

LAWNSWOOD
BUSINESS PARK

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Investment Summary

- **Lawnswood Business Park** is recognised as one of the most established business parks in the Leeds out of town market.
- The Park has benefited from major capital expenditure in the last 3 years resulting in significant recent letting success with both existing and new occupiers.
- Lawnswood is situated towards the affluent **North Leeds** area benefitting from ease of access to nearby towns such as Harrogate, Ilkley and Bramhope.
- Located on the A6120 Leeds outer Ring Road, Lawnswood is home to a number of regional headquarter buildings for occupiers such as **Brentagg, Bupa, Pan Credit Systems Ltd, HM Customs & Excise.**
- The Park comprises **146,176 sq ft** across eight detached two and three storey office buildings that were constructed over four phases between 1990 and 1993 and have all been refurbished since, excluding Peter Bennett House which has been occupied since it was constructed.
- Set in **9.07 acres of landscaped surroundings.**
- **Excellent parking** allocation averaging circa **1:210 sq ft** across the Park.
- The Park is capable of catering for both smaller occupiers in the multi-let buildings and larger occupiers who require self-contained buildings with branding opportunity.
- Diverse tenant mix, there are currently **17 occupiers** on the Park with an average weighted unexpired term of **5.8 years (4.6 years to breaks).**
- Total income of **£2,347,076** per annum equating to a low average passing rent of **£15.91** per sq ft on the office accommodation, incorporating rent guarantees on the vacant accommodation at **£17.50** per sq ft and excluding the car parking license income.
- Excellent retention of occupiers with 53% of contracted income secured against tenants who have been in occupation for in excess of 13 years.
- **Freehold.**
- Significant **asset management opportunities.**
- Offers are sought in excess of **£27,400,000 (Twenty Seven Million Four Hundred Thousand Pounds)** subject to contract and exclusive of VAT.
- A purchase at this level reflects a **Net Initial Yield of 8.00%** and a **low capital value of £187 per sq ft** allowing for purchaser's costs of **6.76%.**



Location & Communications



Location

Leeds is an extremely well established city for business and commerce.

Its strategic location 195 miles north of London, 120 miles north of Birmingham and 44 miles to the north-east of Manchester has led Leeds to become a thriving business centre with excellent transport links, strong economy and extensive retail and leisure offering.

Leeds is the largest urban conurbation in Yorkshire and the third largest city in the UK after London and Birmingham. The region has an economy worth £64.6 billion and a population of 3 million, this is the largest of all the UK city regions and a greater economic scale than nine EU countries.

Outside of London, Leeds is the largest financial and professional services centre within the UK.

The city is home to 30 national and international banks. It is also a major centre for healthcare and life sciences, digital technologies, advanced manufacturing and knowledge intensive jobs.

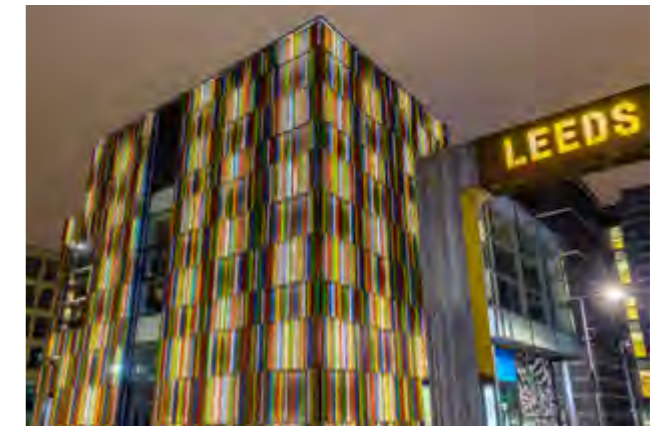


Leeds City Square

Excellent Transport Links



Leeds Dock



County Arcade



Victoria Gate



Leeds itself has an economy worth £18 billion which has grown by 40% in the last decade.

The city is home to 25,000 businesses and has the highest ratio of private to public sector jobs of all major UK cities. Many firms have national/global headquarter operations in the city, including First Direct, KPMG, HSBC, DLA Piper, Direct Line Insurance Group, Halifax Bank of Scotland, Yorkshire Bank and Leeds Building Society.

One of the key drivers to Leeds' success is its skilled labour pool and Lawnswood Business Park is well placed to benefit from the prime commuter towns of Harrogate, Ilkely and Bramhope.

Due to its exceptional labour pool, it is anticipated Leeds will further attract companies from London and surrounding cities over the next few years. For example, the global law firm Reed Smith is tapping into the Leeds talent pool and has just opened its first UK office outside London at Platform.

Leeds continues to be a leading UK destination for investment across residential, commercial, retail and leisure.

There has been 3.9 billion worth of projects completed over the last 10 years including major schemes such as Trinity Leeds, Victoria Gate and First Arena Direct.

There is a major pipeline of development including one of the largest city centre and growth initiatives in Europe, South Bank, at 253 hectares. Proposals for this area will double the size of the city centre creating over 35,000 jobs and over 8,000 new homes. The area is also home to the proposed HS2 integration station.



9 universities producing 38,900 graduates each year



7 million people within one hour's drive time of Leeds



2 world class business schools



14 further education colleges



Source: Welcome to Yorkshire

Trinity Leeds

Land Securities' £350 million retail and leisure development, which opened in 2013.



Source: Hammerson

Victoria Gate

Hammerson's £150 million development, which added 596,500 sq ft to the city's retail and leisure footprint in 2016, including a flagship John Lewis store, further promoting Leeds as a destination retailing centre.



Source: Four Square

First Direct Arena

Europe's first purpose-built, state-of-the-art 'super theatre', which opened in 2013 and has transformed the leisure and entertainment offer in the City and now attracts global events.

Communications

Road

Lawnswood Business Park is prominently located on the Leeds outer Ring Road (A6120), 5 miles north of the City Centre which is easily accessible via the A660 and A65. The A6120 links directly to the M1 motorway at junction 46 and the A1 (M) at junction 44 via the A65.

Rail

Lawnswood Business Park is only 1.8 miles from Horsforth railway station which provides a direct link into Leeds railway station, with a fastest journey time of 11 minutes. From Leeds railway station there are regular train services into London King's Cross with a fastest journey time of 1 hour 59 minutes.

Additionally, Kirkstall Forge railway station is located 2 miles from the Park and provides services into Leeds with a fastest journey time of 6 minutes.

There are current proposals to transform Leeds railway station into a stylish transport gateway at a cost of £500 million which will rival many European city transport hubs. It is the busiest railway station outside of central London with over 900 trains and 50,000 passengers daily. Services to London King's Cross run every 30 minutes from Leeds with a fastest journey time of 2 hours. There are also regular services to Manchester, Liverpool, York and Newcastle.

Rail Travel Times	Current Travel Time (Minutes)	HS2 Improved Travel Time (Minutes)
Sheffield	40	25
Birmingham Curzon Street	118	29
Birmingham Interchange	148	46
Nottingham	104	44
London Euston	131	31

Bus

The Park is well served by regular buses, there are frequent services between the Park and the City Centre as well as to Leeds Bradford Airport. There is a bus stop located at the entrance to the Park with buses every 10 minutes during peak hours.

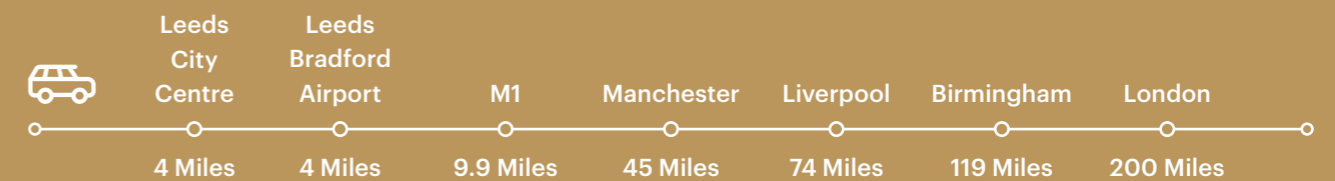
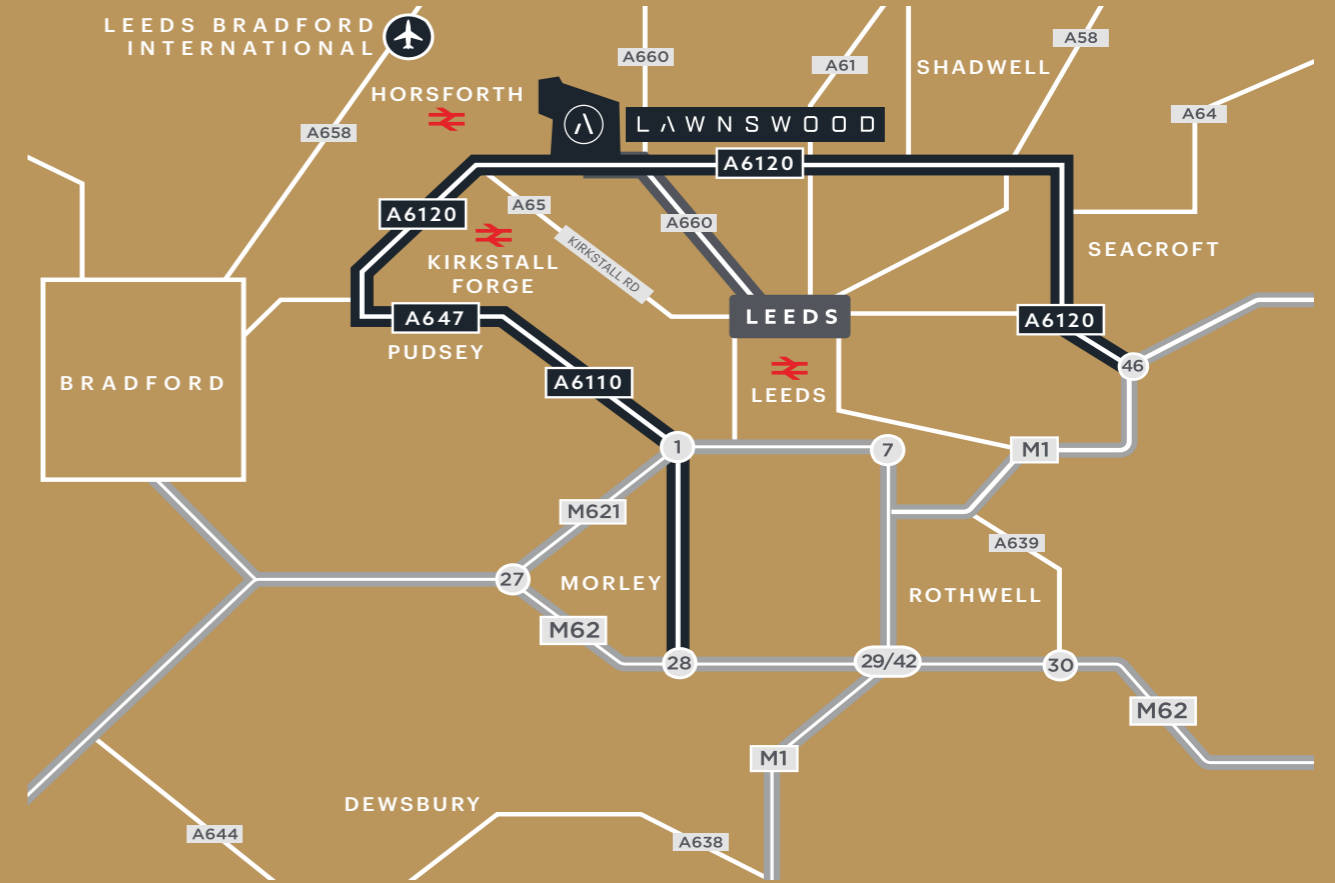
Air

The Park is well situated for Leeds Bradford International Airport, which is located 4 miles to the north west of the Park (10 minutes' drive). The airport is the largest in Yorkshire providing both international and domestic flights to more than 70 destinations over 30 countries across Europe, North America and Asia. Further destinations can be accessed via frequent connecting flights to London Heathrow and Amsterdam Schiphol.

HS2

Leeds is set to benefit from High Speed Rail 2 (HS2) which will provide significant improvements to the North-South rail capacity and journey times. HS2 is planned to be operational by 2026 and completed by 2033 with its delivery over three phases.

The improvements to journey times from Leeds will be as follows;



The Park



- 1 Richmond House
- 2 Victoria House
- 3 Mayesbrook House
- 4 Alpha House
- 5 Alexandra House
- 6 Gladstone House
- 7 Peter Bennett House
- 8 Caledonia House

Ring Road West Park

Parkstone Avenue

Overview

Lawnswood Business Park comprises 8 detached office buildings finished to a high quality specification. The buildings are set in a mature landscaped setting with excellent parking allocations, 24 hour on-site security, cycle storage and an on-site café.

The majority of the buildings have been comprehensively refurbished within the last 2 years and benefit from the following specification:

- Raised access floors
- Combination of new VRF and comfort cooling
- Quality carpeting and decoration
- Suspended ceilings with integrated lighting
- Fully DDA compliant
- Male, female and disabled WCs
- Shower facilities
- Bicycle storage
- 24 hour security
- On-site management
- Excellent car parking at an average ratio of 1:210 sq ft
- On-site cafe



Gladstone House On-Site Cafe

Caledonia House Refurbished Reception



Victoria House Refurbished Entrance



Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises the following net internal areas.

Property	Floor	NIA Area (SQ FT)	NIA Area (SQ M)	IPMS 3 Area (SQ FT)
Richmond House	Second	4,678	434.60	4,890
	First	4,670	433.90	4,839
	Ground	4,689	435.60	4,851
	Total	14,037	1,304.10	14,580
Victoria House	Second	4,668	433.70	4,880
	First	4,666	433.50	4,835
	Ground	4,663	433.20	4,831
	Total	13,997	1,300.40	14,546
Mayesbrook House	Second	8,162	758.30	8,485
	First	8,158	757.90	8,435
	Ground	8,238	765.40	8,537
	Total	24,558	2,281.60	25,457
Alpha House	Second	4,709	437.50	4,938
	First	4,698	436.50	4,885
	Ground	4,663	433.20	4,833
	Total	14,070	1,307.20	14,656
Alexandra House	Second	6,331	588.20	6,611
	First	6,316	586.80	6,567
	Ground	6,260	581.60	6,476
	Total	18,907	1,756.60	19,654
Gladstone House	First	4,222	392.20	4,378
	Ground	4,092	380.20	4,204
	Total	8,314	772.40	8,582
Peter Bennett House	Third	8,821	819.50	9,095
	Second	12,054	1,119.90	12,384
	First	11,207	1,041.20	11,399
	Ground	5,108	474.50	5,164
	Total	37,190	3,455.10	38,042
Caledonia House	First	7,524	699.00	7,736
	Ground	7,579	704.10	7,761
	Total	15,103	1,402.10	15,497
Total		146,176	13,500	151,014



Richmond House

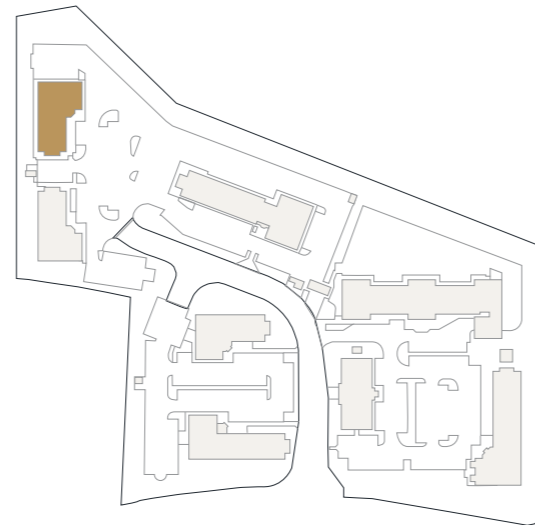


Richmond House

Building Specification

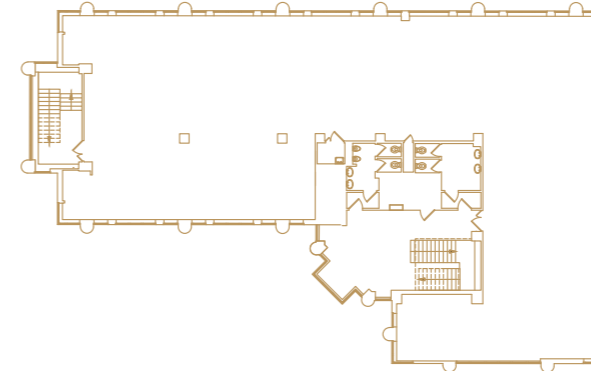
- New entrance and reception area
- Ground and First floor benefit from dedicated air conditioning
- Ground floor office space redecorated and carpeted
- First floor office refurbished to include new ceilings and lighting
- Second floor in good condition and benefits from additional refrigerant based cooling system installed by tenant
- 8-person passenger lift

Building Location



Floor Plans - Indicative

Typical Upper Floor



Floor Areas

Property	Floor	NIA Area (SQ FT)	NIA Area (SQ M)	IPMS 3 Area (SQ FT)
Richmond House	Second	4,678	434.60	4,890
	First	4,670	433.90	4,839
	Ground	4,689	435.60	4,851
	Total	14,037	1,304.10	14,580

Tenancy Summary

Tenant(s)	Lease Event	Break Option	Rent Per Annum	SQ FT	SQ M	Rent PSF
Oracle Corporation UK Ltd	13/09/16 (Start) 12/09/21 (Expiry)	-	£75,120	4,678	434.6	£16.06
BUPA Care Homes (CFH Care) Ltd	16/02/17 (Start) 15/02/20 (Expiry)	15/02/19*	£74,736	4,670	433.8	£16.00
Vacant	18 months rent, rates & service charge guarantee	-	£82,058	4,689	435.6	£17.50
Total			£231,914			£16.52

*Tenant has exercised break option



Victoria House



EQ

EQUINITI

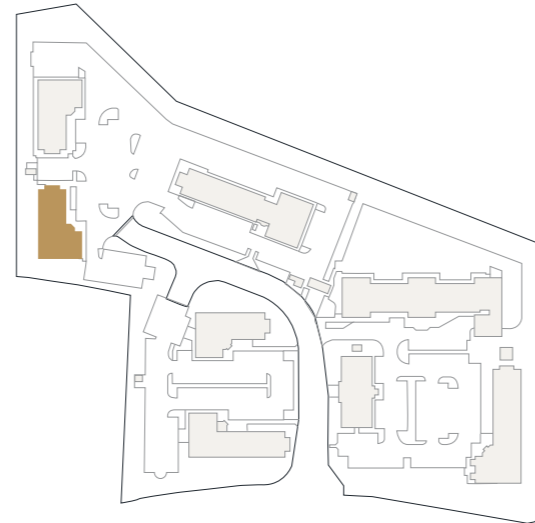
VICTORIA HOUSE

Victoria House

Building Specification

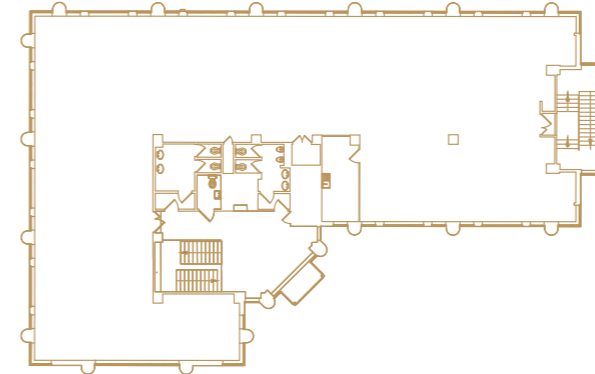
- Comprehensive refurbishment in 2018 including:
 - New entrance and reception area
 - New VFR air conditioning system
 - New suspended ceilings, carpet and decoration
 - Refurbished WC's throughout
 - Lift and common areas refurbished

Building Location



Floor Plans - Indicative

Typical Upper Floor



Floor Areas

Property	Floor	NIA Area (SQ FT)	NIA Area (SQ M)	IPMS 3 Area (SQ FT)
Victoria House	Second	4,668	433.70	4,880
	First	4,666	433.50	4,835
	Ground	4,663	433.20	4,831
	Total	13,997	1,300.40	14,546



Tenancy Summary

Tenant(s)	Lease Event	Break Option	Rent Per Annum	SQ FT	SQ M	Rent PSF
Pan Credit (t/a Equiniti PLC)	09/03/18 (Start) 08/03/28 (Expiry)	-	£218,643	13,997	1,300.3	£15.62
Total			£218,643			£15.62



Mayesbrook House

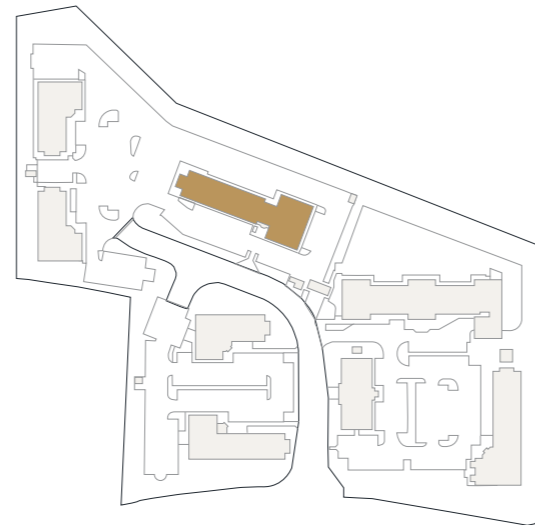


Mayesbrook House

Building Specification

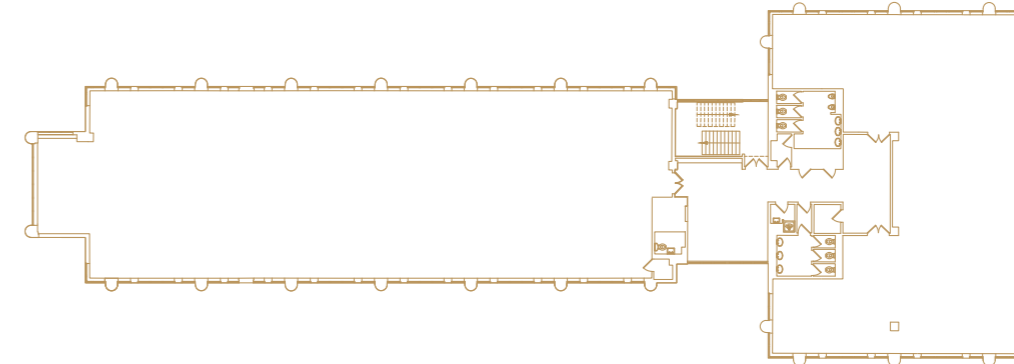
- New reception and entrance area
- Offices are in good condition and have undergone refurbishments at various points since construction
- Ground and First floor West fully refurbished in 2014 to incorporate new VRF heating and cooling, new ceilings and carpets
- First floor East has benefited from the most recent refurbishment including new VRF heating and cooling, new lighting, ceilings and carpets
- 10-person passenger lift

Building Location



Floor Plans - Indicative

Typical Upper Floor



Floor Areas

Property	Floor	NIA Area (SQ FT)	NIA Area (SQ M)	IPMS 3 Area(SQ FT)
Mayesbrook House	Second	8,162	758.30	8,485
	First	8,158	757.90	8,435
	Ground	8,238	765.40	8,537
	Total	24,558	2,281.60	25,457



Tenancy Summary

Tenant(s)	Lease Event	Break Option	Rent Per Annum	SQ FT	SQ M	Rent PSF
First Actural LLP	22/05/18 (Start) 21/05/28 (Expiry)	22/05/24	£49,072	3,059	284.1	£16.04
First Actural LLP	22/05/18 (Start) 21/05/28 (Expiry)	22/05/24	£82,112	5,103	474.0	£16.09
Henderson Employee Benefits Ltd	07/07/17 (Start) 06/07/22 (Expiry)	-	£48,736	3,064	284.6	£15.91
BHP LLP	29/09/18 (Start) 28/09/28 (Expiry)	29/09/24	£86,887	5,094	473.2	£17.06
Assets Finance Ltd	21/09/16 (Start) 20/09/21 (Expiry)	21/02/19	£20,832	1,295	120.3	£16.09
Arterius Ltd	22/02/17 (Start) 21/02/22 (Expiry)	22/02/20	£29,450	1,851	171.9	£15.91
Lansinoh Laboratories	01/06/18 (Start) 31/05/24 (Expiry)	-	£86,819	5,092	473.0	£17.05
Total			£403,908			£16.31



Alpha House



ALPHA HOUSE

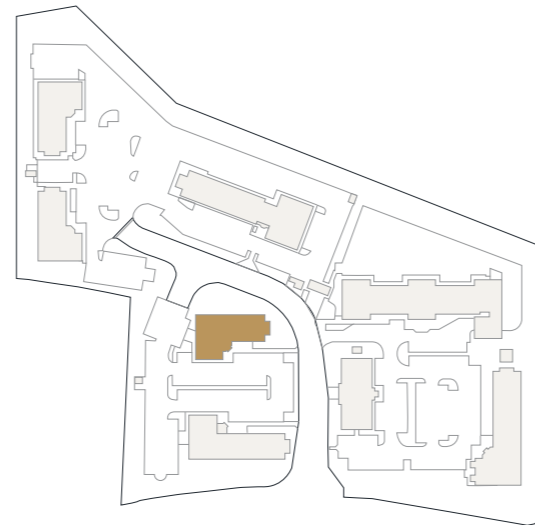
BRENTAG

Alpha House

Building Specification

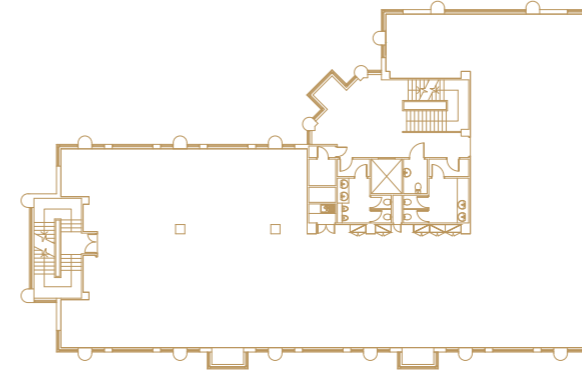
- Comprehensive refurbishment in 2016 to include the following:
 - New entrance and reception area
 - New M&E plant including VRF air conditioning system
 - New suspended ceilings, carpets and redecoration throughout
 - New WCs and showers
 - New 8-person passenger lift

Building Location



Floor Plans - Indicative

Typical Upper Floor



Floor Areas

Property	Floor	NIA Area (SQ FT)	NIA Area (SQ M)	IPMS 3 Area (SQ FT)
Alpha House	Second	4,709	437.50	4,938
	First	4,698	436.50	4,885
	Ground	4,663	433.20	4,833
	Total	14,070	1,307.20	14,656

Tenancy Summary

Tenant(s)	Lease Event	Break Option	Rent Per Annum	SQ FT	SQ M	Rent PSF
Brenntag UK Ltd	14/07/16 (Start) 13/07/31 (Expiry)	-	£219,728	14,070	1,307.1	£15.62
Total			£219,728			£15.62



Alexandra House

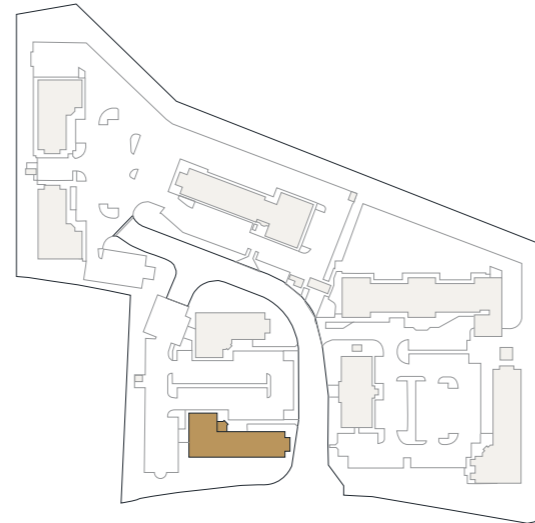


Alexandra House

Building Specification

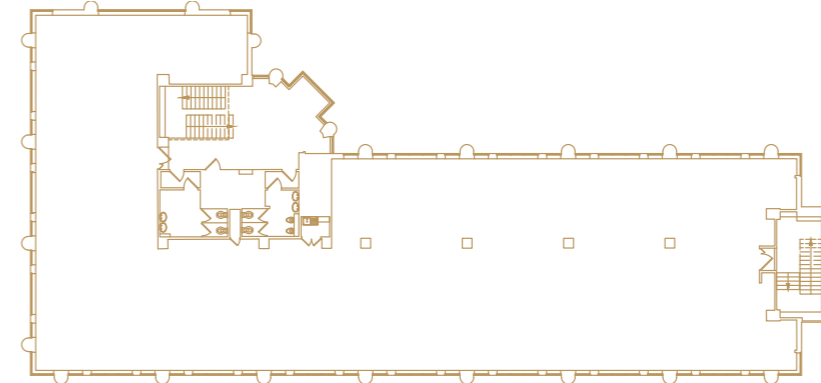
- New reception and entrance
- Newly refurbished common parts
- Ground floor recently refurbished to include new VRF comfort cooling and heating, redecoration and new carpets
- Tenants have installed some additional mechanical cooling
- 8-person passenger lift

Building Location



Floor Plans - Indicative

Typical Upper Floor



Floor Areas

Property	Floor	NIA Area (SQ FT)	NIA Area (SQ M)	IPMS 3 Area (SQ FT)
Alexandra House	Second	6,331	588.20	6,611
	First	6,316	586.80	6,567
	Ground	6,260	581.60	6,476
	Total	18,907	1,756.60	19,654

Tenancy Summary

Tenant(s)	Lease Event	Break Option	Rent Per Annum	SQ FT	SQ M	Rent PSF
Fuel Card Services LTD	23/09/16 (Start) 22/09/26 (Expiry)	23/09/22	£97,097	6,331	588.2	£15.34
Fuel Card Services LTD	23/09/16 (Start) 22/09/26 (Expiry)	23/09/22	£96,883	6,316	586.8	£15.34
GHD Livigunn LTD	18/09/17 (Start) 17/09/27 (Expiry)	18/09/22	£111,816	6,260	581.6	£17.86
GHD Livigunn LTD Car Parking Licence	18/09/27 (Start) 17/09/27 (Expiry)	-	£9,100	-	-	-
Total			£314,896			£16.18



Gladstone House



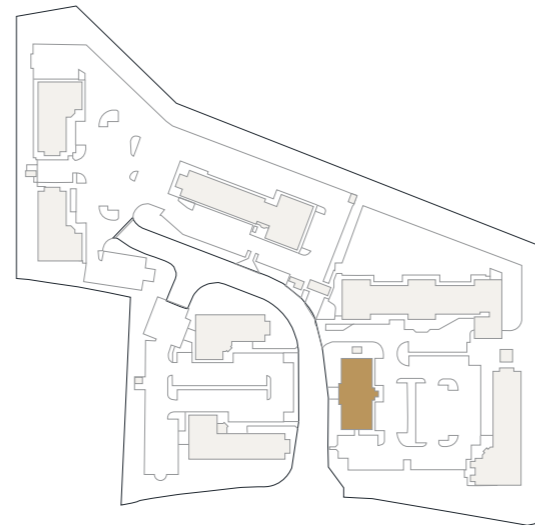
RED BEAN

Gladstone House

Building Specification

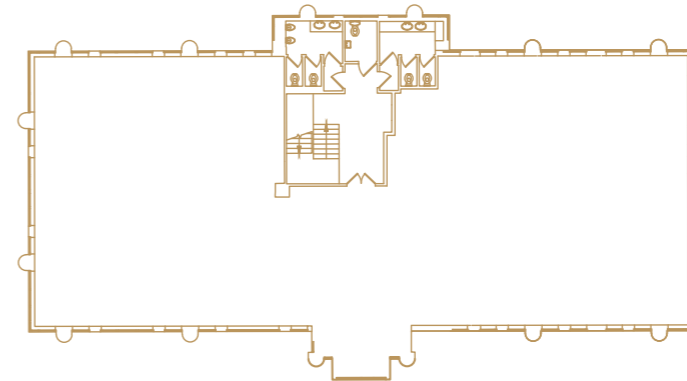
- New entrance and reception area
- Newly refurbished common parts
- Ground floor recently refurbished to include new suspended ceilings and carpets
- Ground floor South has new exposed services for the Red Bean Café
- First floor South newly refurbished to include new suspended ceilings, full redecoration and new carpets and new VRF comfort cooling and heating system
- 8-person refurbished passenger lift

Building Location



Floor Plans - Indicative

Typical Upper Floor



Floor Areas

Property	Floor	NIA Area (SQ FT)	NIA Area (SQ M)	IPMS 3 Area (SQ FT)
Gladstone House	First	4,222	392.20	4,378
	Ground	4,092	380.20	4,204
	Total	8,314	772.40	8,582



Tenancy Summary

Tenant(s)	Lease Event	Break Option	Rent Per Annum	SQ FT	SQ M	Rent PSF
Lee Hecht Harrison Penna Limited	14/12/03 (Start) 31/12/23 (Expiry)	14/12/21	£40,000	2,279	211.7	£17.55
Vacant	18 month rent, rates and service charge guarantee	-	£33,792	1,931	179.3	£17.50
British Medical Association	25/04/14 (Start) 24/04/19 (Expiry)	-	£31,470	2,075	192.7	£15.17
Horizon Café 2 Limited	02/05/18 (Start) 01/05/23 (Expiry)	02/05/21	£4,200	2,005	186.2	£2.09
Total			£109,463			£13.08



Peter Bennett House

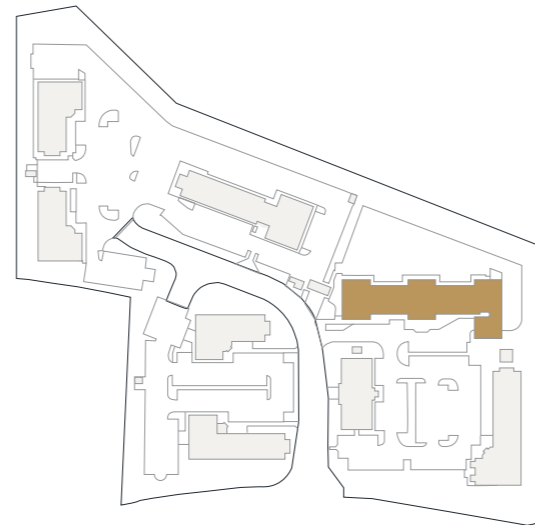


Peter Bennett House

Building Specification

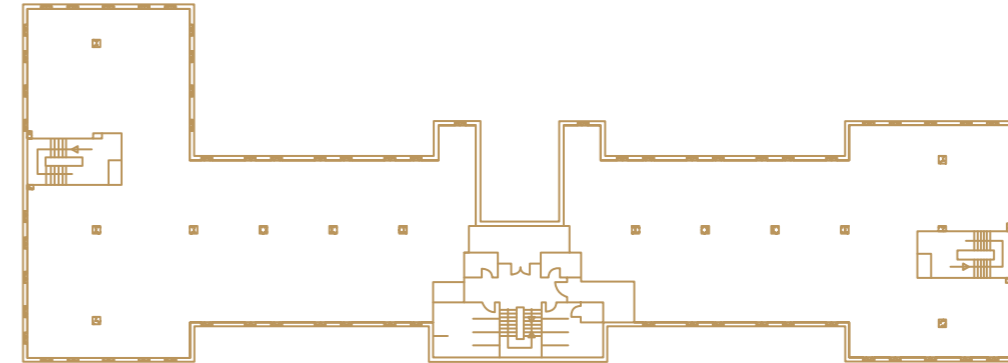
- Tenant has been in occupation since 1993 on full FRI terms.
- Reversionary lease entered into in 2018 with full dilapidations liability carried over
- Original specification. Tenant has installed some additional cooling (c.2006)
- 2 passenger lifts
- Secure dedicated decked car park

Building Location



Floor Plans - Indicative

Typical Upper Floor



Floor Areas

Property	Floor	NIA Area (SQ FT)	NIA Area (SQ M)	IPMS 3 Area (SQ FT)
Peter Bennett House	Third	8,821	819.50	9,095
	Second	12,054	1,119.90	12,384
	First	11,207	1,041.20	11,399
	Ground	5,108	474.50	5,164
	Total	37,190	3,455.10	38,042

Tenancy Summary

Tenant(s)	Lease Event	Break Option	Rent Per Annum	SQ FT	SQ M	Rent PSF
Secretary of State for the Environment	01/05/18 (Start) 01/04/21 (Expiry)	-	£583,655	37,190	3,455.1	£15.69
Total			£583,655			£15.69



* No internal images due to security sensitivities

Caledonia House

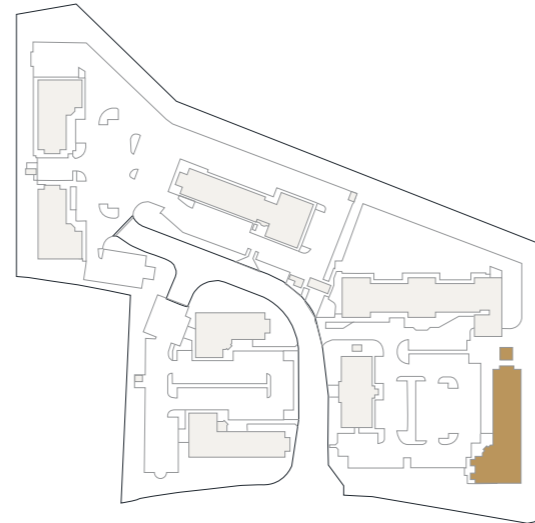


Caledonia House

Building Specification

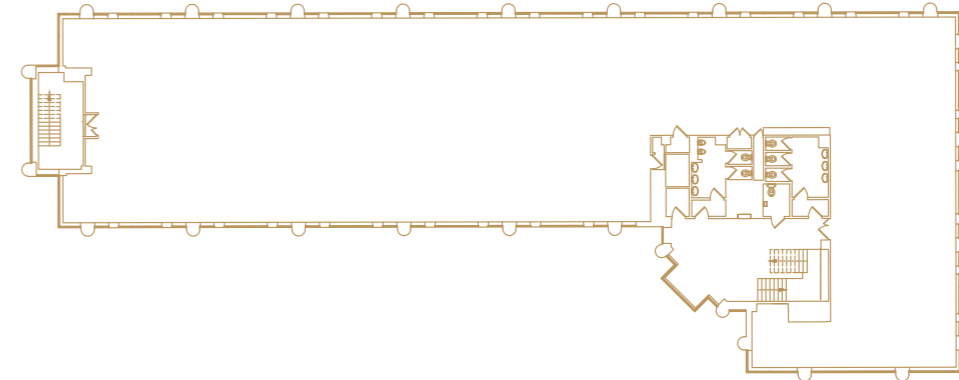
- New reception and entrance
- First floor comprehensively refurbished to include the following specification:
 - New suspended ceilings
 - Redecoration and new carpets
 - New VRF comfort cooling and heating system
- 8 Person refurbished passenger lift

Building Location



Floor Plans - Indicative

Typical Upper Floor



Floor Areas

Property	Floor	NIA Area (SQ FT)	NIA Area (SQ M)	IPMS 3 Area (SQ FT)
Caledonia House	First	7,524	699.00	7,736
	Ground	7,579	704.10	7,761
	Total	15,103	1,402.10	15,497

Tenancy Summary

Tenant(s)	Lease Event	Break Option	Rent Per Annum	SQ FT	SQ M	Rent PSF
Vacant	18 month rent, rates and service charge guarantee	-	£131,670	7,524	699	£17.50
Aramark Limited	01/04/17 (Start) 31/10/27 (Expiry)	01/10/22	£121,200	7,579	704.1	£15.99
Aramark Limited Car Parking Licence	01/04/17 (Start) 31/10/27 (Expiry)	-	£12,000	-	-	-
Total			£264,870			£16.74



The Site

The site area extends to approximately 9.07 acres (3.67 ha).

- | | |
|--------------------|-----------------------|
| 1 Richmond House | 5 Alexandra House |
| 2 Victoria House | 6 Gladstone House |
| 3 Mayesbrook House | 7 Peter Bennett House |
| 4 Alpha House | 8 Caledonia House |

Please note the plan is for indicative purposes only.



Asset Management Opportunities

The property offers significant asset management opportunities including the following:

- Let the remaining vacancy which currently totals 14,144 sq ft (9.74%).
- Explore potential lease re-gears with the occupiers in particular Secretary of State.
- Take back and refurbish older buildings and re-let the space, setting a new rent for the Park.
- Possibility of selling the buildings off individually.
- Alternative uses including residential (subject to planning).

Tenure

The property is held freehold.



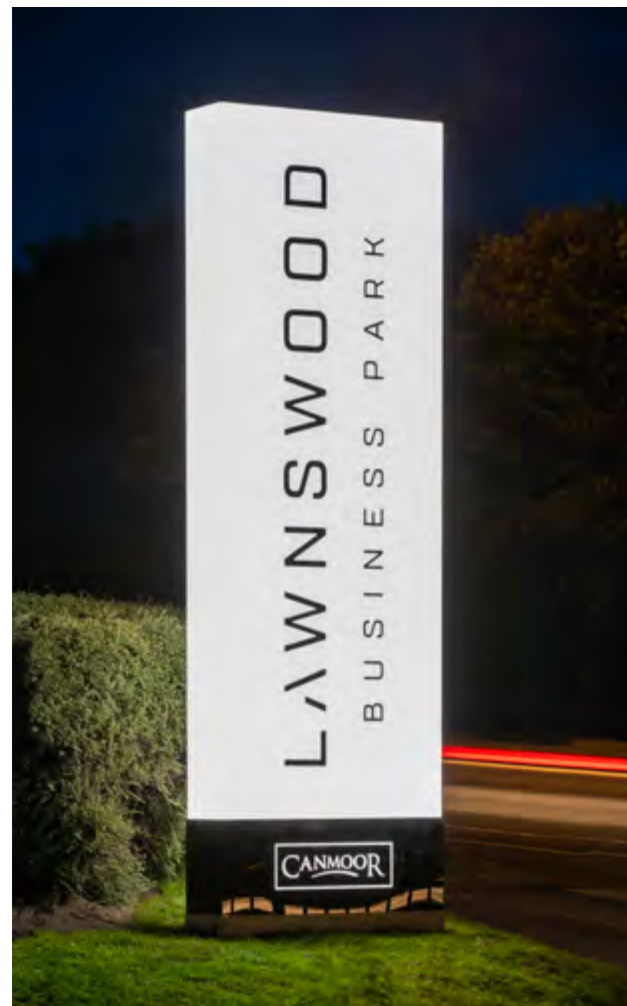
Tenancy Schedule

There are 17 tenants in total across eight buildings. Three of the eight buildings are single let and the remainder are multi-let. The total topped up income equates to £2,347,076 per annum (£15.91 per sq ft on the office accommodation) including the car parking licence income (£21,100 per annum). The WAULT is 4.6 years to breaks and 5.8 years to expiries.

Building	Floor	Description	Area (Sq Ft)	Lease Start	Lease Expiry	Next Rent Review	Break Option	Rent Per Annum	Rent (Per Sq Ft)	Inside / Outside the Act	Parking Spaces	Comments
Richmond House	Second Floor	Oracle Corporation UK Ltd	4,678	13/09/16	12/09/21	-	-	£75,120	£16.06	Outside	24	Tenant in occupation since 1991.
	First Floor	BUPA Care Homes (CFH Care) Ltd	4,670	16/02/17	15/02/20	-	15/02/19	£74,736	£16.00	Outside	23	Mutual break option at 24 months (15/02/2019). Break notice period: 6 months' notice - Tenant has exercised break option. Tenant in occupation since 2012.
	Ground Floor	VACANT	4,689	-	-	-	-	£82,058	£17.50	-	20	18 month rent, rates & service charge guarantee to £17.50 psf. Terms out to an occupier for a 10 year lease with a 5 year break option.
Building Total			14,037					£231,914	£16.52		67	
Victoria House	Ground to Second Floors	Pan Credit (t/a Equiniti PLC)	13,997	09/03/18	08/03/28	09/03/23	-	£218,643	£15.62	Inside	57	1 year rent free and 2 years at half rent to be topped up by the vendor. 09 March 2019 - 08 March 2021 = £109,322 (£7.81 psf). 09 March 2021 - RR (09 March 2023) = £218,643. Lease guaranteed by Equiniti Holdings Limited.
Building Total			13,997					£218,643	£15.62		57	
Mayesbrook House	Second Floor East	First Actural LLP	3,059	22/05/18	21/05/28	22/05/23	22/05/24	£49,072	£16.04	Inside	12	A new 10 year lease with a 6 year break option at £16.00 per sq ft. 24 months at half rent (£24,536pa) granted. To be topped up by vendor. Break notice period: 6 months' notice. Tenant in occupation since 2013.
	Second Floor West	First Actural LLP	5,103	22/05/18	21/05/28	22/05/23	22/05/24	£82,112	£16.09	Inside	24	A new 10 year lease with a 6 year break option at £16.00 per sq ft. 18 months at half rent (£41,056pa) granted. To be topped up by vendor. Break notice period: 6 months' notice. Tenant in occupation since 2013.
	Part First Floor East	Henderson Employee Benefits Ltd	3,064	07/07/17	06/07/22	-	-	£48,736	£15.91	Outside	13	Lease has been under let to Henderson Insurance Brokers Limited. Tenant in occupation since 1993.
	Part First Floor West	BHP LLP	5,094	29/09/18	28/09/28	29/09/24	29/09/24	£86,887	£17.06	Inside	24	Tenant in occupation since 2013. Surrender and re-grant recently agreed based on a new 10 year lease with rent review and break option on the 6th anniversary of the term of the Lease. Lease granted inside the Act. 6 months' rent free if the tenant does not exercise the break. Rent: £86,887 per annum subject to 12 months' rent free. Initial 12 months rent free to be topped up by the vendor. Lease guaranteed by BHP Chartered Accountants. Under the previous lease the tenant was paying £79,221 per annum (£15.56 psf) with a lease expiry in 10/08/24 and break option 11/08/19.
	Ground Floor East	Asset Finance Ltd	1,295	21/09/16	20/09/21	-	21/09/19	£20,832	£16.09	Outside	6	Break notice period: 12 months' notice.
	Part Ground Floor East	Arterius Ltd	1,851	22/02/17	21/02/22	-	22/02/20	£29,450	£15.91	Outside	10	Stepped rental: Y1 (Feb 17) £25,650 pa, Y2 (Feb 2018) £26,600 pa, Y3 (Feb 2019) £27,550 pa, Y4&Y5 (Feb 2020) £29,450 pa. The vendor will top up the rent to £29,450. Break notice period: 6 months' notice. Rent deposit: £4,275 + VAT (£5,130 in total).
	Ground Floor West	Lansinoh Laboratories	5,092	01/06/18	31/05/24	-	-	£86,819	£17.05	Inside	19	Stepped rental: £71,498 pa (until 31 May 2019), £76,605 pa (until 31 May 2020) £81,712 pa (until 31 May 2021), £86,819 pa thereafter. The vendor will top up the rent to £86,819. 11 months' rent free expiring 01/05/2019 - to be topped up by the vendor. Rent deposit: 6 months + VAT (£52,091.40).
Parking	Spare Parking									-	1	
Building Total			24,558					£403,908	£16.31		109	

Building	Floor	Description	Area (Sq Ft)	Lease Start	Lease Expiry	Next Rent Review	Break Option	Rent Per Annum	Rent (Per Sq Ft)	Inside / Outside the Act	Parking Spaces	Comments
Alpha House	Ground to Second Floors	Brenntag UK Ltd	14,070	14/07/16	13/07/31	29/09/21	-	£219,728	£15.62	Inside	73	New Lease to Brenntag completed 29th September 2016. 15 year FRI lease at £15.50 psf and 34 months rent free which commenced 14th July 2016. To be topped up by Vendor. Schedule of Condition dated 28/09/2016.
Building Total			14,070					£219,728	£15.62		73	
Alexandra House	Second	Fuel Card Services Ltd	6,331	23/09/16	22/09/26	23/09/22	23/09/22	£97,097	£15.34	Inside	24	Tenant benefited from 9 months rent free on the new lease and a further 12 months payable at half rent. To be topped up by Vendor. They will benefit from a further 9 months rent free post break if not exercised. Rent Penalty of £24,274.19 plus VAT payable if Tenant exercises break. Break notice period: 6 months' notice. Tenant in occupation since 2005
	First	Fuel Card Services Ltd	6,316	23/09/16	22/09/26	23/06/22	23/09/22	£96,883	£15.34	Inside	24	Tenant benefited from 9 months rent free on the new lease and a further 12 months payable at half rent. To be topped up by Vendor. They will benefit from a further 9 months rent free post break if not exercised. Rent Penalty of £24,220.81 plus VAT payable if Tenant exercises break. Break notice period: 6 months' notice. Tenant in occupation since 2005.
	Ground	GHD Livigunn Ltd	6,260	18/09/17	17/09/27	18/09/22	18/09/22	£111,816	£17.86	Inside	36	Current rent of £59,808pa rising to £111,816pa on 18 Dec 2018. To be topped up by the vendor. Tenant benefits from an additional 6 months at half rent if the break is not exercised. Break notice period: 6 months' notice. Schedule of Condition dated 04/08/2017.
	Car Park Licence	GHD Livigunn Ltd	0	18/09/17	17/09/27	-	-	£9,100	-	-	(14)	Car parking Licence at £650 pa per licence. Can be terminated with 3 months' written notice.
Building Total			18,907					£314,896	£16.18		84	
Gladstone House	Part First Floor North	Lee Hecht Harrison Penna Limited	2,279	14/12/03	31/12/23	14/12/21	14/12/21	£40,000	£17.55	Inside	9	Tenant in occupation since 2003. Reversionary lease recently documented based on new 5 year term to commence on current lease expiry of the 14th December 2018 subject to a tenant break option and rent review on the 3rd anniversary of the term of the Lease. Original rent £35,371 (£15.52 per sq ft). Tenant to benefit from 6 months rent free with an additional 3 months if the break option is not exercised. Reversionary lease rent free to be topped up.
	Part First Floor South	VACANT	1,931	-	-	-	-	£33,793	£17.50	-	9	18 month rent, rates & service charge guarantee up to £17.50 psf. Terms out to an occupier for a 10 year lease with a 5 year break option.
	Part Ground Floor North	British Medical Association	2,075	25/04/14	24/04/19	-	-	£31,470	£15.17	Inside	10	Tenant in occupation since 1993.
	Part Ground Floor South	Horizon Café 2 Limited	2,005	02/05/18	01/05/23	-	02/05/21	£4,200	£2.09	Outside	8	£350 per month on account and in addition 10% of turnover over £8,000 per month/£96,000 per annum (ex vat) reconciled on Feb 1st for each calendar year from 2018 onwards payable within 30 days of the accounting period. Tenant option to break on the third anniversary of the term commencement date should turnover have failed to reach £96,000 in the 12 month period July 1st 2019-June 30th 2020. The break is subject to giving 6 months' written notice, no arrears of basic rent and vacant possession being provided on the break date. The Landlord is responsible for the payment of rates.
	Common Area		24							-		
Building Total			8,314					£109,463	£13.08		36	

Building	Floor	Description	Area (Sq Ft)	Lease Start	Lease Expiry	Next Rent Review	Break Option	Rent Per Annum	Rent (Per Sq Ft)	Inside / Outside the Act	Parking Spaces	Comments
Peter Bennett House	Ground to Third Floors	Secretary of State for the Environment	37,190	01/05/18	01/04/21	-	-	£583,655	£15.69	Inside	154	01/05/93 to 30/04/18 - £500,000pa. 01/05/2018 to 31/12/2019 - at half rent of £583,655 pa = £291,828. To be topped up by Vendor. From and including 1 January 2020 the rent rises to £583,655 per annum. Tenant in occupation since 1993 on full repairing and insuring terms. Full liability dilapidations carried over when tenant renewed lease in 2018.
Building Total			37,190					£583,655	£15.69		154	
Caledonia House	First Floor	VACANT	7,524	-	-	-	-	£131,670	£17.50	-	18	18 month rent, rates & service charge guarantee to £17.50 psf.
	Ground Floor	Aramark Limited	7,579	01/04/17	31/10/27	-	01/04/22	£121,200	£15.99	Inside	35	35 car parking spaces come with the suite, an extra 15 spaces on an annual license. Schedule of Condition dated 31/01/2017. Tenant in occupation since 2004.
	Car Parking Licence	Aramark Limited	0	01/04/17	31/10/27	-	-	£12,000	-	-	(15)	Car parking License for 15 spaces at £800 pa per licence. Can be terminated with 4 months' notice.
Building Total			15,103					£264,870	£16.74		53	
Total			146,176					£2,347,076	£15.91*		633	* Per SQ FT figure excludes car parking income



Covenants

The table below provides a summary of the occupiers' covenant strengths, over 40% of the Park is let to tenants with an A1 covenant. Further detail on the occupier covenants is available within the data room.

Tenant	D&B	Definition	% of income	Comments
Secretary of State for the Environment	-	Minimum Risk	27.80%	
Brenntag UK Ltd	5A 1	Minimum Risk	10.47%	
Pan Credit Systems Ltd	2A 1	Minimum Risk	10.41%	Lease guaranteed by Equiniti Holdings Limited
Fuel Card Services Ltd	5A 1	Minimum Risk	9.24%	
Aramark Limited	N 1	Minimum Risk	6.34%	
First Actuarial LLP	N 1	Minimum Risk	6.25%	
GHD Livigunn Ltd	2A 1	Minimum Risk	5.76%	
Lansinoh Laboratories	-	Undetermined	4.14%	Rent deposit: 6 months + VAT (£52,091.40)
BHP LLP	O 3	Greater than average Risk	4.14%	Lease guaranteed by BHP Chartered Accountants
Oracle Corporation UK Ltd	N 1	Minimum Risk	3.58%	
BUPA Care Homes (CFH Care) Ltd	B 1	Minimum Risk	3.56%	
Hendersons Employee Benefits Ltd	1A 2	Lower than average Risk	2.32%	
Lee Hecht Harrison Penna Limited	5A 1	Minimum Risk	1.91%	
British Medical Association	5A 1	Minimum Risk	1.50%	
Arterius Ltd	C 2	Lower than average Risk	1.40%	Rent deposit: £4,275 + VAT (£5,130 in total)
Asset Finance Ltd	2A 1	Minimum Risk	0.99%	
Horizon Café Limited	-	Undetermined	0.20%	





Market Overview

Occupational Market Overview

In 2017, Leeds Out of Town office take up reached 310,000 sq ft which is in line with the 5 year average (316,000 sq ft).

Due to lack of development in recent years, the availability of good quality Out of Town office accommodation is significantly declining and is therefore having a positive effect on headline rents, as well as significantly reducing void periods, due to lack of stock.

Take up in H1 2018 totalled 251,792 sq ft which demonstrates consistency in the performance of the Leeds Out of Town office market, the largest transaction was the letting of Optim at White Rose Park to Perform in Q1 2018. There were a total of 44 Out of Town leasing transactions in H1 2018, representing a 48% increase on the 5 year average.

The Out of Town Leeds market has a very limited supply of good quality office buildings. There are currently no proposals for any speculative development for major Out of Town business parks at present and the market is demonstrating that there is strong demand for good quality stock in well located buildings. Additionally, with the City Centre development pipeline looking scarce, City Centre occupiers looking to increase their floor space are having to look Out of Town for suitable options.

251,729
SQ FT

Total take up for the first half of 2018

44

Out of Town leasing transactions in H1 2018

48%

Increase on the 5 year quarterly average

40,000
SQ FT

Largest H1 transaction at Optim, White Rose Park



Letting Transactions

Deal Date	Grade	Address	Size (Sq Ft)	Tenant	Rent (PSF)	Comments
U/O	A	2nd & Part 1st Floors, Number 1 Kirkstall Forge, Leeds	33,000	Under offer	£24.50-25.00	10 year lease.
U/O	A	Part Ground Floor 3175 Paradigm, Thorpe Park, Leeds	6,100	Under offer	£22.50	10 year lease, 5 year break.
Jul-18	A	1st Floor 3175 Paradigm, Thorpe Park, Leeds	10,275	Waites Construction	£22.50	10 year lease, 5 year break.
Jun-18	B	Part Ground Floor, Mayesbrook House, Lawnswood Business Park, Leeds	5,092	Lansinoh Laboratories	£17.05	6 year lease. Fixed uplifts at year 1,2&3.
Mar-18	A	Optim, White Rose Office Park, Leeds	39,422	Perform	£21.50	15 year lease, 10 year break.
Mar-18	B+	Victoria House, Lawnswood Business Park, Leeds	13,997	Equiniti	£15.62	10 year lease.
May-18	A	2nd & 3rd Floor, Paradigm, 3175 Century Way, Thorpe Park, Leeds	12,575	Pure Retirement	£22.50	10 year lease, break at year 5.
Jun-18	B	2nd Floor, 3125 Century Way, Thorpe Park, Leeds	4,311	Scarborough Group	£18.50	10 year lease, break at year 5.
Mar-18	B	First Floor, 2100 Century Way, Leeds	11,107	Balfour Beatty	Stepped to £17psf	10 year lease, break at year 5.
Feb-18	B	Part Ground, 1175 Century Way, Leeds	4,683	Linden Homes	£17.50	5 year lease.
Dec-17	B	1 Sterling Way, Capitol Park, Leeds	4,862	Hermes	£17.00	6 year lease, 3 year break, 3 months' rent free.
Sep-17	B	GF Calibre, White Rose Office Park, Leeds	3,087	WSP	£17.00	Co-terminus with their existing lease expiring 2021. Limited rent free.
Sep-17	A	1 Kirkstall Forge, Leeds	18,459	Zenith	£23.00	15 year lease, 10 year break. New build on Kirkstall Rd. Incentive confidential but understood at 18-24 months.
Feb-17	B	2150 Century Way, Thorpe Park, Leeds	10,200	Bellway Homes	£17.00	10 year lease with a 5 year break. 12 months' rent free.
Jul-16	B+	Alpha House, Lawnswood Business Park, Leeds	14,070	Brenntag	£15.62	15 year lease.
Mar-16	A	4th, 5th, & 6th Floors, Building 1, Kirkstall Forge, Leeds	45,079	Zenith	£23.00	Pre-let (15 year lease with 10 year tenant break option). Incentives confidential, expect 18-24 months.
Mar-16	A	Optim (Building 1) White Rose Office Park, Millshaw, Leeds	10,000	The Gorse Academies Trust	£20.00	4 year lease with 18 month break. 39,442 sq ft for Educational use. Office/Admin c. 25% or c. 10k sq ft. Unreported rent free. Expect Limited.

Investment Market Overview

Office investment into the UK regions reached £7.6bn during 2017, 24% above the level recorded in 2016 and 14% above the five year average.

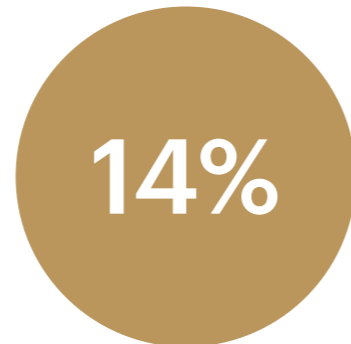
Pricing has remained robust as investors continue to be attracted by the relatively high yields achievable compared with both fixed income markets and the Central London property market.

This increased appetite has been further supported by the continuing supply and demand imbalance in the occupational markets, resulting from relatively strong take up levels coupled with low levels of supply due to a lack of development finance, constrained development pipeline and the increasing impact of permitted development.

The market generally has a lack of investment stock available, and as such current pricing continues to be sustainable with best-in-class assets and income opportunities commanding a premium.



Office investment into the UK regions reached £7.6bn during 2017, 24% above 2016



Increase above the five year average for office investment



Of office investment transactions in Leeds in the first half of 2018

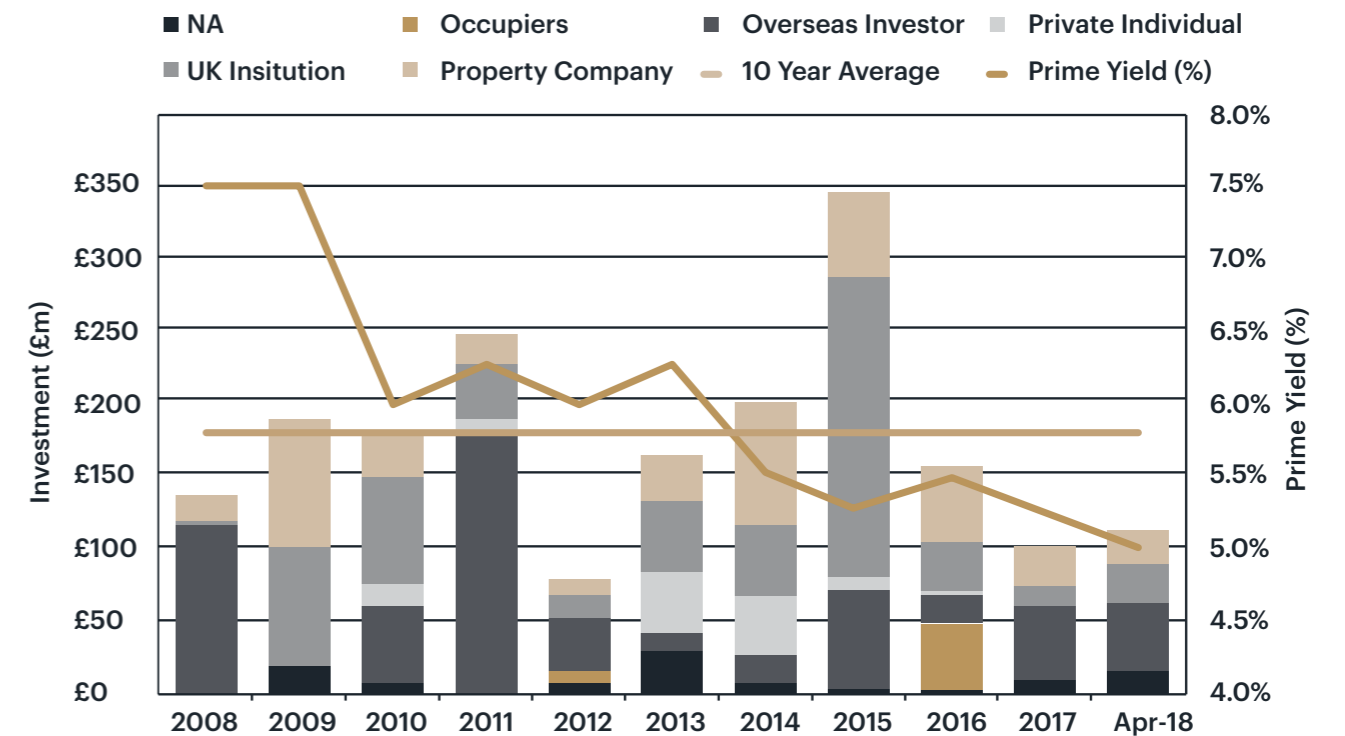
Leeds Investment Market

The first half of 2018 has seen over £200 million of office investments transact in Leeds, which is already double the total for 2017.

Sustained investor demand has driven prime yields down 50 basis points (bps) from 5.25% to 4.75% over the past nine months. Leeds prime yields are in line with Manchester and Birmingham, and we expect this to hold firm through the remainder of 2018.

The most recent business park transaction was Leeds Valley Park which sold in March to Global Gate Capital for £31.50million, reflecting a Net Initial Yield of 8.20% and a Capital Value per sq ft of circa £193. The average unexpired lease term was approximately 4.9 years.

Investment In Leeds



Investment Transactions

The below table summarises the most significant business park transactions over the past 12 months.

Property	Date	Size (Sq Ft)	Tenure	Tenant	WAULTC (years)	Ave Rent Passing £ PSF	Price	Net Initial Yield	Cap Val PSF	Purchaser
2100 & 2200 Century Way, Thorpe Park, Leeds	May-18	58,656	LLH	Multi-let	4.30	£15.97	£12.00m	7.30%	£205	Private Investor
3125 & 3150 Century Way, Thorpe Park, Leeds	Aug-18	52,845	LLH	Multi-let	4.00	Off Market	£12.10m	Off Market	£229	Charitable Trust
Centenary House, Manchester	Jul-18	89,300	FH	Li & Fung Ltd, IWG Plc	8.50	£17.75	£17.75m	6.75%	£199	Blacksand
Leeds Valley Park, Leeds	Mar-18	163,000	FH	Lowell Group & BAE	5.90	£16.90	£31.50m	8.20%	£193	Global Gate Capital
Manchester Green, Manchester	Apr-18	107,224	FH	Multi-let	4.85	£15.25-18.81	£21.00m	8.50%	£196	Squarestone
Renaissance House, Warrington	Feb-18	40,679	FH	Independent Police Complaints Commission	8.80	£15.68	£10.50m	5.69%	£258	Private Overseas
Capitol Park West & Phoenix House, Leeds	Jun-17	96,030	FH	Multi-let	5.77	£18.34	£18.225m	8.74%	£190	Squarestone
Trident Business Park, Manchester	Sep-17	106,455	FH	Multi-let	4.00	£16.59	£23.40m	7.80%	£220	TBC
Birmingham International Park, Solihull	Nov-17	71,861	FH	Multi-let (each building single let)	8.98	£17.97	£21.35m	7.34%	£231	Threadneedle

Service and Estate Charge

The service charge year for Lawnswood Business Park runs from 01 January 2018 to 31 December 2018. The total estate charge budget for 2018 is £222,135 equating to approximately £1.52 per sq ft.

The tenants who occupy whole buildings are responsible for their own running costs. The current budget service charges for the multi-let buildings are as follows:

Building	Service Charge Per Annum	Definition
Richmond House	£43,371.59	£3.09
Mayesbrook House	£69,620.23	£2.83
Alexandra House	£46,995.69	£2.49
Gladstone House	£37,382.59	£4.50
Caledonia House	£40,597.39	£2.69

EPC

Energy performance certificates (EPCs) are available on the marketing data room.

Property	EPC Rating
Alexandra House	C-68
Alpha House	C-56
Peter Bennett House	B-39
Caledonia House	D-92
Gladstone House	C-70
Mayesbrook House	C-56
Richmond House	B-46
Victoria House	C-54

Marketing Data Room

Access available upon request.

Capital Allowances

Further information is available on request.

VAT

The property is elected for VAT.

Pricing

We are instructed to see offers in excess of **£27,400,000 (Twenty Seven Million Four Hundred Thousand Pounds)** subject to contract and exclusive of VAT.

This pricing reflects a **Net Initial Yield of 8.00%** assuming purchaser's costs of **6.76%** and a **low capital value of £187 per sq ft.**



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