

Deals

59

Asking Rent Per SF

£21.73

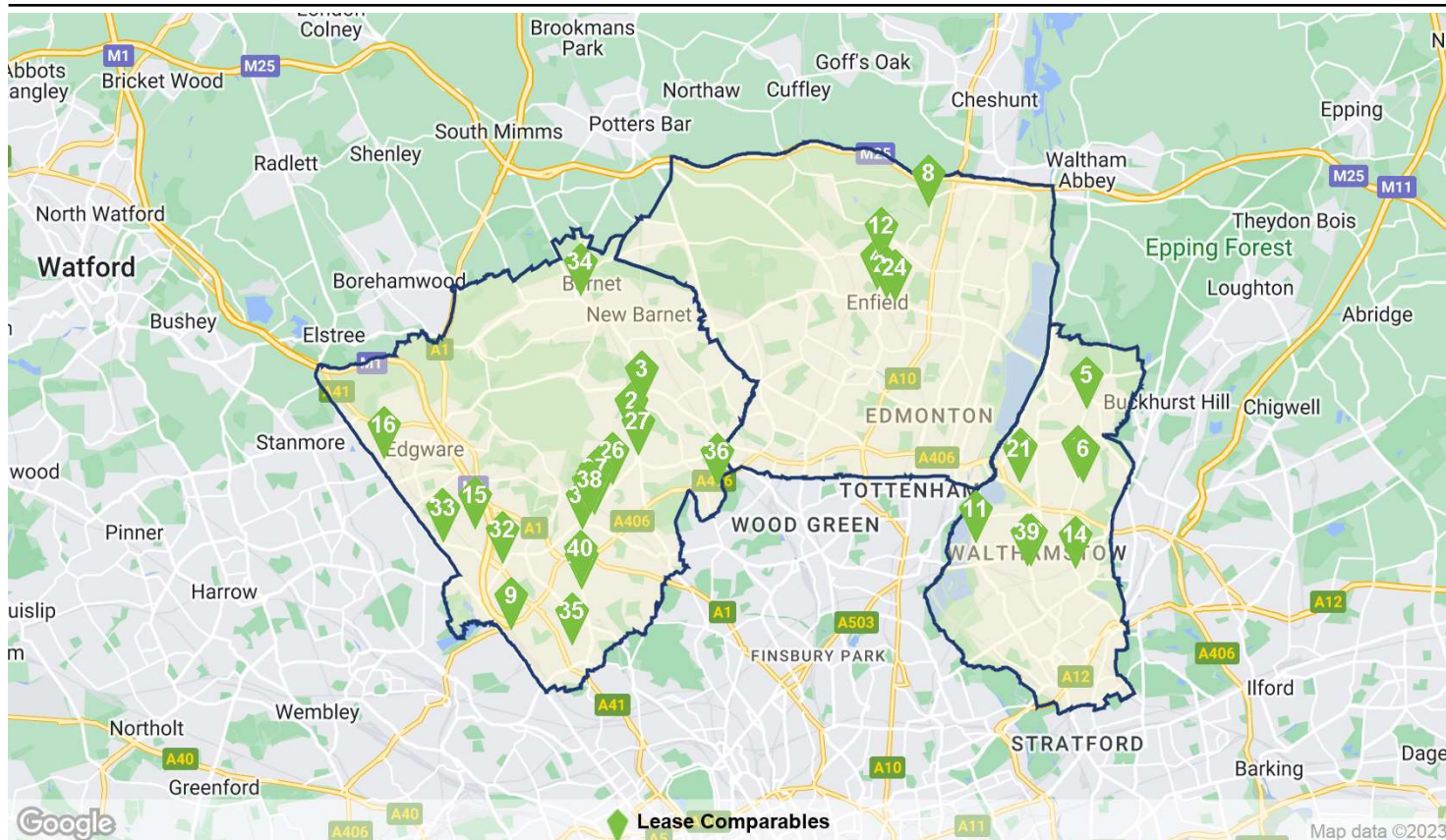
Achieved Rent Per SF

£23.14

Avg. Months On Market

13

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	48	£10.83	£21.73	£22.50	£35.00
Achieved Rent Per SF	17	£12.07	£23.14	£25.00	£30.15
Net Effective Rent Per SF	8	£14.00	£21.80	£21.87	£30.08
Asking Rent Discount	12	-7.1%	2.4%	0.0%	24.8%
TI Allowance	-	-	-	-	-
Rent Free Months	3	0	3	3	5

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	52	1	13	9	77
Deal Size	59	1,005	4,020	1,787	110,000
Lease Deal in Months	24	24.0	83.0	60.0	240.0
Floor Number	59	GRND	1	GRND	6

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 480 Larkshall Rd	★★★★★	1,130	GRND,1	21/07/2023	New Lease	£34.78	Asking
2 879 High Rd	★★★★★	1,194	GRND,1	11/07/2023	New Lease	£18.42/fri	Effective
3 1138 High Rd	★★★★★	1,245	GRND	20/06/2023	New Lease	£22.50	Asking
4 Nickel House 94-100 Silver St	★★★★★	1,849	1st	19/05/2023	New Lease	£21.23/fri	Effective
1 502 Larkshall Rd	★★★★★	1,550	GRND	09/02/2023	New Lease	£17.80	Asking
1 502 Larkshall Rd	★★★★★	1,550	1st	09/02/2023	New Lease	£15.48	Asking
5 54 Larkshall Rd	★★★★★	1,306	GRND	01/02/2023	New Lease	£13.79/fri	Asking
6 400 Hale End Rd	★★★★★	1,202	GRND,1-2	19/12/2022	New Lease	£20.77	Asking
7 305 Regents Park Rd	★★★★★	1,227	GRND,1	30/11/2022	New Lease	£30.08/fri	Effective
8 Myddelton House Gdns	★★★★★	3,232	GRND,1	01/11/2022	New Lease	£21.66	Achieved
9 3 Brent Cross Town Waterloo Rd	★★★★★	110,000	1-6	01/11/2022	New Lease	-	-
10 20-21 Arcadia Ave	★★★★★	1,657	GRND	31/10/2022	New Lease	£27.45	Asking
11 Blackhorse Ln	★★★★★	7,154	GRND	28/10/2022	New Lease	-	-
12 274 Baker St	★★★★★	3,312	1-2	19/10/2022	New Lease	£12.07	Achieved
13 Cooper House 316 Regents Park	★★★★★	2,043	2nd	03/10/2022	New Lease	£35.00	Asking
14 195-197 Wood St	★★★★★	3,475	GRND,1-2	03/08/2022	New Lease	£15.83	Asking
15 Block C Aerodrome	★★★★★	1,420	GRND	14/07/2022	New Lease	£20.00	Asking
15 Block C Aerodrome	★★★★★	1,355	GRND	14/07/2022	New Lease	£25.00	Asking
16 49-51 Manor Park Crescent	★★★★★	1,250	GRND	05/07/2022	New Lease	-	-
17 Dancastle Court 14 Arcadia Ave	★★★★★	1,245	GRND	04/07/2022	New Lease	£28.11	Asking
18 Avocet Trinity Way	★★★★★	5,130	GRND,1	04/07/2022	New Lease	-	-

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
19 Marlborough House 298-304 Regents Park Rd	★★★★★	1,150	3rd	20/06/2022	New Lease	£29.50	Asking
20 Osprey House Trinity Way	★★★★★	5,454	GRND,1	14/06/2022	New Lease	£14.00	Asking
21 Kingfisher House Trinity Way	★★★★★	1,470	GRND,1	14/06/2022	New Lease	£14.00	Asking
22 Nicholas House River Front	★★★★★	1,095	GRND	06/06/2022	New Lease	£15.00	Asking
22 Nicholas House River Front	★★★★★	1,284	GRND	06/06/2022	New Lease	£15.00	Asking
23 The Technology Park Colindeep Ln	★★★★★	3,493	1st	01/06/2022	New Lease	£20.04	Asking
24 81 Southbury Rd	★★★★★	1,880	GRND,1	25/05/2022	New Lease	£16.96/fri	Effective
25 The Sorting Office St Georges Rd	★★★★★	1,005	GRND	23/05/2022	New Lease	£30.00/fri	Achieved
15 Block C Aerodrome Rd	★★★★★	1,106	GRND	10/05/2022	New Lease	£20.00	Asking
26 Martyn Gerrard House 195-197 Ballards Ln	★★★★★	3,300	GRND	03/05/2022	New Lease	-	-
27 Balfour House 733-741 High Rd	★★★★★	1,142	3rd	01/05/2022	New Lease	£25.00/fri	Effective
28 111-111A Hoe St	★★★★★	1,252	1-2	11/04/2022	New Lease	£21.05/fri	Asking
29 Winston House 2 Dollis Park	★★★★★	1,787	1st	06/04/2022	New Lease	£30.00/fri	Achieved
29 Winston House 2 Dollis Park	★★★★★	2,600	3rd	06/04/2022	New Lease	£30.00	Effective
29 Winston House 2 Dollis Park	★★★★★	2,852	2nd	06/04/2022	New Lease	£30.00/fri	Achieved
30 Elscot House Arcadia Ave	★★★★★	1,300	2nd	04/04/2022	New Lease	£25.00	Asking
31 Carradine House 237 Regents Park Rd	★★★★★	1,400	2nd	04/04/2022	New Lease	£20.36	Asking
19 Marlborough House 298-304 Regents Park Rd	★★★★★	2,449	2nd	03/04/2022	New Lease	£29.50	Asking
32 Breasy Place Burroughs Gdns	★★★★★	1,330	GRND	01/04/2022	New Lease	£27.44	Asking
33 Colindeep Ln	★★★★★	4,000	GRND	01/04/2022	New Lease	£22.50/fri	Effective
34 10 Victors Way	★★★★★	2,548	GRND,1	25/03/2022	New Lease	£23.45	Asking

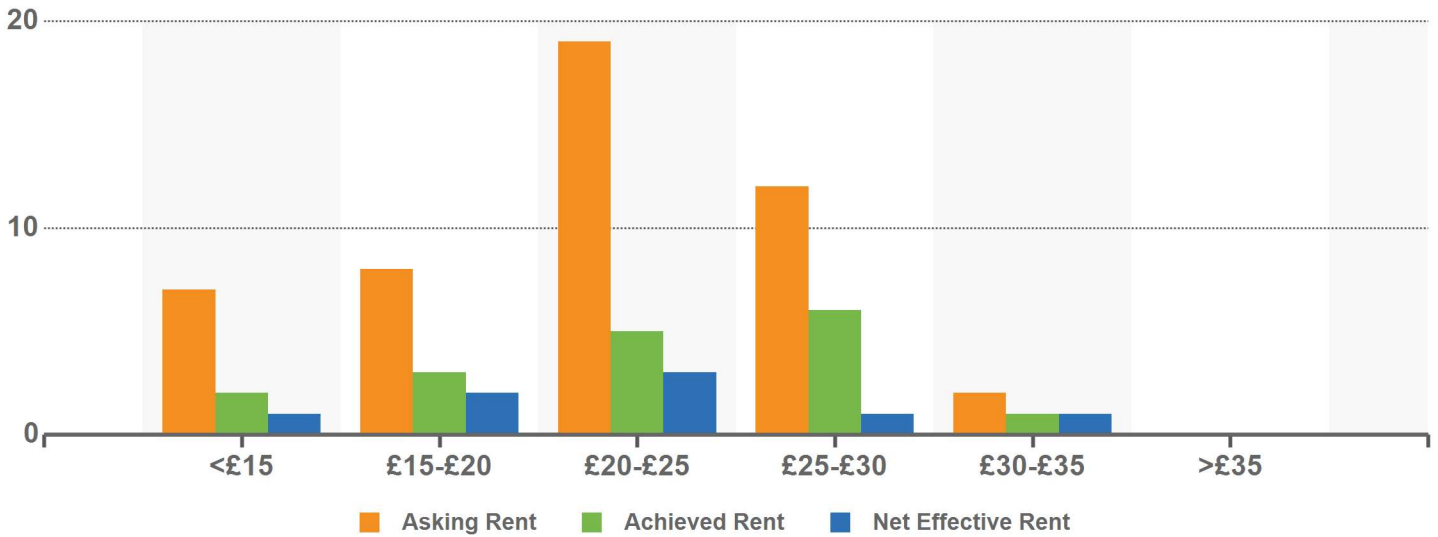
Lease Comps Summary

Lease Comps Report

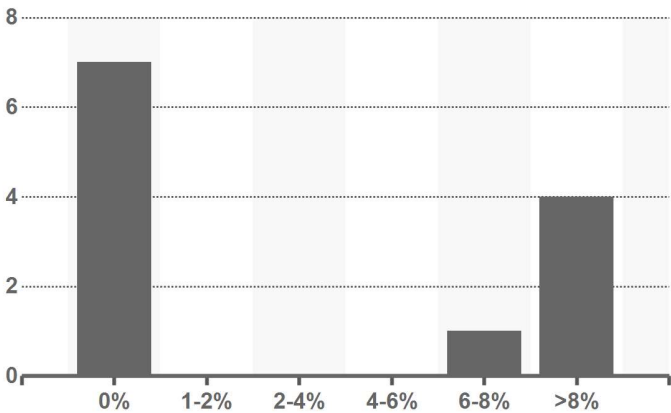
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
35 165 Granville Rd	★★★★☆	2,183	GRND,1-2	09/03/2022	New Lease	£22.50	Asking
36 70 Hampden Rd	★★★☆☆	3,051	GRND	14/02/2022	New Lease	£19.50	Asking
37 The Arc 401-405 Nether St	★★★★☆	1,420	GRND	14/02/2022	New Lease	£27.46	Asking
31 Carradine House 237 Regents Park Rd	★★★★☆	1,045	1st	14/02/2022	New Lease	£21.05	Asking
38 304 Regents Park Rd	★★★★☆	1,299	3rd	14/02/2022	New Lease	£30.00	Asking
39 The Tramworks 10-11 Hatherley Mews	★★★★☆	1,017	GRND	09/02/2022	New Lease	-	-
25 The Sorting Office St Georges Rd	★★★★☆	3,646	GRND	31/01/2022	New Lease	£28.68/fri	Achieved
40 1 Bridge Ln	★★★★☆	2,420	2nd	01/12/2021	New Lease	£25.00	Asking

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£21.73	£23.14	£21.80	2.7

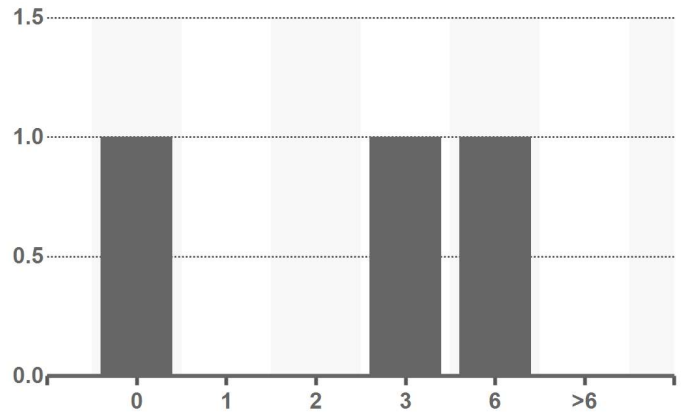
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS

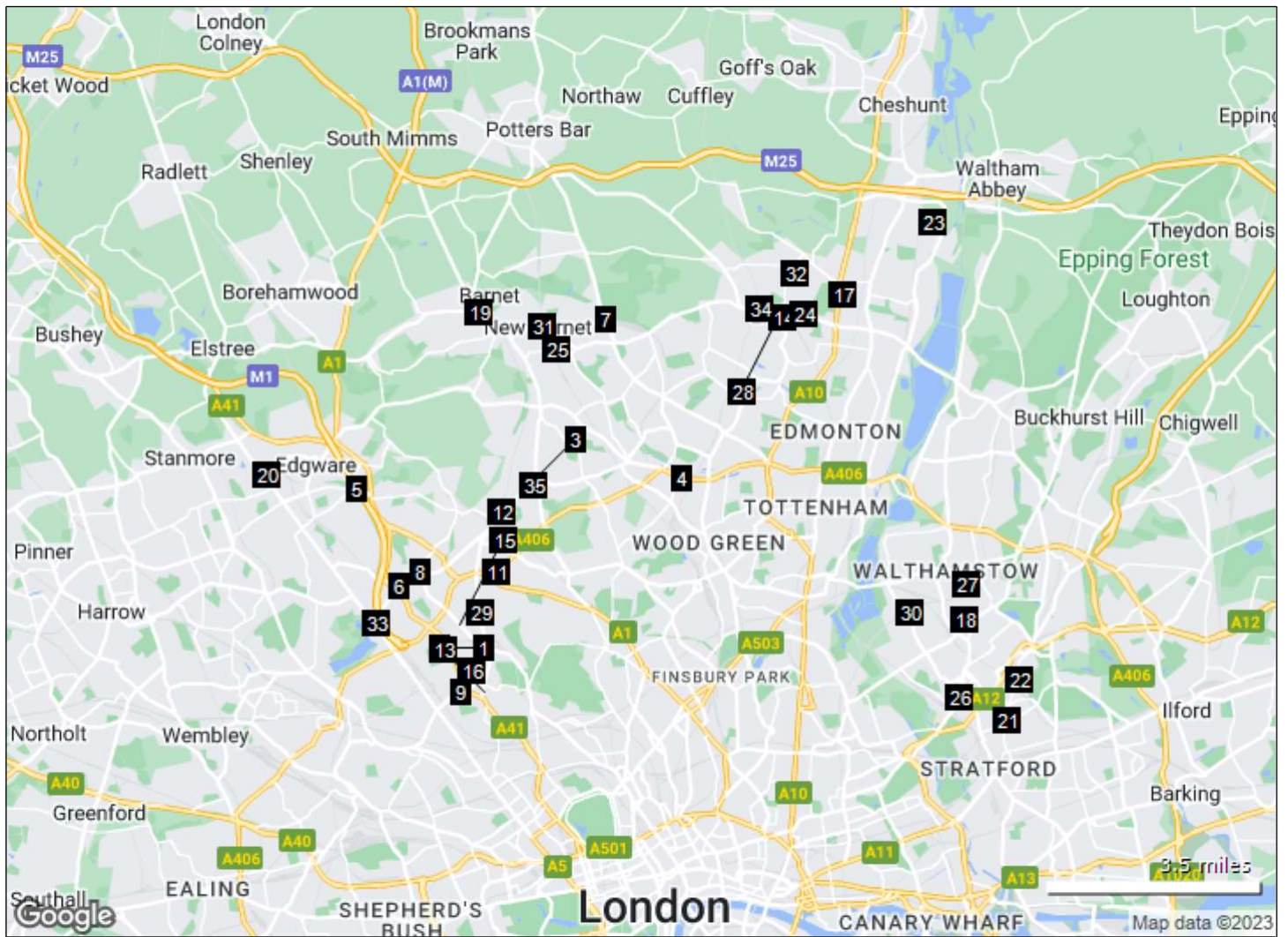


Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Office					
Price					
For Sale & UC/Pending	£2,000,000	£2,000,000	£2,000,000	£2,000,000	1
Sold Transactions	£160,000	£3,157,726	£1,520,000	£18,200,000	23
NIA					
For Sale & UC/Pending	1,724 SF	1,724 SF	1,724 SF	1,724 SF	1
Sold Transactions	191 SF	7,722 SF	2,900 SF	36,002 SF	31
Price per SF					
For Sale & UC/Pending	£1,160.09	£1,160.09	£1,160.09	£1,160.09	1
Sold Transactions	£136.68	£340.37	£376.49	£699.71	23
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1.75%	3.88%	4.61%	5.27%	3
Days on Market					
For Sale & UC/Pending	132	132	132	132	1
Sold Transactions	11	213	133	751	17
Sale Price to Asking Price Ratio					
Sold Transactions	86.55%	99.01%	97.22%	131.91%	10
General Retail					
Price					
For Sale & UC/Pending	£90,000	£90,000	£90,000	£90,000	1
Sold Transactions	£245,000	£672,500	£672,500	£1,100,000	2
Centre Size					
For Sale & UC/Pending	61 SF	61 SF	61 SF	61 SF	1
Sold Transactions	181 SF	1,775 SF	1,775 SF	3,369 SF	2
Price per SF					
For Sale & UC/Pending	£1,475.41	£1,475.41	£1,475.41	£1,475.41	1
Sold Transactions	£326.51	£378.87	£840.05	£1,353.59	2
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	284	284	284	284	1
Sold Transactions	284	284	284	284	1
Sale Price to Asking Price Ratio					
Sold Transactions	88.00%	88.00%	88.00%	88.00%	1

Quick Stats Report

	Low	Average	Median	High	Count
Totals					
For Sale & UC/Pending		Asking Price Total: £2,090,000		Total For Sale Transactions:	2
Sold Transactions		Total Sales Volume: £73,972,705		Total Sales Transactions:	33
		<hr/> Total Included in Analysis: £76,062,705		<hr/> Total Included in Analysis:	35
Survey Criteria					
<p>basic criteria: Type of Property - Office; Sale Date - from 29/08/2021; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Barnet (London), Enfield (London), Waltham Forest (London)</p>					



	Address	City	Property Info	Sale Info
1	4 Accommodation Rd (Part of Multi-Property Sale)	London	191 SF Office	Sold: -
2	5 Accommodation Rd (Part of Multi-Property Sale)	London	723 SF Office	Sold: -
3	Rowlandson House, 289-293 Ballards Ln	London	21,043 SF Office	Sold: £8,500,000 (£403.93/SF)
4	138 Bowes Rd	London	1,634 SF Office/Medical	Sold: -
5	Bunns Ln	London	1,945 SF Office	Sold: £515,000 (£264.78/SF)
6	Breasy Place, Burroughs Gdns	London	540 SF Office	Sold: £240,000 (£444.44/SF)
7	Metropoint, Chalk Ln	Barnet	31,511 SF Office/Telecom Hotel/Data Hosting	Sold: £7,775,000 (£246.74/SF)
8	48 Church Rd	London	3,369 SF General Retail	Sold: £1,100,000 (£326.51/SF)
9	1 Dersingham Rd	London	690 SF Office/Office/Residential	Sold: £315,000 (£456.52/SF)
10	116 Edgewood Mews	London	451 SF Office/Office/Residential	Sold: £160,000 (£354.77/SF)
11	116 Edgewood Mews	London	451 SF Office/Office/Residential	Sold: £250,000 (£554.32/SF)
12	20 Falkland Ave	London	597 SF Office	Sold: -
13	402 Finchley Rd	London	1,724 SF Office	Under Contract: w/Asking Price of £2,000,000 (£1,160.09/SF)
14	3 George Mews	Enfield	977 SF Office	Sold: £350,000 (£358.24/SF)

15	230 Golders Green Rd	London	2,451 SF Office	Sold: £1,715,000 (£699.71/SF)
16	165 Granville Rd	London	712 SF Office	Sold: -
17	720 Great Cambridge Rd	Enfield	13,142 SF Office	Sold: £4,500,000 (£342.41/SF)
18	106 Grove Rd	London	3,613 SF Office	Sold: £2,415,000 (£668.42/SF)
19	47 High St	Barnet	2,441 SF Office/Office/Residential	Sold: £1,450,000 (£594.02/SF)
20	186 High St	Edgware	1,557 SF Office/Office/Residential	Sold: -
21	230 High Road Leytonstone	London	61 SF General Retail/Storefront	Pending: w/Asking Price of £90,000 (£1,475.41/SF)
22	560-564 High Road Leytonstone	London	5,303 SF Office	Sold: £880,000 (£165.94/SF)
23	Design Technology Centre, Kinetic	Enfield	26,206 SF Office	Sold: £5,500,000 (£209.88/SF)
24	8-16 Ladysmith Rd	Enfield	1,850 SF Office	Sold: -
25	122-128 Lancaster Rd	Barnet	2,900 SF Office	Sold: £1,060,000 (£365.52/SF)
26	75 Oliver Rd	London	25,607 SF Office/Medical	Sold: £3,500,000 (£136.68/SF)
27	14 Prospect HI	London	4,021 SF Office/Office Building	Sold: £2,300,000 (£572/SF)
28	68 Silver St	Enfield	5,901 SF Office/Medical	Sold: £1,500,000 (£254.19/SF)
29	The Sorting Office, St Georges Rd	London	18,740 SF Office/Office Building	Sold: -
30	St James Health Centre, 47 St. James's St	London	8,663 SF Office/Medical	Sold: £5,472,705 (£631.73/SF)
31	Kingmaker House, 15 Station Rd	Barnet	36,002 SF Office	Sold: £18,200,000 (£505.53/SF)
32	Carlton House Surgery, 26-28 Tenniswood Rd	Enfield	7,644 SF Office/Medical	Sold: £1,410,000 (£184.46/SF)
33	232 West Hendon Broa	London	181 SF General Retail/Storefront	Sold: £245,000 (£1,353.59/SF)
34	Oliver House, 23 Windmill HI	Enfield	8,234 SF Office/Office Building	Sold: £3,100,000 (£376.49/SF)
35	2-4 Woodberry Grove	London	3,641 SF Office	Sold: £1,520,000 (£417.47/SF)

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Achieved Rent Per SF

Avg. Months On Market

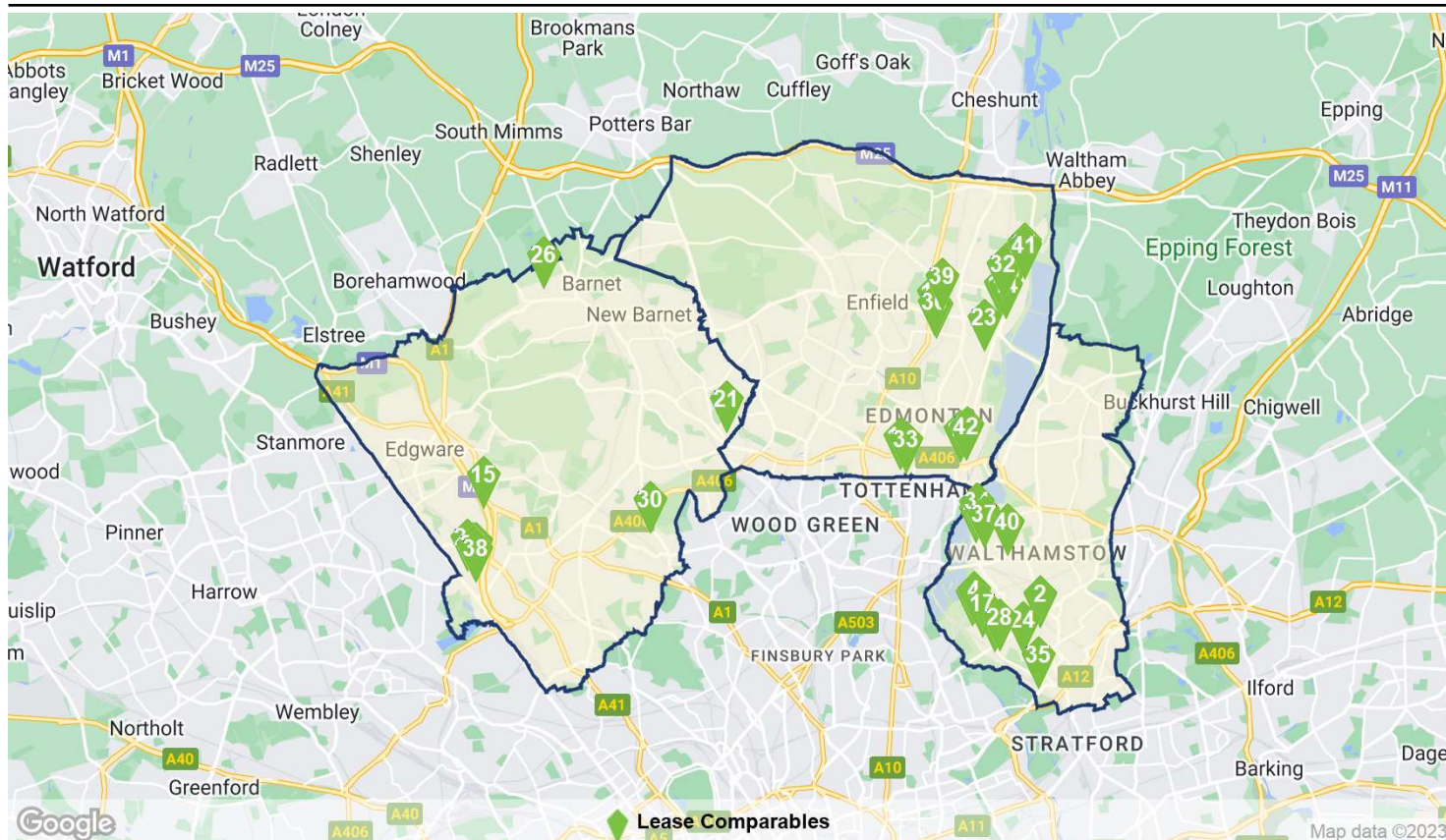
62

£15.62

£15.07

19

TOP 50 LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	33	£7.11	£15.62	£15.00	£25.71
Achieved Rent Per SF	25	£5.79	£15.07	£17.00	£23.75
Net Effective Rent Per SF	16	£0.02	£20.27	£17.00	£33.51
Asking Rent Discount	12	-3.2%	5.7%	3.7%	38.3%
TI Allowance	-	-	-	-	-
Rent Free Months	5	1	5	4	10

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	50	1	19	17	49
Deal Size	62	1,092	12,587	5,752	117,476
Lease Deal in Months	26	12.0	86.0	72.0	180.0
Floor Number	62	BSMT	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 Argall Av	★★★★★	1,665	GRND	14/07/2023	New Lease	£25.71	Asking
2 Arch 124-126 Capworth St	★★★★★	4,985	GRND	11/07/2023	New Lease	£11.03/fri	Effective
3 Garrick Industrial Estate Irving Way	★★★★★	16,417	GRND,1	03/07/2023	New Lease	£23.75/fri	Effective
4 Argall Ave	★★★★★	5,539	GRND	23/06/2023	New Lease	£6.12/fri	Effective
5 65 Sutherland Rd	★★★★★	3,300	GRND	23/06/2023	New Lease	£10.87/fri	Effective
1 Argall Av	★★★★★	1,106	GRND	03/05/2023	New Lease	£20.00	Asking
6 Irving Way	★★★★★	16,089	GRND,1	10/04/2023	New Lease	£23.50	Effective
7 Lammas Rd	★★★★★	1,431	GRND	01/03/2023	New Lease	£18.53	Asking
8 Edison Rd	★★★★★	3,355	GRND,1	28/02/2023	New Lease	£16.50	Asking
9 Edison Rd	★★★★★	1,835	GRND	28/02/2023	New Lease	£16.00	Asking
10 Midpoint Enfield Units... 54 Jeffreys Rd	★★★★★	22,459	GRND	06/02/2023	New Lease	£21.59	Achieved
11 Blackhorse Ln	★★★★★	20,646	GRND	31/01/2023	New Lease	-	-
12 37 Aden Rd	★★★★★	2,000	1st	30/01/2023	New Lease	-	-
11 Blackhorse Ln	★★★★★	6,778	GRND	25/01/2023	New Lease	-	-
11 Blackhorse Ln	★★★★★	3,194	GRND	18/11/2022	New Lease	-	-
13 Advent Way	★★★★★	6,259	GRND	16/11/2022	New Lease	£23.00/fri	Achieved
14 East Duck Lees Ln	★★★★★	51,385	GRND,...	01/11/2022	New Lease	£15.00	Asking
15 Grahame Park Way	★★★★★	1,760	GRND	28/10/2022	New Lease	£17.00/fri	Effective
16 Sabre House 1 Shaftesbury	★★★★★	23,431	GRND,1	26/10/2022	New Lease	£20.45/fri	Effective
1 Argall Av	★★★★★	1,797	GRND	24/10/2022	New Lease	£24.21	Asking
17 Staffa Rd	★★★★★	24,596	GRND,1	13/09/2022	New Lease	-	-

Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
18 Martinbridge Trading Est... 240-242 Lincoln Rd	★★★★★	38,507	GRND	26/08/2022	New Lease	-	-
19 Dundee Way	★★★★★	10,099	GRND,...	22/08/2022	New Lease	£15.62/fri	Effective
7 Lammas Rd	★★★★★	2,195	GRND	22/08/2022	New Lease	£18.50	Asking
20 10 Advent Way	★★★★★	5,081	GRND,1	01/08/2022	New Lease	£18.46/fri	Effective
21 Brunswick Way	★★★★★	9,536	GRND,...	18/07/2022	New Lease	£12.58	Asking
22 The Hyde	★★★★★	19,676	GRND	04/07/2022	New Lease	£7.11	Asking
23 Woodall Rd	★★★★★	2,376	GRND	29/06/2022	New Lease	£14.73/fri	Asking
24 24-50 Etloe Rd	★★★★★	2,000	GRND	09/06/2022	New Lease	-	-
25 Edison Rd	★★★★★	3,920	GRND,1	01/06/2022	New Lease	£14.00	Asking
26 Newman House Queens Rd	★★★★★	7,250	GRND	30/05/2022	New Lease	£14.89	Asking
27 Blackhorse Ln	★★★★★	1,184	GRND	12/05/2022	New Lease	£11.82/fri	Achieved
28 Golden Business Park Orient Way	★★★★★	25,663	GRND,1-2	03/04/2022	New Lease	£18.00/fri	Asking
29 Irving Way	★★★★★	12,290	GRND,1	23/03/2022	New Lease	£15.96/fri	Effective
30 King St	★★★★★	2,052	GRND,1	15/03/2022	New Lease	£12.18	Asking
31 A10 Exchange Lincoln Rd	★★★★★	5,965	GRND	11/03/2022	New Lease	£21.00	Asking
32 North Building 17 Suez Rd	★★★★★	7,790	GRND	10/03/2022	New Lease	-	-
13 Advent Way	★★★★★	6,259	GRND,1	08/03/2022	New Lease	£18.00	Asking
33 Langhedge Ln	★★★★★	1,824	GRND,...	01/03/2022	New Lease	£8.22/fri	Asking
34 Blackhorse Ln	★★★★★	4,552	GRND	08/02/2022	New Lease	-	-
20 10 Advent Way	★★★★★	4,897	GRND,1	24/01/2022	New Lease	-	-
35 Balch House 25 Sherrin Rd	★★★★★	7,665	GRND	14/01/2022	New Lease	-	-

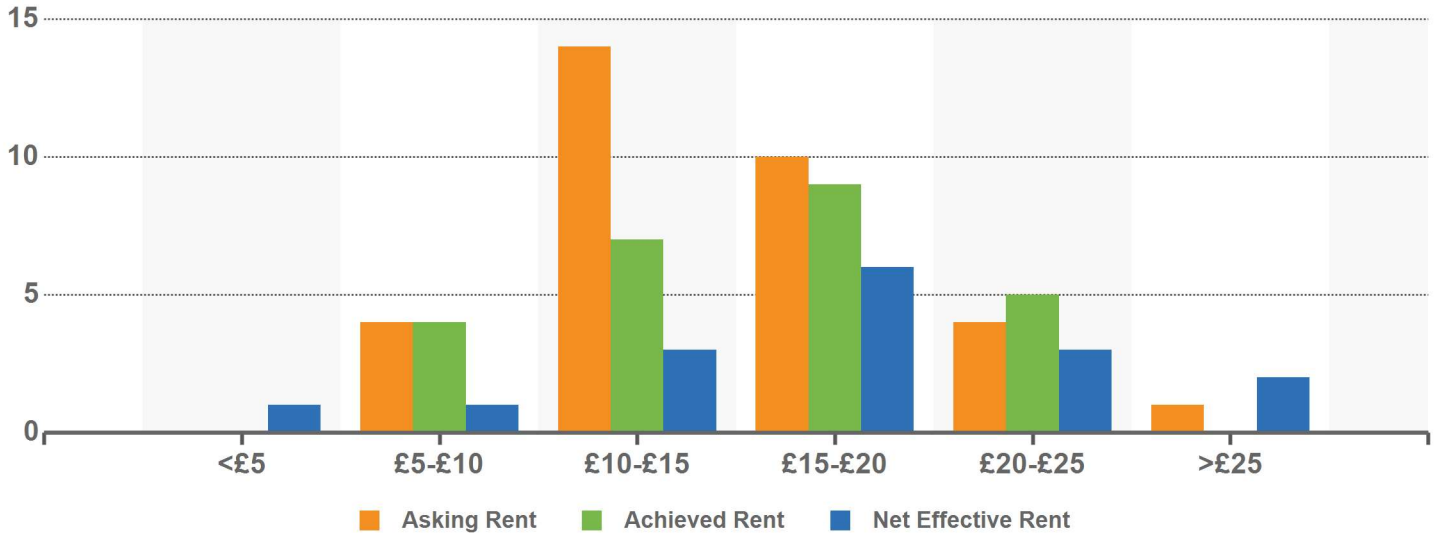
Lease Comps Summary

Lease Comps Report

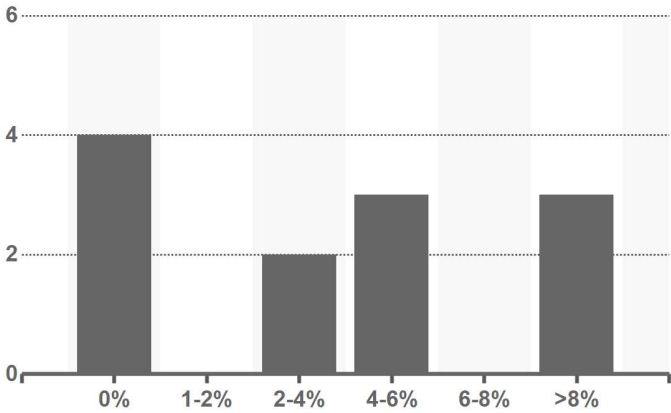
Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
36 Lincoln Rd	★★★★★	6,379	GRND	13/01/2022	New Lease	£17.00/fri	Effective
37 57 Sutherland Rd	★★★★★	5,479	GRND,1	12/01/2022	New Lease	£10.95/fri	Achieved
38 Irving Way	★★★★★	5,320	GRND	08/12/2021	New Lease	£19.00	Achieved
23 Woodall Rd	★★★★★	1,647	GRND,1	08/12/2021	New Lease	-	-
39 Crown Works Southbury Rd	★★★★★	34,213	GRND,...	16/11/2021	Renewal	£5.79	Achieved
40 30A Borwick Ave	★★★★★	1,275	GRND	08/11/2021	New Lease	£14.32/fri	Effective
41 Edison Rd	★★★★★	3,675	GRND	01/11/2021	New Lease	£31.46/fri	Effective
42 10 Advent Way	★★★★★	2,965	GRND	29/10/2021	New Lease	£18.00/fri	Achieved

Asking Rent Per SF	Achieved Rent Per SF	Net Effective Rent Per SF	Avg. Rent Free Months
£15.62	£15.07	£20.27	4.8

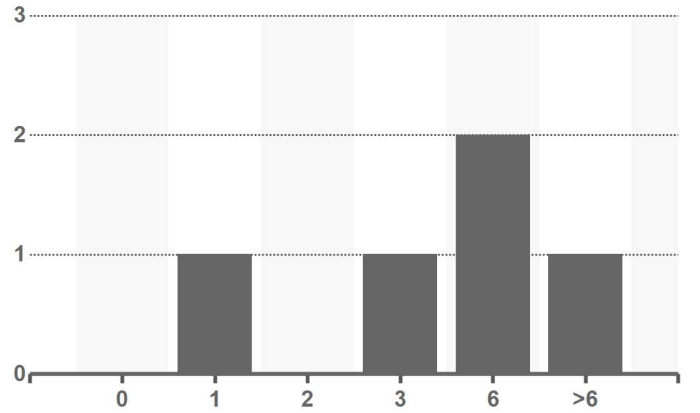
DEALS BY ASKING, ACHIEVED, AND NET EFFECTIVE RENT



DEALS BY ASKING RENT DISCOUNT



DEALS BY RENT FREE MONTHS

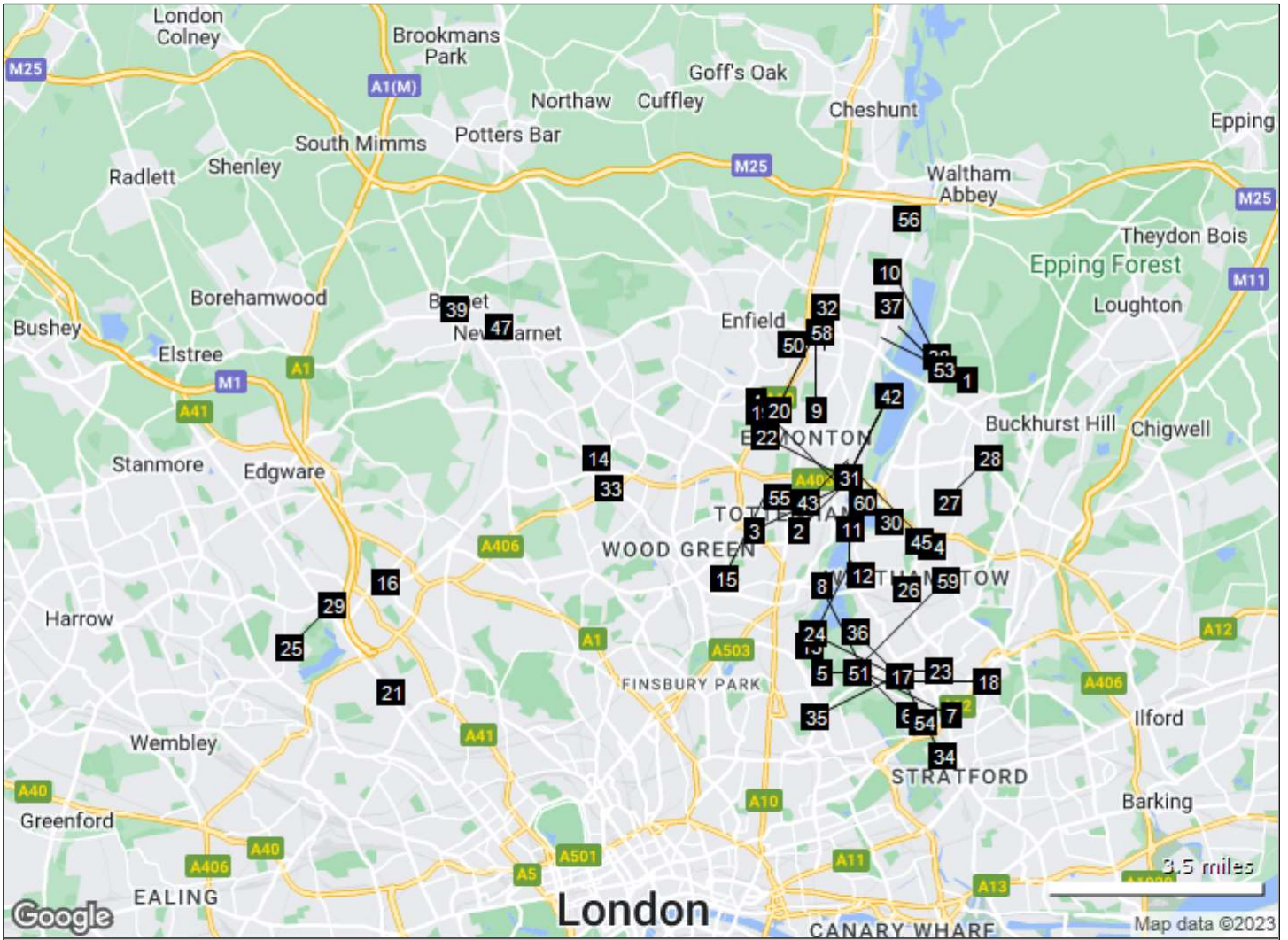


Quick Stats Report

Comps Statistics					
	Low	Average	Median	High	Count
Light Industrial					
Price					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£1,800,000	£13,310,000	£3,000,000	£47,500,000	5
NIA					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	4,000 SF	28,840 SF	21,638 SF	98,352 SF	9
Price per SF					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	£157.59	£412.55	£359.51	£482.96	5
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	-	-	-	-	-
Days on Market					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	49	49	49	49	1
Sale Price to Asking Price Ratio					
Sold Transactions	107.14%	107.14%	107.14%	107.14%	1
Industrial					
Price					
For Sale & UC/Pending	£250,000	£250,000	£250,000	£250,000	1
Sold Transactions	£362,523	£10,008,274	£5,075,916	£80,258,994	40
NIA					
For Sale & UC/Pending	1,214 SF	16,887 SF	16,887 SF	32,560 SF	2
Sold Transactions	989 SF	30,339 SF	16,071 SF	215,107 SF	49
Price per SF					
For Sale & UC/Pending	£205.93	£205.93	£205.93	£205.93	1
Sold Transactions	£85.68	£362.19	£342.57	£1,563.61	40
Net Initial Yield					
For Sale & UC/Pending	-	-	-	-	-
Sold Transactions	1.91%	2.90%	2.63%	4.16%	3
Days on Market					
For Sale & UC/Pending	475	504	504	532	2
Sold Transactions	7	224	107	909	10
Sale Price to Asking Price Ratio					
Sold Transactions	100.00%	111.36%	101.11%	136.00%	5

Quick Stats Report

	Low	Average	Median	High	Count
Totals					
For Sale & UC/Pending		Asking Price Total: £250,000		Total For Sale Transactions:	2
Sold Transactions		Total Sales Volume: £466,880,971		Total Sales Transactions:	58
		<hr/> Total Included in Analysis: £467,130,971		<hr/> Total Included in Analysis:	60
Survey Criteria					
<p>basic criteria: Type of Property - Industrial, Light industrial; Sale Date - from 29/08/2021; Sale Status - Sold, Under Offer; Return and Search on Portfolio Sales as Individual Properties - Yes; Exclude Non-Arms Length Comps - Yes</p> <p>geography criteria: Submarket - Barnet (London), Enfield (London), Waltham Forest (London)</p>					



	Address	City	Property Info	Sale Info
1	Lighthouse, 1 Aden Rd	Enfield	11,808 SF Industrial/Warehouse	Sold: £2,600,000 (£220.19/SF)
2	Advent Way (Part of Portfolio)	London	23,556 SF Industrial/Warehouse	Sold: £8,088,989 (£343.39/SF)
3	Advent Way (Part of Portfolio)	London	20,000 SF Industrial/Warehouse	Sold: £6,008,639 (£300.43/SF)
4	14 Advent Way (Part of Portfolio)	London	71,936 SF Industrial/Distribution	Sold: £25,461,369 (£353.94/SF)
5	Argall Ave (Part of Multi-Property Sale)	London	5,451 SF Industrial/Service	Sold: £1,998,073 (£366.55/SF)
6	Unit 4, Argall Ave (Part of Multi-Property Sale)	London	989 SF Industrial/Service	Sold: £362,523 (£366.56/SF)
7	Argall Way (Part of Multi-Property Sale)	London	8,143 SF Industrial/Service	Sold: £2,984,799 (£366.55/SF)
8	Argall Way (Part of Multi-Property Sale)	London	19,222 SF Industrial/Service	Sold: £3,654,605 (£190.13/SF)
9	Verve House, Baird Rd	Enfield	22,493 SF Industrial/Warehouse	Sold: £8,500,000 (£377.90/SF)
10	83 Bilton Way	Enfield	7,035 SF Industrial/Service	Sold: £11,000,000 (£1,563.61/SF)
11	Blackhorse Ln	London	16,936 SF Industrial/Warehouse	Sold: £5,050,000 (£298.18/SF)
12	112 Blackhorse Ln	London	1,214 SF Industrial/Warehouse	Pending: w/Asking Price of £250,000 (£205.93/SF)
13	153-157 Blackhorse Ln (Part of Portfolio)	London	215,107 SF Industrial/Warehouse	Sold: £80,258,994 (£373.11/SF)
14	Brunswick Way	London	11,399 SF Industrial/Warehouse	Sold: £3,200,000 (£280.73/SF)

15	4 Bull Ln	London	142,092 SF Industrial/Manufacturing	Sold: -
16	Printing Works, 71 Church Rd (Part of Multi-Property Sale)	London	5,857 SF Industrial/Service	Sold: £600,225 (£102.48/SF)
17	210 Church Rd (Part of Portfolio)	London	21,352 SF Industrial/Warehouse	Sold: £5,038,730 (£235.98/SF)
18	210 Church Rd (Part of Portfolio)	London	80,857 SF Industrial/Warehouse	Sold: £26,217,277 (£324.24/SF)
19	267 Church St	London	24,199 SF Industrial/Service	Sold: £3,750,000 (£154.97/SF)
20	19 Crown Rd	Enfield	100,833 SF Industrial/Distribution	Sold: £43,000,000 (£426.45/SF)
21	Victory Park, 400 Edgware Rd	London	41,408 SF Industrial/Distribution	Sold: £8,000,000 (£193.20/SF)
22	9F Eley Rd (Part of Multi-Property Sale)	London	9,235 SF Industrial/Service	Sold: -
23	1-7 Estate Way (Part of Portfolio)	London	16,071 SF Industrial/Warehouse	Sold: £6,025,840 (£374.95/SF)
24	Gbn Services, 10 Estate Way (Part of Portfolio)	London	13,816 SF Industrial/Warehouse	Sold: £5,101,833 (£369.27/SF)
25	Garrick Industrial Estate, Garrick Rd	London	28,122 SF Industrial/Warehouse	Sold: £4,684,375 (£166.57/SF)
26	2 Greenleaf Rd	London	2,823 SF Industrial/Service	Sold: £1,400,000 (£495.93/SF)
27	DNL House, 17 Hickman Av	London	18,482 SF Industrial	Sold: £13,750,000 (£743.97/SF)
28	Hickman Ave	London	42,620 SF Industrial/Distribution	Sold: £14,000,000 (£328.48/SF)
29	Hyde Estate Rd	London	8,837 SF Industrial/Warehouse	Sold: £5,621,250 (£636.10/SF)
30	Kynoch Rd (Part of Multi-Property Sale)	London	88,303 SF Industrial/Service	Sold: -
31	Kynoch Rd (Part of Multi-Property Sale)	London	15,100 SF Industrial/Warehouse	Sold: -
32	318 Lincoln Rd (Part of Portfolio)	Enfield	11,672 SF Industrial/Warehouse	Sold: £1,000,000 (£85.68/SF)
33	Alexander Place, Lower Park Rd	London	29,192 SF Industrial/Light Industrial	Sold: £6,500,000 (£222.66/SF)
34	26 Marconi Rd (Part of Portfolio)	London	13,595 SF Industrial	Sold: £5,104,363 (£375.46/SF)
35	32 Marconi Rd (Part of Portfolio)	London	2,010 SF Industrial	Sold: £754,674 (£375.46/SF)
36	34 Marconi Rd (Part of Portfolio)	London	2,017 SF Industrial	Sold: £757,283 (£375.45/SF)
37	Mollison Av	Enfield	98,352 SF Flex/Light Distribution	Sold: £47,500,000 (£482.96/SF)
38	1050 Mollison Av	Enfield	21,638 SF Flex/Showroom	Sold: -
39	Intec House, 49 Moxon St	Barnet	13,926 SF Industrial/Warehouse	Sold: £6,000,000 (£430.85/SF)
40	Nobel Rd, 9D (Part of Multi-Property Sale)	London	34,000 SF Light industrial/Light Manufacturing	Sold: -
41	Nobel Rd, Unit 3/Ground (Part of Multi-Property Sale)	London	8,400 SF Light industrial/Light Manufacturing	Sold: -
42	Nobel Rd	London	4,000 SF Flex/Light Manufacturing	Sold: £1,800,000 (£450/SF)
43	Unit B1, Edmonton Industrial Park, Nobel Rd (Part of Portfolio)	London	86,349 SF Industrial/Warehouse	Sold: -
44	Unit B2, Edmonton Industrial Park, Nobel Rd (Part of Portfolio)	London	35,125 SF Industrial/Warehouse	Sold: -
45	1 Penrhyn	London	3,940 SF Industrial	Sold: £910,000 (£230.96/SF)
46	9 Plantagenet Rd	Barnet	12,374 SF Flex/Light Manufacturing	Sold: £1,950,000 (£157.59/SF)
47	9 Plantagenet Rd	Barnet	12,374 SF Flex/Light Manufacturing	Sold: £3,000,000 (£242.44/SF)
48	Queensway, 1/Ground (Part of Multi-Unit Sale)	Enfield	1,753 SF Industrial/Warehouse	Sold: -

49	Queensway, 2/Ground (Part of Multi-Unit Sale)	Enfield	1,685 SF Industrial/Warehouse	Sold: -
50	Queensway	Enfield	1,685 SF Industrial/Warehouse	Sold: -
51	24 Rigg Appr	London	32,560 SF Industrial/Warehouse	Under Contract: w/Asking Price of -
52	Riverwalk Rd	Enfield	9,949 SF Industrial/Distribution	Sold: £3,400,000 (£341.74/SF)
53	Riverwalk Rd	Enfield	12,700 SF Industrial/Distribution	Sold: £4,200,000 (£330.71/SF)
54	Tower Transit Operations Ltd, 151 Ruckholt Rd	London	32,524 SF Industrial/Warehouse	Sold: £20,000,000 (£614.93/SF)
55	Sabre House, 1 Shaftesbury Rd	London	23,431 SF Industrial/Warehouse	Sold: £7,200,000 (£307.29/SF)
56	Morrisons (Ocado) Hub, 3 Solar Way (Part of Portfolio)	Enfield	79,836 SF Industrial/Distribution	Sold: £40,687,930 (£509.64/SF)
57	Crown Works, Southbury Rd (Part of Portfolio)	Enfield	34,213 SF Light industrial/Light Manufacturing	Sold: £12,300,000 (£359.51/SF)
58	Crown Works, Southbury Rd	Enfield	34,213 SF Flex/Light Manufacturing	Sold: -
59	Staffa Rd	London	18,521 SF Industrial/Warehouse	Sold: £4,559,200 (£246.16/SF)
60	Winchester Buildings, Stonehill Business Park	London	12,641 SF Industrial/Warehouse	Sold: £2,900,000 (£229.41/SF)