★★★★	440	BSMT	14/09/2021	New Lease	£12.50/fri	Achieved
26 13 Debden Rd	★★★★★	338	GRND	09/09/2021	New Lease	£32.54/fri	Asking
27 12 King St	★★★★★	1,370	GRND	07/09/2021	New Lease	£34.67	Asking
28 2 Market Pl	★★★★★	649	GRND	28/07/2021	New Lease	£24.65	Asking
14 8-8A Cross St	★★★★★	335	GRND	08/07/2021	New Lease	£38.81/fri	Effective
29 Thremhall Av	★★★★★	3,200	GRND	24/05/2021	Renewal	£42.50/fri	Effective
1 14 London Rd	★★★★★	590	GRND	10/05/2021	New Lease	£20.34/fri	Asking
30 6 King St	★★★★★	996	GRND	30/04/2021	New Lease	£35.14/fri	Achieved





Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	14 London Rd Saffron Walden, CB11 4ED <i>Uttlesford Submarket</i>	Dorringtons	590 New Direct	Mar 2024 6 Years			
 	5-7 Market Row Saffron Walden, CB10 1HB <i>Uttlesford Submarket</i>	J R Walden Limited	410 New Direct	Feb 2024		£8,483 PA	
 	4 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>		555 New Assignment	Feb 2024			
 	17-21 King St Saffron Walden, CB10 1EU <i>Uttlesford Submarket</i>	FW Goddard Ltd	430 New Direct	Feb 2024		£8,470 PA	
 	34 High St Dunmow, CM6 1AH <i>Uttlesford Submarket</i>		937 New Direct	Jan 2024			
 	Rose And Crown Walk Saffron Walden, CB10 1JH <i>Uttlesford Submarket</i>	House Group Developments	308 New Direct	Nov 2023 3 Years	£12,500 PA	£3,043 PA	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	1 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>		660 New Direct	Nov 2023			
 	38 High St Saffron Walden, CB10 1EP <i>Uttlesford Submarket</i>	F.W.Goddard Ltd	646 New Direct	Nov 2023			
 	14 High St Dunmow, CM6 1AG <i>Uttlesford Submarket</i>	surrendered	1,760 New Direct	Oct 2023		£13,224 PA	
 	1 George St Saffron Walden, CB10 1EW <i>Uttlesford Submarket</i>	The Whitfield Group Ltd	204 New Direct	Sep 2023 5 Years		£2,644 PA	
 	2 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>		467 New Direct	Jun 2023			
 	14 High St Saffron Walden, CB10 1AT <i>Uttlesford Submarket</i>		303 New Direct	Mar 2023			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	2-4 George St Saffron Walden, CB10 1EQ <i>Uttlesford Submarket</i>		757 New Direct	Jan 2023 5 Years	£15,000 PA		Jan 2026
 	8-8A Cross St Saffron Walden, CB10 1EX <i>Uttlesford Submarket</i>	The Goat & Grass Kounnis and Partners	915 New Assignment	Dec 2022 4 Years 6 Months		0 Mos £12,000 PA	
 	8-8A Cross St Saffron Walden, CB10 1EX <i>Uttlesford Submarket</i>	The Goat & Grass Kounnis and Partners	335 New Assignment	Dec 2022 3113 Days	£13,000 PA £13,000 PA	0 Mos £5,240 PA	Jul 2026
 	Abbey House 51 High St Saffron Walden, CB10 1AE <i>Uttlesford Submarket</i>	Tiber Windows Mysipp Trustees Limited	555 New Direct	Oct 2022 5 Years	£17,000 PA		
 	17A George St Saffron Walden, CB10 1EW <i>Uttlesford Submarket</i>		145 New Direct	Sep 2022			
 	1-3 Market HI Saffron Walden, CB10 1HQ <i>Uttlesford Submarket</i>	My flair lady St Johns College	904 New Direct	Sep 2022			








Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	12A Market Pl Saffron Walden, CB10 1HR <i>Uttlesford Submarket</i>		5,587 New Direct	Dec 2022			
 	5 Cross St Saffron Walden, CB10 1EX <i>Uttlesford Submarket</i>		961 New Direct	Aug 2022 10 Years	£26,000 PA		Jun 2027
 	8 King St Saffron Walden, CB10 1ES <i>Uttlesford Submarket</i>	Monument Group Ltd	933 New Direct	Jul 2022 5 Years	£38,000 PA		
 	34-36 High St Saffron Walden, CB10 1EP <i>Uttlesford Submarket</i>		588 New Direct	May 2022 3 Years		£13,625 PA	
 	Knights Garage High St Saffron Walden, CB11 3PG <i>Uttlesford Submarket</i>	Mr Tony Knight	758 New Direct	Jan 2022			
 	11 High St Dunmow, CM6 1AB <i>Uttlesford Submarket</i>	Specsavers Prema Properties Limited	1,350 New Direct	Dec 2021 10 Years	£25,000 PA £21,796 PA	12 Mos at Start	Dec 2027 Dec 2026

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	25 79-79A High St Dunmow, CM6 1AE <i>Uttlesford Submarket</i>	BRADMOSS LIMITED	956 New Direct	Dec 2021		£11,907 PA	
	26 4 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>	One Flowers Ltd	555 New Direct	Oct 2021 3 Years	£14,000 PA	£5,922 PA	
	27 Gallery on the park White St Dunmow, CM6 1BD <i>Uttlesford Submarket</i>		440 New Direct	Sep 2021 3 Years	£5,500 PA		
	28 13 Debden Rd Saffron Walden, CB11 4AA <i>Uttlesford Submarket</i>	C H R Travel Europe	338 New Direct	Oct 2021		£3,683 PA	
	29 12 King St Saffron Walden, CB10 1ES <i>Uttlesford Submarket</i>	Monument Group Ltd	1,370 New Direct	Oct 2021			
	30 2 Market Pl Dunmow, CM6 1AT <i>Uttlesford Submarket</i>	Yogi (Properties) Limited	649 New Direct	Aug 2021			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	8-8A Cross St Saffron Walden, CB10 1EX <i>Uttlesford Submarket</i>	The Curious Goat Kounnis and Partners	335 New Direct	Jul 2021 10 Years	£13,000 PA £13,000 PA	0 Mos £5,240 PA	Jul 2026
	Thremhall Av Stansted, CM24 1PY <i>Uttlesford Submarket</i>	McDonald's Tabacon Group	3,200 Renewal Direct	Jul 2023 15 Years	£136,000 PA £136,000 PA	0 Mos £73,728 PA	Jul 2023...
 	14 London Rd Saffron Walden, CB11 4ED <i>Uttlesford Submarket</i>	Dorringtons	590 New Direct	Jun 2021 5 Years		£5,389 PA	
 	6 King St Saffron Walden, CB10 1ES <i>Uttlesford Submarket</i>	Grape Tree Royal National Pension Fund Nurs...	996 New Direct	May 2021 10 Years	£35,000 PA	Spread Over	May 2026 May 2026

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

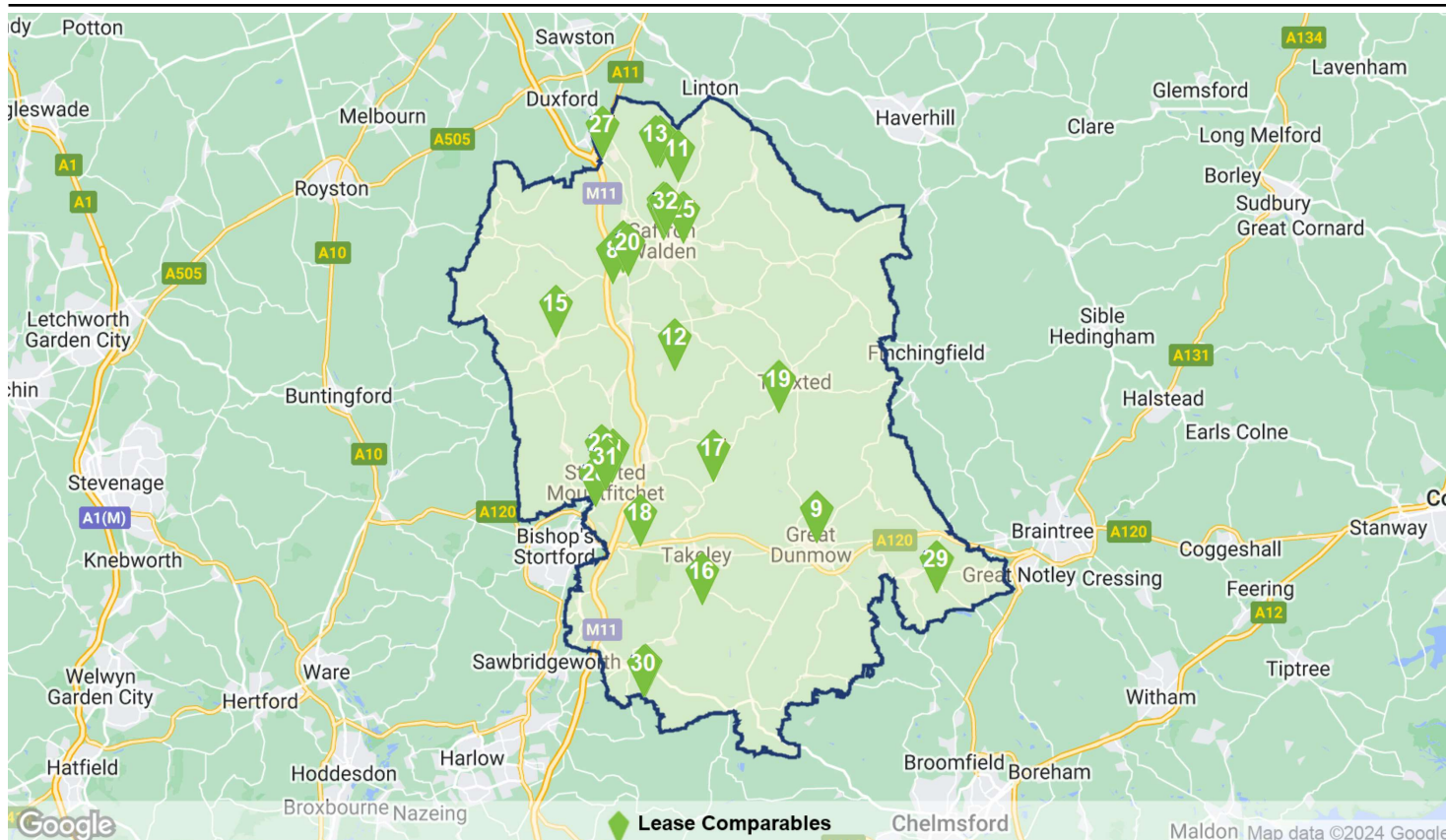
44

£12.96

£13.72

10

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	29	£6.23	£12.96	£13.87	£52.08
Achieved Rent Per SF	8	£8.45	£13.72	£13.98	£52.08
Effective Rent Per SF	1	£13.01	£13.01	£13.01	£13.01
Asking Rent Discount	8	-0.2%	1.8%	0.0%	13.3%
TI Allowance	-	-	-	-	-
Rent Free Months	1	9	9	9	9

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	43	1	10	6	36
Deal Size	44	50	1,261	835	11,518
Deal in Months	13	12.0	44.0	24.0	240.0
Floor Number	44	BSMT	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 Rowe 9 Emson Close	★★★★★	185	GRND	29/12/2023	New Lease	-	-
2 23-25 Lower St	★★★★★	350	1st	06/12/2023	New Lease	£10.00/fri	Asking
3 Wenden Court Station Rd	★★★★★	1,169	GRND	09/10/2023	New Lease	£8.55	Achieved
4 The Gallery Sparrows Ln	★★★★★	1,216	GRND	01/09/2023	New Lease	£12.82	Asking
5 Mansion House Chesterford Park	★★★★★	954	GRND	04/06/2023	New Lease	-	-
6 The Greens Building Cambridge Rd	★★★★★	288	GRND	30/05/2023	New Lease	£52.08	Achieved
7 26-28 Church St	★★★★★	850	1st	15/05/2023	New Lease	£14.12/fri	Achieved
8 Bulse Grange Duck St	★★★★★	329	GRND	15/05/2023	New Lease	£20.43/fri	Achieved
1 Rowe 9 Emson Close	★★★★★	210	GRND	12/05/2023	New Lease	£14.00/iro	Asking
9 1-3 White St	★★★★★	50	GRND	09/05/2023	New Lease	-	-
10 24 Gold St	★★★★★	1,456	GRND,1	25/04/2023	New Lease	£10.99/fri	Asking
1 Rowe 9 Emson Close	★★★★★	230	GRND	13/03/2023	New Lease	£14.09/fri	Achieved
11 Unit 1a Hall Farm Little Walden Rd	★★★★★	2,809	1st	01/03/2023	New Lease	£7.51	Asking
12 Mole Hall Cornells Ln	★★★★★	1,537	GRND	19/02/2023	New Lease	£8.45/fri	Achieved
1 Rowe 9 Emson Close	★★★★★	185	GRND	03/01/2023	New Lease	£13.95/fri	Asking
13 Newham Building Chesterford	★★★★★	11,518	GRND	01/01/2023	New Lease	-	-
14 Hammerhill Studios Stanbrook	★★★★★	429	GRND	13/10/2022	New Lease	£15.38/fri	Asking
15 Britannia House Stickling Green Ln	★★★★★	1,271	1st	04/10/2022	New Lease	£9.99/iro	Asking
16 Hatfield Broad Oak	★★★★★	633	GRND	07/09/2022	New Lease	£9.79	Asking
17 The Roost Woodgate Farm End	★★★★★	692	GRND	05/09/2022	New Lease	£13.73/fri	Achieved
6 The Greens Building Cambridge Rd	★★★★★	1,934	1st	18/08/2022	New Lease	£15.00	Asking



Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
18 The Lodge Start HI	★★★★★	3,023	GRND,1	19/07/2022	New Lease	-	-
19 Hammerhill Studios Hamer HI	★★★★★	1,789	1st	26/05/2022	New Lease	£11.00	Asking
20 The Old Forge London Rd	★★★★★	226	1st	19/04/2022	New Lease	-	-
21 1 Lower St	★★★★★	524	GRND	11/04/2022	New Lease	£16.98/iri	Asking
22 Cock Green	★★★★★	1,203	GRND,1	29/03/2022	New Lease	£16.50	Asking
23 10 Market Pl	★★★★★	2,883	BSMT,G...	24/03/2022	New Lease	£13.01	Effective
24 Rutland House 4 Great Chesterford Ct	★★★★★	1,118	GRND,1-2	01/03/2022	New Lease	£13.41	Asking
25 Angus House Shire HI	★★★★★	1,504	GRND,1	14/12/2021	New Lease	£10.00/iri	Asking
20 The Old Forge London Rd	★★★★★	310	1st	11/11/2021	New Lease	-	-
20 The Old Forge London Rd	★★★★★	125	GRND	11/11/2021	New Lease	-	-
20 The Old Forge London Rd	★★★★★	142	1st	11/11/2021	New Lease	-	-
26 Bentfield Rd	★★★★★	1,362	GRND,1	25/10/2021	New Lease	£14.67	Asking
27 Islay House Great Chesterford Ct	★★★★★	1,463	GRND	06/10/2021	New Lease	£15.72/fri	Asking
14 Hammerhill Studios Stanbrook	★★★★★	429	GRND	06/08/2021	New Lease	-	-
4 The Gallery Sparrows Ln	★★★★★	1,216	GRND	03/08/2021	New Lease	£12.83	Asking
28 Sion Park Stansted Rd	★★★★★	2,301	GRND	14/07/2021	New Lease	-	-
1 Rowe 9 Emson Close	★★★★★	820	1st	01/07/2021	New Lease	-	-
20 The Old Forge London Rd	★★★★★	278	1st	03/06/2021	New Lease	-	-
20 The Old Forge London Rd	★★★★★	382	1st	03/06/2021	New Lease	-	-
29 The New Barn Cock Green	★★★★★	2,910	GRND,1	01/06/2021	New Lease	£14.95	Asking
30 The Foundry Sparrows Ln	★★★★★	2,095	GRND	25/05/2021	New Lease	£15.75	Asking

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
 Riverside Business Park Stoney Common Rd	★★★★★	295	GRND	24/04/2021	New Lease	-	-
 11 Emson Close	★★★★★	791	1st	22/04/2021	New Lease	£11.38/fri	Asking

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Rowe 9 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>		185 New Direct	Jan 2024			
 	23-25 Lower St Stansted, CM24 8LN <i>Uttlesford Submarket</i>		350 New Direct	Jan 2024			
 	Wenden Court Station Rd Saffron Walden, CB11 4LB <i>Uttlesford Submarket</i>		1,169 New Direct	Oct 2023 2 Years	£8.55/SF		
 	The Gallery Sparrows Ln Bishop's Stortford, CM22 7AT <i>Uttlesford Submarket</i>		1,216 New Direct	Sep 2023		£10.69/SF	
 	Mansion House Chesterford Park Saffron Walden, CB10 1XL <i>Uttlesford Submarket</i>	Aviva Investors Global Services Ltd	954 New Direct	Jun 2023		£20.79/SF	
 	The Greens Building Cambridge Rd Stansted, CM24 8BZ <i>Uttlesford Submarket</i>	Pim Trustees Ltd	288 New Direct	May 2023	£52.08/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	26-28 Church St Saffron Walden, CB10 1JQ <i>Uttlesford Submarket</i>	CASLP	850 New Sublease	May 2023 5 Years	£14.12/SF	£4.76/SF	
 	Bulse Grange Duck St Saffron Walden, CB11 4JU <i>Uttlesford Submarket</i>		329 New Direct	May 2023	£20.43/SF	£18.20/SF	
 	Rowe 9 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>		210 New Direct	Jun 2023			
 	1-3 White St Dunmow, CM6 1BD <i>Uttlesford Submarket</i>	SGN Retail	50 New Direct				
 	24 Gold St Saffron Walden, CB10 1EJ <i>Uttlesford Submarket</i>	SWM (Properties) Ltd	1,456 New Direct	May 2023			
 	Rowe 9 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>		230 New Direct	Mar 2023 1 Year	£14.09/SF		

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Unit 1a Hall Farm Little Walden Rd Saffron Walden, CB10 1XA <i>Uttlesford Submarket</i>		2,809 New Direct	Mar 2023			
 	Mole Hall Cornells Ln Saffron Walden, CB11 3SP <i>Uttlesford Submarket</i>	Mutiny	1,537 New Direct	Feb 2023 3 Years	£8.45/SF	£4.30/SF	Feb 2024...
 	Rowe 9 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>		185 New Direct	Feb 2023			
 	Newham Building Chesterford Saffron Walden, CB10 1XL <i>Uttlesford Submarket</i>	Flagship 86 Chesterford Park Limited	11,518 New Direct	Jan 2023 1 Year		£4.41/SF	
 	Hammerhill Studios Stanbrook Dunmow, CM6 2NH <i>Uttlesford Submarket</i>		429 New Direct	Nov 2022			
 	Britannia House Stickling Green Ln Saffron Walden, CB11 4QX <i>Uttlesford Submarket</i>		1,271 New Direct	Nov 2022		£3.96/SF	

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Hatfield Broad Oak Bishop's Stortford, CM22 7JZ <i>Uttlesford Submarket</i>	Film Fixture Lighting Limited Rem Properties Ltd.	633 New Direct	Oct 2022 2 Years			
 	The Roost Woodgate Farm End Dunmow, CM6 2BN <i>Uttlesford Submarket</i>		692 New Direct	Oct 2022 5 Years	£13.73/SF		Sep 2025 Sep 2025
 	The Greens Building Cambridge Rd Stansted, CM24 8BZ <i>Uttlesford Submarket</i>	Pim Trustees Ltd	1,934 New Direct	Sep 2022 1 Year			
 	The Lodge Start HI Bishop's Stortford, CM22 7WE <i>Uttlesford Submarket</i>		3,023 New Direct	Aug 2022			
 	Hammerhill Studios Hamer HI Dunmow, CM6 2NH <i>Uttlesford Submarket</i>		1,789 New Direct	Jun 2022			
 	The Old Forge London Rd Saffron Walden, CB11 4JL <i>Uttlesford Submarket</i>		226 New Direct	May 2022			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	1 Lower St Stansted, CM24 8LN <i>Uttlesford Submarket</i>	Mr Leonard	524 New Direct	Apr 2022 3 Years			
 	Cock Green Dunmow, CM6 3LY <i>Uttlesford Submarket</i>		1,203 New Direct	Apr 2022			
 	10 Market Pl Saffron Walden, CB10 1JX <i>Uttlesford Submarket</i>	Pellys Solicitors Bolmuir Properties Limited	2,883 New Direct	Mar 2022 20 Years	£13.87/SF £13.01/SF	9 Mos at Start	Mar 2032... Mar 2026...
 	Rutland House 4 Great Chesterford Ct Saffron Walden, CB10 1PF <i>Uttlesford Submarket</i>	Surrey House Residents Associati...	1,118 New Direct	Mar 2022			
 	Angus House Shire HI Saffron Walden, CB11 3AQ <i>Uttlesford Submarket</i>		1,504 New Direct	Jan 2022			
 	The Old Forge London Rd Saffron Walden, CB11 4JL <i>Uttlesford Submarket</i>		125 New Direct	Dec 2021			



Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	The Old Forge London Rd Saffron Walden, CB11 4JL <i>Uttlesford Submarket</i>		310 New Direct	Dec 2021			
 	The Old Forge London Rd Saffron Walden, CB11 4JL <i>Uttlesford Submarket</i>		142 New Direct	Dec 2021			
 	Bentfield Rd Stansted, CM24 8JG <i>Uttlesford Submarket</i>	City & Country Residential Limited	1,362 New Direct	Nov 2021			
 	Islay House Great Chesterford Ct Saffron Walden, CB10 1PF <i>Uttlesford Submarket</i>		1,463 New Direct	Nov 2021		£3.62/SF	
 	Hammerhill Studios Stanbrook Dunmow, CM6 2NH <i>Uttlesford Submarket</i>		429 New Direct	Sep 2021			
 	The Gallery Sparrows Ln Bishop's Stortford, CM22 7AT <i>Uttlesford Submarket</i>		1,216 New Direct	Sep 2021 1 Year			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Sion Park Stansted Rd Bishop's Stortford, CM23 5PU <i>Uttlesford Submarket</i>	Global Self Drive	2,301 New Direct	Jul 2021			
	Rowe 9 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>		820 New Direct	Jul 2021			
	The Old Forge London Rd Saffron Walden, CB11 4JL <i>Uttlesford Submarket</i>		278 New Direct	Jul 2021			
	The Old Forge London Rd Saffron Walden, CB11 4JL <i>Uttlesford Submarket</i>		382 New Direct	Jul 2021			
	The New Barn Cock Green Dunmow, CM6 3GY <i>Uttlesford Submarket</i>		2,910 New Direct	Jun 2021			
	The Foundry Sparrows Ln Bishop's Stortford, CM22 7AT <i>Uttlesford Submarket</i>		2,095 New Direct	May 2021 1 Year			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Riverside Business Park Stoney Common Rd Stansted, CM24 8PL <i>Uttlesford Submarket</i>	Mainline Networks Ltd	295 New Direct	Apr 2021			
	11 Emson Close Saffron Walden, CB10 1HL <i>Uttlesford Submarket</i>		791 New Direct	May 2021 3 Years		£5.77/SF	

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

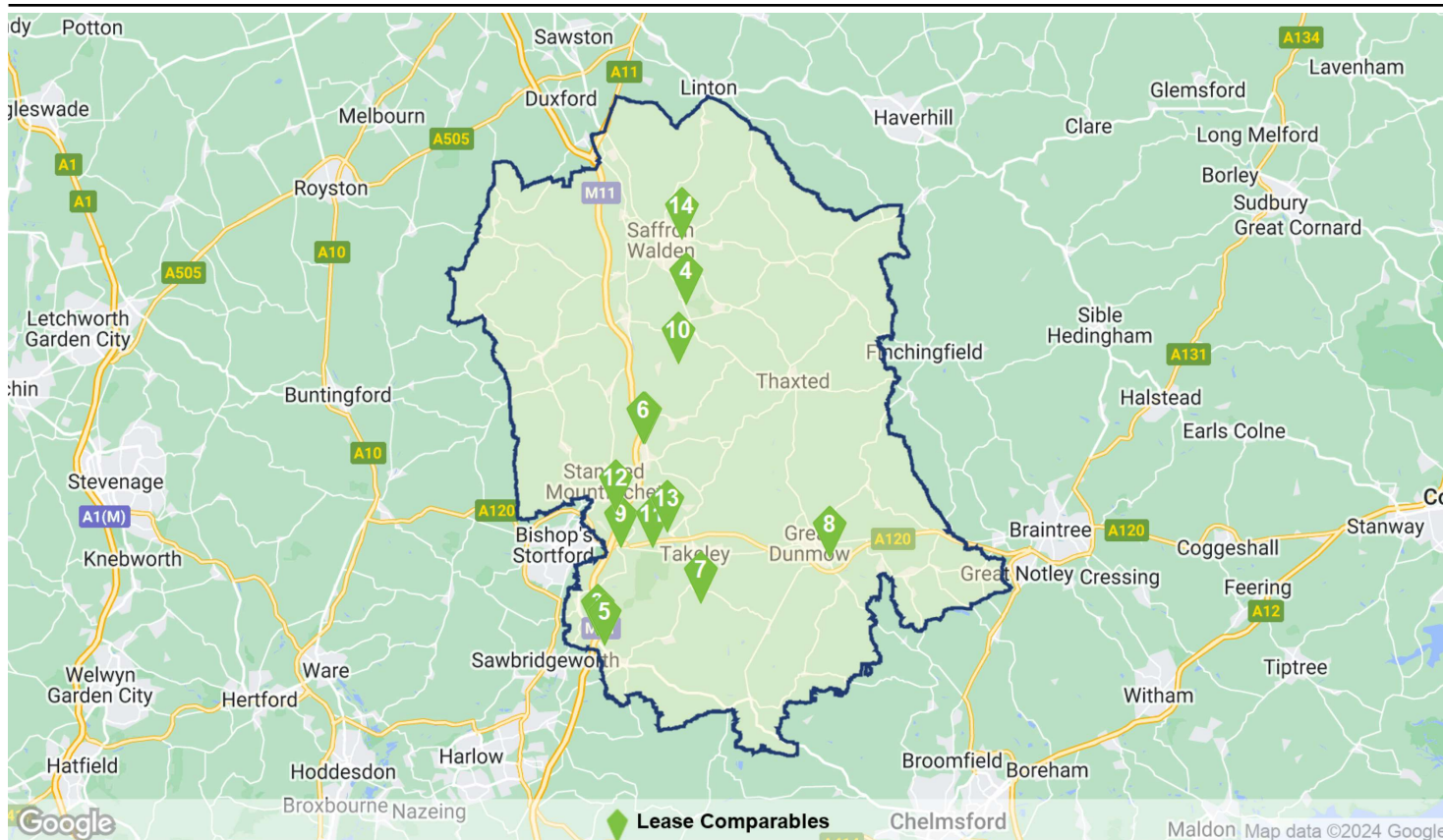
18

£7.64

£7.16

10

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	16	£4.48	£7.64	£9.09	£12.00
Achieved Rent Per SF	3	£6.01	£7.16	£8.90	£10.00
Effective Rent Per SF	-	-	-	-	-
Asking Rent Discount	3	0.0%	0.2%	0.0%	3.2%
TI Allowance	-	-	-	-	-
Rent Free Months	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	16	1	10	7	38
Deal Size	18	580	3,384	2,681	9,597
Deal in Months	5	36.0	43.0	36.0	60.0
Floor Number	18	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 Jenkins Dr	★★★★★	628	GRND	01/12/2023	New Lease	-	-
2 Jenkins Dr	★★★★★	1,177	GRND	16/11/2023	New Lease	£10.20/fri	Asking
3 Storage Units At Bridge Works	★★★★★	2,867	GRND,1	23/10/2023	New Lease	£7.70/fri	Asking
4 Bluefields Barn Purton End	★★★★★	8,734	GRND	09/10/2023	New Lease	£6.01/fri	Achieved
5 Stonehall Farm Stonehall Farm	★★★★★	2,756	GRND	29/09/2023	New Lease	£7.50	Asking
6 Jenkins Dr	★★★★★	791	GRND	01/09/2023	New Lease	-	-
7 Hatfield Brook Oak	★★★★★	884	GRND	01/05/2023	New Lease	£10.44	Asking
8 Zone D Chelmsford Rd	★★★★★	716	GRND	03/11/2022	New Lease	£12.00/fri	Asking
9 Start HI	★★★★★	8,011	GRND,1	13/10/2022	New Lease	£9.27/fri	Asking
10 Cow Barn Mole Hall Ln	★★★★★	580	GRND	25/07/2022	New Lease	£9.40	Asking
11 Dunmow	★★★★★	4,779	GRND	10/01/2022	New Lease	£8.90/fri	Achieved
2 Jenkins Dr	★★★★★	772	GRND	14/12/2021	New Lease	£10.49/fri	Asking
12 Forest Hall Rd	★★★★★	3,190	GRND,1	23/09/2021	New Lease	£9.80	Asking
13 Taylors End Rd	★★★★★	3,490	GRND	13/09/2021	New Lease	£8.60	Asking
12 Forest Hall Rd	★★★★★	8,742	GRND,1	01/08/2021	New Lease	£8.23	Asking
10 Cow Barn Mole Hall Ln	★★★★★	605	GRND	01/07/2021	New Lease	£10.00/fri	Achieved
14 Shire HI	★★★★★	2,606	GRND,...	25/05/2021	New Lease	£8.25	Asking
4 Bluefields Barn Purton End	★★★★★	9,597	GRND	21/04/2021	New Lease	£4.48	Asking

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Jenkins Dr Bishop's Stortford, CM22 6JX <i>Uttlesford Submarket</i>	Avon Estate	628 New Direct	Dec 2023			
	Jenkins Dr Bishop's Stortford, CM22 6JX <i>Uttlesford Submarket</i>		1,177 New Direct	Dec 2023			
	Storage Units At Bridge Works Bishop's Stortford, CM22 7RP <i>Uttlesford Submarket</i>		2,867 New Direct	Nov 2023			
	Bluefields Barn Purton End Saffron Walden, CB11 3JT <i>Uttlesford Submarket</i>	RHD Logistics	8,734 New Direct	Oct 2023 4 Years	£6.01/SF	£0.14/SF	
	Stonehall Farm Stonehall Farm Bishop's Stortford, CM22 7RS <i>Uttlesford Submarket</i>	The National Trust For Places Of H...	2,756 New Direct	Sep 2023 3 Years			
	Jenkins Dr Bishop's Stortford, CM22 6JX <i>Uttlesford Submarket</i>	S-Katz Pension Fund	791 New Direct	Sep 2023			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
 	Hatfield Brook Oak Bishop's Stortford, CM22 7JZ <i>Uttlesford Submarket</i>		884 New Direct	May 2023		£3.10/SF	
 	Zone D Chelmsford Rd Dunmow, CM6 1XG <i>Uttlesford Submarket</i>	Saffron Waldon Property Limited	716 New Direct	Dec 2022			
 	Start HI Bishop's Stortford, CM22 7DG <i>Uttlesford Submarket</i>	Ropemaker Properties Limited	8,011 New Assignment	Nov 2022			
 	Cow Barn Mole Hall Ln Saffron Walden, CB11 3SR <i>Uttlesford Submarket</i>	3sixty Automotive	580 New Direct	Aug 2022 3 Years			
 	Dunmow Bishop's Stortford, CM22 6LY <i>Uttlesford Submarket</i>		4,779 New Direct	Jan 2022	£8.90/SF		Jan 2025
 	Jenkins Dr Bishop's Stortford, CM22 6JX <i>Uttlesford Submarket</i>		772 New Direct	Jan 2022 3 Years			

Lease Comparables

	Address	Tenant Landlord	SF Leased Type	StartDate Term	Starting Rent Effective Rent	Free Rent Rates	Breaks Reviews
	Forest Hall Rd Stansted, CM24 8TY <i>Uttlesford Submarket</i>	Pulse Marketing Of Bishops Stortfo...	3,190 New Direct	Oct 2021			
	Taylor's End Rd Stansted, CM24 1RB <i>Uttlesford Submarket</i>	Clipstone	3,490 New Direct	Oct 2021			
	Forest Hall Rd Stansted, CM24 8TY <i>Uttlesford Submarket</i>	Pulse Marketing Of Bishops Stortfo...	8,742 New Direct	Sep 2021			
	Cow Barn Mole Hall Ln Saffron Walden, CB11 3SR <i>Uttlesford Submarket</i>		605 New Direct	Jul 2021 5 Years	£10.00/SF		
	Shire HI Saffron Walden, CB11 3AQ <i>Uttlesford Submarket</i>	R V L Holdings Plc	2,606 New Direct	May 2021			
	Bluefields Barn Purton End Saffron Walden, CB11 3JT <i>Uttlesford Submarket</i>		9,597 New Direct	Apr 2021			