

RB Greenwich Evidence of Office Lettings

Sign Date	Address	Total SF Leased	Rent/SF/Yr	Rent Type	Rent PA	Use	Lease Type	Term	Expiry Date	Tenant
07/10/2020	115-123 Powis St	9,000	£6.11	Achieved	£54,990	Office	Direct	10 yrs	12/11/2030	Universal Church Of The Kingdom Of God
01/04/2021	210-218 Trafalgar Rd	3,364	£7.12	Asking	£23,952	Office	Sublease		01/10/2022	
10/02/2021	Creek Rd	5,816	£10.00	Asking	£58,160	Office	Direct			
23/06/2022	55 Greenwich High Rd	5,430	£10.00	Asking	£54,300	Office	Direct		Expat Explore	
13/05/2022	17 Bowater Rd	8,459	£10.01	Asking	£84,675	Office	Direct			
18/01/2022	1st Floor Unit, 106 Plumstead H	2,135	£12.18		£26,000	Office	Direct			Divine Personnel Limited
23/11/2022	Thames House, 7-9 Wellington	1,729	£13.13	Achieved	£22,700	Office	Direct	5 Yrs	22/11/2027	Richmond Gatehouse LLP
24/03/2020	2A Rathmore	1,585	£13.24	Asking	£20,985	Office	Direct	4 yrs	22/04/2024	
09/07/2020	1-4 Beresford Sq	2,250	£13.33	Asking	£29,993	Office	Direct	5 yrs	19/07/2025	City College of London
08/11/2019	53 Banning St	732	£14.01	Effective	£10,258	Office	Direct	15 yrs	07/11/2034	Razor & Blades
01/04/2022	Thames House, 7-9 Wellington	1,048	£14.31	Achieved	£15,000	Office	Direct	5 yrs	31/03/2027	Atlantic Solicitors Limited
05/10/2022	Banning St	6,992	£15.17	Asking	£106,069	Office	Direct			
18/08/2021	Banning St	1,611	£15.21	Asking	£24,503	Office	Direct			
18/08/2020	Banning St	1,836	£15.25	Asking	£27,999	Office	Direct			
21/12/2020	Deals Gtwy	3,400	£16.01	Effective	£60,298	Office	Direct	6 yrs	20/12/2021	Reed in Partnership
23/09/2022	Southbrook	1,230	£16.21	Asking	£19,938	Office	Direct			
18/08/2021	Banning St	686	£17.49	Asking	£11,998	Office	Direct			
07/07/2021	Lovibond Ln	822	£17.59	Asking	£14,459	Office	Direct			
11/02/2020	2 Delacourt Rd	1,058	£17.97	Effective	£19,011	Office	Direct	15 yrs	11/02/2035	Rhubarb Rhubarb
04/01/2023	Victoria Way	5,774	£18.00	Asking	£103,932	Office	Direct			
03/08/2022	Victoria Way	2,348	£18.00	Asking	£42,264	Office	Direct			
30/07/2020	70 Court	10,149	£18.03	Effective	£182,987	Office	Direct	10 yrs	29/07/2030	Serenity School
01/07/2022	13 Tarves Way	1,078	£18.50	Achieved	£19,943	Office	Direct			GTS Surface Restoration Limited
07/10/2019	13 Tarves Way	1,078	£18.55	Asking	£19,997	Office	Direct	5 yrs	26/11/2024	
15/02/2021	Creek Rd	4,000	£19.29	Effective	£77,155	Office	Direct	10 yrs	14/03/2031	LPC Law
04/01/2023	Banning St	6,504	£19.98	Asking	£129,950	Office	Direct			
01/10/2022	275-277 Greenwich High Rd	1,300	£20.77	Asking	£27,001	Office	Direct			
01/12/2022	Lovibond Ln	572	£21.08	Asking	£12,058	Office	Direct			
13/05/2022	18 Victoria Parade	1,800	£21.61	Asking	£38,898	Office	Direct			
27/05/2022	Loampit Vale	1,986	£25.20	Asking	£50,047	Office	Direct			
16/09/2020	6 Greenwich Peninsula	10,545	£26.25	Asking	£276,806	Office	Direct	6 yrs	12/01/2027	Coventry University
13/04/2022	26 Burney St	245	£35.20	Asking	£8,624	Office	Direct	1 yr	12/05/2023	
13/04/2022	26 Burney St	245	£35.20	Asking	£8,624	Office	Direct			
	Lowest		£6.11							
	Lower quartile									
	secondary office		£12.58							say £12.50
	Average		£17.80							
	Highest		£35.20							

RB Greenwich Evidence of Industrial Lettings

Sign Date	Address	Total SF Leased	Rent/SF/Y	Rent Type	Rent PA	Use	Term	Expiry Date	Tenant	Deal Type
10/09/2020	61-81 Eastmoor St	9,536	£3.15	Asking	£30,038	Industrial	1 yr	08/11/2021		New
09/02/2022	Vip Industrial Estate, Anchor & Hope Lane, Charlton, SE7 7TE	44,866	£3.68	Achieved	£165,106	Industrial - Mixed Indu		31/03/2023	The Delive	New
22/12/2021	Armstrong Rd	7,174	£7.67	Asking	£55,025	Industrial				New
01/09/2019	14 Boughton Rd	3,398	£8.83	Asking	£30,004	Industrial				New
02/11/2021	2 Westmoor St	3,275	8.90	Asking	29,148	Industrial				New
04/01/2023	16 Boughton Rd	3,470	£8.91	Asking	£30,918	Industrial				New
01/12/2020	73 Westmoor St	5,454	£9.53	Asking	£51,977	Industrial				New
15/09/2022	Anchor & Hope	6,872	£9.78	Effective	£67,208	Industrial	5 yrs	14/09/2027		New
13/05/2022	4th Floor 17 Bowater Road Westminster Industrial Estate London SE18 5TF	2,920	9.93	Achieved	29,000	Industrial				
20/09/2020	Warspite Rd	330	£10.00	Asking	£3,300	Industrial	1 yr	19/09/2021		New
25/11/2019	111 Nathan Way	2,950	£10.00	Achieved	£29,500	Industrial	5 yrs	24/11/2024		New
13/05/2022	2nd Floor 17 Bowater Road Westminster Industrial Estate London SE18 5TF	2,808	£10.01	Achieved	£28,100	Industrial				
02/08/2019	90 Anchor And Hope Ln	2,767	£10.84	Effective	£29,994	Industrial	5 yrs 9 mo	29/05/2025	London Hir	New
04/08/2019	8 Pettman Crescent	3,802	£11.18	Effective	£42,506	Industrial	10 yrs	03/08/2029	City Electr	Renewal
01/03/2021	65.4 White Hart Ave	8,476	11.79	Asking	99,932	Industrial				New
14/12/2020	65.4 White Hart Ave	8,476	£11.79	Asking	£99,932	Industrial				New
14/12/2020	White Hart Ave	6,471	£11.97	Asking	£77,458	Industrial				New
22/05/2020	53 Norman Rd	3,509	£12.31	Effective	£43,195	Industrial	5 yrs	11/07/2028	Metropolit	Renewal
12/03/2020	53 Norman Rd	2,604	12.40	Effective	32,298	Industrial	10 yrs	11/03/2030	City Secur	New
05/05/2022	65 White Hart Ave	7,601	£12.47	Effective	£94,784	Industrial	5 yrs	28/10/2027		New
05/05/2022	5b Sienna Park, 65 White Hart Avenue, White Hart Triangle, Thamesmead, L	7,601	£12.50	Achieved	£95,000	Industrial				
06/01/2020	53 Norman	2,284	£12.68	Asking	£28,961	Industrial				New
19/05/2022	White Hart Ave	7,601	£13.00	Asking	£98,813	Industrial				New
01/06/2022	2-8 Aldington Rd	11,002	£13.18	Effective	£145,006	Industrial	15 yrs	01/06/2037	Deliveroo	New
01/06/2022	2-8 Aldington Rd	11,002	13.18	Effective	145,006	Industrial	15 yrs	01/06/2037	Deliveroo	New
23/11/2021	Armstrong	8,115	£13.47	Asking	£95,230	Industrial	5 yrs	22/01/2027	Pie Fresh	New
16/02/2022	Ruston Rd	5,263	£13.50	Asking	£71,051	Industrial				New
06/01/2021	95-105 Eastmoor St	5,622	£14.22	Asking	£79,945	Industrial	4 yrs	05/01/2025		New
15/02/2021	Warspite Rd	1,177	14.87	Asking	17,502	Industrial				New
01/06/2022	Unit 2 Nathan Way	2,045	£15.00	Asking	£30,675	Industrial				New
01/06/2022	Unit 10 Nathan Way	2,056	£15.00	Asking	£30,840	Industrial				New
01/06/2022	Unit 9 Nathan Way	2,088	£15.00	Asking	£31,320	Industrial				New
01/06/2022	Unit 12 Nathan Way	2,024	£15.00	Asking	£30,360	Industrial				New
01/06/2022	Unit 14 Nathan Way	2,024	£15.00	Asking	£30,360	Industrial				New
01/06/2022	Unit 15 Nathan Way	2,067	15.00	Asking	31,005	Industrial				New
01/06/2022	Unit 16 Nathan Way	2,067	£15.00	Asking	£31,005	Industrial				New
13/04/2022	Unit 18 Nathan Way	2,024	£15.00	Asking	£30,360	Industrial				New
13/04/2022	Unit 19 Nathan Way	2,024	£15.00	Asking	£30,360	Industrial				New
15/12/2021	Unit 1 Nathan Way	2,088	15.00	Asking	31,320	Industrial				New
15/12/2021	Unit 6 Nathan Way	2,045	£15.00	Asking	£30,675	Industrial				New
15/12/2021	Unit 7 Nathan Way	2,045	£15.00	Asking	£30,675	Industrial				New
15/12/2021	Unit 8 Nathan Way	2,045	£15.00	Asking	£30,675	Industrial				New
15/12/2021	Unit 13 Nathan Way	2,024	£15.00	Asking	£30,360	Industrial				New
01/12/2022	Unit 3 Nathan Way	2,045	£15.00	Asking	£30,675	Industrial				New
01/06/2022	Unit 2 Nathan Way	2,045	15.00	Asking	30,675	Industrial				New
01/06/2022	Unit 10 Nathan Way	2,056	£15.00	Asking	£30,840	Industrial				New
01/06/2022	Unit 9 Nathan Way	2,088	£15.00	Asking	£31,320	Industrial				New
01/06/2022	Unit 12 Nathan Way	2,024	£15.00	Asking	£30,360	Industrial				New
01/06/2022	Unit 14 Nathan Way	2,024	15.00	Asking	30,360	Industrial				New
01/06/2022	Unit 15 Nathan Way	2,067	£15.00	Asking	£31,005	Industrial				New
01/06/2022	Unit 16 Nathan Way	2,067	£15.00	Asking	£31,005	Industrial				New
13/04/2022	Unit 18 Nathan Way	2,024	£15.00	Asking	£30,360	Industrial				New
13/04/2022	Unit 19 Nathan Way	2,024	£15.00	Asking	£30,360	Industrial				New
07/12/2020	New Lydenburg St	663	£15.08	Asking	£9,998	Industrial	2 yrs	06/12/2023	SNP enter	New
12/02/2021	90 Anchor And Hope	919	15.23	Asking	13,996	Industrial				New
08/11/2021	1 Westfield St	7,539	£15.25	Asking	£114,970	Industrial				New
15/12/2021	Anchor And Hope Ln	4,973	£17.00	Achieved	£84,541	Industrial			Metal Sup	New
01/06/2022	Unit 5 Nathan Way	2,045	£17.50	Asking	£35,788	Industrial				New
03/01/2023	Unit 11 Nathan Way	2,024	17.50	Asking	35,420	Industrial				New

03/01/2023	Unit 17 Nathan Way	2,024	£17.50	Asking	£35,420	Industrial					New
03/01/2023	Unit 4 Nathan Way	2,045	£17.50	Asking	£35,788	Industrial					New
01/06/2022	Unit 5 Nathan Way	2,045	£17.50	Asking	£35,788	Industrial					New
01/08/2019	119-121 Nathan	510	£17.65	Asking	£9,002	Industrial					New
10/09/2020	119-121 Nathan Way	1,016	£17.75	Asking	£17,998	Industrial					New
18/05/2021	New Lydenburg St	1,088	18.38	Achieved	19,997	Industrial	3 yrs	16/07/2024			New
15/03/2022	119-121 Nathan Way	507	£18.74	Asking	£9,501	Industrial					New
15/03/2022	119-121 Nathan Way	507	£18.74	Asking	£9,501	Industrial					New
19/12/2022	Unit 16 Meridian Trading Estate, Bugsbys Way, Charlton SE7 7SJ	4,422	£18.88	Achieved	£83,500						
19/12/2022	Bugsby's Way	4,422	18.89	Achieved	83,532	Industrial					New
10/09/2020	31 Penhall Rd	2,062	£19.40	Asking	£40,003	Industrial					New
25/10/2021	New Lydenburg St	776	£20.00	Asking	£15,520	Industrial					New
25/10/2021	New Lydenburg St	778	£20.00	Asking	£15,560	Industrial					New
21/11/2020	New Lydenburg	674	20.00	Asking	13,480	Industrial					New
30/05/2022	Unit 1, City Cross Business Park, Salutation Road, Greenwich, SE10 0AT	7,309	£25.00	Achieved	£182,725						
05/12/2021	Salutation Rd	6,731	£25.00	Effective	£168,273	Industrial	10 yrs	05/12/2031	Gopuff		New
12/06/2022	Salutation	9,821	£25.00	Achieved	£245,525	Industrial				Dishpatch	New

Lowest	£3.15	
Lower Quartile Secondary	£9.61	Say £10.00
Higher secondary	£12.27	Say 12.25
Average	£14.60	
Highest	£25.00	

RB Greenwich Evidence of Open Storage Lettings

Unit Type	Rent Psf	Area sq ft	Comment
Yard 1, Modern Wharf, Greenwich Peninsula, SE10 0AT	£4.44	2,700	Located on established estate hard-core surface
Yard 2, Modern Wharf, Greenwich Peninsula, SE10 0AT	£3.44	17,425	Letting of rectangular site located on established estate hard-core surface fenced and gated
Yard 3, Modern Wharf, Greenwich Peninsula, SE10 0AT	£3.52	71,000	Letting of tarmacked site fenced and hated with services
20 Well Hall Road, Eltham, SE9	£4.10	48,295	Land currently available for open storage
Boord Street, London, SE10 0PF	£3.32	97,574	Hard standing secure industrial site
	say £3.50		