

For: Bath & North East Somerset Council

**Bath & North East
Somerset Council**

Improving People's Lives

Local Plan Viability Assessment – Stage 2

Appendix 8a – Co-Star Extract

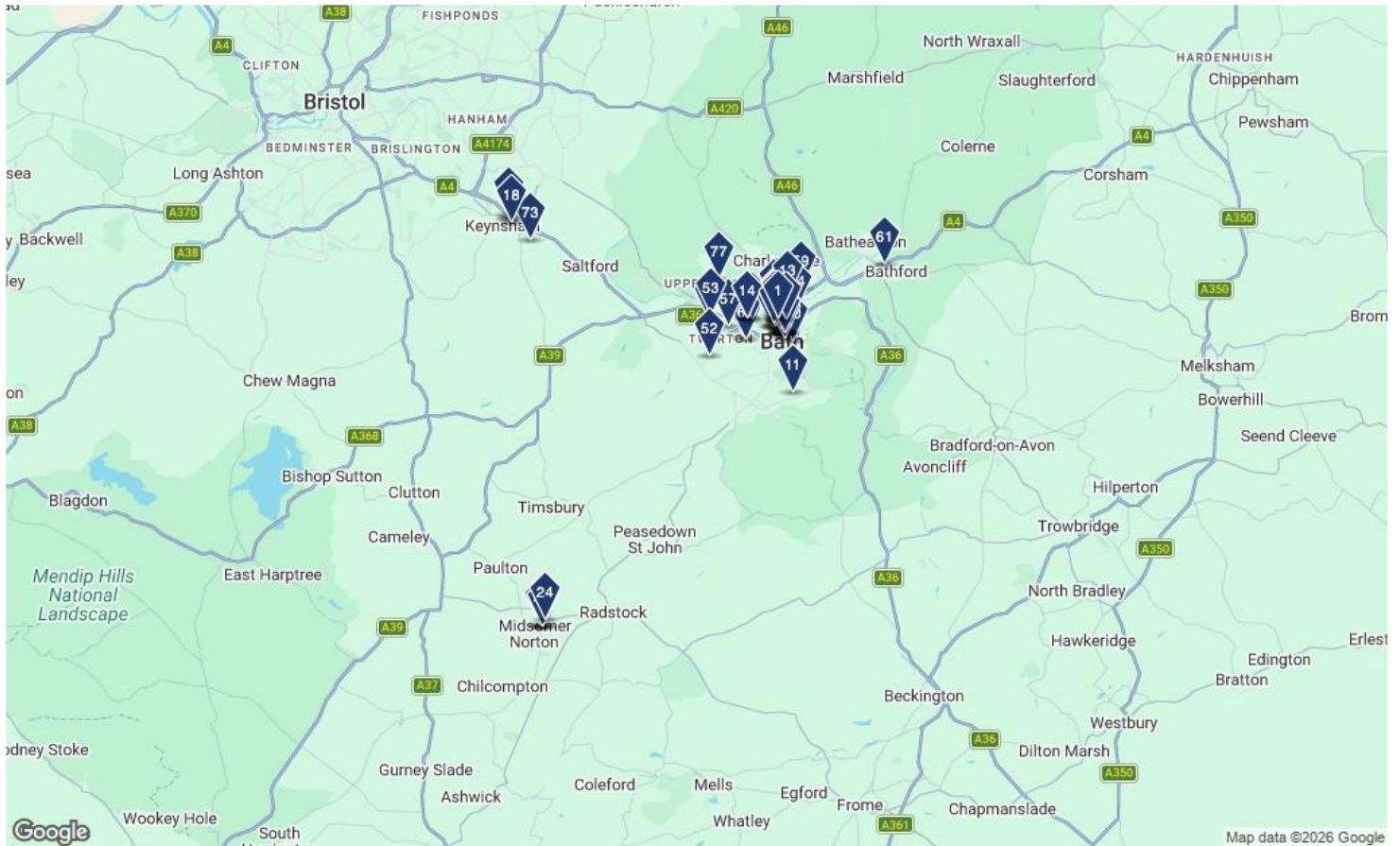
(Commercial, Office & Industrial Lease)

July 2026

DSP24878



Map, Summary, and List of Leases



Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per Sq ft	46	£13.76	£44.44	£37.67	£107.25
Achieved Rent per Sq ft	29	£7.06	£32.63	£25.85	£99.58
Effective Rent per Sq ft	3	£16.51	£98.33	£93.90	£184.57
Asking Rent Discount	15	-11.1%	11.1%	0.0%	74.5%
Improvement Allowance per Sq ft	-	-	-	-	-
Months Free Rent	11	1.0	6.5	6.0	12.0
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	53	0	12	9	73
Lease Size	84	75 Sq ft	3,937 Sq ft	1,135 Sq ft	83,000 Sq ft
Term	42	1.0	9.1	10.0	21.0
Floor	84	BSMT	GRND	GRND	3

Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
1	6 Milsom St	★ ★ ★ ☆ ☆	GRND	Retail	April 2026	Direct	954	£93.90/Sq ft FRI Effective

Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
2	3 Argyle St	★★★★☆	GRND	Retail	March 2026	Direct	1,666	£21.01/Sq ft Asking
3	34 Monmouth St	★★★★☆	GRND	Retail	March 2026	Direct	579	£43.18/Sq ft FRI Achieved
4	Southgate Shopping Centre 10-17 Southgate Pl	★★★★☆	GRND	Retail	March 2026	Direct	1,200	-
5	4-5 Westgate Buildings	★★★★☆	GRND	Retail	March 2026	Sublet/Assignment	1,012	£49.41/Sq ft Asking
6	3 Beau St	★★★★☆	GRND	Retail	March 2026	Direct	537	£51.21/Sq ft FRI Asking
7	Brunel Sq	★★★★☆	GRND	Retail	February 2026	Assignment	580	£68.97/Sq ft FRI Achieved
8	The Corridor	★★★★☆	GRND	Retail	February 2026	Direct	1,061	£37.70/Sq ft Asking
9	Southgate Shopping Centre 1-14 Little Southgate	★★★★☆	GRND	Retail	February 2026	Direct	1,200	-
10	Southgate Shopping Centre 10-17 Southgate Pl	★★★★☆	GRND-2	Retail	January 2026	Direct	14,239	-
11	Mulberry Park 1 Mulberry Way	★★★★☆	GRND	Retail	January 2026	Direct	2,325	£19.35/Sq ft FRI Asking
12	1-8 Pulteney Bridge	★★★★☆	GRND	Retail	January 2026	Direct	382	£83.77/Sq ft FRI Asking
13	1-3 Cleveland Pl E	★★★★☆	GRND	Retail	December 2025	Direct	852	£29.34/Sq ft Achieved
14	Corinthian Midland Rd	★★★★☆	GRND	Retail	November 2025	Direct	2,228	-
15	Corinthian Midland Rd	★★★★☆	GRND	Retail	November 2025	Direct	1,899	-
16	8-9 Broad St	★★★★☆	GRND	Retail	November 2025	Direct	1,001	£34.97/Sq ft Asking
17	14 Green St	★★★★☆	GRND	Retail	November 2025	Direct	592	£50.68/Sq ft Asking
18	Market Walk Temple St	★★★★☆	GRND	Retail	October 2025	Direct	1,453	£13.76/Sq ft Asking
19	9 High St	★★★★☆	GRND	Retail	October 2025	Direct	379	£52.77/Sq ft Asking
20	Southgate Shopping Centre Southgate St	★★★★☆	GRND	Retail	September 2025	Direct	355	-
21	Southgate Shopping Centre Southgate St	★★★★☆	GRND	Retail	September 2025	Direct	215	-
22	Southgate Shopping Centre Southgate St	★★★★☆	GRND	Retail	September 2025	Direct	75	-
23	20 Milsom St	★★★★☆	GRND	Retail	September 2025	Direct	3,066	£22.83/Sq ft Asking
24	Former Gym 32 High St	★★★★☆	GRND	Retail	September 2025	Direct	9,500	-
25	Southgate Shopping Centre Southgate St	★★★★☆	GRND-2	Retail	September 2025	Direct	21,159	-
26	Southgate Shopping Centre 10-17 Southgate Pl	★★★★☆	GRND-1	Retail	August 2025	Direct	8,200	-
27	53 High St	★★★★☆	GRND	Retail	July 2025	Direct	1,060	£23.58/Sq ft Achieved

Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
28	Bengal Brasserie 32 Milsom St	★★★★☆	GRND	Retail	July 2025	Direct	765	£184.57/Sq ft FRI Effective
29	5 Burton St	★★★★☆	BSMT, GRND-3	Retail	July 2025	Direct	2,538	£24.63/Sq ft FRI Achieved
30	46 Milsom St	★★★★☆	GRND	Retail	July 2025	Direct	2,549	£37.27/Sq ft Asking
31	2 New Bond Street Buildings	★★★★☆	BSMT, GRND-3	Retail	April 2025	Direct	1,808	£33.19/Sq ft Achieved
32	Southgate Shopping Centre Southgate St	★★★★☆	GRND-2	Retail	March 2025	Direct	8,523	-
33	7-14 Milsom St	★★★★☆	GRND-3	Retail	March 2025	Direct	60,888	-
34	19 New Bond St	★★★★☆	GRND	Retail	March 2025	Direct	1,140	£43.86/Sq ft FRI Achieved
35	98-106 Walcot St	★★★★☆	GRND	Retail	March 2025	Direct	893	£15.12/Sq ft FRI Achieved
36	10 Quiet St	★★★★☆	GRND	Retail	February 2025	Direct	1,300	£38.46/Sq ft FRI Asking
37	12-13 Union St	★★★☆☆	GRND	Retail	February 2025	Direct	1,300	-
38	Cambridge House Henry St	★★★★☆	GRND	Retail	February 2025	Direct	3,700	£16.51/Sq ft FRI Effective
39	13-14 George St	★★★★☆	GRND	Retail	January 2025	Direct	1,247	£56.09/Sq ft Asking
40	Southgate Shopping Centre Southgate St	★★★★☆	GRND	Retail	January 2025	Direct	1,510	-
41	56 Southgate	★★★★☆	GRND	Retail	January 2025	Direct	927	£76.69/Sq ft FRI Asking
42	28 Upper Borough Walls	★★★★☆	GRND-2	Retail	December 2024	Direct	2,290	£17.03/Sq ft FRI Achieved
43	6 Bartlett St	★★★★☆	GRND	Retail	December 2024	Direct	700	£35.71/Sq ft IRI Achieved
44	46A High St	★★★★☆	GRND	Retail	December 2024	Direct	1,440	£15.42/Sq ft Asking
45	Southgate Shopping Centre Southgate St	★★★★☆	1	Retail	December 2024	Direct	3,545	-
46	Southgate Shopping Centre Southgate St	★★★★☆	GRND	Retail	December 2024	Direct	2,500	-
47	Rosewell Court St. James's Parade W	★★★★☆	GRND	Retail	December 2024	Direct	1,570	£19.11/Sq ft Asking
48	Holly Court High St	★★★★☆	GRND	Retail	November 2024	Direct	318	£21.70/Sq ft Asking
49	Holly Court High St	★★★★☆	GRND	Retail	November 2024	Direct	264	£15.91/Sq ft Asking
50	2 Prior Park Rd	★★★★☆	GRND	Retail	October 2024	Direct	611	£20.46/Sq ft Achieved
51	2 Lower Borough Walls	★★★★☆	GRND	Retail	October 2024	Direct	572	£83.33/Sq ft Asking
52	94-110 Mount Rd	★★★★☆	GRND	Retail	October 2024	Direct	483	£24.84/Sq ft Asking
53	Former Hartwells of Bath Premises Newbirdge Rd	★★★☆☆	GRND	Retail	September 2024	Direct	7,027	-

Lease Activity List (Continued)

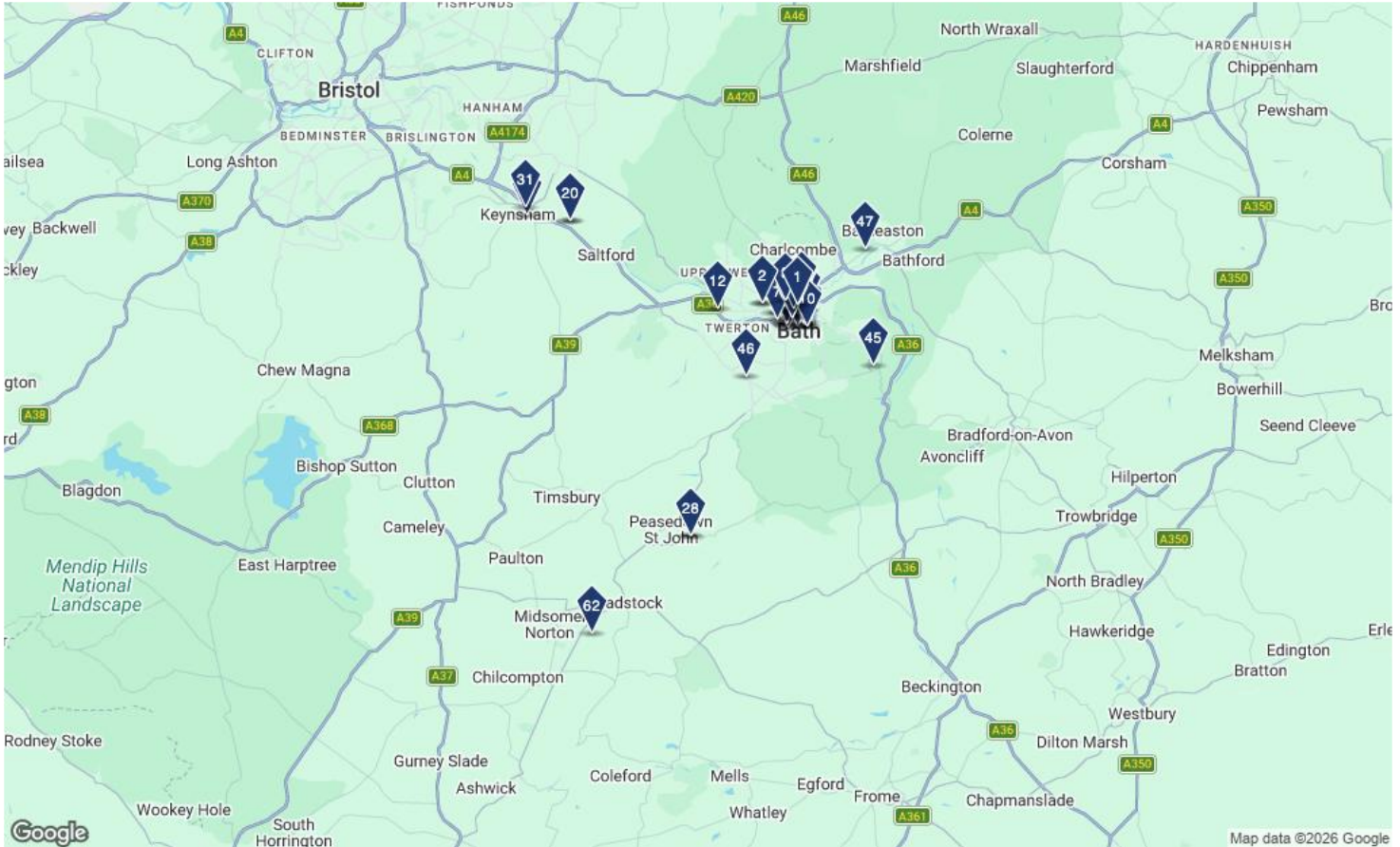
	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
54	31 Bathwick St	★★★★☆	GRND	Retail	September 2024	Direct	427	£31.62/Sq ft FRI Achieved
55	Lower Bristol Rd	★★★★☆	GRND	Retail	September 2024	Direct	3,617	-
56	19 Union St	★★★★☆	BSMT, GRND-3	Retail	August 2024	Direct	3,598	£25.85/Sq ft FRI Achieved
57	Mero Retail Park Lower Bristol Rd	★★★★☆	GRND	Retail	August 2024	Assignment	7,553	-
58	25-26 New Bond St	★★★★☆	GRND	Retail	August 2024	Direct	1,737	£40.30/Sq ft Asking
59	3 Mile End	★★★★☆	GRND-1	Retail	July 2024	Direct	8,193	£12.21/Sq ft FRI Achieved
60	3-4 Northumberland Pl	★★★★☆	GRND	Retail	July 2024	Direct	502	£59.76/Sq ft FRI Achieved
61	2 Bathford Hl	★★★★☆	GRND-1	Retail	July 2024	Direct	4,370	£19.57/Sq ft FRI Achieved
62	Southgate Shopping Centre Dorchester St	★★★★☆	BSMT, GRND-2	Retail	July 2024	Direct	83,000	-
63	Westpoint James St W	★★★★☆	GRND	Retail	July 2024	Direct	3,921	-
64	17-17A Argyle St	★★★★☆	GRND	Retail	June 2024	Direct	645	£27.91/Sq ft Asking
65	2 Milsom St	★★★★☆	GRND	Retail	June 2024	Direct	676	£107.25/Sq ft Asking
66	Holly Court High St	★★★★☆	GRND	Retail	June 2024	Direct	264	£26.14/Sq ft Asking
67	6 Terrace Walk	★★★★☆	BSMT, GRND	Retail	May 2024	Direct	980	£19.39/Sq ft Achieved
68	41 Moorland Rd	★★★★☆	GRND	Retail	April 2024	Direct	928	£21.55/Sq ft FRI Achieved
69	4 Brassmill Ln	★★★★☆	GRND-1	Retail	April 2024	Direct	4,818	£7.06/Sq ft FRI Achieved
70	Former KJ Carpets 13 High St	★★★★☆	GRND	Retail	March 2024	Direct	1,000	£7.20/Sq ft Achieved
71	23-24 New Bond St	★★★★☆	GRND	Retail	March 2024	Direct	1,129	£37.64/Sq ft Asking
72	22A-22C New Bond St	★★★★☆	GRND	Retail	March 2024	Direct	158	£104.43/Sq ft Asking
73	35-41 Chandag Rd	★★★★☆	GRND	Retail	February 2024	Direct	1,927	£11.31/Sq ft FRI Achieved
74	20 Old Bond St	★★★★☆	GRND	Retail	February 2024	Direct	1,050	£85.71/Sq ft Asking
75	23-24 New Bond St	★★★★☆	GRND	Retail	February 2024	Direct	905	£28.18/Sq ft Asking
76	1 Abbey St	★★★★☆	BSMT, GRND	Retail	February 2024	Direct	836	£26.32/Sq ft Achieved
77	124A High St	★★★★☆	GRND	Retail	February 2024	Direct	626	£23.16/Sq ft Asking
78	20 Green St	★★★★☆	GRND	Retail	January 2024	Direct	515	£72.82/Sq ft FRI Achieved
79	32 Stall St	★★★★☆	BSMT, GRND	Retail	January 2024	Direct	1,544	£48.58/Sq ft FRI Achieved
80	6-7 Rivers Street Pl	★★★★☆	GRND	Retail	January 2024	Direct	294	£36.56/Sq ft Asking

Lease Activity List (Continued)

	 Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
81	4-5 Westgate Buildings	★★★★☆☆	GRND	Retail	December 2023	Direct	4,184	-
82	15 New Bond St	★★★★☆☆	GRND	Retail	December 2023	Direct	1,470	£37.42/Sq ft FRI Achieved
83	23 Moorland Rd	★★★★☆☆	GRND	Retail	December 2023	Direct	948	£15.82/Sq ft FRI Achieved
84	Bengal Brasserie 32 Milsom St	★★★★☆☆	GRND	Retail	December 2023	Direct	706	-



Map, Summary, and List of Leases



Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per Sq ft	36	£10.00	£23.23	£21.92	£40.00
Achieved Rent per Sq ft	30	£5.53	£23.56	£22.15	£39.07
Effective Rent per Sq ft	4	£5.33	£18.46	£18.35	£31.83
Asking Rent Discount	15	-26.1%	-1.1%	0.0%	5.0%
Improvement Allowance per Sq ft	-	-	-	-	-
Months Free Rent	9	1.0	6.5	4.0	18.0
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	50	0	18	10	88
Lease Size	62	174 Sq ft	3,034 Sq ft	1,258 Sq ft	22,162 Sq ft
Term	33	1.8	5.8	5.0	20.0
Floor	62	LL	1	1	3

Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
1	1 Bladud Buildings	★★★★☆	GRND	Office	April 2026	Direct	451	£33.26/Sq ft Asking

Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
2	Kelso Place Upper Bristol Rd	★★★★☆	1	Office	April 2026	Direct	174	£40.00/Sq ft FRI Asking
3	18 Brock St	★★★★☆	2-3	Office	April 2026	Direct	1,361	£19.84/Sq ft IRO Achieved
4	1A Queen Sq	★★★★☆	1-2	Office	February 2026	Direct	1,197	-
5	Westpoint James St W	★★★★☆	3	Office	December 2025	Direct	6,103	-
6	10-11A Kingsmead Sq	★★★★☆	1	Office	December 2025	Direct	860	-
7	Pinesgate East Lower Bristol Rd	★★★★☆	GRND-1	Office	November 2025	Direct	22,162	£26.50/Sq ft Achieved
8	7-7A Northumberland	★★★★☆	BSMT, GRND	Office	October 2025	Direct	1,131	-
9	Princes Buildings 5 George St	★★★★☆	1-3	Office	October 2025	Direct	1,902	-
10	Royal Mead Railway Pl	★★★★☆	2-3	Office	September 2025	Direct	10,902	£39.07/Sq ft Achieved
11	Royal Mead Railway Pl	★★★★☆	1	Office	September 2025	Direct	6,829	£37.00/Sq ft Achieved
12	Chameleon Court Lower Bristol Rd	★★★☆☆	GRND-1	Office	August 2025	Direct	1,995	£17.00/Sq ft Asking
13	35 Gay St	★★★★☆	2	Office	August 2025	Direct	440	£17.05/Sq ft Achieved
14	1 Queen St	★★★☆☆	GRND-3	Office	June 2025	Direct	1,262	-
15	8 Palace Yard Mews	★★★★☆	GRND-2	Office	June 2025	Direct	2,355	£25.05/Sq ft FRI Asking
16	Bath Rugby Plc 26 Queen Sq	★★★★☆	LL, GRND-3	Office	June 2025	Direct	3,579	£23.81/Sq ft Asking
17	33 Gay St	★★★★☆	2	Office	April 2025	Direct	359	£27.58/Sq ft FRI Asking
18	Trimbridge House Trim St	★★★★☆	1	Office	April 2025	Direct	2,146	-
19	Riverside Buildings Walcot St	★★★★☆	GRND	Office	February 2025	Direct	878	£25.00/Sq ft Asking
20	Wessex House Pixash Ln	★★★★☆	GRND	Office	February 2025	Direct	1,254	-
21	Trimbridge House Trim St	★★★★☆	GRND	Office	January 2025	Direct	500	-
22	Wessex House Pixash Ln	★★★★☆	1	Office	January 2025	Direct	3,760	£13.51/Sq ft Asking
23	The Foundry Walcot St	★★★★☆	1	Office	January 2025	Direct	494	£24.30/Sq ft Asking
24	10 Laura Pl	★★★★☆	LL	Office	December 2024	Direct	610	£21.31/Sq ft Asking
25	Kings Court 6-11 Union St	★★★★☆	2-3	Office	December 2024	Direct	19,623	£5.33/Sq ft FRI Effective
26	No 1 Bath Quays 1 Foundry Ln	★★★★☆	3	Office	November 2024	Direct	11,230	£30.29/Sq ft FRI Effective
27	11 Manvers St	★★★☆☆	1-2	Office	October 2024	Direct	650	£22.30/Sq ft FRI Achieved

Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
28	Roman Way	★★★★☆	GRND	Office	October 2024	Direct	3,248	£15.00/Sq ft Asking
29	23 Green Park	★★★★☆	GRND	Office	September 2024	Direct	1,200	£25.00/Sq ft FRI Achieved
30	Kelso Place Upper Bristol Rd	★★★★☆	2	Office	September 2024	Direct	465	£24.77/Sq ft FRI Achieved
31	38 High St	★★★★☆	1-2	Office	August 2024	Direct	1,800	£10.00/Sq ft Asking
32	1 Palace Yard Mews	★★★☆☆	GRND	Office	August 2024	Direct	1,208	£18.63/Sq ft FRI Achieved
33	1 Northumberland	★★★★☆	3	Office	August 2024	Direct	848	£15.33/Sq ft FRI Achieved
34	Quay House The Ambury	★★★★☆	1	Office	August 2024	Sublet/As-signment	7,080	-
35	Trinity Queen Sq	★★★★☆	GRND-3	Office	July 2024	Direct	13,711	-
36	Silver Bath And West Building Lower Bristol Rd	★★★★☆	GRND-2	Office	July 2024	Direct	3,325	£9.62/Sq ft Achieved
37	St Johns Court South Parade	★★★☆☆	LL	Office	June 2024	Direct	700	£21.42/Sq ft FRI Achieved
38	No 1 Bath Quays 1 Foundry Ln	★★★★☆	2	Office	June 2024	Direct	5,351	£31.83/Sq ft FRI Effective
39	No 1 Bath Quays 1 Foundry Ln	★★★★☆	GRND	Office	June 2024	Direct	1,067	£38.50/Sq ft Achieved
40	7 Gay St	★★★☆☆	3	Office	May 2024	Direct	542	£34.33/Sq ft Asking
41	Trimbridge House Trim St	★★★★☆	1	Office	April 2024	Direct	2,368	£32.50/Sq ft FRI Achieved
42	St James House The Square	★★★★☆	1	Office	April 2024	Direct	3,979	£24.75/Sq ft Asking
43	12 Laura Pl	★★★☆☆	GRND	Office	March 2024	Direct	756	£24.47/Sq ft Achieved
44	Trimbridge House Trim St	★★★★☆	1	Office	March 2024	Direct	4,556	£32.50/Sq ft FRI Achieved
45	Lime Yard Claverton Down Rd	★★★★☆	GRND-2	Office	March 2024	Direct	2,487	£20.91/Sq ft FRI Achieved
46	Building 1 Frome Rd	★★★★☆	1	Office	March 2024	Direct	2,318	£20.00/Sq ft Achieved
47	Tollbridge Studios Toll Bridge Rd	★★★★☆	GRND	Office	February 2024	Direct	444	£23.66/Sq ft FRI Achieved
48	Roman Way	★★★★☆	1	Office	January 2024	Direct	3,285	£15.00/Sq ft Asking
49	12 George St	★★★★☆	1	Office	December 2023	Direct	1,180	£18.64/Sq ft Asking
50	Montreux House 18A James St W	★★★★☆	GRND-1	Office	December 2023	Direct	890	£23.50/Sq ft FRI Achieved
51	6 Monmouth Pl	★★★☆☆	1	Office	November 2023	Direct	1,000	£18.50/Sq ft FRI Achieved
52	1 Northumberland	★★★★☆	1	Office	November 2023	Direct	590	£22.00/Sq ft FRI Achieved
53	Crisp Cowley 1 Western Ter	★★★★☆	GRND-1	Office	November 2023	Direct	1,024	£24.40/Sq ft FRI Achieved

Lease Activity List (Continued)

	 Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
54	Trimbridge House Trim St	★★★★☆	GRND	Office	November 2023	Direct	1,620	-
55	10 Temple Ct	★★★★☆	GRND	Office	November 2023	Direct	3,260	-
56	16 Abbey Chur	★★★★☆	1	Office	September 2023	Direct	415	£21.69/Sq ft FRI Achieved
57	The Foundry Walcot St	★★★★☆	GRND	Office	September 2023	Direct	900	£20.00/Sq ft Achieved
58	7 Gay St	★★★★☆	BSMT	Office	September 2023	Direct	586	£26.62/Sq ft Asking
59	Alexander House James St W	★★★★☆	GRND	Office	July 2023	Direct	1,065	£20.66/Sq ft FRI Achieved
60	New Church Henry St	★★★★☆	GRND-1	Office	June 2023	Sublet/As-signment	2,704	-
61	Trimbridge House Trim St	★★★★☆	1	Office	June 2023	Direct	2,103	-
62	Bookcraft First Ave	★★★★☆	GRND-1	Office	June 2023	Sublet/As-signment	5,700	£6.40/Sq ft IRI Effective



Map, Summary, and List of Leases



Lease Activity Summary Statistics

Rent Attributes	Deals	Low	Average	Median	High
Asking Rent per Sq ft	20	£3.70	£11.42	£10.78	£24.89
Achieved Rent per Sq ft	16	£3.11	£9.09	£7.54	£17.88
Effective Rent per Sq ft	1	£6.84	£6.84	£6.84	£6.84
Asking Rent Discount	9	-0.1%	7.7%	1.9%	36.9%
Improvement Allowance per Sq ft	-	-	-	-	-
Months Free Rent	3	3.0	4.0	4.0	5.0
Lease Attributes	Deals	Low	Average	Median	High
Months on Market	25	0	9	6	33
Lease Size	30	402 Sq ft	5,811 Sq ft	3,367 Sq ft	35,862 Sq ft
Term	16	1.0	6.6	6.0	15.0
Floor	30	GRND	GRND	GRND	MEZZ

Lease Activity List

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
1	Wansdyke Workshops Unity Rd	★ ★ ★ ☆ ☆	GRND	Industrial	April 2026	Direct	1,089	£10.56/Sq ft IRO Asking

Lease Activity List (Continued)

	Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
2	Radstock Rd	★★★★☆	GRND	Industrial	April 2026	Direct	1,587	£6.65/Sq ft FRI Achieved
3	Radstock Rd	★★★★☆	1	Industrial	April 2026	Direct	1,346	£6.65/Sq ft FRI Achieved
4	11 Ferry Ct	★★★☆☆	GRND	Industrial	December 2025	Direct	540	£24.89/Sq ft IRO Asking
5	Broadway Court Miles St	★★★☆☆	GRND	Light industrial	December 2025	Direct	480	£23.80/Sq ft Asking
6	Warehouse Bellotts Rd	★★★★☆	GRND, MEZZ	Industrial	December 2025	Direct	5,003	£9.99/Sq ft FRI Asking
7	Unity Rd	★★★★☆	GRND, MEZZ	Industrial	November 2025	Direct	35,862	£7.50/Sq ft Achieved
8	Victoria Park Business Centre Midland Rd	★★★★☆	GRND	Industrial	October 2025	Direct	3,668	£7.57/Sq ft FRI Achieved
9	Clutton HI	★★★★☆	GRND, MEZZ	Industrial	September 2025	Direct	16,003	-
10	Ashmead Rd & Pixash Lane	★★★☆☆	GRND, MEZZ	Industrial	August 2025	Direct	5,036	£7.90/Sq ft Asking
11	Ashmead Rd	★★★★☆	GRND, MEZZ	Industrial	July 2025	Direct	5,036	-
12	88-89 Locksbrook Ct	★★★★☆	GRND, MEZZ	Industrial	May 2025	Direct	6,603	£15.11/Sq ft Asking
13	Second Ave	★★★★☆	GRND	Industrial	May 2025	Direct	1,500	£9.00/Sq ft Asking
14	12-13 Mill Rd	★★★☆☆	GRND	Industrial	February 2025	Direct	402	£13.00/Sq ft FRI Achieved
15	Ashmead Rd	★★★☆☆	GRND	Industrial	January 2025	Direct	29,995	£4.00/Sq ft FRI Achieved
16	Bakers House Jews Ln	★★★★☆	GRND-1	Industrial	December 2024	Direct	4,572	-
17	12-13 Mill Rd	★★★☆☆	GRND	Industrial	December 2024	Direct	406	£13.05/Sq ft FRI Achieved
18	Charlton Business Park Second Av	★★★★☆	GRND, MEZZ	Light industrial	October 2024	Direct	4,583	-
19	Midland Rd	★★★★☆	GRND, MEZZ	Industrial	September 2024	Direct	1,325	£12.00/Sq ft FRI Achieved
20	Former Welton Bibby & Baron Station Rd	★★★★☆	GRND	Industrial	August 2024	Direct	21,915	£3.11/Sq ft Achieved
21	Wansdyke Workshops Unity Rd	★★★☆☆	GRND	Industrial	June 2024	Direct	481	£6.23/Sq ft Asking
22	Windsor Bridge Rd	★★★★☆	GRND	Industrial	May 2024	Direct	1,107	£7.16/Sq ft Achieved
23	Hallathrow Old Station Wells Rd	★★★★☆	GRND	Industrial	April 2024	Direct	5,327	-
24	Pixash Ln	★★★★☆	GRND	Industrial	March 2024	Direct	3,562	-
25	89 Walcot St	★★★☆☆	GRND-2	Industrial	December 2023	Direct	1,090	£11.00/Sq ft FRI Achieved
26	24A Monmouth Pl	★★★☆☆	GRND-1	Industrial	November 2023	Direct	1,010	£17.88/Sq ft FRI Achieved
27	Charlton Business Park Second Av	★★★★☆	GRND	Light industrial	November 2023	Direct	3,657	£6.84/Sq ft Achieved

Lease Activity List (Continued)

	 Property Name/Address	Rating	Floor	Space Use	Sign Date	Deal Type	Sq ft Leased	Rent
28	8 Second Av	★★★★☆☆	GRND	Industrial	August 2023	Direct	755	£13.25/Sq ft Achieved
29	Brassmill Ln	★★★★☆☆	GRND-1	Industrial	July 2023	Direct	7,218	£9.00/Sq ft Achieved
30	Radstock Rd	★★★★☆☆	GRND	Industrial	June 2023	Direct	3,172	£6.84/Sq ft FRI Effective